

CITY OF DEL RIO
PLANNING & ZONING COMMISSION
COUNCIL CHAMBERS - CITY HALL
109 WEST BROADWAY ST.
WEDNESDAY, JUNE 11, 2014 -
5:30 P.M.

AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES –
4. **OPEN PUBLIC HEARING**
 - a. **Abandonment #14-01** Big Red Dog Engineering is requesting to Abandon the Alley off Veterans Blvd. between 3rd and 4th St. (401 Veterans Blvd. and 411 Veterans Blvd.)

5. **OTHER BUSINESS**
(ACTION MAY BE TAKEN ON THESE MATTERS)
 - a. **Abandonment #14-01** Big Red Dog Engineering is requesting to Abandon the Alley off Veterans Blvd. between 3rd and 4th St. (401 Veterans Blvd. and 411 Veterans Blvd.)
 - b. **Plat #14-02** Big Red Dog Engineering Representing Aaron L. Trevino and WestTex Capital Establishing Lot A, Block 77, First Railroad Addition out of Lots 1, 2, 3, 4 and 5 Block 21 and Lots 1, 2, 3, 4, 8, 9 and 10 of Block 77 and the alley running through the properties between Veterans and Avenue G.
6. ADJOURNMENT

I, Susan Corp, City Secretary, hereby certify that the above agenda was posted on the bulletin board in the Municipal Building and on the bulletin board immediately outside the Municipal Building on or before 5:30 p.m. on the 5th day of June



Susan Corp, City Secretary

Planning & Zoning Commission

4. a.

Meeting Date: 06/11/2014

Submitted By: Janice Pokrant, Engineering Department

Information

SUBJECT:

Abandonment #14-01 Big Red Dog Engineering is requesting to Abandon the Alley off Veterans Blvd. between 3rd and 4th St. (401 Veterans Blvd. and 411 Veterans Blvd.)

BACKGROUND:

NOTIFICATIONS:

Advertised Commission Hearing Date: June 11, 2014

Advertised City Council Hearing Date: June 24, 2014

Property Owner Notices Mailed: 32

Letters in Support:

Letters in Opposition:

Letters with No Comment:

Inquiry Contacts:

Applicant: Big Red Dog Engineering, Representing Aaron L. Trevino and Westex Capital LTD

Location: The alley off of Veterans Blvd. between 2nd and 3rd Streets

Utilities: There is existing water, sewer, gas and AEP overhead lines in this alley

DISCUSSION:

Not Applicable - this item is for a public hearing

PROS:

Not Applicable - this item is for a public hearing

CONS:

Not Applicable - this item is for a public hearing

RECOMMENDATION:

Not Applicable - this item is for a public hearing

Attachments

Survey Abandonment 14-01

Planning & Zoning Commission

5. a.

Meeting Date: 06/11/2014

Submitted By: Janice Pokrant, Engineering Department

Information

SUBJECT:

Abandonment #14-01 Big Red Dog Engineering is requesting to Abandon the Alley off Veterans Blvd. between 3rd and 4th St. (401 Veterans Blvd. and 411 Veterans Blvd.)

BACKGROUND:

NOTIFICATIONS:

Advertised Commission Hearing Date: June 11, 2014

Advertised City Council Hearing Date: June 24, 2014

Property Owner Notices Mailed: 32

Letters in Support: None submitted to date

Letters in Opposition: None submitted to date

Letters with No Comment: None submitted to date

Inquiry Contacts: 0

Applicant: Big Red Dog Engineering, Representing Aaron L. Trevino and Westex Capital LTD

Location: The alley off of Veterans Blvd. between 2nd and 3rd Streets

Utilities: There is existing sewer, gas and AEP overhead lines in this alley

DISCUSSION:

Big Red Dog representing Aaron L. Trevino and Westex Capital LTD. is requesting the abandonment of an alley off of Veterans Blvd. between 2nd and 3rd Streets. If approved the lot will be sold to one owner for commercial development over the entire block.

Department/Utility Review:

Engineering - Approval

Public Works - Approval

Police - Approval

Fire - Approval

Water - Approval

Sewer - Approval

Gas - Approval

AEP - Approval: AEP has energized OH/UG electrical facilities in the alley and if the City is to abandon and sell the alley to a private entity then AEP reserves the right to obtain a 15' wide easement per deed at time of your sale of the alley.

