

# PLANNING & ZONING COMMISSION AGENDA

Wednesday, January 15, 2025, 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 Tiffie

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) – December 4, 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:**

**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 #2 - 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.**

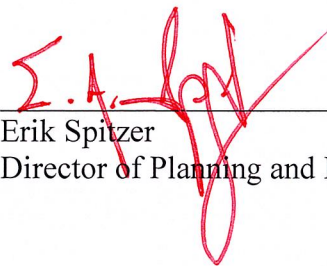
**MISCELLANEOUS:** Any topic may be discussed but no action may be taken at this time.

- **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, January 15, 2025.

  
Erik Spitzer  
Director of Planning and Development Services

08 JAN 2025

Posted  
@ 11:00 AM  
On 1-10-25  
By 

**PLANNING AND ZONING COMMISSION  
REGULAR MEETING MINUTES  
December 4, 2024**

**Planning and Zoning Members Present**

Steve Zamora  
Debbie Tiffie  
Rev. Idotha Battle  
Mike Klepac  
Brian Coufal  
Krystal Emery

**Citizens Present**

Baltazar Ramirez  
Ross West

**Staff Present**

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

1. **The meeting was called to order at 6:00 p.m.**
  
2. **Discuss and take action on the meeting minutes of last meeting.**

Debbie Tiffie made a motion to approve the minutes from December 4, 2024; Mike Klepac stated that an error in attendance was made in the minutes; Brian Coufal was in attendance, and it was not noted. Debbie made the motion to approve with the amendment noted. Rev. Idotha Batter seconded; All in favor, none opposed. Motion carried.

3. **Public Comments on or off the agenda** – None
  
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-**

**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.**

Erik Spitzer addressed the Board and stated that Ross West the applicant/owner approached the Planning Department on October 22, 2024, to request the rezoning of his property located at 1101 S US HWY 77, Kingsville, TX. The property is currently C2 and would like to rezone to C4 for provisioning and recreational sporting goods sales facility. He had the option to ask for a Special Use Permit or rezone; however, if the business was ever sold, that would require a new SUP or change to C4, which is allowed as depicted on the monitors; the neighboring business is a C4; therefore, this would not be considered spot zoning. Staff is recommending this item be approved.

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

**ITEM #2 - 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.**

Brian Coufal asked if any phone calls with concerns came in; Herlinda Solis stated that 3 phone calls came in, but only with confusion of why they received the letter; it was explained they had no issues.

Debbie Tiffie made the motion to approve 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. Rev. Battle seconded the motion; all in favor, none opposed.

**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.**

Erik Spitzer addressed the Board and stated that Brenda Rios owner/applicant approached the Planning Department on October 22, 2024, and requested a Special Use Permit for a Home Daycare in R1, which requires a SUP.

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

**ITEM #4-**

**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 owner/applicant was not present for the meeting and concerns were addressed due to the swimming pool, the number of children that would be allowed to attend and traffic flow for drop off and pick up.

Debbie Tiffie made the motion to **Table** the request and bring it back to the Board WRT 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 because of concerns and the owner/applicant was not present to answer the questions. Krystal Emery seconded the motion all in favor; motion to **Table** the item carried.

**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.**

Erik Spitzer addressed the Board and stated that Baltazar Ramirez owner/applicant approached the Planning Department on October 31, 2024, and requested a Special Use Permit for a self-serve car wash located at 600 West Corral currently zoned C2 which requires a SUP. The property currently has a self-serve car wash that is not in use. The business was sold and requires a new SUP. Photos were displayed for the Board to view depicting the car wash. Staff is recommending approval.

**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.**

Krystal Emery stated that she used this car wash 20 years ago and is pleased that it could come back into business instead of it being an eyesore. Steve Zamora asked if the previous business had a SUP; Erik stated yes. Brian Coufal asked if the SUP goes with the owner or the Business; Herlinda Solis stated that when the business closes, the SUP expires. Erik stated that when new ownership or tenants reopen the business, they need to obtain a new SUP; therefore, this is why the applicant is requesting a new SUP. Mike Klepac made the motion to approve 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. Brian Coufal seconded the motion; motion carried.

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

The demolition of the old Verizon Building had started and they are taking all the debris from the 16000 square foot parking lot to begin building the new Take 5 Oil soon. Stripes/7-11 and Fuel America construction continues as well. Krystal Emery stated that she noticed a "For Sale" sign at the McCoy's; Erik stated that he would pass that news to the EDC Director.

