

**AMENDED  
PLANNING & ZONING COMMISSION AGENDA**

Wednesday, December 4, 2024, 6:00 PM

Regular Meeting

Helen Kleberg Groves Community Room,  
1<sup>st</sup> Floor – City Hall, 400 W. King Ave., Kingsville, Texas

PLANNING & ZONING COMMISSION

COMMISSION MEMBERS

Mike Klepac	Steve Zamora, Chairman	Debbie Tiffée
Brian Coufal		Larry Garcia
Idotha Battle		Krystal Emery

CITY STAFF

Herlinda Solis  
Administrative Assistant

Erik Spitzer  
Director of Planning  
and Development Services

***The following rules of conduct have been adopted by this Commission:***

1. Give your name and complete address.
2. No one may speak more than twice on the same item.
3. No one may speak more than 5 minutes at a time without permission from the Chairman.
4. No one may speak a second time on a question until every person who wants to speak has done so.
5. All submissions of evidence, i.e., photos, drawings, will be retained by the Planning & Zoning Commission and will become a part of the permanent file.

***A COPY OF CHAPTER 15 "LAND USAGE", FROM THE CITY OF KINGSVILLE CODE OF ORDINANCES, IS AVAILABLE.***

**AGENDA**

- **CALL TO ORDER**
- **ROLL CALL**
- **APPROVAL OF MINUTES OF PREVIOUS MEETING(S) – November 6, 2024**
- **PUBLIC COMMENTS FOR ALL AGENDA & NON-AGENDA ITEMS**
- **POSTPONEMENTS/ADJUSTMENTS TO THE AGENDA**
- **OLD BUSINESS – None.**
- **NEW BUSINESS –**

**ITEM #1- Public Hearing on the request from:  
Ross West, applicant/owner; requesting approval of Re-Zoning from C2 (Retail) to C4 (Commercial)  
of Jesse 2, Lot 9, 10, Acres 1.64, also known as 1101 S US HWY 77, Kingsville, TX 78363.**

**ITEM #2- Discuss and Consider Action on the request from:  
Ross West, applicant/owner; requesting approval of Re-Zoning from C2 (Retail) to C4 (Commercial)  
of Jesse 2, Lot 9, 10, Acres 1.64, also known as 1101 S US HWY 77, Kingsville, TX 78363.**

**ITEM #3- Public Hearing on the request from:  
Brenda Rios, applicant/owner; requesting a Special Use Permit for childcare in home in R1 (Single Family) of Anglewood, Block 3, Lot 12, also known as 1515 Lewis St, Kingsville, TX 78363.**

**ITEM #4 - Discuss and Consider Action on the request from:  
Brenda Rios, applicant/owner; requesting a Special Use Permit for childcare in home in R1 (Single Family) of Anglewood, Block 3, Lot 12, also known as 1515 Lewis St, Kingsville, TX 78363.**

**ITEM #5 - Public Hearing on the request from:  
Baltazar Ramirez, applicant/owner; requesting a Special Use Permit for a Carwash in C2 (Retail) of College AC, Block 11, Lot E100' SE/4, also known as 600 West Corral Ave, Kingsville, TX 78363.**

**ITEM #6 – Discuss and Consider Action on the request from:  
Baltazar Ramirez, applicant/owner; requesting a Special Use Permit for a Carwash in C2 (Retail) of College AC, Block 11, Lot E100' SE/4, also known as 600 West Corral Ave, Kingsville, TX 78363.**


**MISCELLANEOUS:** Any topic may be discussed but no action may be taken at this time.

- **ADJOURNMENT**

**Please call the CITY SECRETARY at 595-8002 to obtain definitive and final City Commission Hearing Date.**

It is the intention of the City of Kingsville to comply in all aspects with the Americans with Disabilities Act (ADA). If you plan on attending a meeting to participate or to observe and need special assistance beyond what is routinely provided, the city will attempt to accommodate you in every reasonable manner. Please contact the Planning Secretary, 361-595-8055, at least two business days prior to the meeting to inform the City of your specific needs and to determine if accommodation is feasible.

I certify that this agenda was posted at least seventy-two (72) hours before the commencement of the Planning and Zoning Commission Meeting scheduled for Wednesday, December 4, 2024.

  
\_\_\_\_\_  
Erik Spitzer  
Director of Planning and Development Services

Posted  
@ 10:00 AM  
On 11-27-24  
By H. Solis

**PLANNING AND ZONING COMMISSION  
REGULAR MEETING MINUTES  
November 6, 2024**

**Planning and Zoning Members Present**

Steve Zamora  
Debbie Tiffée  
Rev. Idotha Battle  
Mike Klepac  
Larry Garcia  
Krystal Emery

**Citizens Present**

Stephen Grunewald  
Jessie Battle  
Sheila Jean  
Mr. Jean

**Staff Present**

Erik Spitzer, Planning & Development Services Director  
Mark McLaughlin, City Manager  
Kwabena Agyekum, SNR Planner  
Herlinda Solis, Administrative Assistant

1. **The meeting was called to order at 6:03 p.m.**
  
2. **Discuss and take action on the meeting minutes of last meeting.**

Debbie Tiffée made a motion to approve the minutes from May 15, 2024, meeting as presented. Mike Klepac seconded. All in favor, none opposed. Motion carried.

3. **Public Comments on or off the agenda** -- Stephen Grunewald addressed the Board and stated that he works for Urban DCCM Engineering, and he is here tonight to answer questions for the next phase of the final plats for Somerset Kingsville. He thanked the Board for this consideration and is pleased to be working with the City of Kingsville.
  
4. **Postponements** – None
  
5. **Old Business** – None
  
6. **New Business** – None

Chairman opened the public Hearing at 6:03 PM

7. **Public Hearing Public Hearing on the request from:**

**ITEM #1-**

**Urban Engineering, applicant; Somerset Land Company, LLC, owner; requesting approval of the final plat of a 14.27 Acre Tract of land out of a 54.53 Acre Tract, as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg County, Texas, (west of South Brahma BLVD. and north of Trant Road). This tract to be known as Somerset at Kingsville Unit 2B.**

Erik Spitzer addressed the board, stated that all three decision items are related to the proposed subdivision to be named Somerset at Kingsville; Erik reminded the Board that the preliminary plat was approved on September 29, 2023; since then, 2 final plats (Unit 1 and Unit 2A) have been subsequently approved by this Board. Urban Engineering requested a final plat on October 8, 2024 for a 14.27 acre tract of land out of a 54.53 acre tract; this land is West of South Brahma BLVD and North of Trant Road this tract is requested to be known as Somerset at Kingsville Unit 2B; staff is recommending approval.

**8. Discuss and Consider Action on the request from:**

**ITEM #2 - Public Hearing on the request from:**

**Urban Engineering, applicant; Somerset Land Company, LLC, owner; requesting approval of the final plat of a 14.27 Acre Tract of land out of a 54.53 Acre Tract, as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg County, Texas, (west of South Brahma BLVD. and north of Trant Road). This tract to be known as Somerset at Kingsville Unit 2B.**

Debbie Tiffée made the motion to approve the request from Urban Engineering, applicant; Somerset Land Company, LLC, owner; requesting approval of the final plat of a 14.27 Acre Tract of land out of a 54.53 Acre Tract, as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg County, Texas, (west of South Brahma BLVD. and north of Trant Road). This tract to be known as Somerset at Kingsville Unit 2B; Mike Klepac seconded the motion; all in favor, none opposed.

**ITEM #3- Public Hearing on the request from:**

**Urban Engineering, applicant; Somerset Land Company, LLC, owner; requesting approval of the final plat of a 9.539 Acre Tract of land out of a 54.53 Acre Tract, as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg County, Texas, (west of South Brahma BLVD. and north of Trant Road). This tract to be known as Somerset at Kingsville Unit 3.**

Erik Spitzer addressed the Board and stated that Unit 3 as described by the Chairman is depicted on the monitors for review. Urban Engineering requested a final plat on October 8, 2024, for a 9.539 Acre Tract of land out of a 54.53 acre tract to be known as Somerset of Kingsville Unit 3, staff is recommending approval.

**Discuss and Consider Action on the request from:**

**ITEM #4-**

**Urban Engineering, applicant; Somerset Land Company, LLC, owner; requesting approval of the final plat of a 9.539 Acre Tract of land out of a 54.53 Acre Tract, as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg County, Texas, (west of South Brahma BLVD. and north of Trant Road). This tract to be known as Somerset at Kingsville Unit 3.**

Debbie Tiffée made the motion to approve the request from Urban Engineering, applicant; Somerset Land Company, LLC, owner; requesting approval of the final plat of a 9.539 Acre Tract of land out of a 54.53 Acre Tract, as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg County, Texas, (west of South Brahma BLVD. and north of Trant Road). This tract to be known as Somerset at Kingsville Unit 3; Larry Garcia seconded the motion, all in favor, none opposed.

**ITEM #5- Public Hearing on the request from:**

**Urban Engineering, applicant; Somerset Land Company, LLC, owner; requesting approval of the final plat of a 17.23 Acre Tract of land out of a 54.53 Acre Tract, as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg County, Texas, all of Lot 1 and a portion of Lot 2, Burris Acres, a Map recorded in Volume 2, Page 45, Map Records of Kleberg County, Texas as described in a General Warranty Deed with Mineral Reservation, recorded in Document Number 332182, Official Records of Kleberg County, Texas, (west of South Brahma BLVD. and north of Trant Road). This tract to be known as Somerset at Kingsville Unit 4.**

Erik Spitzer addressed the Board and stated that Urban Engineering requested a final plat on October 8, 2024, for a 17.23-acre tract of land out of a 54.53-acre tract to be known as Somerset of Kingsville Unit 4. Staff is recommending approval. Mark McLaughlin stated as the final plat of the last piece of all of Somerset, he wanted to clarify that the road that goes east to west does not connect to Billy Evans; this is a cul-de-sac; there is a road that goes straight north just east of the cul-de-sac that connects to General Cavazos. This entrance was requested by the Fire Marshall due to the distances of the homes from any of the entrances; there are two entrances: one on General Cavazos and one on Brahma BLVD. The new fire station will be on General Cavazos west of 6<sup>th</sup> Street. Steve Zomora asked when they anticipate starting the construction; Mark stated the summer of 2025. Mark stated that the TIRZ #1 (Tax Increment Reinvestment Zone) had been finalized and PID (Public Improvement District) was going to commission for approval on November 12, 2024. The TIRZ gets the financial resources the PID establishes the area you can use to build the infrastructure, and this is paid back by the property owners over a 20-year period; this will pay for stormwater, wastewater, sewer, sidewalks, curbs, gutters and gas. The city has already gone out for bids and contracts have been signed for the new lift station on

Angle Road; most of the Somerset Subdivision will have to be routed to the North Wastewater Treatment Plant. Krystal Emery asked if when the construction begins, will it be on all the plats? Erik stated that Unit 1 will have ~54 homes to start; Mark stated that the first set of homes are behind the homes that front Brahma BLVD and the homes that front Trant Road. This area is shaped like a backwards L; those homes are authorized to connect to the South Wastewater Treatment Plant; everything else goes to the North Wastewater Treatment Plant. Wiley McIlwain is the developer and lives in Eddie Yaklin's former home. Mark stated that if you drive to Sinton, you can see Somerset of Sinton being developed and this is very similar to Somerset of Kingsville. Erik stated that DR Horton will be the General Contractor. Brian Coufal asked if the roads, sidewalks and infrastructure comes first. Erik stated that it would be done before construction of homes begin. Erik stated that we are expecting 8-9 different designs from DR Horton in the spring. Mark stated that while this infrastructure is taking place, we will also have large drainage improvements to South Brama from General Cavazos all the way south almost to Dick Kleberg Park.

**ITEM #6- Discuss and Consider Action on the request from:**

**Urban Engineering, applicant; Somerset Land Company, LLC, owner; requesting approval of the final plat of a 17.23 Acre Tract of land out of a 54.53 Acre Tract, as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg County, Texas, all of Lot 1 and a portion of Lot 2, Burris Acres, a Map recorded in Volume 2, Page 45, Map Records of Kleberg County, Texas as described in a General Warranty Deed with Mineral Reservation, recorded in Document Number 332182, Official Records of Kleberg County, Texas, (west of South Brahma BLVD. and north of Trant Road). This tract to be known as Somerset at Kingsville Unit 4.**

Debbie Tiffée made the motion to approve the request from Urban Engineering, applicant; Somerset Land Company, LLC, owner; requesting approval of the final plat of a 17.23 Acre Tract of land out of a 54.53 Acre Tract, as described in a Warranty Deed with Vendor's Lien, recorded in Document Number 331247, Official Records of Kleberg County, Texas, all of Lot 1 and a portion of Lot 2, Burris Acres, a Map recorded in Volume 2, Page 45, Map Records of Kleberg County, Texas as described in a General Warranty Deed with Mineral Reservation, recorded in Document Number 332182, Official Records of Kleberg County, Texas, (west of South Brahma BLVD. and north of Trant Road). This tract to be known as Somerset at Kingsville Unit 4, Rev. Idotha Battle seconded the motion, all in favor, none opposed.

**9. Miscellaneous – Erik briefed the status of:**

Take 5 Oil Change: he stated that they finally selected Madewell Construction as the General Contractor and they have a Pre-Construction meeting with our Development Review Team on November 12, 2024; they will start with the demolition of the old Starbucks/Verizon building and then start the new construction.

Fuel America had planned to open in December, they are behind schedule and will open April 26, 2025

Stripes/7-11 which is on track to open around March or April, no date yet.

McCoy's has shut down due to sales post Covid and they have no plans to sell the land or lease the building.

Love's is almost done with the remodel and will proceed to build 6 RV spots for overnight stays, water and electric will be provided.

Mark stated that the Visitors Center will get a landscaping redesign, change the parking lot and a new Dog Park. He also stated that the old county hospital on Cesar has been sold and is under contract and will close in 10 days. The new owner wants to have a green space by the Catholic Church and develop it residential.

Debbie Tiffée stated that she thought it was Travel America that was being built; Mark McLaughlin stated that they were wanting to build on the opposite side of the Love's, but due to the Accident Potential Zone (APZ) in vicinity of NAS Kingsville, they backed out of the project. Debbie asked what type of store Fuel America was; Mark stated it was very similar to Travel America.

