

PLANNING & ZONING COMMISSION AGENDA

Wednesday, April 2, 2025, 6:00 PM

Regular Meeting

Helen Kleberg Groves Community Room,
1st 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) – January 15, 2025
- 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:

Edna Ocegüera, Applicant, Ramon P Perez, Owner; requesting approval of Re-Zoning from R1 (Single Family) to R3 (Multi-Family) of K T & 1 CO, Block 18, Lot PT 9, PT 10, Acres 10.98, Kingsville, TX 78363 (Property ID 17868).

ITEM #2 - Discuss and Consider Action on the request from:

Edna Ocegüera, Applicant, Ramon P Perez, Owner; requesting approval of Re-Zoning from R1 (Single Family) to R3 (Multi-Family) of K T & 1 CO, Block 18, Lot PT 9, PT 10, Acres 10.98, Kingsville, TX 78363 (Property ID 17868).

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, April 2, 2025.



Erik Spitzer
Director of Planning and Development Services

Posted
@ 11:00 AM
On 3/28/25
By H. Helin

**PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
January 15, 2025**

Planning and Zoning Members Present

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

Citizens Present

Brenda Rios

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 January 15, 2025; Rev. Idotha Battle 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 6:00 PM

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

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.

Erik Spitzer addressed the Board and stated that Brenda Rios owner/applicant was not present at the December meeting and the Board had concerns about the number of children attending, traffic flow and the swimming pool. Debbie Tiffie made a motion to table the item on 04 December 2024 and bring it back to the board. Erik stated that the request remains the same for an at-home daycare located in an R1 which requires a SUP. Erik asked the Board to review photos taken of the pool area and a google map addressing the entrance and exit to the property. Erik stated that 22 letters were sent out to the neighboring properties

and there were no concerns addressed. Erik showed photos of the pool area which has the patio area blocked off with fencing with locking mechanisms on access doors for safety.

Discuss and Consider Action on the request from:

ITEM #2-

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.

Krystal Emery asked Brenda Rios if on the photo on page 15 of the agenda (on the bottom right-hand corner) is there a slider lock facing the pool side? Brenda addressed the Board and stated that the lock is facing the home, not the pool and there is an automatic lock facing the pool also. Brenda stated that she is registered by the state and had to meet all the requirements for the children's safety. Steve Zamora asked what age group would be accepted? Brenda stated that she is registered with the state and currently has 3 toddlers, but is allowed to have up to 6 children from ages 6 weeks to school age; currently I have a SUP at another residence that I've had for 1 ½ years, but will be moving soon and that is why I'm requesting this SUP. Krystal asked if the parents would drop off in the driveway or street parking? Brenda said it would be the parent's choice and that her street is very safe, and she has a wide driveway to accommodate. Erik asked how many of her personal cars would be in the driveway, Brenda said none because her car would be in the garage and her husband would leave for work before the children arrive. Debbie Tiffie made a motion to approve 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. Davie Garcia seconded; All in favor, none opposed. Motion carried.

8. **Miscellaneous** – Erik Spitzer stated that at the last meeting Krystal Emery asked about the old McCoy's building being for sale; Erik verified that this parcel is for sale and that a few businesses are pursuing to purchase. Erik stated that the Old Flato School is at a standstill due to the owner looking for financial backing; the Take 5 Oil project is moving along with demo complete of the old Verizon Building; the Stripes/7-11 project is scheduled to open in March or April 2025 as well as Fuel America.
9. **Adjournment** - Meeting adjourned at 6:18 PM

ITEMS 1 & 2



MEMO

Date: March 27th, 2025

To: Planning & Zoning Commission

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

Subject: **The City of Kingsville Planning and Development Services Department is seeking approval from the Planning & Zoning Commission to re-zone a parcel of land (Property ID # 17868), also known as K T & I CO, Block 18, Lot PT 9, PT 10, Acres 10.98, Kingsville, TX 78363, located behind Southgate Mall on Brahma Blvd, from R1 (Single Family) to R3 (Multi-Family) to support a future affordable multi-family housing project under the Low-Income Housing Tax Credit (LIHTC) program.**

Summary: Edna Ocegüera, applicant/authorized agent, approached the Planning Department on February 25th, 2025, requesting approval of re-zoning the parcel of land located behind Southgate Mall from R1 (Single Family) to R3 (Multi-Family) to support an affordable multi-family housing project, to be called "Casitas Los Ebanos."

Background: This parcel of land is currently zoned R1 (Single Family); adjacent parcels of land are currently zoned R1 (Single Family), R3 (Multi-Family) and C2 (Retail).

The department recommends approval.

Erik Spitzer
Director of Planning and Development Services



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

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

PROPERTY INFORMATION: (Please PRINT or TYPE)

Project Address US-77 Business Nearest Intersection E Ailsie Ave & US-77 Business
 (Proposed) Subdivision Name Casitas Los Ebanos Lot pt 9, pt 10 Block 18
 Legal Description K T & I CO, BLOCK 18, LOT PT 9, PT 10, ACRES 10.98
 Existing Zoning Designation R1 Future Land Use Plan Designation R3

OWNER/APPLICANT INFORMATION: (Please PRINT or TYPE)

Applicant/Authorized Agent Edna Ocegueda Phone 956-541-4955
 Email Address (for project correspondence only): jbarrera@cpcb.org
 Mailing Address 901 E Levee City Brownsville State TX Zip 78520
 Property Owner Perez Ramon P Phone 361-779-4218 FAX _____
 Email Address (for project correspondence only): steven@newsoutherncommercial.com
 Mailing Address 317 E SHELTON 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:

We are making an application for 9% competitive tax credits to create a development of 52 low income units and 10 market rate units.
The apartments will be duplex style, and our community space includes a playground, leasing office, and learning center.
We have reached out to Community Action Corporation of South Texas who agrees to manage the daycare.
We also certify to run an after-school learning program for K-18 residents.

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 Date: 2/25/25
 Property Owner's Signature _____ Date: 2/25/25
 Accepted by: Date: 26 FEB 2025



February 25, 2025

RAMON P PEREZ

[Seller's Address]

[City, State, ZIP Code]

Subject: Notification of Planned Zoning Change for Tax Credit Development

Dear Ramon Perez,

As part of our due diligence and development planning for the property located at **US-77 Business, Kingsville Texas 78363 – Property ID 17868 – Geographic ID 290001810200192 – Legal Description: K T & I CO, BLOCK 18, LOT PT 9, PT 10, ACRES 10.98**, we want to formally notify you that we intend to pursue a **zoning change** to facilitate the development of a **9% Competitive Tax Credit Development, e.g., affordable multifamily housing** under the **Low-Income Housing Tax Credit (LIHTC)** program.

We are working closely with the local planning and zoning authorities to ensure compliance with all applicable regulations and to align this development with community needs. The requested zoning change would allow for **zoning change from R1 (Single-Family Residential) to R3 (Multifamily Residential)**.

By signing below, you acknowledge that you have been informed of this zoning request and that you have no objections to our efforts to secure the necessary approvals from the **City of Kingsville in Kleberg County Planning and Zoning Department**. This acknowledgment does not place any obligations on you as the seller but serves as confirmation of your awareness of our plans.

Sincerely,

A handwritten signature in black ink, appearing to be 'C. Mitchell', written over a white background.

Charles N. Mitchell

CEO

cdcb – come dream. come build.

956-541-4955

A small, square box containing the handwritten initials 'RP' in blue ink.

Acknowledgment and Agreement:

I, **Ramon P Perez**, acknowledge that I have been informed of the Buyer's intent to seek a zoning change from R1 to R3 for the above-referenced property and have no objections to this process.

