

City of Kingsville, Texas

AGENDA CITY COMMISSION

MONDAY, APRIL 14, 2025

REGULAR MEETING

CITY HALL

HELEN KLEBERG GROVES COMMUNITY ROOM

400 WEST KING AVENUE

3:00 P.M.—Start Time-Executive Session Part of Meeting

5:00 P.M. – Start Time-Rest of Meeting

Live Videostream: <https://www.facebook.com/cityofkingsvilletx>

I. Preliminary Proceedings.


OPEN MEETING

INVOCATION / PLEDGE OF ALLEGIANCE – (Mayor Fugate)

MINUTES OF PREVIOUS MEETING(S)

Regular Meeting – March 24, 2025

APPROVED BY:


Charlie Sosa
Interim City Manager

1. Executive Session: Pursuant to Section 551.074, of the Texas Open Meetings Act, the City Commission shall convene in executive session to deliberate the employment and duties of the City Manager position. (Mayor Fugate).

II. Public Hearing - (Required by Law).¹

1. Public hearing on request for an alcohol variance for a Mixed Beverage (MB), Late Hours Certificate (LH) On Premise Bar for the establishment known as Buckets at 905 North 14th Street, Kingsville, Texas, 78363. (Director of Planning and Development Services).
2. Public hearing on request for an alcohol variance for a Wine and Malt Beverage Retailer's On-Premise Permit (BG) for the establishment known as Javelina Watering Hole Brewing Co. LLC at 211 East Caesar Ave., Suite C, Kingsville, Texas, 78363. (Director of Planning and Development Services).
3. Public hearing on request to rezone from R1 (Single Family) to R3 (Multi-Family) KT&I Co, Block 18, Lot Pt 9, Pt 10, acres 10.98, Kingsville, Texas 78363, (Property ID 17868). (Director of Planning and Development Services).

III. Reports from Commission & Staff.²

"At this time, the City Commission and Staff will report/update on all committee assignments which may include but is not limited to the following: Planning & Zoning Commission, Zoning Board of Adjustments, Historical Board, Housing Authority Board, Library Board, Health Board, Tourism, Chamber of Commerce, Coastal Bend Council of Governments, Conner Museum, Keep Kingsville Beautiful, and Texas Municipal League. Staff reports include the following: Building & Development, Code Enforcement, Proposed Development Report; Accounting & Finance – Financial Services - Information, Investment Report, Quarterly Budget Report, Monthly Financial Reports; Police & Fire

Department – Grant Update, Police & Fire Reports; Street Updates; Public Works-Building Maintenance, Construction Updates; Park Services - grant(s) update, miscellaneous park projects, Administration –Workshop Schedule, Interlocal Agreements, Public Information, Hotel Occupancy Report, Quiet Zone, Proclamations, Health Plan Update, Tax Increment Zone Presentation, Main Street Downtown, Chapter 59 project, Financial Advisor, Water And Wastewater Rate Study Presentation. No formal action can be taken on these items at this time.”

IV. Public Comment on Agenda Items.³

1. Comments on all agenda and non-agenda items.

V.

Consent Agenda

Notice to the Public

The following items are of a routine or administrative nature. The Commission has been furnished with background and support material on each item, and/or it has been discussed at a previous meeting. All items will be acted upon by one vote without being discussed separately unless requested by a Commission Member in which event the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon. The remaining items will be adopted by one vote.

CONSENT MOTIONS, RESOLUTIONS, ORDINANCES AND ORDINANCES FROM PREVIOUS MEETINGS:

(At this point the Commission will vote on all motions, resolutions, and ordinances not removed for individual consideration)

1. Motion to approve final passage of an ordinance amending the Fiscal Year 2024-2025 Budget to accept and expend funding from LEOSE for Police officer training. (Police Chief).
2. Motion to approve final passage of an ordinance vacating, abandoning, and closing the easternmost 40-foot-wide right-of-way on undeveloped S. 13th Street between Kenedy Avenue and the southmost edge of the alley nearest King Avenue in Fifth Addition, Block 4, while retaining a utility easement. (City Attorney).

REGULAR AGENDA

CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:

VI. Items for consideration by Commissioners.⁴

3. Consideration and approval of an Alcohol Variance for a Mixed Beverage (MB), Late Hours Certificate (LH) On Premise Bar for the establishment known as Buckets at 905 North 14th Street, Kingsville, Texas, 78363. (Director of Planning and Development Services).
4. Consideration and approval of an Alcohol Variance for a Wine and Malt Beverage Retailer's On-Premise Permit (BG) for the establishment known as Javelina Watering Hole Brewing Co. LLC at 211 East Caesar Ave., Suite C, Kingsville, TX 78363. (Director of Planning and Development Services).
5. Discuss and consider introduction of an ordinance amending the zoning ordinance by changing the zoning map in reference to KT&I Co, Block 18, Lot Pt 9, Pt 10, (10.98 acres) (Property ID #17868), Kingsville, Texas, from R1 (Single Family Residential District) to R3 (Multi-Family Residential District), (off Loop 428); amending the Comprehensive Plan to

account for any deviations from the existing Comprehensive Plan. (Director of Planning and Development Services).

6. Consideration and approval of awarding Bid #25-11 for GLO CDBG-MIT Contract No. 22-085-009-D237 Project 3: E. Caesar Ave. Storm Water Improvements, as per recommendation of consulting engineer. (from 18th St. to 240 ft. east of 24th St.). (City Engineer).

7. Consideration and approval of awarding Bid #25-12 for GLO CDBG-MIT Contract No. 22-085-009-D237 Project 5: E. Caesar Ave. Storm Water Improvements, as per recommendation of consulting engineer. (from E. Carlos Truan Blvd. to 18th St.). (City Engineer).

8. Consideration and approval of awarding Bid #25-13 for GLO CDBG-MIT Contract No. 22-085-009-D237 Project 10: N. Armstrong St. Storm Water Improvements, as per recommendation of consulting engineer. (from Corral Ave. to Santa Gertrudis Ave.) (City Engineer).

9. Consideration and approval of a resolution authorizing the Interim City Manager to execute a Construction Contract with Donald Hubert Construction Co. for Project 1: 14th St. Sanitary Sewer Improvements Project of the CDGB-MIT Program GLO State Contract number 22-082-016-D218. (Bid awarded 8/26/24) (City Engineer).

10. Consideration and approval of a resolution authorizing the Interim City Manager to execute Change Order No. 2 for the Construction Contract with R.S. Parker Construction, LLC for the GLO CDBG-MIT Contract 22-085-009-D237 Project 13: W. Johnston Ave. Storm Water Improvements Project. (City Engineer).

11. Consideration and approval of a resolution authorizing the Mayor to execute Change Order No. 2 for the Standard Form of Agreement between City and Contractor, Donald Hubert Construction Co., for City-Wide Misc. Concrete and Drainage Improvements-Phase 3. (City Engineer).

12. Consideration and approval of a resolution authorizing the City to submit an application to the FEMA Hazard Mitigation Grant Program, Hurricane Beryl Grant (DR-4798) requesting funding for a new generator at Fire Station #2 with an anticipated cash match; naming the Fire Chief as the grant administrator. (Fire Chief).

13. Consideration and approval of a resolution authorizing the City to submit an application to the FEMA Hazard Mitigation Grant Program, April 2024 Severe Storms Grant (DR-4781) requesting funding for a new generator at Fire Station #2 with an anticipated cash match; naming the Fire Chief as the grant administrator. (Fire Chief).

14. Discuss and consider introduction of an ordinance amending the City of Kingsville Code of Ordinances Chapter XI-Business Regulations, Article 2-Ambulance Service, Section 28-Ambulance Billing Rates for Services Provided by the City of Kingsville Ambulance Service, providing for revisions to rates. (Fire Chief).

15. Discuss and consider introduction of an ordinance amending the Fiscal Year 2024-2025 Budget to accept and expend grant funding from the Ed Rachal Foundation for salaries and park filed improvements. (authorizing resolution #2024-95 approved 11/25/24) (Parks Director).

16. Discuss and consider introduction of an ordinance amending the Fiscal Year 2024-2025 Budget to accept and expend grant funding from StoneGarden for Police overtime, portable radios, and vehicle maintenance. (authorizing resolution #2025-14 approved 1/27/25) (Police Chief).

17. Consideration and approval of reallocation of UF ARP Fund money from the water meter project to GF ARP Fund for the animal shelter project. (Purchasing Manager).

18. Discuss and consider introduction of an ordinance amending the Fiscal Year 2024-2025 Budget to reallocate Utility Funds ARP funding for the water meter project to General Fund ARP funding for the animal shelter project. (Purchasing Manager).

19. Consideration and approval of a resolution nominating certain person(s) as candidates(s) for election to the Board of Directors for the Kleberg County Appraisal District due to a vacancy. (City Attorney).

VII. Adjournment.

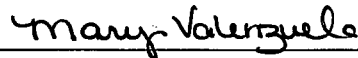
1. No person's comments shall exceed 5 minutes. Cannot be extended by Commission.
2. No person's comments shall exceed 5 minutes without permission of majority of Commission.
3. Comments are limited to 3 minutes per person. May be extended or permitted at other times in the meeting only with 5 affirmative Commission votes. The speaker must identify himself by name and address.
4. Items being considered by the Commission for action except citizen's comments to the Mayor and Commission, no comment at this point without 5 affirmative votes of the Commission.

NOTICE

This City of Kingsville and Commission Chambers are wheelchair accessible and accessible parking spaces are available. Requests for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's office at 361/595-8002 or FAX 361/595-8024 or E-Mail mvalenzuela@cityofkingsville.com for further information. Braille Is Not Available. The City Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Government Code, Section 551-071 (Consultation with Attorney), 551-072 (Deliberations about Real Property), 551-073 (Deliberations about Gifts and Donations), 551-074 (Personnel Matters), 551-076 (Deliberations about Security Devices), 551-086 (Certain Public Power Utilities: Competitive Matters), and 551-087 (Economic Development).

I, the undersigned authority do hereby certify that the Notice of Meeting was posted on the bulletin board at City Hall, City of Kingsville, 400 West King Avenue, Kingsville, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time:

April 10, 2025, at 11:30 A.M. and remained posted continuously for at least 72 hours proceeding the scheduled time of said meeting.



Mary Valenzuela, TRMC, City Secretary
City of Kingsville, Texas

This public notice was removed from the official posting board at the Kingsville City Hall on the following date and time: _____

By: _____
City Secretary's Office
City of Kingsville, Texas

MINUTES OF PREVIOUS MEETING(S)

MARCH 24, 2025

A REGULAR MEETING OF THE CITY OF KINGSVILLE CITY COMMISSION WAS HELD ON MONDAY, MARCH 24, 2025, IN THE HELEN KLEBERG GROVES COMMUNITY ROOM, 400 WEST KING AVENUE, KINGSVILLE, TEXAS AT 5:00 P.M.

CITY COMMISSION PRESENT:

Sam R. Fugate, Mayor
Edna Lopez, Commissioner
Norma N. Alvarez, Commissioner
Hector Hinojosa, Commissioner
Leo Alarcon, Commissioner

CITY STAFF PRESENT:

Charlie Sosa, Interim City Manager
Mary Valenzuela, City Secretary
Courtney Alvarez, City Attorney
Kyle Benson, IT Director
Derek Williams, Systems Administrator
Emilio Garcia, Health Director
Leticia Salinas, Accounting Manager
John Blair, Police Chief
Juan J. Adame, Fire Chief
Erik Spitzer, Director of Economic & Development Services
James Creek, Captain
Diana Gonzales, Human Resources Director
Kobby Agyekum, Senior Planner/HPO
Susan Ivy, Parks Director
Deborah Balli, Finance Director

I. Preliminary Proceedings.

OPEN MEETING

Mayor Fugate opened the meeting at 5:00 p.m. with all five commission members present.

INVOCATION / PLEDGE OF ALLEGIANCE – (Mayor Fugate)

The invocation was delivered by Ms. Courtney Alvarez, City Attorney, followed by the Pledge of Allegiance and the Texas Pledge.

MINUTES OF PREVIOUS MEETING(S)

Regular Meeting – January 27, 2025

Regular Meeting – March 10, 2025

Motion made by Commissioner Lopez to approve the minutes of January 27, 2025 and March 10, 2025 as presented, seconded by Commissioner Hinojosa. The motion was passed and approved by the following vote: Lopez, Alvarez, Hinojosa, Alarcon, Fugate voting “FOR”.

II. Public Hearing - (Required by Law).¹

1. None.

III. Reports from Commission & Staff.²

“At this time, the City Commission and Staff will report/update on all committee assignments which may include but is not limited to the following: Planning & Zoning Commission, Zoning Board of Adjustments, Historical Board, Housing Authority Board, Library Board, Health Board, Tourism, Chamber of Commerce, Coastal Bend Council of Governments, Conner Museum, Keep Kingsville Beautiful, and Texas Municipal

League. Staff reports include the following: Building & Development, Code Enforcement, Proposed Development Report; Accounting & Finance – Financial Services - Information, Investment Report, Quarterly Budget Report, Monthly Financial Reports; Police & Fire Department – Grant Update, Police & Fire Reports; Street Updates; Public Works-Building Maintenance, Construction Updates; Park Services - grant(s) update, miscellaneous park projects, Administration –Workshop Schedule, Interlocal Agreements, Public Information, Hotel Occupancy Report, Quiet Zone, Proclamations, Health Plan Update, Tax Increment Zone Presentation, Main Street Downtown, Chapter 59 project, Financial Advisor, Water And Wastewater Rate Study Presentation. No formal action can be taken on these items at this time.”

Mr. Charlie Sosa, Interim City Manager, gave a brief report on street projects. He further reported that the city’s trash off event has been scheduled for Saturday, April 12, 2025.

Ms. Courtney Alvarez, City Attorney, reported that the next city commission meeting is scheduled for April 14, 2025, with the deadline for staff to submit agenda items no later than April 3, 2025.

IV. Public Comment on Agenda Items.³

1. Comments on all agenda and non-agenda items.

No public comments were made.

V.

Consent Agenda

Notice to the Public

The following items are of a routine or administrative nature. The Commission has been furnished with background and support material on each item, and/or it has been discussed at a previous meeting. All items will be acted upon by one vote without being discussed separately unless requested by a Commission Member in which event the item or items will immediately be withdrawn for individual consideration in its normal sequence after the items not requiring separate discussion have been acted upon. The remaining items will be adopted by one vote.

CONSENT MOTIONS, RESOLUTIONS, ORDINANCES AND ORDINANCES FROM PREVIOUS MEETINGS:

(At this point the Commission will vote on all motions, resolutions, and ordinances not removed for individual consideration)

Motion made by Commissioner Alarcon to approve the consent agenda as presented, seconded by Commissioner Lopez. The motion was passed and approved by the following vote: Alvarez, Hinojosa, Alarcon, Lopez, Fugate voting “FOR”.

1. Motion to approve final passage of an ordinance amending the Fiscal Year 2024-2025 Budget to appropriate funding for emergency repairs to Water Wells #21 & #24. (Public Works Director).

2. Motion to approve final passage of an ordinance amending the Fiscal Year 2024-2025 Budget to reallocate GF ARP Funds from the demos allocation and left-over funds of the IT Firewalls Project to cover Golf Course water well pump purchase. (Parks Director).

3. Motion to approve a resolution authorizing the Mayor to execute the Permission and Indemnity Agreement with the King Ranch, Inc. for the 20th Annual Ride on the Wild Side Charity Bike Event. (City Attorney).

REGULAR AGENDA

CONSIDERATION OF MOTIONS, RESOLUTIONS, AND ORDINANCES:

VI. Items for consideration by Commissioners.⁴

4. Consideration and approval of a resolution naming the City Girls Youth Softball Field as the “David Chavez Field”. (Parks Director).

Mrs. Susan Ivy stated that this is a request to permanently name the Youth Girls Softball/Tee ball Green Field in memory of David Chavez. Mrs. Ivy further stated that Mr. Chavez served as an umpire for youth and adult baseball and softball games for 30 years. He worked for Kleberg County, City of Kingsville, Fastpitch American Softball Association, multiple generations of youth baseball and softball leagues, and an enormous amount of weekend tournament play. He rarely ever turned down a request to call a game. He has a great sense of humor and was a great umpire who served our community well for many years. Mr. Chavez's family has secured approximately 2,000 signatures, led by County Judge Rudy Madrid, in support of this action, giving a clear message of the love our community has for Mr. Chavez. Mrs. Ivy stated that as a long-time employee of the Parks System and a long-time friend of Umpire Chavez, she could not be prouder to recommend that the Girls Youth Tee Ball Field (Green Field) be named in memory of David Chavez and forever honor him for his service to our community.

At this time, Mayor Fugate read the resolution in its entirety.

Motion made by Commissioner Lopez to approve the resolution naming the City Girls Youth Softball Field as the “David Chavez Field”, seconded by Commissioner Alvarez. The motion was passed and approved by the following vote: Hinojosa, Alarcon, Lopez, Alvarez, Fugate voting “FOR”.

5. Consideration and approval of a resolution authorizing the City to submit an application to the GLO for CDBG-MIT funds under the Resilient Communities Program for a Comprehensive Master Plan with no anticipated cash match. (Director of Planning and Development Services).

Mr. Erik Spitzer, Director of Planning and Development Services, stated that the city has chosen Halff Associates, Inc. to produce a new comprehensive plan to replace the existing 2008 plan on file, which is out of date. A signed contract is required as part of the documentation Halff Associates, Inc. will use to apply for GLO grant to fund and produce a new comprehensive plan. Once a signed contract is submitted, Halff Associates, Inc. will apply for a \$300,000 GLO grant within the Resilient Communities Program. Mr. Spitzer stated that there is no financial impact and if a grant is not obtained by Halff Associates, Inc., the City of Kingsville will not owe any money for the initial grant application work performed. There is no city match required.

Motion made by Commissioner Lopez to approve the resolution authorizing the City to submit an application to the GLO for CDBG-MIT funds under the Resilient Communities Program for a Comprehensive Master Plan with no anticipated cash match, seconded by Commissioner Alarcon. The motion was passed and approved by the following vote: Alarcon, Lopez, Alvarez, Hinojosa, Fugate voting “FOR”.

6. Consideration and approval of a resolution authorizing the Interim City Manager to execute an Agreement for Professional Consulting Services on a Defined Scope of Services Basis with Halff Associates, Inc. (for the GLO's CDBG-MIT Fund under the Resilient Communities Program for a Comprehensive Master Plan). (Director of Planning and Development Services).

Mr. Spitzer stated that a comprehensive plan is a 20 to 30-year framework designed to help guide future developments and land use within a city. It is staff's recommendation to

approve the contract with Halff Associates, Inc., to obtain a grant and produce a new comprehensive plan as well as approve Halff Associates, Inc. is applying for the GLO grant on behalf of the City of Kingsville.

Motion made by Commissioner Alvarez to approve the resolution authorizing the Interim City Manager to execute an Agreement for Professional Consulting Services on a Defined Scope of Services Basis with Halff Associates, Inc. (for the GLO's CDBG-MIT Fund under the Resilient Communities Program for a Comprehensive Master Plan), seconded by Commissioner Lopez. The motion was passed and approved by the following vote: Lopez, Alvarez, Hinojosa, Alarcon, Fugate voting "FOR".

7. Consideration and approval of a resolution authorizing the Interim City Manager to execute a Training (Ride Along) Agreement between the City of Kingsville Fire Department and Del Mar College District for the Training of Emergency Medical Services Students. (Fire Chief).

Mr. Juan J. Adame, Fire Chief, stated that this is a request to enter into a Training (Ride Along) Agreement between Del Mar College and the City of Kingsville Fire Department for the purpose of allowing Emergency Medical Services Students to ride out with the Kingsville Fire Department personnel during their clinical ride-along. No financial impact. Del Mar College shall provide and maintain Student Blanket Liability Insurance with liability limits of \$1,000,000.00 per occurrence and \$3,000,000.00 in aggregate and will keep such coverage during the life of this agreement.

Commissioner Lopez asked if this was one student on the ride-along. Chief Adame responded yes.

Motion made by Commissioner Lopez to approve the resolution authorizing the Interim City Manager to execute a Training (Ride Along) Agreement between the City of Kingsville Fire Department and Del Mar College District for the Training of Emergency Medical Services Students, seconded by Commissioner Alvarez and Commissioner Alarcon. The motion was passed and approved by the following vote: Alvarez, Hinojosa, Alarcon, Lopez, Fugate voting "FOR".

8. Consideration and approval of a resolution authorizing the Interim City Manager to enter into a Business Associate Agreement and an Agreement for Specialized Professional Ambulance Billing Services between the City of Kingsville and Emergicon, LLC. (Fire Chief).

Mr. James Creek, Captain for the Kingsville Fire Department, stated that staff have spoken with three different billing agencies over the last year. He further stated that this is a request to establish an intergovernmental agreement with Emergicon Emergency Medical Billing for the purpose of managing the Fire Department's EMS billing operations. The financial impact of this agreement entails that the city will compensate Emergicon with a fee of nine percent (9%) of all revenues collected on their behalf. Additionally, any credit card payment processed by Emergicon will incur an extra charge of two percent (2%) unless this fee is offset by a convenience fee paid by the payer. This structure is designed to ensure that the client benefits from efficient revenue collection while covering the associated processing costs.

Commissioner Lopez asked if this is a new company that will be processing the billing for the department. Mr. Creek responded yes, as the current company processing billing has changed their policies, which do not meet the policies of the Fire Department.

Motion made by Commissioner Lopez to approve the resolution authorizing the Interim City Manager to enter into a Business Associate Agreement and an

Agreement for Specialized Professional Ambulance Billing Services between the City of Kingsville and Emergicon, LLC, seconded by Commissioner Hinojosa.

Mayor Fugate asked Ms. Alvarez if she had reviewed the agreement and was in agreement with it. Ms. Alvarez stated that there were some minor changes that needed to be made, to which the company agreed to the changes.

The motion was passed and approved by the following vote: Hinojosa, Alarcon, Lopez, Alvarez, Fugate voting "FOR".

9. Consideration and approval of accepting Law Enforcement Officer Standards and Education (LEOSE) Funds from the Texas Comptroller of Public Accounts for Police Department training. (Police Chief).

Mr. John Blair, Chief of Police, stated that this is a request for acceptance of funds from the Texas Comptroller of Public Accounts and a budget amendment to place the funds in Fund 009 for training. A direct deposit was made into the City of Kingsville account from the Law Enforcement Officer Standards and Education account. These payments are necessary to ensure the continuing education of persons licensed under Chapter 1701, Occupations Code, or to provide necessary training, as determined by the agency head, to full-time, fully paid law enforcement support personnel in our agency. A total of \$8,395.42 was received for use for training of City of Kingsville Police personnel. It is staff's recommendation to approve the receipt and expenditures of these funds in the manner for which they were provided by the Texas Comptroller of Public Accounts.

Motion made by Commissioner Alarcon to approve the acceptance of Law Enforcement Officer Standards and Education (LEOSE) Funds from the Texas Comptroller of Public Accounts for Police Department training, seconded by Commissioner Lopez. The motion was passed and approved by the following vote: Alarcon, Lopez, Alvarez, Hinojosa, Fugate voting "FOR".

10. Consider introduction of an ordinance amending the Fiscal Year 2024-2025 Budget to accept and expend funding from LEOSE for Police officer training. (Police Chief).

Introduction item.

11. Consider introduction of an ordinance vacating, abandoning, and closing the easternmost 40-foot-wide right-of-way on undeveloped S. 13th Street between Kenedy Avenue and the southmost edge of the alley nearest King Avenue in Fifth Addition, Block 4, while retaining a utility easement. (City Attorney).

Ms. Alvarez stated that the city adopted a Parks Master Plan in 2017 that identified Kenedy Park as a location no longer needed as a park given the proximity of other neighborhood parks. The city went through the process of decommissioning the park, which included getting voter approval in May 2019. The City Commission authorized the real property of Kenedy Park to be placed for sale on July 26, 2021. On June 10, 2024, the City Commission approved staff to move forward with the sale of Kenedy Park as an offer had been received and accepted. The prospective buyer requested a 210-day feasibility period. Since then, the prospective buyer has advised they could not locate any documents at the Kleberg County Courthouse reflecting the abandonment of the 40-foot undeveloped road right-of-way, even though the Appraisal District included that land within its legal description of Kenedy Park. To clean up the title to this portion of the park land, it is recommended that this ordinance be approved before completing the sale of Kenedy Park.

Mayor Fugate asked if this could close the alley. Ms. Alvarez responded no.

Mr. Sosa commented that the first proposed buyer wanted to close the alley, but this is a different buyer.

Introduction time.

12. Consideration and approval of a resolution authorizing staff to accept bid for sale of the City's real property known as Kenedy Park located off 14th Street and East Kenedy Street (5th Addition, Block 4, Lots 17-32 & E 40' of abandoned S. 13th St.) in Kingsville, Texas. (update from June 10, 2024, to authorize the Interim City Manager to sign). (Purchasing Manager).

Ms. Alvarez stated that this resolution approves the Interim City Manager to execute real estate sale documents for Kenedy Park.

Motion made by Commissioner Lopez to approve the resolution authorizing staff to accept bid for sale of the City's real property known as Kenedy Park located off 14th Street and East Kenedy Street (5th Addition, Block 4, Lots 17-32 & E 40' of abandoned S. 13th St.) in Kingsville, Texas. (update from June 10, 2024, to authorize the Interim City Manager to sign), seconded by Commissioner Alarcon. The motion was passed and approved by the following vote: Lopez, Alvarez, Hinojosa, Alarcon, Fugate voting "FOR".

VI. Adjournment.

There being no further business to come before the City Commission, the meeting was adjourned at 5:32 p.m.

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, TRMC, City Secretary

PUBLIC HEARING(S)

PUBLIC HEARING #1

Planning and Development Services
410 W King
Kingsville, TX 78363
PH: 361-595-8055



MEMO

Date: April 1st, 2025

To: Charlie Sosa (Interim City Manager)

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

Subject: **The City of Kingsville Planning and Development Services Department is seeking approval from the City Commissioners and Mayor to approve an alcohol variance for a Mixed Beverage (MB), Late Hours Certificate (LH) On Premise Bar for the establishment known as Buckets located at 905 N 14th Street, Kingsville, TX 78363**

Summary: On March 11th, 2025, Rueben Garza, applicant/owner, requested an alcohol variance for a Mixed Beverage (MB), Late Hours Certificate (LH) On Premise Bar for the establishment known as Buckets located at 905 N 14th Street, Kingsville, TX 78363.

Background: One church, "Jesus Christ is the Answer to the World" is located within 300' of this proposed establishment. 14 letters were sent out; Mrs. Regina Lee Perez of 1505 Lewis Street contacted the department by phone on March 28th, 2025 and expressed concerns with an establishment like this that historically had loud noise and music playing into the early hours of the morning, especially on weekends.

The department recommends approval.

Erik Spitzer
Director of Planning and Development Services



CITY OF
KINGSVILLE

MEMORANDUM

DATE

March 11, 2025

TO

Mary Valenzuela, City Secretary

FROM

Engineering Department

SUBJECT

Alcohol License for 905 N. 14th St, Buckets

Mrs. Valenzuela,

After performing the research and physical inspection you requested for the property at 905 N. 14th St, we have concluded that the property in question does fall within the 300 ft boundary of a Church; therefore, it will require a variance according to State codes and City Ordinance § 11-3-4, which was adopted on April 9, 2018.

Notices must be sent to the property owners within the 300 foot boundary and a public hearing and publication in the local newspaper is required.

Thank you,

Engineering Department

Attachment 1 shows the property and the relative location of the Church, Property ID 15708; suspected to be close to the property. JESUS CHRIST IS THE ANSWER TO THE WORLD is within the 300 foot boundary.

Attachment 1 also shows all properties within the 300 foot boundary in correlation with their Short ID provided by the Kleberg County Appraisal District.

COPY



**TEXAS ALCOHOLIC
BEVERAGE COMMISSION**
Texans Helping Businesses & Protecting Communities

received
3-11-2025

**Required
Certifications**

Join TABC in the fight against human trafficking

L-CERT (7/2022)

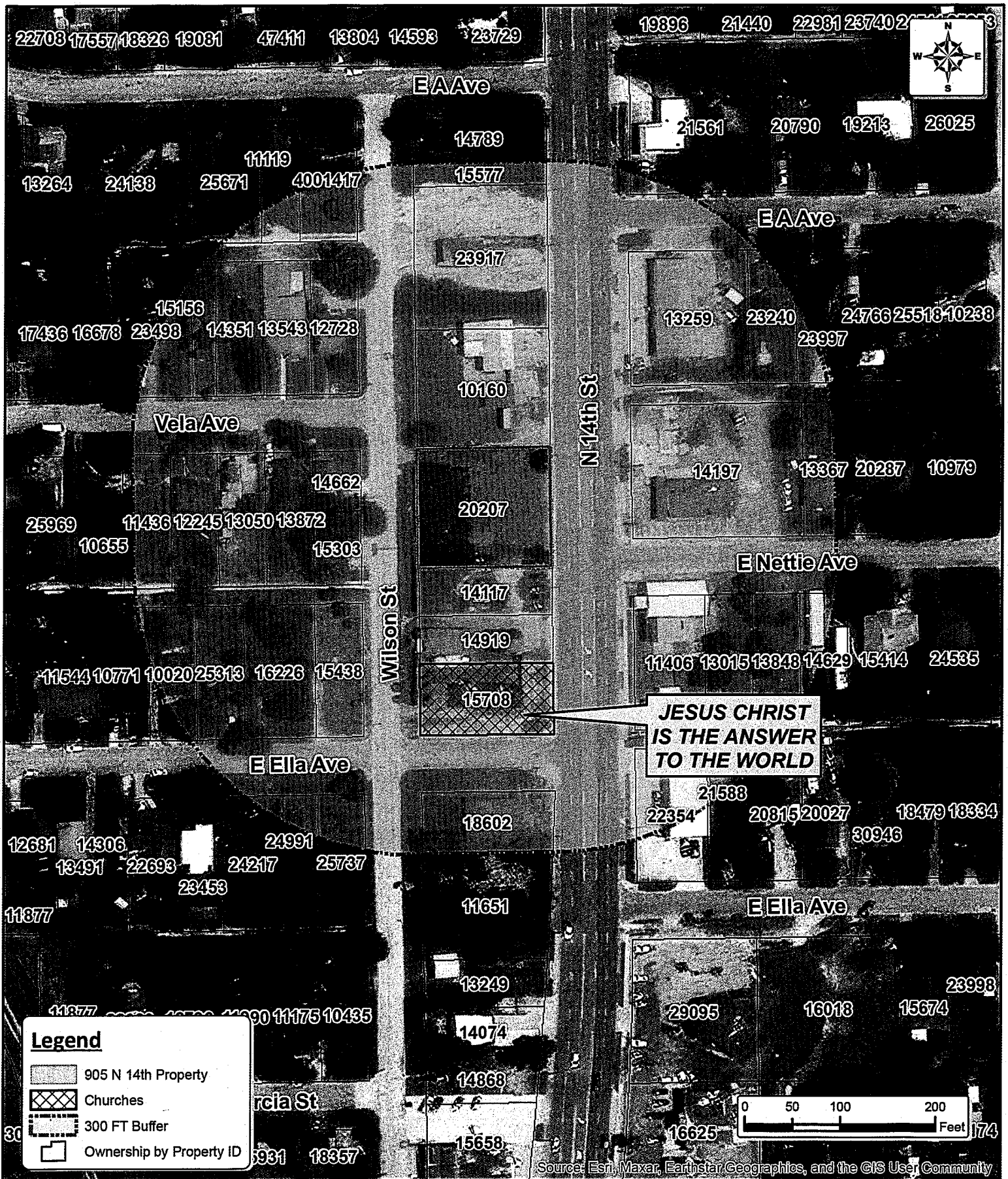
Submit this form to the proper officials to obtain certification for the type of license/permit for which you are applying as required by TX Alc. Bev. Code, Sections 11.37, 11.39, 11.46(b), 61.37, 61.38, 61.42 and Rule §33.13. This Required Certifications form must be submitted with your Initial Application form.

Contact your local TABC office for assistance.

LOCATION INFORMATION

1. Trade Name of Location (Name of restaurant, bar, store, etc.) 905 N 14th St. Buckets			
2. Owner of Business/Applicant (Name of Corporation, LLC, etc.) Ruben BARRA			
3. Type of Owner <input type="checkbox"/> Corporation <input type="checkbox"/> Limited Liability Company <input type="checkbox"/> Partnership <input type="checkbox"/> Limited Partnership <input type="checkbox"/> Limited Liability Partnership <input checked="" type="checkbox"/> Other: self			
4. Location Address 905 N 14th			
City Kingsville Tx		County Kleberg	State TX.
Zip Code 78343			
5. Mailing Address 905 N 14th			
City Kingsville Tx.		County Kleberg	State TX.
Zip Code 78363			
6. Business Telephone Number 361-228-8989		Alternate Telephone Number	E-mail Address
7. Application for: <input checked="" type="checkbox"/> Original <input type="checkbox"/> Reinstatement License/Permit Number <input type="checkbox"/> Reinstatement and Change of Trade Name License/Permit Number <input type="checkbox"/> Change of Location License/Permit Number <input type="checkbox"/> Change of Location and Trade Name License/Permit Number			
8A. Type of Off-Premise Retailer License/Permit: <input type="checkbox"/> BF Retail Dealer's Off-Premise License <input type="checkbox"/> E Local Cartage Permit <input type="checkbox"/> P Package Store Permit <input type="checkbox"/> BQ Wine and Malt Beverage Retail Dealer's Off-Premise Permit <input type="checkbox"/> ET Third-Party Local Cartage Permit <input type="checkbox"/> Q Wine Only Package Store <input type="checkbox"/> LP Local Distributor's Permit			
8B. Type of On-Premise Retailer License/Permit: <input type="checkbox"/> BE Retail Dealer's On-Premise License <input type="checkbox"/> E Local Cartage Permit <input checked="" type="checkbox"/> MB Mixed Beverage <input type="checkbox"/> BG Wine and Malt Beverage Retail Dealer's On-Premise Permit <input type="checkbox"/> FB Food and Beverage Certificate <input type="checkbox"/> WP Waterpark Permit <input type="checkbox"/> BP Brewpub License <input checked="" type="checkbox"/> LH Late Hours Certificate			
8C. Type of Wholesaler's, Distributor's, or Manufacturer's License/Permit: <input type="checkbox"/> BB General Distributor's License <input type="checkbox"/> D Distillers and Rectifiers Permit - allows on-premise consumption <input type="checkbox"/> S Nonresident Seller's Permit <input type="checkbox"/> BC Branch Distributor's License <input type="checkbox"/> DS Out-of-State Winery Direct Shipper's Permit <input type="checkbox"/> SD Brewer's Self-Distribution License <input type="checkbox"/> BN Nonresident Brewer's License <input type="checkbox"/> G Winery - allows on-premise consumption <input type="checkbox"/> W Wholesaler's Permit <input type="checkbox"/> BW Brewer's License <input type="checkbox"/> J Bonded Warehouse <input type="checkbox"/> X General Class B Wholesaler Permit <input type="checkbox"/> JD Bonded Warehouse (Dry Area)			
9. For On or Off-Premise Applicants, Indicate Primary Business Type at this Location <input checked="" type="checkbox"/> Bar <input type="checkbox"/> Grocery/Market <input type="checkbox"/> Package Store <input type="checkbox"/> Sexually Oriented <input type="checkbox"/> Civic Center <input type="checkbox"/> Hotel <input type="checkbox"/> Public Entertainment Fac. (PEF as defined in Sec. 108.73) <input type="checkbox"/> Sporting Arena <input type="checkbox"/> Convenience Store <input type="checkbox"/> Motel <input type="checkbox"/> Racetrack <input type="checkbox"/> Delivery Company <input type="checkbox"/> Movie Theater <input type="checkbox"/> Restaurant			

COPY





Save and Close



Print Receipt



Email Receipt



Void Receipt



Print Screen



Help

Receipt Number: R02210669

General

Transactions

Payments

Journal

Documents

Signature

Packet

Batch

B00026734 - 03/12/25

Operator

HS - HERLINDA SOLIS

Terminal

10 - HERLINDA SOLIS

Taken By

Herlinda Solis

Vendor

Amount Details

Total Applied

258.75

Total Tendered

258.75

Change

0.00

Profile Information

Performed By

Date Performed

Create

Herlinda Solis

3/12/2025 12:08 PM

Void

Burn

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Jose Victor Estrada
ETUX Linda Ann
1206 E Ave A
Kingsville, TX 78363
#25671

Dear Property Owner,

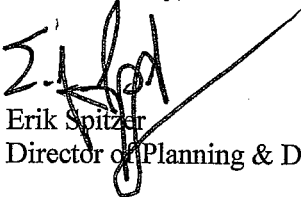
The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

Request for an alcohol variance for a Mixed Beverage (MB), Late Hours Certificate (LH) On Premise Bar for the establishment known Buckets at 905 North 14th Street, Kingsville TX, 78363.

Your property is located within 300 feet of this request. If you have any comments or questions in regard to this matter, please contact me at (361) 595-8055.

Thank you

Yours Sincerely,


Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Sonya Lisa Acuna
3238 Austin ST
Corpus Christi, TX 78404
#11119

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

Request for an alcohol variance for a Mixed Beverage (MB), Late Hours Certificate (LH) On Premise Bar for the establishment known Buckets at 905 North 14th Street, Kingsville TX, 78363.

Your property is located within 300 feet of this request. If you have any comments or questions in regard to this matter, please contact me at (361) 595-8055.

Thank you

Yours Sincerely,

Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Armando R Rios
ETUX Sandra Rios
902 Clarence Bohls LN
Pflugerville, TX 78660
#4001417

Dear Property Owner,

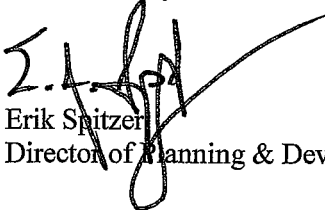
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Request for an alcohol variance for a Mixed Beverage (MB), Late Hours Certificate (LH) On Premise Bar for the establishment known Buckets at 905 North 14th Street, Kingsville TX, 78363.

Your property is located within 300 feet of this request. If you have any comments or questions in regard to this matter, please contact me at (361) 595-8055.

Thank you

Yours Sincerely,


Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Ramon Lerma
809 Roxella ST
Houston, TX 77076
#14789

Dear Property Owner,

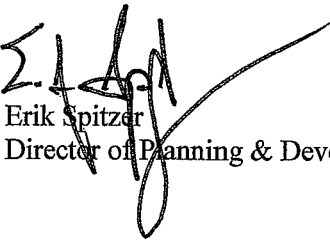
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Request for an alcohol variance for a Mixed Beverage (MB), Late Hours Certificate (LH) On Premise Bar for the establishment known Buckets at 905 North 14th Street, Kingsville TX, 78363.

Your property is located withing 300 feet of this request. If you have any comments or questions in regard to this matter, please contact me at (361) 595-8055.

Thank you

Yours Sincerely,



Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Eleazar Cantu
ETUX Norma Alicia
427 E D Ave
Kingsville, TX 78363
#15577

Dear Property Owner,

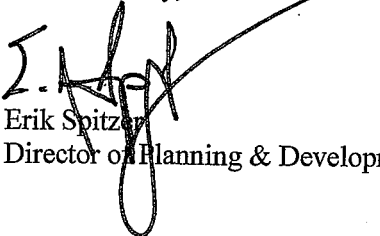
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Request for an alcohol variance for a Mixed Beverage (MB), Late Hours Certificate (LH) On Premise Bar for the establishment known Buckets at 905 North 14th Street, Kingsville TX, 78363.