**10. Adjournment** - Meeting adjourned at 6:30 PM

# ITEMS 1 & 2

# Memo



**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 Carlos Truan + Lewis St.  
 (Proposed) Subdivision Name Anglewood Lot 12 Block 3  
 Legal Description Anglewood, Block 3, Lot 12  
 Existing Zoning Designation \_\_\_\_\_ Future Land Use Plan Designation \_\_\_\_\_

**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 Brenda + David Rios Phone 979-709-1657 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:

Open a registered home daycare  
(TRANSFER)

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: 12/10/24  
 Property Owner's Signature Brenda C. Rios Date: 12/10/24  
 Accepted by: ERIK SPITZER Date: 17 DEC 2024



	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				

**1515 Lewis St**



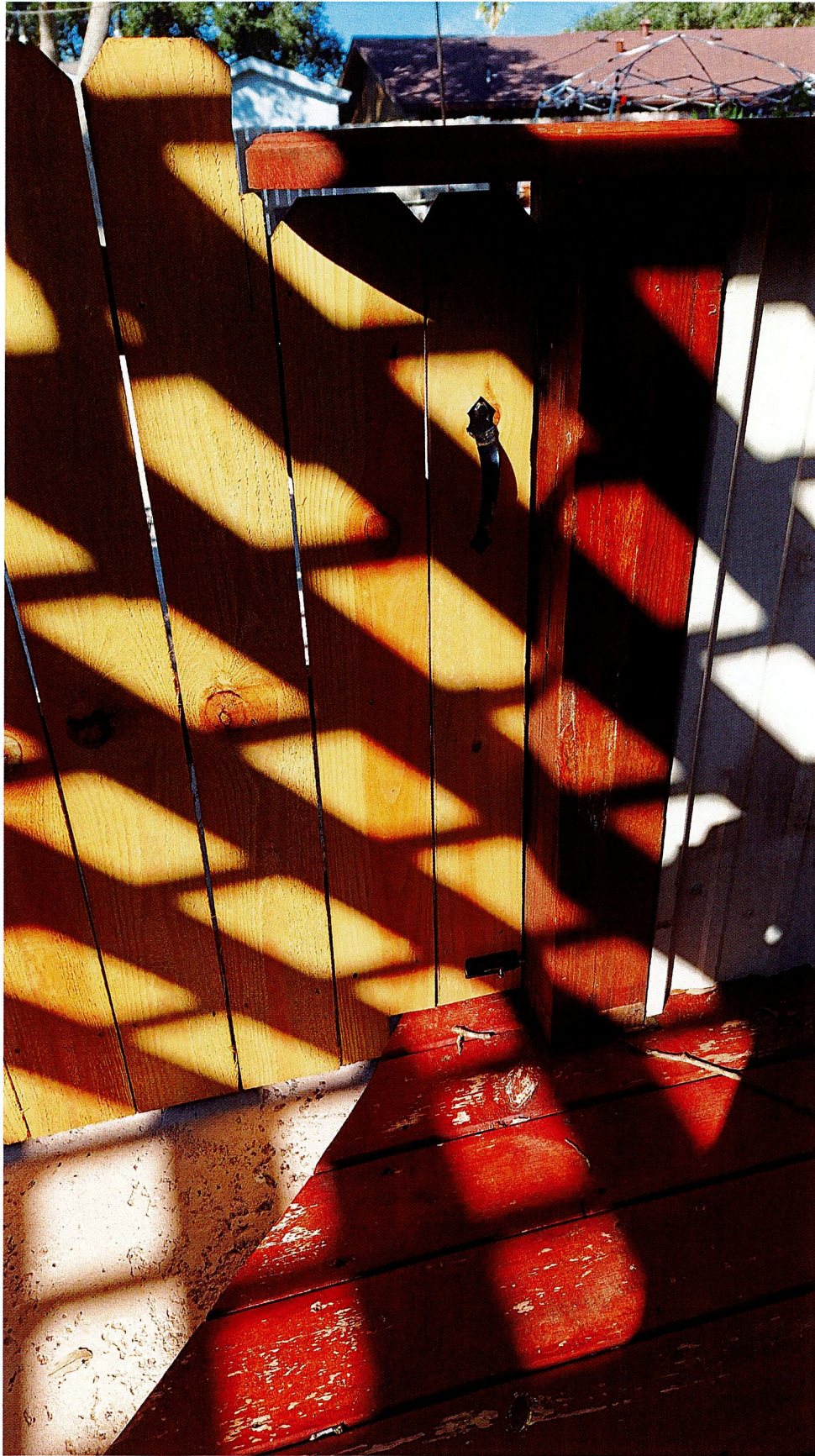
**1515 Lewis St**



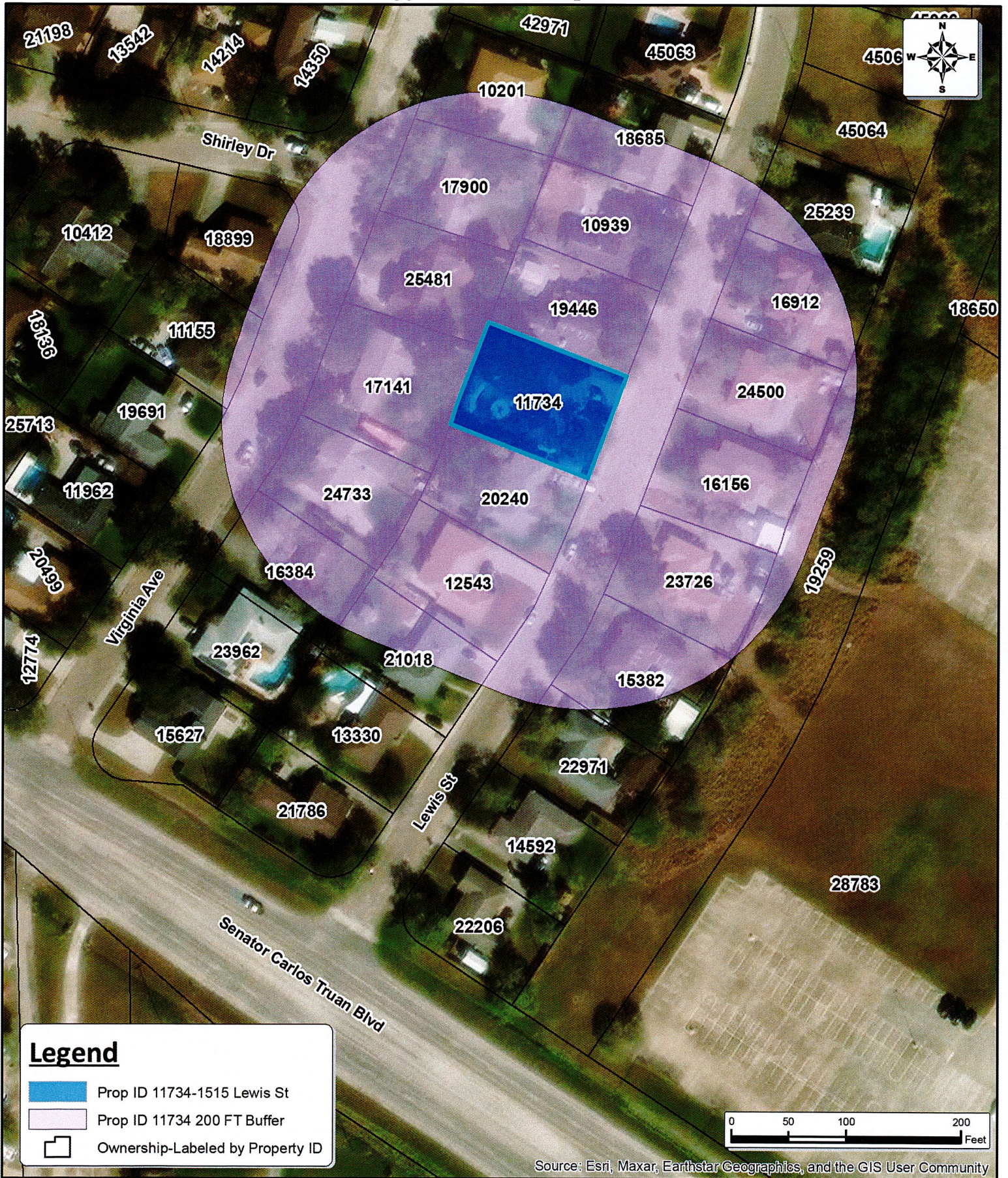








# 200-FT Buffer at Prop ID: 11734



**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
	Note: Ownership is labeled with its Prop ID.

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



Melinda Anne Brou  
1513 Virginia  
Kingsville, TX 78363  
#18899

Alonzo B Vidal  
215 E County Road 2205  
Kingsville, TX 78363  
#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  
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#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 Patee 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 R Durrill EST  
Robert Anderson (IND EXEC)  
615 South Upper Broadway  
Corpus Christi, TX 78401  
#19259

David Christopher  
1506 Lewis  
Kingsville, TX 78363  
#25239

## Our Lady of Good Counsel brings back tradition

By Ted Figueroa  
Reporter

Members of Our Lady of Good Counsel Catholic church have brought back the tradition of "Las Posadas", a reenactment of the last leg of the journey that the Holy Family made from Nazareth to Bethlehem, where Jesus was born.