Seller's Signature:  Ramon Perez Date: 02/25/25

Seller's Printed Name: RAMON PEREZ

www.cdcb.org
info@cdcb.org
(956) 541-4955
901 East Levee Street
Brownsville, Tx 78520



CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



February 25, 2025

To Whom It May Concern,

This letter serves as confirmation that **Community Development Corporation of Brownsville (dba. cdcb – come dream. come build.)** as **Applicant Casitas Los Ebanos LP (TBF)** has formally submitted an application for a **Zoning Change** for the property located at **US-77 Business, Kingsville Texas 78363 – Property ID 17868 – Geographic ID 290001810200192 – Legal Description: K T & I CO, BLOCK 18, LOT PT 9, PT 10, ACRES 10.98**. The application has been received by the **City of Kingsville Planning and Development Services** and is currently under review.

Furthermore, **Community Development Corporation of Brownsville (dba. cdcb – come dream. come build.)** as **Applicant Casitas Los Ebanos LP (TBF)** has provided a signed release, agreeing to hold **Kingsville in Kleberg County**, its officials, employees, and all other relevant parties harmless in the event that the requested zoning change or special use permit is not granted.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Erik Spitzer', is written over the word 'Sincerely,'.

Erik Spitzer
Planning & Development Services Director
City of Kingsville
PO Box 1458
Kingsville, Texas 78364-1458
361-595-8053

Kleberg CAD Property Search

Property Details

Account		
Property ID:	17868	Geographic ID: 290001810200192
Type:	R	Zoning:
Property Use:		
Location		
Situs Address:		
Map ID:	A3	Mapsco:
Legal Description:	K T & I CO, BLOCK 18, LOT PT 9, PT 10, ACRES 10.98	
Abstract/Subdivision:	S2900	
Neighborhood:		
Owner		
Owner ID:	61172	
Name:	PEREZ RAMON P	
Agent:		
Mailing Address:	317 E SHELTON KINGSVILLE, TX 78363	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

Improvement Homesite Value:	\$0 (+)
Improvement Non-Homesite Value:	\$0 (+)
Land Homesite Value:	\$0 (+)
Land Non-Homesite Value:	\$0 (+)
Agricultural Market Valuation:	\$115,980 (+)
Market Value:	\$115,980 (=)
Agricultural Value Loss: ⓘ	\$111,830 (-)
Appraised Value:	\$4,150 (=)
HS Cap Loss: ⓘ	\$0 (-)
Circuit Breaker: ⓘ	\$0 (-)

Assessed Value:	\$4,150
Ag Use Value:	\$4,150

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: PEREZ RAMON P **%Ownership:** 100.0%

Entity	Description	Tax Rate	Market Value	Taxable Value	Estimated Tax
GKL	KLEBERG COUNTY	0.771870	\$115,980	\$4,150	\$32.03
CKI	CITY OF KINGSVILLE	0.770000	\$115,980	\$4,150	\$31.96
SKI	KINGSVILLE I.S.D.	1.410400	\$115,980	\$4,150	\$58.53
WST	SOUTH TEXAS WATER AUTHORITY	0.065695	\$115,980	\$4,150	\$2.73
CAD	KLEBERG COUNTY APPRAISAL DISTRICT	0.000000	\$115,980	\$4,150	\$0.00

Total Tax Rate: 3.017965

Estimated Taxes With Exemptions: \$125.25

Estimated Taxes Without Exemptions: \$3,500.23

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
DLCP1	DRY LAND CROP LAND	7.02	305,791.20	0.00	0.00	\$74,150	\$2,650
DLCP1	DRY LAND CROP LAND	3.96	172,497.60	0.00	0.00	\$41,830	\$1,500

Property Roll Value History

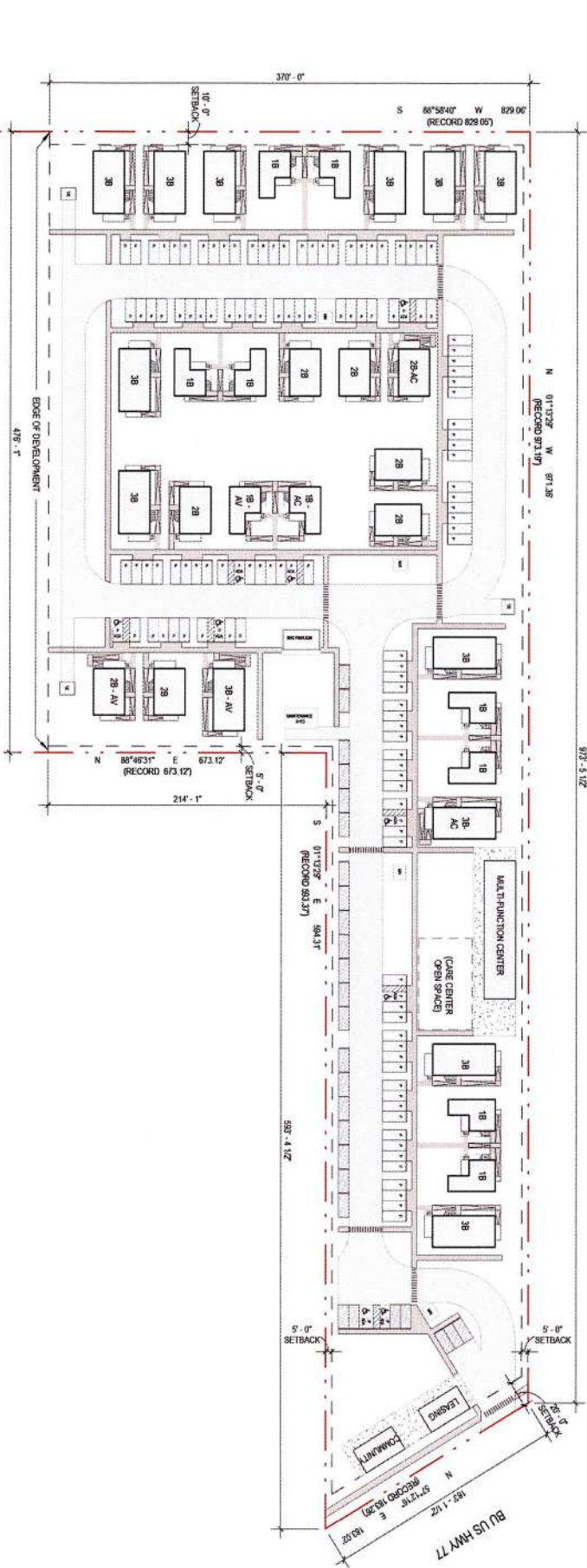
Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$0	\$115,980	\$4,150	\$4,150	\$0	\$4,150
2023	\$0	\$80,300	\$4,300	\$4,300	\$0	\$4,300
2022	\$0	\$61,580	\$4,300	\$4,300	\$0	\$4,300
2021	\$0	\$65,220	\$4,810	\$4,810	\$0	\$4,810
2020	\$0	\$58,570	\$1,730	\$39,180	\$0	\$39,180
2019	\$0	\$57,100	\$0	\$57,100	\$0	\$57,100
2018	\$0	\$57,100	\$0	\$57,100	\$0	\$57,100
2017	\$0	\$57,270	\$0	\$57,270	\$0	\$57,270
2016	\$0	\$57,270	\$0	\$57,270	\$0	\$57,270

Property Deed History

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
6/26/2019	WD	WARRANTY DEED	CITY OF KINGSVILLE	PEREZ RAMON P			318719

SITE PLAN

TDHCA# 25236



2025 APP - SITE PLAN

SCALE: 1" = 80'-0"