**10. Adjournment - Meeting adjourned at 6:32 PM**

# ITEMS 1 & 2



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## MEMO

**Date:** November 22<sup>nd</sup>, 2024

**To:** Mark McLaughlin (City Manager)

**From:** Erik Spitzer (Director of Planning and Development Services)

**Subject:** **Ross West, applicant/owner, requesting approval of Re-Zoning of 1101 S US HWY 77 from C2 (Retail) to C4 (Commercial) for a “Provisioning and Recreational Sporting Goods Sales” Facility.**

Ross West, applicant/owner, approached the Planning Department on October 22<sup>nd</sup>, 2024, requesting approval of re-zoning the parcel of land located at 1101 S US HWY 77 from C2 (Retail) to C4 (Commercial) for a “Provisioning and Recreational Sporting Goods Sales” Facility.

The department has reviewed the application and is recommending approval.

**Erik Spitzer**  
Director of Planning and Development Services





**CITY OF KINGSVILLE  
PLANNING AND ZONING DIVISION  
MASTER LAND USE APPLICATION**

email: [hsolis@cityofkingsville.com](mailto:hsolis@cityofkingsville.com) / Phone (361) 595-8055

**PROPERTY INFORMATION: (Please PRINT or TYPE)**

Project Address 1101 S us Hwy 77 Nearest Intersection Caesar & Hwy 77

(Proposed) Subdivision Name \_\_\_\_\_ Lot \_\_\_\_\_ Block \_\_\_\_\_

Legal Description Lot 9 and 10 of Jesse Addition No. II

Existing Zoning Designation C2 Future Land Use Plan Designation C4

**OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)**

Applicant/Authorized Agent Ross West Phone 361-522-8722

Email Address (for project correspondence only): westicanoutdoors@gmail.com

Mailing Address 1400 E Corral Ave City Kingsville State TX Zip 78363

Property Owner Stephanie/Ross West Phone 361-522-8722 FAX \_\_\_\_\_

Email Address (for project correspondence only): westican\_outdoors@gmail.com

Mailing Address 1400 E Corral Ave City Kingsville State TX Zip 78363

Select appropriate process for which approval is sought. Attach completed checklists with this application.

<input type="checkbox"/> Annexation Request _____ No Fee	<input type="checkbox"/> Preliminary Plat _____ Fee Varies
<input type="checkbox"/> Administrative Appeal (ZBA) _____ \$250.00	<input type="checkbox"/> Final Plat _____ Fee Varies
<input type="checkbox"/> Comp. Plan Amendment Request _____ \$250.00	<input type="checkbox"/> Minor Plat _____ \$100.00
<input checked="" type="checkbox"/> Re-zoning Request _____ \$250	<input type="checkbox"/> Re-plat _____ \$250.00
<input type="checkbox"/> SUP Request/Renewal _____ \$250	<input type="checkbox"/> Vacating Plat _____ \$50.00
<input type="checkbox"/> Zoning Variance Request (ZBA) _____ \$250	<input type="checkbox"/> Development Plat _____ \$100.00
<input type="checkbox"/> PUD Request _____ \$250	<input type="checkbox"/> Subdivision Variance Request _____ \$25.00 ea

Please provide a basic description of the proposed project:

building a hunting and fish outdoor store

I hereby certify that I am the owner and /or duly authorized agent of the owner for the purposes of this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect the permit or approval may be revoked.

Applicant's Signature [Signature] Date: 10/22/24  
 Property Owner's Signature [Signature] Date: 10/22/24  
 Accepted by: [Signature] Date: 23 Oct 2024



## Property Details

### Account

<b>Property ID:</b>	10013	<b>Geographic ID:</b>	136900209000192
<b>Type:</b>	R	<b>Zoning:</b>	
<b>Property Use:</b>			

### Location

<b>Situs Address:</b>	1101 S US HWY 77, TX		
<b>Map ID:</b>	B1	<b>Mapsco:</b>	
<b>Legal Description:</b>	JESSE 2, LOT 9, 10, ACRES 1.64		
<b>Abstract/Subdivision:</b>	S369		
<b>Neighborhood:</b>			

### Owner

<b>Owner ID:</b>	69843		
<b>Name:</b>	WEST STEPHANIE		
<b>Agent:</b>			
<b>Mailing Address:</b>	ETVIR WELDON ROSS WEST 2242 CR 53 CORPUS CHRISTI, TX 78415		
<b>% Ownership:</b>	100.0%		
<b>Exemptions:</b>	For privacy reasons not all exemptions are shown online.		

## Property Values

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$0 (+)

<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$52,480 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$52,480 (=)
<b>Agricultural Value Loss: ?</b>	\$0 (-)
<b>Appraised Value:</b>	\$52,480 (=)
<b>HS Cap Loss: ?</b>	\$0 (-)
<b>Circuit Breaker: ?</b>	\$14,692 (-)
<b>Assessed Value:</b>	\$37,788
<b>Ag Use Value:</b>	\$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

**Property Land**

<b>Type</b>	<b>Description</b>	<b>Acreage</b>	<b>Sqft</b>	<b>Eff Front</b>	<b>Eff Depth</b>	<b>Market Value</b>	<b>Prod. Value</b>
C4	C4	1.64	71,438.40	0.00	0.00	\$52,480	\$0

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$0	\$52,480	\$0	\$52,480	\$0	\$37,788
2023	\$0	\$31,490	\$0	\$31,490	\$0	\$31,490
2022	\$0	\$31,490	\$0	\$31,490	\$0	\$31,490
2021	\$0	\$31,490	\$0	\$31,490	\$0	\$31,490
2020	\$0	\$31,490	\$0	\$31,490	\$0	\$31,490
2019	\$0	\$31,490	\$0	\$31,490	\$0	\$31,490
2018	\$0	\$31,490	\$0	\$31,490	\$0	\$31,490
2017	\$0	\$31,490	\$0	\$31,490	\$0	\$31,490
2016	\$0	\$31,490	\$0	\$31,490	\$0	\$31,490

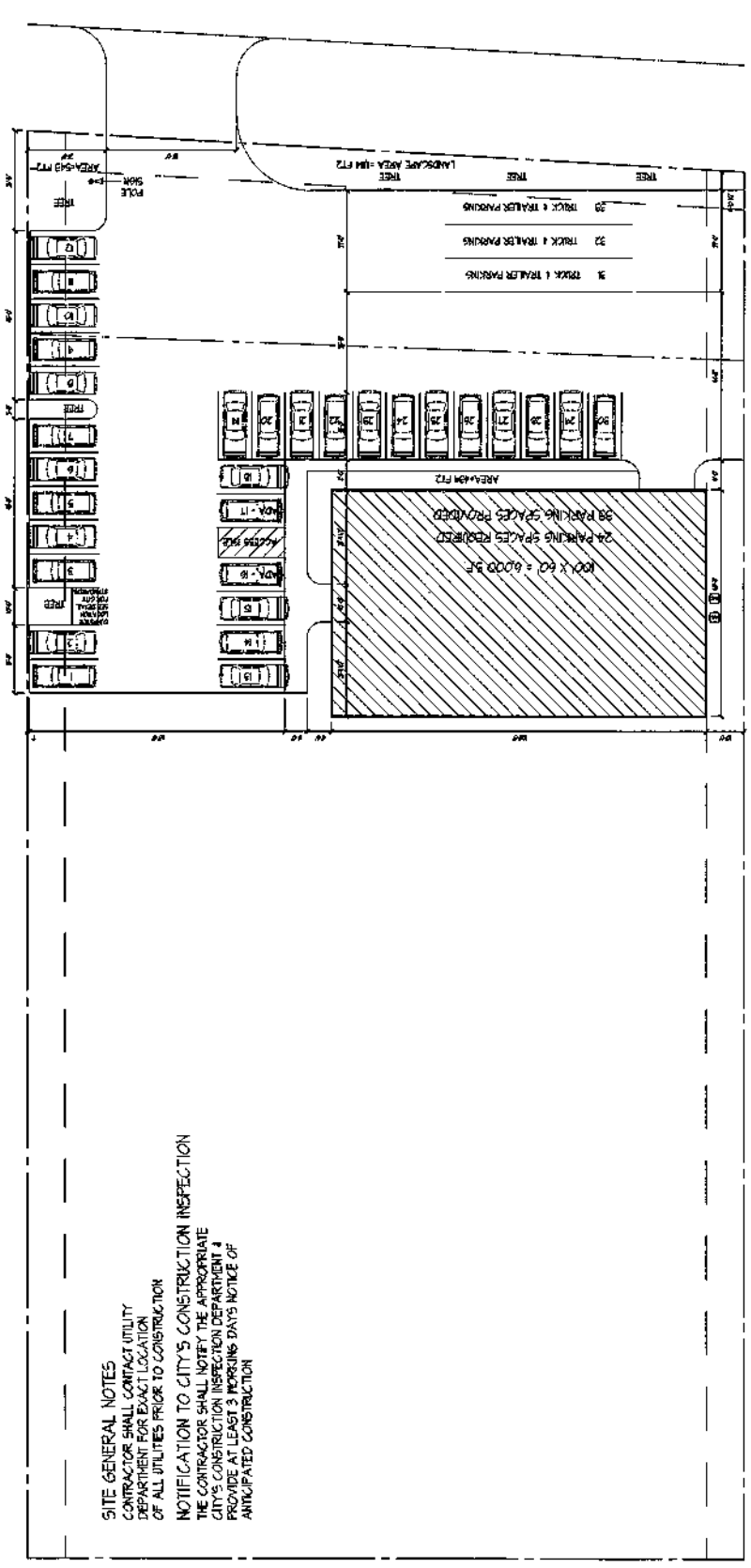
## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Numk
	OT	Other	UNKNOWN	JESSE E A			
	OT	Other	JESSE E A	JESSE IRENE M			
	OT	Other	JESSE IRENE M	JESSE EMIL RICHARD			
9/10/1996	WDVL	WARRANTY DEED W/VENDOR'S LEIN	JESSE EMIL RICHARD	RUTKOSKI ULYSIA	135	556	

4/22/2022 GWD GENERAL RUTKOSKI WEST  
WARRANTY ULYSIA STEPHANIE  
DEED

3301

◀ 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 ▶



**SITE GENERAL NOTES**  
 CONTRACTOR SHALL CONTACT UTILITY  
 DEPARTMENT FOR EXACT LOCATION  
 OF ALL UTILITIES PRIOR TO CONSTRUCTION

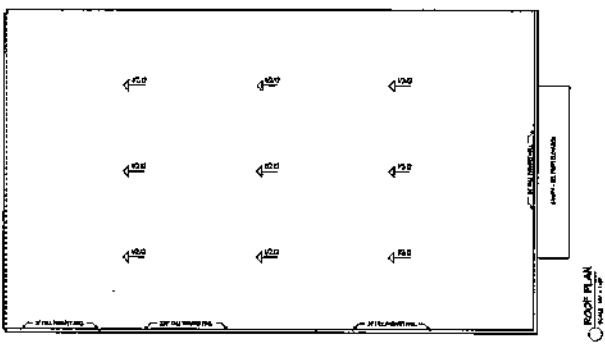
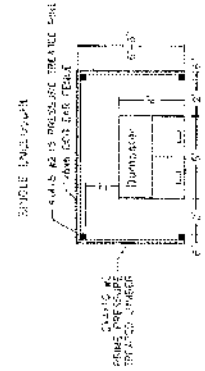
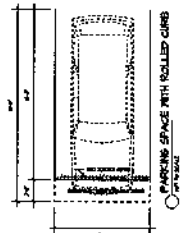
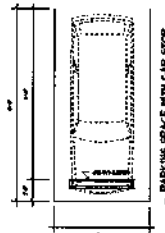
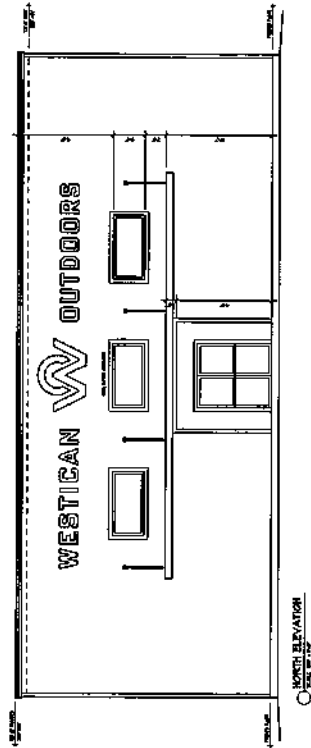
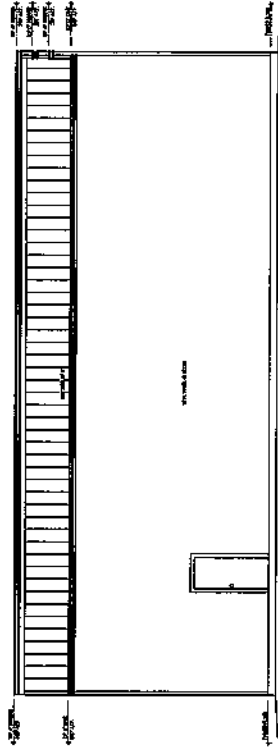
**NOTIFICATION TO CITY'S CONSTRUCTION INSPECTION**  
 THE CONTRACTOR SHALL NOTIFY THE APPROPRIATE  
 CITY'S CONSTRUCTION INSPECTION DEPARTMENT &  
 PROVIDE AT LEAST 3 WORKING DAYS NOTICE OF  
 ANTICIPATED CONSTRUCTION