Your property is located withing 300 feet of this request. If you have any comments or questions in regard to this matter, please contact me at (361) 595-8055.

Thank you

Yours Sincerely,


Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Delma Rios
329 W Richard Ave
Kingsville, TX 78363
#21561

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

Request for an alcohol variance for a Mixed Beverage (MB), Late Hours Certificate (LH) On Premise Bar for the establishment known Buckets at 905 North 14th Street, Kingsville TX, 78363.

Your property is located within 300 feet of this request. If you have any comments or questions in regard to this matter, please contact me at (361) 595-8055.

Thank you

Yours Sincerely,


Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Arnoldo Zapata Jr EST
& Steve Zapata (Co-Admin)
264 N CR 1041
Kingsville, TX 78363
#23997

Dear Property Owner,

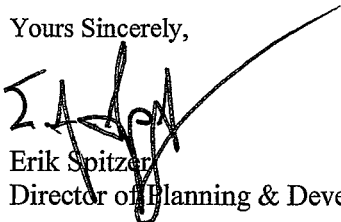
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Your property is located withing 300 feet of this request. If you have any comments or questions in regard to this matter, please contact me at (361) 595-8055.

Thank you

Yours Sincerely,



Erik Spitzer

Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Loretta Ann Zapata
1051 E Avenue A
Kingsville, TX 78363
#23240

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

Request for an alcohol variance for a Mixed Beverage (MB), Late Hours Certificate (LH) On Premise Bar for the establishment known Buckets at 905 North 14th Street, Kingsville TX, 78363.

Your property is located withing 300 feet of this request. If you have any comments or questions in regard to this matter, please contact me at (361) 595-8055.

Thank you

Yours Sincerely,

Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Carlos Ortiz
PO Box 294
Kingsville, TX 78364
#13259

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

Request for an alcohol variance for a Mixed Beverage (MB), Late Hours Certificate (LH) On Premise Bar for the establishment known Buckets at 905 North 14th Street, Kingsville TX, 78363.

Your property is located within 300 feet of this request. If you have any comments or questions in regard to this matter, please contact me at (361) 595-8055.

Thank you

Yours Sincerely,

Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Francisco & Silvia Garcia Living Trust
Francisco & Silvia (Co-Tr)
531 W Chapman Ave
Anaheim, CA 92802
#14197

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

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Your property is located withing 300 feet of this request. If you have any comments or questions in regard to this matter, please contact me at (361) 595-8055.

Thank you

Yours Sincerely,


Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Juanita M Bernal
PO Box 698
Kingsville, TX 78364
#13367

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

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Your property is located within 300 feet of this request. If you have any comments or questions in regard to this matter, please contact me at (361) 595-8055.

Thank you

Yours Sincerely,

Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Anita Sylvia Perez
ETAL
1019 E Nettie Ave
Kingsville, TX 78363
#11406

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

Request for an alcohol variance for a Mixed Beverage (MB), Late Hours Certificate (LH) On Premise Bar for the establishment known Buckets at 905 North 14th Street, Kingsville TX, 78363.

Your property is located withing 300 feet of this request. If you have any comments or questions in regard to this matter, please contact me at (361) 595-8055.

Thank you

Yours Sincerely,


Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Anita Sylvia Perez
ETAL
1019 E Nettie Ave
Kingsville, TX 78363
#13015

Dear Property Owner,

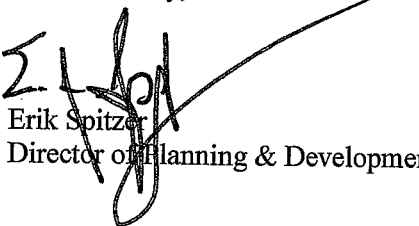
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Request for an alcohol variance for a Mixed Beverage (MB), Late Hours Certificate (LH) On Premise Bar for the establishment known Buckets at 905 North 14th Street, Kingsville TX, 78363.

Your property is located within 300 feet of this request. If you have any comments or questions in regard to this matter, please contact me at (361) 595-8055.

Thank you

Yours Sincerely,


Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Anita Sylvia Perez
ETAL
1019 E Nettie Ave
Kingsville, TX 78363
#13848

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

Request for an alcohol variance for a Mixed Beverage (MB), Late Hours Certificate (LH) On Premise Bar for the establishment known Buckets at 905 North 14th Street, Kingsville TX, 78363.

Your property is located withing 300 feet of this request. If you have any comments or questions in regard to this matter, please contact me at (361) 595-8055.

Thank you

Yours Sincerely,

Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Anita Sylvia Perez
ETAL
1019 E Nettie Ave
Kingsville, TX 78363
#14629

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

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Your property is located within 300 feet of this request. If you have any comments or questions in regard to this matter, please contact me at (361) 595-8055.

Thank you

Yours Sincerely,


Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Gilbert Espinoza
1012 E Ella Ave
Kingsville, TX 78363
#20815

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

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Your property is located within 300 feet of this request. If you have any comments or questions in regard to this matter, please contact me at (361) 595-8055.

Thank you

Yours Sincerely,


Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Maria Orta
1603 E Lott
Kingsville, TX 78363
#21588

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

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Your property is located within 300 feet of this request. If you have any comments or questions in regard to this matter, please contact me at (361) 595-8055.

Thank you

Yours Sincerely,


Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Rodolfo M Orta
ETUX Maria L
PO Box 297
Kingsville, TX 78364
#22354

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

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Your property is located withing 300 feet of this request. If you have any comments or questions in regard to this matter, please contact me at (361) 595-8055.

Thank you

Yours Sincerely,


Erik Spitzer
Director of Planning & Development Services

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Eliu Ricardo Cazares
1613 Del Rio BLVD
Eagle Pass, TX 78852
#18602

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

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Thank you

Yours Sincerely,



Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

SC Construction LLC
PO Box 197
La Blanca, TX 78558
#11651

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

Request for an alcohol variance for a Mixed Beverage (MB), Late Hours Certificate (LH) On Premise Bar for the establishment known Buckets at 905 North 14th Street, Kingsville TX, 78363.

Your property is located withing 300 feet of this request. If you have any comments or questions in regard to this matter, please contact me at (361) 595-8055.

Thank you

Yours Sincerely,



Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Jesus Christ Is the Answer to The World-General
Counsel INC
813 N 14th St
Kingsville, TX 78363
#15708

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m.
at the Helen Kleberg Groves Community Room, located at City Hall,
400 W. King, Kingsville Texas. The following item will be heard:

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Your property is located withing 300 feet of this request. If you have any comments or questions in regard to this matter, please contact me at (361) 595-8055.

Thank you

Yours Sincerely,


Erik Spitz
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Rosalinda Gutierrez (Life EST)
Leonor Fernandez
600 E Richard Ave
Kingsville, TX 78363
#14919

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

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Your property is located within 300 feet of this request. If you have any comments or questions in regard to this matter, please contact me at (361) 595-8055.

Thank you

Yours Sincerely,


Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Guadalupe Fernandez
817 N 14th St
Kingsville, TX 78363
#14117

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

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Thank you

Yours Sincerely,

Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Virginia Rodriguez-Vela
Marcus Aidan Vela
4204 Ponchartrain
Corpus Christi, TX 78413
#10160

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

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Thank you

Yours Sincerely,


Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Corral Investments Corp
5657 Old Brownsville RD
Corpus Christi, TX 78417
#23917

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

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Thank you

Yours Sincerely,


Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Milda R Alaniz (Life EST)
Rosa Alaniz ETAL
904 E Vela
Kingsville, TX 78363
#23498

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

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Thank you

Yours Sincerely,


Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Gabriella Victoria Aiko Rangel
Gloria S Rangel (Custodian)
1908 Rettye
Kingsville, TX 78363
#15156

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

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Thank you

Yours Sincerely,


Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Amalia S Salgado
AKA Amalia S Soto
1220 W Kenedy Ave APT 7A
Kingsville, TX 78363
#14351

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

Request for an alcohol variance for a Mixed Beverage (MB), Late Hours Certificate (LH) On Premise Bar for the establishment known Buckets at 905 North 14th Street, Kingsville TX, 78363.

Your property is located withing 300 feet of this request. If you have any comments or questions in regard to this matter, please contact me at (361) 595-8055.

Thank you

Yours Sincerely,


Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Kleberg County Trustee
PO Box 1457
Kingsville, TX 78364
#24991

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

Request for an alcohol variance for a Mixed Beverage (MB), Late Hours Certificate (LH) On Premise Bar for the establishment known Buckets at 905 North 14th Street, Kingsville TX, 78363.

Your property is located withing 300 feet of this request. If you have any comments or questions in regard to this matter, please contact me at (361) 595-8055.

Thank you

Yours Sincerely,


Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Maria Antonia Crowley
2268 Spruill RD
Caledonia, MS 39740
#13543

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

Request for an alcohol variance for a Mixed Beverage (MB), Late Hours Certificate (LH) On Premise Bar for the establishment known Buckets at 905 North 14th Street, Kingsville TX, 78363.

Your property is located withing 300 feet of this request. If you have any comments or questions in regard to this matter, please contact me at (361) 595-8055.

Thank you

Yours Sincerely,

Erik Spitzer
Director of Planning & Development Services

COPY

Jose Victor Estrada
ETUX Linda Ann
1206 E Ave A
Kingsville, TX 78362
#25671

Sonya Lisa Acuna
3238 Austin ST
Corpus Christi, TX 78404
#11119

Armando R Rios
ETUX Sandra Rios
902 Clarence Bohls LN
Pflugerville, TX 78660
#4001417

Ramon Lerma
809 Roxella ST
Houston, TX 77076
#14789

Eleazar Cantu
ETUX Norma Alicia
427 E D Ave
Kingsville, TX 78363
#15577

Delma Rios
329 W Richard Ave
Kingsville, TX 78363
#21561

Arnoldo Zapata Jr EST
& Steve Zapata (Co-Admin)
264 N CR 1041
Kingsville, TX 78363
#23997

Loretta Ann Zapata
1051 E Avenue A
Kingsville, TX 78363
#23240

Carlos Ortiz
PO Box 294
Kingsville, TX 78364
#13259

Francisco & Silvia Garcia Living Trust
Francisco & Silvia (Co-Tr)
531 W Chapman Ave
Anaheim, CA 92802
#14197

Juanita M Bernal
PO Box 698
Kingsville, TX 78364
#13367

Anita Sylvia Perez
ETAL
1019 E Nettie Ave
Kingsville, TX 78363
#11406

Anita Sylvia Perez
ETAL
1019 E Nettie Ave
Kingsville, TX 78363
#13015

Anita Sylvia Perez
ETAL
1019 E Nettie Ave
Kingsville, TX 78363
#13848

Anita Sylvia Perez
ETAL
1019 E Nettie Ave
Kingsville, TX 78363
#14629

Gilbert Espinoza
1012 E Ella Ave
Kingsville, TX 78363
#20815

Maria Orta
1603 E Lott
Kingsville, TX 78363
#21588

Rodolfo M Orta
ETUX Maria L
PO Box 297
Kingsville, TX 78364
#22354

Eliu Ricardo Cazares
1613 Del Rio BLVD
Eagle Pass, TX 78852
#18602

SC Construction LLC
PO Box 197
La Blanca, TX 78858
#11651

Jesus Christ Is the Answer to The
World-General Counsel INC
813 N 14th St
Kingsville, TX 78363
#15708

Rosalinda Gutierrez (Life EST)
Leonor Fernandez
600 E Richard Ave
Kingsville, TX 78363
#14919

Guadalupe Fernandez
817 N 14th St
Kingsville, TX 78363
#14117

Virginia Rodriguez-Vela
Marcus Aidan Vela
4204 Ponchartrain
Corpus Christi, TX 78413
#10160

Corral Investments Corp
5657 Old Brownsville RD
Corpus Christi, TX 78417
#23917

Milda R Alaniz (Life EST)
Rosa Alaniz ETAL
904 E Vela
Kingsville, TX 78363
#23498

Gabriella Victoria Aiko Rangel
Gloria S Rangel (Custodian)
1908 Rettye
Kingsville, TX 78363
#15156

Amalia S Salgado
AKA Amalia S Soto
1220 W Kenedy Ave APT 7A
Kingsville, TX 78363
#14351

Kleberg County Trustee
PO Box 1457
Kingsville, TX 78364
#24991

Maria Antonia Crowley
2268 Spruill RD
Caledonia, MS 39740
#13543

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Luis Garcia EST
ETUX Aurora EST
932 E Vela
Kingsville, TX 78363
#12728

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

Request for an alcohol variance for a Mixed Beverage (MB), Late Hours Certificate (LH) On Premise Bar for the establishment known Buckets at 905 North 14th Street, Kingsville TX, 78363.

Your property is located within 300 feet of this request. If you have any comments or questions in regard to this matter, please contact me at (361) 595-8055.

Thank you

Yours Sincerely,

Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Graciela Silva Arnold
ETVIR George J
6838 King David
Corpus Christi, TX 78414
#11436

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

Request for an alcohol variance for a Mixed Beverage (MB), Late Hours Certificate (LH) On Premise Bar for the establishment known Buckets at 905 North 14th Street, Kingsville TX, 78363.

Your property is located withing 300 feet of this request. If you have any comments or questions in regard to this matter, please contact me at (361) 595-8055.

Thank you

Yours Sincerely,

Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Juaquina H Silva
909 Vela Ave
Kingsville, TX 78363
#12245

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

Request for an alcohol variance for a Mixed Beverage (MB), Late Hours Certificate (LH) On Premise Bar for the establishment known Buckets at 905 North 14th Street, Kingsville TX, 78363.

Your property is located withing 300 feet of this request. If you have any comments or questions in regard to this matter, please contact me at (361) 595-8055.

Thank you

Yours Sincerely,

Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Jose Franciso Silva Sr
915 Vela St
Kingsville, TX 78363
#13050

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

Request for an alcohol variance for a Mixed Beverage (MB), Late Hours Certificate (LH) On Premise Bar for the establishment known Buckets at 905 North 14th Street, Kingsville TX, 78363.

Your property is located withing 300 feet of this request. If you have any comments or questions in regard to this matter, please contact me at (361) 595-8055.

Thank you

Yours Sincerely,

Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Desiderio R. Calzada Jr
28493 Etta Ave
Hayward, CA 94544
#13872

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

Request for an alcohol variance for a Mixed Beverage (MB), Late Hours Certificate (LH) On Premise Bar for the establishment known Buckets at 905 North 14th Street, Kingsville TX, 78363.

Your property is located withing 300 feet of this request. If you have any comments or questions in regard to this matter, please contact me at (361) 595-8055.

Thank you

Yours Sincerely,

Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Rosalinda Guitierrez (Life Est)
Leonor Fernandez
600 E Richard Ave
Kingsville, TX 78363
#14662

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

Request for an alcohol variance for a Mixed Beverage (MB), Late Hours Certificate (LH) On Premise Bar for the establishment known Buckets at 905 North 14th Street, Kingsville TX, 78363.

Your property is located withing 300 feet of this request. If you have any comments or questions in regard to this matter, please contact me at (361) 595-8055.

Thank you

Yours Sincerely,

Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Rosalinda Guitierrez (Life Est)
Leonor Fernandez
600 E Richard Ave
Kingsville, TX 78363
#15303

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

Request for an alcohol variance for a Mixed Beverage (MB), Late Hours Certificate (LH) On Premise Bar for the establishment known Buckets at 905 North 14th Street, Kingsville TX, 78363.

Your property is located withing 300 feet of this request. If you have any comments or questions in regard to this matter, please contact me at (361) 595-8055.

Thank you

Yours Sincerely,

Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

George Lee Ramos
Regina Lee Perez
1505 Lewis St
Kingsville, TX 78363
#10771

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

Request for an alcohol variance for a Mixed Beverage (MB), Late Hours Certificate (LH) On Premise Bar for the establishment known Buckets at 905 North 14th Street, Kingsville TX, 78363.

Your property is located within 300 feet of this request. If you have any comments or questions in regard to this matter, please contact me at (361) 595-8055.

Thank you

Yours Sincerely,

Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Emaly E Morales
906 Ella
Kingsville, TX 78363
#10020

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

Request for an alcohol variance for a Mixed Beverage (MB), Late Hours Certificate (LH) On Premise Bar for the establishment known Buckets at 905 North 14th Street, Kingsville TX, 78363.

Your property is located withing 300 feet of this request. If you have any comments or questions in regard to this matter, please contact me at (361) 595-8055.

Thank you

Yours Sincerely,

Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Rosalinda Recio Posas
1001 S Park St
Hobart, OK 73651
#25313

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

Request for an alcohol variance for a Mixed Beverage (MB), Late Hours Certificate (LH) On Premise Bar for the establishment known Buckets at 905 North 14th Street, Kingsville TX, 78363.

Your property is located within 300 feet of this request. If you have any comments or questions in regard to this matter, please contact me at (361) 595-8055.

Thank you

Yours Sincerely,

Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Angelica Lee (Life Est)
Marcy M Lee
918 E Ella
Kingsville, TX 78363
#16226

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

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Your property is located within 300 feet of this request. If you have any comments or questions in regard to this matter, please contact me at (361) 595-8055.

Thank you

Yours Sincerely,

Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Ofelia Clarissa Arevalo
116 W Ave D
Kingsville, TX 78363
#15438

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

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Thank you

Yours Sincerely,

Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

606 Harold LLC
PO Box 573036
Houston, TX 77257
#24217

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

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Thank you

Yours Sincerely,

Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Daniella Loza
1705 Santa Maria
Kingsville, TX 78363
#25737

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

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Thank you

Yours Sincerely,

Erik Spitzer
Director of Planning & Development Services

COPY

Luis Garcia EST
ETUX Aurora EST
932 E Vela
Kingsville, TX 78363
#12728

Graciela Silva Arnold
ETVIR George J
6838 King David
Corpus Christi, TX 78414
#11436

Juaquina H Silva
909 Vela Ave
Kingsville, TX 78363
#12245

Jose Franciso Silva Sr
915 Vela St
Kingsville, TX 78363
#13050

Desiderio R Calzada Jr
28493 Etta Ave
Hayward, CA 94544
#13872

Rosalinda Guitierrez (Life Est)
Leonor Fernandez
600 E Richard Ave
Kingsville, TX 78363
#14662

Rosalinda Guitierrez (Life Est)
Leonor Fernandez
600 E Richard Ave
Kingsville, TX 78363
#15303

George Lee Ramos
Regina Lee Perez
1505 Lewis St
Kingsville, TX 78363
#10771

Emaly E Morales
906 Ella
Kingsville, TX 78363
#10020

Rosalinda Recio Posas
1001 S Park St
Hobart, OK 73651
#25313

Angelica Lee (Life Est)
Marcy M Lee
918 E Ella
Kingsville, TX 78363
#16226

Ofelia Clarissa Arevalo
116 W Ave D
Kingsville, TX 78363
#15438

606 Harold LLC
PO Box 573036
Houston, TX 77257
#24217

Daniella Loza
1705 Santa Maria
Kingsville, TX 78363
#25737

COPY

Veteran returns to Naval Air Station Kingsville after 60 years

By NAS Kingsville
Public Affairs

A few times a year, someone once stationed at NAS Kingsville asks if they could come back and look at the old place.

In the case of Jack Stroud, he was talking about a really old place.

"There's so much space. There were more buildings when I was here," he said.

He pointed to an open field.

"I think that is where the junior enlisted barracks was."

Stroud was stationed at what was then Naval Air Auxiliary Station (Kingsville) from April 1963 to April 1966.

Stroud, 80, and his son, John, got a tour of NASK on March 21 by NASK Public Affairs.

John recently turned 60 and was born in Kingsville while his father was stationed here.

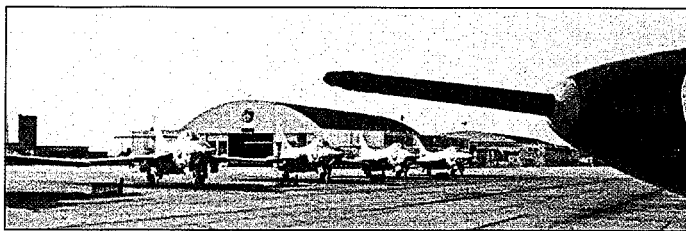
"We lived in a little three-room house off that road leading to the base (Carlos Truan Blvd.)," Stroud said.

Back then, the training aircraft was the TF-9J, redesignated in 1962 from the F9F-8T Cougar jet, which had replaced the F9F Panther that saw heavy action in the Korean War.

Stroud watched one of the civilian ground crew prepare a Goshawk for a training flight.

"I started as a plane captain, doing what he's doing," Stroud said.

"Later, I was with ground support. I drove a tug that that pulled the unit to start the jet en-



TF-9J training aircraft on the NAAS(K) flightline in the mid-1960s. (Photo courtesy of Jack Stroud)



Jack Stroud at Naval Air Auxiliary Station (Kingsville) in the mid-1960s. (Photo courtesy Jack Stroud)



Jack Stroud (r.) and son John at the Blue Angel display on NAS Kingsville. Jack, who was stationed at what was then Naval Air Auxiliary Station (Kingsville) from 1963 to 1966, visited NASK March 21.



Jack Stroud (r.) and his son John examine a T-45C Goshawk used to train aviators at NAS Kingsville. Jack, who was stationed at what was then Naval Air Auxiliary Station (Kingsville) from 1963 to 1966, visited NASK March 21.



Jack Stroud (l.) and son John observe T-45C Goshawk operations from a perimeter road at NAS Kingsville.

gine. I liked that job." He was repeatedly surprised to see how much

of today's air station relied on civilian employees and civilian contrac-

tors.

That also was the period when the military

became increasingly involved with the Vietnam War - and increased in-

tegration of the military.

"We had our first Black sailor arrive while I was here," Stroud said.

After leaving the Navy, Stroud and family move to Wyoming. He spent some years working as a welder and then with an oil field service company.

When the kids were older, Stroud and his wife spent a decade as long-haul truckers.

"One of us would drive and the other sleep for 10 hours," he said. "That's how you handle too much togetherness."

His wife died last year, part of what motivated him to come see the old air station.

Jack and John Stroud got a chance to watch jets take off and land, doing "touch-and-go" training, from one of the better viewpoints on the airfield perimeter road.

"That was really great," he said.

And Jack kept pointing out things that were different and how things changed.

"It is definitely different and definitely improved from when I was here," he said.

"And I'm amazed at how much enlisted men did that is now contracted."

But his biggest surprise came when driving back off base to where their car was parked.

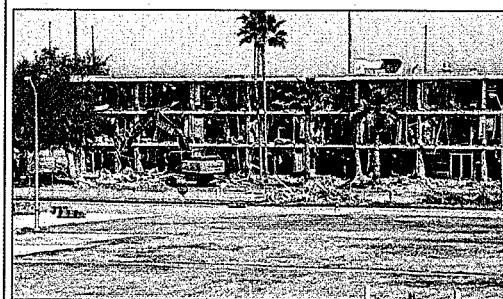
"Wait... we don't have to stop and get signed out leaving the base?" he said.

"Back then, we had to sign out. And we couldn't leave in our work dunnage. We had to be in blues or civilian clothes."



Wings of Gold

The 10 newest Naval Aviators received their 'Wings of Gold' in a Feb. 28 ceremony on NAS Kingsville.



Demolition

Demolition began this month on the last remaining former enlisted housing building. The building, constructed in 1969, has been vacant the last few years after enlisted personnel moved into the former Navy Lodge.

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. to discuss and/or take action on the following item:

Request for an alcohol variance for a Mixed Beverage (MB), Late Hours Certificate (LH) On Premise Bar for the establishment known as Buckets at 905 North 14th Street, 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) 595-8002.

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. to discuss and/or take action on the following item:

Request for an alcohol variance for a Wine and Malt Beverage Retailer's On-Premise Permit (BG) for the establishment known as Javelina Watering Hole Brewing Co. LLC at 211 East Caesar Ave., Suite C, 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) 595-8002.

PUBLIC HEARING #2

Pub. Hrg.

Planning and Development Services
410 W King
Kingsville, TX 78363
PH: 361-595-8055



MEMO

Date: April 1st, 2025

To: Charlie Sosa (Interim City Manager)

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

Subject: **The City of Kingsville Planning and Development Services Department is seeking approval from the City Commissioners and Mayor to approve an alcohol variance for a Wine and Malt Beverage Retailer's On-Premise Permit (BG) for the establishment known as the Javelina Watering Hole Brewing Company LLC located at 211 East Caesar Ave, Suite C, Kingsville, TX 78363.**

Summary: On March 4th, 2025, Christopher Flores, applicant; Javelina Watering Hole Brewing Company LLC, owner, requested an alcohol variance for a Wine and Malt Beverage Retailer's On-Premise Permit (BG) for the establishment known as the "Javelina Watering Hole Brewing Company LLC" located at 211 East Caesar Ave, Suite C, Kingsville, TX 78363.

Background: One church, "The Kingsville Christian Church" is located within 300' of this proposed establishment. 22 letters were sent out; no one has called as of April 1st, 2025.

The department recommends approval.

Erik Spitzer
Director of Planning and Development Services



CITY OF
KINGSVILLE
MEMORANDUM

DATE

March 4, 2025

TO

Mary Valenzuela, City Secretary

FROM

Engineering Department

SUBJECT

Alcohol License for 211 E. Caesar Ave, C

Mrs. Valenzuela,

After performing the research and physical inspection you requested for the property at **211 E. Caesar Ave, C**, we have concluded that the property in question does fall within the 300 ft boundary of a church; therefore, it will require a variance according to State codes and City Ordinance § 11-3-4, which was adopted on April 9, 2018.

Notices must be sent to the property owners within the 300 foot boundary and a public hearing and publication in the local newspaper is required.

Thank you,

Engineering Department

Attachment 1 shows the property and the relative location of 1 Church, Property ID 10916; suspected to be close to the property. **THE KINGSVILLE CHRISTIAN CHURCH** is within the 300 foot boundary.

Attachment 1 also shows all properties within the 300 foot boundary in correlation with their Short ID provided by the Kleberg County Appraisal District.

COPY



received
3-4-2018

Document reference ID : 444568

Licensing Application Summary

You must review your application and confirm that the information displayed here is correct. Select **Review and Confirm** to continue and make the payment. If the information is not correct, select **Next** to return to the application, edit the data as needed and finalize the submission. If you need to store the application packet for your records, select **Download**.

Application ID: 444568
Applicant Name: JAVELINA WATERING HOLE BREWING CO. LLC
License Type applied for: Wine and Malt Beverage Retailer's On-Premise Permit (BG)

Entity Information

Business Structure: Limited liability company
FEIN/SSN Number: 823948688
Member Managed or Manager Managed: Member Managed
Historically Underutilized Business: No
Veteran-owned business: No
Fraternal Owned: No
Secretary of State Filing Number: 802979256
Date Filed: 4/3/2018
Filing State: TX

Primary Business Entity Contact Information

Legal First Name: christopher
Legal Middle Name: flores
Email Address: chrisf1804@gmail.com
Phone Number: 832-423-2463

COPY

Basic Business information

Business/Trade Name:

☒ Javelina Watering Hole Brewing Co

Business Type

☐ Other

Location's Phone Numbers

Business Phone Number

832-423-2463

Location Address

Address:

☒ 211 E Caesar Ave, C, Kingsville, TX, United States, Kleberg 78363

Is your location within city limits?

☒ Yes

Mailing Address Information

Address:

211 E Caesar Ave, C, Kingsville, TX, United States, Kleberg 78363

Measurement Information

Measuring from the public entrance of your location along street lines and directly across intersections, will your location be within 1,000 feet of the nearest property line of a public or private school?

☐ No

Is a residential address or established neighborhood association located within 300 feet of any property line of your premises?

☐ No

COPY

Receipt Number: R02208906

Save and Close Print Receipt Email Receipt Void Receipt Print Screen Help

Receipt Number: R02208906

General

Transactions Packet

Payments Batch B00026665 - 03/05/25

Journal Operator HS - HERLINDA SOLIS

Documents Terminal 10 - HERLINDA SOLIS

Signature Taken By Herlinda Solis

Vendor

Amount Details

Total Applied 258.75

Total Tendered 258.75

Change 0.00

Profile Information

	Performed By	Date Performed
Create	Herlinda Solis	3/5/2025 2:14 PM
Void		
Burn		

211 E Caesar Ave Suite C, Kingsville TX 78363

Javelina Watering Hole Brewing Co. LLC

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 -- KINGSVILLE, TX 78364



March 27, 2025

Tommy S Allen
ETUX Dawn
2908 N Armstrong ST
Kingsville, TX 78363
#23173

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

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Your property is located withing 300 feet of this request. If you have any comments or questions in regard to this matter, please contact me at (361) 595-8055.

Thank you

Yours Sincerely,


Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

The Kingsville Christian
Fellowship Church INC
PO Box 541
Kingsville, TX 78364
#10916

Dear Property Owner,

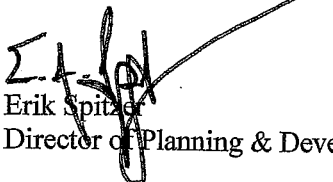
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Thank you

Yours Sincerely,


Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Jaime Homero Villarreal
ETUX Victoria Guerrero
PO Box 365
Kingsville, TX 78364
#14457

Dear Property Owner,

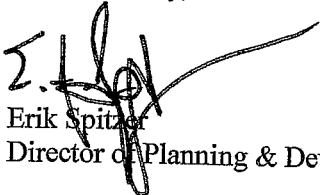
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Thank you

Yours Sincerely,


Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

GJ Products LLC
24106 Porte Toscana Lane
Richmond, TX 77406
#16023

Dear Property Owner,

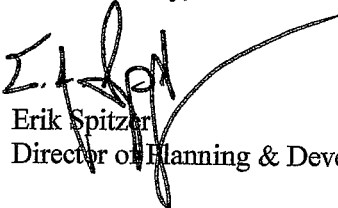
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Thank you

Yours Sincerely,


Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Jose L Flores
Jaime A Flores
503 E Corral
Kingsville, TX 78363
#25876

Dear Property Owner,

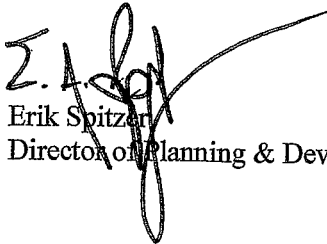
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Thank you

Yours Sincerely,


Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

W & M Allen Holdings LLC
621 General Cavazos BLVD
Kingsville, TX 78363
#23818

Dear Property Owner,

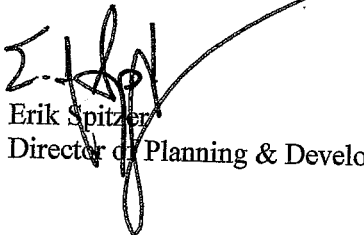
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Thank you

Yours Sincerely,



Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Jorge Perea Jr
Debbie Faye Perea
804 S Birch Ave
Bishop, TX 78343
#16257

Dear Property Owner,

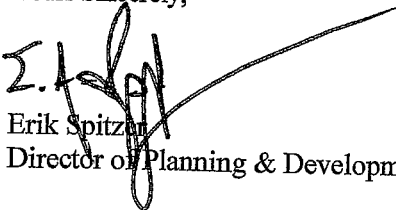
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Thank you

Yours Sincerely,



Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

James H Baugus
ETAL
PO Box 341
Kingsville, TX 78364
#11541

Dear Property Owner,

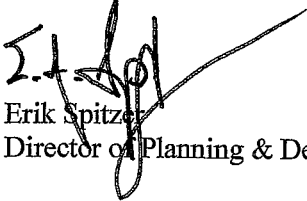
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Thank you

Yours Sincerely,



Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Candelario Ramirez Jr
213 E Hoffman Ave
Kingsville, TX 78363
#13155

Dear Property Owner,

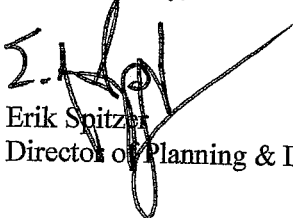
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Thank you

Yours Sincerely,



Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Maira E Garcia
Alvaro Garcia Jr
5003 Farm House
San Antonio, TX 78253
#13976

Dear Property Owner,

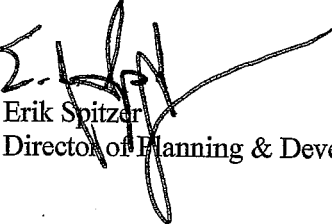
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Thank you

Yours Sincerely,



Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Norfolk LLC
PO Box 741209
Houston, TX 77274
#14757

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

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Thank you

Yours Sincerely,


Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Mark Madrazo
ETUX Yvonne B
223 E Hoffman Ave
Kingsville, TX 78363
#16328

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

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Thank you

Yours Sincerely,

Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

W & M Holdings LLC
209 Horizon CIR
Azle, TX 76020
#22763

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

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Thank you

Yours Sincerely,

Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

T & D Allen Commercial
Properties LLC
2908 N Armstrong ST
Kingsville, TX 78363
#25806

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

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Thank you

Yours Sincerely,



Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Shreeful LLC
11807 Demia CT
Stafford, TX 77477
#21073

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

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Thank you

Yours Sincerely,


Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

William B Stark
Maira T Stark
8129 Marseille Dr
Corpus Christi, TX 78414
#15019

Dear Property Owner,

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Yours Sincerely,


Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Joseph L. Constante
231 E Caesar Ave
Kingsville, TX 78363
#10352

Dear Property Owner,

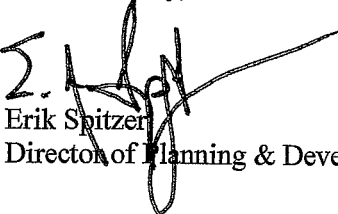
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Yours Sincerely,



Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Rudy Madrid
PO Box 121
Kingsville, TX 78364
#24226

Dear Property Owner,

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Yours Sincerely,


Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Kent M Clauson
208 E Hoffman Ave
Kingsville, TX 78363
#23465

Dear Property Owner,

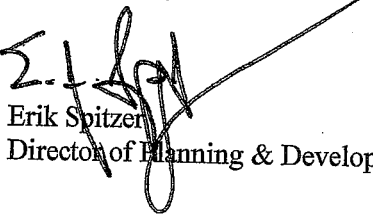
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Yours Sincerely,



Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Geoffrey Morales
3724 Morrow Dr
Bensalem, PA 19020
#21928

Dear Property Owner,

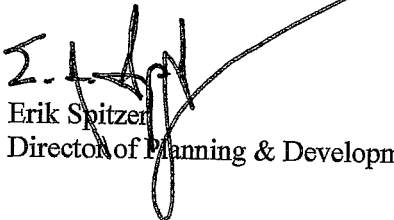
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Yours Sincerely,



Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Lorena Dorothea Lopez
226 E Hoffman Ave
Kingsville, TX 78363
#34600

Dear Property Owner,

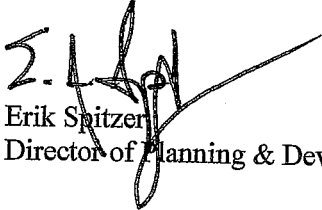
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Thank you

Yours Sincerely,



Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Juan Orozco
14300 SPID #123
Corpus Christi, TX 78418
#11094

Dear Property Owner,

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Erik Spitzer
Director of Planning & Development Services

COPY

ETUX Dawn
2908 N Armstrong ST
Kingsville, TX 78363
#23173

The Kingsville Christian
Fellowship Church INC
PO Box 541
Kingsville, TX 78364
#10916

Jaime Homero Villarreal
ETUX Victoria Guerrero
PO Box 365
Kingsville, TX 78364
#14457

GJ Products LLC
24106 Porte Toscana Lane
Richmond, TX 77406
#16023

Jose L Flores
Jaime A Flores
503 E Corral
Kingsville, TX 78363
#25876

W & M Allen Holdings LLC
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Jorge Perea Jr
Debbie Faye Perea
804 S Birch Ave
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James H Baugus
ETAL
PO Box 341
Kingsville, TX 78364
#11541

Candelario Ramirez Jr
213 E Hoffman Ave
Kingsville, TX 78363
#13155

Maira E Garcia
Alvaro Garcia Jr
5003 Farm House
San Antonio, TX 78253
#13976

Norfolk LLC
PO Box 741209
Houston, TX 77274
#14757

Mark Madrazo
ETUX Yvonne B
223 E Hoffman Ave
Kingsville, TX 78363
#16328

W & M Holdings LLC
209 Horizon CIR
Azle, TX 76020
#22763

T & D Allen Commercial
Properties LLC
2908 N Armstrong ST
Kingsville, TX 78363
#25806

Shreeful LLC
11807 Demia CT
Stafford, TX 77477
#21073

William B Stark
Maira T Stark
8129 Marseille Dr
Corpus Christi, TX 78414
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231 E Caesar Ave
Kingsville, TX 78363
#10352

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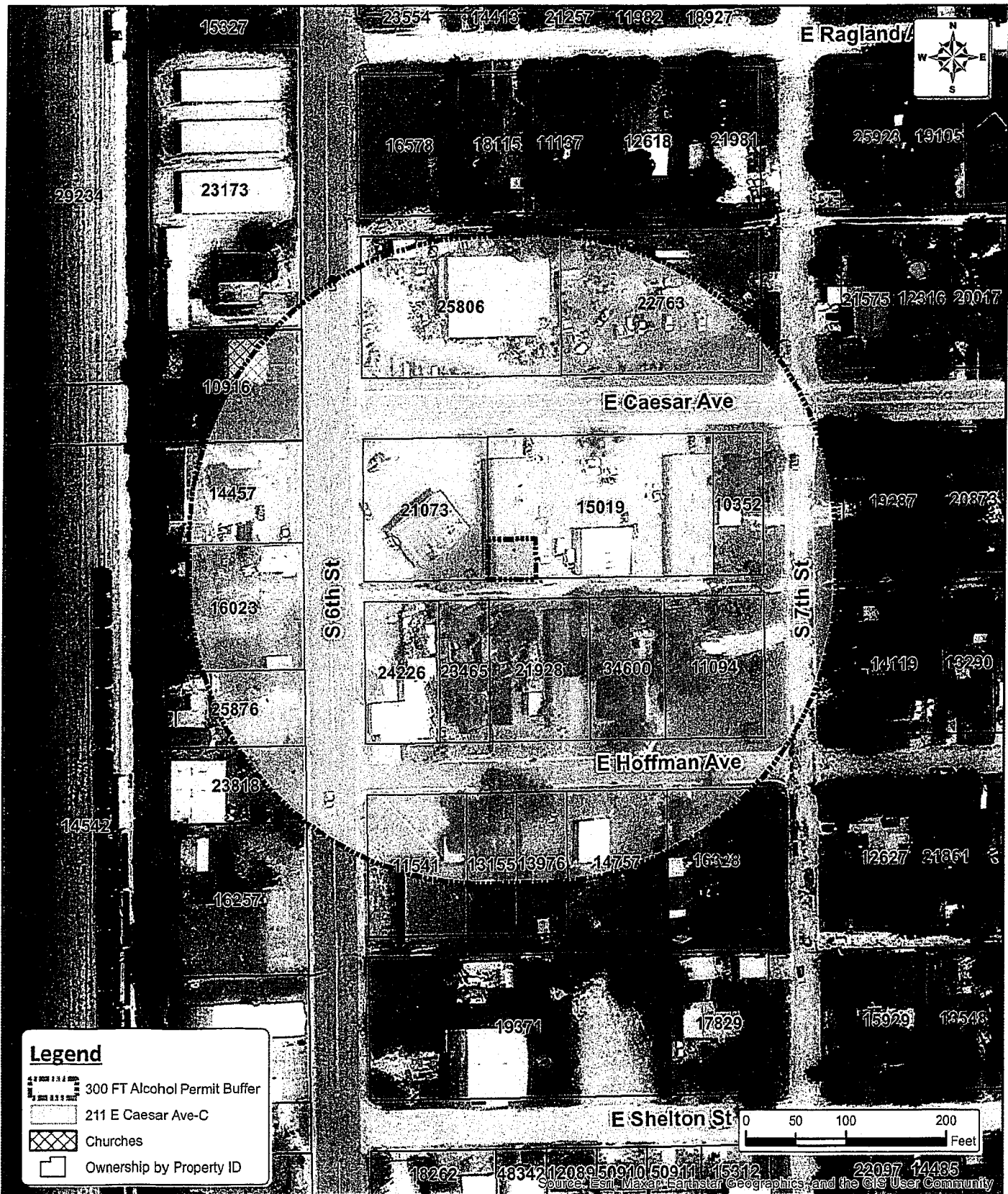
Juan Orozco
14300 SPID #123
Corpus Christi, TX 78418
#11094

COPY

5160

AVERY

Alcohol Permit - 211 E. Caesar Ave, C



Legend

- 300 FT Alcohol Permit Buffer
- 211 E Caesar Ave-C
- Churches
- Ownership by Property ID

Page: 2 / 2	Drawn By: R. PICK
	Last Update: 3/4/2025
	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.