SITE INFORMATION:
REFER TO PROJECT INFORMATION SHEET FOR ZONING REQUIREMENTS
AREA: [19] ACRES (13,238 SQ FT)
ZONING: R1 and R-3

DETENTION NOTE:
SITE STORAGE REQUIREMENTS TO BE SET BY CIVIL ENGINEER. ALL DETENTION TOWERS STORAGE DETENTION REQUIREMENTS
FLOOD PLAIN NOTE:
THIS SITE IS NOT LOCATED WITHIN ANY DESIGNATED FLOODPLAIN

PARKING:

PARKING REQUIREMENTS ARE BASED ON CITY OF KINGSVILLE TEXAS CODE OF ORDINANCES CHAPTER XV, ARTICLE 6, SECTION 15. PARKING WHENEVER PROVIDED AS FOLLOWS:
• (1) SPACE 200 SF OR OFFICE OR GENERAL USAGE
• (2) SPACE 250 SF OR COMMERCIAL, RECREATION (OTHER)

RESIDENTIAL PARKING	137
(1) STANDARD PARKING SPACES/ DWELLING UNIT	118
(2) ACCESSIBLE PARKING SPACES/ AC OR AV UNIT	6
ADDITIONAL VISITOR PARKING	13
AMENITY PARKING	20
STANDARD PARKING SPACES	17
ACCESSIBLE PARKING	2
VAN ACCESSIBLE	1
TOTAL PROVIDED PARKING	154

STACKED DUPLEXES (SINGLE FAMILY DWELLING UNITS):

REFER TO PROJECT INFORMATION SHEET FOR ACCESSIBLE QUANTITIES AND N/A

(1) ACCESSIBLE UNITS REQUIRED AND (2) ADOPTIVE UNITS AND UNIT TYPE SUBTOTALS	QUANTITY
1 BEDROOM TOTAL INCLUDES 1AC AND 1AV UNIT	20
2 BEDROOM TOTAL INCLUDES 1AC AND 1AV UNIT	16
3 BEDROOM TOTAL INCLUDES 1AC AND 1AV UNIT	28
TOTAL UNIT COUNT	62

COMMON AREA AMENITIES:

REFER TO PROJECT INFORMATION SHEET FOR ROOM TYPES AND MINIMUM NSF REQUIREMENTS

AMENITY BUILDING	QUANTITY	BUILDING GSF
COMMUNITY ROOM AND LEASING	1	1,465 SF
MULTI-FUNCTION LEARNING CENTER	1	2,244 SF
MAINTENANCE SHED	1	390 SF
800 PAULSON COVERED POND AREA	1	524 SF

LEGEND:



CASITAS LOS EBANOS

02/25/25



FEASIBILITY STUDY
FOR
CASITAS LOS EBANOS, CDCB DEVELOPMENT

PREPARED FOR:

CDCB, NON-PROFIT COMMUNITY HOUSING DEVELOPMENT ORGANIZATION
901 E. LEVEE ST.
BROWNSVILLE, TEXAS, 78520

PREPARED BY:



TBPE Firm No.: 312

1075 PAREDES LINE ROAD
SUITE B
BROWNSVILLE, TEXAS 78521
PHONE (956) 303-7100

Project # 60800.001



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1.0 EXECUTIVE SUMMARY

This feasibility study addresses the requirements set forth by the Texas Department of Housing and Community Affairs, Housing Tax Credit Program 2025-2026 Qualified Allocation Plan, Section 11(a) for 10.98 acres out of Block 18, KT & I CO, City of Kingsville, Kleberg County.

All persons who have a property interest in this report hereby acknowledge that the department may publish the full report on the Departments' website, release the report in response to a request of public information and make other use of the report authorized by law.

The CDCB is proposing to develop a privately owned multi-family residential community (±62 units) with common areas and amenity centers described as the Casitas Los Ebanos. The property is located in the city limits of Kingsville, Texas adjacent to TxDOT's Business 77 (27°29'52.1"N 97°51'42.2"W). At the time of this study, the proposed development will only encompass 6.47 acres out of the 10.98 acre tract, with the remainder left unused for future development.

The findings on this feasibility report are based on review of local and state governing ordinances and coordination with these entities and provided utility maps. Based on this information, it was determined that the site has nearby access to water, sanitary sewer and dry utility services located along Business 77. A preliminary utility layout plan is being provided in the report, but further communication with City Engineering will be needed. Final construction plans will be required to be submitted to the City of Kingsville's Engineering department for approval of building permit. Furthermore, TxDOT permit applications will be needed to permit construction work within TxDOT's Right-of-Way (ROW). This includes utility permits for all utility tie-ins and driveway permits for one development entrance as the subdivision's ingress/egress points along a TxDOT road. The proposed development will be required to detain all increased drainage runoff on site and release at existing conditions.

2.0 EXISTING SITE CONDITIONS

The subject tract is located southeast of TxDOT's Business 77 (27°29'52.1"N 97°51'42.2"W) in the City of Kingsville, Texas. The legal description of the property is KT & I CO, Block 18, Lot PT 9. The site is currently undeveloped and bounded by other undeveloped tracts. However, the surrounding area is residential developments to the north and northwest, multi-family to the south and a shopping center to the east. Business 77 is a rural road section with two lanes and roadside ditches on both sides. There is a 12" water main along Business 77. The closest sanitary sewer system is to the west of the site at the intersection of Business 77 and Otis St.

There appear to be no electrical power lines adjacent to the property. The nearest visible overhead power source is to the west along Business 77 at the intersection of La Palmas Dr. serving an existing subdivision.

3.0 SURVEY AND/OR PROPERTY INFORMATION

Being 10.98 acres, more or less, out of lot nine (9), block eighteen (18), kt & I, an addition to the town of Kingsville, Kleberg County, Texas. (See Appendix E for Kleberg County Appraisal District information). A boundary survey has not been completed at the time of this study.

4.0 ENVIRONMENTAL SITE ASSESSMENT

A Phase I Environmental Site Assessment was conducted by Terracon Consultants, Inc. No significant findings were noted as part of the assessment. (See Appendix F)

5.0 STORM WATER MANAGEMENT

The City of Kingsville's detention requirements, as per the City of Kingsville's Code of Ordinances, Section 15-3-101 (G), are to detain run off generated from developed improvements on-site for a 25-year frequency storm event and released into the receiving system at the pre-development rate for a 10-year frequency storm event. For a full breakdown of City of Kingsville Code of Ordinances pertaining to storm water management visit the following hyperlink:

https://library.municode.com/tx/kingsville/codes/code_of_ordinances?nodeId=PT2COOR_CHX_VLAUS_ART3SU_DR

Therefore, any additional drainage generated by the subject site's development will be required to be detained on site and released at existing conditional flow rates towards an existing storm sewer system. Since Business 77 only consists of roadside ditches, after discussions with the City Engineer, it was determined that the best viable option would be to tie to the existing storm sewer system along Brahma Blvd. to the east. This can be done by utilizing an existing easement that runs from Brahma Blvd. to the east property line of the site, just north of the South Gate Shopping Center. Based on a provided site layout, a preliminary storm sewer system on site was laid out as shown on Appendix C-1 and C-2, with a series of detention areas. As shown, majority of the site's drainage from the detention ponds will be conveyed to the east and tie to an existing 48" reinforced concrete pipe along Brahma Blvd. A small portion of the site on the north will outfall towards the roadside ditch along Business 77. TxDOT Utility permits will be required for this work.