SITE PLAN  
 DATE 08/11/10

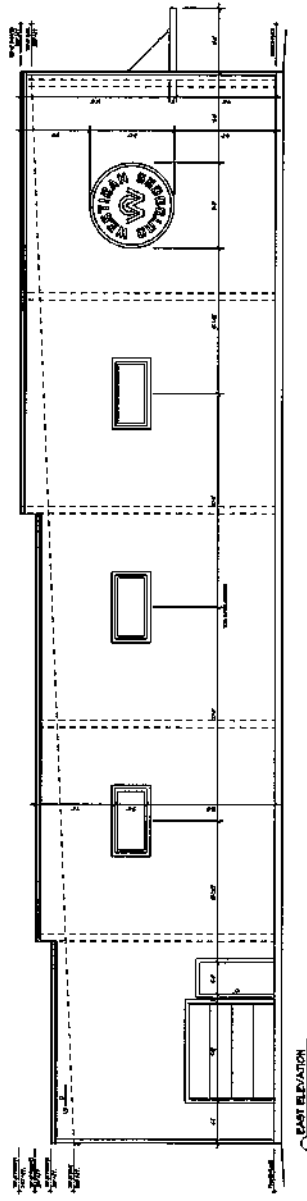
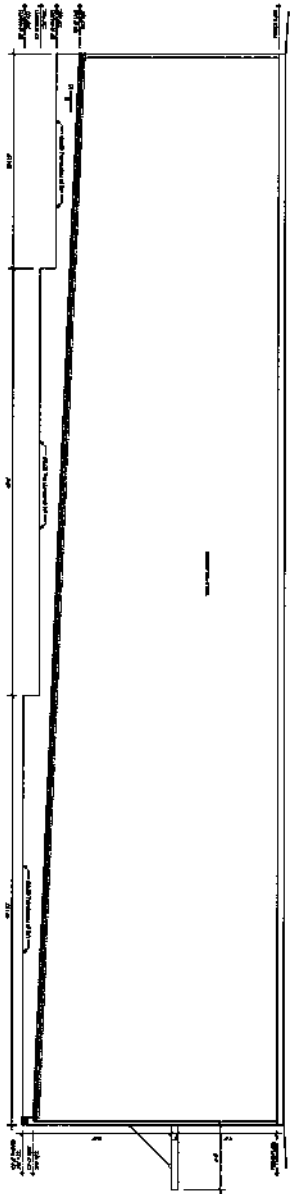
	<b>HW Design Group, L.L.C.</b> 4022 Avenue 11, Suite 110 Kingsville, TX 77638 Phone: 361-584-3839 Fax: 361-584-3838	WESTMAN OUTDOORS HWY 17 KINGSVILLE TX ARCHITECTURAL SITE PLAN	SHEET NO. <b>A-1</b>
	PROJECT NUMBER: 00		




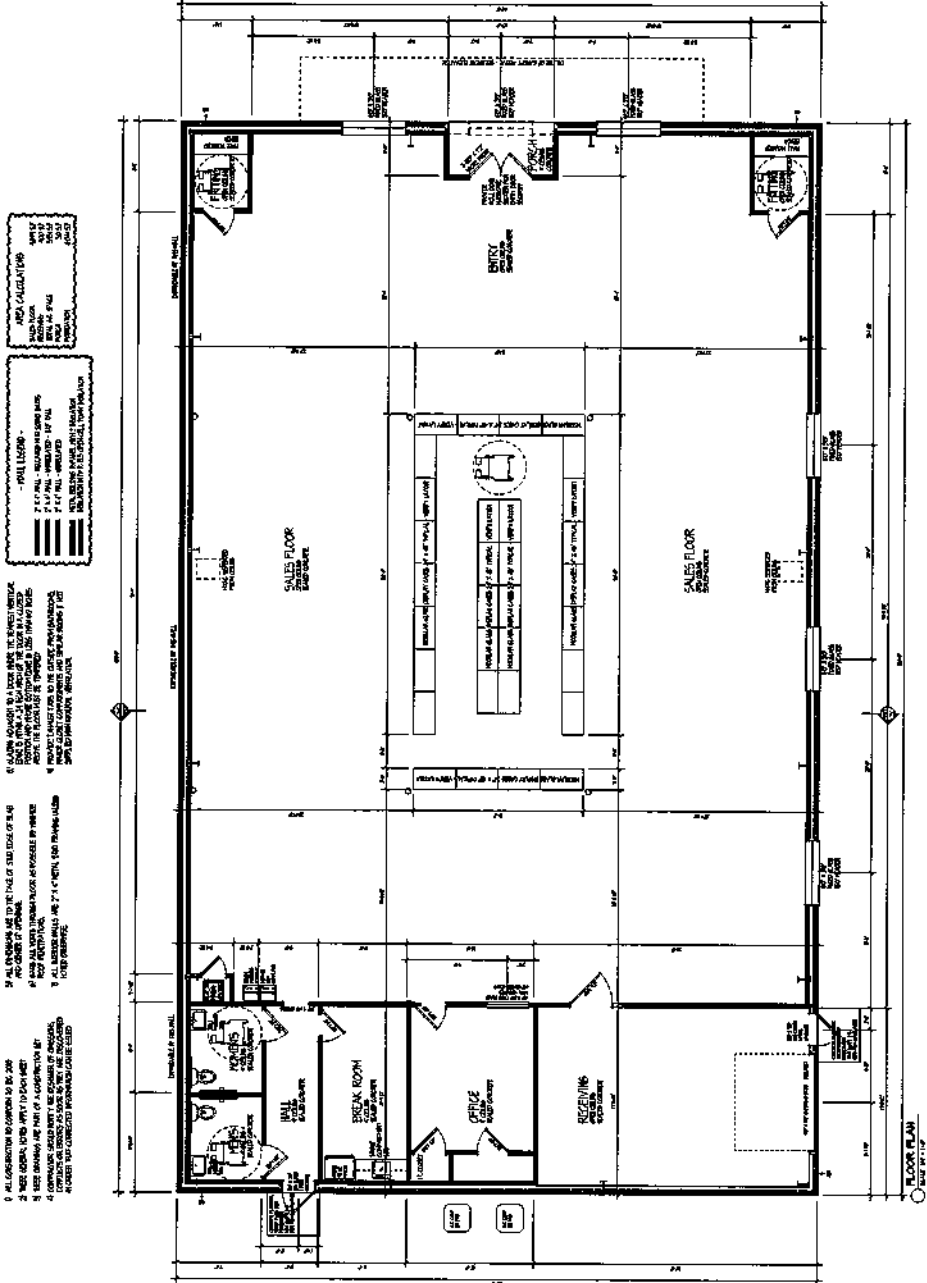
 <p>HW Design Group, LLC          2000 BIRKENHEAD DRIVE, SUITE 100          KANSASVILLE, MO 64555          417-231-1111</p>	WESTICAN OUTDOORS HWY 77 KANSASVILLE, TX EXTERIOR ELEVATIONS - NORTH & SOUTH	SHEET NO. <b>A-3</b>
	PROJECT NUMBER: 03	



 HHW Design Group, LLC 6525 SHELBY - CROWN CREEK, 76712 OFFICE: 817-434-1234 FAX: 817-434-1235	WESTMAN OUTDOORS HWY. 77 KINGSVILLE, TX	SHEET NO. <b>A-4</b>
	EXTERIOR ELEVATIONS - EAST & WEST	



	WESTAL OUTDOORS HWY 77 KINGSVILLE TX FLOOR PLAN	SHEET NO. <b>A-2</b>
	HVW Design Group, LLC 6022 SHELBY - COMERCIAL - 17712 OFFICE 361-443-0228 • 361-443-0229	



**AREA CALCULATIONS**

TOTAL AREA: 10,000 SQ. FT.  
 SALES FLOOR: 8,000 SQ. FT.  
 OFFICE: 1,000 SQ. FT.  
 BREAK ROOM: 500 SQ. FT.  
 HALL: 500 SQ. FT.

**FLOOR FINISHES**

1. POLISHED CONCRETE  
 2. CARPET  
 3. TILE  
 4. PAINT

**NOTES**

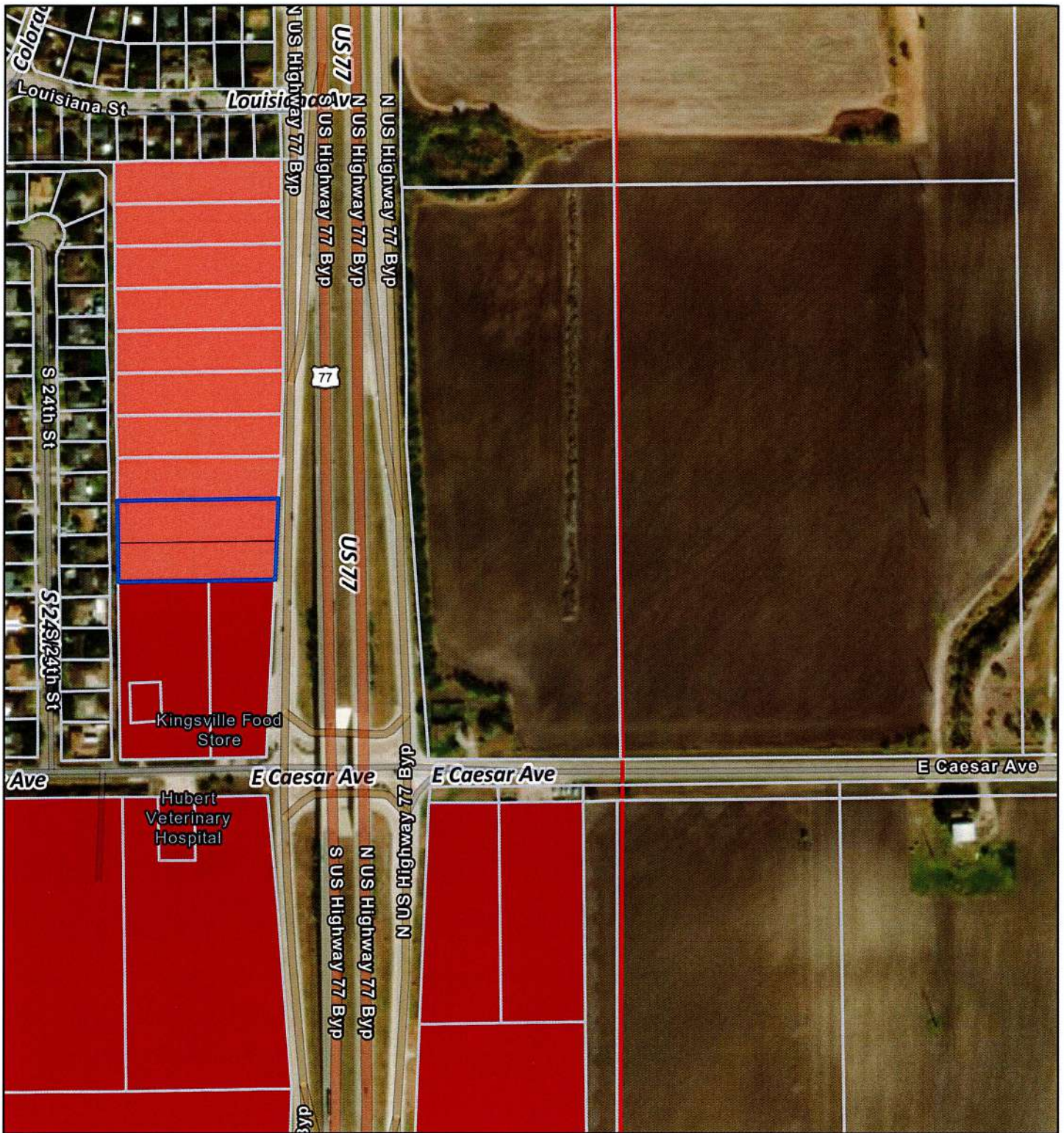
1. ALL DIMENSIONS ARE TO THE FACE UNLESS NOTED OTHERWISE.  
 2. ALL FINISHES ARE TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING DEPARTMENT CODES.  
 3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.  
 4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

**LEGEND**

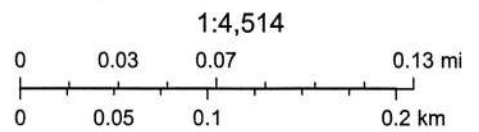
- WALL FINISH  
 - FLOOR FINISH  
 - CEILING FINISH  
 - DOOR FINISH  
 - WINDOW FINISH

**REVISIONS**

1. ALL DIMENSIONS ARE TO THE FACE UNLESS NOTED OTHERWISE.  
 2. ALL FINISHES ARE TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING DEPARTMENT CODES.  
 3. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.  
 4. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.



October 22, 2024

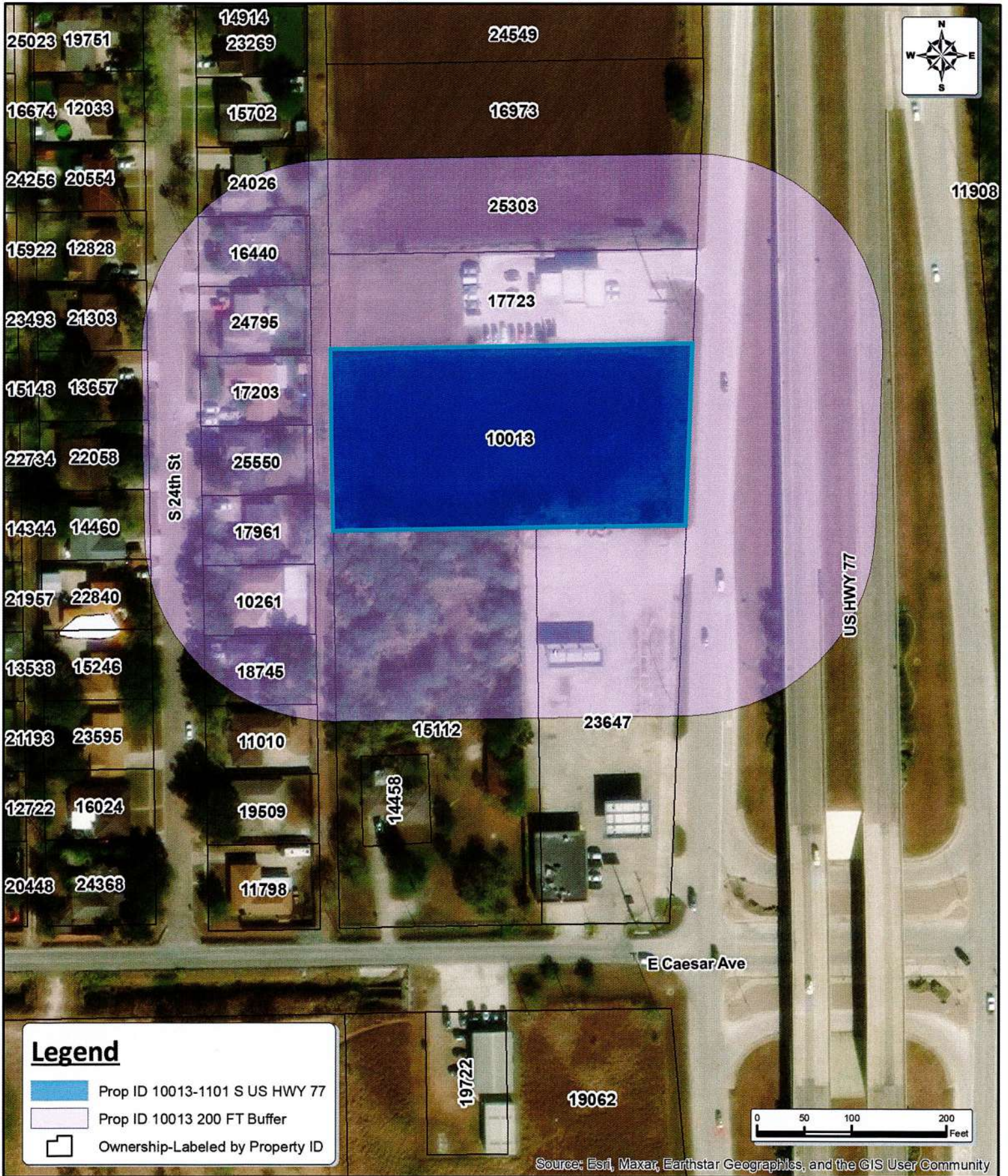


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Temporary carnival (14 days - 200 ft. setback from residential property)								S	P	P								
Provisioning and recreational sporting goods sales including boats and vehicles								S	P	P								
Shooting galleries and pistol [ranges] (indoor)								S	P	P								
Souvenir, curio								S	P									
<i>Automobile Related Uses</i>																		
Car wash								P	S	P	P	P						
Auto sales, repairs including motorcycles									S	P	P	P						
Auto paint and body shop									S	P	P	P						
Drag strip, race track													S	S				
Gasoline service station										P	P	P	P					
Gasoline sales								S	P	P	P	P						
Commercial parking structure auto only									S	P	P	P						
Truck storage									S	S	P	P	P					
Used auto parts, sales, indoors									S	P	P	P	P					