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

Veteran returns to Naval Air Station Kingsville after 60 years

By NAS Kingsville Public Affairs

A few times a year, someone once stationed at NAS Kingsville asks if they could come back and look at the old place.

In the case of Jack Stroud, he was talking about a really old place.

"There's so much space. There were more buildings when I was here," he said.

He pointed to an open field.

"I think that is where the junior enlisted barracks was."

Stroud was stationed at what was then Naval Air Auxiliary Station (Kingsville) from April 1963 to April 1966.

Stroud, 80, and his son, John, got a tour of NASK on March 21 by NASK Public Affairs.

John recently turned 60 and was born in Kingsville while his father was stationed here.

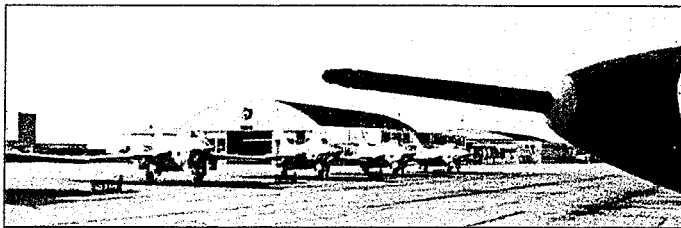
"We lived in a little three-room house off that road leading to the base (Carlos Truan Blvd.)," Stroud said.

Back then, the training aircraft was the TF-9J, redesignated in 1962 from the F9F-8T Cougar jet, which had replaced the F9F Panther that saw heavy action in the Korean War.

Stroud watched one of the civilian ground crew prepare a Goshawk for a training flight.

"I started as a plane captain, doing what he's doing," Stroud said.

"Later, I was with ground support. I drove a tug that that pulled the unit to start the jet en-



TF-9J training aircraft on the NAAS(K) flightline in the mid-1960s. (Photo courtesy of Jack Stroud)



Jack Stroud at Naval Air Auxiliary Station (Kingsville) in the mid-1960s. (Photo courtesy Jack Stroud)



Jack Stroud (r.) and son John at the Blue Angel display on NAS Kingsville. Jack, who was stationed at what was then Naval Air Auxiliary Station (Kingsville) from 1963 to 1966, visited NASK March 21.



Jack Stroud (r.) and his son John examine a T-45C Goshawk used to train aviators at NAS Kingsville. Jack, who was stationed at what was then Naval Air Auxiliary Station (Kingsville) from 1963 to 1966, visited NASK March 21.



Jack Stroud (l.) and son John observe T-45C Goshawk operations from a perimeter road at NAS Kingsville.

gine. I liked that job."

He was repeatedly surprised to see how much

of today's air station relied on civilian employees and civilian contrac-

tors.

That also was the period when the military

became increasingly involved with the Vietnam War – and increased in-

tegration of the military.

"We had our first Black sailor arrive while I was here," Stroud said.

After leaving the Navy, Stroud and family move to Wyoming. He spent some years working as a welder and then with an oil field service company.

When the kids were older, Stroud and his wife spent a decade as long-haul truckers.

"One of us would drive and the other sleep for 10 hours," he said. "That's how you handle too much togetherness."

His wife died last year, part of what motivated him to come see the old air station.

Jack and John Stroud got a chance to watch jets take off and land, doing "touch-and-go" training, from one of the better viewpoints on the airfield perimeter road.

"That was really great," he said.

And Jack kept pointing out things that were different and how things changed.

"It is definitely different and definitely improved from when I was here," he said.

"And I'm amazed at how much enlisted men did that is now contracted."

But his biggest surprise came when driving back off base to where their car was parked.

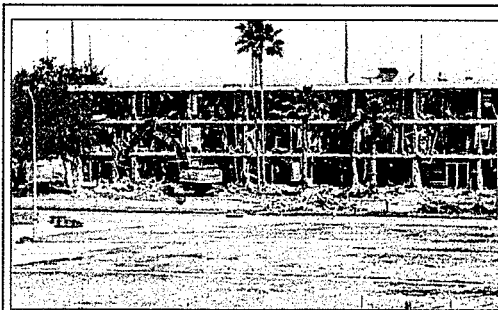
"Wait... we don't have to stop and get signed out leaving the base!" he said.

"Back then, we had to sign out. And we couldn't leave in our work dungarees. We had to be in blues or civilian clothes."



Wings of Gold

The 10 newest Naval Aviators received their 'Wings of Gold' in a Feb. 28 ceremony on NAS Kingsville.



Demolition

Demolition began this month on the last remaining former enlisted housing building. The building, constructed in 1969, has been vacant the last few years after enlisted personnel moved into the former Navy Lodge.

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. to discuss and/or take action on the following item:

Request for an alcohol variance for a Mixed Beverage (MB), Late Hours Certificate (LH) On Premise Bar for the establishment known as Buckets at 905 North 14th Street, 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) 595-8002.

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. to discuss and/or take action on the following item:

Request for an alcohol variance for a Wine and Malt Beverage Retailer's On-Premise Permit (BG) for the establishment known as Javelina Watering Hole Brewing Co. LLC at 211 East Caesar Ave., Suite C, 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) 595-8002.

PUBLIC HEARING #3

Planning and Development Services
410 W King
Kingsville, TX 78363
PH: 361-595-8055



MEMO

Date: April 2nd, 2025

To: Charlie Sosa (Interim City Manager)

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

Subject: The City of Kingsville Planning and Development Services Department is seeking approval from the City Commissioners and Mayor 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 Oceguera, applicant/authorized agent and Ramon Perez, owner, 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 Planning and Zoning Commission meeting was held on April 2nd, 2025, with 5 members in attendance.

Members deliberated over the request to re-zone the parcel of land located behind Southgate Mall from R1 (Single Family) to R3 (Multi-Family). 11 Notice Letters were sent out to neighbors within the 200 feet buffer and the city received no feedback.

The Planning and Zoning Commission board members voted to approve the re-zoning of the property described above. A recorded vote of all members present was taken and board members Larry Garcia, Rev. Idotha Battle, Debbie Tiffie, Mike Klepac and Krystal Emery all voted "YES."

The meeting was adjourned by 6:21 p.m.

The department continues to recommend approval.

Erik Spitzer
Director of Planning and Development Services

Planning and Development Services
410 W King
Kingsville, TX 78363
PH: 361-595-8055



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

Tab A

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 KT & 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 Oceguera Phone 956-541-4955
Email Address (for project correspondence only): jbarrera@cdcb.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 Edna Oceguera Date: 2/25/25
Property Owner's Signature [Signature] Date: 2/25/25
Accepted by: [Signature] Date: 26 FEB 2025

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

Last revised 10 Jun 2024



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 horizontal line.

Charles N. Mitchell

CEO

cdcb – come dream. come build.

956-541-4955

RP

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: ^{AUTHEWSIGN} 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. cdc - 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: KT & 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. cdc - 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,

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: ② \$111,830 (-)

Appraised Value: \$4,150 (=)

HS Cap Loss: ② \$0 (-)

Circuit Breaker: ② \$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

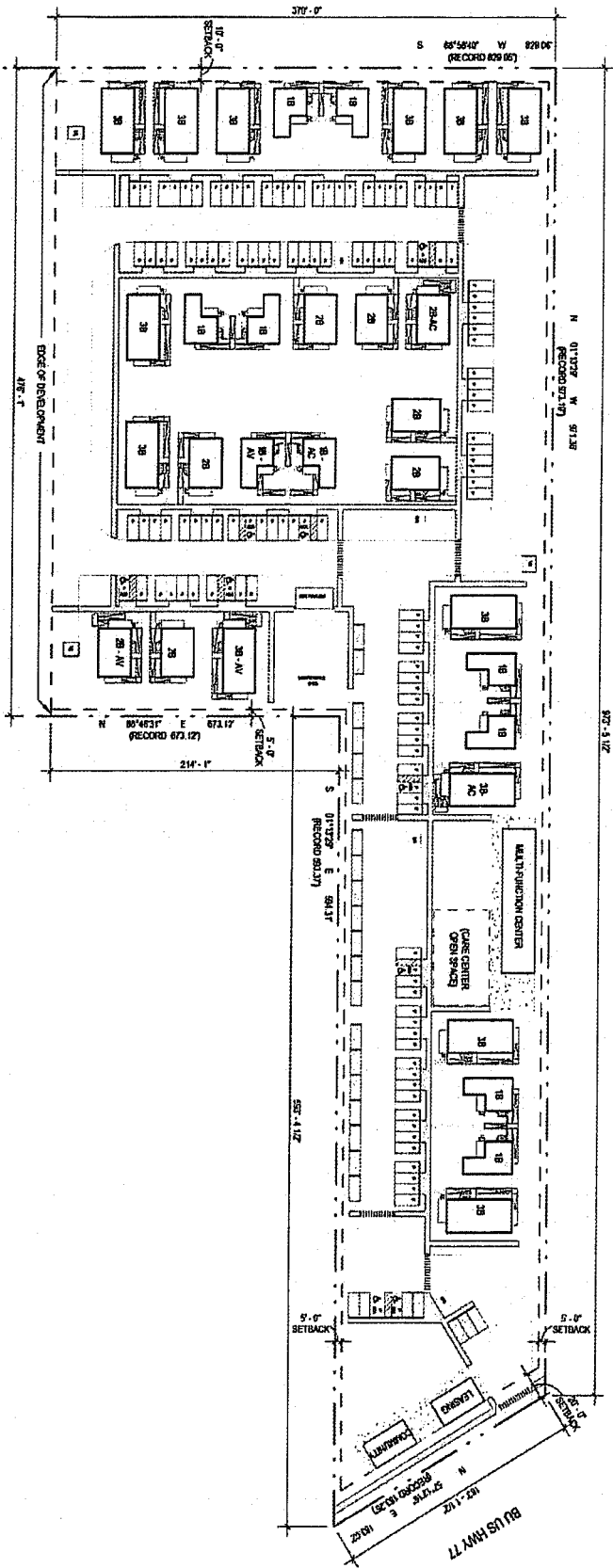
Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$0	\$115,980	\$4,150	\$4,150	\$0	\$4,150
2023	\$0	\$80,300	\$4,300	\$4,300	\$0	\$4,300
2022	\$0	\$61,580	\$4,300	\$4,300	\$0	\$4,300
2021	\$0	\$65,220	\$4,810	\$4,810	\$0	\$4,810
2020	\$0	\$58,570	\$1,730	\$39,180	\$0	\$39,180
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
REFER TO PROJECT INFORMATION SHEET FOR ACCESSIBLE QUANTITIES AND
REFER TO PROJECT INFORMATION SHEET FOR ROOM TYPES AND
REFER TO PROJECT INFORMATION SHEET FOR ROOM TYPES AND
REFER TO PROJECT INFORMATION SHEET FOR ROOM TYPES AND

DEFINITION NOTE:

SITE INFORMATION: REFER TO PROJECT INFORMATION SHEET FOR ZONING REQUIREMENTS
DEFINITION NOTE: REFER TO PROJECT INFORMATION SHEET FOR ACCESSIBLE QUANTITIES AND
FLOOD PLAIN NOTE: REFER TO PROJECT INFORMATION SHEET FOR ROOM TYPES AND
THIS SITE IS NOT LOCATED WITHIN ANY DESIGNATED FLOODPLAIN

PARKING:

PARKING REQUIREMENTS ARE BASED ON CITY OF WASHINGTON TRUCK
CODE OF ORDINANCES, CHAPTER 21, ARTICLE 6, SECTION 11.
PARKING, WHETHER PUBLIC OR PRIVATE, IS PROVIDED AS FOLLOWS:
(1) SPACES 200 SF OR GREATER, RESIDENTIAL (R1/R2)
(2) SPACES 200 SF OR GREATER, COMMERCIAL (C1/C2)
(3) SPACES 200 SF OR GREATER, INDUSTRIAL (I1/I2)
(4) SPACES 200 SF OR GREATER, OFFICE (O1/O2)
(5) SPACES 200 SF OR GREATER, RETAIL (R1/R2)
(6) SPACES 200 SF OR GREATER, OTHER (O1/O2)

RESIDENTIAL PARKING	COMMERCIAL PARKING	INDUSTRIAL PARKING	OFFICE PARKING	RETAIL PARKING	OTHER PARKING
(1) STANDARD PARKING SPACES (DWELLING UNIT)	(1) STANDARD PARKING SPACES (DWELLING UNIT)	(1) STANDARD PARKING SPACES (DWELLING UNIT)	(1) STANDARD PARKING SPACES (DWELLING UNIT)	(1) STANDARD PARKING SPACES (DWELLING UNIT)	(1) STANDARD PARKING SPACES (DWELLING UNIT)
137	137	137	137	137	137
(2) ACCESSIBLE PARKING SPACES (40' X 60')	(2) ACCESSIBLE PARKING SPACES (40' X 60')	(2) ACCESSIBLE PARKING SPACES (40' X 60')	(2) ACCESSIBLE PARKING SPACES (40' X 60')	(2) ACCESSIBLE PARKING SPACES (40' X 60')	(2) ACCESSIBLE PARKING SPACES (40' X 60')
8	8	8	8	8	8
ADDITIONAL VISITOR PARKING	ADDITIONAL VISITOR PARKING	ADDITIONAL VISITOR PARKING	ADDITIONAL VISITOR PARKING	ADDITIONAL VISITOR PARKING	ADDITIONAL VISITOR PARKING
13	13	13	13	13	13
STANDARD PARKING SPACES	STANDARD PARKING SPACES	STANDARD PARKING SPACES	STANDARD PARKING SPACES	STANDARD PARKING SPACES	STANDARD PARKING SPACES
17	17	17	17	17	17
ACCESSIBLE PARKING	ACCESSIBLE PARKING	ACCESSIBLE PARKING	ACCESSIBLE PARKING	ACCESSIBLE PARKING	ACCESSIBLE PARKING
2	2	2	2	2	2
VAN ACCESSIBLE	VAN ACCESSIBLE	VAN ACCESSIBLE	VAN ACCESSIBLE	VAN ACCESSIBLE	VAN ACCESSIBLE
1	1	1	1	1	1
TOTAL PROVIDED PARKING	TOTAL PROVIDED PARKING	TOTAL PROVIDED PARKING	TOTAL PROVIDED PARKING	TOTAL PROVIDED PARKING	TOTAL PROVIDED PARKING
164	164	164	164	164	164

STACKED DUPLEXES (SINGLE FAMILY DWELLING UNITS):

REFER TO PROJECT INFORMATION SHEET FOR ACCESSIBLE QUANTITIES AND
REFER TO PROJECT INFORMATION SHEET FOR ROOM TYPES AND
REFER TO PROJECT INFORMATION SHEET FOR ROOM TYPES AND
REFER TO PROJECT INFORMATION SHEET FOR ROOM TYPES AND

UNIT TYPE	QUANTITY
(1) BEDROOM TOTAL INCLUDES 1/2 BATH AND WALK-IN CLOSET	20
(2) BEDROOM TOTAL INCLUDES 1/2 BATH AND WALK-IN CLOSET	4
(3) BEDROOM TOTAL INCLUDES 1/2 BATH AND WALK-IN CLOSET	26
TOTAL UNIT COUNT	50

COMMON AREA AMENITIES:

REFER TO PROJECT INFORMATION SHEET FOR ROOM TYPES AND
REFER TO PROJECT INFORMATION SHEET FOR ROOM TYPES AND
REFER TO PROJECT INFORMATION SHEET FOR ROOM TYPES AND
REFER TO PROJECT INFORMATION SHEET FOR ROOM TYPES AND

AMENITY BUILDING	QUANTITY	BUILDING SIZE
COMMUNITY ROOM AND LEASING	1	1,865 SF
MULTI-FUNCTION LEARNING CENTER	1	2,244 SF
WATER/RECREATION	1	380 SF
BBQ/PICNIC COVERED PICNIC AREA	1	524 SF

LEGEND:

PROPERTY LINE	SETBACK	ACCESSIBLE PARKING AREA	ACCESSIBLE PATH OF TRAVEL	WALK DOCK	TRAILER ENCLOSURE

CASTAS LOS ERANOS

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 & l, 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.

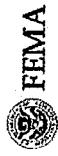
21.0 PROPERTY TAX IDENTIFICATION INFORMATION AND MILLAGE RATE

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°29'8"N



0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

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

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE)
Zone A, V, AE9
- With BFE or Depth Zone AE, AO, 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 Levees, 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

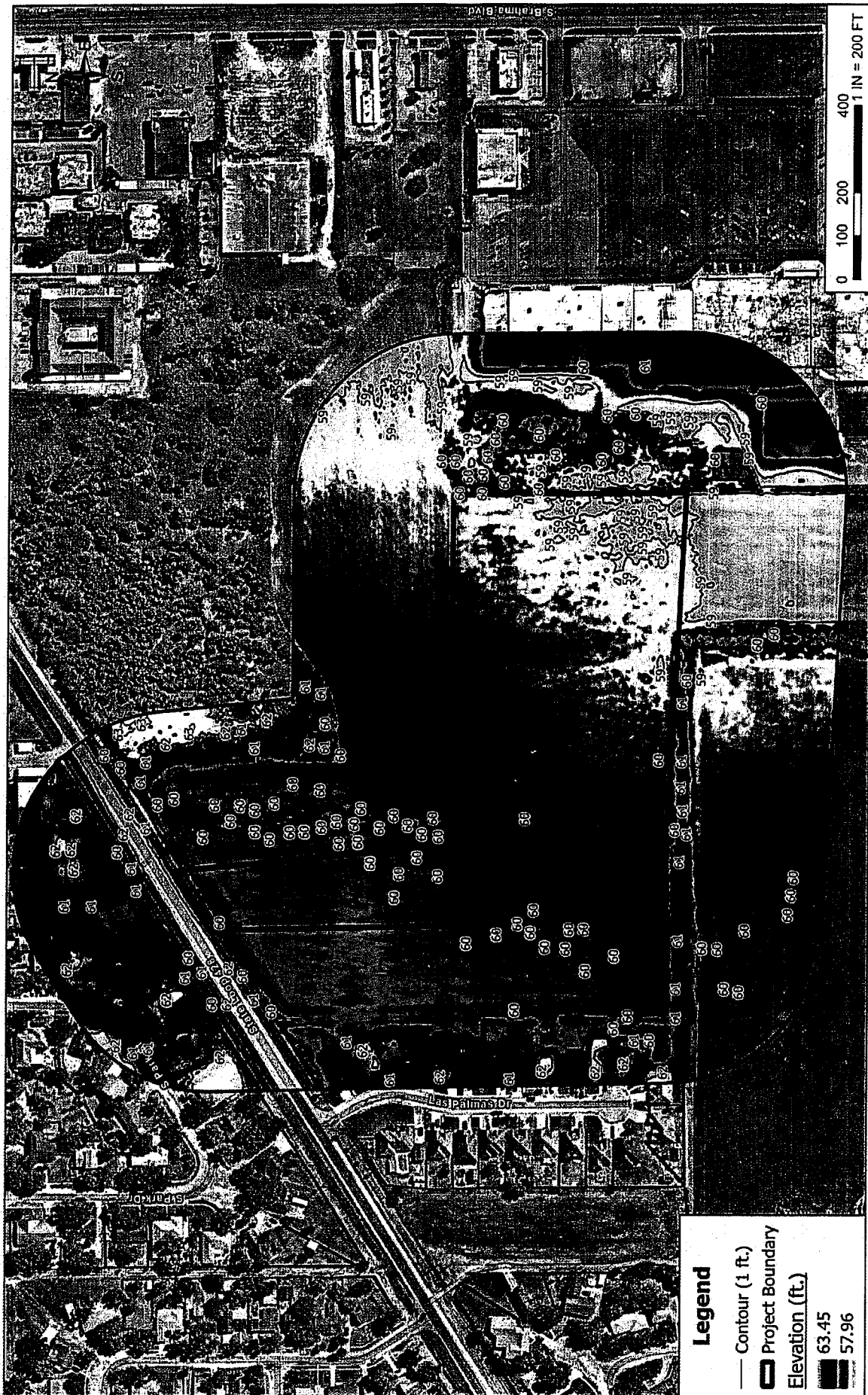
- Digital Data Available
- No Digital Data Available
- Unmapped

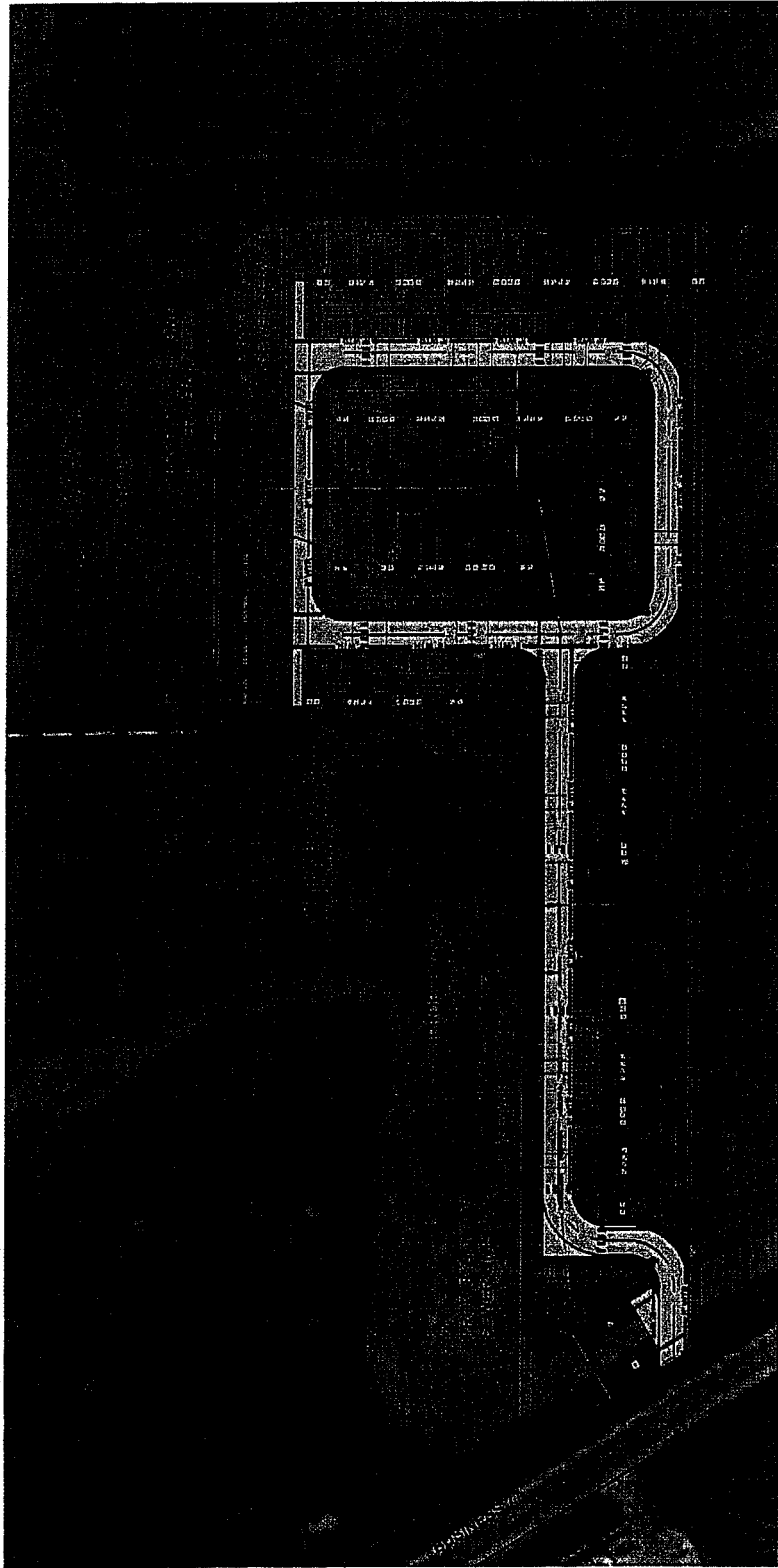
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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 unmodified areas cannot be used for regulatory purposes.



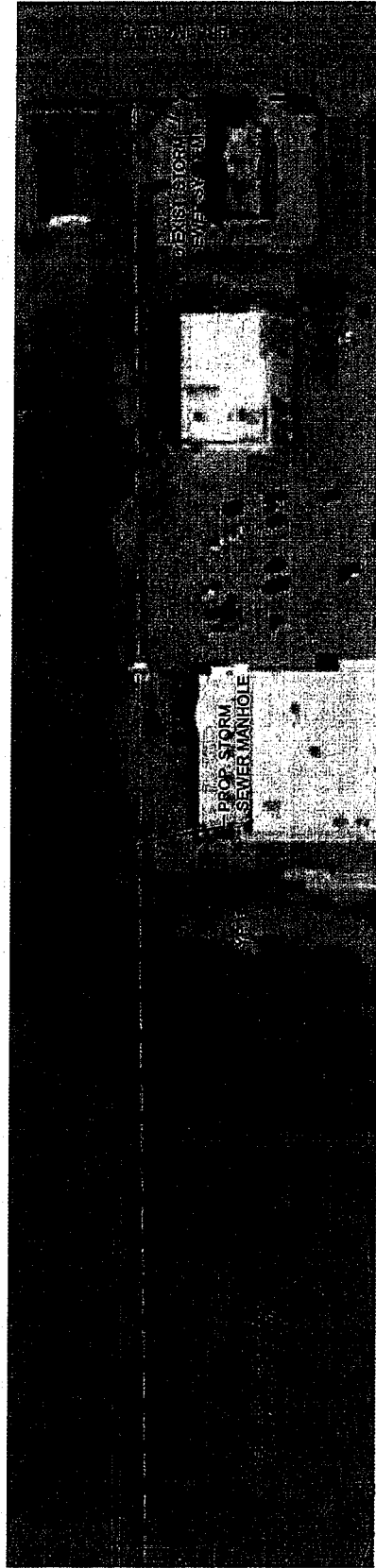
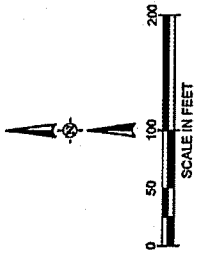
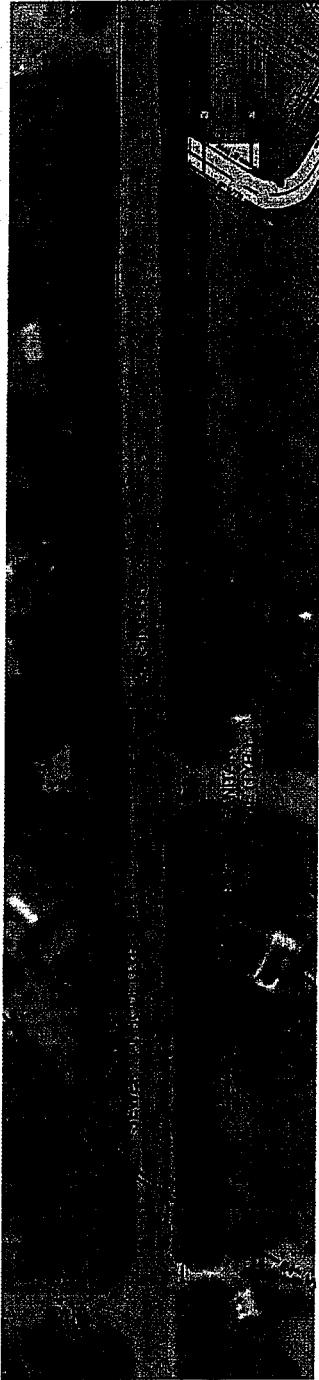


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THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND ARE NOT TO BE USED FOR REGULATORY APPROVAL, PERMIT BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY OR UNDER THE SUPERVISION OF:

NADIA LOPEZ, PE
NAME
111883
PE LICENSE NO.
2/25/2025
DATE
TEXAS
FIRM NO. F-512
FIRM/BUSINESS NO. STATE



PROJECT NO.: 60000.001
ISSUED: 2/25/2025
DRAWN BY: EJ/AN
CHECKED BY: NL
SCALE: 1" = 100'
SHEET TITLE: PRELIMINARY
ONSITE
IMPROVEMENTS
PAGE NUMBER OF



PRELIMINARY

FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND NOT FOR BIDDING OR REGULATORY APPROVAL. BIDDING OR CONSTRUCTION PURPOSES. THEY ARE NOT TO BE USED FOR THE SUPERVISION OF:

NAME: NADIA LOPEZ, PE
PE LICENSE NO.: 111893
DATE: 2/25/2025
TDP/EFIRM NO.: F-312
FIRM/BUSINESS NO.: TEXAS STATE



PROJECT NO.: 60800.001

ISSUED: 2/25/2025

DRAWN BY: EJ/EN

CHECKED BY: NL

SCALE: 1" = 100'

SHEET TITLE

PRELIMINARY

OFFSITE

IMPROVEMENTS

PAGE NUMBER OF

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

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 use of unit price (Column B) and the number of units

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

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

3. This form must be completed by a Third Party engineer licensed to practice in the State of

**THE NEW YORK PUBLIC LIBRARY
ASTOR LENOX TILDEN FOUNDATIONS**

For Site Work costs that exceed \$20,000 per unit and are included in Eligible Basis, a CPA letter indicating whether the costs must be capitalized or expensed.

[illegible]

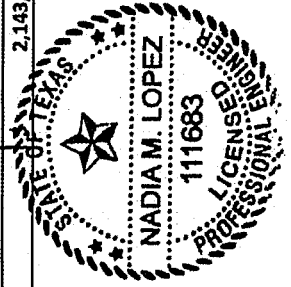
Nadia Lopez, P.E.

Printed Name _____

2/25/2025

Date _____

If a revised form is submitted, date of submission:



*and registration seal must be on the form. **

[illegible]

Nadira E. Lopez P.E.
Signature of Registered Engineer
responsible for Budget Justification

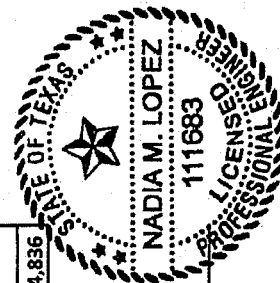
Nadia Lopez, P.E.

Printed Name

2/25/2025

Date _____

If a revised form is submitted, date of submission:



Gene M Jones
PO Box Drawer A
Kingsville, TX, 78364
#29361

David E Schubert
715 Arroyo Dr
Kingsville, TX, 78363
#19146

Matthew Jason Rogers
173 W FM 772
Kingsville, TX, 78363
#17124

David R Cecil Est
1921 S Park St
Kingsville, TX, 78363
#10486

James K Moses II
ETUX Yvonne M
1823 South Park Dr
Kingsville, TX, 78363
#18989

Reynaldo Moreno
ETUX Michelle
1925 South Park ST
Kingsville, TX, 78363
#11240

Oscar Sandoval Jr
1927 South Park ST
Kingsville, TX, 78363
#19771

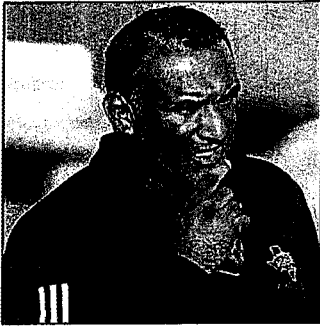
AAK Kingsville LLC
1909 FM 758
New Braunfels, TX 78130
#19963

Maria G Saenz
1006 Susan ST
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 Elen 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

sition throughout March to ensure a seamless 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.

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

volunteering at the hospital and lead the way to opening Kingsville's only soup kitchen in 2015, among other efforts.

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.



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)
Naughtie 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 Navarrete: fourth place (Varsity Girls Doubles)

Aubrey Gonzalez/Delaine Garcia: fifth place (Varsity Girls Doubles)
Mia Corrales: (Runner up JV Girls Singles)

Olivia Sales: 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 Biese (JV Mixed Doubles Champions)
Sheryl Yu/Gabriel Cardona (Runner up JV Mixed Doubles)

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: Texas Volleyball's Hailey Roberts, Texas Track and Field's Amy Mills (now Amy Mills-Villasehor), Texas Men's Tennis'

Steve Maupin, Texas Women's Basketball's Klara Wright (now Klara 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 1980s 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, Klara and C.W., who will always hold the honor of being Hall of Famers."

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 Oceguera, Applicant, Ramon P Perez, Owner; requesting approval of Re-Zoning from R1 (Single Family) to R3 (Multi-Family) of KT & 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 Oceguera, Applicant, Ramon P Perez, Owner; requesting approval of Re-Zoning from R1 (Single Family) to R3 (Multi-Family) of KT & 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.

ORDINANCE #2025-_____

AMENDING THE ZONING ORDINANCE BY CHANGING THE ZONING MAP IN REFERENCE TO KT&I CO, BLOCK 18, LOT PT 9, PT 10, (10.98 ACRES) (PROPERTY ID#17868), KINGSVILLE, TEXAS, FROM R1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO R3 (MULTI-FAMILY RESIDENTIAL DISTRICT), (OFF LOOP 428); AMENDING THE COMPREHENSIVE PLAN TO ACCOUNT FOR ANY DEVIATIONS FROM THE EXISTING COMPREHENSIVE PLAN; AND PROVIDING FOR PUBLICATION.

WHEREAS, the Planning & Zoning Commission has forwarded to the City Commission its reports and recommendations concerning the application of Edna Oceguela, applicant/authorized agent for owner Ramon Perez, for amendment to the zoning ordinance and zoning map of the City of Kingsville;

WHEREAS, with proper notice to the public, public hearings were held on Wednesday, April 2, 2025 during a meeting of the Planning and Zoning Commission, and on Monday, April 14, 2025 during a meeting of the City Commission, at City Hall, in the City of Kingsville, during which all interested persons were allowed to appear and be heard; and

WHEREAS, the item was APPROVED with a 5-0 vote of the Planning & Zoning Commission regarding the requested rezone with no abstentions; and

WHEREAS, the City Commission has determined that this amendment would best serve public health, necessity, and convenience and the general welfare of the City of Kingsville and its citizens.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF KINGSVILLE, TEXAS:

SECTION 1. That the Zoning Ordinance of the City of Kingsville, Texas, is amended by changing the zoning of KT&I Co, Block 18, Lot Pt 9, Pt 10, (10.98 Acres) (Property ID#17868), Kingsville, Texas, from R1 (Single Family Residential District) to R3 (Multi-Family Residential District), (off Loop 428), as more specifically described on the Zone Change Map, attached as Exhibit A.

SECTION 2. That the official Zoning Map of the City of Kingsville, Texas, is amended to reflect the amendments to the Zoning Ordinance made by Section 1 of this ordinance.

SECTION 3. That the Zoning Ordinance and Zoning Map of the City of Kingsville, Texas, as amended from time to time, except as changed by this ordinance and any other ordinances adopted on this date, remain in full force and effect.

SECTION 4. That to the extent that these amendments to the Zoning Ordinance represent a deviation from the Comprehensive Plan, the Comprehensive Plan is amended to conform to the Zoning Ordinance, as amended by this ordinance.

SECTION 5. That all ordinances or parts of ordinances in conflict with this ordinance are hereby expressly repealed.

SECTION 6. That publication shall be made in the official publication of the City of Kingsville as required by the City Charter of the City of Kingsville.

INTRODUCED on this the 14th day of April, 2025.

PASSED AND APPROVED on this the 28th day of April, 2025.

Effective Date: _____

THE CITY OF KINGSVILLE

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED:

Courtney Alvarez, City Attorney

14843 16374 17859 19382 20943 22448 23943 10153 16363

E Ailsie Ave

15721 23288 14935 12053 19963 19771 22519 14129 11240 18989 10486 13218 25792 25043

US HWY 77 Bus (Loop 428)

31897 20165 29304 29805 30616 19002 11257 20196 28942 28940 28943 28938 11932 29361 19146

4004808 4004809 4004810 4004811 4004812 4004813 4004814 4004815 4004816 4004817 4004823 4004818 4004822 4004819 4004820

17124

Las Palmas Dr

South Park Dr

11390 19008 25719

Legend

- PropID 17868 - 200FT Buffer
- PropID 17868
- Ownership-Labeled by Property ID
- City Limits

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

30.

CONSENT AGENDA

AGENDA ITEM #1

City of Kingsville
Police Department

Budget Am-
LEOSE
Funds

TO: Mayor and City Commissioners

CC: Charlie Sosa, Interim City Manager

FROM: John Blair, Chief of Police

DATE: March 11, 2025

SUBJECT: Receipt of the Law Enforcement Officer Standards and Education (LEOSE) Funds from Texas Comptroller of Public Accounts

Summary:

The police department is requesting approval for acceptance of funds from the Texas Comptroller of Public Accounts and a budget amendment to place the funds in Fund 009 for training.

Background:

A direct deposit was made into the City of Kingsville account from the Law Enforcement Officer Standards and Education (LEOSE) account. These payments are necessary to ensure the continuing education of persons licensed under Chapter 1701, Occupations Code, or to provide necessary training, as determined by the agency head, to full-time, fully paid law enforcement support personnel in our agency.

The Comptroller is directed by the Occupations Code, Section 1701.157 to make an annual allocation from the LEOSE account to qualified law enforcement agencies for expenses related to the continuing education of persons licensed under Chapter 1701, Occupations Code. Of the account, 20 percent is allocated equally among the qualified agencies. The remaining 80 percent is allocated on the basis of the number of eligible law enforcement positions each agency has as of January 1 of the preceding calendar year.

Financial Impact:

A total of \$8,395.42 was received for use for training of City of Kingsville Police personnel.

Recommendation:

We request that the City Commission authorize the receipt and expenditure of these funds in the manner for which they were provided by the Texas Comptroller of Public Accounts.





GLENN HEGAR TEXAS COMPTROLLER OF PUBLIC ACCOUNTS

P.O. Box 13528 • Austin, TX 78711-3528

February 28, 2025

CITY OF KINGSVILLE POLICE DEPARTMENT
1700 E KING AVE
KINGSVILLE TX 78363-5928

Vendor number: 17460015138 009

Two payments have been issued to your agency for the 2025 Law Enforcement Officer Standards and Education (LEOSE) Fund Allocation. One payment of \$3775.39 and a second payment of \$4620.03 for a total payment of \$8395.42. That second payment is enclosed.

The Comptroller is directed by the Occupations Code, Section 1701.157 to make an annual allocation from the LEOSE account to qualified law enforcement agencies for expenses related to the continuing education of persons licensed under Chapter 1701, Occupations Code. These funds must be used to ensure the continuing education of persons licensed under Chapter 1701 or to provide necessary training, as determined by the agency head, to full-time fully paid law enforcement support personnel in the agency.

Twenty percent of the funds are allocated equally among qualified agencies. The remaining eighty percent is distributed based on the number of eligible law enforcement positions each agency had as of January 1 of the preceding calendar year. Each agency must maintain complete and detailed records of all money received and spent. All funds received are subject to audit by the Comptroller of Public Accounts, and all expenditures are subject to audit by the State Auditor.