Any relocation, removal, or new installation of electrical facilities within said alley will be addressed with the new property owner at time of development.

Verizon - Approval

TxDOT - If approved, the access for the alley will need to be closed with a curb and gutter.

The Val Verde Appraisal District values the land on Veterans Blvd at \$10.70 a square foot. with this valuation in mind, 5,800 sq. ft. alley would be valued at \$62,060.00.

PROS:

Approving this abandonment will allow for the entire block to be redeveloped with a new commercial use and will also releases the City of Del Rio from the responsibility for the maintenance of this 20' alley.

CONS:

Approving this abandonment would mean that the city will loose a right-of-way with an existing utilities located in it.

RECOMMENDATION:

Staff recommends approval of the abandonment of the alley off of Veterans between 2nd and 3rd Street. As this abandonment is being requested for redevelopment, staff recommends that the developer pay one year's worth of taxes based on the land value of the alley instead of the value of the property estimated at \$62,060.00. This would mean that the property owners would be responsible to pay the city \$359.21 for the property.

Attachments

Abandonment #14-01 Survey

Abandonment #14-01 App Packet



APPLICATION FOR ABANDONMENT OF PUBLIC PROPERTY City of Del Rio

Official Use Only
Application No.: #14-01
Date Received: 5-21-14
City Planning and Zoning Commission Hearing: 6-11-14
City Council Hearing Date: 6-24-14
City Planning and Zoning Commission Recommendation:
City Action:
Ordinance No.:
Fee Paid: \$200.00

To be completed by applicant

Applicant: Big Red Dog Engineering (Contact Stephen S. Lin P.E.)
Address: 5710 Hausman Road, Suite 115
City & State: San Antonio, Texas 78249
Telephone: (210) 860-9224
Signature: [Signature] 05/15/2014

Type of Property to be Abandoned:
[X] Street Right-of-Way
[X] Alley
[X] Easement
Location: 401 Veterans Blvd., 411 Veterans Blvd.

This request must be accompanied by an application fee of \$200.00. A petition signed by each adjoining property owner within the block is required. Items to be submitted with the application include the following:

- a) A survey and field-note description by a Registered Professional Land Surveyor showing the extent of the area to be abandoned, and location of all utilities (i.e. water, sewer, electric, gas telephone, cable, etc.)
b) The completed application attached
c) Additional exhibits and field-note descriptions by the surveyor will be required to be submitted of the abandonment is granted and quitclaim deeds issued to multiple property owners.

Please state the reason for the abandonment request: Developer desires to subdivide all existing 12 lots into a singular lot, which includes, the existing alley ROW, and utility easement.



PETITION FOR ABANDONMENT OF PUBLIC PROPERTY

I, the undersigned owner of the property set forth by my name hereby join in and request the City of Del Rio to abandon the public property described (see attached survey and filed-note description). I also understand that the signing of this petition releases any and all rights to property ingress/egress access.

Name: Aaron L Trevino
Address: 29 Meadow Lane
Del Rio, TX 78840
Legal Description: Block 77 Lots
3,4,8,9,10 & Block 21 Lots 1,2,3,4,5
Phone No.: 830-719-5044
Signature: _____

A handwritten signature in black ink, appearing to read "Aaron L Trevino", is written over the signature line.

Name: Westex Capital LTD
Address: 307 E 10th St.
Del Rio, TX 78840
Legal Description: Block 77 Lots 1,2

Phone No.: _____
Signature: _____

Name: _____
Address: _____

Legal Description: _____

Phone No.: _____
Signature: _____

Name: _____
Address: _____

Legal Description: _____

Phone No.: _____
Signature: _____

Name: _____
Address: _____

Legal Description: _____

Phone No.: _____
Signature: _____

Name: _____
Address: _____

Legal Description: _____

Phone No.: _____
Signature: _____

Name: _____
Address: _____

Legal Description: _____

Phone No.: _____
Signature: _____

Name: _____
Address: _____

Legal Description: _____

Phone No.: _____
Signature: _____



PETITION FOR ABANDONMENT OF PUBLIC PROPERTY

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Name: Aaron L Trevino
Address: 29 Meadow Lane
Del Rio, TX 78840
Legal Description: Block 77 Lots
3,4,8,9,10 & Block 21 Lots 1,2,3,4,5
Phone No.: _____
Signature: _____