# 200-FT Buffer at Prop ID: 10013



Page: 1 / 1	Drawn By: R. PICK
	Last Update: 10/23/2024
	Note: Ownership is labeled with its Prop ID.

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**CITY OF KINGSVILLE**  
**ENGINEERING DEPARTMENT**  
 400 W King Ave; Kingsville, TX 78363  
 Office: (361) 595-8007  
 Fax: (361) 595-8064



Arturo Alvarez Jr (Life Est)  
Leticia Gonzalez ETAL  
201 Billy Evans  
Kingsville, TX 78363  
#24026

JK Sons LLC  
1029 S HWY 77  
Kingsville, TX 78363  
#23647

Victor M Moctezuma Jr  
ETUX Jenny Cantu  
830 S 24<sup>th</sup> St  
Kingsville, TX 78363  
#16440

Pingree 2000 Real Estate Holdings LLC  
600 Corporate Park Drive  
ST. Louis, MI 63102  
#17723

Wiley REVOC Living Trust  
Arthur S & Judith C Wiley (TR)  
2808 Wesleyan DR  
Denton, TX 76210  
#24795

Norma Garza  
11108 Lost Maples TRL  
Austin, TX 78748  
#25303

John N Joslin  
ETUX Amelia A  
910 S 24<sup>th</sup> St  
Kingsville, TX 78363  
#17203

Norma Garza  
11108 Lost Maples TRL  
Austin, TX 78748  
#16973

Tina Yaklin  
1715 Nancy  
Kingsville, TX 78363  
#25550

Christopher Garza  
901 S 24<sup>th</sup> St  
Kingsville, TX 78363  
#21303

Tadeo Reyna  
1325 Michael St  
Kingsville, TX 78363  
#17961

Edward Garcia  
ETUX Anna Lisa  
909 S 24<sup>th</sup> St  
Kingsville, TX 78363  
#13657

Jake B Harris  
Lacey N Harris  
930 S 24<sup>th</sup> St  
Kingsville, TX 78363  
#10261

Jose Santiago Soto  
ETUX Caryleen  
915 S 24<sup>th</sup> St  
Kingsville, TX 78363  
#22058

Sasha M Casanova  
1002 S 24<sup>th</sup> St  
Kingsville, TX 78363  
#18745

Jesus D Herrera Jr  
ETUX Nelda  
929 S 24<sup>th</sup> St  
Kingsville, TX 78363  
#14460

W & M Holdings LLC  
621 General Cavazos BLVD  
Kingsville, TX 78363  
#11010

Jesus D Herrera Jr  
ETUX Nelda  
929 S 24<sup>th</sup> St  
Kingsville, TX 78363  
#22840

Leopoldo Garcia III  
2102 E Caesar Ave  
Kingsville, TX 78363  
#15112

## Years

CONTINUED FROM PAGE 1

brink said.

He explained that the unique thing about this is the sense of belonging along with family and pride that goes into making the annual event a success.

"We can't pull this off without friends and family coming back," Unterbrink said.

Greg Wallace also does a lot to bring the event together.

"This is a homecoming, it's about the parish, it's a family and community reunion," Wallace said.

The annual event draws in around 1,600 to 1,800 people. Some come from as far away as New Mexico and Minnesota to have the family style, all you can eat turkey dinner that includes fresh baked turkey, homemade dressing, cranberry sauce, mashed potatoes, gravy, cucumber and green bean salads, bread, coffee, tea, and desserts.

Beer and soft drinks are available for purchase as well.

After lunch, those in attendance have a full day of fun. They can participate in the Turkey Shoot (trap and target), the country store, kid's games, fish pond, ring toss, raffles, silent auctions and bingos. Wallace said they play bingo non-stop from 2 p.m. to 6 p.m.

They play special games for special prizes (values greater than \$100) every 15 minutes

and announce the names of businesses several times in recognition of their donations.

A Country Western Dance follows the days excitement from 8 p.m. to midnight. This year the "Michael Burts Band" will perform. Drinks and set ups are available.

Wallace said that they move fast through-out the day to make things happen on time.

"There are 30 to 35 people per table and each table has a different family. All of our volunteers move in and around and there is really no training because they have been doing this all their lives," he said.

The way it works is you come in and sit down and someone will bring you a plate you don't have to order.

"You never know who your server is going to be, it could be a doctor or a lawyer that is waiting on you," Wallace said.

Unterbrink said since the church began, there has never been a year they didn't have the celebration, which is also the biggest fundraiser of the year for the church.

"The only thing I can suggest to people is that they should try it at least once. If you've never been, try to come in and you will meet people from all over Texas and The United States. I don't know how to do Thanksgiving any other way," Unterbrink said.

## City

CONTINUED FROM PAGE 1

would discuss with his wife what his path forward should be in the coming weeks.

McLaughlin said if he were to resign, a customary 30-day notice would be required and that if he chose to resign, he would "not want to leave the city hanging."

He wanted to make it clear that he had come to no decision yet on his future.

In other business at the meeting, three final plats for the future Somerset Sub-division in Kingsville were approved. The plats for Unit 2B, containing 14.2 acres, the 9.53 acre final plat of Unit 3 and the 17.23 acre final plat of Unit 4 were all approved by 4-0 votes. Commissioner Hinojosa was not present for that section of the meeting.

Commissioners also approved by a 4-0 vote for the Animal Services department to pursue a \$20,000 grant, requiring no city match, from the ASPCA.

An amendment to the admin policy allowing for mental health leave by city employees was unanimously approved as well.

Up to 40 hours paid leave would be allowed for any city employee who would be involved in a physically or emotionally traumatizing event. An example would be an officer-involved shooting, or any employee who witnessed a sudden death while on the job.

A written request would be submitted by an employee to their supervisor, who would then have 24 hours to decide on the leave approval.

"This is very good," Commissioner Edna Lopez said. "I'm all for it."

During public comments, three citizens spoke out regarding what they considered lack of urgent response to unleashed animals in the city. Representing members of the local US Postal carriers, they said the situation is dangerous for mail delivery workers, who they say have faced numerous encounters with stray and unleashed dogs recently.

Vicki Benys, representing

81s Heroes, provided commissioners with an update on the program honoring her late husband and fallen KPD Officer Sherman Benys.

She said the golf tournament in September was their "biggest one yet," featuring 128 golfers and 32 teams.

She added that in November, 81s Heroes held a blood drive, and also held a memory walk, as well as feeding local law enforcement officers.

She added that a bite suit was purchased for a KPD K9 officer, and that 81 Heroes also provides "equipment, training and counseling" for first responders.

"I long for the days when 81s Heroes can be mentioned and everyone knows exactly what the group is," she added.

In his report, McLaughlin noted he'd be in attendance for the groundbreaking at the NAS-K's ag building.

He added that city crews had planned to resurface portions of Wells Street between Yoakum and Kleberg, as well as one block of 4th Street.

## Win

CONTINUED FROM PAGE 10

thinks a flag football team in school would be amazing.

"I really enjoy playing flag football with revolution, because it brought me so much more friendships. It feels really good to be a state champion, just being able to know that we won that is amazing," Nino said.

"It wasn't what I expected. I had a lot of fun and it

was something new to experience. It took a lot of hard work and dedication from each one of us to make it to State," running back Savannah Perales said.

Jaylah Caldera said she loves the sport.

"The girls on my team aren't just friends, they have also become my family. After having a few injury set-

## Arrest

CONTINUED FROM PAGE 1

backs, the girls always kept pushing me to be better. The best part is having my dad, Leroy, and uncle, Xavier, coach me on this team. Becoming State champs was a challenge but we made it happen. I hope they make it a UIL sport. We are hungry for more and I am excited to see what comes in the future," Caldera said.

the theft of five vehicles from Neffsen Chevrolet in June 2024.

He remains in the Kleberg County Jail on charges of

burglary and theft of property. Puento's bond for the theft charge has been set at \$25,000.

Chief John Blair empha-

**PUBLIC HEARING NOTICE**

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, December 4, 2024, at 6:00 p.m. wherein the Commission will discuss and/or take action on the following item and at which time all interested persons will be heard:

**Baltazar Ramirez, applicant/owner; requesting a Special Use Permit for a Carwash in C2 (Retail) of College AC, Block 11, Lot E100' SE/4, also known as 600 West Corral Ave, Kingsville, TX 78363.**

The meeting will be held at City Hall, 400 West King Ave, Kingsville, Texas in the Helen Kleberg Groves Community Room. If you have any questions about items on the agenda, please contact the Planning Department at (361) 595-8055.

**PUBLIC HEARING NOTICE**

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The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, December 4, 2024, at 6:00 p.m. wherein the Commission will discuss and/or take action on the following item and at which time all interested persons will be heard:

**Ross West, applicant/owner; requesting approval of Re-Zoning from C2 (Retail) to C4 (Commercial) of Jesse 2, Lot 9, 10, Acres 1.64, also known as 1101 S US HWY 77, Kingsville, TX 78363.**

The meeting will be held at City Hall, 400 West King Ave, Kingsville, Texas in the Helen Kleberg Groves Community Room. If you have any questions about items on the agenda, please contact the Planning Department at (361) 595-8055.

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TPCL #13343  
**595-RUDY**  
7-8-9

Commercial and Residential "Serving Kingsville, Bishop and the Surrounding Area"

**PUBLIC HEARING NOTICE**

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, December 4, 2024, at 6:00 p.m. wherein the Commission will discuss and/or take action on the following item and at which time all interested persons will be heard:

**Brenda Rios, applicant/owner; requesting a Special Use Permit for childcare in home in R1 (Single Family) of Anglewood, Block 3, Lot 12, also known as 1515 Lewis St, Kingsville, TX 78363.**

The meeting will be held at City Hall, 400 West King Ave, Kingsville, Texas in the Helen Kleberg Groves Community Room. If you have any questions about items on the agenda, please contact the Planning Department at (361) 595-8055.

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# ITEMS 3 & 4





---

## MEMO

**Date:** November 22<sup>nd</sup>, 2024

**To:** Mark McLaughlin (City Manager)

**From:** Erik Spitzer (Director of Planning and Development Services)

**Subject:** **Brenda Rios, applicant/owner, requesting a Special Use Permit for a “Day Nursery” at a residence located at 1515 Lewis Street, a parcel of land zoned as R1 (Single Family).**

Brenda Rios, applicant/owner, approached the Planning Department on October 22<sup>nd</sup>, 2024, requesting a Special Use Permit for a “Day Nursery” at a residence located at 1515 Lewis Street, a parcel of land zoned as R1 (Single Family).

A “Day Nursery” is permitted in R1 (Single Family), provided a Special Use Permit is approved. Ms. Rios commented that pick up and drop off parking will not impact neighbors. The expected number of customers/children is four (4).

The department has reviewed the application and is recommending approval.

**Erik Spitzer**  
Director of Planning and Development Services



**CITY OF KINGSVILLE  
PLANNING AND ZONING DIVISION  
MASTER LAND USE APPLICATION**

email: [hsolis@cityofkingsville.com](mailto:hsolis@cityofkingsville.com) / Phone (361) 595-8055

**PROPERTY INFORMATION: (Please PRINT or TYPE)**

Project Address 1515 Lewis St. Nearest Intersection E. Carlos Truan Blvd.  
 (Proposed) Subdivision Name Anglewood Lot 12 Block 3  
 Legal Description Anglewood, Block 3, Lot 12  
 Existing Zoning Designation R1 Future Land Use Plan Designation Home Daycare

**OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)**

Applicant/Authorized Agent Brenda Rios Phone 979-709-1657  
 Email Address (for project correspondence only): brios7126@gmail.com  
 Mailing Address 1515 Lewis St. City Kingsville State TX Zip 78363  
 Property Owner David + Brenda Rios Phone \_\_\_\_\_ FAX \_\_\_\_\_  
 Email Address (for project correspondence only): brios7126@gmail.com  
 Mailing Address 1515 Lewis St. City Kingsville State TX Zip 78363

Select appropriate process for which approval is sought. Attach completed checklists with this application.