6.0 FLOODPLAIN INFORMATION

The site was found to be in Zone "X" (unshaded), "areas determined to be outside of 0.2% annual chance flood plain", according to FEMA Flood Insurance Rate Map Number 48273C0115E with an effective date of March 17, 2014. (See Appendix A for a copy of the National Flood Hazard Layer FIRMette relevant to the subject property)

7.0 TOPOGRAPHIC REVIEW

Analysis of the topographical data obtained from the United States Geological Survey (USGS) 3D Elevation Program, demonstrates that the subject site is generally flat with elevations ranging from approximately 58 to 61 feet. Appendix B provides a visual representation of the site conditions. It is essential to note that the 3D elevation data utilized for this analysis is derived from LIDAR technology in the form of a Digital Elevation Model (DEM), ensuring a high level of accuracy and precision in capturing the terrain's elevation variations.

8.0 SITE INGRESS/EGRESS REQUIREMENTS

The site is subject to ingress/egress requirements set forth by the City of Kingsville Code of Ordinances. Business 77 is State Loop 428, and it is subject to Chapter IX, Appendix. – Regulations for access driveways to State Highways. A TxDOT driveway permit application is required for the tie in of a driveway onto Business 77. All TxDOT requirements for driveway construction along TxDOT ROW can be found on TxDOT's Access Management Manual (<http://onlinemanuals.txdot.gov/TxDOTOnlineManuals/txdotmanuals/acm/acm.pdf>).

The relevant section of the Code of Ordinances can be found in the following hyperlink:

https://library.municode.com/tx/kingsville/codes/code_of_ordinances?nodeId=PT2COOR_CHIX_GERE_APPENDIXREACDRSTHI_S1GE

9.0 OFFSITE REQUIREMENTS AND COSTS

Off-site costs related to the development of the subject tract that can be accounted for at the time of writing this report are the tie in of the on-site storm sewer to an existing storm sewer on S. Brahma Blvd and the tie in of the on-site sanitary sewer to an existing sanitary sewer main near the intersection of Otis St. and Business 77. The extension of the electrical distribution system along Business 77 from the nearest system at the intersection of Las Palmas Drive will also be required. An engineer's opinion of off-site costs can be seen on Appendix D-2. The cost of the electrical extension was not included in this breakdown. Further discussions with AEP will be needed to determine responsibility of extension costs.

10.0 ONSITE REQUIREMENTS AND COSTS

On-site costs related to the development of the subject tract that can be accounted for at the time of writing this report are the water distribution system, sanitary sewer system, storm sewer system, road improvements with sidewalk, striping and signage, street lighting and electrical system. Earthwork is also being considered for the excavation of detention/swale ponds and mass grading of the site. Based on preliminary site plans provided by the owner and utility information provided by the City of Kingsville, the engineer's opinion of on-site probable construction costs can be seen on D-1.

11.0 WATER/SANITARY SEWER SERVICE SUMMARY

According to utility maps provided by the City of Kingsville Utilities Department, there is an existing 12" PVC water distribution line along Business 77. Given that the on-site water main will also serve as fire protection, an 8" distribution system is sufficient to serve this development. However, a 15' utility easement will need to be dedicated to the City of Kingsville for the proposed 8" water line with fire hydrants.

As per the same document, there is a 24-inch sanitary sewer main with appropriate depth (\pm 17') that runs south about 800 feet west of the subject property, near the intersection of Otis St. and Business 77. A minimal 8" gravity sanitary sewer line is deemed sufficient to serve this development.

12.0 ELECTRICITY, TELEPHONE, CABLE TV AND GAS

American Electric Power (AEP) is the provider of electricity in the area of interest. However, the nearest distribution system is approximately 500 feet at the intersection of Las Palmas Drive and Business 77. This system will need to be extended to the property site, therefore, additional discussions with AEP will be required to determine appropriate design and cost. Telephone service in the area is provided by AT&T. Cable TV in the area is provided by New Wave. Gas services throughout the City of Kingsville is provided by CenterPoint Energy. As per City of Kingsville's Code of Ordinances Chapter XV – Land Usage, Article 3 Section 15-3-3, the city of Kingsville may require the installation and dedication of gas distribution mains within the subdivision. Relevant sections of the City's Code of Ordinances can be found in the following hyperlink:

https://library.municode.com/tx/kingsville/codes/code_of_ordinances?nodeId=PT2COOR_CHX_VLAUS_ART3SU_GEPR_S15-3-3GAUT

13.0 ZONING/LAND DEVELOPMENT ORDINANCE SUMMARY

As per the City of Kingsville's 2024 Land Use Zoning Map the subject tract is located within the City of Kingsville city limits. The property is zoned as R1 – Single Family District 1. The property must be re-zoned from an R1 to R3 – Multi-Family District 3 by following the City of Kingsville's re-zoning process since the intent of this development is to be a single lot with duplexes.

14.0 BUILDING CODE/ORDINANCES/DESIGN REQUIREMENTS

The City of Kingsville Planning and Development Services Department will review and provide permits for any construction on site. The city requires compliance with the 2024 International Codes and the 2023 National Electrical Code. A full list of building ordinances and design requirements can be found in the following hyperlink:

https://library.municode.com/tx/kingsville/codes/code_of_ordinances?nodeId=PT2COOR_CHX_VLAUS_ART1BURE

15.0 IMPACT OR DEVELOPMENT FEE SUMMARY

At the time of writing this report, the anticipated development fees would be the following: water tapping fees, water meter fees, sanitary sewer tapping fees, fire department review fees, engineering review fees, platting fees, and permit application fees. These fees are determined at the time of plan submission.

16.0 BUILDING PERMIT FEE SUMMARY

The city of Kingsville's Code of Ordinances Chapter XV, Article 1 Section 15-1-6 – Schedule of Permit fees denotes all applicable permitting fees. The city will review and determine the final fees at the time of plan submission. Relevant city ordinances can be found here:

https://library.municode.com/tx/kingsville/codes/code_of_ordinances?nodeId=PT2COOR_CHX_VLAUS_ART1BURE_BUCO_S15-1-6SCPEFE

17.0 SITE PLAN OBSERVATIONS, RECOMMENDATIONS, DESIGN

A preliminary site plan with utilities can be seen in Exhibits C-1 and C-2. The preliminary utility locations are based on a site plan provided by the owner and utility information/maps provided by the City of Kingsville. The preliminary storm sewer layout is based on discussions with the City Engineer and the assumption that the existing easement leading to Brahma Blvd. can be

utilized without conflicts with other utilities. It is recommended that discussions with both TxDOT and the City of Kingsville continue to take place.

18.0 SITE DEVELOPMENT, PLATTING AND PERMITTING PROCESS TIMING

At the time of writing this report, the intent of the owner is to not subdivide the subject property since the use of a single lot is all that is needed. The owner's intent is to develop this single lot into two-family rental units comprised of modular homes, with site amenities and green areas. Based on preliminary discussions with the city's planning department, it is preferred that this lot be platted; however, any easements required may be allowed by metes and bounds. Should the owner decide to plat this property, the platting process shall follow the City of Kingsville's platting procedures found in Article 3 of the city's ordinance. It is anticipated that this process shall take 6 months for preliminary approvals.

19.0 BUILDING PERMIT PROCESS AND TIMING

Final design plans can be submitted to City Engineering which will review and provide comments once the plat is approved. Should the Owner forego the platting process, then final plans can be submitted for review right away. Once city engineering approves the construction plans, a construction permit can be requested. The whole process is estimated to take between 3 and 5 months. TxDOT permits will be required for site ingress/egress and utility installation along TxDOT's ROW. It is estimated that Ingress/egress TxDOT permit application process may take 4-6 weeks and TxDOT's Utility permit application process may take 3-5 months.