Name: _____
Address: _____
Legal Description: _____
Phone No.: _____
Signature: _____

Name: Westex Capital LTD
Address: 307 E 10th St.
Del Rio, TX 78840
Legal Description: Block 77 Lots 1,2

Name: _____
Address: _____
Legal Description: _____

Phone No.: 830-775-7761
Signature: *Anthony Kuenen*

Phone No.: _____
Signature: _____

Name: _____
Address: _____

Name: _____
Address: _____

Legal Description: _____

Legal Description: _____

Phone No.: _____

Phone No.: _____

Signature: _____

Signature: _____

Name: _____
Address: _____

Name: _____
Address: _____

Legal Description: _____

Legal Description: _____

Phone No.: _____

Phone No.: _____

Signature: _____

Signature: _____

May 19, 2014

**METES AND BOUNDS DESCRIPTION
0.13 OF ONE ACRE
OUT OF BLOCK 21 AND 77
FIRST RAILROAD ADDITION TO THE CITY OF DEL RIO
VAL VERDE, TEXAS**

A tract of land containing 0.13 of one acre [5,800.00 square feet.] situated in Val Verde County, Texas, being a part or portion of BLOCK 21 and 77, First Railroad Addition to the City of Del Rio, according to the plat thereof recorded in Volume 15, Page 85, Val Verde County Map Records, which said 0.13 of one acre [5,800.00 square feet.] also commonly known as a 20.0-Foot Alley, said 0.13 of one acre [5,800.00 square feet.] also being more particularly described as follows:

COMMENCING the Southwest corner of Lot 10, Block 77, First Railroad Addition to the City of Del Rio, and being on the North right-of-way of line said existing 20.0-foot Alley;

THENCE, N 69°26'19" E along the South line of said Lot 10, Block 77, a distance of 10.00 feet to a No. 4 rebar set for the Point-of-Beginning and the Northwest corner of this herein described tract;

1. THENCE, N 69°26'19" E along the South lines of Lots 8, 9 and 10, Block 77, Lots 3, 4, and 5, Block 21 First Railroad Addition to the City of Del Rio, a distance of 290.00 feet to a No. 4 rebar found on the Southeast corner of said Lot 3, Block 21, for the Northeast corner of this tract;
2. THENCE, S 20°33'41" E, a distance of 20.00 feet to a No. 4 rebar found on the Northeast corner of Lot 2, Block 21, First Railroad Addition to the City of Del Rio, for Southeast corner of this tract;
3. THENCE, S 69°26'19" W along the North lines of Lots 1, and 2, Block 21, Lots 1, 2, 3, and 4, Block 77, First Railroad Addition to the City of Del Rio, a

Commitment

COMMITMENT FOR TITLE INSURANCE (T-7)

Issued By:

Commitment Number:



Fidelity National Title Insurance Company

FAH14001138B

THE FOLLOWING COMMITMENT FOR TITLE INSURANCE IS NOT VALID UNLESS YOUR NAME AND THE POLICY AMOUNT ARE SHOWN IN SCHEDULE A, AND OUR AUTHORIZED REPRESENTATIVE HAS COUNTERSIGNED BELOW.

We (Fidelity National Title Insurance Company, a California corporation) will issue our title insurance policy or policies (the Policy) to You (the proposed insured) upon payment of the premium and other charges due, and compliance with the requirements in Schedule B and Schedule C. Our Policy will be in the form approved by the Texas Department of Insurance at the date of issuance, and will insure your interest in the land described in Schedule A. The estimated premium for our Policy and applicable endorsements is shown on Schedule D. There may be additional charges such as recording fees, and expedited delivery expenses.

This Commitment ends ninety (90) days from the effective date, unless the Policy is issued sooner, or failure to issue the Policy is our fault. Our liability and obligations to you are under the express terms of this Commitment and end when this Commitment expires.