<input type="checkbox"/> Annexation Request _____ No Fee	<input type="checkbox"/> Preliminary Plat _____ Fee Varies
<input type="checkbox"/> Administrative Appeal (ZBA) _____ \$250.00	<input type="checkbox"/> Final Plat _____ Fee Varies
<input type="checkbox"/> Comp. Plan Amendment Request _____ \$250.00	<input type="checkbox"/> Minor Plat _____ \$100.00
<input type="checkbox"/> Re-zoning Request _____ \$250	<input type="checkbox"/> Re-plat _____ \$250.00
<input checked="" type="checkbox"/> SUP Request/Renewal _____ \$250	<input type="checkbox"/> Vacating Plat _____ \$50.00
<input type="checkbox"/> Zoning Variance Request (ZBA) _____ \$250	<input type="checkbox"/> Development Plat _____ \$100.00
<input type="checkbox"/> PUD Request _____ \$250	<input type="checkbox"/> Subdivision Variance Request _____ \$25.00 ea

Please provide a basic description of the proposed project:

Home Daycare (State licensed)

I hereby certify that I am the owner and /or duly authorized agent of the owner for the purposes of this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect the permit or approval may be revoked.

Applicant's Signature Brenda C. Rios Date: 10/22/24  
 Property Owner's Signature Brenda C. Rios Date: 10/22/24  
 Accepted by: [Signature] Date: 23 Oct 2024

## Property Details

Account		
<b>Property ID:</b>	11734	<b>Geographic ID:</b> 103600312000192
<b>Type:</b>	R	<b>Zoning:</b>
<b>Property Use:</b>		
Location		
<b>Situs Address:</b>	1515 LEWIS,	
<b>Map ID:</b>	B2	<b>Mapsco:</b>
<b>Legal Description:</b>	ANGLEWOOD, BLOCK 3, LOT 12	
<b>Abstract/Subdivision:</b>	S036	
<b>Neighborhood:</b>		
Owner		
<b>Owner ID:</b>	63276	
<b>Name:</b>	RIOS DAVID L	
<b>Agent:</b>		
<b>Mailing Address:</b>	ETUX BRENDA A 1515 LEWIS ST KINGSVILLE, TX 78363	
<b>% Ownership:</b>	100.0%	
<b>Exemptions:</b>	HS - For privacy reasons not all exemptions are shown online.	

## Property Values

<b>Improvement Homesite Value:</b>	\$195,120 (+)
------------------------------------	---------------



<b>Improvement Non-Homesite Value:</b>	\$0 (+)
<b>Land Homesite Value:</b>	\$16,210 (+)
<b>Land Non-Homesite Value:</b>	\$0 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$211,330 (=)
<b>Agricultural Value Loss: ⓘ</b>	\$0 (-)
<b>Appraised Value:</b>	\$211,330 (=)
<b>HS Cap Loss: ⓘ</b>	\$77,180 (-)
<b>Circuit Breaker: ⓘ</b>	\$0 (-)
<b>Assessed Value:</b>	\$134,150
<b>Ag Use Value:</b>	\$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Improvement - Building

Type: RESIDENTIAL Living Area: 1775.0 sqft Value: \$195,120

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	MM5	1978	1775
OPMA		*	1978	135
PCMA		*	1978	68
AGMF		*	1978	616
PGOLA2		*	2018	280
SWF		FV	1978	510

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
A1	A1	0.23	10,128.75	81.03	125.00	\$16,210	\$0

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$195,120	\$16,210	\$0	\$211,330	\$77,180	\$134,150
2023	\$120,110	\$16,210	\$0	\$136,320	\$15,175	\$121,145
2022	\$99,930	\$16,210	\$0	\$116,140	\$6,008	\$110,132
2021	\$83,910	\$16,210	\$0	\$100,120	\$0	\$100,120
2020	\$87,930	\$16,210	\$0	\$104,140	\$0	\$104,140
2019	\$87,930	\$16,210	\$0	\$104,140	\$0	\$104,140
2018	\$134,640	\$16,210	\$0	\$150,850	\$0	\$150,850
2017	\$134,040	\$16,210	\$0	\$150,250	\$0	\$150,250
2016	\$134,040	\$16,210	\$0	\$150,250	\$0	\$150,250

Property Deed History

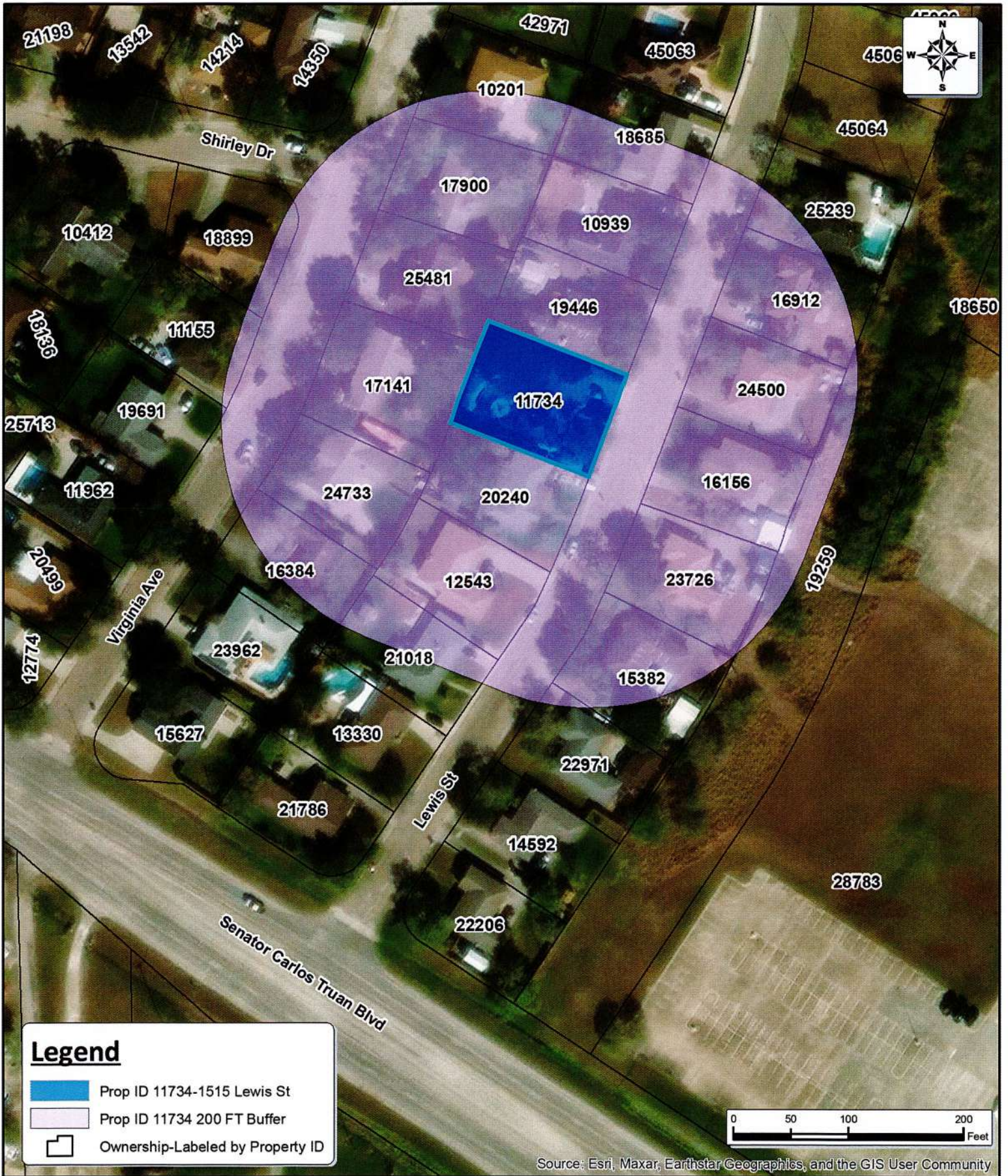
Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
	OT	Other	UNKNOWN	KRAMER EDWARD D			
3/15/2017	WDVL	WARRANTY DEED W/VENDOR'S LEIN	KRAMER EDWARD D	RIOS DAVID L			309560



	R1	R2	R2A	R3	R4	MH	C1	C2	C3	C4	I1	I2	A9
Convent, monastery or other dwelling for pursuit of group religious ideals	S	S		S	P	S	S	P	P				P
Private country club	S	S		P	P	P	P	P					P
Day nursery or kinder	S	S		S	P	P	P	P	P	P	P		P
Fairground/Rodeo											P	P	S
Lodge or Club				S		P	P	S					P
Home, halfway house, or other group dwelling for alcoholic, narcotic, psychiatric patients or felons and delinquents		S		S	S		P	S					S
Hospital (acute care)					S			P	P				
Nursing home					P			P	P				
Institutions of religious or philanthropic nature		S		S	S	S		P	P				
Library, art gallery, museum					S	S		P	P				
Park, playground,	P	P		P	P	P	P	P	P	P	P	P	P
Public administration office		S		S	S	P	P	P	P	P	P	P	P
Home for the aged		P		P			P	P					
Private school, college or university	S	S		S	S			P	P				



# 200-FT Buffer at Prop ID: 11734



## Legend

- Prop ID 11734-1515 Lewis St
- Prop ID 11734 200 FT Buffer
- Ownership-Labeled by Property ID

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

Page: 1 / 1	Drawn By: R. PICK
	Last Update: 10/23/2024
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## CITY OF KINGSVILLE ENGINEERING DEPARTMENT

400 W King Ave; Kingsville, TX 78363  
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Fax: (361) 595-8064



Melinda Anne Brou  
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#18899

Alonzo B Vidal  
215 E County Road 2205  
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#11155

Fabian Gomez  
ETUX Angela  
1521 Virginia  
Kingsville, TX 78363  
#19691

John R Fluman  
1526 Virginia ST  
Kingsville, TX 78363  
#16384

Miguel Esparza  
ETUX Monica N Rivas  
1522 Virginia  
Kingsville, TX 78363  
#24733

Jack O Oliver  
1518 Virginia ST  
Kingsville, TX 78363  
#17141

Dawson Mortensen-Chown  
1514 Virginia AVE  
Kingsville, TX 78363  
#25481

Kenneth Yandell  
ETUX Rita Lynn  
1510 Virginia ST  
Kingsville, TX 78363  
#17900

Luis Miguel Gonzalez  
ETUX Sabreena Daun  
1506 Virginia  
Kingsville, TX 78363  
#10201

William B Rauch  
ETUX Pamela K  
1505 Lewis ST  
Kingsville, TX 78363  
#18685

Gregory Wollenzien  
ETUX Autumn M  
1504 Lewis  
Kingsville, TX 78363  
#10939

Doris Rosemary Huskey  
1521 Lewis ST  
Kingsville, TX 78363  
#20240

Zhuofan Zhang  
1525 Lewis ST  
Kingsville, TX 78363  
#12543

Ralph Alfred Perez Sr  
ETUX Marilyn  
1529 Lewis ST  
Kingsville, TX 78363  
#21018

Alberto Parea III  
1530 Lewis  
Kingsville, TX 78363  
#22971

Guadalupe Fernandez  
ETUX Leonor  
1526 Lewis ST  
Kingsville, TX 78363  
#15382

Corina Gutierrez  
1522 Lewis ST  
Kingsville, TX 78363  
#23726

Johnny Soliz  
ETUX Margarita  
1518 Lewis ST  
Kingsville, TX 78363  
#16156

Shelly Seann Maher  
AKA Shelly Deann Chambers  
1514 Lewis ST  
Kingsville, TX 78363  
#24500

Brandon P Stewart  
1510 Lewis ST  
Kingsville, TX 78363  
#16912

William B Rauch  
ETUX Pamela K  
1505 Lewis ST  
Kingsville, TX 78363  
#18685

David Christopher  
1506 Lewis  
Kingsville, TX 78363  
#25239

William R Durrill EST  
Robert Anderson (IND EXEC)  
615 South Upper Broadway  
Corpus Christi, TX 78401  
#19259

## Years

CONTINUED FROM PAGE 1

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and announce the names of businesses several times in recognition of their donations.

A Country Western Dance follows the days excitement from 8 p.m. to midnight. This year the "Michael Burts Band" will perform. Drinks and set ups are available.

Wallace said that they move fast through-out the day to make things happen on time.

"There are 30 to 35 people per table and each table has a different family. All of our volunteers move in and around and there is really no training because they have been doing this all their lives," he said.

The way it works is you come in and sit down and someone will bring you a plate you don't have to order.

"You never know who your server is going to be, it could be a doctor or a lawyer that is waiting on you," Wallace said.

Unterbrink said since the church began, there has never been a year they didn't have the celebration, which is also the biggest fundraiser of the year for the church.

"The only thing I can suggest to people is that they should try it at least once. If you've never been, try to come in and you will meet people from all over Texas and The United States. I don't know how to do Thanksgiving any other way," Unterbrink said.

## City

CONTINUED FROM PAGE 1

would discuss with his wife what his path forward should be in the coming weeks.

McLaughlin said if he were to resign, a customary 30-day notice would be required and that if he chose to resign, he would "not want to leave the city hanging."

He wanted to make it clear that he had come to no decision yet on his future.

In other business at the meeting, three final plats for the future Somerset Subdivision in Kingsville were approved. The plats for Unit 2B, containing 14.2 acres, the 9.53 acre final plat of Unit 3 and the 17.23 acre final plat of Unit 4 were all approved by 4-0 votes. Commissioner Hinojosa was not present for that section of the meeting.

Commissioners also approved by a 4-0 vote for the Animal Services department to pursue a \$20,000 grant, requiring no city match, from the ASPCA.

An amendment to the admin policy allowing for mental health leave by city

employees was unanimously approved as well.

Up to 40 hours paid leave would be allowed for any city employee who would be involved in a physically or emotionally traumatizing event. An example would be an officer-involved shooting, or any employee who witnessed a sudden death while on the job.

A written request would be submitted by an employee to their supervisor, who would then have 24 hours to decide on the leave approval.

"This is very good," Commissioner Edna Lopez said. "I'm all for it."

During public comments, three citizens spoke out regarding what they considered lack of urgent response to unleashed animals in the city.

Representing members of the local US Postal carriers, they said the situation is dangerous for mail delivery workers, who they say have faced numerous encounters with stray and unleashed dogs recently.

Vicki Benys, representing

81s Heroes, provided commissioners with an update on the program honoring her late husband and fallen KPD Officer Sherman Benys.

She said the golf tournament in September was their "biggest one yet," featuring 128 golfers and 32 teams.

She added that in November, 81s Heroes held a blood drive, and also held a memory walk, as well as feeding local law enforcement officers.