20.0 ENTITLEMENT

The property is currently owned by Perez Ramon P. and is under the taxing jurisdiction of the, Kleberg County, City of Kingsville, Kingsville I.S.D., and Texas Water Authority.

21.0 PROPERTY TAX IDENTIFICATION INFORMATION AND MILLAGE RATE

The Account Number (GEOGRAPHIC ID) for this tract is 29-0001-8102-00-192 and the appraisal district property ID number is 17868. The combined tax rate for this property location is \$ 3.018 per \$100.00 in assessed value (See Appendix E for Kleberg County Appraisal District information).

22.0 OTHER CONSIDERATIONS OR ISSUES RELEVANT TO SIDE DEVELOPMENT.

None at the time of writing this report.

National Flood Hazard Layer FIRMette

97°52'1"W 27°30'8"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, AG9
- With BFE or Depth Zone AE, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes, Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- NO SCREEN
- Area of Minimal Flood Hazard Zone X
- Effective LOMRS
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

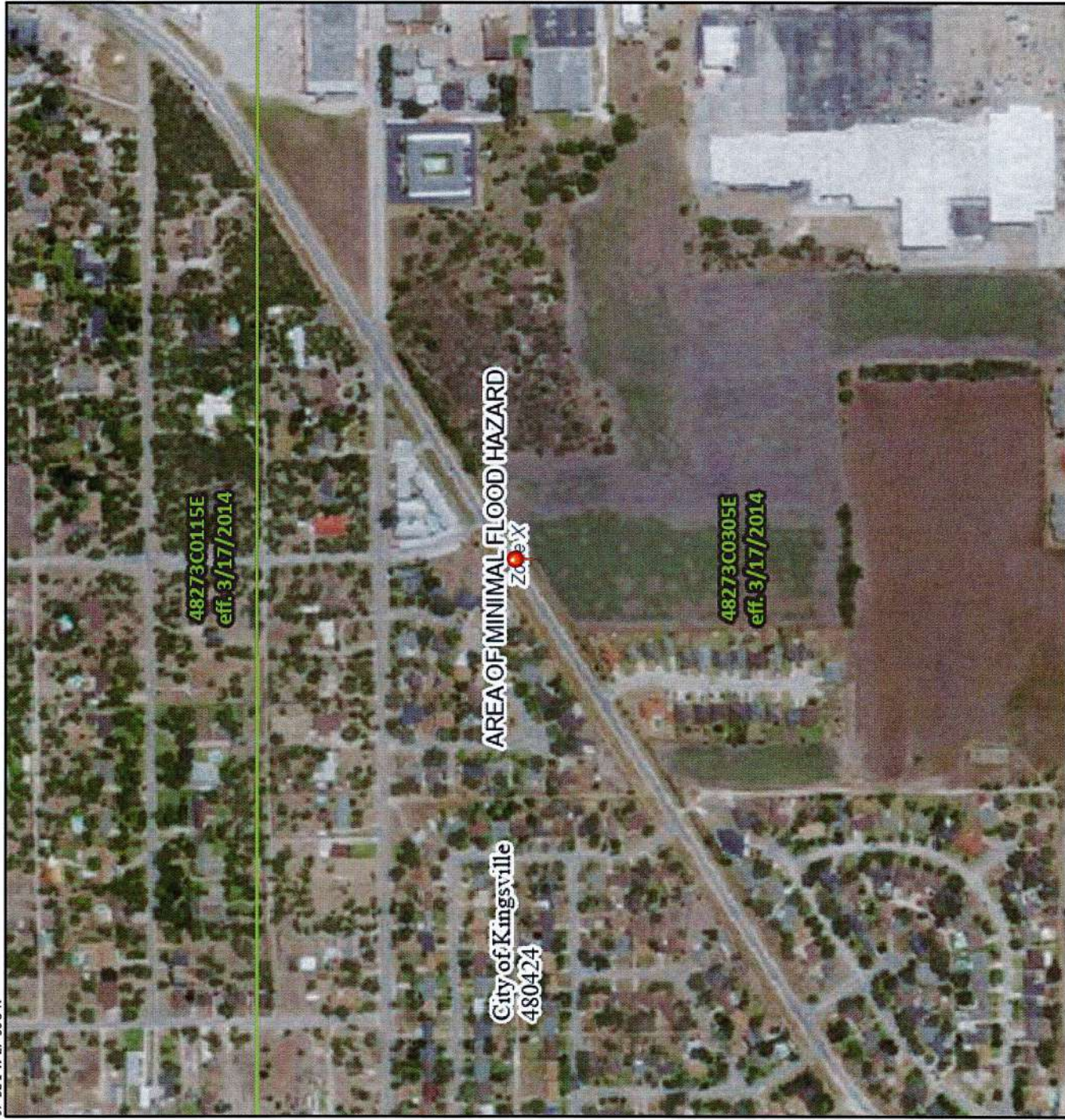
- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/19/2025 at 10:37 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