Fidelity National Title Insurance Company

By:

President

Attest:

Secretary

Authorized Signatory

4-14-14



CONDITIONS AND STIPULATIONS

1. If you have actual knowledge of any matter which may affect the title or mortgage covered by this Commitment that is not shown in Schedule B you must notify us in writing. If you do not notify us in writing, our liability to you is ended or reduced to the extent that your failure to notify us affects our liability. If you do notify us, or we learn of such matter, we may amend Schedule B, but we will not be relieved of liability already incurred.
2. Our liability is only to you, and others who are included in the definition of Insured in the Policy to be issued. Our liability is only for actual loss incurred in your reliance on this Commitment to comply with its requirements, or to acquire the interest in the land. Our liability is limited to the amount shown in Schedule A of this Commitment and will be subject to the following terms of the Policy: Insuring Provisions, Conditions and Stipulations, and Exclusions.

SCHEDULE A

Effective Date: April 2, 2014 at 8:00 AM
Commitment No.: FAH14001138B-Commitment for Title Insurance
(T-7)

GF No.: FTH-18-FAH14001138BDB
Issued: April 14, 2014 at 8:00 AM

1. The policy or policies to be issued are:

- (a) OWNER'S POLICY OF TITLE INSURANCE (Form T-1)
(Not applicable for improved one-to-four family residential real estate)

Policy Amount: \$1,200,000.00
Proposed Insured: First Hartford Realty Corporation

- (b) TEXAS RESIDENTIAL OWNER'S POLICY OF TITLE INSURANCE
-- ONE-TO-FOUR FAMILY RESIDENCES (Form T-1R)

Policy Amount:
Proposed Insured:

- (c) LOAN POLICY OF TITLE INSURANCE (Form T-2)

Policy Amount:
Proposed Insured:
Proposed Borrower:

- (d) TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (Form T-2R)

Policy Amount:
Proposed Insured:
Proposed Borrower:

- (e) LOAN TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN (Form T-13)

Policy Amount:
Proposed Insured:
Proposed Borrower:

- (f) OTHER

Policy Amount:
Proposed Insured:

2. The interest in the land covered by this Commitment is:

Fee Simple

3. Record title to the land on the Effective Date appears to be vested in:

Tract I: Aaron Lozano Trevino

Tracts II & III: Aaron Lozano and Maria Luisa Chavarria

Tract IV: Aaron Lozano and Maria Luisa Chavarria

SCHEDULE A
(continued)

4. Legal description of land:

Tract I:

Situated in Val Verde County, Texas, and being all of Lots Eight (8), Nine (9), and Ten (10), Block Seventy-seven (77), First Railroad Addition to the City of Del Rio, Texas according to the plat of record in Volume 1, Page 49, Map Records, Val Verde County, Texas and all of Lots Three (3), Four (4), and Five (5), Block Twenty-one (21), Fifth Railroad Addition to the City of Del Rio, Texas, according to the plat of record in Volume 15, Page 85, Deed Records, Val Verde County, Texas;

SAVE AND EXCEPT the a 10 foot strip off the West side of Lot 10, Block 77, as described in Deed dated May 19, 1937 filed for record Volume 92, Page 546, Deed Records, Val Verde County, Texas, executed by I.F. Burditt and wife, Helen Burditt to the State of Texas.

Tract II:

Situated in Val Verde County, Texas, and being Lot Two (2), Block Twenty-one (21), Fifth Railroad Addition to the City of Del Rio, Texas, according to the plat of record in Volume 15, Page 85, Deed Records, Val Verde County, Texas, as described in Deed recorded in Volume 589, Pages 54-56, Official Public Records, Val Verde County, Texas.

Tract III:

Situated in Val Verde County, Texas, and being Part of Lot One (1), Block Twenty-One (21), Fifth Railroad Addition to the City of Del Rio, Texas, according to the plat of record in Volume 15, Page 85, Map Records, Val Verde County, Texas and Part of Lot Four (4), Block Seventy-seven (77), First Railroad Addition to the City of Del Rio, Texas, according to the plat of record in Volume 11, Page 185, Map Records, Val Verde County, Texas, as described in Deed from Richard Neal Beauchamp to Florentino Almeda and wife, Juanita Almeda recorded in Volume 1050, Pages 128-132, Official Public Records, Val Verde County, Texas, and being more fully described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron stake set in the Northwest line of 2nd Street for the East corner of Lot No. 1, the South corner of Lot No. 2 and for the East corner of this tract;