She added that a bite suit was purchased for a KPD K9 officer, and that 81 Heroes also provides "equipment, training and counseling" for first responders.

"I long for the days when 81s Heroes can be mentioned and everyone knows exactly what the group is," she added.

In his report, McLaughlin noted he'd be in attendance for the groundbreaking at the NAS-K's ag building.

He added that city crews had planned to resurface portions of Wells Street between Yoakum and Kleberg, as well as one block of 4th Street.

## Win

CONTINUED FROM PAGE 10

thinks a flag football team in school would be amazing.

"I really enjoy playing flag football with revolution, because it brought me so much more friendships. It feels really good to be a state champion, just being able to know that we won that is amazing," Nino said.

"It wasn't what I expected. I had a lot of fun and it

was something new to experience. It took a lot of hard work and dedication from each one of us to make it to State," running back Savannah Perales said.

Jaylah Caldera said she loves the sport.

"The girls on my team aren't just friends, they have also become my family. After having a few injury set-

backs, the girls always kept pushing me to be better. The best part is having my dad, Leroy, and uncle, Xavier, coach me on this team. Becoming State champs was a challenge but we made it happen. I hope they make it a UIL sport. We are hungry for more and I am excited to see what comes in the future," Caldera said.

## Arrest

CONTINUED FROM PAGE 1

the theft of five vehicles from Neffsen Chevrolet in June 2024.

He remains in the Kleberg County Jail on charges of

burglary and theft of property. Puentes' bond for the theft charge has been set at \$25,000.

Chief John Blair empha-

sized the continued dedication of KPD officers and their swift response to protect local businesses, ensuring the safety of the community.

**PUBLIC HEARING NOTICE**

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, December 4, 2024, at 6:00 p.m. wherein the Commission will discuss and/or take action on the following item and at which time all interested persons will be heard:

**Baltazar Ramirez, applicant/owner; requesting a Special Use Permit for a Carwash in C2 (Retail) of College AC, Block 11, Lot E100' SE/4, also known as 600 West Corral Ave, Kingsville, TX 78363.**

The meeting will be held at City Hall, 400 West King Ave, Kingsville, Texas in the Helen Kleberg Groves Community Room. If you have any questions about items on the agenda, please contact the Planning Department at (361) 595-8055.

**PUBLIC HEARING NOTICE**

The City Commission of the City of Kingsville will hold a Public Hearing Monday, December 9, 2024, at 5:00 p.m. wherein the City Commission will discuss the following item and at which time all interested persons will be heard:

**Baltazar Ramirez, applicant/owner; requesting a Special Use Permit for a Carwash in C2 (Retail) of College AC, Block 11, Lot E100' SE/4, also known as 600 West Corral Ave, Kingsville, TX 78363.**

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**PUBLIC HEARING NOTICE**

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, December 4, 2024, at 6:00 p.m. wherein the Commission will discuss and/or take action on the following item and at which time all interested persons will be heard:

**Ross West, applicant/owner; requesting approval of Re-Zoning from C2 (Retail) to C4 (Commercial) of Jesse 2, Lot 9, 10, Acres 1.64, also known as 1101 S US HWY 77, Kingsville, TX 78363.**

The meeting will be held at City Hall, 400 West King Ave, Kingsville, Texas in the Helen Kleberg Groves Community Room. If you have any questions about items on the agenda, please contact the Planning Department at (361) 595-8055.

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**PEST RUDY'S CONTROL**

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Protect your family and pets with our safe and effective pest control solutions against these and other potentially harmful household pests.

816 N. 14<sup>th</sup> Street  
Kingsville, TX 78363  
TPCL #13343  
**595-RUDY**

Commercial and Residential "Serving Kingsville, Bishop and the Surrounding Area"

**PUBLIC HEARING NOTICE**

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, December 4, 2024, at 6:00 p.m. wherein the Commission will discuss and/or take action on the following item and at which time all interested persons will be heard:

**Brenda Rios, applicant/owner; requesting a Special Use Permit for childcare in home in R1 (Single Family) of Anglewood, Block 3, Lot 12, also known as 1515 Lewis St, Kingsville, TX 78363.**

The meeting will be held at City Hall, 400 West King Ave, Kingsville, Texas in the Helen Kleberg Groves Community Room. If you have any questions about items on the agenda, please contact the Planning Department at (361) 595-8055.

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# ITEMS 5 & 6



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## MEMO

**Date:** November 22<sup>nd</sup>, 2024

**To:** Mark McLaughlin (City Manager)

**From:** Erik Spitzer (Director of Planning and Development Services)

**Subject:** **Baltazar Ramirez, applicant/owner, requesting a Special Use Permit for a carwash in C2 (Retail) at 600 West Corral on October 31<sup>st</sup>, 2024.**

Baltazar Ramirez, applicant/owner, approached the Planning Department on October 31<sup>st</sup>, 2024, requesting a Special Use Permit for a self-serve carwash located at 600 West Corral, currently zoned as C2 (Retail). This parcel of land currently has an existing self-serve carwash at this location that is not in use. See attached photo on page 2.

A carwash is permitted in C2 (Retail), provided a Special Use Permit is approved.

The department has reviewed the application and is recommending approval.

**Erik Spitzer**  
Director of Planning and Development Services



**CITY OF KINGSVILLE  
PLANNING AND ZONING DIVISION  
MASTER LAND USE APPLICATION**

email: [hsolis@cityofkingsville.com](mailto:hsolis@cityofkingsville.com) / Phone (361) 595-8055

**PROPERTY INFORMATION: (Please PRINT or TYPE)**

Project Address 600 W Corral Nearest Intersection 1st  
 (Proposed) Subdivision Name \_\_\_\_\_ Lot E 100' SE 4 Block 11  
 Legal Description College AC  
 Existing Zoning Designation C2 (Retail) Future Land Use Plan Designation \_\_\_\_\_

**OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)**

Applicant/Authorized Agent Baltazar Ramirez Phone 361-562-1833  
 Email Address (for project correspondence only): Baltazar Ramirez 2@gmail.com  
 Mailing Address P.O. Box 281 City San Diego State Tx Zip 78384  
 Property Owner BALTAR Ramirez Phone 361-562-1833 FAX \_\_\_\_\_  
 Email Address (for project correspondence only): Baltazar Ramirez 2@gmail.com  
 Mailing Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Select appropriate process for which approval is sought. Attach completed checklists with this application.

<input type="checkbox"/> Annexation Request _____ No Fee	<input type="checkbox"/> Preliminary Plat _____ Fee Varies
<input type="checkbox"/> Administrative Appeal (ZBA) _____ \$250.00	<input type="checkbox"/> Final Plat _____ Fee Varies
<input type="checkbox"/> Comp. Plan Amendment Request _____ \$250.00	<input type="checkbox"/> Minor Plat _____ \$100.00
<input type="checkbox"/> Re-zoning Request _____ \$250	<input type="checkbox"/> Re-plat _____ \$250.00
<input checked="" type="checkbox"/> SUP Request/Renewal _____ \$250	<input type="checkbox"/> Vacating Plat _____ \$50.00
<input type="checkbox"/> Zoning Variance Request (ZBA) _____ \$250	<input type="checkbox"/> Development Plat _____ \$100.00
<input type="checkbox"/> PUD Request _____ \$250	<input type="checkbox"/> Subdivision Variance Request _____ \$25.00 ea

Please provide a basic description of the proposed project:

Special use Permit for car wash

I hereby certify that I am the owner and /or duly authorized agent of the owner for the purposes of this application. I further certify that I have read and examined this application and know the same to be true and correct. If any of the information provided on this application is incorrect the permit or approval may be revoked.

Applicant's Signature Baltazar Ramirez Date: 10-31-24  
 Property Owner's Signature [Signature] Date: 10-31-24  
 Accepted by: [Signature] Date: 08 NOV 2024

This form available on our website: <https://www.cityofkingsville.com/departments/planning-and-development-services/>

## Property Details

<b>Account</b>		
<b>Property ID:</b>	19891	<b>Geographic ID:</b> 116801117000192
<b>Type:</b>	R	<b>Zoning:</b> <del>R3</del> C-2
<b>Property Use:</b>		
<b>Location</b>		
<b>Situs Address:</b>	600 W CORRAL AVE TX	
<b>Map ID:</b>	C2	<b>Mapsco:</b>
<b>Legal Description:</b>	COLLEGE AC, BLOCK 11, LOT E100' SE/4, (YOUR CAR WASH)	
<b>Abstract/Subdivision:</b>	S168	
<b>Neighborhood:</b>		
<b>Owner</b>		
<b>Owner ID:</b>	68228	
<b>Name:</b>	FOSTER MASON	
<b>Agent:</b>		
<b>Mailing Address:</b>	1002 N MAIN ST DILLEY, TX 78017	
<b>% Ownership:</b>	100.0%	
<b>Exemptions:</b>	For privacy reasons not all exemptions are shown online.	

## Property Values

<b>Improvement Homesite Value:</b>	\$0 (+)
<b>Improvement Non-Homesite Value:</b>	\$55,610 (+)



<b>Land Homesite Value:</b>	\$0 (+)
<b>Land Non-Homesite Value:</b>	\$14,400 (+)
<b>Agricultural Market Valuation:</b>	\$0 (+)
<b>Market Value:</b>	\$70,010 (=)
<b>Agricultural Value Loss: ?</b>	\$0 (-)
<b>Appraised Value:</b>	\$70,010 (=)
<b>HS Cap Loss: ?</b>	\$0 (-)
<b>Circuit Breaker: ?</b>	\$0 (-)
<b>Assessed Value:</b>	\$70,010
<b>Ag Use Value:</b>	\$0

Information provided for research purposes only. Legal descriptions and acreage amounts are for Appraisal District use only and should be verified prior to using for legal purpose and or documents. Please contact the Appraisal District to verify all information for accuracy.

Property Taxing Jurisdiction

**Owner:** FOSTER MASON %**Ownership:** 100.0%

Entity	Description	Market Value	Taxable Value	Estimated Tax
GKL	KLEBERG COUNTY	\$70,010	\$70,010	\$540.39
CKI	CITY OF KINGSVILLE	\$70,010	\$70,010	\$539.08
SKI	KINGSVILLE I.S.D.	\$70,010	\$70,010	\$987.42
WST	SOUTH TEXAS WATER AUTHORITY	\$70,010	\$70,010	\$45.99

CAD	KLEBERG COUNTY APPRAISAL DISTRICT	\$70,010	\$70,010	\$0.00
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**Total Tax Rate:** 3.017965

**Estimated Taxes With Exemptions:** \$2,112.88

**Estimated Taxes Without Exemptions:** \$2,112.88

## Property Improvement - Building

Type: COMMERCIAL Living Area: 2200.0 sqft Value: \$55,610

Type	Description	Class CD	Year Built	SQFT
MA	MAIN AREA	CW2L	1970	2200
CPF		*	1970	1692
CON		*	1970	13135

## Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
F1	F1	0.32	14,000.00	100.00	140.00	\$14,400	\$0

## Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$55,610	\$14,400	\$0	\$70,010	\$0	\$70,010
2023	\$55,610	\$14,400	\$0	\$70,010	\$0	\$70,010
2022	\$49,930	\$14,400	\$0	\$64,330	\$0	\$64,330
2021	\$53,980	\$14,400	\$0	\$68,380	\$0	\$68,380
2020	\$56,530	\$14,400	\$0	\$70,930	\$0	\$70,930
2019	\$55,860	\$14,400	\$0	\$70,260	\$0	\$70,260
2018	\$86,250	\$14,400	\$0	\$100,650	\$0	\$100,650
2017	\$85,150	\$14,400	\$0	\$99,550	\$0	\$99,550
2016	\$72,920	\$14,400	\$0	\$87,320	\$0	\$87,320

## Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Num
6/5/2019	PROB	PROBATE	MORING CRAIG EST	MORING CRAIG LAMAR EST			
7/19/2019	SPWD	SPECIAL WARRANTY DEED	MORING CRAIG LAMAR EST	MORING CHARLES			3
7/19/2019	SPWD	SPECIAL WARRANTY DEED	MORING CHARLES	HERNANDEZ JAMES			3



7/19/2019 ERROR OWNER HERNANDEZ MORING  
CHANGE JAMES CHARLES  
WAS DONE  
IN ERROR

2/12/2021 WD WARRANTY MORING FOSTER 3  
DEED CHARLES MASON

◀ [REDACTED] ▶

**SURVEY OF A 0.322 ACRES TRACT OF LAND OUT OF BLOCK 11 OF THE COLLEGE ACRES ADDITION TO THE CITY OF KINGSVILLE**

Field notes of the survey of a 0.322 acres tract of land out of Block 11 of the College Acres Addition to the City of Kingsville recorded in Cabinet 1, Envelope 72 of the Map Records of Kleberg County, Texas;

Said 0.322 acres tract being described as the east 100 feet of the southeast one-fourth of said Section 11, save and except a 10-foot strip along the south border of said tract conveyed to the State of Texas by Deed recorded in Volume 113, Page 429 of the Deed Records of Kleberg County, Texas;

Said 0.322 acres tract being the same tract conveyed to Charles Moring by Deed recorded in Clerk's File No. 318998 of the Official Public Records of Kleberg County, Texas;

Said 0.322 acres tract is comprised of a portion of the Juan Mendiola Survey, Abstract 192, is located within the City of Kingsville, in Kleberg County, Texas, and is described by metes and bounds as follows:

**BEGINNING** at a 5/8 inch iron rod found in the west line of North First Street and the east line of said Block 11, at the southeast corner of a 0.517 acres tract of land described as the northeast one-fourth of said Block 11, conveyed to James Hernandez by Deed recorded in Clerk's File No. 318999 of the Official Public Records of Kleberg County, Texas; for the northeast corner of this tract;

Thence S 01°18'23" E along the west line of said North First Street, the east line of said Block 11, and the east line of this tract, a distance of 140.03 feet (called South, 150') to a 5/8 inch iron rod with surveyor's cap stamped "R.P.L.S. 5874" set next to the existing concrete pad, in the north line of West Corral Avenue, aka F.M. Highway 1898, at the northeast corner of said 10-foot strip conveyed to the State of Texas, for the southeast corner of this tract;

Thence S 88°43'42" W along the north line of said West Corral Avenue, the north line of said 10-foot strip, and the south line of this tract, a distance of 100.27 feet (called West 100') to a 5/8" iron rod with surveyor's cap stamped "R. P. L. S. 5874" set next to the existing concrete pad, at the southeast corner of a 0.161 acres tract of land described as the west 50 feet of the east 150 feet of the southeast one-fourth of said Block 11, conveyed to Belen T. De Leon by Deed recorded in Volume 221, Page 625 of the Deed Records of Kleberg County, Texas; for the southwest corner of this tract;

Thence N 01°13'10" W along east line of said 0.161 acres tract and the west line of this tract, a distance of 140.03' (called North 150') to a 5/8 inch iron rod found in the south line of said 0.517 acres tract, at the northeast corner of said 0.161 acres tract, for the northwest corner of this tract;

Thence N 88°43'42" E along the south line of said 0.517 acres tract and the north line of this tract, a distance of 100.05 feet (called East, 100') to the **POINT OF BEGINNING**, containing an area of 0.322 acres of land, more or less, subject to any and all easements and agreements of record.