The trip for the holy family was made so that they could be counted in the census.

The trip was dangerous and difficult as Mary was about to give birth. The word "Posada" in Spanish translates to "shelter" or "inn" in English.

The reenactment is believed to have originated in Spain and Catholic missionaries brought it to Mexico sometime in the 1500s to teach the indigenous people about Christ's birth.

It is celebrated annually in Mexico and eventually spread to the United States.

Terry Resendez organized the local event so that the younger generations would not forget it.

Resendez grew up participating in these reenactments as a child with her father and said she wanted to bring back the tradition with her father five years ago.

Unfortunately, he passed away and could not proceed.

"I finally got the inspiration to do it and bring it back to our community and our children. It's a memory we all hold dear to our hearts. The tradition is a novena and it begins on the 16th of December every year. The message I want to bring back and remind us about is the TRUE meaning of Christmas, the reason for the season. It's all about baby Jesus born in a manger. The posadas should remind us of what Mary and Joseph had to endure during the journey to Bethlehem. No one would give them a place to birth baby Jesus until the last inn opened up their stables and our Savior Jesus Christ was born in a manger," Resendez said.

The celebrations were first practiced in the church and by the 1900s



Members of Our Lady of Good Counsel along with Kristen Martinez (Mary) and Mike Esparza (Joseph) during the Las Posadas earlier this month. (Contributed Photo)

had evolved into a procession to three different homes or locations of church members. The procession is led by children dressed as an angel and Mary and Joseph.

They are followed by adults who sing songs and recite prayers along the way. At the first two stops, Joseph asks for lodging and is denied twice after being told there is no room. Finally at the third stop, they are told that the inn is full but offered a place to stay in the stables nearby. "Las Posadas" begins on Dec. 16 and lasts nine nights leading up to Christmas Eve.

Tradition says it is meant to represent the nine months that Mary carried Jesus in her womb.

On the first night locally the procession began at the home of Raymond Perez then on to the Leo Garza residence and finally at the home of Ernie Martinez.

Martinez, whose daughter Kristen played the role of Mary, then provided dinner and refreshments to the group.

"It was a blessing to participate in this special event that has not been practiced in years. As children we would always participate in the Posadas and I'm happy we are continuing the tradition," Martinez said.



### McLaughlin presented certificate of appreciation

Congressman Vicente Gonzalez honors Mark McLaughlin for service. Albert Martinez, Northern District Director for Congressman Vicente Gonzalez, presented former Kingsville City Manager Mark McLaughlin with a flag recently that flew over the nation's capital along with a certificate of appreciation for his service to the city. "I want to offer my sincere gratitude to Mark McLaughlin for serving Kingsville and its residents as City Manager. His dedication and hard work over the last five years are a testament to his commitment to public service. I wish him the best in his next endeavor," Congressman Gonzalez said. (Contributed photo)

### Congressman Gonzalez celebrates senate passage of Social Security Bill that benefits public servants

WASHINGTON, D.C. – Today, Congressman Vicente Gonzalez (TX-34) announced the U.S. Senate passage of a critical piece of legislation that would improve social security benefits for South Texans, H.R. 82, the Social Security Fairness Act of 2023.

The bill previously passed the U.S. House of Representatives on Nov. 12, 2024, with Congressman Gonzalez's support.

This bill would increase

retirement benefits for firefighters, police officers, teachers, and other retired public servants by eliminating the Windfall Elimination Provision and the Government Pension Offset.

"Protecting and enhancing Social Security benefits is an absolute priority for me, as it should be for every single Member of Congress," said Congressman Gonzalez.

"These are rightfully earned benefits and econom-

ic lifelines for many retired public servants in South Texas and across our country. The Social Security Fairness Act is an opportunity to fix harmful provisions that unjustly reduce the amount of aid retirees receive."

"I urge President Biden

to quickly sign this into law. The federal government must uphold its promise to hard-working Americans and honor the contributions these folks have made over decades of giving back to their community and country."

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**PUBLIC HEARING NOTICE**

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, January 15, 2025, 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, Kingsville TX in the Helen Kleberg Groves Community Room. If you have any questions about the 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, January 27, 2025, at 5:00 p.m. wherein the City Commission will discuss the consideration of 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, Kingsville, Texas in the Helen Kleberg Groves Community Room. If you have any questions about the items on the agenda, please contact the City Secretary at (361)