THENCE S. 68°24'W. 46.0 ft., with the Northwest line of E. 2nd Street at 16.2 ft. cross line between said Lots No. 1 and 4 to 1/2 inch iron stake set for the South corner of this tract;

THENCE N. 21°36'W. 140.0 ft., to a 1/2 inch iron stake set in the Southeast line of Ailey for the West corner of the tract;

THENCE N. 68°24'E. 46.0 ft., at 41.7 ft. set a 1/2 inch iron stake (off-set S. 68°24'W. 4.3 ft.) for the Northwest corner of this tract;

THENCE S. 21°36'E. 140 ft., with line between Lots No. 1 and 2 to the place of BEGINNING, subject, however, to easements, restrictions and mineral interests of record.

Tract IV:

Situated in Val Verde County, Texas, and being Lot Three (3) and part of Lot (4), Block Seventy-seven (77), First Railroad Addition to the City of Del Rio, Texas, according to the plat of record in Volume 11, Page 15, Deed Records, Val Verde County, Texas and part of Lot One (1), Block Twenty-one (21), Fifth Railroad Addition to the City of Del Rio, Texas, according to the plat of record in Volume 15, Page 85,

SCHEDULE A
(continued)

Deed Records, Val Verde County, Texas, more fully described as follows:

Beginning at a fence post found in the Northwest line of 2nd St, for the South corner Lot Three (3), the East corner Lot 2, same being the South corner this Tract.

Thence, N 21°36' W with the common line between Lots 2 and 3, a distance of 140.0 ft. to a fence post found in the Southeasterly line of 20' Alley for the west corner Lot 3 and this tract.

Thence, N 68°24' E with the Southeasterly line of Alley passing the North corner of Lot 3, Block 77, the West corner of Lot 1, Block 21 at 64.0' ft. and continuing for a total distance of 74.0' ft. to a 1/2" iron rod found for the North corner this Tract.

Thence, S 21°36' E a distance of 140.00' ft. to a 1/2" iron rod found in the Northwesterly line of 2nd. St for the East corner this Tract.

Thence, S 68°24' W with the Northwesterly line of 2nd. St. a distance of 74.0' ft. to the Place of Beginning.

END OF SCHEDULE A

Commitment

COMMITMENT FOR TITLE INSURANCE (T-7)

Issued By:

Commitment Number:



Fidelity National Title Insurance Company

FAH14001138A

THE FOLLOWING COMMITMENT FOR TITLE INSURANCE IS NOT VALID UNLESS YOUR NAME AND THE POLICY AMOUNT ARE SHOWN IN SCHEDULE A, AND OUR AUTHORIZED REPRESENTATIVE HAS COUNTERSIGNED BELOW.

We (Fidelity National Title Insurance Company, a California corporation) will issue our title insurance policy or policies (the Policy) to You (the proposed insured) upon payment of the premium and other charges due, and compliance with the requirements in Schedule B and Schedule C. Our Policy will be in the form approved by the Texas Department of Insurance at the date of issuance, and will insure your interest in the land described in Schedule A. The estimated premium for our Policy and applicable endorsements is shown on Schedule D. There may be additional charges such as recording fees, and expedited delivery expenses.

This Commitment ends ninety (90) days from the effective date, unless the Policy is issued sooner, or failure to issue the Policy is our fault. Our liability and obligations to you are under the express terms of this Commitment and end when this Commitment expires.

Fidelity National Title Insurance Company

By:

President

Attest:

Secretary

Fidelity National Title Agency, Inc.

2/27/14

Authorized Signatory



CONDITIONS AND STIPULATIONS

1. If you have actual knowledge of any matter which may affect the title or mortgage covered by this Commitment that is not shown in Schedule B you must notify us in writing. If you do not notify us in writing, our liability to you is ended or reduced to the extent that your failure to notify us affects our liability. If you do notify us, or we learn of such matter, we may amend Schedule B, but we will not be relieved of liability already incurred.
2. Our liability is only to you, and others who are included in the definition of Insured in the Policy to be issued. Our liability is only for actual loss incurred in your reliance on this Commitment to comply with its requirements, or to acquire the interest in the land. Our liability is limited to the amount shown in Schedule A of this Commitment and will be subject to the following terms of the Policy: Insuring Provisions, Conditions and Stipulations, and Exclusions.