An eligible law enforcement position is defined as one held by a person licensed under Chapter 1701, Occupations Code, who works as a peace officer, licensed jailer or telecommunicator on the average of at least 32 hours a week, is compensated by a political subdivision of the state at the minimum wage rate or higher and is entitled to all employee benefits offered to a peace officer.

You must complete and return the enclosed Law Enforcement Officer Standards and Education Account 2026 Allocation Basis form to us no later than October 31st, 2025, to receive your agency's share of the LEOSE account in 2026. The information provided in this report must be accurate and returned timely to our office to ensure the correct allocation of the LEOSE account.

Please call us at 800-531-5441, ext. 3-4530, or 512-463-4530 if you have any questions or if we can be of assistance.

Enclosures

Form 40-215 (Rev.1-17/6)

ORDINANCE NO. 2025-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2024-2025 BUDGET TO ACCEPT AND EXPEND FUNDING FROM LEOSE FOR POLICE OFFICER TRAINING.

WHEREAS, it was unforeseen when the budget was adopted that there would be a need for funding for this expenditure in this fiscal year.

I.

BE IT ORDAINED by the City Commission of the City of Kingsville that the Fiscal Year 2024-2025 budget be amended as follows:

CITY OF KINGSVILLE
DEPARTMENT EXPENSES
BUDGET AMENDMENT – BA#34

Dept No.	Dept Name	Account Name	Account Number	Budget Increase	Budget Decrease
Fund 009 - LEOSE					
<u>Revenues</u>					
2100	Police	State Grants	72010	\$8,395.42	
<u>Expenditures</u>					
2100	Police	Training & Travel	31600	\$8,395.42	

[To amend the City of Kingsville FY 24-25 budget to accept and expend funding from LEOSE for officer training. Funding is provided by the grant funds received for the stated purpose.]

II.

THAT all Ordinances or parts of Ordinances in conflict with this Ordinance are repealed to the extent of such conflict only.

III.

THAT if for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this ordinance, for it is the definite intent of this City Commission that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

IV.

THAT this Ordinance shall not be codified but shall become effective on and after adoption and publication as required by law.

INTRODUCED on this the 24th day of March 2025.

PASSED AND APPROVED on this the 14th day of April 2025.

EFFECTIVE DATE: _____

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

AGENDA ITEM #2



**CITY OF KINGSVILLE
LEGAL DEPARTMENT**

P.O. Box 1458, Kingsville Texas 78364 Phone: 361-595-8016 Fax: 361-592-4696

Date: March 20, 2025

To: City Commission Members

From: Courtney Alvarez, City Attorney

Re: Abandonment of Part of Undeveloped 13th Street for Kenedy Park Sale

AGENDA ITEM: Consider an ordinance vacating, abandoning, and closing the easternmost 40-foot-wide right-of-way on undeveloped S. 13th Street between Kenedy Avenue and the southmost edge of the alley nearest King Avenue in Fifth Addition, Block 4, while retaining a utility easement.

BACKGROUND: The City adopted a Parks Master Plan in 2017 that identified Kenedy Park as a location no longer needed as a park given the proximity of other neighborhood parks. Thereafter, the City went through the lengthy process to decommission the park, which included getting voter approval (done in May of 2019). The City Commission authorized the real property of Kenedy Park to be placed for sale on July 26, 2021 via Resolution #2021-47. On June 10, 2024, the City Commission approved Resolution #2024-60 authorizing staff to move forward with the sale of Kenedy Park as an offer had been received and accepted. The prospective buyer requested a 210-day feasibility period. Since that time, the prospective buyer has advised they could not locate any documents at the Kleberg County Courthouse reflecting abandonment of the 40-feet of undeveloped road right-of-way, even though the Appraisal District included that land within its legal description of Kenedy Park. In order to clean up the title to this portion of the park land, it is recommended that this ordinance be approved prior to completing the sale of Kenedy Park.

FUNDING: There is no cost to the City from authorizing this ordinance, other than a minor fee to file the document at the Kleberg County Clerk's Office once approved.

CONCLUSION & RECOMMENDATION: Approve the ordinance as presented so that the title can be cleared up and allow the sale of Kenedy Park to move forward as previously approved.

Office: (361) 595-8007

ORDINANCE NO. #2025- _____

AN ORDINANCE VACATING, ABANDONING, AND CLOSING THE EASTERMOST 40-FOOT-WIDE RIGHT-OF-WAY ON UNDEVELOPED S. 13TH STREET BETWEEN KENEDY AVENUE AND THE SOUTHMOST EDGE OF THE ALLEY NEAREST KING AVENUE IN THE FIFTH ADDITION, BLOCK 4, WHILE RETAINING A UTILITY EASEMENT; REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING FOR AN EFFECTIVE DATE AND PUBLICATION.

WHEREAS, a 60-foot-wide street Right-of-Way (ROW) that is undeveloped as a thoroughfare exists on S. 13th Street between Kenedy Avenue and the southmost edge of the alley nearest King Avenue;

WHEREAS, the City's Kenedy Park property went through the process to be sold and a sales offer was accepted by City Commission via Resolution #2024-60 on June 10, 2024

WHEREAS, the sale of Kenedy Park is supposed to include the easternmost 40-foot-wide right-of-way of undeveloped S. 13th Street between Kenedy Avenue and the Southmost edge of the alley nearest King Avenue in the Fifth Addition, Block 4, but staff learned that no record exists at the Kleberg County Courthouse showing that section of the property being previously abandoned;

WHEREAS, the City now desires to clarify that the easternmost 40-foot-wide right-of-way of undeveloped S. 13th Street between Kenedy Avenue and the Southmost edge of the alley nearest King Avenue in the Fifth Addition, Block 4 be vacated, abandoned, and closed as it is not planned to be developed as a thoroughfare;

WHEREAS, pursuant to Section 311.007 of the Texas Transportation Code, a home-rule municipality, such as the City of Kingsville, may vacate, abandon, or close a street or alley;

WHEREAS, the City currently owns the Kenedy Park property, the entire undeveloped 13th Street road right-of-way, the alley to the north of Kenedy Park, and the property to the west of Kenedy Park;

WHEREAS, staff recommends the above-stated 40-foot portion of the road ROW be vacated, but a utility easement be retained, as it is to be included with the sale of Kenedy Park as referenced in Resolution #2024-60;

WHEREAS, the City finds that the 40-foot portion of ROW is not necessary as a public thoroughfare and has no other public use;

WHEREAS, the City finds that vacating, abandoning, and closing this 40-foot portion of ROW would have no adverse effect on adjacent properties;

WHEREAS, the City desires to sell the vacated, abandoned, and closed 40-foot portion of ROW to the eastern adjacent property owner;

WHEREAS, pursuant to Section 272.001 of the Texas Local Government Code, the City may sale or exchange land streets or alleys, owned in fee or used by easement to abutting property owners in proportion to their abutting ownership in an equitable manner;

WHEREAS, this Ordinance is necessary to protect the public safety, health, and welfare of the City of Kingsville.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF KINGSVILLE, TEXAS:

I.

THAT it is in the best interest of the City of Kingsville, Texas, that the easternmost 40-foot-wide right-of-way of undeveloped S. 13th Street between Kenedy Avenue and the Southmost edge of the alley nearest King Avenue in the Fifth Addition, Block 4 be closed, vacated, and abandoned as a thoroughfare, but the City shall retain a utility easement; and, the foregoing recitals are incorporated into this ordinance by reference as findings of fact as if set forth herein at length.

II.

THAT the City of Kingsville abandons and relinquishes any and all interest in the easternmost 40-foot-wide right-of-way of undeveloped S. 13th Street between Kenedy Avenue and the Southmost edge of the alley nearest King Avenue in the Fifth Addition, Block 4 as a street, while retaining a utility easement.

III.

THAT the Interim City Manager is authorized to execute the conveyance of said property described hereinabove pursuant to Texas Law; and, the City Secretary is hereby authorized and instructed to file a signed and sealed copy of this ordinance in and among the records of the City, and in the land records of Kleberg County.

IV

THAT all Ordinances or parts of Ordinances in conflict with this Ordinance are repealed to the extent of such conflict only.

V.

THAT if for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this ordinance, for it is the definite intent of this City Commission that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

VI.

THAT this Ordinance shall be codified and become effective on and after adoption and publication as required by law.

INTRODUCED on this the 24th day of March, 2024.

PASSED AND APPROVED on this the 14th day of April, 2024.

Effective Date: _____

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

REGULAR AGENDA

AGENDA ITEM #3

Planning and Development Services
410 W King
Kingsville, TX 78363
PH: 361-595-8055



MEMO

Date: April 1st, 2025

To: Charlie Sosa (Interim City Manager)

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

Subject: **The City of Kingsville Planning and Development Services Department is seeking approval from the City Commissioners and Mayor to approve an alcohol variance for a Mixed Beverage (MB), Late Hours Certificate (LH) On Premise Bar for the establishment known as Buckets located at 905 N 14th Street, Kingsville, TX 78363**

Summary: On March 11th, 2025, Rueben Garza, applicant/owner, requested an alcohol variance for a Mixed Beverage (MB), Late Hours Certificate (LH) On Premise Bar for the establishment known as Buckets located at 905 N 14th Street, Kingsville, TX 78363.

Background: One church, "Jesus Christ is the Answer to the World" is located within 300' of this proposed establishment. 14 letters were sent out; Mrs. Regina Lee Perez of 1505 Lewis Street contacted the department by phone on March 28th, 2025 and expressed concerns with an establishment like this that historically had loud noise and music playing into the early hours of the morning, especially on weekends.

The department recommends approval.

Erik Spitzer
Director of Planning and Development Services



CITY OF
KINGSVILLE
MEMORANDUM

DATE

March 11, 2025

TO

Mary Valenzuela, City Secretary

FROM

Engineering Department

SUBJECT

Alcohol License for 905 N. 14th St, Buckets

Mrs. Valenzuela,

After performing the research and physical inspection you requested for the property at 905 N. 14th St, we have concluded that the property in question does fall within the 300 ft boundary of a Church; therefore, it will require a variance according to State codes and City Ordinance § 11-3-4, which was adopted on April 9, 2018.

Notices must be sent to the property owners within the 300 foot boundary and a public hearing and publication in the local newspaper is required.

Thank you,

Engineering Department

Attachment 1 shows the property and the relative location of the Church, Property ID 15708; suspected to be close to the property. JESUS CHRIST IS THE ANSWER TO THE WORLD is within the 300 foot boundary.

Attachment 1 also shows all properties within the 300 foot boundary in correlation with their Short ID provided by the Kleberg County Appraisal District.

COPY



**TEXAS ALCOHOLIC
BEVERAGE COMMISSION**
Texans Helping Businesses & Protecting Communities

received
3-11-2025

**Required
Certifications**

Join TABC in the fight against human trafficking

L-CERT (7/2022)

Submit this form to the proper officials to obtain certification for the type of license/permit for which you are applying as required by TX Alc. Bev. Code, Sections 11.37, 11.39, 11.46(b), 61.37, 61.38, 61.42 and Rule §33.13. This Required Certifications form must be submitted with your Initial Application form.

Contact your local TABC office for assistance.

LOCATION INFORMATION

1. Trade Name of Location (Name of restaurant, bar, store, etc.) 905 N 14th St. Buckets			
2. Owner of Business/Applicant (Name of Corporation, LLC, etc.) Ruben Garza			
3. Type of Owner <input type="checkbox"/> Corporation <input type="checkbox"/> Limited Liability Company <input type="checkbox"/> Partnership <input type="checkbox"/> Limited Partnership <input type="checkbox"/> Limited Liability Partnership <input checked="" type="checkbox"/> Other: self			
4. Location Address 905 N 14th City Kingsville Tx County Kleberg State TX Zip Code 78343			
5. Mailing Address 905 N 14th City Kingsville Tx County Kleberg State TX Zip Code 78363			
6. Business Telephone Number 361-228-8989		Alternate Telephone Number E-mail Address	

7. Application for:				
<input checked="" type="checkbox"/> Original	<input type="checkbox"/> Reinstatement	License/Permit Number	<input type="checkbox"/> Reinstatement and Change of Trade Name	License/Permit Number
	<input type="checkbox"/> Change of Location	License/Permit Number	<input type="checkbox"/> Change of Location and Trade Name	License/Permit Number

8A. Type of Off-Premise Retailer License/Permit:			
<input type="checkbox"/> BF Retail Dealer's Off-Premise License	<input type="checkbox"/> E Local Cartage Permit	<input type="checkbox"/> P Package Store Permit	
<input type="checkbox"/> BQ Wine and Malt Beverage Retail Dealer's Off-Premise Permit	<input type="checkbox"/> ET Third-Party Local Cartage Permit	<input type="checkbox"/> Q Wine Only Package Store	
<input type="checkbox"/> LP Local Distributor's Permit			

8B. Type of On-Premise Retailer License/Permit:			
<input type="checkbox"/> BE Retail Dealer's On-Premise License	<input type="checkbox"/> E Local Cartage Permit	<input checked="" type="checkbox"/> MB Mixed Beverage	
<input type="checkbox"/> BG Wine and Malt Beverage Retail Dealer's On-Premise Permit	<input type="checkbox"/> FB Food and Beverage Certificate	<input type="checkbox"/> WP Waterpark Permit	
<input type="checkbox"/> BP Brewpub License	<input checked="" type="checkbox"/> LH Late Hours Certificate		

8C. Type of Wholesaler's, Distributor's, or Manufacturer's License/Permit:			
<input type="checkbox"/> BB General Distributor's License	<input type="checkbox"/> D Distillers and Rectifiers Permit - allows on-premise consumption	<input type="checkbox"/> S Nonresident Seller's Permit	
<input type="checkbox"/> BC Branch Distributor's License	<input type="checkbox"/> DS Out-of-State Winery Direct Shipper's Permit	<input type="checkbox"/> SD Brewer's Self-Distribution License	
<input type="checkbox"/> BN Nonresident Brewer's License	<input type="checkbox"/> G Winery - allows on-premise consumption	<input type="checkbox"/> W Wholesaler's Permit	
<input type="checkbox"/> BW Brewer's License	<input type="checkbox"/> J Bonded Warehouse	<input type="checkbox"/> X General Class B Wholesaler Permit	
<input type="checkbox"/> JD Bonded Warehouse (Dry Area)			

9. For On or Off-Premise Applicants, Indicate Primary Business Type at this Location:			
<input checked="" type="checkbox"/> Bar	<input type="checkbox"/> Grocery/Market	<input type="checkbox"/> Package Store	<input type="checkbox"/> Sexually Oriented
<input type="checkbox"/> Civic Center	<input type="checkbox"/> Hotel	<input type="checkbox"/> Public Entertainment Fac. (PEF as defined in Sec. 108.73)	<input type="checkbox"/> Sporting Arena
<input type="checkbox"/> Convenience Store	<input type="checkbox"/> Motel	<input type="checkbox"/> Racetrack	
<input type="checkbox"/> Delivery Company	<input type="checkbox"/> Movie Theater	<input type="checkbox"/> Restaurant	

COPY

Receipt Number: R02210669

General	Packet	
Transactions	Batch	B00026734 - 03/12/25
Payments	Operator	HS - HERLINDA SOLIS
Journal	Terminal	10 - HERLINDA SOLIS
Documents	Taken By	Herlinda Solis
Signature	Vendor	

Amount Details

Total Applied	258.75
Total Tendered	258.75
Change	0.00

Profile Information

	Performed By	Date Performed
Create	Herlinda Solis	3/12/2025 12:08 PM
Void		
Burn		

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Jose Victor Estrada
ETUX Linda Ann
1206 E Ave A
Kingsville, TX 78363
#25671

Dear Property Owner,

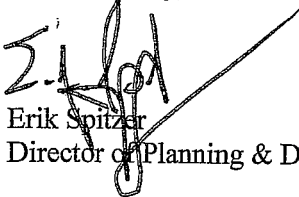
The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

Request for an alcohol variance for a Mixed Beverage (MB), Late Hours Certificate (LH) On Premise Bar for the establishment known Buckets at 905 North 14th Street, Kingsville TX, 78363.

Your property is located withing 300 feet of this request. If you have any comments or questions in regard to this matter, please contact me at (361) 595-8055.

Thank you

Yours Sincerely,


Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Sonya Lisa Acuna
3238 Austin ST
Corpus Christi, TX 78404
#11119

Dear Property Owner,

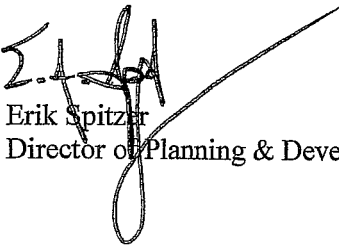
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Thank you

Yours Sincerely,



Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Armando R Rios
ETUX Sandra Rios
902 Clarence Bohls LN
Pflugerville, TX 78660
#4001417

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

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Thank you

Yours Sincerely,

Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Ramon Lerma
809 Roxella ST
Houston, TX 77076
#14789

Dear Property Owner,

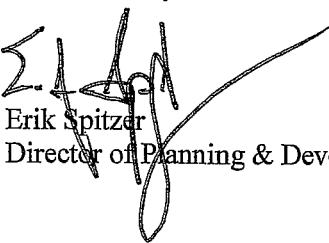
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Thank you

Yours Sincerely,



Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Eleazar Cantu
ETUX Norma Alicia
427 E D Ave
Kingsville, TX 78363
#15577

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

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Thank you

Yours Sincerely,



Erik Spitzer

Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Delma Rios
329 W Richard Ave
Kingsville, TX 78363
#21561

Dear Property Owner,

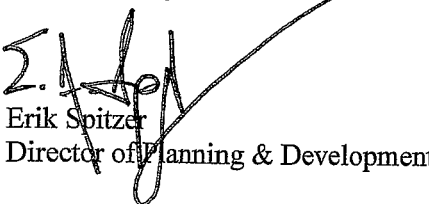
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Thank you

Yours Sincerely,


Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Arnoldo Zapata Jr EST
& Steve Zapata (Co-Admin)
264 N CR 1041
Kingsville, TX 78363
#23997

Dear Property Owner,

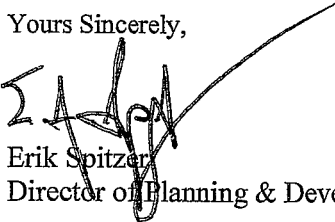
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Your property is located within 300 feet of this request. If you have any comments or questions in regard to this matter, please contact me at (361) 595-8055.

Thank you

Yours Sincerely,



Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Loretta Ann Zapata
1051 E Avenue A
Kingsville, TX 78363
#23240

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

Request for an alcohol variance for a Mixed Beverage (MB), Late Hours Certificate (LH) On Premise Bar for the establishment known Buckets at 905 North 14th Street, Kingsville TX, 78363.

Your property is located within 300 feet of this request. If you have any comments or questions in regard to this matter, please contact me at (361) 595-8055.

Thank you

Yours Sincerely,

Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Carlos Ortiz
PO Box 294
Kingsville, TX 78364
#13259

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

Request for an alcohol variance for a Mixed Beverage (MB), Late Hours Certificate (LH) On Premise Bar for the establishment known Buckets at 905 North 14th Street, Kingsville TX, 78363.

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Thank you

Yours Sincerely,

Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Francisco & Silvia Garcia Living Trust
Francisco & Silvia (Co-Tr)
531 W Chapman Ave
Anaheim, CA 92802
#14197

Dear Property Owner,

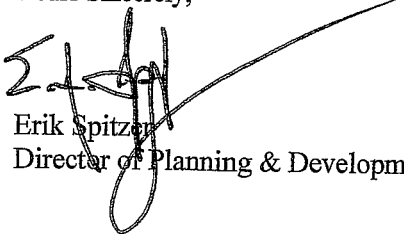
The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

Request for an alcohol variance for a Mixed Beverage (MB), Late Hours Certificate (LH) On Premise Bar for the establishment known Buckets at 905 North 14th Street, Kingsville TX, 78363.

Your property is located withing 300 feet of this request. If you have any comments or questions in regard to this matter, please contact me at (361) 595-8055.

Thank you

Yours Sincerely,



Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Juanita M Bernal
PO Box 698
Kingsville, TX 78364
#13367

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

Request for an alcohol variance for a Mixed Beverage (MB), Late Hours Certificate (LH) On Premise Bar for the establishment known Buckets at 905 North 14th Street, Kingsville TX, 78363.

Your property is located withing 300 feet of this request. If you have any comments or questions in regard to this matter, please contact me at (361) 595-8055.

Thank you

Yours Sincerely,


Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Anita Sylvia Perez
ETAL
1019 E Nettie Ave
Kingsville, TX 78363
#11406

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

Request for an alcohol variance for a Mixed Beverage (MB), Late Hours Certificate (LH) On Premise Bar for the establishment known Buckets at 905 North 14th Street, Kingsville TX, 78363.

Your property is located withing 300 feet of this request. If you have any comments or questions in regard to this matter, please contact me at (361) 595-8055.

Thank you

Yours Sincerely,

Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Anita Sylvia Perez
ETAL
1019 E Nettie Ave
Kingsville, TX 78363
#13015

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

Request for an alcohol variance for a Mixed Beverage (MB), Late Hours Certificate (LH) On Premise Bar for the establishment known Buckets at 905 North 14th Street, Kingsville TX, 78363.

Your property is located withing 300 feet of this request. If you have any comments or questions in regard to this matter, please contact me at (361) 595-8055.

Thank you

Yours Sincerely,


Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Anita Sylvia Perez
ETAL
1019 E Nettie Ave
Kingsville, TX 78363
#13848

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m.
at the Helen Kleberg Groves Community Room, located at City Hall,
400 W. King, Kingsville Texas. The following item will be heard:

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contact me at (361) 595-8055.

Thank you

Yours Sincerely,

Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Anita Sylvia Perez
ETAL
1019 E Nettie Ave
Kingsville, TX 78363
#14629

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

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Thank you

Yours Sincerely,


Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Gilbert Espinoza
1012 E Ella Ave
Kingsville, TX 78363
#20815

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

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Thank you

Yours Sincerely,


Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Maria Orta
1603 E Lott
Kingsville, TX 78363
#21588

Dear Property Owner,

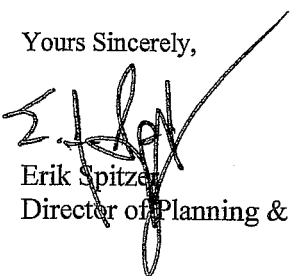
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Thank you

Yours Sincerely,



Erik Spitzer

Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Rodolfo M Orta
ETUX Maria L
PO Box 297
Kingsville, TX 78364
#22354

Dear Property Owner,

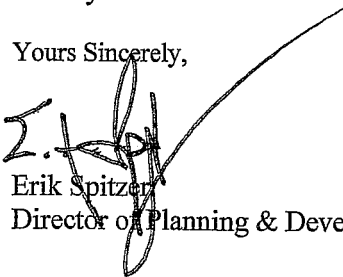
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Bar for the establishment known Buckets at 905 North 14th Street, Kingsville TX, 78363.**

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contact me at (361) 595-8055.

Thank you

Yours Sincerely,



Erik Spitzer
Director of Planning & Development Services

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Eliu Ricardo Cazares
1613 Del Rio BLVD
Eagle Pass, TX 78852
#18602

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

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Your property is located within 300 feet of this request. If you have any comments or questions in regard to this matter, please contact me at (361) 595-8055.

Thank you

Yours Sincerely,


Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

SC Construction LLC
PO Box 197
La Blanca, TX 78558
#11651

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

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Thank you

Yours Sincerely,


Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Jesus Christ Is the Answer to The World-General
Counsel INC
813 N 14th St
Kingsville, TX 78363
#15708

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m.
at the Helen Kleberg Groves Community Room, located at City Hall,
400 W. King, Kingsville Texas. The following item will be heard:

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Bar for the establishment known Buckets at 905 North 14th Street, Kingsville TX, 78363.**

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contact me at (361) 595-8055.

Thank you

Yours Sincerely,



Erik Spitzer

Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Rosalinda Gutierrez (Life EST)
Leonor Fernandez
600 E Richard Ave
Kingsville, TX 78363
#14919

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

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Your property is located within 300 feet of this request. If you have any comments or questions in regard to this matter, please contact me at (361) 595-8055.

Thank you

Yours Sincerely,


Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Guadalupe Fernandez
817 N 14th St
Kingsville, TX 78363
#14117

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

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Your property is located withing 300 feet of this request. If you have any comments or questions in regard to this matter, please contact me at (361) 595-8055.

Thank you

Yours Sincerely,

Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Virginia Rodriguez-Vela
Marcus Aidan Vela
4204 Ponchartrain
Corpus Christi, TX 78413
#10160

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

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Your property is located within 300 feet of this request. If you have any comments or questions in regard to this matter, please contact me at (361) 595-8055.

Thank you

Yours Sincerely,


Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Corral Investments Corp
5657 Old Brownsville RD
Corpus Christi, TX 78417
#23917

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

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Thank you

Yours Sincerely,


Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Milda R Alaniz (Life EST)
Rosa Alaniz ETAL
904 E Vela
Kingsville, TX 78363
#23498

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m.
at the Helen Kleberg Groves Community Room, located at City Hall,
400 W. King, Kingsville Texas. The following item will be heard:

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contact me at (361) 595-8055.

Thank you

Yours Sincerely,


Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Gabriella Victoria Aiko Rangel
Gloria S Rangel (Custodian)
1908 Rettye
Kingsville, TX 78363
#15156

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

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Your property is located withing 300 feet of this request. If you have any comments or questions in regard to this matter, please contact me at (361) 595-8055.

Thank you

Yours Sincerely,


Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Amalia S Salgado
AKA Amalia S Soto
1220 W Kenedy Ave APT 7A
Kingsville, TX 78363
#14351

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

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Thank you

Yours Sincerely,


Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Kleberg County Trustee
PO Box 1457
Kingsville, TX 78364
#24991

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

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Thank you

Yours Sincerely,


Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Maria Antonia Crowley
2268 Spruill RD
Caledonia, MS 39740
#13543

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

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Thank you

Yours Sincerely,

Erik Spitzer
Director of Planning & Development Services

COPY

Go to every.com/templates or call 800.855.4660

Easy Peel Address Labels

5160 AVERY

Maria Antonia Crowley
2268 Spruill RD
Caledonia, MS 39740
#13543

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Luis Garcia EST
ETUX Aurora EST
932 E Vela
Kingsville, TX 78363
#12728

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

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Thank you

Yours Sincerely,

Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Graciela Silva Arnold
ETVIR George J
6838 King David
Corpus Christi, TX 78414
#11436

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

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Thank you

Yours Sincerely,

Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Juaquina H Silva
909 Vela Ave
Kingsville, TX 78363
#12245

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

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Thank you

Yours Sincerely,

Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Jose Franciso Silva Sr
915 Vela St
Kingsville, TX 78363
#13050

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

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Thank you

Yours Sincerely,

Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Desiderio R. Calzada Jr
28493 Etta Ave
Hayward, CA 94544
#13872

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

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Thank you

Yours Sincerely,

Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Rosalinda Guitierrez (Life Est)
Leonor Fernandez
600 E Richard Ave
Kingsville, TX 78363
#14662

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

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Thank you

Yours Sincerely,

Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Rosalinda Guitierrez (Life Est)
Leonor Fernandez
600 E Richard Ave
Kingsville, TX 78363
#15303

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

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Thank you

Yours Sincerely,

Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

George Lee Ramos
Regina Lee Perez
1505 Lewis St
Kingsville, TX 78363
#10771

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

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Thank you

Yours Sincerely,

Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Emaly E Morales
906 Ella
Kingsville, TX 78363
#10020

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

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Thank you

Yours Sincerely,

Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Rosalinda Recio Posas
1001 S Park St
Hobart, OK 73651
#25313

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

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Yours Sincerely,

Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Angelica Lee (Life Est)
Marcy M Lee
918 E Ella
Kingsville, TX 78363
#16226

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m.
at the Helen Kleberg Groves Community Room, located at City Hall,
400 W. King, Kingsville Texas. The following item will be heard:

Request for an alcohol variance for a Mixed Beverage (MB), Late Hours Certificate (LH) On Premise Bar for the establishment known Buckets at 905 North 14th Street, Kingsville TX, 78363.

Your property is located within 300 feet of this request. If you have any comments or questions in regard to this matter, please contact me at (361) 595-8055.

Thank you

Yours Sincerely,

Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Ofelia Clarissa Arevalo
116 W Ave D
Kingsville, TX 78363
#15438

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

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Thank you

Yours Sincerely,

Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

606 Harold LLC
PO Box 573036
Houston, TX 77257
#24217

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

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Thank you

Yours Sincerely,

Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Daniella Loza
1705 Santa Maria
Kingsville, TX 78363
#25737

Dear Property Owner,

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Thank you

Yours Sincerely,

Erik Spitzer
Director of Planning & Development Services

COPY

Luis Garcia EST
ETUX Aurora EST
932 E Vela
Kingsville, TX 78363
#12728

Graciela Silva Arnold
ETVIR George J
6838 King David
Corpus Christi, TX 78414
#11436

Juaquina H Silva
909 Vela Ave
Kingsville, TX 78363
#12245

Jose Franciso Silva Sr
915 Vela St
Kingsville, TX 78363
#13050

Desiderio R Calzada Jr
28493 Etta Ave
Hayward, CA 94544
#13872

Rosalinda Guitierrez (Life Est)
Leonor Fernandez
600 E Richard Ave
Kingsville, TX 78363
#14662

Rosalinda Guitierrez (Life Est)
Leonor Fernandez
600 E Richard Ave
Kingsville, TX 78363
#15303

George Lee Ramos
Regina Lee Perez
1505 Lewis St
Kingsville, TX 78363
#10771

Emaly E Morales
906 Ella
Kingsville, TX 78363
#10020

Rosalinda Recio Posas
1001 S Park St
Hobart, OK 73651
#25313

Angelica Lee (Life Est)
Marcy M Lee
918 E Ella
Kingsville, TX 78363
#16226

Ofelia Clarissa Arevalo
116 W Ave D
Kingsville, TX 78363
#15438

606 Harold LLC
PO Box 573036
Houston, TX 77257
#24217

Daniella Loza
1705 Santa Maria
Kingsville, TX 78363
#25737

COPY

5160

EVERY

Veteran returns to Naval Air Station Kingsville after 60 years

By NAS Kingsville
Public Affairs

A few times a year, someone once stationed at NAS Kingsville asks if they could come back and look at the old place.

In the case of Jack Stroud, he was talking about a really old place.

"There's so much space. There were more buildings when I was here," he said.

He pointed to an open field.

"I think that is where the junior enlisted barracks was."

Stroud was stationed at what was then Naval Air Auxiliary Station (Kingsville) from April 1963 to April 1966.

Stroud, 80, and his son, John, got a tour of NASK on March 21 by NASK Public Affairs.

John recently turned 60 and was born in Kingsville while his father was stationed here.

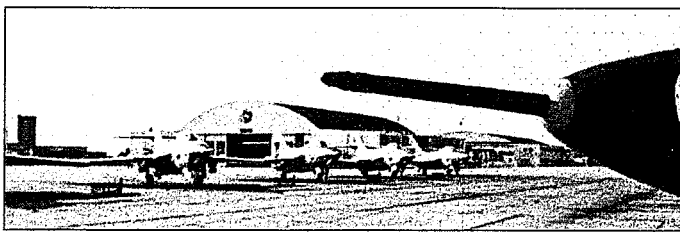
"We lived in a little three-room house off that road leading to the base (Carlos Truan Blvd.)," Stroud said.

Back then, the training aircraft was the TP-9J, redesignated in 1962 from the F9F-8T Cougar jet, which had replaced the F9F Panther that saw heavy action in the Korean War.

Stroud watched one of the civilian ground crew prepare a Goshawk for a training flight.

"I started as a plane captain, doing what he's doing," Stroud said.

"Later, I was with ground support. I drove a tug that that pulled the unit to start the jet en-



TP-9J training aircraft on the NAAS(K) flightline in the mid-1960s. (Photo courtesy of Jack Stroud)



Jack Stroud at Naval Air Auxiliary Station (Kingsville) in the mid-1960s. (Photo courtesy Jack Stroud)



Jack Stroud (r.) and son John at the Blue Angel display on NAS Kingsville. Jack, who was stationed at what was then Naval Air Auxiliary Station (Kingsville) from 1963 to 1966, visited NASK March 21.



Jack Stroud (r.) and his son John examine a T-45C Goshawk used to train aviators at NAS Kingsville. Jack, who was stationed at what was then Naval Air Auxiliary Station (Kingsville) from 1963 to 1966, visited NASK March 21.



Jack Stroud (l.) and son John observe T-45C Goshawk operations from a perimeter road at NAS Kingsville.

gine. I liked that job."

He was repeatedly surprised to see how much

of today's air station relied on civilian employees and civilian contrac-

tors.

That also was the period when the military

became increasingly involved with the Vietnam War – and increased in-

tegration of the military.

"We had our first Black sailor arrive while I was here," Stroud said.

After leaving the Navy, Stroud and family move to Wyoming. He spent some years working as a welder and then with an oil field service company.

When the kids were older, Stroud and his wife spent a decade as long-haul truckers.

"One of us would drive and the other sleep for 10 hours," he said. "That's how you handle too much togetherness."

His wife died last year, part of what motivated him to come see the old air station.

Jack and John Stroud got a chance to watch jets take off and land, doing "touch-and-go" training, from one of the better viewpoints on the airfield perimeter road.

"That was really great," he said.

And Jack kept pointing out things that were different and how things changed.

"It is definitely different and definitely improved from when I was here," he said.

"And I'm amazed at how much enlisted men did that is now contracted."

But his biggest surprise came when driving back off base to where their car was parked.

"Wait... we don't have to stop and get signed out leaving the base?" he said.

"Back then, we had to sign out. And we couldn't leave in our work dunnies. We had to be in blues or civilian clothes."



Wings of Gold

The 10 newest Naval Aviators received their 'Wings of Gold' in a Feb. 28 ceremony on NAS Kingsville.



Demolition

Demolition began this month on the last remaining former enlisted housing building. The building, constructed in 1969, has been vacant the last few years after enlisted personnel moved into the former Navy Lodge.

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. to discuss and/or take action on the following item:

Request for an alcohol variance for a Mixed Beverage (MB), Late Hours Certificate (LH) On Premise Bar for the establishment known as Buckets at 905 North 14th Street, 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) 595-8002.

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. to discuss and/or take action on the following item:

Request for an alcohol variance for a Wine and Malt Beverage Retailer's On-Premise Permit (BG) for the establishment known as Javelina Watering Hole Brewing Co. LLC at 211 East Caesar Ave., Suite C, 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) 595-8002.

AGENDA ITEM #4

Planning and Development Services
410 W King
Kingsville, TX 78363
PH: 361-595-8055



MEMO

Date: April 1st, 2025

To: Charlie Sosa (Interim City Manager)

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

Subject: **The City of Kingsville Planning and Development Services Department is seeking approval from the City Commissioners and Mayor to approve an alcohol variance for a Wine and Malt Beverage Retailer's On-Premise Permit (BG) for the establishment known as the Javelina Watering Hole Brewing Company LLC located at 211 East Caesar Ave, Suite C, Kingsville, TX 78363.**

Summary: On March 4th, 2025, Christopher Flores, applicant; Javelina Watering Hole Brewing Company LLC, owner, requested an alcohol variance for a Wine and Malt Beverage Retailer's On-Premise Permit (BG) for the establishment known as the "Javelina Watering Hole Brewing Company LLC" located at 211 East Caesar Ave, Suite C, Kingsville, TX 78363.

Background: One church, "The Kingsville Christian Church" is located within 300' of this proposed establishment. 22 letters were sent out; no one has called as of April 1st, 2025.

The department recommends approval.

Erik Spitzer
Director of Planning and Development Services



CITY OF
KINGSVILLE
MEMORANDUM

DATE	March 4, 2025
TO	Mary Valenzuela, City Secretary
FROM	Engineering Department
SUBJECT	Alcohol License for 211 E. Caesar Ave, C

Mrs. Valenzuela,

After performing the research and physical inspection you requested for the property at **211 E. Caesar Ave, C**, we have concluded that the property in question does fall within the 300 ft boundary of a church; therefore, it will require a variance according to State codes and City Ordinance § 11-3-4, which was adopted on April 9, 2018.

Notices must be sent to the property owners within the 300 foot boundary and a public hearing and publication in the local newspaper is required.

Thank you,

Engineering Department

Attachment 1 shows the property and the relative location of 1 Church, Property ID 10916; suspected to be close to the property. **THE KINGSVILLE CHRISTIAN CHURCH** is within the 300 foot boundary.

Attachment 1 also shows all properties within the 300 foot boundary in correlation with their Short ID provided by the Kleberg County Appraisal District.

COPY



received
3-4-2015

Document reference ID : 444568

Licensing Application Summary

You must review your application and confirm that the information displayed here is correct. Select **Review and Confirm** to continue and make the payment. If the information is not correct, select **Next** to return to the application, edit the data as needed and finalize the submission. If you need to store the application packet for your records, select **Download**.

Application ID: 444568
Applicant Name: JAVELINA WATERING HOLE BREWING CO. LLC
License Type applied for: Wine and Malt Beverage Retailer's On-Premise Permit (BG)

Entity Information

Business Structure: Limited liability company
FEIN/SSN Number: 823948688
Member Managed or Manager Managed: Member Managed
Historically Underutilized Business: No
Veteran-owned business: No
Fraternal Owned: No
Secretary of State Filing Number: 802979256
Date Filed: 4/3/2018
Filing State: TX

Primary Business Entity Contact Information

Legal First Name: christopher
Legal Middle Name: flores
Email Address: chrisf1804@gmail.com
Phone Number: 832-423-2463

COPY

Basic Business information

Business/Trade Name:

☒ Javelina Watering Hole Brewing Co

Business Type

☐ Other

Location's Phone Numbers

Business Phone Number

832-423-2463

Location Address

Address:

☒ 211 E Caesar Ave, C, Kingsville, TX, United States, Kleberg 78363

Is your location within city limits?

☒ Yes

Mailing Address Information

Address:

211 E Caesar Ave, C, Kingsville, TX, United States, Kleberg 78363

Measurement Information

Measuring from the public entrance of your location along street lines and directly across intersections, will your location be within 1,000 feet of the nearest property line of a public or private school?

☐ No

Is a residential address or established neighborhood association located within 300 feet of any property line of your premises?

☐ No

COPY

6 Receipt Number: R02208906

Save and Close Print Receipt Email Receipt Void Receipt Print Screen Help

Receipt Number: R02208906

General

Transactions

Payments

Journal

Documents

Signature

Packet

Batch

Operator

Terminal

Taken By

Vendor

B00026665 - 03/05/25

HS - HERLINDA SOLIS

10 - HERLINDA SOLIS

Herlinda Solis

Amount Details

Total Applied

Total Tendered

Change

258.75

258.75

0.00

Profile Information

Performed By

Date Performed

Create

Void

Burn

Herlinda Solis

3/5/2025 2:14 PM

211 E Caesar Ave Suite C, Kingsville TX 78363
Javelina Watering Hole Brewing Co. LLC

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Tommy S Allen
ETUX Dawn
2908 N Armstrong ST
Kingsville, TX 78363
#23173

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

Request for an alcohol variance for a Wine and Malt Beverage Retailer's On-Premise Permit (BG) for the establishment known as Javelina Watering Hole Brewing CO. LLC at 211 East Caesar Ave. Suite C, Kingsville TX, 78363.

Your property is located withing 300 feet of this request. If you have any comments or questions in regard to this matter, please contact me at (361) 595-8055.