97°51'23"W 27°29'36"N

1:6,000

Feet

2,000

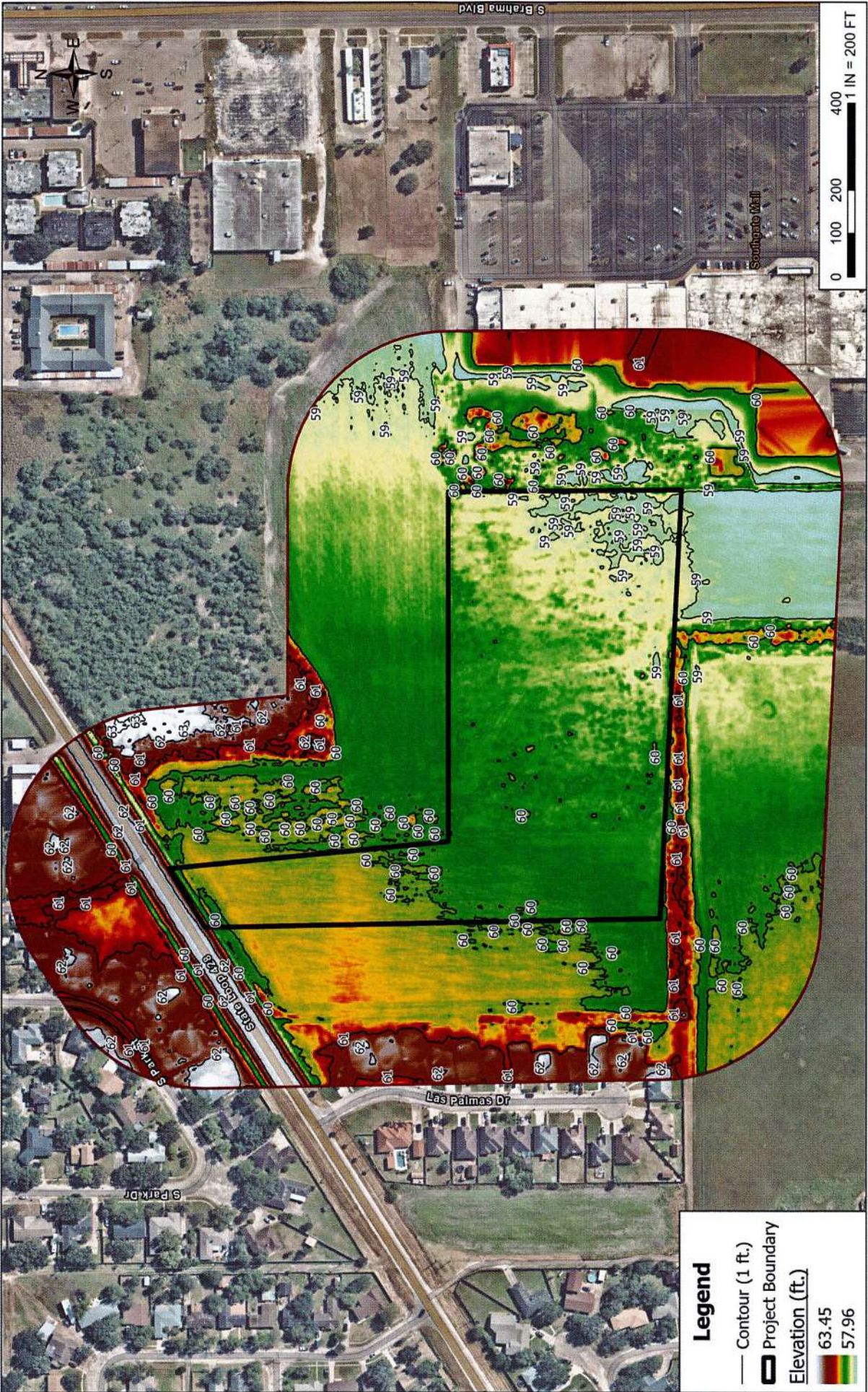
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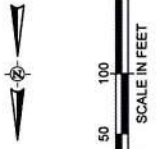
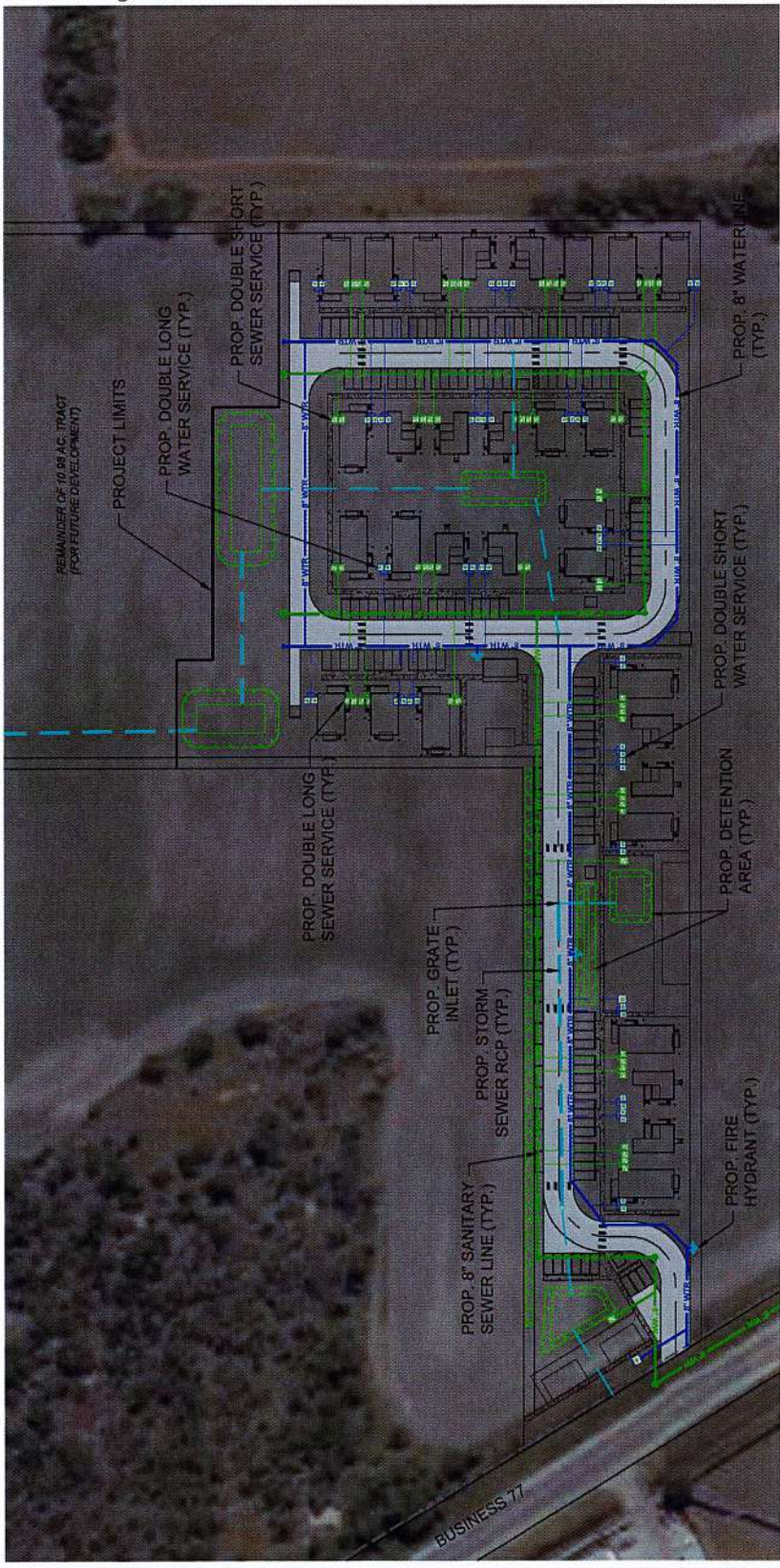
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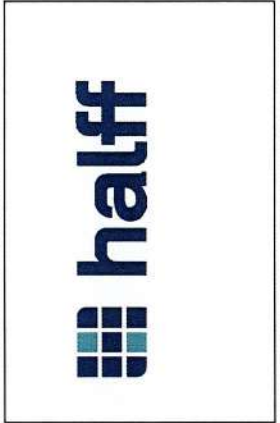
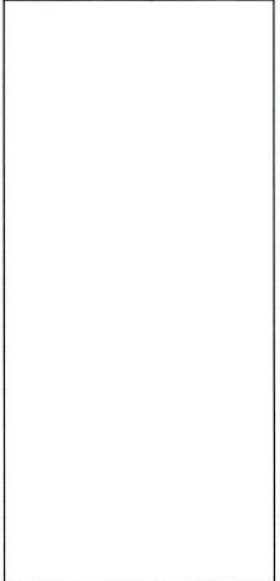
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Basemap Imagery Source: USGS National Map 2023



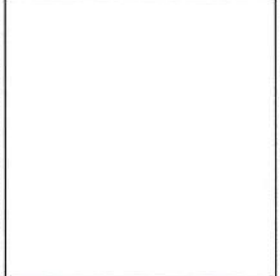


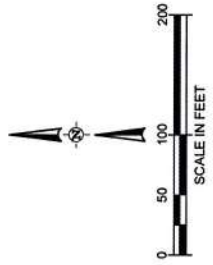
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ISSUED:	2/25/2025
DRAWN BY:	EJ/AEN
CHECKED BY:	NL
SCALE:	1" = 100'
SHEET TITLE PRELIMINARY ONSITE IMPROVEMENTS	
PAGE NUMBER	OF



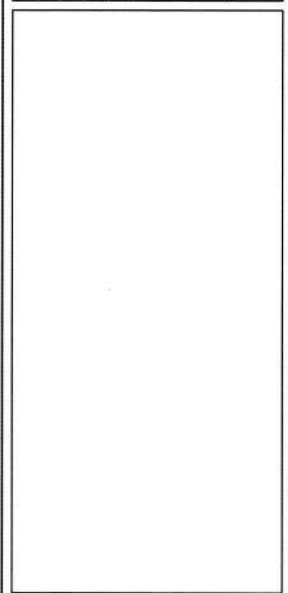
PRELIMINARY
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NADIA LOPEZ, PE
 NAME PE LICENSE NO. 111983
 DATE 2/25/2025
 TBPLES FIRM NO. F-312 TEXAS
 FIRM/BUSINESS NO. STATE