Distances are at surface and bearings in this description are based on a GPS survey conducted in the Texas Coordinate System, South Zone, NAD1983, in US Feet, with a Combined Scale Factor of 1.00003833.

I, Michael J. MacInnis, Registered Professional Land Surveyor of Texas, do hereby state that this description represents an actual survey made on the ground, under my direction, to the best of my knowledge and ability, this the 29th day of January, 2021. A signed and sealed Survey Plat accompanies this description.



**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

**General Warranty Deed**

**Date:** October 23, 2024

**Grantor:** Mason Foster, a married person, not joined by spouse as the property conveyed herein does not constitute any part of their homestead property

**Grantor's Mailing Address:** 1002 N. Main Street, Dilley, Texas 78017

**Grantee:** Baltazar Ramirez, a married person

**Grantee's Mailing Address:** P.O. Box 281, San Diego, Texas 78383

**Consideration:**

Cash of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

**Property (including any improvements):**

Field notes of the survey of a 0.322 acres tract of land out of Block 11 of the College Acres Addition to the City of Kingsville recorded in Cabinet!, Envelope 72 of the Map Records of Kleberg County, Texas;

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Said 0.322 acres tract is comprised of a portion of the Juan Mindiola Survey, Abstract 192, is located within the City of Kingsville, in Kleberg County, Texas, and is described by metes and bounds on Exhibit "A" attached hereto and made a part hereof.

**More commonly known as:** 600 W. Corral Avenue, Kingsville, Texas 78363.

**Reservations from Conveyance:** None

General Warranty Deed

**Exceptions to Conveyance and Warranty:**

All valid easements, restrictions, covenants, mineral reservations and maintenance fund liens, if any, applicable to the above-described property as shown by the records of the county clerk of the county in which said real property is located; taxes for the current year, the payment of which Grantee assumes; and all zoning laws, regulations and ordinances of municipal and other governmental authority, if any, affecting the property.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

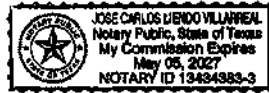
When the context requires, singular nouns and pronouns include the plural.

  
\_\_\_\_\_  
Mason Foster

STATE OF TEXAS )

COUNTY OF FRIO )

This instrument was acknowledged before me on October 23, 2024, by Mason Foster.



  
\_\_\_\_\_  
Notary Public, State of Texas

AFTER RECORDING RETURN TO:

Baltazar Ramirez  
P.O. Box 281  
San Diego, Texas 78383



**SURVEY OF A 0.322 ACRES TRACT OF LAND OUT OF BLOCK 11 OF THE  
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Registered Professional Land Surveyor  
Texas Registration No. 5874

**THE SETTLE LAW FIRM, PLLC, 213 N. Murphy Road, Suite 500, Murphy, Texas 75094**  
**ATTORNEY'S REPRESENTATION – GF No. 20241129**

The undersigned hereby acknowledge that, with respect to the sales or loans of transaction concerning:

Field notes of the survey of a 0.322 acres tract of land out of Block 11 of the College Acres Addition to the City of Kingsville recorded in Cabinet!, Envelope 72 of the Map Records of Kleberg County, Texas;

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Said 0.322 acres tract is comprised of a portion of the Juan Mindiola Survey, Abstract 192, is located within the City of Kingsville, in Kleberg County, Texas, and is described by metes and bounds on Exhibit "A" attached hereto and made a part hereof.

**More commonly known as: 600 W. Corral Avenue, Kingsville, Texas 78363.**

1. **REPRESENTATION:** Certain legal documents involved in the above referenced loan and real property transaction have been prepared by The Settle Law Firm, PLLC, based upon the contract terms and/or loan instructions relayed to The Settle Law Firm, PLLC. The undersigned acknowledges that The Settle Law Firm, PLLC has not, in any manner, undertaken to assist or render legal advice to the undersigned with respect to the loan or the property which is being purchased, sold, improved, refinanced or additionally encumbered with the proceeds of the loan, or with respect to any of the documents being executed in connection therewith. The undersigned further acknowledges that they are aware that they may retain their own legal counsel to advise them regarding the transaction and/or to review and render advice concerning any of the documents being executed in connection therewith. Further, if anyone shall construe the preparation of the documents by The Settle Law Firm, PLLC as the firm acting as an intermediary or as providing common representation (as defined by the State Bar of Texas Disciplinary Rules of Professional Conduct), the undersigned hereby consent to the firm acting as such intermediary or to the common representation.

2. **DESCRIPTION OF LEGAL SERVICES PERFORMED:** The Settle Law Firm, PLLC has prepared certain legal documents affecting title to the property. It is clearly understood by the undersigned that The Settle Law Firm, PLLC has not conducted a title search with regard to the property and does not warrant the condition of title. It is also clearly understood by the undersigned that The Settle Law Firm, PLLC has not reviewed a survey for Buyer's benefit.

3. **BASIS FOR FEE:** The document preparation fee charged by The Settle Law Firm, PLLC is intended to provide fair compensation for the services as shown on the invoice, taking into consideration the time and labor required, the complexities of the issues involved, the skill required to perform said services, and is based upon a transaction, rather than an hourly basis.

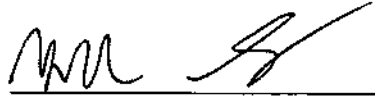
4. **DOCUMENT CORRECTION AGREEMENT:** In consideration of the preparation of the documents, the undersigned agree to comply with any request from The Settle Law Firm, PLLC to execute, acknowledge, initial, and deliver to The Settle Law Firm, PLLC any documentation deemed necessary to reform, replace, or correct any lost, misplaced, misstated, or inaccurate documents regardless of the reason for the loss, misplacement, or inaccuracy. The undersigned further agree to comply with any document

correction request within 10 days of their written notification, and to be liable for any loss or damage resulting from their failure to timely comply with the request, including reasonable attorney's fees.

5. IF SELLER-FINANCE OR OTHER LOAN DOCUMENTS HAVE BEEN DRAFTED: The Settle Law Firm, PLLC has drafted documents in accordance with the expressed wishes of the seller, lender, buyer, and/or other parties. No legal advice has been given regarding loan documents, and The Settle Law Firm, PLLC does not warrant that any special requests for provisions or other wording will hold up in court under usury laws, prohibitions against restraints on alienation of property, or any other laws or doctrines under which the buyer or borrower might contest the loan, the lien, or any portion of the transaction, including those applicable to The Dodd-Frank Act, the SAFE Act, or the Consumer Financial Protection Bureau regulations. Sellers, buyers, and lenders are aware that The Settle Law Firm, PLLC does not represent them and that they are encouraged to retain their own attorney to review documents for this transaction.

The undersigned hereby acknowledges receiving and reading a copy of this Agreement, and by the undersigned's signature affirms the acknowledgment of the undersigned to the accuracy of the above statements and their agreement thereto.

SELLER(S):

  
\_\_\_\_\_  
Mason Foster

BUYER(S):

\_\_\_\_\_  
Baltazar Ramirez

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SELLER(S):

\_\_\_\_\_  
Mason Foster

BUYER(S):

  
\_\_\_\_\_  
Baltazar Ramirez



SURVEY OF A 0.322 ACRES TRACT OF LAND OUT OF BLOCK 11 OF THE  
COLLEGE ACRES ADDITION TO THE CITY OF KINGSVILLE

Field notes of the survey of a 0.322 acres tract of land out of Block 11 of the College Acres Addition to the City of Kingsville recorded in Cabinet 1, Envelope 72 of the Map Records of Kleberg County, Texas;

Said 0.322 acres tract being described as the east 100 feet of the southeast one-fourth of said Section 11, save and except a 10-foot strip along the south border of said tract conveyed to the State of Texas by Deed recorded in Volume 113, Page 429 of the Deed Records of Kleberg County, Texas;

Said 0.322 acres tract being the same tract conveyed to Charles Moring by Deed recorded in Clerk's File No. 318998 of the Official Public Records of Kleberg County, Texas;

Said 0.322 acres tract is comprised of a portion of the Juan Mindiola Survey, Abstract 192, is located within the City of Kingsville, in Kleberg County, Texas, and is described by metes and bounds as follows:

**BEGINNING** at a 5/8 inch iron rod found in the west line of North First Street and the east line of said Block 11, at the southeast corner of a 0.517 acres tract of land described as the northeast one-fourth of said Block 11, conveyed to James Hernandez by Deed recorded in Clerk's File No. 318999 of the Official Public Records of Kleberg County, Texas; for the northeast corner of this tract;

Thence S 01°18'23" E along the west line of said North First Street, the east line of said Block 11, and the east line of this tract, a distance of 140.03 feet (called South, 150') to a 5/8 inch iron rod with surveyor's cap stamped "R.P.L.S. 5874" set next to the existing concrete pad, in the north line of West Corral Avenue, aka F.M. Highway 1898, at the northeast corner of said 10-foot strip conveyed to the State of Texas, for the southeast corner of this tract;

Thence S 88°43'42" W along the north line of said West Corral Avenue, the north line of said 10-foot strip, and the south line of this tract, a distance of 100.27 feet (called West 100') to a 5/8" iron rod with surveyor's cap stamped "R. P. L. S. 5874" set next to the existing concrete pad, at the southeast corner of a 0.161 acres tract of land described as the west 50 feet of the east 150 feet of the southeast one-fourth of said Block 11, conveyed to Belen T. De Leon by Deed recorded in Volume 221, Page 625 of the Deed Records of Kleberg County, Texas; for the southwest corner of this tract;

Thence N 01°13'10" W along east line of said 0.161 acres tract and the west line of this tract, a distance of 140.03' (called North 150') to a 5/8 inch iron rod found in the south line of said 0.517 acres tract, at the northeast corner of said 0.161 acres tract, for the northwest corner of this tract;

Thence N 88°43'42" E along the south line of said 0.517 acres tract and the north line of this tract, a distance of 100.05 feet (called East, 100') to the **POINT OF BEGINNING**, containing an area of 0.322 acres of land, more or less, subject to any and all easements and agreements of record.

Distances are at surface and bearings in this description are based on a GPS survey conducted in the Texas Coordinate System, South Zone, NAD1983, in US Feet, with a Combined Scale Factor of 1.00003833.

I, Michael J. MacInnis, Registered Professional Land Surveyor of Texas, do hereby state that this description represents an actual survey made on the ground, under my direction, to the best of my knowledge and ability, this the 29th day of January, 2021. A signed and sealed Survey Plat accompanies this description.