Thank you

Yours Sincerely,


Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

The Kingsville Christian
Fellowship Church INC
PO Box 541
Kingsville, TX 78364
#10916

Dear Property Owner,

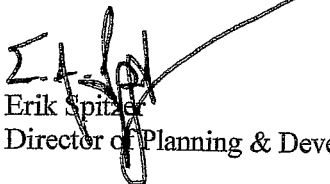
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Thank you

Yours Sincerely,


Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Jaime Homero Villarreal
ETUX Victoria Guerrero
PO Box 363
Kingsville, TX 78364
#14457

Dear Property Owner,

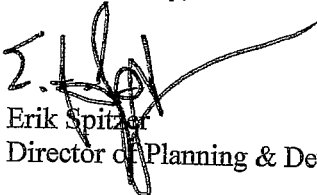
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Thank you

Yours Sincerely,


Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

GJ Products LLC
24106 Porte Toscana Lane
Richmond, TX 77406
#16023

Dear Property Owner,

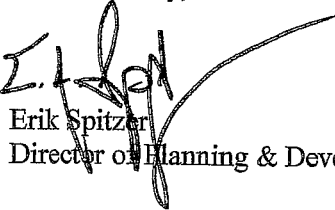
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Yours Sincerely,



Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Jose L Flores
Jaime A Flores
503 E Corral
Kingsville, TX 78363
#25876

Dear Property Owner,

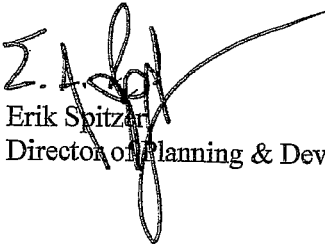
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Thank you

Yours Sincerely,



Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

W & M Allen Holdings LLC
621 General Cavazos BLVD
Kingsville, TX 78363
#23818

Dear Property Owner,

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Yours Sincerely,


Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Jorge Perea Jr
Debbie Faye Perea
804 S Birch Ave
Bishop, TX 78343
#16257

Dear Property Owner,

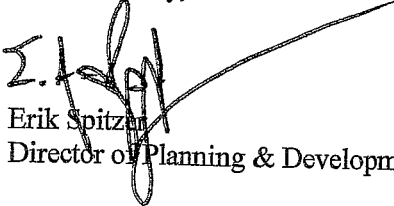
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Thank you

Yours Sincerely,


Erik Spitzer
Director of Planning & Development Services

GOPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

James H Baugus
ETAL
PO Box 341
Kingsville, TX 78364
#11541

Dear Property Owner,

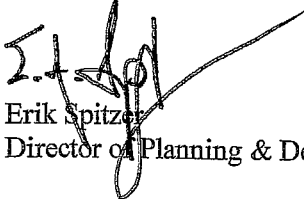
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Yours Sincerely,



Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Candelario Ramirez Jr
213 E Hoffman Ave
Kingsville, TX 78363
#13155

Dear Property Owner,

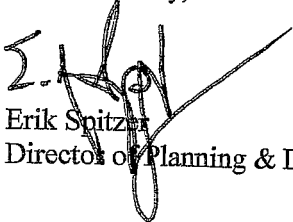
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Thank you

Yours Sincerely,



Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Maira E Garcia
Alvaro Garcia Jr
5003 Farm House
San Antonio, TX 78253
#13976

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

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Thank you

Yours Sincerely,



Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Norfolk LLC
PO Box 741209
Houston, TX 77274
#14757

Dear Property Owner,

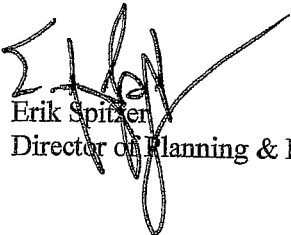
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Thank you

Yours Sincerely,



Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Mark Madrazo
ETUX Yvonne B
223 E Hoffman Ave
Kingsville, TX 78363
#16328

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

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Thank you

Yours Sincerely,

Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

W & M Holdings LLC
209 Horizon CIR
Azle, TX 76020
#22763

Dear Property Owner,

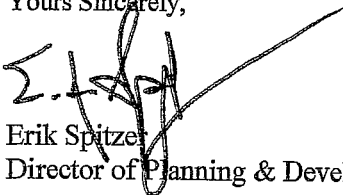
The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

Request for an alcohol variance for a Wine and Malt Beverage Retailer's On-Premise Permit (BG) for the establishment known as Javelina Watering Hole Brewing CO. LLC at 211 East Caesar Ave. Suite C, Kingsville TX, 78363.

Your property is located withing 300 feet of this request. If you have any comments or questions in regard to this matter, please contact me at (361) 595-8055.

Thank you

Yours Sincerely,



Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

T & D Allen Commercial
Properties LLC
2908 N Armstrong ST
Kingsville, TX 78363
#25806

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

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Thank you

Yours Sincerely,

Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Shreeful LLC
11807 Demia CT
Stafford, TX 77477
#21073

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

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Thank you

Yours Sincerely,

Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

William B Stark
Maira T Stark
8129 Marseille Dr
Corpus Christi, TX 78414
#15019

Dear Property Owner,

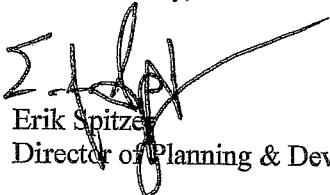
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Thank you

Yours Sincerely,



Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Joseph L Constante
231 E Caesar Ave
Kingsville, TX 78363
#10352

Dear Property Owner,

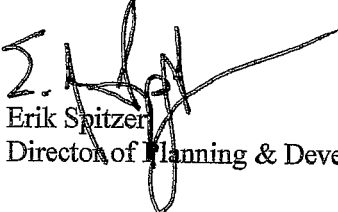
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Thank you

Yours Sincerely,


Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Rudy Madrid
PO Box 121
Kingsville, TX 78364
#24226

Dear Property Owner,

The City Commission of the City of Kingsville will hold a Public Hearing **Monday April 14, 2025**, at 5:00 p.m. at the Helen Kleberg Groves Community Room, located at City Hall, 400 W. King, Kingsville Texas. The following item will be heard:

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Thank you

Yours Sincerely,


Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Kent M Clauson
208 E Hoffman Ave
Kingsville, TX 78363
#23465.

Dear Property Owner,

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Thank you

Yours Sincerely,


Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Geoffrey Morales
3724 Morrow Dr
Bensalem, PA 19020
#21928

Dear Property Owner,

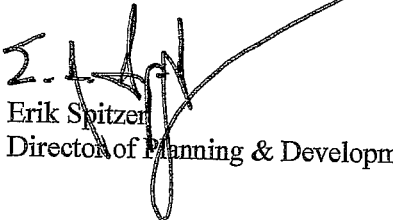
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Thank you

Yours Sincerely,



Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Lorena Dorothea Lopez
226 E Hoffman Ave
Kingsville, TX 78363
#34600

Dear Property Owner,

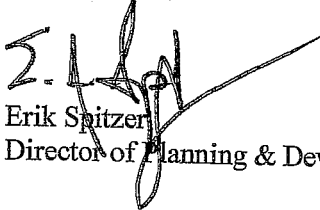
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Thank you

Yours Sincerely,



Erik Spitzer
Director of Planning & Development Services

COPY

CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364



March 27, 2025

Juan Orozco
14300 SPID #123
Corpus Christi, TX 78418
#11094

Dear Property Owner,

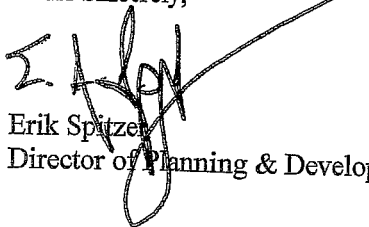
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Thank you

Yours Sincerely,



Erik Spitzer
Director of Planning & Development Services

COPY

ETUX Dawn
2908 N Armstrong ST
Kingsville, TX 78363
#23173

The Kingsville Christian
Fellowship Church INC
PO Box 541
Kingsville, TX 78364
#10916

Jaime Homero Villarreal
ETUX Victoria Guerrero
PO Box 365
Kingsville, TX 78364
#14457

GJ Products LLC
24106 Porte Toscana Lane
Richmond, TX 77406
#16023

Jose L Flores
Jaime A Flores
503 E Corral
Kingsville, TX 78363
#25876

W & M Allen Holdings LLC
621 General Cavazos BLVD
Kingsville, TX 78363
#23818

Jorge Perea Jr
Debbie Faye Perea
804 S Birch Ave
Bishop, TX 78343
#16257

James H Baugus
ETAL
PO Box 341
Kingsville, TX 78364
#11541

Candelario Ramirez Jr
213 E Hoffman Ave
Kingsville, TX 78363
#13155

Maira E Garcia
Alvaro Garcia Jr
5003 Farm House
San Antonio, TX 78253
#13976

NORFOLK LLC
PO Box 741209
Houston, TX 77274
#14757

Mark Madrazo
ETUX Yvonne B
223 E Hoffman Ave
Kingsville, TX 78363
#16328

W & M Holdings LLC
209 Horizon CIR
Azle, TX 76020
#22763

T & D Allen Commercial
Properties LLC
2908 N Armstrong ST
Kingsville, TX 78363
#25806

Shreeful LLC
11807 Demia CT
Stafford, TX 77477
#21073

William B Stark
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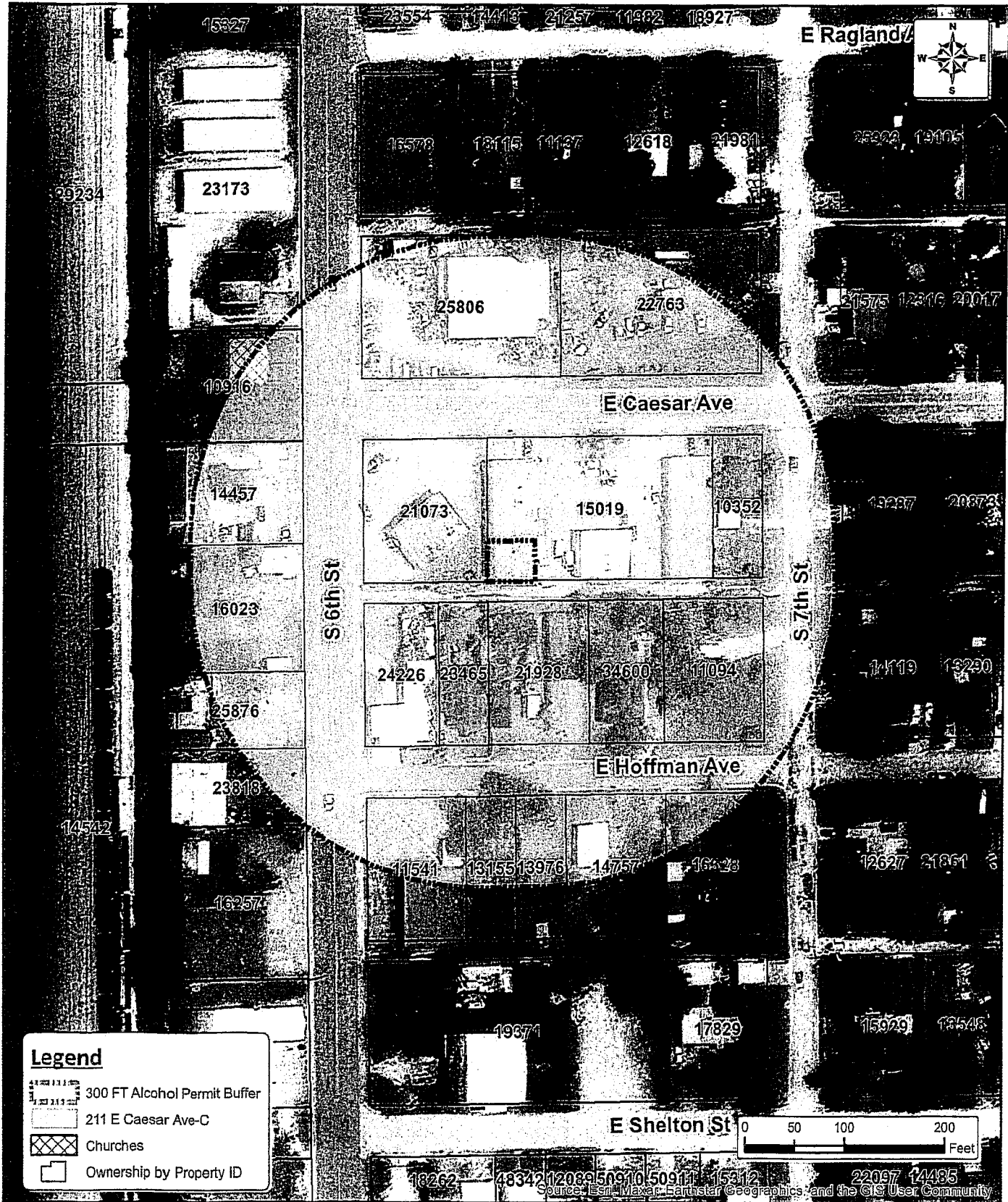
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#34600

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14300 SPID #123
Corpus Christi, TX 78418
#11094

COPY

Alcohol Permit - 211 E. Caesar Ave, C



Page: 2 / 2	Drawn By: R. PICK	<p>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.</p>	<p>CITY OF KINGSVILLE ENGINEERING DEPARTMENT 400 W King Ave; Kingsville, TX 78363 Office: (361) 595-8007 Fax: (361) 595-8064</p>
	Last Update: 3/4/2025		
	Note: Ownership is labeled with its Prop ID.		

Veteran returns to Naval Air Station Kingsville after 60 years

By NAS Kingsville Public Affairs

A few times a year, someone once stationed at NAS Kingsville asks if they could come back and look at the old place.

In the case of Jack Stroud, he was talking about a really old place.

"There's so much space. There were more buildings when I was here," he said.

He pointed to an open field.

"I think that is where the junior enlisted barracks was."

Stroud was stationed at what was then Naval Air Auxiliary Station (Kingsville) from April 1963 to April 1966.

Stroud, 80, and his son, John, got a tour of NASK on March 21 by NASK Public Affairs.

John recently turned 60 and was born in Kingsville while his father was stationed here.

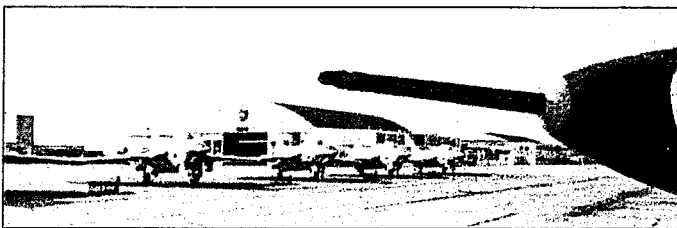
"We lived in a little three-room house off that road leading to the base (Carlos Truan Blvd.)," Stroud said.

Back then, the training aircraft was the TF-9J, redesignated in 1962 from the F9F-8T Cougar jet, which had replaced the F9F Panther that saw heavy action in the Korean War.

Stroud watched one of the civilian ground crew prepare a Goshawk for a training flight.

"I started as a plane captain, doing what he's doing," Stroud said.

"Later, I was with ground support. I drove a tug that pulled the unit to start the jet en-



TF-9J training aircraft on the NAAS(K) flightline in the mid-1960s. (Photo courtesy of Jack Stroud)



Jack Stroud at Naval Air Auxiliary Station (Kingsville) in the mid-1960s. (Photo courtesy Jack Stroud)



Jack Stroud (r.) and son John at the Blue Angel display on NAS Kingsville. Jack, who was stationed at what was then Naval Air Auxiliary Station (Kingsville) from 1963 to 1966, visited NASK March 21.



Jack Stroud (r.) and his son John examine a T-45C Goshawk used to train aviators at NAS Kingsville. Jack, who was stationed at what was then Naval Air Auxiliary Station (Kingsville) from 1963 to 1966, visited NASK March 21.

gine. I liked that job." of today's air station relied on civilian employees and civilian contractors.



Jack Stroud (l.) and son John observe T-45C Goshawk operations from a perimeter road at NAS Kingsville.

That also was the period when the military became increasingly involved with the Vietnam War – and increased in-

tegration of the military.

"We had our first Black sailor arrive while I was here," Stroud said.

After leaving the Navy, Stroud and family move to Wyoming. He spent some years working as a welder and then with an oil field service company.

When the kids were older, Stroud and his wife spent a decade as long-haul truckers.

"One of us would drive and the other sleep for 10 hours," he said. "That's how you handle too much togetherness."

His wife died last year, part of what motivated him to come see the old air station.

Jack and John Stroud got a chance to watch jets take off and land, doing "touch-and-go" training, from one of the better viewpoints on the airfield perimeter road.

"That was really great," he said.

And Jack kept pointing out things that were different and how things changed.

"It is definitely different and definitely improved from when I was here," he said.

"And I'm amazed at how much enlisted men did that is now contracted."

But his biggest surprise came when driving back off base to where their car was parked.

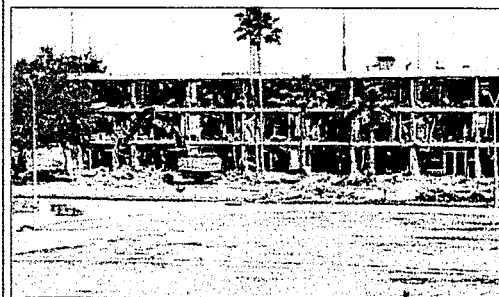
"Wait... we don't have to stop and get signed out leaving the base?" he said.

"Back then, we had to sign out. And we couldn't leave in our work dungees. We had to be in blues or civilian clothes."



Wings of Gold

The 10 newest Naval Aviators received their 'Wings of Gold' in a Feb. 28 ceremony on NAS Kingsville.



Demolition

Demolition began this month on the last remaining former enlisted housing building. The building, constructed in 1969, has been vacant the last few years after enlisted personnel moved into the former Navy Lodge.

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. to discuss and/or take action on the following item:

Request for an alcohol variance for a Mixed Beverage (MB), Late Hours Certificate (LH) On Premise Bar for the establishment known as Buckets at 905 North 14th Street, 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) 595-8002.

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. to discuss and/or take action on the following item:

Request for an alcohol variance for a Wine and Malt Beverage Retailer's On-Premise Permit (BG) for the establishment known as Javelina Watering Hole Brewing Co. LLC at 211 East Caesar Ave., Suite C, 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) 595-8002.

AGENDA ITEM #5

Planning and Development Services
410 W King
Kingsville, TX 78363
PH: 361-595-8055



MEMO

Date: April 2nd, 2025

To: Charlie Sosa (Interim City Manager)

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

Subject: The City of Kingsville Planning and Development Services Department is seeking approval from the City Commissioners and Mayor 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 and Ramon Perez, owner, 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 Planning and Zoning Commission meeting was held on April 2nd, 2025, with 5 members in attendance.

Members deliberated over the request to re-zone the parcel of land located behind Southgate Mall from R1 (Single Family) to R3 (Multi-Family). 11 Notice Letters were sent out to neighbors within the 200 feet buffer and the city received no feedback.

The Planning and Zoning Commission board members voted to approve the re-zoning of the property described above. A recorded vote of all members present was taken and board members Larry Garcia, Rev. Idotha Battle, Debbie Tiffée, Mike Klepac and Krystal Emery all voted "YES."

The meeting was adjourned by 6:21 p.m.

The department continues to recommend approval.

Erik Spitzer
Director of Planning and Development Services



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."

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The department recommends approval.

Erik Spitzer
Director of Planning and Development Services



CITY OF KINGSVILLE
PLANNING AND ZONING DIVISION
MASTER LAND USE APPLICATION

Tab A

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 Oceguera Phone 956-541-4955
Email Address (for project correspondence only): jbarrera@cdcb.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 Edna Oceguera Date: 2/25/25
Property Owner's Signature [Signature] Date: 2/25/25
Accepted by: [Signature] Date: 26 FEB 2025

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

Last revised 10 Jun 2024



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 horizontal line.

Charles N. Mitchell

CEO

cdcb – come dream. come build.

956-541-4955

RP

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. cdc - 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: KT & 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. cdc - 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,



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

Mapsc0:

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: ② \$111,830 (-)

Appraised Value: \$4,150 (=)

HS Cap Loss: ② \$0 (-)

Circuit Breaker: ② \$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

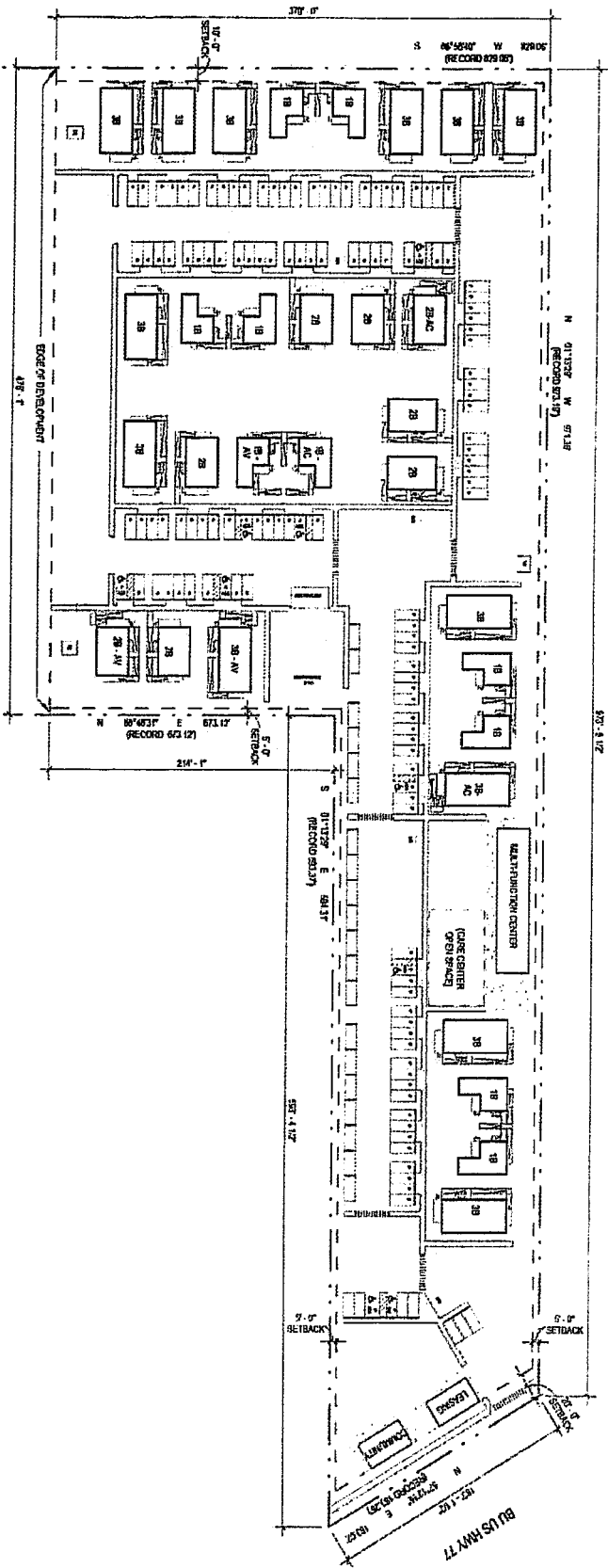
Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2024	\$0	\$115,980	\$4,150	\$4,150	\$0	\$4,150
2023	\$0	\$80,300	\$4,300	\$4,300	\$0	\$4,300
2022	\$0	\$61,580	\$4,300	\$4,300	\$0	\$4,300
2021	\$0	\$65,220	\$4,810	\$4,810	\$0	\$4,810
2020	\$0	\$58,570	\$1,730	\$39,180	\$0	\$39,180
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# 26236



2025 APP - SITE PLAN
SCALE: 1" = 80'-0"

SITE INFORMATION:
REFER TO PROJECT INFORMATION SHEET FOR ZONING REQUIREMENTS

AREA	PER 61 ADOS (473.73 SQ FT)	61 and 63
20TH		

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

PARKING:

PARKING REQUIREMENTS ARE BASED ON CITY OF DALLAS, TEXAS CODE OF ORDINANCES, CHAPTER 21C, ARTICLE 4, SECTION 11. PARKING, WHETHER PARKING IS PROVIDED AS FOLLOWS:

- (1) SPACE 250 SF OF COMMERCIAL, RECREATION, OTHER

RESIDENTIAL PARKING	STANDARD PARKING SPACES (DWELLING UNIT)	ACCESSIBLE PARKING SPACES (ACOM UNIT)	ADDITIONAL VISITOR PARKING	AMENITY PARKING	STANDARD PARKING SPACES	ACCESSIBLE PARKING	VAI ACCESSIBLE	TOTAL PROVIDED PARKING
131	18	6	4	20	7	2	1	154

STACKED DUPLEXES (SINGLE FAMILY DWELLING UNITS):

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

UNIT TYPE	QUANTITY
(1) ACCESSIBLE UNITS REQUIRED AND (2) ACCESSIBLE UNITS, AND	
1 BEDROOM TOTAL INCLUDES ONE ADULT UNIT	20
2 BEDROOM TOTAL INCLUDES TWO ADULT UNITS	48
3 BEDROOM TOTAL INCLUDES TWO ADULT UNITS	28
TOTAL UNIT COUNT	97

COMMON AREA AMENITIES:

REFER TO PROJECT INFORMATION SHEET FOR ROOM TYPES AND AMENITY REQUIREMENTS

AMENITY BUILDING	QUANTITY	BUILDING SIZE
COMMUNITY ROOM AND LUNGEON	1	1,485 SF
MULTI-PURPOSE RECREATION CENTER	1	2,541 SF
WASH/STORAGE SPACE	1	300 SF
BROOKLYN PARK COATED PAVING AREA	1	421 SF

LEGEND:

PROPERTY LINE	RETRACT	ACCESSIBLE PARKING AREA	WALL DOCK	TRASH ENCLOSURE
1/4"	1/4"	1/4"	1/4"	1/4"

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

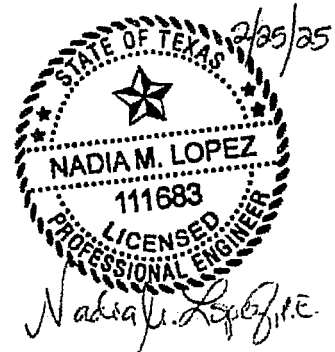
PREPARED BY:



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 & l, 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).

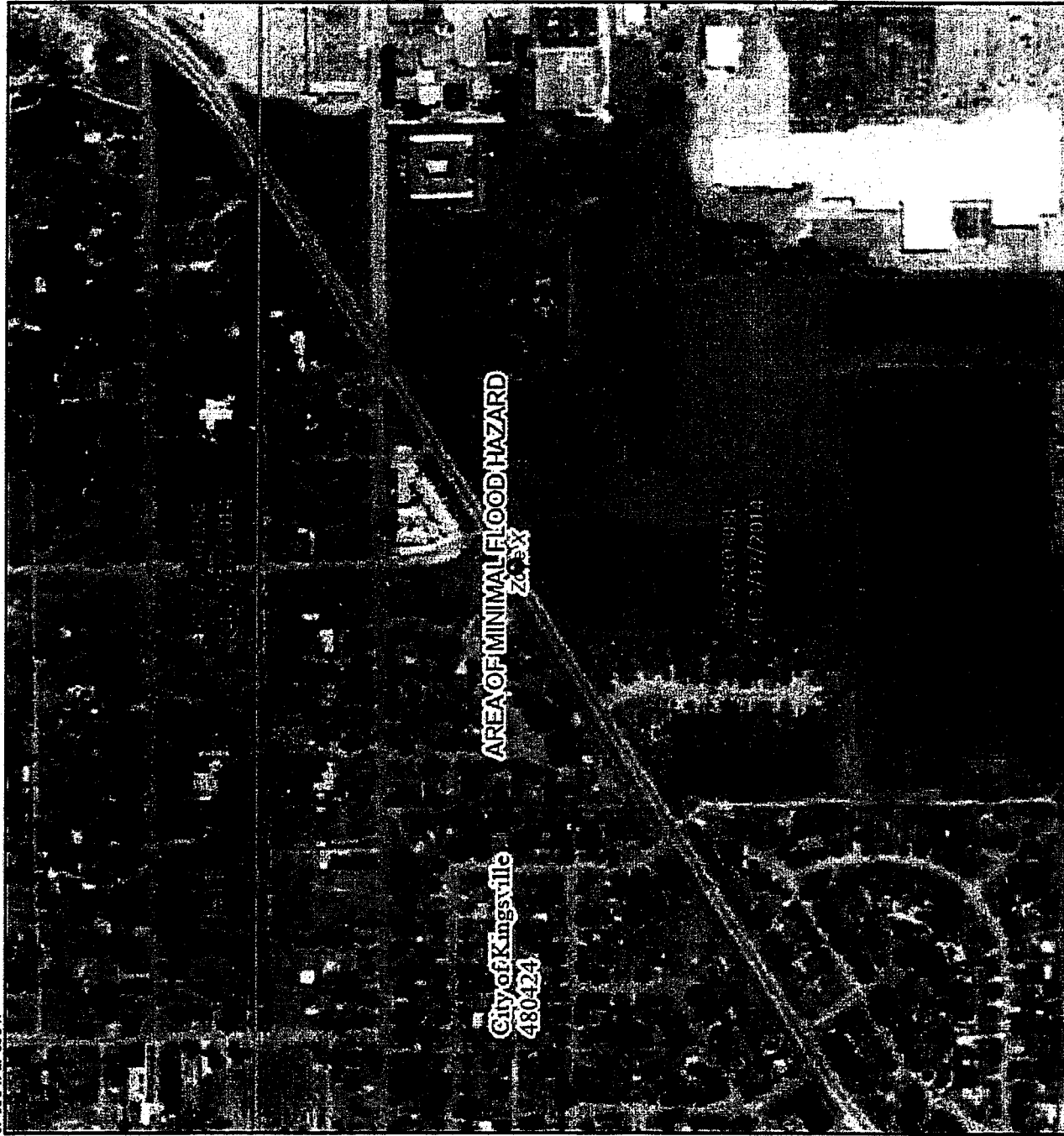
22.0 OTHER CONSIDERATIONS OR ISSUES RELEVANT TO SIDE DEVELOPMENT.

None at the time of writing this report.

National Flood Hazard Layer FIRMette



97°52'11"W 27°30'8"N



24.

Legend

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

SPECIAL FLOOD HAZARD AREAS	<p>Without Base Flood Elevation (BFE) Zone A, V, A99</p> <p>With BFE or Depth Zone AE, AH, VE, AR</p> <p>Regulatory Floodway</p>
OTHER AREAS OF FLOOD HAZARD	<p>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</p> <p>Future Conditions 1% Annual Chance Flood Hazard Zone X</p> <p>Area with Reduced Flood Risk due to Levee, See Notes, Zone X</p> <p>Area with Flood Risk due to Levee Zone D</p>
OTHER AREAS	<p>NO SCREEN</p> <p>Area of Minimal Flood Hazard Zone X</p> <p>Effective LOMRs</p> <p>Area of Undetermined Flood Hazard Zone D</p>
GENERAL STRUCTURES	<p>Channel, Culvert, or Storm Sewer</p> <p>Levee, Dike, or Floodwall</p>
OTHER FEATURES	<p>Gross Sections with 1% Annual Chance</p> <p>Water Surface Elevation</p> <p>Coastal Transect</p> <p>Base Flood Elevation Line (BFE)</p> <p>Limit of Study</p> <p>Jurisdiction Boundary</p> <p>Coastal Transect Baseline</p> <p>Profile Baseline</p> <p>Hydrographic Feature</p>
MAP PANELS	<p>Digital Data Available</p> <p>No Digital Data Available</p> <p>Unmapped</p>

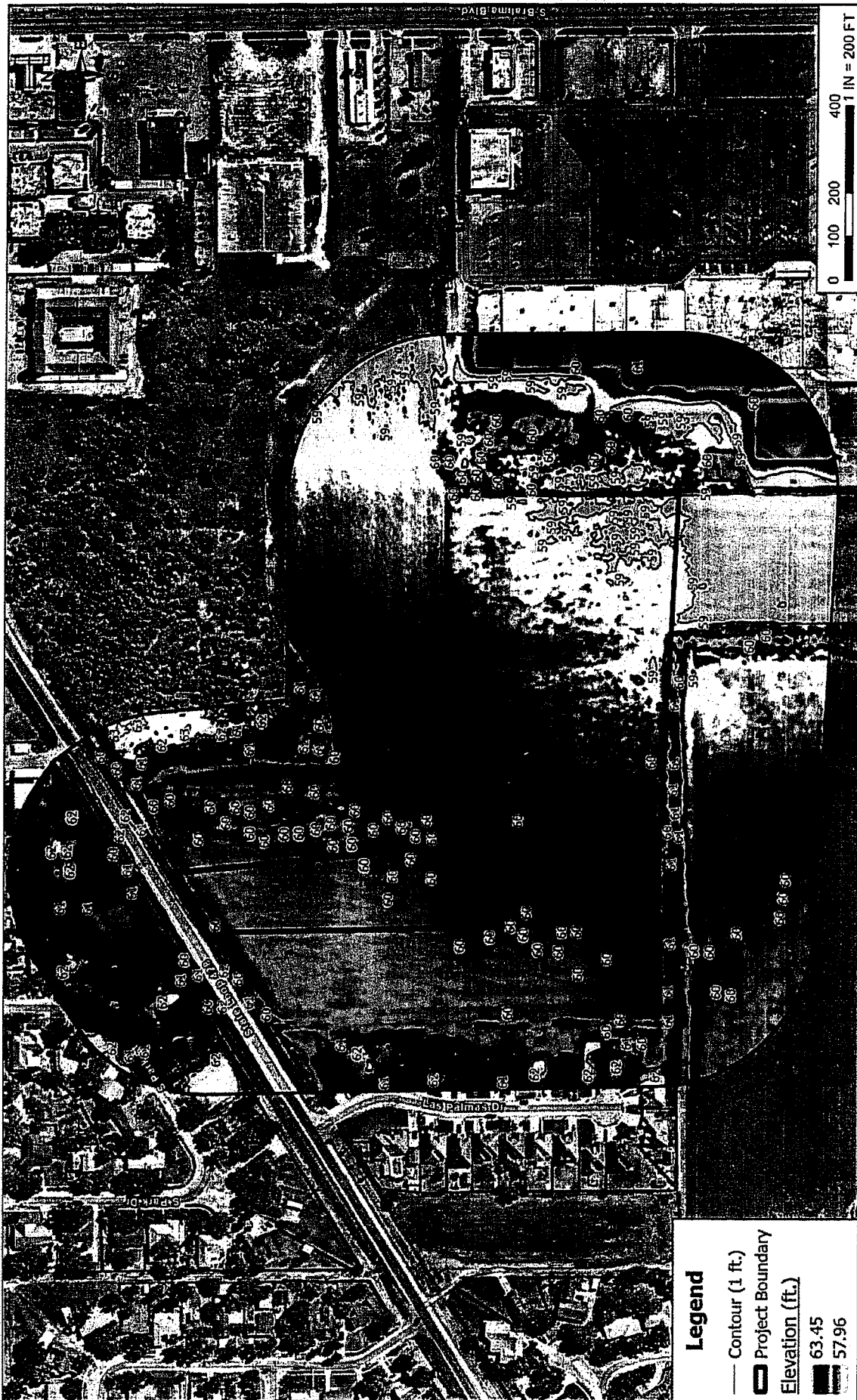
The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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 valid 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 unmapped areas cannot be used for regulatory purposes.

Basemap Imagery Source: USGS National Map 2023



and registration seal must be on the form. ²⁸

[illegible]

Nadira L. Kiyat, P.E.
Signature of Registered Engineer
responsible for Budget Justification

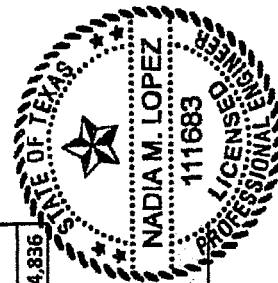
Nadia Lopez, P.E.

Printed Name

2/25/2025

Date _____

If a revised form is submitted, date of submission:



Gene M Jones
PO Box Drawer A
Kingsville, TX, 78364
#29361

David E Schubert
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James K Moses II
ETUX Yvonne M
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Reynaldo Moreno
ETUX Michelle
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Oscar Sandoval Jr
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AAK Kingsville LLC
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Maria G Saenz
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Costal Bend Enterprises LLC
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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. (Round file photo)

Morales leaving Badgers for Valley coaching job

By Ted Figueroa and JT Straesser

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 Annastasia Hinojosa had a fifth place finish at the Class 3A State Powerlifting Meet in Edinburg last week. (Contributed photos)



Day

CONTINUED FROM PAGE 1

sition throughout March to ensure a seamless 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.

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

volunteering at the hospital and lead the way to opening Kingsville's only soup kitchen in 2015, among other efforts.

Smith.

"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.



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

Lions tennis squads compete at Premont

By JT Straesser 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); Nahtalia Mireles; fourth

place (Varsity Girls Singles); Ethan Ruess/Brody Determan; fourth place (Varsity Boys Doubles); Oscar Arias/Raula Barrera; fifth place (Varsity Boys Doubles).

Reagan Ruess/Jenova Navarino; fourth place (Varsity Girls Doubles); Aubrey Gonzalez/Delany Garcia; fifth place (Varsity Girls Doubles); Mis Carralero; (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); Iaxon Brinkley/Evelyn Bierz (JV Mixed Doubles Champions); Sheryl Yu/Gabriel Cardona (Runner up JV Mixed Doubles).

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: Texas Volleyball's Halley Roberts, Texas Track and Field's Amy Mills (now Amy Mills-Villasehor), Texas Men's Tennis'

Steve Maupin, Texas Women's Basketball's Klara Wright (now Klara 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 Halley, Amy, Steve, Klara and C.W., who will always hold the honor of being Hall of Famers."

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 Oceguera, Applicant, Ramon P Perez, Owner; requesting approval of Re-Zoning from R1 (Single Family) to R3 (Multi-Family) of KT & 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 Oceguera, Applicant, Ramon P Perez, Owner; requesting approval of Re-Zoning from R1 (Single Family) to R3 (Multi-Family) of KT & 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.

ORDINANCE #2025-_____

AMENDING THE ZONING ORDINANCE BY CHANGING THE ZONING MAP IN REFERENCE TO KT&I CO, BLOCK 18, LOT PT 9, PT 10, (10.98 ACRES) (PROPERTY ID#17868), KINGSVILLE, TEXAS, FROM R1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO R3 (MULTI-FAMILY RESIDENTIAL DISTRICT), (OFF LOOP 428); AMENDING THE COMPREHENSIVE PLAN TO ACCOUNT FOR ANY DEVIATIONS FROM THE EXISTING COMPREHENSIVE PLAN; AND PROVIDING FOR PUBLICATION.

WHEREAS, the Planning & Zoning Commission has forwarded to the City Commission its reports and recommendations concerning the application of Edna Ocegüera, applicant/authorized agent for owner Ramon Perez, for amendment to the zoning ordinance and zoning map of the City of Kingsville;

WHEREAS, with proper notice to the public, public hearings were held on Wednesday, April 2, 2025 during a meeting of the Planning and Zoning Commission, and on Monday, April 14, 2025 during a meeting of the City Commission, at City Hall, in the City of Kingsville, during which all interested persons were allowed to appear and be heard; and

WHEREAS, the item was APPROVED with a 5-0 vote of the Planning & Zoning Commission regarding the requested rezone with no abstentions; and

WHEREAS, the City Commission has determined that this amendment would best serve public health, necessity, and convenience and the general welfare of the City of Kingsville and its citizens.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF KINGSVILLE, TEXAS:

SECTION 1. That the Zoning Ordinance of the City of Kingsville, Texas, is amended by changing the zoning of KT&I Co, Block 18, Lot Pt 9, Pt 10, (10.98 Acres) (Property ID#17868), Kingsville, Texas, from R1 (Single Family Residential District) to R3 (Multi-Family Residential District), (off Loop 428), as more specifically described on the Zone Change Map, attached as Exhibit A.