SCHEDULE A

Effective Date of Commitment: February 12, 2014 at 8:00 a.m.

Issued: February 18, 2014 at 8:00 a.m.

1. The policy or policies to be issued are:

(a) OWNER'S POLICY OF TITLE INSURANCE (Form T-1)
(Not applicable for improved one-to-four family residential real estate)
Policy Amount: \$325,000.00
PROPOSED INSURED: First Hartford Realty Corporation

(b) TEXAS RESIDENTIAL OWNER'S POLICY OF TITLE INSURANCE
--ONE-TO-FOUR FAMILY RESIDENCES (Form T-1 R)
Policy Amount:
PROPOSED INSURED:

(c) LOAN POLICY OF TITLE INSURANCE (Form T-2)
Policy Amount: To Be Determined
PROPOSED INSURED: To Be Determined
Proposed Borrower: First Hartford Realty Corporation

(d) TEXAS SHORT FORM RESIDENTIAL LOAN POLICY OF TITLE INSURANCE (Form T-2R)
Policy Amount:
PROPOSED INSURED:
Proposed Borrower:

(e) LOAN TITLE POLICY BINDER ON INTERIM CONSTRUCTION LOAN (Form T-13)
Binder Amount:
PROPOSED INSURED:
Proposed Borrower:

(f) OTHER
Policy Amount:
PROPOSED INSURED:
Proposed Borrower:

2. The interest in the land covered by this Commitment is:
Fee Simple

3. Record title to the land on the Effective Date appears to be vested in:
Westex Capital, Ltd.

4. Legal description of land:

Situated in Val Verde County, Texas, and being Lots One (1) and Two (2), Block Seventy-seven (77), First Railroad Addition to the City of Del Rio, Texas, according to the plat of record in Volume 228, Page 54-60, Deed Records, Val Verde County, Texas;

EXCEPT a strip 10.0 ft. wide off of the West side of Lot One (1), described in Right-of-Way Deed dated May 21, 1937 from Mrs. Mattie Burts and husband Jim Burts to the State of Texas, recorded in Volume 92, Pages 557-558, Deed Records, Val Verde County, Texas.

May. 21. 2014 3:26PM

No. 2744 P. 1



**CITY OF DEL RIO
PLANNING AND CODE COMPLIANCE DEPARTMENT
(830) 774-8553**

MAJOR PLAT FINAL INSIDE RECEIPT

PERMIT NUMBER			
201009351			
APPLIED DATE	FEE	ISSUE DATE	ISSUED BY
5/21/2014	\$ 200.00	5/21/2014	JULIE MALDONADO

LOCATION OF IMPROVEMENT: 401&411 VETERANS		GENERAL CONTRACTOR: BIG RED DOG ENGINEERING & CONS 24165 IH 10 WEST STB 217-410 SAN ANTONIO TX 78257	
ARCHITECT/DESIGNER:	OWNER: AARON L TREVINO & WESTEX CAPITAL		

SELECTED CHARACTERISTICS OF WORK			
NATURE OF WORK: APPLICATION FOR ABANDONMENT OF PUBLIC PROPERTY APPLICATION 401&411 VETERANS BLOCK 77 LOTS 3,4,8,9,10 & BLOCK 21 LOTS 1,2,3,4,5 DATE OF HEARING P&Z 6-11-2014 @ 5:30 PM DATE OF HEARING CC 6-24-2014 @ 6:30 PM	Dimensions	NO. OF FLOORS:	
		TOTAL FLOOR AREA OF NEW CONST.:	0.00
		SQ FT BASEMENT:	
		ACCESSORY STRUCTURES:	
		LAND AREA:	
TYPE FRAME:	FIRE ZONE:	OCCUPANCY TYPE:	
	USE ZONE:	CONSTRUCTION TYPE:	

FEES DUE:	DESCRIPTION	QTY	AMOUNT
	PLAT/REPLAT W/PUBLIC HEARING	1	\$ 200.00
		TOTAL FEES:	\$ 200.00

NOTICE

Signature of Contractor or Authorized Agent: *Amanda Salduran*

Approved By: *Julie Maldonado*

Date: 5/21/14

Date: 5-21-14

Planning & Zoning Commission

5. b.