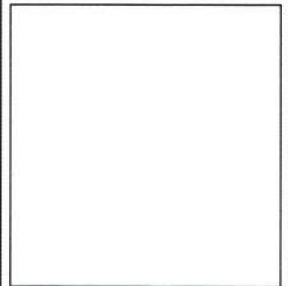


PROJECT NO.:	60900.001
ISSUED:	2/25/2025
DRAWN BY:	EJ/AEN
CHECKED BY:	NL
SCALE:	1" = 100'
SHEET TITLE PRELIMINARY OFFSITE IMPROVEMENTS	
PAGE NUMBER	OF



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NADIA LOPEZ, PE
 NAME: _____ PE LICENSE NO.: 111883
 DATE: 2/25/2025
 TBPLS FIRM NO. F-312 TEXAS
 FIRM/BUSINESS NO. _____ STATE



Site Work Cost Breakdown

This form must be submitted with the Development Cost Schedule as justification of Site Work costs.

Column A: The Site Work activity reflected here must match the Site Work activity reflected in the Development Cost Schedule.

Columns B and C: In determining actual construction cost, two different methods may be used:

The construction costs may be broken into labor (Column B) and materials (Column C) for the activity; OR

The use of unit price (Column B) and the number of units (Column C) data for the activity.

Column D: To arrive at total construction costs in Column D:

If based on labor and materials, add Column B and Column C together to arrive at total construction costs.

If based on unit price measures, Column B is multiplied by Column C to arrive at total construction costs.

Column E: Any proposed activity involving the acquisition of real property, easements, rights-of-way, etc., must have the projected costs of this acquisition for the activity.

Column F: Engineering/architectural costs must be broken out by the Site Work activity.

Column G: Figures for Column G, Total Activity Cost, are obtained by adding together Columns D, E, and F to get the total costs.

****This form must be completed by a Third-Party engineer licensed to practice in the State of Texas. His or her signature and registration seal must be on the form.****

For Site Work costs that exceed \$20,000 per Unit and are included in Eligible Basis, a CPA letter allocating which portions of those site costs should be included in Eligible Basis and which ones may be ineligible must be submitted behind this tab.

A.	B.	C.	D.	E.	F.	G.
Activity	Labor or Unit Price	Materials or # of Units	Total Construction Costs	Acquisition Costs	Engineering / Architectural Costs	Total Activity Costs
Paving	\$ 625,000.00	1 \$	625,000.00			\$ 625,000
Sidewalks	\$ 78,600.00	1 \$	78,600.00			\$ 78,600
Street Signage and Striping	\$ 14,810.00	1 \$	14,810.00			\$ 14,810
Construction Erosion Control	\$ 37,500.00	1 \$	37,500.00			\$ 37,500
On-Site Sanitary Sewer Services	\$ 476,885.00	1 \$	476,885.00			\$ 476,885
On-Site Water Services	\$ 289,610.00	1 \$	289,610.00			\$ 289,610
On-Site Storm Sewer	\$ 171,010.00	1 \$	171,010.00			\$ 171,010
Rough/Fine Grading	\$ 185,600.00	1 \$	185,600.00			\$ 185,600
Clearing and Grubbing	\$ 110,000.00	1 \$	110,000.00			\$ 110,000
Mailbox Clusters	\$ 28,000.00	1 \$	28,000.00			\$ 28,000
On-Site Street Illumination	\$ 126,000.00	1 \$	126,000.00			\$ 126,000
Total						2,143,015



Seal

Nadia Lopez, P.E.

Printed Name

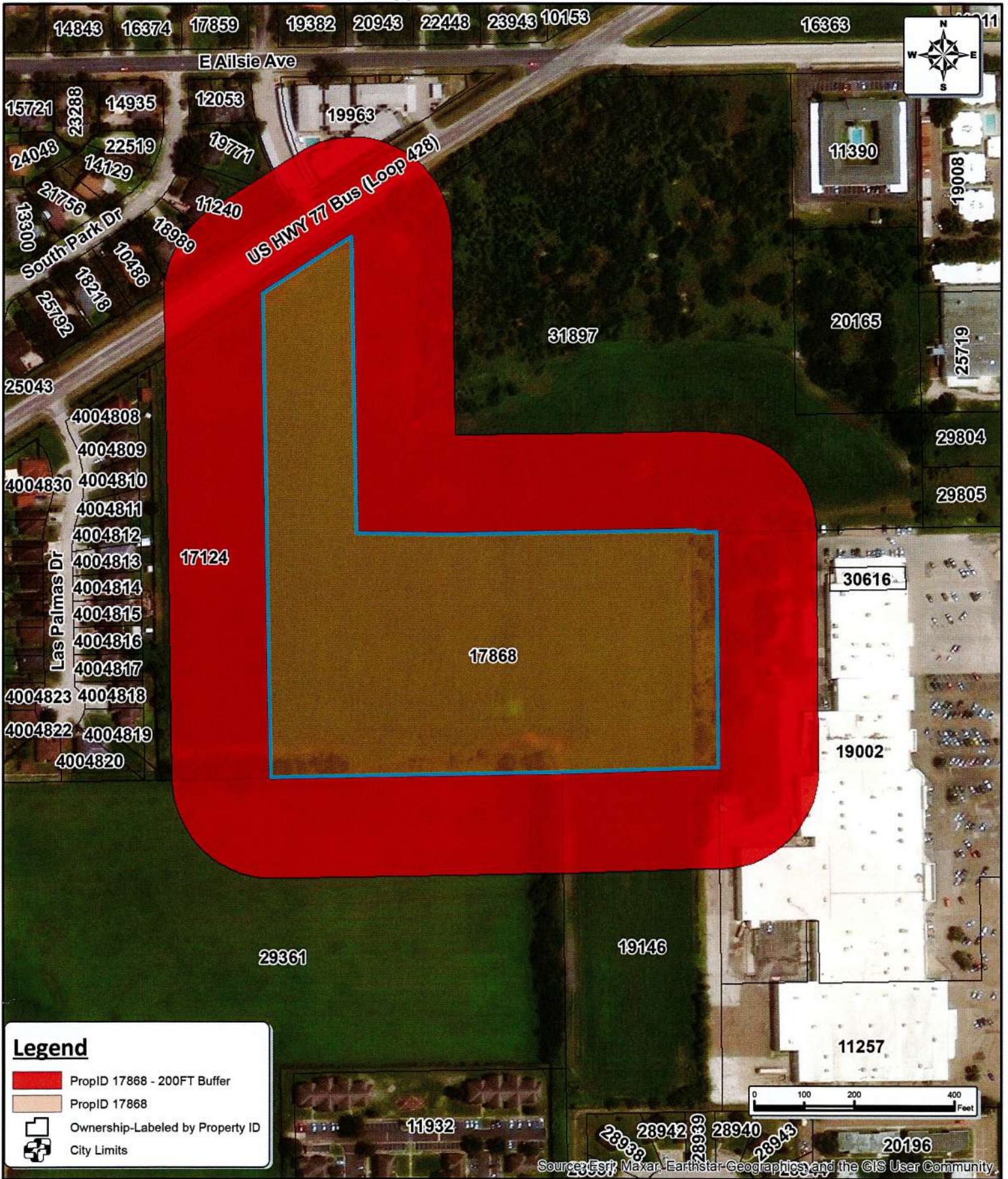
Nadia M. Lopez, P.E.
Signature of Registered Engineer

2/25/2025

Date

If a revised form is submitted, date of submission:

200-FT Buffer at Prop ID: 17868



Page: 1/1

Drawn By: R. PICK

Last Update: 2/25/2025

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.