SECTION 2. That the official Zoning Map of the City of Kingsville, Texas, is amended to reflect the amendments to the Zoning Ordinance made by Section 1 of this ordinance.

SECTION 3. That the Zoning Ordinance and Zoning Map of the City of Kingsville, Texas, as amended from time to time, except as changed by this ordinance and any other ordinances adopted on this date, remain in full force and effect.

SECTION 4. That to the extent that these amendments to the Zoning Ordinance represent a deviation from the Comprehensive Plan, the Comprehensive Plan is amended to conform to the Zoning Ordinance, as amended by this ordinance.

SECTION 5. That all ordinances or parts of ordinances in conflict with this ordinance are hereby expressly repealed.

SECTION 6. That publication shall be made in the official publication of the City of Kingsville as required by the City Charter of the City of Kingsville.

INTRODUCED on this the 14th day of April, 2025.

PASSED AND APPROVED on this the 28th day of April, 2025.

Effective Date: _____

THE CITY OF KINGSVILLE

Sam R. Fugate, Mayor

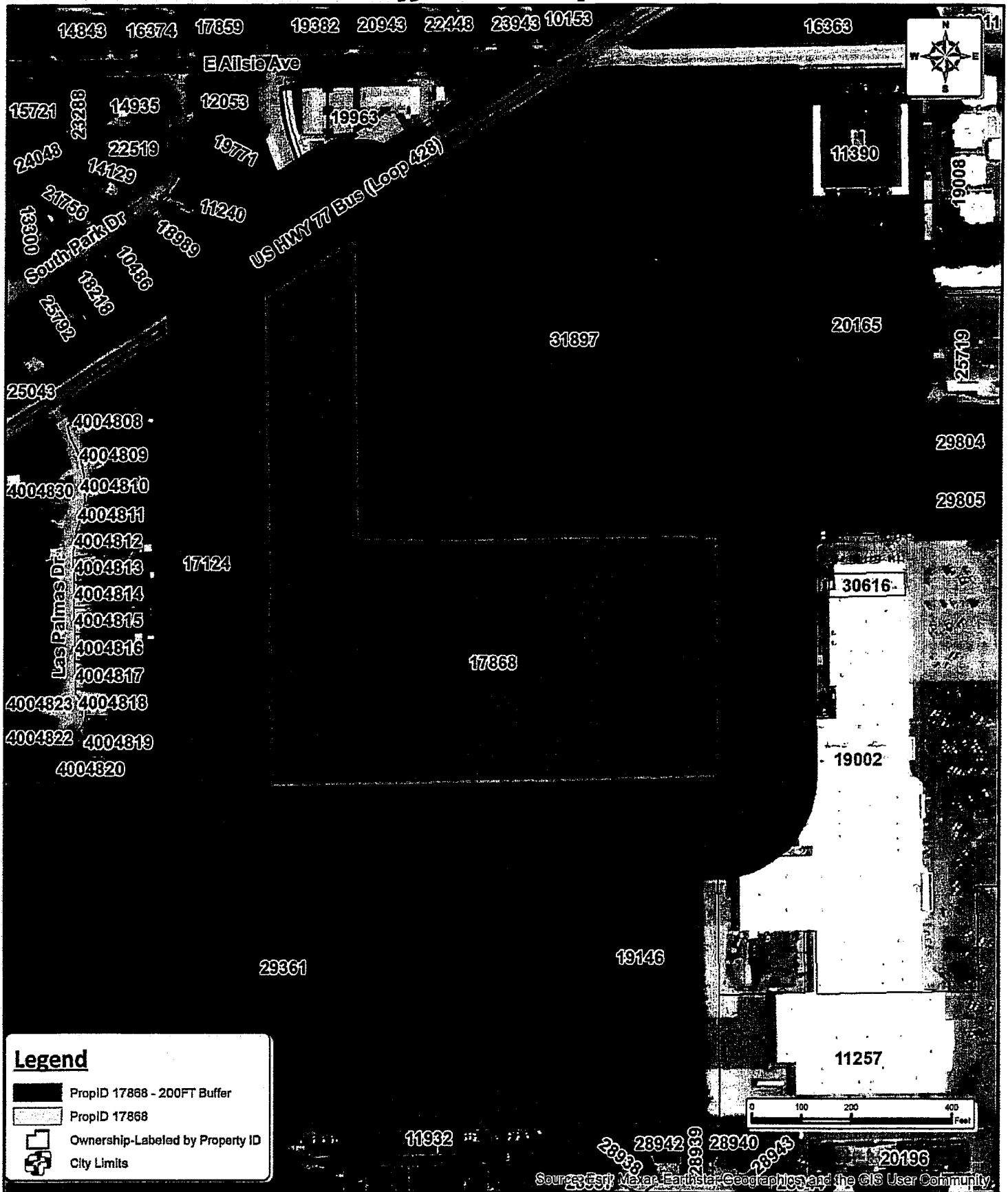
ATTEST:

Mary Valenzuela, City Secretary

APPROVED:

Courtney Alvarez, City Attorney

200-FT Buffer at Prop ID: 17868



Sources: Esri, Maxar, Earthstar, Geographics, and the GIS User Community.

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.



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

AGENDA ITEM #6

(from 18th St. to 240ft. east
of 24th St.)

**City of Kingsville
Engineering Dept.**

TO: Mayor and City Commissioners

CC: Charlie Sosa, Interim City Manager

FROM: Rutilio P. Mora Jr, P.E., City Engineer

DATE: April 14, 2025

SUBJECT: Consider Awarding Bid No. 25-11 for the General Land Office (GLO)
Community Development Block Grant Mitigation (CDBG-MIT) Contract No.
22-085-009-D237 Project 3 – E. Caesar Ave. Storm Water Improvements

Purpose:

We are seeking approval to award the fifth GLO CDBG-MIT Hurricane Harvey State Mitigation Competition Round 1 grant. Project 3 – E. Caesar Ave. Storm Water Improvements is a critical component of the city's flood management infrastructure upgrades. This project includes the installation of 4,406 linear feet of reinforced concrete culvert, 5 inlets, and related appurtenances to improve stormwater drainage and reduce future flood risks. The project will be completed within 420 consecutive calendar days after giving the Notice to Proceed.

Summary:

This project was advertised in the local newspaper on February 13th and 20th and city's website. Sealed bids for Bid No. 25-11 (Project 3) were received prior to the deadline of March 18, 2025, at 2:00pm and read out loud, from two bidders:

1. Mor-Will LLC, Mission, Texas
2. CK Newberry LLC, Karnes City, Texas

The base bids range from \$6,051,030.20 to \$6,397,455.00. Alternate No. 1 bids range from \$975,931.40 to \$936,125.00. The total bids range from \$7,026,961.60 to \$7,333,580.00. After review, staff recommends awarding the project to the lowest bidder, Mor-Will LLC, for the total base bid amount of \$7,026,961.60. Also, the bid is 30% below the engineer's estimate which is considered reasonable.

Background:

The General Land Office (GLO) awarded \$36,311,929.00 to the City of Kingsville for citywide drainage improvements on May 21, 2021. Texas Land Commissioner George P. Bush announced over \$46 million in flood mitigation projects to improve drainage infrastructure in Kleberg County and the City of Kingsville. These projects will benefit thousands of



**City of Kingsville
Engineering Dept.**

residents in low-to-moderate income (LMI) areas that have experienced repeated storm damage, including during Hurricane Harvey in 2017.

The City of Kingsville amended its Drainage Master Plan in 2020 to include five additional sites, covering all areas of the city. External funding is necessary to complete these improvements, which will bolster community resilience by reducing flood-related economic losses, protecting public infrastructure, and preserving emergency response capabilities.

These drainage improvements will efficiently direct stormwater from residential and commercial areas to outflows leading to Santa Gertrudis Creek, San Fernando Creek, and ultimately Baffin Bay. The improvements include:

- Installation of 9,000 feet of reinforced concrete pipe and 23,100 feet of culverts with 130 added inlets
- 65 junction boxes and 6,900 feet of curb and gutter to drain water from road surfaces
- Surface repairs using flex base with geogrid for soil stabilization, with either a 4-inch hot mix asphalt or concrete pavement surface
- Replacement of impacted sidewalks for pedestrian safety
- Installation of concrete headwalls at drainage pipe and culvert ends to prevent erosion

Financial Impact:

Project 3 will be funded by the General Land Office Hurricane Harvey Mitigation Grant (Fund 122) in the amount of \$7,026,961.60. The city has prioritized this project due to its significant impact on flood prevention, protection of public investments, and alignment with citywide infrastructure goals.

Recommendation:

Staff recommends awarding CDBG-MIT GLO Contract No. 22-085-009-D237 – Project 3 (E. Caesar Ave. Storm Water Improvements) to Mor-Will LLC, for the total base bid amount of \$7,026,961.60.

Attachments:

- Bid Recommendation/Award Letter for Project 3
- Bid Tabulation for Project 3





April 3, 2025

Rutilio "Rudy" Mora, P.E., CFM
City Engineer
City of Kingsville
400 W. King Ave.
Kingsville, TX 78363

Re: CDBG-MIT GLO Contract No. 22-085-009-D237 Project 3, (City of Kingsville Bid No. 25-11) – ICE award recommendation

Dear Mr. Mora,

This memorandum is in reference to ICE's recommendation for award of the above-mentioned project which consists of the installation of 4,020 LF of 10' x 6' reinforced concrete box along E. Caesar Ave., from 18th St. to 210' East of 24th St., with items associated with the installation (service connections, curb and gutter repairs, pavement repairs, traffic control, etc.).

The following is a Bid Summary for the above referenced project. Two (2) general contractors submitted bids to the City of Kingsville on 03/18/2025. Their information is attached herewith. The bidders' list with their total bid is given below:

City of Kingsville – GLO D237 Project 3

Rank	Company	Submitted Base Bid	Corrected Base Bid	Additive Bid No. 1	Corrected Total 1
1	Mor-Wil, LLC	\$6,051,037.31	\$6,051,030.20	\$975,931.40	\$7,026,961.60
2	CK Newberry, LLC	\$6,397,455.00		\$936,125.00	\$7,333,580.00

Mor-Wil, LLC submitted the lowest total bid of **\$7,026,961.60**. On 03/18/2025 Mor-Wil, LLC was notified of the low bid pending GLO and City of Kingsville approval. A notice to proceed will be delivered upon commencement of the preconstruction meeting.

The Engineer's estimate is \$10,008,443.00. The bid is 30% below the engineer's estimate which is considered reasonable. Furthermore, two clerical errors were found in Mor-Wil, LLC's packet. Item A7 was incorrectly written in the amount of \$7.11, affecting the total for the Base Bid. Item B3 was incorrectly written, but the Additive Alternate Bid No. 1 total was not affected.



The corrected unit prices were used as the method to interpret the correct bid price. The corrected amounts for the base bid and total bid are \$6,051,030.20 and \$7,026,961.60, respectively.

Therefore, it is ICE's recommendation that Mor-Wil, LLC be awarded this bid. It is the city's discretion to waive any informality or to reject any or all bids.

If you have any questions or need additional information, please contact me at (361) 826-5805 or charlie@icengineers.net

Sincerely,

A handwritten signature in black ink, appearing to read "Juan Carlos Cardenas", written over a horizontal line.

Juan Carlos "Charlie" Cardenas, P.E.
Senior Engineer

AGENDA ITEM #7

(from E. Carlos Muan
Blvd. to 18th St.)

**City of Kingsville
Engineering Dept.**

TO: Mayor and City Commissioners

CC: Charlie Sosa, Interim City Manager

FROM: Rutilio P. Mora Jr, P.E., City Engineer

DATE: April 14, 2025

SUBJECT: Consider Awarding Bid No. 25-12 for the General Land Office (GLO)
Community Development Block Grant Mitigation (CDBG-MIT) Contract No.
22-085-009-D237 Project 5 – E. Caesar Ave. Storm Water Improvements

Purpose:

We are seeking approval to award the sixth GLO CDBG-MIT Hurricane Harvey State Mitigation Competition Round 1 grant. Project 5 – E. Caesar Ave. Storm Water Improvements is a critical component of the city's flood management infrastructure upgrades. This project includes the installation of 1,698 linear feet of reinforced concrete culvert, 5 inlets, and related appurtenances to improve stormwater drainage and reduce future flood risks. The project will be completed within 360 consecutive calendar days after giving the Notice to Proceed.

Summary:

This project was advertised in the local newspaper on February 13th and 20th and city's website. Sealed bids for Bid No. 25-12 (Project 5) were received prior to the deadline of March 18, 2025, at 2:00pm and read out loud, from two bidders:

1. Mor-Will LLC, Mission, Texas
2. CK Newberry LLC, Karnes City, Texas

The base bids range from \$840,911.45 to \$1,632,451.00. Alternate No. 1 bids range from \$205,846.54 to \$678,430.00. Alternate No. 2 bids range from \$2,373,889.40 to \$2,422,815.00. The total bids range from \$3,420,657.39 to \$4,733,696.00. After review, staff recommends awarding the project to the lowest bidder, Mor-Will LLC, for the total base bid amount of \$3,420,657.39. Also, the bid is 18% below the engineer's estimate which is considered reasonable.

Background:

The General Land Office (GLO) awarded \$36,311,929.00 to the City of Kingsville for citywide drainage improvements on May 21, 2021. Texas Land Commissioner George P. Bush announced over \$46 million in flood mitigation projects to improve drainage infrastructure



**City of Kingsville
Engineering Dept.**

in Kleberg County and the City of Kingsville. These projects will benefit thousands of residents in low-to-moderate income (LMI) areas that have experienced repeated storm damage, including during Hurricane Harvey in 2017.

The City of Kingsville amended its Drainage Master Plan in 2020 to include five additional sites, covering all areas of the city. External funding is necessary to complete these improvements, which will bolster community resilience by reducing flood-related economic losses, protecting public infrastructure, and preserving emergency response capabilities.

These drainage improvements will efficiently direct stormwater from residential and commercial areas to outflows leading to Santa Gertrudis Creek, San Fernando Creek, and ultimately Baffin Bay. The improvements include:

- Installation of 9,000 feet of reinforced concrete pipe and 23,100 feet of culverts with 130 added inlets
- 65 junction boxes and 6,900 feet of curb and gutter to drain water from road surfaces
- Surface repairs using flex base with geogrid for soil stabilization, with either a 4-inch hot mix asphalt or concrete pavement surface
- Replacement of impacted sidewalks for pedestrian safety
- Installation of concrete headwalls at drainage pipe and culvert ends to prevent erosion

Financial Impact:

Project 5 will be funded by the General Land Office Hurricane Harvey Mitigation Grant (Fund 122) in the amount of \$3,420,657.39. The city has prioritized this project due to its significant impact on flood prevention, protection of public investments, and alignment with citywide infrastructure goals.

Recommendation:

Staff recommends awarding CDBG-MIT GLO Contract No. 22-085-009-D237 – Project 5 (E. Caesar Ave. Storm Water Improvements) to Mor-Will LLC, for the total base bid amount of \$3,420,657.39.

Attachments:

- Bid Recommendation/Award Letter for Project 5
- Bid Tabulation for Project 5



April 3, 2025

Rutilio "Rudy" Mora, P.E., CFM
City Engineer
City of Kingsville
400 W. King Ave.
Kingsville, TX 78363

Re: CDBG-MIT GLO Contract No. 22-085-009-D237 Project 5, (City of Kingsville Bid No. 25-12) – ICE award recommendation

Dear Mr. Mora,

This memorandum is in reference to ICE's recommendation for award of the above-mentioned project which consists of the installation of reinforced concrete pipe and curb inlets along E. Caesar Ave., from E. Carlos Truan Blvd. to 18th St., with items associates with the installation (service connections, curb and gutter repairs, pavement repairs, traffic control, etc.).

The following is a Bid Summary for the above referenced project. Two (2) general contractors submitted bids to the City of Kingsville on 03/18/2025. Their information is attached herewith. The bidders' list with their total bid is given below:

City of Kingsville – GLO D237 Project 5

Rank	Company	Base Bid	Add Alt No. 1	Add Alt No. 2	Total
1	Mor-Wil, LLC	\$840,911.45	\$205,846.54	\$2,373,899.40	\$3,420,657.39
2	CK Newberry, LLC	\$1,632,451.00	\$678,430.00	\$2,422,815.00	\$4,733,696.00

Mor-Wil, LLC submitted the lowest total bid of **\$3,420,657.39**. On 03/18/2025 Mor-Wil, LLC was notified of the low bid pending GLO and City of Kingsville approval. A notice to proceed will delivered upon commencement of the preconstruction meeting.

The Engineer's estimate is \$4,167,429.00. The bid is 18% below the engineer's estimate which is considered reasonable. Furthermore, two clerical errors were found in Mor-Wil, LLC's packet. For item A27, the amount was incorrectly written, but this did not affect the Base Bid total. For item C9, the amount was incorrectly written, but this did not affect the Additive Alternate No. 2 Bid total. The correct total amounts are written and shown in the above table.



Therefore, it is ICE's recommendation that Mor-Wil, LLC be awarded this bid. It is the city's discretion to waive any informality or to reject any or all bids.

If you have any questions or need additional information, please contact me at (361) 826-5805 or charlie@icengineers.net

Sincerely,

A handwritten signature in black ink, appearing to read "JC Cardenas".

Juan Carlos "Charlie" Cardenas, P.E.
Senior Engineer

AGENDA ITEM #8

(Corral Ave. to Santa Gertrudis Ave.)

**City of Kingsville
Engineering Dept.**

TO: Mayor and City Commissioners

CC: Charlie Sosa, Interim City Manager

FROM: Rutilio P. Mora Jr, P.E., City Engineer

DATE: April 14, 2025

SUBJECT: Consider Awarding Bid No. 25-13 for the General Land Office (GLO) Community Development Block Grant Mitigation (CDBG-MIT) Contract No. 22-085-009-D237 Project 10 – N. Armstrong St. Storm Water Improvements

Purpose:

We are seeking approval to award the seventh GLO CDBG-MIT Hurricane Harvey State Mitigation Competition Round 1 grant. Project 10 – N. Armstrong St. Storm Water Improvements is a critical component of the city's flood management infrastructure upgrades. This project includes the installation of 310 linear feet of reinforced concrete culvert, 15 curb inlets with throat extension, and related appurtenances to improve stormwater drainage and reduce future flood risks. The project will be completed within 180 consecutive calendar days after given the Notice To Proceed.

Summary:

This project was advertised in the local newspaper on February 13th and 20th and city's website. Sealed bids for Bid No. 25-13 (Project 10) were received prior to the deadline of March 18, 2025, at 2:00pm and read out loud, from three bidders:

1. D&J Utility Services LLC, Sinton, Texas
2. Mor-Will LLC, Mission, Texas
3. CK Newberry LLC, Karnes City, Texas

The base bids range from \$489,400.00 to \$1,097,565.00. Alternate No. 1 bids range from \$453,918.00 to \$655,019.40. The total bids range from \$1,087,788.00 to \$1,551,483.00. After review, staff recommends awarding the project to the lowest bidder, D&J Utility Services LLC, for the total base bid amount of \$1,087,788.00.

Background:

The General Land Office (GLO) awarded \$36,311,929.00 to the City of Kingsville for citywide drainage improvements on May 21, 2021. Texas Land Commissioner George P. Bush announced over \$46 million in flood mitigation projects to improve drainage infrastructure



**City of Kingsville
Engineering Dept.**

in Kleberg County and the City of Kingsville. These projects will benefit thousands of residents in low-to-moderate income (LMI) areas that have experienced repeated storm damage, including during Hurricane Harvey in 2017.

The City of Kingsville amended its Drainage Master Plan in 2020 to include five additional sites, covering all areas of the city. External funding is necessary to complete these improvements, which will bolster community resilience by reducing flood-related economic losses, protecting public infrastructure, and preserving emergency response capabilities.

These drainage improvements will efficiently direct stormwater from residential and commercial areas to outflows leading to Santa Gertrudis Creek, San Fernando Creek, and ultimately Baffin Bay. The improvements include:

- Installation of 9,000 feet of reinforced concrete pipe and 23,100 feet of culverts with 130 added inlets
- 65 junction boxes and 6,900 feet of curb and gutter to drain water from road surfaces
- Surface repairs using flex base with geogrid for soil stabilization, with either a 4-inch hot mix asphalt or concrete pavement surface
- Replacement of impacted sidewalks for pedestrian safety
- Installation of concrete headwalls at drainage pipe and culvert ends to prevent erosion

Financial Impact:

Project 10 will be funded by the General Land Office Hurricane Harvey Mitigation Grant (Fund 122) in the amount of \$1,087,788.00. The city has prioritized this project due to its significant impact on flood prevention, protection of public investments, and alignment with citywide infrastructure goals.

Recommendation:

Staff recommends awarding CDBG-MIT GLO Contract No. 22-085-009-D237 – Project 10 (N. Armstrong St. Storm Water Improvements) to D&J Utility Services LLC, for the total base bid amount of \$1,087,788.00.

Attachments:

- Bid Recommendation/Award Letter for Project 10
- Bid Tabulation for Project 10



April 3, 2025

Rutilio "Rudy" Mora, P.E., CFM
City Engineer
City of Kingsville
400 W. King Ave.
Kingsville, TX 78363

Re: **CDBG-MIT GLO Contract No. 22-085-009-D237 Project 10, (City of Kingsville Bid No. 25-13) – ICE award recommendation**

Dear Mr. Mora,

This memorandum is in reference to ICE's recommendation for award of the above-mentioned project which consists of the installation of reinforced concrete pipe and curb inlets along N. Armstrong St., from Corral Ave. to Santa Gertrudis St., with items associated with the installation (service connections, curb and gutter repairs, pavement repairs, traffic control, etc.).

The following is a Bid Summary for the above referenced project. Three (3) general contractors submitted bids to the City of Kingsville on 03/18/2025. Their information is attached herewith. The bidders' list with their total bid is given below:

City of Kingsville – GLO D237 Project 10

Rank	Company	Submitted Base Bid	Corrected Base Bid	Add Alt No. 1	Total
1	D&J Utility Services LLC	\$489,400.00	\$489,440.00	\$598,348.00	\$1,087,788.00
2	Mor-Wil, LLC	\$499,205.93		\$655,019.40	\$1,154,225.33
3	CK Newberry, LLC	\$1,097,565.00		\$453,918.00	\$1,551,483.00

D&J Utility Services, LLC submitted the lowest total bid of **\$1,087,788.00**. On 03/18/2025 D&J Utility Services, LLC was notified of the low bid pending GLO and City of Kingsville approval. A notice to proceed will be delivered upon commencement of the preconstruction meeting.

The Engineer's estimate is \$1,310,859.00. The bid is 17% below the engineer's estimate which is considered reasonable. Furthermore, one clerical error was found in D&J Utility Services, LLC's packet. The Base Bid total was incorrectly written as \$489,400.00, while the corrected amount is \$489,440.00. The corrected totals are shown in the table above.



Therefore, it is ICE's recommendation that D&J Utility Services, LLC be awarded this bid. It is the city's discretion to waive any informality or to reject any or all bids.

If you have any questions or need additional information, please contact me at (361) 826-5805 or charlie@icengineers.net

Sincerely,

A handwritten signature in black ink, appearing to read "JC Cardenas", written over a horizontal line.

Juan Carlos "Charlie" Cardenas, P.E.
Senior Engineer

AGENDA ITEM #9

**City of Kingsville
Engineering Dept.**

TO: Mayor and City Commissioners

CC: Charlie Sosa, Interim City Manager

FROM: Rutilio P. Mora Jr, P.E., City Engineer

DATE: April 14, 2025

SUBJECT: Consider Approving Construction Contract to Donald Hubert Construction Co. for the General Land Office (GLO) Community Development Block Grant Mitigation (CDBG-MIT) Contract No. 22-082-016-D218 Project 1 – 14th Street Sanitary Sewer Improvements Project

Summary:

Bid 24-09 Project 1 was awarded on August 26, 2024, we are requesting the construction contract be awarded in the amount of \$2,593,299.15.

Background:

We received approval to award the sixth GLO CDBG-MIT 2016 Flood Mitigation Projects. The sixth being Project 1 - 14th Street – Sanitary Sewer Improvements.

Project 1 includes the installation of one (1) new lift station, 2,795 of force main, 12" diameter gravity wastewater line, 7,477 of cured in place pipe (CIPP), manhole rehabilitation, point repairs and pavement repairs. Project is scheduled to be completed within 240 days from Notice to Proceed and after award. This project will help divert flow which is in the south wastewater basin for the South Wastewater Treatment Plant (WWTP) towards the North WWTP

Bid 24-09, Project 1 sealed bids were received on April 18, 2024, from 3 bidders. Bidder one (1) is Donald Hubert Construction Co., from Kingsville, Texas. Bidder two (2) is C&A Builders, from San Benito, Texas. Bidder three (3) is Jhabores Construction Co., Inc, from Corpus Christi, Texas. The base bids ranging from \$2,523,299.15 to \$2,779,811.00, with alternate bid no. 1 ranging from \$35,000.00 to \$134,760.00, and total bid amounts ranging from \$2,593,299.15 to \$2,914,571.00. The staff recommends awarding the project to the lowest bidder, Donald Hubert Construction Co. in the amount of \$2,593,299.15.



**City of Kingsville
Engineering Dept.**

Financial Impact:

Project 1 will be funded by Fund 113 Citywide Wastewater Collection System Improvements in the amount of \$2,593,299.15.

Recommendation:

Staff recommendations.

1. Approving Construction Contract between City and Donald Hubert Construction Co. in the amount \$2,593,299.15.
2. Authoring the Interim City Manager to sign the Construction Contract.

Attachments:

Construction Contract

Project 1 Award Memo – Delays



CITY OF KINGSVILLE

P.O. BOX 1458 – KINGSVILLE, TX 78364

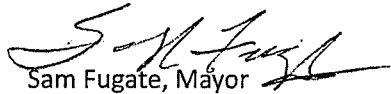


March 18, 2025

To Whom it May Concern,

This memo summarizes the timeline of events between bid opening and construction contract award for Project 1 (14th Street) sanitary sewer improvements under Kingsville GLO MIT 22-082-016-D218. The bid opening was held on April 18, 2024, and the contract was awarded to the lowest bidder on August 26, 2024, contingent on the GLO's approval of a pending amendment request. However, the contract could not be executed because the amendment included revisions to this particular project site. The state contract amendment was fully executed on January 31, 2025. The winning bidder was then contacted to see if their bid was still valid. The bidder has confirmed that their bid is still valid. An updated general wage decision for this project was also issued by the Labor Standards Officer on March 17, 2025. Therefore, the City is moving forward with contract award recommendation for Donald Hubert Construction.

Sincerely,


Sam Fugate, Mayor

**City of Kingsville
Engineering Dept.**

Award
from
2024

TO: Mayor and City Commissioners
CC: Mark McLaughlin, City Manager
FROM: Rutilio P. Mora Jr, P.E., City Engineer
DATE: August 26, 2024
SUBJECT: Consider Awarding Bid No. 24-09 for the General Land Office (GLO)
Community Development Block Grant Mitigation (CDBG-MIT) Contract No.
22-082-016-D218 Project 1: 14th Street Sanitary Sewer Improvements
Project

Purpose:

We are seeking approval to award the sixth GLO CDBG-MIT 2016 Flood Mitigation Projects
The sixth being Project 1: 14th Street – Sanitary Sewer Improvements.

Project 1 includes the installation of one (1) new lift station; 2,795 of force main; 12" diameter gravity wastewater line; 7,477 of cured in place pipe (CIPP); manhole rehabilitation; point repairs and pavement repairs. Project is scheduled to be completed within 240 days from Notice to Proceed and after award. This project will help divert flow which is in the south wastewater basin for the South Wastewater Treatment Plant (WWTP) towards the North WWTP

Summary:

Bid 24-09, Project 1 sealed bids were received on April 18, 2024, from 3 bidders. Bidder one (1) is Donald Hubert Construction Co., from Kingsville, Texas. Bidder two (2) is C&A Builders, from San Benito, Texas. Bidder three (3) is Jhabores Construction Co., Inc, from Corpus Christi, Texas. The base bids ranging from \$2,523,299.15 to \$2,779,811.00, with alternate bid no. 1 ranging from \$35,000.00 to \$134,760.00, and total bid amounts ranging from \$2,593,299.15 to \$2,914,571.00. The staff recommends awarding the project to the lowest bidder, Donald Hubert Construction Co. for the total bid amount of \$2,593,299.15.

Background:

The General Land Office (GLO) Awarded \$7,293,111.00 to the City of Kingsville for Citywide Wastewater Improvements on March 11, 2021. Texas Land Commissioner George P. Bush announced the Texas General Land Office approved \$135,462,438 in flood



**City of Kingsville
Engineering Dept.**

mitigation projects to 21 grantees in the second round of grant funding for the GLO's \$2.3 billion regional mitigation competitions.

"Texas continues to experience tremendous economic and population growth across our state, and the GLO is working with local leaders to protect our communities against natural disasters such as flooding," said Commissioner Bush. "The GLO was provided with historic funding to help communities fortify critical infrastructure in preparation for flooding events. This \$135 million in vital mitigation funds awarded by the GLO will provide essential protection for residents, businesses, and local government infrastructure."

The GLO received a historic \$4.3 billion allocation in Community Development Block Grant Mitigation (CDBG-MIT) funds from the U.S. Department of Housing and Urban Development (HUD) to mitigate against future damage from hurricanes, flooding, and other natural disasters in repetitively damaged areas. Within the \$2.3 billion set aside for regional mitigation awards, \$147,680,760 was allocated to the 2016 Floods State Mitigation Competition, with 50% going to the HUD- and state-designated Most Impacted and Distressed (MID) areas. HUD requires at least 50% of the total \$4.3 billion must be spent on activities benefiting low- to moderate-income (LMI) populations. Of the 504,428 residents benefiting from the announced grants, 284,196 – or more than 56% – are low- to moderate-income.

For the 2016 Floods Competition, the GLO received 35 applications representing a total request of \$244,674,464 for \$147,680,760 in available funding. The grantees announced represent the highest scoring applications meeting program eligibility requirements based on the 2016 Floods State Mitigation Competition Applicant Scoring and Eligibility Competition Criteria and the CDBG-MIT Action Plan.

Financial Impact:

Project 1 will be funded by Fund 113, Citywide Wastewater Collection System Improvements in the amount of \$2,593,299.15.

Recommendation:

Staff recommendations.

1. Awarding CDBG-MIT GLO Contract No. 22-082-016-D218 – Project 1: 14th Street. - Sanitary Sewer Improvements in the amount \$2,593,299.15 to Donald Hubert Construction Co. contingent of a final GLO approval of a Performance Statement and TxDOT right of way permit pending.

Attachments:

Bid Recommendation/Award Letter Project 1

Bid Tabulation Project 1



August 16, 2024

Rutilio "Rudy" Mora, P.E., CFM
City Engineer
City of Kingsville
200 E King Street
Kingsville, TX 78363

Re: CDBG-MIT GLO Contract No. 22-082-016-D218 Project 1, (City of Kingsville Bid No. 24-09) – ICE award recommendation

Dear Mr. Mora,

This memorandum is in reference to ICE's recommendation for award of the above-mentioned project which consists of the installation of 2795 LF of 6" Dia. Force Main, 3100 LF of 12" CIPP liner of sanitary sewer, 3339 LF of 18" CIPP liner of sanitary sewer including the rehabilitation of 681 Square Yards of manhole area, a lift station and items associates with the installation (service connections, curb and gutter repairs, pavement repairs, traffic control, etc.).

The following is a Bid Summary for the above referenced project. Three (3) general contractors submitted bids to the City of Kingsville on 04/18/2024. Their information is attached herewith. The bidders' list with their total bid is given below:

City of Kingsville - GLO Project 1

Rank	Company	Base Bid	Additive Bid No. 1	Total 1
1	Donald Hubert Construction	\$2,523,299.15	\$70,000.00	\$2,593,299.15
2	C & A Builders	\$2,634,371.00	\$35,000.00	\$2,669,371.00
3	Jhabores Construction	\$2,779,811.00	\$134,760.00	\$2,914,571.00

Donald Hubert Construction, submitted the lowest total bid of \$2,593,299.15. On 04/18/24 Donald Hubert Construction was notified of the low bid pending GLO approval. A notice to proceed will delivered upon commencement of the preconstruction meeting. However, a final GLO approval of a Performance Statement and a Texas Department of Transportation Right of Way Permit is pending in order to start construction. .

The Engineer's estimate is \$2,469,899.28. This is 5% above the engineer's estimate which is considered reasonable. Furthermore, no errors or discrepancies was found in Donald Huberts Construction's packet. Therefore, it is ICE's recommendation that Donald Hubert



Construction be awarded this bid. It is the city's discretion to waive any informality or to reject any or all bids.

If you have any questions or need additional information, please contact me at (361) 826-5805, or charlie@icengineers.net

Sincerely,


Juan Carlos "Charlie" Cardenas, P.E.
Senior Engineer

BID TABULATION

City of Kingsville

Project Name: GLO SS Project 1 (14th) Sanitary Sewer Improvements
CDBG-MIT GLO Contract No. 22-082-016-D218
Bid Number: 24-09
Date: April 18, 2024 at 10:00AM



ITEM QTY UNIT			DESCRIPTION	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
BASE BID				UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE	UNIT PRICE	TOTAL PRICE
A1	1	LS	Mobilization / Bonds / Insurance	\$102,288.46	\$102,288.46	\$179,000.00	\$179,000.00	\$100,000.00	\$100,000.00
A2	1	LS	Traffic Control	\$52,120.00	\$52,120.00	\$45,000.00	\$45,000.00	\$65,525.00	\$65,525.00
A3	1	EA	Rock Filter Dam (Type 2)	\$4,000.00	\$4,000.00	\$5,000.00	\$5,000.00	\$2,500.00	\$2,500.00
A4	3800	LF	SWPP (Sediment Control Fence)	\$10.85	\$41,230.00	\$3.00	\$11,400.00	\$6.00	\$22,800.00
A5	50	LF	Erosion Control Log	\$50.00	\$2,500.00	\$100.00	\$5,000.00	\$25.00	\$1,250.00
A6	27	SY	Remove Portion of Asphalt Pavement	\$55.00	\$1,485.00	\$150.00	\$4,050.00	\$5.00	\$135.00
A7	60	SF	Remove Concrete Curb Ramp	\$20.00	\$1,200.00	\$100.00	\$6,000.00	\$3.00	\$180.00
A8	62	SF	Remove Concrete Sidewalk	\$20.00	\$1,240.00	\$100.00	\$6,200.00	\$2.00	\$124.00
A9	10	SY	Remove Existing Gravel Driveway	\$35.00	\$350.00	\$400.00	\$4,000.00	\$2.00	\$20.00
A10	795	SY	18" Select Fill	\$45.50	\$36,172.50	\$35.00	\$27,825.00	\$40.00	\$31,800.00
A11	701	SY	6" Limestone Pad	\$41.90	\$29,371.90	\$30.00	\$35,050.00	\$50.00	\$35,050.00
A12	285	LF	Wood Fence	\$87.72	\$25,000.20	\$25.00	\$7,125.00	\$109.00	\$31,065.00
A13	24	LF	24" Double Wood Gate	\$395.83	\$9,499.92	\$100.00	\$2,400.00	\$610.00	\$14,640.00
A14	795	SY	Proof Rolling	\$9.50	\$7,552.50	\$10.00	\$7,950.00	\$5.00	\$3,975.00
A15	246	SY	Concrete Driveway	\$135.00	\$33,210.00	\$240.00	\$59,040.00	\$230.00	\$56,580.00
A16	68	LF	24" RCP (Class V)	\$117.00	\$7,956.00	\$165.00	\$11,220.00	\$191.00	\$12,988.00
A17	2	EA	Safety End Treatment (SET)	\$3,225.00	\$6,450.00	\$3,500.00	\$7,000.00	\$6,840.00	\$13,680.00
A18	27	SY	H.M.A.C. Pavement Repair	\$100.00	\$2,700.00	\$485.00	\$13,095.00	\$125.00	\$3,375.00
A19	10	LF	6" Sanitary Sewer Line PVC SDR-26	\$100.00	\$1,000.00	\$140.00	\$1,400.00	\$498.00	\$4,980.00
A20	40	LF	18" Sanitary Sewer Line PVC SDR - 26	\$181.35	\$7,254.00	\$200.00	\$8,000.00	\$564.00	\$22,560.00
A21	2795	LF	6" Sanitary Sewer Line Force Main Line PVC DR-18 (C-900)	\$36.50	\$102,017.50	\$59.00	\$164,905.00	\$50.00	\$139,750.00
A22	2	EA	6" X 45 degree D.I. M.J. Bend	\$1,473.00	\$2,946.00	\$5,500.00	\$11,000.00	\$1,024.00	\$2,048.00
A23	1	EA	6" X 90 degree D.I. M.J. Bend	\$1,550.40	\$1,550.40	\$5,000.00	\$5,000.00	\$1,066.00	\$1,066.00
A24	1	EA	Lift Station Assembly	\$273,150.00	\$273,150.00	\$270,000.00	\$270,000.00	\$325,965.00	\$325,965.00

Bid Tabulation - Project 1 R1

Printed 8/16/2024

A25	5	EA	4" Fiber Glass Sanitary Sewer Manhole	\$11,451.25	\$57,256.25	\$21,000.00	\$105,000.00	\$17,456.00	\$87,280.00
A26	307	LF	12" Steel Casing Bore 1/4" Thickness W/Pipe Vent	\$185.00	\$56,795.00	\$450.00	\$138,150.00	\$195.00	\$59,865.00
A27	1	EA	2" Air Release Valve W/40 Fiber Glass SS Manhole	\$19,690.00	\$19,690.00	\$22,000.00	\$22,000.00	\$16,445.00	\$16,445.00
A28	840	LF	12" Sanitary Sewer Line PVC SDR-26	\$72.90	\$61,236.00	\$77.00	\$64,680.00	\$105.00	\$88,200.00
A29	135	LF	20" Steel Casing Bore 1/4" Thickness W/Pipe Vent	\$250.00	\$33,750.00	\$550.00	\$74,250.00	\$325.00	\$43,875.00
A30	10	SY	Gravel Driveway Repair	\$200.00	\$2,000.00	\$400.00	\$4,000.00	\$45.00	\$450.00
A31	729	LF	8" CIPP Sanitary Sewer Line	\$79.32	\$57,824.28	\$75.00	\$54,675.00	\$107.00	\$78,003.00
A32	3100	LF	12" CIPP Sanitary Sewer Line	\$89.92	\$278,752.00	\$85.00	\$263,500.00	\$125.00	\$387,500.00
A33	3339	LF	18" CIPP Sanitary Sewer Line	\$191.63	\$639,832.57	\$185.00	\$617,715.00	\$180.00	\$601,020.00
A35	309	LF	6" CIPP Sanitary Sewer Line	\$69.53	\$21,484.77	\$100.00	\$30,900.00	\$89,340.00	\$55,620.00
A36	1	EA	Generator (62.5 KVA)	\$46,250.00	\$46,250.00	\$36,000.00	\$36,000.00	\$2,592.00	\$7,776.00
A37	3	SY	Stand By Generator Concrete Pad	\$1,125.00	\$3,375.00	\$3,000.00	\$9,000.00	\$4,170.00	\$11,852.00
A38	1	EA	Steel Canopy Structure	\$15,000.00	\$15,000.00	\$28,000.00	\$28,000.00	\$2,592.00	\$4,170.00
A39	1	EA	AEP Power Pole Transformer	\$172,500.00	\$172,500.00	\$47,000.00	\$47,000.00	\$11,316.00	\$9,468.00
A40	1	EA	12" Tie In Connection Sanitary Sewer Manhole	\$12,500.00	\$12,500.00	\$35,000.00	\$35,000.00	\$18,875.00	\$3,040.00
A41	1	EA	18" Tie In Connection Sanitary Sewer Manhole	\$3,000.00	\$3,000.00	\$5,000.00	\$5,000.00	\$152.00	\$45.00
A42	1	EA	18" Tie In Connection Sanitary Sewer Manhole	\$3,000.00	\$3,000.00	\$5,000.00	\$5,000.00	\$550.00	\$550.00
A43	20	LF	Remove Headwall and Portion of 16" R.C.P.	\$200.00	\$4,000.00	\$175.00	\$3,500.00	\$23,270.00	\$23,270.00
A45	21	LF	Re-Grade Ditch Area	\$150.00	\$3,150.00	\$150.00	\$11,000.00	\$45.00	\$945.00
A47	1	EA	Re-Use TxDOT Sign	\$1,000.00	\$1,000.00	\$11,000.00	\$11,000.00	\$23,270.00	\$23,270.00
A48	1	EA	Junction Box W/ Sanitary Sewer Crossing I	\$17,390.00	\$17,390.00	\$14,000.00	\$14,000.00	\$45,822.00	\$45,822.00
A49	1	EA	Junction Box W/ Sanitary Sewer Crossing II	\$36,571.00	\$36,571.00	\$14,000.00	\$14,000.00	\$175.00	\$119,175.00
A50	681	SY	Existing Manhole Protective Coating (60 MIL)	\$215.90	\$215,127.90	\$211.00	\$143,691.00	\$9,365.00	\$9,365.00
A51	20	LF	12" Sanitary Sewer Line PVC DR-18 (C900)	\$380.00	\$7,600.00	\$125.00	\$2,500.00	\$1,500.00	\$1,500.00
A52	1	LS	Utility Adjustment	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$1,500.00	\$1,500.00
A53	1	EA	4" X 6" Expander	\$750.00	\$750.00	\$4,000.00	\$4,000.00	\$1,500.00	\$1,500.00
TOTAL BASE BID:				\$2,593,299.15	\$2,593,299.15	\$2,669,371.00	\$2,669,371.00	\$2,914,571.00	\$2,914,571.00
ALTERNATE BID NO. 1									
B1	10	EA	Point Repair	\$2,500.00	\$25,000.00	\$2,100.00	\$21,000.00	\$10,942.00	\$109,420.00
B2	10	EA	Manhole Ring And Cover	\$4,500.00	\$45,000.00	\$1,400.00	\$14,000.00	\$2,534.00	\$25,340.00
TOTAL ALTERNATE BID NO. 1					\$70,000.00		\$35,000.00		\$134,760.00
TOTAL BASE BID + ALTERNATIVE BID NO. 1					\$2,593,299.15		\$2,669,371.00		\$2,914,571.00

Donald Hubert Construction Co. (contractor) miscalculated Total Base Bid cost on their documentation BID: (\$2,523,299.19)
C&A Builders (contractor) miscalculated Total Base Bid cost on their documentation BID: (\$2,629,371.00)

BID RESULTS RANKING - LOWEST TO HIGHEST

1

2

3

RESOLUTION # 2025-_____

A RESOLUTION OF THE CITY COMMISSION OF KINGSVILLE, TEXAS, AUTHORIZING THE INTERIM CITY MANAGER TO EXECUTE A CONSTRUCTION CONTRACT WITH DONALD HUBERT CONSTRUCTION CO. FOR PROJECT 1:14TH ST. SANITARY SEWER IMPROVEMENTS PROJECT OF THE CDBG-MIT PROGRAM GLO STATE CONTRACT NUMBER 22-082-016-D218.