Registered Professional Land Surveyor  
Texas Registration No. 5874

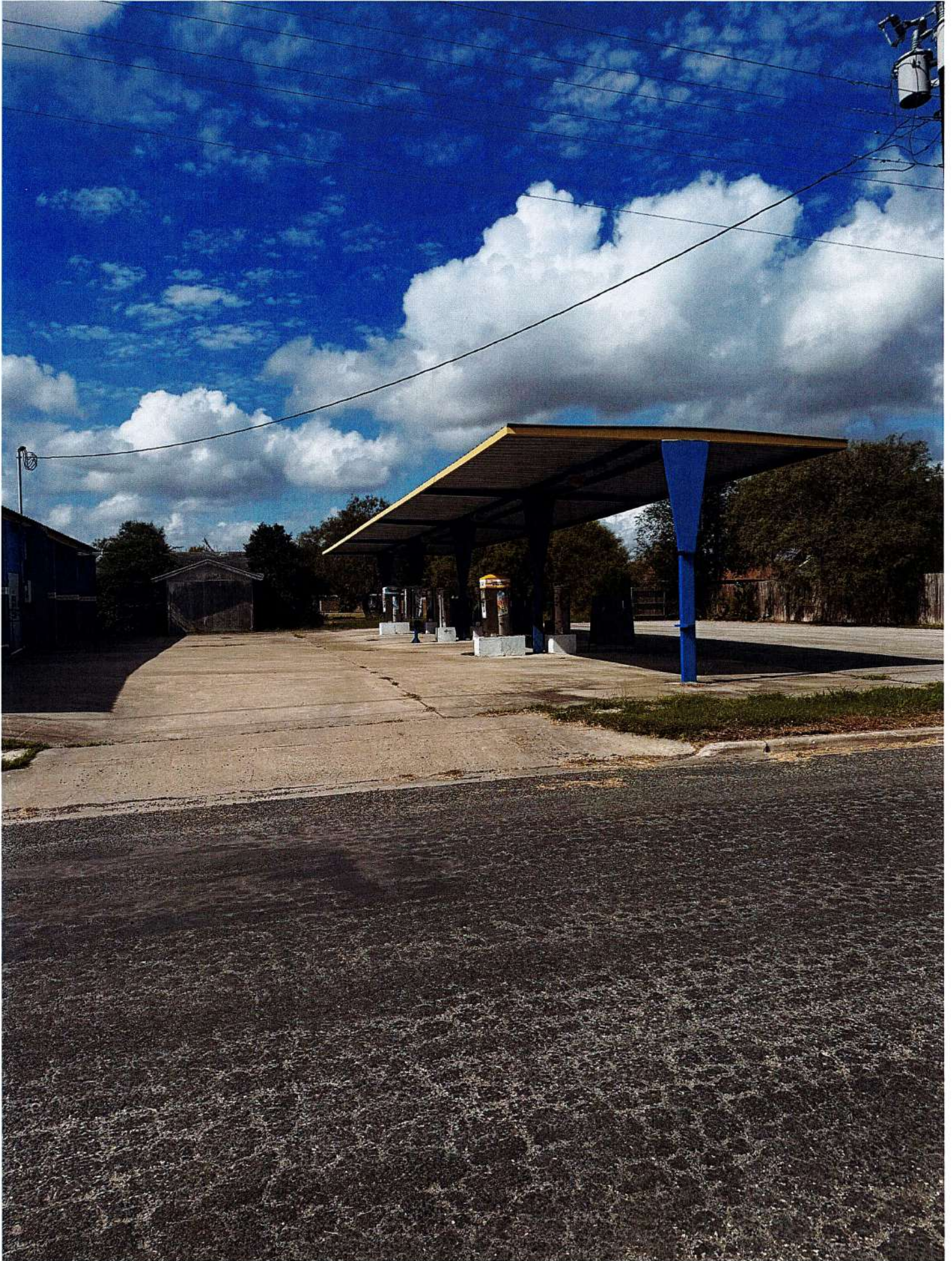










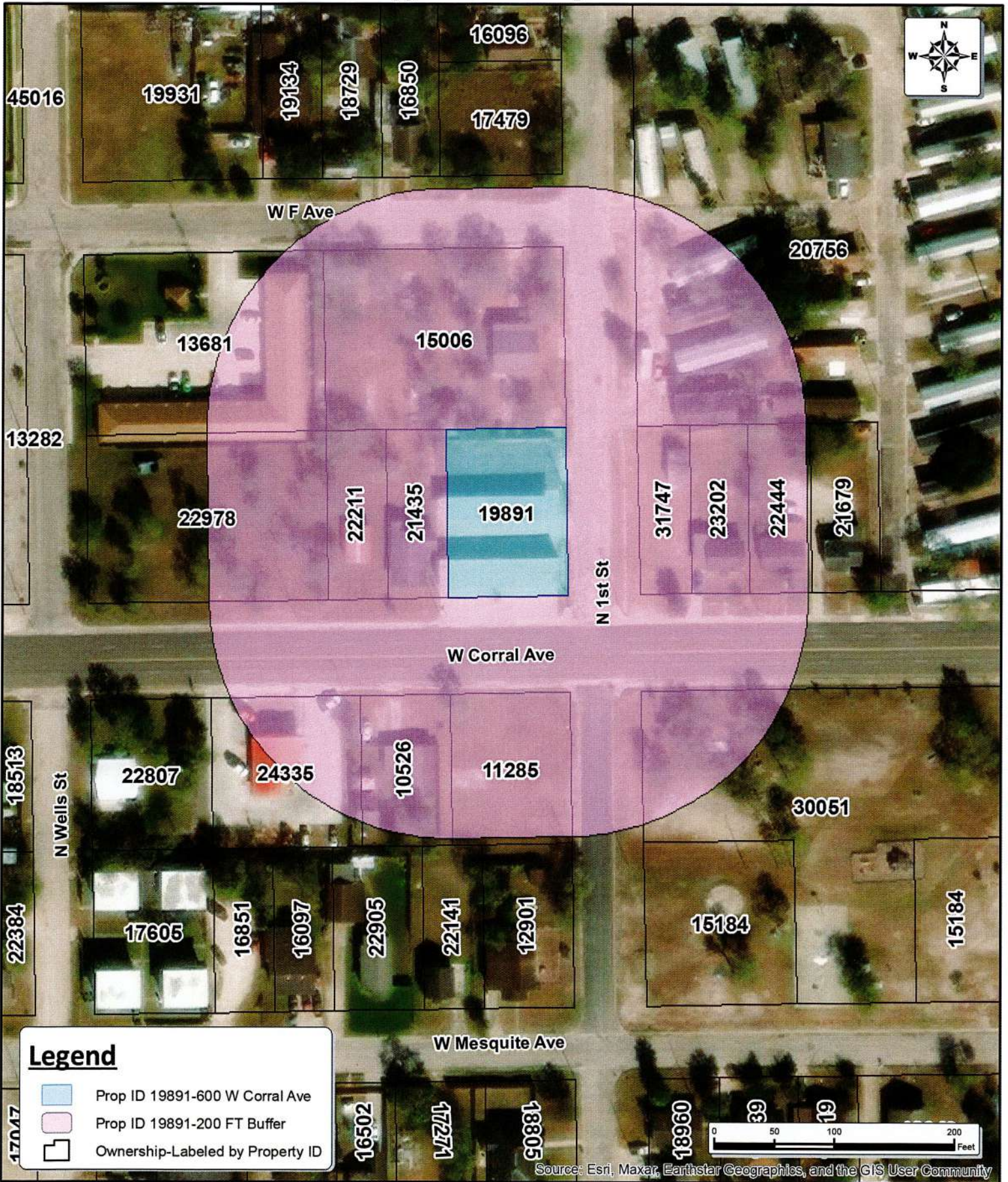








# 200-FT Buffer at Prop ID: 19891



Page: 1 / 1

Drawn By: R. PICK

Last Update: 10/31/2024

Note: Ownership is labeled with its Prop ID.

**DISCLAIMER:**  
 THIS MAP IS FOR VISUAL PURPOSES ONLY. THE INFORMATION ON THIS SHEET MAY CONTAIN INACCURACIES OR ERRORS. THE CITY OF KINGSVILLE IS NOT RESPONSIBLE IF THE INFORMATION CONTAINED HEREIN IS USED FOR ANY DESIGN, CONSTRUCTION, PLANNING, BUILDING, OR ANY OTHER PURPOSE.



**CITY OF KINGSVILLE**  
**ENGINEERING DEPARTMENT**  
 400 W King Ave; Kingsville, TX 78363  
 Office: (361) 595-8007  
 Fax: (361) 595-8064



Susana P Ramirez  
PO Box 657  
Kingsville, TX 78364  
#13681

Rene Guajardo  
ETUX Maria Hilda  
611 W Corral Ave  
Kingsville, TX 78363  
#10526

Daniel Cruz  
14331 Turtle Rock  
San Antonio, TX 78232  
#15006

Pedro Ochoa III  
3505 Santa Fe ST  
Mission, TX 78572  
#11285

University 8 LLC  
13191 W Linebaugh Ave #313  
Tampa, FL 33626  
#20756

Kleberg County  
PO Box 72  
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#30051

Susana P Ramirez  
PO Box 657  
Kingsville, TX 78364  
#22978

Susana P Ramirez  
Luis Ramirez  
PO Box 657  
Kingsville, TX 78364  
#22211

Belen L DeLeon  
5034 Romford DR  
Corpus Christi, TX 78413  
#21435

MT-TX-2 Properties LLC  
14493 SPID #A1434  
Corpus Christi, TX 78418  
#31747

Steven O Gonzales  
311 E Corral Ave  
Kingsville, TX 78363  
#23202

Steven O Gonzales  
311 E Corral Ave  
Kingsville, TX 78363  
#22444

Maria Estela Pena Garcia  
Etvir Alvaro Garcia  
5003 Farm House  
San Antonio, TX 78253  
#24335

## Years

CONTINUED FROM PAGE 1

brink said.  
He explained that the unique thing about this is the sense of belonging along with family and pride that goes into making the annual event a success.

"We can't pull this off without friends and family coming back," Unterbrink said.

Greg Wallace also does a lot to bring the event together.

"This is a homecoming, it's about the parish, it's a family and community reunion," Wallace said.

The annual event draws in around 1,600 to 1,800 people. Some come from as far away as New Mexico and Minnesota to have the family style, all you can eat turkey dinner that includes fresh baked turkey, homemade dressing, cranberry sauce, mashed potatoes, gravy, cucumber and green bean salads, bread, coffee, tea, and desserts.

Beer and soft drinks are available for purchase as well.

After lunch, those in attendance have a full day of fun. They can participate in the Turkey Shoot (trap and target), the country store, kid's games, fish pond, ring toss, raffles, silent auctions and bingo. Wallace said they play bingo non-stop from 2 p.m. to 6 p.m.

They play special games for special prizes (values greater than \$100) every 15 minutes

and announce the names of businesses several times in recognition of their donations.

A Country Western Dance follows the days excitement from 8 p.m. to midnight. This year the "Michael Buritts Band" will perform. Drinks and set ups are available.

Wallace said that they move fast throughout the day to make things happen on time.

"There are 30 to 35 people per table and each table has a different family. All of our volunteers move in and around and there is really no training because they have been doing this all their lives," he said.

The way it works is you come in and sit down and someone will bring you a plate you don't have to order.

"You never know who your server is going to be, it could be a doctor or a lawyer that is waiting on you," Wallace said.

Unterbrink said since the church began, there has never been a year they didn't have the celebration, which is also the biggest fundraiser of the year for the church.

"The only thing I can suggest to people is that they should try it at least once. If you've never been, try to come in and you will meet people from all over Texas and The United States. I don't know how to do Thanksgiving any other way," Unterbrink said.

## City

CONTINUED FROM PAGE 1

would discuss with his wife what his path forward should be in the coming weeks.

McLaughlin said if he were to resign, a customary 30-day notice would be required and that if he chose to resign, he would "not want to leave the city hanging."

He wanted to make it clear that he had come to no decision yet on his future.

In other business at the meeting, three final plats for the future Somerset Subdivision in Kingsville were approved. The plats for Unit 2B, containing 14.2 acres, the 9.53 acre final plat of Unit 3 and the 17.23 acre final plat of Unit 4 were all approved by 4-0 votes. Commissioner Hinojosa was not present for that section of the meeting.

Commissioners also approved by a 4-0 vote for the Animal Services department to pursue a \$20,000 grant, requiring no city match, from the ASPCA.

An amendment to the admin policy allowing for mental health leave by city

employees was unanimously approved as well.

Up to 40 hours paid leave would be allowed for any city employee who would be emotionally traumatizing event. An example would be an officer-involved shooting, or any employee who witnessed a sudden death while on the job.

A written request would be submitted by an employee to their supervisor, who would then have 24 hours to decide on the leave approval.

"This is very good," Commissioner Edna Lopez said. "I'm all for it."

During public comments, three citizens spoke out regarding what they considered lack of urgent response to unleashed animals in the city.

Representing members of the local US Postal carriers, they said the situation is dangerous for mail delivery workers, who they say have faced numerous encounters with stray and unleashed dogs recently. Vicki Benys, representing

81s Heroes, provided commissioners with an update on the program honoring her late husband and fallen KPD Officer Sherman Benys.

She said the golf tournament in September was their "biggest one yet," featuring 128 golfers and 32 teams.

She added that in November, 81s Heroes held a blood drive, and also held a memory walk, as well as feeding local law enforcement officers.

She added that a bite suit was purchased for a KPD K9 officer, and that 81 Heroes also provides "equipment, training and counseling" for first responders.

"I long for the days when 81s Heroes can be mentioned and everyone knows exactly what the group is," she added.

In his report, McLaughlin noted he'd be in attendance for the groundbreaking at the NAS-K's ag building.

He added that city crews had planned to resurface portions of Wells Street between Yoakum and Kleberg, as well as one block of 4th Street.

## Win

CONTINUED FROM PAGE 10

thinks a flag football team in school would be amazing.

"I really enjoy playing flag football with revolution, because it brought me so much more friendships. It feels really good to be a state champion, just being able to know that we won that is amazing," Nino said.

"It wasn't what I expected. I had a lot of fun and it

was something new to experience. It took a lot of hard work and dedication from each one of us to make it to State," running back Savannah Perales said.

Jaylah Caldera said she loves the sport.

"The girls on my team aren't just friends, they have also become my family. After having a few injury set-

backs, the girls always kept pushing me to be better. The best part is having my dad, Leroy, and uncle, Xavier, coach me on this team. Becoming State champs was a challenge but we made it happen. I hope they make it a UIL sport. We are hungry for more and I am excited to see what comes in the future," Caldera said.

## Arrest

CONTINUED FROM PAGE 1

the theft of five vehicles from Neessen Chevrolet in June 2024.

He remains in the Kleberg County Jail on charges of

burglary and theft of property.

Puente's bond for the theft charge has been set at \$25,000.

Chief John Blair empha-

sized the continued dedication of KPD officers and their swift response to protect local businesses, ensuring the safety of the community.

**PUBLIC HEARING NOTICE**

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, December 4, 2024, at 6:00 p.m. wherein the Commission will discuss and/or take action on the following item and at which time all interested persons will be heard:

**Baltazar Ramirez, applicant/owner; requesting a Special Use Permit for a Carwash in C2 (Retail) of College AC, Block 11, Lot E100' SE/4, also known as 600 West Corral Ave, Kingsville, TX 78363.**

The meeting will be held at City Hall, 400 West King Ave, Kingsville, Texas in the Helen Kleberg Groves Community Room. If you have any questions about items on the agenda, please contact the Planning Department at (361) 595-8055.

**PUBLIC HEARING NOTICE**

The City Commission of the City of Kingsville will hold a Public Hearing Monday, December 9, 2024, at 5:00 p.m. wherein the City Commission will discuss the following item and at which time all interested persons will be heard:

**Baltazar Ramirez, applicant/owner; requesting a Special Use Permit for a Carwash in C2 (Retail) of College AC, Block 11, Lot E100' SE/4, also known as 600 West Corral Ave, Kingsville, TX 78363.**

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**PUBLIC HEARING NOTICE**

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, December 4, 2024, at 6:00 p.m. wherein the Commission will discuss and/or take action on the following item and at which time all interested persons will be heard:

**Ross West, applicant/owner; requesting approval of Re-Zoning from C2 (Retail) to C4 (Commercial) of Jesse 2, Lot 9, 10, Acres 1.64, also known as 1101 S US HWY 77, Kingsville, TX 78363.**

The meeting will be held at City Hall, 400 West King Ave, Kingsville, Texas in the Helen Kleberg Groves Community Room. If you have any questions about items on the agenda, please contact the Planning Department at (361) 595-8055.

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**Brenda Rios, applicant/owner; requesting a Special Use Permit for childcare in home in R1 (Single Family) of Anglewood, Block 3, Lot 12, also known as 1515 Lewis St, Kingsville, TX 78363.**

The meeting will be held at City Hall, 400 West King Ave, Kingsville, Texas in the Helen Kleberg Groves Community Room. If you have any questions about items on the agenda, please contact the Planning Department at (361) 595-8055.

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