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#18989

Reynaldo Moreno
ETUX Michelle
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#11240

Oscar Sandoval Jr
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#19771

AAK Kingsville LLC
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New Braunfels, TX 78130
#19963

Maria G Saenz
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Harlingen, TX 78550
#31897

Costal Bend Enterprises LLC
2209 S Brahma BLVD
Kingsville, TX, 78363
#30616

LFL Properties Kingsville LLC
ATTN: Eduardo Bertoli
142 Market Place BLVD BLDG E
Knoxville, TX 37922
#19002

COPY



Rigo Morales thinks about the next play from the sidelines of a Badger game this past fall. Morales has accepted the role of athletic coordinator and head football coach at Edinburg North. (Record file photo)

Morales leaving Badgers for Valley coaching job

By Ted Figueroa and JT Strasner

Rigo Morales, Bishop Badgers head football coach, is leaving the program for a school in the Valley.

Bishop Athletic Director Mike Davila confirmed Morales has accepted the athletic coordinator and head football coaching position at Edinburg North High School.

Davila said a final day at Bishop for Morales has yet to be determined, but perhaps would be the week of March 24.

"Coach Morales had a successful tenure at Bishop

CISD, making the playoffs every year and advancing to the Area round in 2022," Davila said. "Coach Morales changed the culture of Badger football and brought out the best in every student-athlete he came across."

During his tenure, Morales coached two athletes that are moving on to the next level to play football.

Brendon Ray signed with UT-Rio Grande Valley and Rylee Martinez is going to TAMUK.

"Bishop CISD wishes Coach Morales and his family the best in the future and we will miss him," Davila

said.

Morales is a Brownsville native and alum of James Pace High School, where he was a multi-sport standout in basketball, football and track. He is a former Brownsville Male Athlete of the Year award winner.

Morales went on to participate in football and track at TAMUK.

He has 17 years of coaching experience, and helped lead the Badgers to the Class 3A playoffs last season, as well as the Class 4A playoffs in 2023 and 2022.

Morales did not respond to a request for comments.

SGA competes at State



(Left photo) SGA's Sophia Valenzuela captured her second consecutive State Powerlifting individual championship during the Class 3A meet at Edinburg last week. She also broke her own previous squat lift State record from last year by lifting 520 pounds to set a new State record in her division.

(Bottom photo) SGA powerlifters Eden Cavazos took second place in her division and Anastasia Hinojosa had a fifth place finish at the Class 3A State Powerlifting Meet in Edinburg last week. (Contributed photos)



Day

CONTINUED FROM PAGE 1

transition to an interim chief. Maintaining the momentum we have built and ensuring our police department's continued effectiveness is of utmost importance to me, and I am confident that our team will continue to thrive now and into the future."

Day said the department has seen many accomplishments over the last five years.

"I am proud of the significant strides the Bishop Police Department has made in community policing, crime reduction, and innovative technology and training programs," he said.



The SGA Lions and Lady Lions tennis squads brought home a jubilee of medals following their performances at a tournament in Premont last week. (Contributed photo)

Lions tennis squads compete at Premont

By JT Strasner Editor

The SGA varsity and JV tennis teams traveled to Premont last week for the Premont invitational.

Individuals bringing home wins for the Lions are:

Nathan Flannery/Cambell Radford: (Varsity Mixed Doubles Champions)

Richard Huang: third place (Varsity Boys Singles)

Naughtalie Mireles: fourth

place (Varsity Girls Singles) Ethan Rosas/Brody Determan: fourth place (Varsity Boys Doubles)

Oscar Arias/Rolin Barrera: fifth place (Varsity Boys Doubles)

Reagan Rosas/Jenova Navanto: fourth place (Varsity Girls Doubles)

Aubrey Gonzalez/Delaine Garcia: fifth place (Varsity Girls Doubles)

Mia Carrales: (Runner up JV Girls Singles)

Olivia Salas: third place (JV Girls Singles)

Arianna Price: fourth place (JV Girls Singles)

Kevin Sanchez (JV Boys Singles Champions)

Zach Garza (Runner up JV Boys Singles)

Jaxon Brinkley/Evelyn Bieze (JV Mixed Doubles Champions)

Sheryl Yu/Gabriel Cardona (Runner up JV Mixed Doubles)

Tree planted for Smith

By Ted Figueroa Reporter

Several members of the community, along with politicians and the Keep Kingsville Beautiful group, gathered at the Weavers of Love Soup Kitchen last week to honor Sister Elizabeth Smith.

Keep Kingsville Beautiful and the city parks department planted a tree in her name and honor and Kleberg County Judge Rudy Madrid read a proclamation declaring March 16, as Sister Elizabeth Smith Day.

Smith, who turned 91 on March 16, has been an active supporter of citizens in the community for over 50 years. She has spent that time



Smith

forts.

"Sister Elizabeth is one of those very special individuals that don't come around but once in a lifetime. She has devoted her life to helping the sick, injured and underserved population. She leaves a trail-blaze of love, hope and inspiration everywhere she goes. The tree that was planted is a symbol of her spirit that will live on as a modern-day saint. God Bless Sister Elizabeth and everyone she touches," Madrid said.

The proclamation noted that Smith has helped provide other supportive services, such as exercise, clothing, craft days, vaccination clinics, health education and health screenings.

PUBLIC HEARING NOTICE

The Planning & Zoning Commission of the City of Kingsville will hold a Public Hearing Wednesday, April 2, 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:

Edna Ocegüera, Applicant, Ramon P Perez, Owner; requesting approval of Re-Zoning from R1 (Single Family) to R3 (Multi-Family) of K T & I CO, Block 18, Lot PT 9, PT 10, Acres 10.98, Kingsville, TX 78363 (Property ID 17868).

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, April 14, 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:

Edna Ocegüera, Applicant, Ramon P Perez, Owner; requesting approval of Re-Zoning from R1 (Single Family) to R3 (Multi-Family) of K T & I CO, Block 18, Lot PT 9, PT 10, Acres 10.98, Kingsville, TX 78363 (Property ID 17868).

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 City Secretary at (361) 595-8002.

HOF

CONTINUED FROM PAGE 1

His 1984 team played in the Aztec Bowl in Olympic Stadium in Mexico City.

As an offensive lineman, Adkins was voted the Most Valuable Offensive Player. Games that stick out to him are when the Texans traveled to Golden, Colorado, and defeated the Colorado School of Mines, and when Tarleton State beat Henderson State, Adkins was awarded the game ball for going against one of the best defensive ends in the country.

On May 3, 2025, Tarleton State will induct five new members into the Tarleton Athletics Hall of Fame: Texan Volleyball's Hailey Roberts, Texan Track and Field's Amy Mills (now Amy Mills-Villaseñor), Texan Men's Tennis'

Steve Maupin, Texan Women's Basketball's Kiara Wright (now Kiara Wright-Guy), and Adkins.

"I am thrilled to celebrate and honor the 2025 Tarleton Athletics Hall of Fame class on May 3, featuring five elite student-athletes from the 1980's to just this past decade, which proves how exclusive this club really is," Vice President and Director of Athletics Steve Uryasz said. "Tarleton State Athletics is thriving across the board, a testament to the foundation that these five individuals laid here in Stephenville. I am so excited for Hailey, Amy, Steve, Kiara and C.W., who will always hold the honor of being Hall of Famers."