WHEREAS, the City of Kingsville has applied for and received a Community Development Block Grant-Mitigation (CDBG-MIT) award to provide Flood & Drainage Improvements; and

WHEREAS, the City advertised for Project 1: 14th Street Sanitary Sewer Improvements Project (Bid #24-09) in the newspaper, on the City's website, with Historically Underutilized Business, and with Minority-and Women-Owned Business Enterprises, in the time period required by law, prior to the April 18, 2024 bid opening; and

WHEREAS, the City received three bids by the April 18, 2024 bid deadline and the City Commission awarded the bid to the lowest bidder (Donald Hubert Construction Co.) on August 26, 2024 contingent on the GLO's approval of a pending amendment request;

WHEREAS, the contract could not be executed because the amendment included revisions to this particular project site and the state contract amendment was not able to be fully executed until January 31, 2025;

WHEREAS, the winning bidder was then contacted to see if their bid was still valid and they confirmed that their bid is still valid;

WHEREAS, the an updated general wage decision for this project was also issued by the Labor Standards Officer on March 17, 2025, so the City is now moving forward with the contract award recommendation for Donald Hubert Construction Co. with a proposed start date of May 5, 2025 and an expected completion date of December 30, 2025 for the base bid and addenda 1&2 for a total contract price of \$2,593,299.15; and

WHEREAS, the City and Donald Hubert Construction Co. have negotiated a contract for the construction services bid previously awarded; and

WHEREAS, it is mutually deemed sound, desirable, practicable, and beneficial for the parties to enter into the agreement attached hereto.

NOW THEREFORE, BE IT RESOLVED by the City Commission of the City of Kingsville, Texas as follows:

SECTION 1: The Interim City Manager is authorized to execute Construction Contract documents between the City of Kingsville, Texas and Donald Hubert Construction Co.

for the GLO CDBG-MIT Contract No. 22-082-016-D218, Project 1: 14th Street Sanitary Sewer Improvements Project.

SECTION 2: All resolutions or parts of resolutions in conflict with this resolution are repealed to the extent of such conflict only.

SECTION 3: This Resolution shall be and become effective on or after adoption.

PASSED AND APPROVED by a majority vote of the City Commission the 14th day of April, 2025.

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM

Courtney Alvarez, City Attorney

CONSTRUCTION CONTRACT

THIS AGREEMENT made this the 14th day of April, 2025, by and between Donald Hubert Construction Co. (a corporation organized and existing under the laws of the State of Texas) hereinafter called the "Contractor", and City of Kingsville hereinafter called the "City"

WITNESSETH, that the Contractor and the City for the considerations stated herein mutually agree as follows:

ARTICLE 1. Statement of Work. The Contractor shall furnish all supervision, technical personnel, labor, materials, machinery, tools, equipment and services, including utility and transportation services, and perform and complete all work required for the construction of the Improvements embraced in the Project; namely, (GLO SS PROJECT 1 (14TH STREET) SANITARY SEWER IMPROVEMENTS (CDBG-MIT GLO CONTRACT NO. 22-082-016-D218) for the Community Development Block Grant – Mitigation (CDBG-MIT) project, all in strict accordance with the contract documents including all addenda thereto, numbered 1 & 2, dated April 1, 2024 and April 9, 2024, all as prepared by International Consulting Engineers (ICE) acting and in these contract documents preparation, referred to as the "Engineer".

ARTICLE 2. The Contract Price. The City will pay the Contractor for the performance of the Contract in current funds, for the total quantities of work performed at the *unit prices* stipulated in the Bid for the several respective items of work completed subject to additions and deductions as provided in the Total Bid \$2,593,299.15 hereof.

ARTICLE 3. The Contract. The executed contract documents shall consist of the following components:

- | | |
|------------------------------|--|
| a. This Agreement (pgs. 1-3) | f. General Conditions, Part I |
| b. Addenda | g. Special Conditions |
| c. Invitation for Bids | h. Technical Specifications |
| d. Instructions to Bidders | i. Drawings (<i>as listed in the Schedule of Drawings</i>) |
| e. Signed Copy of Bid | j. [Add any applicable documents] |

ARTICLE 4. Performance. Work, in accordance with the Contract dated April 14, 2025, shall commence on or before May 5, 2025, and Contractor shall complete the WORK within 240 consecutive calendar days thereafter. The date of completion of all WORK is therefore December 30, 2025.

This Agreement, together with other documents enumerated in this ARTICLE 3, which said other documents are as fully a part of the Contract as if hereto attached or herein repeated, forms the Contract between the parties hereto. In the event that any provision in any component part of this Contract conflicts with any provision of any other component part, the provision of the component part first enumerated in this ARTICLE 3 shall govern, except as otherwise specifically stated.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in triplicate original copies on the day and year first above written.

FOR CONTRACTOR

Donald Hubert Construction Co.

P.O. Box 84

Kingsville, TX 78363

By Donald W. Hubert

Title Owner

FOR CONTRACTOR

Corporate Certifications

I, _____, certify that I am the _____ of the corporation named as Contractor herein; that _____ who signed this Agreement on behalf of the Contractor, was then _____ of said corporation; that said Agreement was duly signed for and in behalf of said corporation by authority of its governing body, and is within the scope of its corporate powers.

Corporate

Seal

(Corporate Secretary)

FOR CITY

City Of Kingsville

400 West King Ave., 78363

P.O. Box 1458

Kingsville, TX 78364

By Charlie Sosa

Title Interim City Manager

AGENDA ITEM #10

**City of Kingsville
Engineering Dept.**

TO: Mayor and City Commissioners

CC: Charlie Sosa, Interim City Manager

FROM: Rutilio P. Mora Jr, P.E., City Engineer

DATE: April 14, 2025

SUBJECT: Consider Approving Change Order No. 2 (CO-2) for the General Land Office (GLO) Community Development Block Grant Mitigation (CDBG-MIT) Contract No. 22-085-009-D237 – Project 13: W. Johnston Ave. Storm Water Improvements Project

Purpose:

We seek approval of Change Order No. 2 (CO-2) for the General Land Office (GLO) Community Development Block Grant Mitigation (CDBG-MIT) Contract No. 22-085-009-D237 – Project 13: W. Johnston Ave. Storm Water Improvements Project. An existing water line is conflicting with the proposed storm water system and will need to be relocated.

Summary:

GLO Change Order No. 2 – Contract Price

<u>Item</u>	<u>Description</u>	<u>Unit</u>	<u>Quantity</u>	<u>Unit Cost</u>	<u>Total</u>
<u>A4</u>	<u>Waterline Relocation</u>	<u>LF</u>	<u>260</u>	<u>\$61.36</u>	<u>\$15,953.60</u>

GLO Change Order No. 1 Total **\$15,953.60**

Revised Contract Amount **\$627,588.09**

GLO Change Order No. 2 – Contract Time

<u>Description</u>	<u>Calendar Days</u>
<u>Additional Contract Time</u>	<u>21</u>

Revised Contract Price and Time **\$627,588.09 and 171 Calendar Days**



**City of Kingsville
Engineering Dept.**

Background:

On February 24, 2025, we sought and obtained approval for Change Order No. 1 (CO-1) for the General Land Office (GLO) Community Development Block Grant Mitigation (CDBG-MIT) Contract No. 22-085-009-D237 – Project 13: W. Johnston Ave. Storm Water Improvements Project via Resolution #2025-23.

GLO Change Order No. 1 Total	\$10.00
<u>Revised Contract Amount</u>	<u>\$611,634.49</u>

On October 28, 2024, the City Commission approved to award the construction contract in the amount of \$611,624.49. The contract time is 150 calendar days.

This project was advertised in the local newspaper and on the city's website on August 22nd and 29th. Sealed bids for Bid No. 24-22 (Project 13) were received prior to the deadline of September 17, 2024, at 2:00pm and read out loud, from two bidders:

1. R.S. Parker Construction LLC, Corpus Christi, Texas
2. JE Construction Services, Corpus Christi, Texas

The base bids range from \$611,624.49 to \$791,798.00. Alternate No. 1 bids range from \$764,999.00 to \$991,552.43. The total bids range from \$1,556,797.00 to \$1,603,186.92. After review, staff recommended awarding the project to the lowest bidder, R.S. Parker Construction LLC, for the base bid amount of \$611,624.49. A construction contract with that vendor was approved by the City Commission on October 28, 2024, via Resolution #2024-86.

Financial Impact:

Project 13 CO-2 will be funded by the General Land Office Hurricane Harvey Mitigation Grant (Fund 122) in the amount of \$15,953.06.

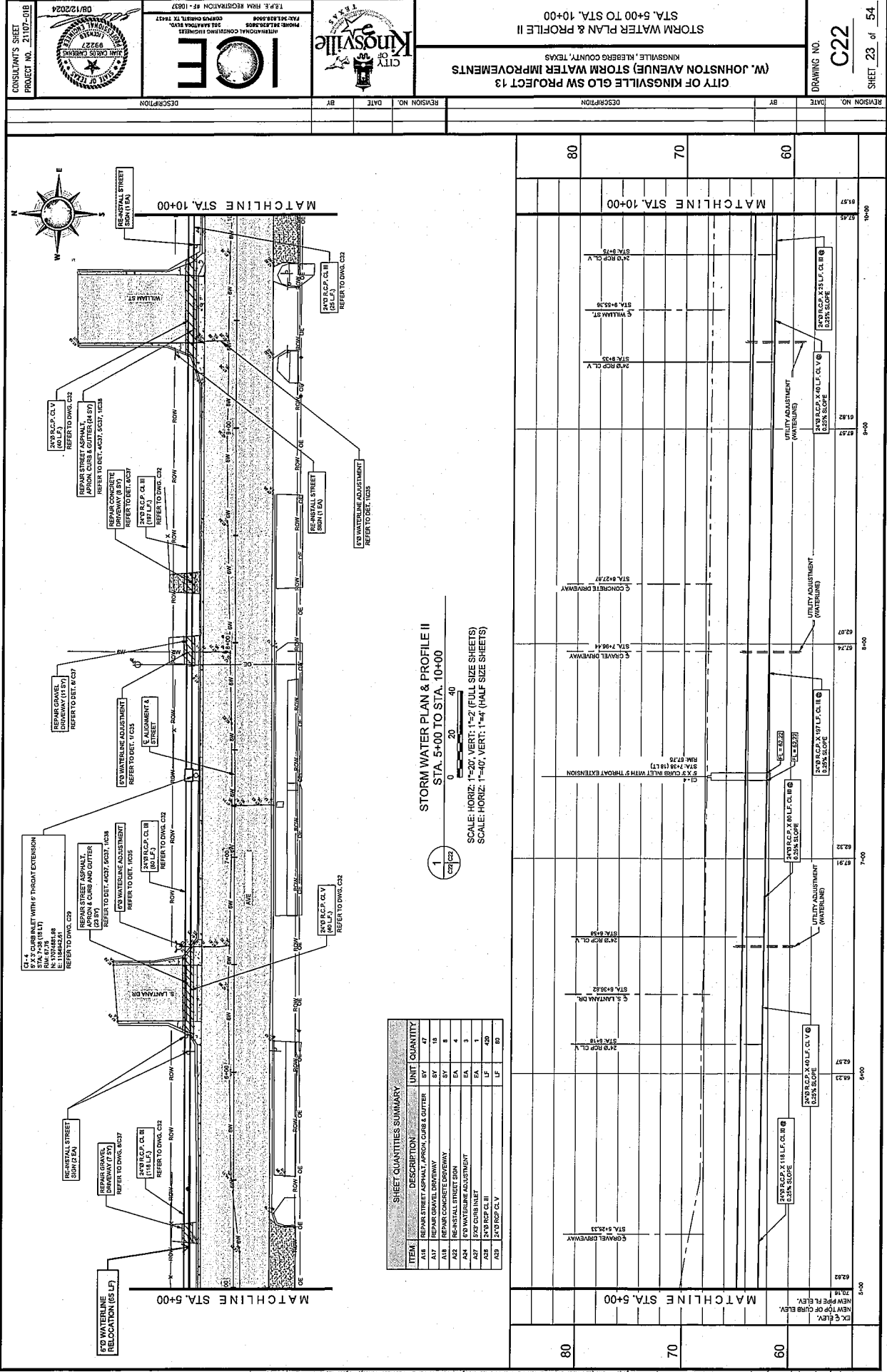
Recommendation:

Staff recommends approving Change Order No. 2 (CO-2) for CDBG Contract No. 22-085-009-D237 – Project 13: W. Johnston Ave. Storm Water Improvements Project for the additional cost of \$15,953.60 and additional contract time of 21 calendar days.

Attachments:

GLO Change Order No. 2
Change Order No. 2 Drawings
Project Time Extension Request – R.S. Parker





SHEET QUANTITIES SUMMARY		
ITEM	DESCRIPTION	UNIT QUANTITY
A16	REPAIR STREET ASPHALT, APRON, CURB & GUTTER	SY 47
A17	REPAIR GRAVEL DRIVEWAY	SY 18
A18	REPAIR CONCRETE DRIVEWAY	SY 8
A24	RE-INSTALL STREET SIGN	EA 4
A25	5"Ø WATERLINE ADJUSTMENT	EA 3
A26	5"Ø CURB INLET	EA 1
A27	24"Ø RCP CL V	LF 420
A28	24"Ø RCP CL V	LF 420

STORM WATER PLAN & PROFILE II
STA. 5+00 TO STA. 10+00
SCALE: HORIZ. 1"=20'; VERT. 1"=2' (FULL SIZE SHEETS)
SCALE: HORIZ. 1"=40'; VERT. 1"=4' (HALF SIZE SHEETS)

CONSULTANT'S SHEET
PROJECT NO. 21107-018
DATE 08/12/2024

CITY OF KINGSVILLE
STORM WATER IMPROVEMENTS
(W. JOHNSTON AVENUE) STORM WATER IMPROVEMENTS
KINGSVILLE, KLEBERG COUNTY, TEXAS
STA. 5+00 TO STA. 10+00

DRAWING NO. C22
SHEET 23 of 54

R. S. Parker Construction, LLC.
455 Hereford Rd.
Corpus Christi, TX 78408
Phone: 361-289-0222 Fax: 361-289-2413

Project Time Extension Request

March 26th, 2025

ATTN: Martin Medrano, Charlie Cardenas, Rudy Mora

Re: City of Kingsville GLO SW Project 13 (W. Johnston Ave) Storm Water Improvements

The purpose of this letter is to request a 21 Day Extension to the project end date for the City of Kingsville GLO SW Project 13 (W. Johnston Ave.) Storm Water Improvements project. R. S. Parker Construction is requesting this delay due the need to install an extra 260 Linear Feet of Potable Water Line beyond the anticipated quantity. As such, R.S. Parker Construction is requesting this 21-Day extension to the proposed project end-date, to July 22nd, 2025. Thank you for your understanding and consideration.

If you have any questions please contact Rodney Parker on his cell 361-533-1307 or Derek Parker on his cell 361-960-1662.

Respectfully Submitted,
Rodney S. Parker/Derek Parker
HUB Contractor #: 1943428306500

RESOLUTION #2025-_____

A RESOLUTION AUTHORIZING THE INTERIM CITY MANAGER TO EXECUTE CHANGE ORDER NO.2 FOR THE CONSTRUCTION CONTRACT WITH R.S. PARKER CONSTRUCTION LLC FOR THE GLO CDBG-MIT CONTRACT 22-085-009-D237 PROJECT 13: W. JOHNSTON AVE. STORM WATER IMPROVEMENTS PROJECT; REPEALING ALL CONFLICTING RESOLUTIONS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Kingsville (City) intends to make some storm sewer improvements through a General Land Office (GLO) Community Development Block Grant (CDBG) -Mitigation (MIT) program via Contract No. 22-085-009-D237 Project 13: W. Johnston Ave. Storm Water Improvements Project and went out for bids via BID #24-22 which was advertised on August 22nd & 29th, 2024;

WHEREAS, two bids were received on September 17, 2024 responsive to BID #24-22 and after reviewing the bid submittals staff and the outside engineer (ICE) recommended the bid be awarded to the low bidder, which was R.S. Parker Construction LLC, from Corpus Christi, Texas (vendor);

WHEREAS, the City awarded BID#24-22 to Vendor at a Commission meeting on October 15, 2024 for a total amount of \$611,624.49;

WHEREAS, the City and Vendor worked to prepare a contract for GLO CDBG-MIT Contract No. 22-085-009-D237 Project 13: W. Johnston Ave. Storm Water Improvements Project; parties both agreed to the terms of the proposed contract for a total amount of \$611,624.49 with a contract time of 150 calendar days, which was approved by City Commission on October 28, 2024 via Resolution #2024-86;

WHEREAS, the total award and the contract price showed a minor difference due to a clerical error so an increase of \$10.00 was proposed via Change Order No.1, resulting in a new total contract price of \$611,634.49, and was approved by City Commission on February 24, 2025 via Resolution #2025-23;

WHEREAS, a waterline is impeding the original project and needs to be relocated for an additional price of \$15,953.60 and additional time of 21 days via Change Order #2, which results in a new total contract price of \$627,588.09 and new contract time of 171 calendar days;

NOWHEREFORE BE IT RESOLVED by the City Commission of the City of Kingsville, Texas:

I.

THAT the City Commission approves and the Interim City Manager is authorized and directed as an act of the City of Kingsville, Texas to execute Change Order No. 2 for the Construction Contract for General Land Office (GLO) Community Development Block Grant (CDBG) -Mitigation (MIT) program via Contract No. 22-085-009-D237 Project 13: W. Johnston Ave. Storm Water Improvements Project between the City of Kingsville, Texas and R.S. Parker Construction LLC as per staff recommendation and in accordance with Exhibit A hereto attached and made a part hereof.

II.

THAT all resolutions or parts of resolutions in conflict with this resolution are repealed to the extent of such conflict only.

III.

THAT this Resolution shall be and become effective on and after adoption.

PASSED AND APPROVED by a majority vote of the City Commission on the
14th day of April, 2025.

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney



COMMUNITY DEVELOPMENT & REVITALIZATION
The Texas General Land Office
Construction Change Order Request

NOTE: Texas Local Government Code Sec. 262.031 "CHANGES IN PLANS AND SPECIFICATIONS" regulations apply. Generally, a cumulative increase in the contract price in excess of 25% or a cumulative decrease in excess of 18% are disallowed.

Subrecipient: <u>City of Kingsville</u>	GLO Contract Number: <u>22-085-009-D237</u>	Date: <u>3/25/2025</u>
Engineer Name Address & Phone <u>International Consulting Engineers</u> <u>261 Saratoga Blvd.</u> <u>Corpus Christi, TX 78417</u> <u>361-826-5805</u>	Subrecipient Name, Address, & Phone Number: <u>City of Kingsville</u> <u>400 W. King Ave.</u> <u>Kingsville, TX 78363</u> <u>361-595-8040</u>	Contractor Name, Address & Phone Number: <u>R.S. Parker Construction, LLC</u> <u>455 Hereford Rd.</u> <u>Corpus Christi, TX 78408</u> <u>361-289-0222</u>
Project #: <u>13</u>	Bid Package #: <u>1</u>	Change Order #: <u>2</u>
Contract Origination Date: <u>10/28/2024</u>	Project Description: <u>Storm Water Improvements</u>	

You are hereby requested to comply with the following changes from the contract plans and specifications.

Item No.	Description of Changes: Quantities, Units, Unit Prices, Change in Completion Schedule etc.	Decrease in Contract Price	Increase in Contract Price
A4	Waterline Relocation: +260 LF, \$61.36/LF		15,953.60

See sheet 2 to add additional entries

Change in Construction Contract Price

Original Contract Price:	<u>611,624.49</u>
Cumulative Previous Change Order(s) Total:	<u>0.00</u>
Contract Price Prior to this Change Order:	<u>611,634.49</u>
Net Increase/Decrease of this Change Order:	<u>15,953.60</u>

Change in Contract Time (Calendar Days)

Original Contract Time in Days:	<u>150</u>
Net Change from Previous Change Order(s) in Days:	<u>0</u>
Contract Time Prior to this Change Order in Days:	<u>150</u>
Net Increase/Decrease of this Change Order in Days:	<u>21</u>



COMMUNITY DEVELOPMENT & REVITALIZATION
The Texas General Land Office
Construction Change Order Request

Contract Price with All Approved Change Orders:	627,588.09	Contract Time with All Approved Change Orders in Days:	171
Cumulative Percent Change in Contract Price (+/-)	2.61%	Subrecipient Contract End Date:	1/31/2027
Construction Contract Start Date:	1/2/2025	Construction Contract End Date:	6/22/2025

Reimbursements of costs included in this change order are subject to review by GLO-CDR.

*This document may be executed prior to submission for GLO-CDR review, but all parties involved will be held responsible if the change order or amendment warranted as a result of this change order is not in compliance with CDBG or HUD Requirements

Subrecipient Signature	Engineer Signature	Contractor Signature
Subrecipient Name and Title (Printed)	Engineer Name and Title (Printed)	Contractor Name and Title (Printed)
Subrecipient Signature	Engineer Signature	Contractor Signature

Justification for Change Order

1. Will this change order increase or decrease the number of beneficiaries? ☐ Increase ☐ Decrease ☒ No Change

If there is a change, how many beneficiaries will be affected?

Total LMI

2. Effect of this change on the scope of work: ☒ Increase ☐ Decrease ☐ No Change

3. Effect on operation and maintenance costs: ☐ Increase ☐ Decrease ☒ No Change

4. Are all prices in the change order dependent upon unit prices found in the original bid? ☒ Yes ☐ No

If "no", explain:

--

5. Has the change created new circumstances or environmental conditions which may affect the project's impact, such as concealed or unexpected conditions discovered during actual construction? ☐ Yes ☒ No

If "yes", is an environmental assessment required?

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COMMUNITY DEVELOPMENT & REVITALIZATION
The Texas General Land Office
Construction Change Order Request

-
- | | | |
|--|---|-----------------------------|
| 6. Is the Texas Council on Environmental Quality (TCEQ) clearance still valid (if applicable)? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 7. Is the CCN permit still valid? (<i>sewer projects only</i>) | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 8. Are the disability access requirements/approval still valid (if applicable)? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| 9. Are other Disaster Recovery contractual special condition clearances still valid? | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |

If "no", explain:

Disclaimer: The Texas General Land Office has made every effort to ensure the information contained on this form is accurate and in compliance with the most up-to-date CDBG-DR and/or CDBG-MIT federal rules and regulations, as applicable. It should be noted that the Texas General Land Office assumes no liability or responsibility for any error or omission on this form that may result from the interim period between the publication of amended and/or revised federal rules and regulations and the Texas General Land Office's standard review and update schedule.

AGENDA ITEM #11

**City of Kingsville
Engineering Dept.**

TO: Mayor and City Commissioners

CC: Charlie Sosa, Interim City Manager

FROM: Rutilio P. Mora Jr, P.E., City Engineer

DATE: April 14, 2025

SUBJECT: Consider Approving Change Order No. 2 for Bid No. 25-05 for 23-24 City-Wide Miscellaneous Concrete and Drainage Improvements – Phase 3

Purpose:

We seek approval to approve Change Order No. 2 (CO-2) for Bid No. 25-05 – 23-24 City-Wide Miscellaneous Concrete and Drainage Improvements – Phase 3. The change order is to rehabilitate 2 wastewater brick manholes located within the installation of the concrete drainage flume.

Summary:

Change Order No. 2 – Contract Amount

Item	Description	Quantities	Unit	Unit Price	Amount
CO2-1	Manhole Rehab	2	EA	\$5,725.00	\$11,450.00
CO2-2	3' Fiberglass Cone	1	EA	\$2,000.00	\$2,000.00

Change Order No. 2 – Contract Time

Description	Calendar Day(s)
Additional Time for Manhole Rehab	7
Additional Time – Rain Delays	3

Revised Contract Price and Time **\$1,564,489.13 and 204 Calendar Days**

Background:

Change Order No. 1 – Contract Amount

Item	Description	Quantities	Unit	Unit Price	Amount
CO1-1	Hydro Excavation	4	HR	\$185.00	\$740.00

Change Order No. 1 – Contract Time

Description	Calendar Day(s)
-------------	-----------------



**City of Kingsville
Engineering Dept.**

Additional Time Hydro Excavation	1
Additional Time – Rain Delays	13

Revised Contract Price and Time \$1,551,039.13 and 194 Calendar Days

Bid No. 25-05 was advertised on October 10 and October 17, 2024, in the local newspaper and on the City's website. The bids were received by the deadline of 2:00 p.m. on November 5, 2024, from two bidders:

1. Donald Hubert Construction Co. (Kingsville, Texas)
2. RXDX (Sinton, Texas)

Base bids ranged from \$514,417.24 to \$535,930.00, with alternate bids as follows:

- Alternate Bid No. 1: \$250,866.93 to \$253,660.00
- Alternate Bid No. 2: \$573,700.00 to \$94,735.00
- ~~Alternate Bid No. 3: \$599,329.05 to \$620,040.00~~
- Alternate Bid No. 4: \$135,620.00 to \$159,605.00

The total bids, including all alternates, ranged from \$2,118,950.00 to \$2,149,628.18, with only a 1.4% variance between them.

Per Local Government Code Chapter 271, if a local bidder's price is within 5% of the lowest bid from an out-of-town bidder, the contract may be awarded to the local bidder or the lowest bidder, or all bids may be rejected. We recommend awarding the base bid, Alternate Bids 1, 2 and 4, to the local contractor, Donald Hubert Construction Co., in the amount of \$1,550.299.13.

Financial Impact:

The project will be paid for by Fund 055 – Utility Storm Water Drainage Fund (\$840,187.26) and Fund 068 – CO Series 2013 Drainage (\$716,446.49). Total funds equal \$1,556,663.75.

Recommendation:

Staff recommends approving Change Order No.2 for an additional contract amount of \$13,450.00 and contract time of 10 calendar days.

Attachments:

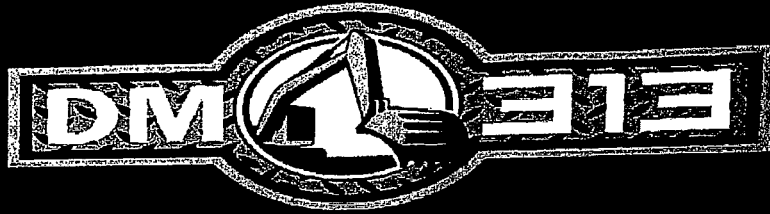
Change Order No. 2
Change Order No. 2 Request



PROPOSAL

DM313 INC.

1901 N. GLASSCOCK RD. LOT 1
MISSION, TX. 78572
(956)503-2517



SOLD TO: **HUBERT
CONSTRUCTION**

PROPOSAL No.	PROPOSAL DATE
-/-	3/20/2025

JOB: **MANHOLE REHABILITATION
(2 MANHOLES 10 FEET)**

QUANTITY	UNIT	DESCRIPTION	UNIT PRICE	TOTAL
2	-	<ul style="list-style-type: none">• SPRAY ALL SURFACES WITH 2 COATS OF SPECIAL CEMENT MIX• FIX CEMENT BENCH• INSTALL RIM AND COVER• APPLY EPOXY COAT TO ALL SURFACES	\$5,725	\$11,450

*Added \$2000 for
3' Fiberglass cone M#2
and Re-use Existing
Fiberglass Cone in M#1*

SUBTOTAL 11,450

SALES TAX -

SHIPPING & HANDLING -

TOTAL DUE \$11,450

+ 2000 \$13,450

DIRECT ALL INQUIRIES TO:

ANGEL CHAPA
(956)503-2517
achapadm313@gmail.com

MAKE ALL CHECKS PAYABLE TO:

DM313 INC.
2112 E 20th St, Mission Tx, 78572.
(956)503-2517

RESOLUTION #2025-_____

A RESOLUTION AUTHORIZING THE MAYOR TO EXECUTE CHANGE ORDER NO. 2 FOR THE STANDARD FORM OF AGREEMENT BETWEEN CITY AND CONTRACTOR, DONALD HUBERT CONSTRUCTION CO., FOR CITY-WIDE MISC. CONCRETE AND DRAINAGE IMPROVEMENTS-PHASE 3; REPEALING ALL CONFLICTING RESOLUTIONS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Kingsville (City) intends to make some city-wide miscellaneous concrete and drainage improvements and went out for bids via BID #25-05 which was advertised on October 10th and 17th, 2024;

WHEREAS, the City received two bids by the deadline of November 4, 2024 responsive to BID #25-05;

WHEREAS, after reviewing the bid submittals staff recommended BID #25-05 be awarded to the local bidder (Donald Hubert Construction Co.) who is within 5% of the low bidder from out-of-town, which is allowed by Texas Local Government Code Chapter 271;

WHEREAS, the City and Donald Hubert Construction Co. worked to prepare a contract for City-wide Miscellaneous Concrete and Drainage Improvements and the parties both agreed to the terms of the proposed contract for the base bid and alternates no. 1, 2 & 4 in the total amount of \$1,550,299.13 and a contract time of 180 calendar days, which was approved by City Commission on November 25, 2024 via Resolution #2024-92;

WHEREAS, the parties both agreed that Change Order No.1 was needed to add \$740.00 to the contract price to perform hydro excavation and to add 14 days to the contract time for hydro excavation and rain delays, resulting in a new total contract price of \$1,551,039.13 and a new total calendar time of 194 days, which was approved by the City Commission via Resolution #2025-25 on February 24, 2025;

WHEREAS, the parties now both agree that Change Order No.2 is needed to add \$13,450.00 to the contract price to rehabilitate two wastewater brick manholes located within the installation of the concrete drainage flume and to add 10 days to the contract time for that rehabilitation work, resulting in a new total contract price of \$1,564,489.13 and a new total calendar time of 204 days.

BE IT RESOLVED by the City Commission of the City of Kingsville, Texas:

I.

THAT the Mayor is authorized and directed as an act of the City of Kingsville, Texas to execute Change Order No.2 for the Standard Form Agreement between the City of Kingsville, Texas and Donald Hubert Construction Co. on the Basis of a Stipulated Price for City-wide Miscellaneous Concrete and Drainage Improvements-Phase 3 in accordance with Exhibit A hereto attached and made a part hereof.

II.

THAT all resolutions or parts of resolutions in conflict with this resolution are repealed to the extent of such conflict only.

III.

THAT this Resolution shall be and become effective on and after adoption.

PASSED AND APPROVED by a majority vote of the City Commission on the _____ 14th day of April, 2025.

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

CHANGE ORDER NO. 2
23-24 CITY-WIDE CONCRETE AND DRAINAGE
IMPROVEMENTS PROJECT - PHASE III
BID 25-05



CHANGE ORDER NO. 2 - LAWNSDALE DR.

CONTRACT AMOUNT

ITEM	WORK ACTIVITIES	QUANTITIES	UNIT	UNIT PRICE	AMOUNT
CO2-1	Manhole Rehab (Alt Bid No. 1)	2	EA	\$ 5,725.00	\$ 11,450.00
CO2-2	3' Fiberglass Cone (MH#2)	1	EA	\$ 2,000.00	\$ 2,000.00
				TOTAL	\$ 13,450.00

ORIGINAL CONTRACT AMOUNT	\$1,550,299.13
CHANGE ORDER NO. 1	\$740.00
CHANGE ORDER NO. 2	\$13,450.00
REVISED CONTRACT AMOUNT	\$1,564,489.13

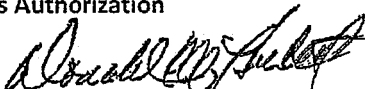
CONTRACT TIME

DESCRIPTION	CALENDAR DAY(S)
Additional Day for Manhole Rehab	7
Additional Days for Rain Delays	3
Total	10

ORIGINAL CONTRACT TIME	180
CHANGE ORDER NO. 1	14
CHANGE ORDER NO. 2	10
REVISED CONTRACT TIME	204

Revised Contract Amount \$1,564,489.13 and Revised 204 Calendar Days

Contractor's Authorization



Contractor's Signature

4/3/2025

Date

Engineer's Recommendation

Ruthie P. Mc Jr.

Engineer's Signature

4/3/2025

Date

City Commission Approval

Mayor's Signature

Date

AGENDA ITEM #12

City of Kingsville
Department Name

TO: Mayor and City Commissioners

CC: Charlie Sosa, Interim City Manager

FROM: Juan J. Adame, Fire Chief

DATE: March 31, 2025

SUBJECT: Station 2 Generator, Hurricane Beryl Grant #4798(HMGP)

Summary:

The Kingsville Fire Department is requesting approval to apply for the Hazard Mitigation Grant Program (HMGP), Hurricane Beryl Grant, FEMA DR-4798 Grant to replace the generator for fire station 2.

Background:

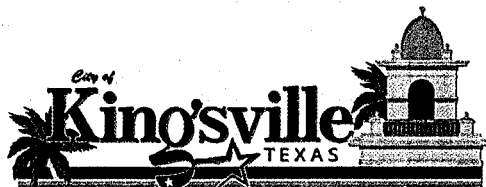
The Kingsville Fire Department (KFD) is involved in the prevention and mitigation of multiple hazards. Having well maintained and operable station generators is crucial in having the ability to provide emergency services. The current Fire Department's station 2 generator was manufactured on 2/6/2004 making it over 21 years old. Being beyond its intended life span, the unit is growing obsolete due to increasing maintenance needs, associated repair costs and unreliability. In response, we are requesting a new generator through grant funding. TDEM's HMGP funding will be used for the sole purpose of purchasing a state-of-the-art 26Kw stand-alone generator that will replace the current aged unit. The new generator will be used for powering the station's utilities, apparatus, radio systems and equipment in the event of a loss of power.

Financial Impact:

The Hurricane Beryl HMGP4798 grant requires the city to provide a 25% match of \$4,743.11. The remaining \$14,229.33 would be provided through general fund resources. The grant is a reimbursement type grant. We are requesting \$18,972.44 in costs for the new generator.

Recommendation:

Commission approval of resolution to submit a grant request to replace the generator for fire station number 2 in the amount of \$18,972.44.



RESOLUTION # 2025-_____

A RESOLUTION AUTHORIZING THE CITY TO SUBMIT AN APPLICATION TO THE FEMA HAZARD MITIGATION GRANT PROGRAM, HURRICANE BERYL GRANT (DR-4798) REQUESTING FUNDING FOR A NEW GENERATOR AT FIRE STATION #2 WITH AN ANTICIPATED CASH MATCH; NAMING THE FIRE CHIEF AS THE GRANT ADMINISTRATOR.

WHEREAS, the City Commission of the City of Kingsville finds it in the best interest of the citizens of Kingsville that the Kingsville Fire Department participate in an application for grant monies from the FEMA Hazard Mitigation Grant Program, Hurricane Beryl Grant (DR-4798) for a new generator at Fire Station #2 (estimated to cost approximately \$18,972.44); and

WHEREAS, the City's Fire Department has one generator at Station #2 from 2004, which is beyond its useful life and in need of constant repairs so the new generator would replace the outdated 2004 generator for a total grant request of \$18,972.44; and

WHEREAS, the FEMA Hazard Mitigation Grant Program, Hurricane Beryl Grant (DR-4798) has a 25% cash match and the City's anticipated portion of the cash match if the item were awarded is estimated to be \$4,743.11, which is proposed to come from the City's FY25-26 General Fund budget if approved; and

WHEREAS, the City Commission of the City of Kingsville through this resolution has authorized the Fire Chief to submit the grant and administer the grant and necessary paperwork if the grant is awarded to the City;

NOW THEREFORE, BE IT RESOLVED by the City Commission of the City of Kingsville, Texas:

I.

THAT the City Commission approves the submission of a grant application to the FEMA Hazard Mitigation Grant Program, Hurricane Beryl Grant (DR-4798) for a new generator at Fire Station #2 on behalf of the City of Kingsville Fire Department, with a total anticipated cash match of \$4,743.11 from the City if the item is awarded.

II.

THAT the City Commission authorizes the Fire Chief to submit the grant and the Fire Chief to administer the grant and necessary paperwork.

III.

THAT this Resolution shall be and become effective on or after adoption.

PASSED AND APPROVED by a majority vote of the City Commission the 14th
day of April, 2025.

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM

Courtney Alvarez, City Attorney

AGENDA ITEM #13

City of Kingsville
Department Name

TO: Mayor and City Commissioners
CC: Charlie Sosa, City Manager
FROM: Juan J. Adame, Fire Chief
DATE: March 31, 2025
SUBJECT: Station 2 Generator, Severe Storms Grant #4781(HMGP)

Summary:

The Kingsville Fire Department is requesting approval to apply for the Hazard Mitigation Grant Program (HMGP) April 2024 Severe Storms, FEMA DR-4781 Grant to replace the generator for fire station 2.

The total grant request is for \$18,972.44.

Background:

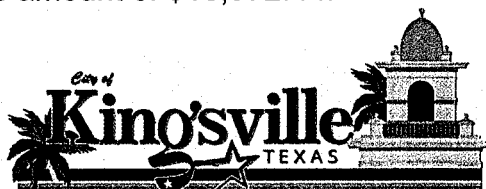
The Kingsville Fire Department (KFD) is involved in the prevention and mitigation of multiple hazards. Having well maintained and operable station generators is crucial in having the ability to provide emergency services. The current Fire Department's station 2 generator was manufactured on 2/6/2004 making it over 21 years old. Being beyond its intended life span, the unit is growing obsolete due to increasing maintenance needs, associated repair costs and unreliability. In response, we are requesting a new generator through grant funding. TDEM's HMGP funding will be used for the sole purpose of purchasing a state-of-the-art 26Kw stand-alone generator that will replace the current aged unit. The new generator will be used for powering the station's utilities, apparatus, radio systems and equipment in the event of a loss of power.

Financial Impact:

The Severe Storms HMGP4781 grant requires the city to provide a 25% match of \$4,743.11. The remaining \$14,229.33 would be provided through general fund resources. The grant is a reimbursement type grant. We are requesting \$18,972.44 in costs for the new generator.

Recommendation:

Commission approval of resolution to submit a grant request to replace the generator for fire station number 2 in the amount of \$18,972.44.



RESOLUTION # 2025-_____

A RESOLUTION AUTHORIZING THE CITY TO SUBMIT AN APPLICATION TO THE FEMA HAZARD MITIGATION GRANT PROGRAM, APRIL 2024 SEVERE STORMS GRANT (DR-4781) REQUESTING FUNDING FOR A NEW GENERATOR AT FIRE STATION #2 WITH AN ANTICIPATED CASH MATCH; NAMING THE FIRE CHIEF AS THE GRANT ADMINISTRATOR.

WHEREAS, the City Commission of the City of Kingsville finds it in the best interest of the citizens of Kingsville that the Kingsville Fire Department participate in an application for grant monies from the FEMA Hazard Mitigation Grant Program, April 2024 Severe Storms Grant (DR-4781) for a new generator at Fire Station #2 (estimated to cost approximately \$18,972.44); and

WHEREAS, the City's Fire Department has one generator at Station #2 from 2004, which is beyond its useful life and in need of constant repairs so the new generator would replace the outdated 2004 generator for a total grant request of \$18,972.44; and

WHEREAS, the FEMA Hazard Mitigation Grant Program, April 2024 Severe Storms Grant (DR-4781) has a 25% cash match and the City's anticipated portion of the cash match if the item were awarded is estimated to be \$4,743.11, which is proposed to come from the City's FY25-26 General Fund budget if approved; and

WHEREAS, the City Commission of the City of Kingsville through this resolution has authorized the Fire Chief to submit the grant and administer the grant and necessary paperwork if the grant is awarded to the City;

NOW THEREFORE, BE IT RESOLVED by the City Commission of the City of Kingsville, Texas:

I.

THAT the City Commission approves the submission of a grant application to the FEMA Hazard Mitigation Grant Program, April 2024 Severe Storms Grant (DR-4781) for a new generator at Fire Station #2 on behalf of the City of Kingsville Fire Department, with a total anticipated cash match of \$4,743.11 from the City if the item is awarded.

II.

THAT the City Commission authorizes the Fire Chief to submit the grant and the Fire Chief to administer the grant and necessary paperwork.

III.

THAT this Resolution shall be and become effective on or after adoption.

PASSED AND APPROVED by a majority vote of the City Commission the 14th day of April, 2025.

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM

Courtney Alvarez, City Attorney

AGENDA ITEM #14

City of Kingsville Fire Department

TO: Mayor and City Commissioners
CC: Charlie Sosa, Interim City Manager
FROM: Juan J. Adame, Fire Chief
DATE: March 31, 2025
SUBJECT: EMS Billing Rate and Fee Structure

Summary:

The Kingsville Fire Department respectfully requests the City Commission's approval to adjust our EMS billing rates to align with current state standards. Our new billing company, Emergicon has conducted an analysis of emergency medical service billing practices throughout Texas and found our current rates fall significantly below the state average.

Background:

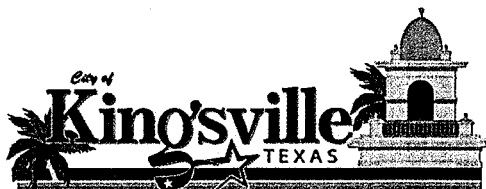
The cost of operating our emergency ambulance services has risen dramatically since our last rate adjustment in 2016. During this eight-year period, we have absorbed substantial increases in medical supplies, pharmaceuticals, equipment maintenance, fuel, and personnel expenses without corresponding revenue adjustments. These escalating operational costs now significantly outpace our current billing structure, creating an unsustainable financial burden on our emergency medical services.

Financial Impact:

The projected revenue for the City is expected to increase while maintaining the same collection rate as established in our previous contract. Our financial analysis indicates that implementing the updated billing structure, without any changes to our collection methodology or efficiency, will generate additional revenue for municipal operations.

Recommendation:

The Kingsville Fire Department recommends that the City Commission approve the proposed comprehensive fee schedule revision for emergency medical services.



City of Kingsville Fire Department

City of Kingsville, Texas
EMS Billing Fee Schedule

Currently (City Commission Approved; August 22, 2016)

BLS	\$900.00
ALS	\$1,300.00
ALS2	\$1,300.00
Supplies	\$0.00
TWT	\$225.00
SCT	\$1,300.00
Mileage	\$15.00 / Loaded Mile

Proposed Fee Schedule for Kingsville Fire Department (2025)

BLS – Emergency	\$1,400.00
BLS – Non-Emergency	\$1,400.00
ALS – Emergency	\$1,600.00
ALS – Non-Emergency	\$1,600.00
ALS2	\$1,800.00
SCT	\$2250.00
Mileage	\$24.00
ALS – Disposables	\$450.00
BLS – Disposables	\$350.00
Oxygen	\$125.00
Treatment No Transport	\$175.00

State Average Based on TDI Submittals Jan. 2023

BLS – Emergency	\$1,277.99
BLS – Non-Emergency	\$1,131.07
ALS – Emergency	\$1,508.52
ALS – Non-Emergency	\$1,347.32
ALS2	\$1,704.11
SCT	\$1,974.21
Mileage	\$22.41
ALS – Disposables	\$347.00
BLS – Disposables	\$247.19
Oxygen	\$131.01
Treatment No Transport	\$223.64



ORDINANCE #2025- _____

AMENDING THE CITY OF KINGSVILLE CODE OF ORDINANCES CHAPTER XI-BUSINESS REGULATIONS, ARTICLE 2-AMBULANCE SERVICE, SECTION 28-AMBULANCE BILLING RATES FOR SERVICES PROVIDED BY THE CITY OF KINGSVILLE AMBULANCE SERVICE, PROVIDING FOR REVISIONS TO RATES; REPEALING ALL ORDINANCES IN CONFLICT HERewith AND PROVIDING FOR AN EFFECTIVE DATE AND PUBLICATION.

WHEREAS, the City of Kingsville operates an ambulance service through the Kingsville Fire Department;

WHEREAS, the rates for providing this ambulance service have not been updated since August 2016, yet the cost for the medical supplies, pharmaceuticals, equipment, fuel, and personnel expenses have all increased thereby necessitating this rate revision ordinance;

WHEREAS, this Ordinance is necessary to protect the public safety, health, and welfare of the City of Kingsville.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF KINGSVILLE, TEXAS:

I.

THAT Section 11-2-28 of Article 2: Ambulance Service of Chapter XI, Business Regulations, of the Code of Ordinances of the City of Kingsville, Texas, shall be amended to read as follows:

ARTICLE 2: AMBULANCE SERVICE

General Provisions

....

§11-2-28 AMBULANCE BILLING RATES FOR SERVICES PROVIDED BY THE CITY OF KINGSVILLE AMBULANCE SERVICE.

The fee for services provided by the City of Kingsville Fire Department ambulance service shall be as approved by the City Commission. A copy of the current fees (approved in April 2025) is available from the City Secretary and incorporated herein by reference.

.....

II.

THAT all ordinances or parts of ordinances in conflict with this ordinance are repealed to the extent of such conflict only.

III.

THAT if for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this ordinance, for it is the definite intent of this City Commission that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose

IV.

THAT this Ordinance shall be codified and become effective on and after adoption and publication as required by law.

INTRODUCED on this the 14th day of April, 2025.

PASSED AND APPROVED on this the 28th day of April, 2025.

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

**City of Kingsville, Texas
EMS Billing Fee Schedule
as of April 2025**

Current Fee Schedule-since August 2016

BLS	\$900.00
ALS	\$1,300.00
ALS2	\$1,300.00
Supplies	\$0.00
TWT	\$225.00
SCT	\$1,300.00
Mileage	\$15.00 / Loaded Mile

Proposed Fee Schedule for Kingsville Fire Department-April 2025

BLS – Emergency	\$1,400.00
BLS – Non-Emergency	\$1,400.00
ALS – Emergency	\$1,600.00
ALS – Non-Emergency	\$1,600.00
ALS2	\$1,800.00
SCT	\$2250.00
Mileage	\$24.00
ALS – Disposables	\$450.00
BLS – Disposables	\$350.00
Oxygen	\$125.00
Treatment No Transport	\$175.00

AGENDA ITEM #15

**City of Kingsville
Parks & Recreation Department**

TO: Mayor and City Commissioners

CC: Charlie Sosa, Interim City Manager

FROM: Susan Ivy, Director of Parks & Recreation

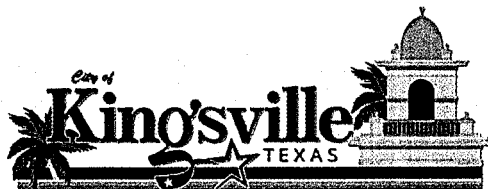
DATE: April 1, 2025

SUBJECT: Agenda Request – Budget Amendment to Receive Ed Rachal Grant

Summary: We are asking approval of the attached Budget Amendment to receive and record our grant from Ed Rachal Foundation.

History: Commission has previously approved the application to Ed Rachal Foundation in the amount of \$25,000 for Recreation Salaries and new lighting on the Thompson Park Basketball Court. The grant was applied for, approved and we have now received funding and need to approve the budget amendment to record the receipt and budgeting of the funds.

Recommendation: Approve the budget amendment for the receipt of \$25,000 from Ed Rachal and record as indicated on the Budget amendment.



RESOLUTION # 2024- 95

A RESOLUTION AUTHORIZING THE CITY TO SUBMIT AN APPLICATION TO THE ED RACHAL FOUNDATION FOR GRANT FUNDS FOR PARK RECREATIONAL PROGRAM FUNDING AND THOMPSON PARK BASKETBALL COURT LIGHTING IMPROVEMENTS.

WHEREAS, the City Commission of the City of Kingsville has prioritized the improvement of the athletic facilities and healthy recreational programs; and

WHEREAS, Kingsville Parks and Recreation has experienced an increase in recreational programming and special events are needed to provide quality of life opportunities for kids and families in Kingsville; and

WHEREAS, Thompson Park has many kids and adults using the basketball court on a regular basis and with extreme heat in summer and early sunsets in winter there is a need for better lighting on the court; and

WHEREAS, the cost to install new lighting has been quoted at about \$18,000 and the need for additional programming and labor costs is estimated at about \$7,000, which creates a total grant request of \$25,000; and

WHEREAS, the Ed Rachal Foundation provides funding assistance with non-profits and governmental agencies in South Texas; and

WHEREAS, the City Commission of the City of Kingsville finds it in the best interest of the citizens of Kingsville that the Kingsville Parks Department participate in an application for grant monies for lighting equipment at Thompson Park basketball court and for additional recreational programming funds; and

WHEREAS, the Ed Rachal Foundation does not require a cash match and may award part, none, or all of the funds requested, though any monetary award would require a budget amendment; and

WHEREAS, the City Commission of the City of Kingsville through this resolution has authorized the Parks Director to submit a grant application requesting \$25,000 in funding and to administer the grant and necessary paperwork if the grant is awarded to the City with any funding shortfalls coming from the Park's Budget;

NOW THEREFORE, BE IT RESOLVED by the City Commission of the City of Kingsville, Texas:

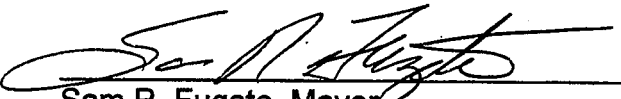
I.

THAT the City Commission approves the submission of a grant application to the Ed Rachal Foundation for Park Recreational Program Funding and Thompson Park Basketball Court Lighting Improvements, with no anticipated cash match and authorizes the Parks Director to submit the grant and administer the grant and necessary paperwork if the grant is awarded to the City.

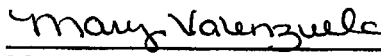
II.

THAT this Resolution shall be and become effective on or after adoption.

PASSED AND APPROVED by a majority vote of the City Commission the 25th day of November, 2024.


Sam R. Fugate, Mayor

ATTEST:


Mary Valenzuela, City Secretary

APPROVED AS TO FORM


Courtney Alvarez, City Attorney

ORDINANCE NO. 2025-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2024-2025 BUDGET TO ACCEPT AND EXPEND GRANT FUNDING FROM THE ED RACHAL FOUNDATION FOR SALARIES AND PARK FIELD IMPROVEMENTS.

WHEREAS, it was unforeseen when the budget was adopted that there would be a need for funding for this expenditure in this fiscal year.

I.

BE IT ORDAINED by the City Commission of the City of Kingsville that the Fiscal Year 2024-2025 budget be amended as follows:

CITY OF KINGSVILLE
DEPARTMENT EXPENSES
BUDGET AMENDMENT – BA#35

Dept No.	Dept Name	Account Name	Account Number	Budget Increase	Budget Decrease
Fund 140 – Ed Rachal Foundation - Parks					
<u>Revenues</u>					
0000	Non-Dept	Grant Revenues	72037	\$25,000	
<u>Expenditures</u>					
4503	Park Maint	Salaries	11100	\$7,000	
4503	Park Maint	Park Field Improvements	71228	\$18,000	

[To amend the City of Kingsville FY 24-25 budget to accept and expend funding from the Ed Rachal Foundation for Salaries and Park Field Improvements.]

II.

THAT all Ordinances or parts of Ordinances in conflict with this Ordinance are repealed to the extent of such conflict only.

III.

THAT if for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word or provision of this ordinance, for it is the definite intent of this City Commission

that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

IV.

THAT this Ordinance shall not be codified but shall become effective on and after adoption and publication as required by law.

INTRODUCED on this the 14th day of April 2025.

PASSED AND APPROVED on this the 28th day of April 2025.

EFFECTIVE DATE: _____

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

AGENDA ITEM #16

**City of Kingsville
Police Department**

TO: Mayor and City Commissioners

CC: Charlie Sosa, Interim City Manager

FROM: John Blair, Chief of Police

DATE: April 1, 2025

SUBJECT: Operation Stonegarden, OPSG FY25-26 Grant#3194310

Summary:

The Kingsville Police Department has been invited to participate for an additional year of OPSG and has been approved for participation during performance period beginning 03/1/2025 and ending 02/28/2026.

Background:

Kleberg County and identified Friendly Forces will participate in Operation Stonegarden (OPSG) for Funding Year 2025. The participating agencies will utilize OPSG funding to enhance enforcement efforts along ingress/egress routes leading from the U.S./Mexico border and into the interior of the United States. OPSG funding will be used for the essential capability enhancement of participating agencies to coordinate operations with the U.S. Border Patrol to support border security efforts within the Rio Grande Valley Border Patrol Sector.

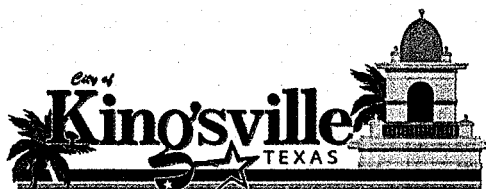
Financial Impact:

The grant for "Operation Stonegarden" is a reimbursement type but does not require any cash match. We have been approved \$114,205.00 in overtime, \$12,000.00 for Minor Equipment, and \$10,000.00 for vehicle maintenance.

Our total allotment is \$136,205.00

Recommendation:

We would request a resolution approving the acceptance of this grant via the Office of the Governor eGrants portal by the grantee's authorized official as designated by the City Manager, Chief John Blair. We also request a budget amendment to the current FY 2024-2025 for use of the funds as soon as they are available. Please place this on the next available agenda. Thank you for your assistance regarding this matter.



RESOLUTION NO. 2025- 14

A RESOLUTION APPLYING FOR AND ACCEPTING FUNDS FOR OPERATION STONEGARDEN GRANT #3194310 WITH THE HOMELAND SECURITY GRANTS DIVISION OF THE GOVERNOR'S OFFICE FOR BORDER SECURITY TO INTERDICT CRIMINAL ACTIVITY WITH NO ANTICIPATED CASH MATCH; AUTHORIZING THE KINGSVILLE CHIEF OF POLICE TO ACT ON THE CITY'S BEHALF WITH SUCH PROGRAM; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Homeland Security Grants Division of the Governor's Office had previously invited the City of Kingsville Police Department to participate in a grant for Border Security in an effort to deter and facilitate directed actions to interdict criminal activity; and

WHEREAS, the City of Kingsville has previously been allowed to apply for reimbursement of overtime for personnel, equipment (portable radios), supplies & direct operating expenses (vehicles), and other allowed costs associated with this project (including but not limited to things like overtime, fringe benefits, vehicles, fuel costs, and management & administrative costs) that will assist with the deterrence of illegal activity in our area;

WHEREAS, the City Commission of the City of Kingsville finds that it is in the best interest of the citizens of Kingsville, that the Kingsville Police Department participate in an application to and accept funds from the Office of the Governor's Homeland Security Grant Division for Operation Stonegarden for grant monies for reimbursement for personnel costs, equipment, supplies & direct operating expenses, fuel and maintenance and other allowable grant expenses for law enforcement purposes for Grant Period Funding Year 2025-26 OPSG, whose performance period is 3/01/25-2/28/26; and

WHEREAS, the City agreed to provide the applicable matching funds for the said project, if any, as required by the Office of the Governor for the Operation Stonegarden Grant Program grant application; and

WHEREAS, the City agreed that in the event of loss or misuse of the Office of the Governor grant funds, the City of Kingsville City Commission assures that the funds received through the grant will be returned to the Office of the Governor in full;

WHEREAS, the City Commission of the City of Kingsville designated the Kingsville Chief of Police as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter or terminate the grant on behalf of the applicant agency; and

WHEREAS, the City Kingsville Police Department was recently notified that its total grant allotment is \$136,205.00 in funds to cover personnel costs, fuel, maintenance, supplies & direct operating expenses, and equipment (which includes but may not be

not limited to things like overtime, fringe benefits, vehicles, fuel costs, and management & administrative costs) through Operation Stonegarden, which is a reimbursement type grant that does not require any cash match.

NOW THEREFORE, BE IT RESOLVED by the City Commission of the City of Kingsville, Texas:

I.

THAT the City Commission of the City of Kingsville accepts the Operation Stonegarden grant funds for Grant Period FY25-26 and participation in the Operation Stonegarden Grant Program for reimbursement or personnel costs, fuel, maintenance, supplies & direct operating expenses, and equipment (which includes but may not be not limited to things like overtime, fringe benefits, vehicles, fuel costs, and management & administrative costs) for law enforcement purposes to the Office of the Governor and designates the Kingsville Chief of Police or his designee as the grantee's authorized official.

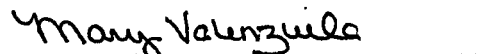
II.

THAT this Resolution shall be and become effective on or after adoption.

PASSED AND APPROVED by a majority vote of the City Commission the 27th day of January, 2025.


Sam R. Fugate, Mayor

ATTEST:


Mary Valenzuela, City Secretary

APPROVED AS TO FORM


Courtney Alvarez, City Attorney

ORDINANCE NO. 2025-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2024-2025 BUDGET TO ACCEPT AND EXPEND GRANT FUNDING FROM STONEGARDEN FOR POLICE OVERTIME, PORTABLE RADIOS AND VEHICLE MAINTENANCE.

WHEREAS, it was unforeseen when the budget was adopted that there would be a need for funding for this expenditure in this fiscal year.

I.

BE IT ORDAINED by the City Commission of the City of Kingsville that the Fiscal Year 2024-2025 budget be amended as follows:

CITY OF KINGSVILLE
DEPARTMENT EXPENSES
BUDGET AMENDMENT – BA#36

Dept No.	Dept Name	Account Name	Account Number	Budget Increase	Budget Decrease
Fund 016 – Stonegarden Grant					
<u>Revenues</u>					
2100	Police	Federal Grants		\$136,205	
<u>Expenditures</u>					
2100	Police	Overtime		\$114,205	
2100	Police	Minor Equipment		\$12,000	
2100	Police	Vehicle Maintenance		\$10,000	

[To amend the City of Kingsville FY 24-25 budget to accept and expend funding from Stonegarden for Police overtime, portable radios and vehicle maintenance.]

II.

THAT all Ordinances or parts of Ordinances in conflict with this Ordinance are repealed to the extent of such conflict only.

III.

THAT if for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause,

phrase, word or provision of this ordinance, for it is the definite intent of this City Commission that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

IV.

THAT this Ordinance shall not be codified but shall become effective on and after adoption and publication as required by law.

INTRODUCED on this the 14th day of April 2025.

PASSED AND APPROVED on this the 28th day of April 2025.

EFFECTIVE DATE:_____

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

AGENDA ITEM #17

Reallocation
ARP #

**City of Kingsville
Purchasing Department**

TO: Mayor and City Commissioners
CC: Charlie Sosa, Interim City Manager
FROM: Charlie Sosa Interim City Manager/Purchasing Manager
DATE: April 8, 2025
SUBJECT: Budget Amendment for Health Dept. Animal Shelter Project

Summary:

This item authorizes the approval of a Budget Amendment in the amount of \$100,000.00 to cover Kennels for the new Animal Shelter in the Health Building Line Item.

Background:

Staff is requesting a budget amendment to cover the short fall for the kennels and fencing installation at the new Animal Shelter. The construction of the building has been completed along with ordering of the new kennels, in addition funding will cover the expense of the kennels and exterior fencing of the shelter to finalize the project.

Financial Impact:

Staff is requesting the reallocation of funds to be transferred from UF ARP Fund Budget 125-5-6001-54300 to GF ARP Fund Budget-Health Building 121-5-4400-71300 in the amount of \$100,000.00.

Recommendation:

It is recommended the City Commission approve the Budget Amendment for the Health Department Animal Shelter Project, as per staff recommendation.



AGENDA ITEM #18

Budget Am.

**City of Kingsville
Purchasing Department**

TO: Mayor and City Commissioners
CC: Charlie Sosa, Interim City Manager
FROM: Charlie Sosa Interim City Manager/Purchasing Manager
DATE: April 8, 2025
SUBJECT: Budget Amendment for Health Dept. Animal Shelter Project

Summary:

This item authorizes the approval of a Budget Amendment in the amount of \$100,000.00 to cover Kennels for the new Animal Shelter in the Health Building Line Item.

Background:

Staff is requesting a budget amendment to cover the short fall for the kennels and fencing installation at the new Animal Shelter. The construction of the building has been completed along with ordering of the new kennels, in addition funding will cover the expense of the kennels and exterior fencing of the shelter to finalize the project.

Financial Impact:

Staff is requesting the reallocation of funds to be transferred from UF ARP Fund Budget 125-5-6001-54300 to GF ARP Fund Budget-Health Building 121-5-4400-71300 in the amount of \$100,000.00.

Recommendation:

It is recommended the City Commission approve the Budget Amendment for the Health Department Animal Shelter Project, as per staff recommendation.



ORDINANCE NO. 2025-_____

AN ORDINANCE AMENDING THE FISCAL YEAR 2024-2025 BUDGET TO REALLOCATE UTILITY FUND ARP FUNDING FOR THE WATER METER PROJECT TO GENERAL FUND ARP FUNDING FOR THE ANIMAL SHELTER PROJECT.

WHEREAS, it was unforeseen when the budget was adopted that there would be a need for funding for this expenditure in this fiscal year.

I.

BE IT ORDAINED by the City Commission of the City of Kingsville that the Fiscal Year 2024-2025 budget be amended as follows:

CITY OF KINGSVILLE
DEPARTMENT EXPENSES
BUDGET AMENDMENT – BA#30

Dept No.	Dept Name	Account Name	Account Number	Budget Increase	Budget Decrease
Fund 121 – GF ARP Fund					
<u>Expenditures</u>					
4400	Health	Building	71300	\$100,000	
Fund 125 – UF ARP Fund					
<u>Expenditures</u>					
6001	Water Const	Utility Plant	54300		\$100,000

[To amend the City of Kingsville FY 24-25 budget to reallocate Utility Fund ARP funding originally for the Water Meter project to the General Fund ARP Fund for the Animal Shelter Project.]

II.

THAT all Ordinances or parts of Ordinances in conflict with this Ordinance are repealed to the extent of such conflict only.

III.

THAT if for any reason any section, paragraph, subdivision, clause, phrase, word or provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause,

phrase, word or provision of this ordinance, for it is the definite intent of this City Commission that every section, paragraph, subdivision, clause, phrase, word or provision hereof be given full force and effect for its purpose.

IV.

THAT this Ordinance shall not be codified but shall become effective on and after adoption and publication as required by law.

INTRODUCED on this the 14th day of April 2025.

PASSED AND APPROVED on this the 28th day of April 2025.

EFFECTIVE DATE: _____

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney

AGENDA ITEM #19

Kleberg County Appraisal District
502 E. Kleberg - P. O. Box 1027
Kingsville, Texas 78364

March 17, 2025

received
3-24-2025

City of Kingsville
Sam Fugate, Mayor
P.O. Box 1458
Kingsville, TX 78364

Dear Mayor Fugate:

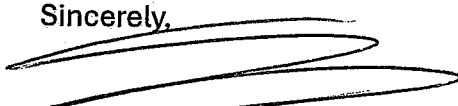
Kleberg County Appraisal District has experienced a passing of one of its board of director members. This occurrence now requires the appraisal district to start the process of filling the vacancy. When a vacancy occurs on the board of directors other than a vacancy in the position held by a county assessor collector serving as a nonvoting director, each taxing unit that is entitled to vote by this section may nominate by resolution adopted by its governing body a qualified candidate to fill the vacancy. The taxing unit shall submit the name of its nominee to the chief appraiser within 45 days after notification from the board of the existence of the vacancy, and the board of directors shall elect by majority vote of its members one of the nominees to fill the vacancy. This letter shall be deemed as notification from the board of directors of Kleberg County Appraisal District that there is a vacancy on its board which needs to be filled. The 45 day count will begin one day after the date of this letter, which is March 18, 2025. The deadline for submission of the nomination is May 1, 2025.

Enclosed you will find information outlining the qualifications of an appraisal district board of director for your consideration.

If you have any questions, please feel free to contact me at 361-595-5775.

Thank you for your participation in this process.

Sincerely,



Ernestina Flores, R. P. A.
Chief Appraiser of Kleberg County

Cc: Interim City Manager

Enclosure

Board of Directors in Less Populous Counties and Populous Counties until July 1, 2024

This chapter applies to all counties until July 1, 2024. After July 1, 2024, this chapter applies to less populous counties. Counties with a population of less than 75,000 are considered less populous counties.⁶

Composition of Board of Directors

The board of directors is composed of five members.⁷ The number of directors can be increased up to 13 by action of the board of directors.⁸ However, in most cases, the board of directors may not make this change if a voting taxing unit adopts a resolution opposing the change.⁹

Taxing units participating in the appraisal district may increase the number of directors up to 13 members if three-fourths of voting taxing units adopt resolutions.¹⁰ A change is not valid if it reduces the voting entitlement of one or more taxing units (unless the taxing unit adopts one of two specified resolutions) or if it expands the types of taxing units that are entitled to vote on the appointment of directors.¹¹

The county TAC is a nonvoting director, if not appointed as a voting director.¹² If a county commissioners court enters into a contract for assessment and collections under Tax Code Section 6.24(b) or if the appraisal district board of directors enters into a contract for appraisal under Tax Code Section

6.05(b), then the county TAC is ineligible to serve on the board of directors.¹³

Board members may not receive compensation for service on the board but are entitled to reimbursement for actual and necessary expenses incurred in the performance of their duties.¹⁴ This reimbursement is as provided by the budget adopted by the board of directors.¹⁵

Eligibility

To be eligible to serve on a board of directors, an individual must be a current resident of the appraisal district having resided in the appraisal district for at least two years immediately preceding the date of taking office.¹⁶ This residency requirement does not apply to a county TAC serving as a nonvoting director.¹⁷

⁶ Tex. Tax Code §6.03(a) as amended by Acts 2023, 88th Leg., 2nd C.S., ch. 1 (S.B. 2), Sec. 5.02, effective July 1, 2024

⁷ Tex. Tax Code §§6.03(a) effective until July 1, 2024 and 6.03(a-1) as amended by Acts 2023, 88th Leg., 2nd C.S., ch. 1 (S.B. 2), Sec. 5.02, effective July 1, 2024

⁸ Tex. Tax Code §6.031(a)

⁹ Tex. Tax Code §6.031(a)

¹⁰ Tex. Tax Code §6.031(b)

¹¹ Tex. Tax Code §6.031(b)

¹² Tex. Tax Code §§6.03(a) effective until July 1, 2024 and 6.03(a-1) as amended by Acts 2023, 88th Leg., 2nd C.S., ch. 1 (S.B. 2), Sec. 5.02, effective July 1, 2024

¹³ Tex. Tax Code §§6.03(a) effective until July 1, 2024 and 6.03(a-1) as amended by Acts 2023, 88th Leg., 2nd C.S., ch. 1 (S.B. 2), Sec. 5.02, effective July 1, 2024

¹⁴ Tex. Tax Code §6.04(c)

¹⁵ Tex. Tax Code §6.04(c)

¹⁶ Tex. Tax Code §§6.03(a) effective until July 1, 2024 and 6.03(a-1) as amended by Acts 2023, 88th Leg., 2nd C.S., ch. 1 (S.B. 2), Sec. 5.02, effective July 1, 2024

¹⁷ Tex. Tax Code §§6.03(a) effective until July 1, 2024 and 6.03(a-1) as amended by Acts 2023, 88th Leg., 2nd C.S., ch. 1 (S.B. 2), Sec. 5.02, effective July 1, 2024

Degrees of Consanguinity and Affinity

1 st DEGREE	2 nd DEGREE	3 rd DEGREE
By Consanguinity <ul style="list-style-type: none"> • Parents • Children By Affinity <ul style="list-style-type: none"> • Spouses of relatives listed under first degree consanguinity • Spouse • Spouse's parents • Spouse's children • Stepparents • Stepchildren 	By Consanguinity <ul style="list-style-type: none"> • Grandparents • Grandchildren • Brothers and sisters By Affinity <ul style="list-style-type: none"> • Spouses of relatives listed by second degree consanguinity • Spouse's grandparents • Spouse's grandchildren • Spouse's brothers and sisters 	By Consanguinity <ul style="list-style-type: none"> • Great grandparents • Great grandchildren • Nieces and nephews • Aunts and uncles By Affinity <ul style="list-style-type: none"> • No prohibitions

An employee of a taxing unit that participates in the appraisal district is not eligible to serve on the board of directors unless that individual also is a member of the taxing unit governing body or an elected official of a taxing unit.¹⁸ Membership on the taxing unit governing body does not make an otherwise eligible individual ineligible to serve on the board of directors.¹⁹

Owing delinquent property taxes disqualifies a person from serving on the board of directors.²⁰ The person is ineligible if he or she owns property on which delinquent property taxes have been owed for more than 60 days after the date the person knew or should have known of the delinquency.²¹ This disqualification does not apply if the person is paying the delinquent taxes and any penalties and interest under an installment payment agreement or has deferred or abated a suit to collect the delinquent taxes.²²

A person is ineligible to serve on the board of directors if the individual served as a member of the board of directors for all or part of five terms, unless they were a county assessor-collector at the time of service, or the appraisal

district is established in a county with a population of less than 120,000.²³

A person who has appraised property for compensation for use in proceedings, represented property owners for compensation in proceedings in the appraisal district or was an appraisal district employee at any time within the preceding three years is ineligible to serve on the board of directors.²⁴

A person is ineligible to serve on the board of directors if the individual is related within the second degree of consanguinity (blood) or affinity (marriage) to the following:

- an appraiser who appraises property for use in a proceeding under the Tax Code; or
- a person who represents property owners for compensation in proceedings under the Tax Code in the appraisal district.²⁵

A director who continues to hold office knowing he or she is related in this manner to the above-named persons commits a Class B misdemeanor offense.²⁶

An individual is not eligible to be a candidate for, to be appointed to, or to serve on the board of directors if the individual

¹⁸ Tex. Tax Code §§6.03(a) effective until July 1, 2024 and 6.03(a-1) as amended by Acts 2023, 88th Leg., 2nd C.S., ch. 1 (S.B. 2), Sec. 5.02, effective July 1, 2024

¹⁹ Tex. Tax Code §§6.03(a) effective until July 1, 2024 and 6.03(a-1) as amended by Acts 2023, 88th Leg., 2nd C.S., ch. 1 (S.B. 2), Sec. 5.02, effective July 1, 2024

²⁰ Tex. Tax Code §6.035(a)(2)

²¹ Tex. Tax Code §6.035(a)(2)

²² Tex. Tax Code §6.035(a)(2)

²³ Tex. Tax Code §6.035(a-1)

²⁴ Tex. Tax Code §6.035(a-1)

²⁵ Tex. Tax Code §6.035(a)(1)

²⁶ Tex. Tax Code §6.035(b)

has a substantial interest in a business entity that is party to a contract or the individual is a party to a contract with the appraisal district.²⁷ This prohibition also applies to contracts with a taxing unit that participates in the appraisal district if the contract relates to the performance of an activity governed by the Tax Code.²⁸ An appraisal district may not enter into a contract with a board member or with a business entity in which a board member has a substantial interest.²⁹ A taxing unit may not enter into a contract relating to the performance of an activity governed by the Tax Code with a board member in which the taxing unit participates or with a business entity in which a board member has a substantial interest.³⁰

An individual has substantial interest in a business entity if:

- the combined ownership of the director and the director's spouse is at least 10 percent of the voting stock or shares of the business entity; or
- the director or director's spouse is a partner, limited partner or officer of the business entity.³¹

Appointment by Taxing Units and Terms

Taxing units — counties, cities/towns, school districts, junior colleges and certain conservation and reclamation districts — nominate candidates and vote on the board of directors in odd-numbered years.³² Conservation and reclamation districts may participate in this process if at least one conservation and reclamation district in the appraisal district delivers to the chief appraiser a written request to nominate and vote on the board of directors by June 1 of each odd-numbered year.³³ On request, the chief appraiser must certify all eligible conservation and reclamation districts that are imposing taxes and that participate in the appraisal district by June 15.³⁴

The board of directors is selected by appointment; it is not an election governed by the Texas Election Code.³⁵ The method

or procedure for appointing members can be changed by the board of directors or by three-fourths of the voting taxing units acting through resolutions.³⁶

The voting entitlement of a taxing unit is determined by a calculation that takes into account a taxing unit's share of the total dollar amount of property taxes imposed in the appraisal district.³⁷ The chief appraiser makes this calculation for each taxing unit (other than conservation and reclamation districts) and delivers written notice before Oct. 1 of each odd-numbered year of the number of votes to which each taxing unit is entitled.³⁸ Each taxing unit (other than a conservation and reclamation district) that is entitled to vote may submit to the chief appraiser one nominee for each position to be filled before Oct. 15.³⁹

The chief appraiser also must calculate the number of votes that an eligible conservation and reclamation district is entitled to and must deliver before July 1 of each odd-numbered year, a written notice to the district of its voting entitlement and right to nominate one candidate for director.⁴⁰ All eligible conservation and reclamation districts must submit the name of the district's nominee to the chief appraiser before July 15 of each odd-numbered year.⁴¹ Before Aug. 1, the chief appraiser must prepare a nominating ballot listing all the nominees of conservation and reclamation districts and deliver a ballot to the presiding officer of the board of directors of each district.⁴² The board of directors of each district must submit its vote for the nominee of conservation and reclamation districts before Aug. 15.⁴³ The winning nominee of the conservation and reclamation districts in the appraisal district becomes a nominee for appraisal district director.⁴⁴

The chief appraiser must prepare a ballot before Oct. 30 with candidates whose names were timely submitted, including the nominee of conservation and reclamation districts, if applicable.⁴⁵ Each taxing unit entitled to vote must determine its vote by resolution and submit it to the chief appraiser before Dec.

²⁷ Tex. Tax Code §6.036(a)

²⁸ Tex. Tax Code §6.036(a)

²⁹ Tex. Tax Code §6.036(b)

³⁰ Tex. Tax Code §6.036(c)

³¹ Tex. Tax Code §6.036(d)

³² Tex. Tax Code §6.03(c)

³³ Tex. Tax Code §6.03(c)

³⁴ Tex. Tax Code §6.03(c)

³⁵ Tex. Att'y Gen. Op. JM 166 (1984)

³⁶ Tex. Tax Code §6.031(a) and (b)

³⁷ Tex. Tax Code §6.03(d)

³⁸ Tex. Tax Code §6.03(e)

³⁹ Tex. Tax Code §6.03(g)

⁴⁰ Tex. Tax Code §6.03(f) and (h)

⁴¹ Tex. Tax Code §6.03(h)

⁴² Tex. Tax Code §6.03(h)

⁴³ Tex. Tax Code §6.03(h)

⁴⁴ Tex. Tax Code §6.03(h)

⁴⁵ Tex. Tax Code §6.03(j)

RESOLUTION NO. 2025- _____

A RESOLUTION NOMINATING CERTAIN PERSON(S) AS CANDIDATE(S) FOR ELECTION TO THE BOARD OF DIRECTORS FOR THE KLEBERG COUNTY APPRAISAL DISTRICT DUE TO A VACANCY; REPEALING ALL RESOLUTIONS IN CONFLICT HEREWITH AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Kleberg County Appraisal District has notified the City that a member of the Board of Directors for the 2024-2025 term has passed away creating a vacancy on that board;

WHEREAS, the City (as a taxing unit) has the right to nominate a candidate(s) to the Board and later will have the right to vote on candidate(s) for the Board;

BE IT RESOLVED by the City Commission of the City of Kingsville, Texas:

I.

THAT the City of Kingsville herewith nominates the following person(s) as candidate(s) for election to the Board of Directors for the Kleberg County Appraisal District:

KINGSVILLE, TEXAS 78363

II.

THAT all Resolutions or parts of Resolutions in conflict with this Resolution are repealed to the extent of such conflict only.

III.

THAT this Resolution shall be and become effective on and after adoption.

PASSED AND APPROVED by a majority vote of the City Commission on the 14th day of April, 2025.

Sam R. Fugate, Mayor

ATTEST:

Mary Valenzuela, City Secretary

APPROVED AS TO FORM:

Courtney Alvarez, City Attorney