Meeting Date: 06/11/2014
Submitted By: Janice Pokrant, Engineering Department

Information

SUBJECT:

Plat #14-02 Big Red Dog Engineering Representing Aaron L. Trevino and WestTex Capital Establishing Lot A, Block 77, First Railroad Addition out of Lots 1, 2, 3, 4 and 5 Block 21 and Lots 1, 2, 3, 4, 8, 9 and 10 of Block 77 and the alley running through the properties between Veterans and Avenue G.

BACKGROUND:

Applicant: Big Red Dog Engineering, Representing Aaron L. Trevino and WestTex Capital
Requested Action: Approval of a replat combining the alley and all of the lots located in Block 21 and Block 77 of the First Railroad Addition, Del Rio, Texas
Location: Off of Veterans Blvd between 2nd and 3rd Streets

Public Utilities:

Water: these lots are served by the City of Del Rio Water Department
Sewer: these lots are served by the City of Del Rio sewer department
Garbage: these lots are served with refuse collection

Public Services:

Police - Del Rio Police Department
Fire - Del Rio Fire Department

Flood Plain Clearance:

This lot is located within the FEMA designated flood prone area

DISCUSSION:

The two property owners of these lots are requesting to combine these lots and the alley in order to sell the property to one business for redevelopment. There is an option on the property that is contingent on the alley abandonment and the plat approval.

PROS:

Approving this replat will allow the owners of the land to sell the property and for the redevelopment of the redevelopment of the property.

CONS:

Approving this plat will create one lot with two different owners. If the land is not sold to this prospective buyer then the two owners must market this property as one lot or apply for a replat once again dividing the lots.

RECOMMENDATION:

Staff recommends approval of the requested replat.

Attachments

Plat #14-04 Plat
Plat 14-04 App Packet



APPLICATION FOR PLAT

City of Del Rio
Planning & Zoning Division

Date Submitted: _____ Plat ID Number: 14-01

Plat Name: CVS #10356

Property Address/legal: Lot 1, 2, 3, 4, 8, 9, 10 of Block 77 & Lot 1, 2, 3, 4, 5 Block 21

Owner/Agent: Big Red Dog Engineering Phone: (210) 860-9224 Fax: (210) 501-0899

Address: 401 Veterans Blvd. & 411 Veterans Blvd. Zip code: 78840

Owner's Email Address _____

Engineer/Surveyor: Big Red Dog Engineering Phone: (210) 860-9224 Fax: _____

Address: 5710 Hausman Road, Suite 115, San Antonio, Texas Zip code: 78249

Engineer's Email Address amanda.saldivar@bigreddog.com

1. All Specific Uses Proposed: Commercial (restaurant, day care, warehouse, etc.)
2. Existing Zoning: C-2-A
3. Is there a building permit associated with this plat? No Yes AP # _____
4. City Council District: 3 County Precinct: 3
5. Name and Number of Survey/Abstract: Melden & Hunt (956) 381-0891
6. DIRECTOR -OR- PLANNING COMMISSION
7. Water Service: City Well Other Utility (name) _____
8. Sewer Service: City Septic Other Utility (name) _____
9. Del Rio City Limits Yes No
10. San Felipe Springs Protection Area? Yes No
11. Joint Airport Zoning Board Area Yes No
 - a. Laughlin Air Force Base Yes No
 - b. Del Rio International Airport Yes No
12. Previous/existing landfill? Yes No
13. Flood plain? Yes No

PLATTED AREA

Streets	<input type="checkbox"/> Public	<input type="checkbox"/> Private	Linear Ft _____	total acreage _____
Parks	<input type="checkbox"/> Public	<input type="checkbox"/> Private		total acreage _____
Off-Site Easements	<input type="checkbox"/> Permeable	<input type="checkbox"/> Nonpermeable		total acreage _____

I hereby certify that all of the information on the entire Plat Application is true and correct.

Print Name: STEPHEN S. LIN, P.E. Signature:

Date: 05/22/2014 Professional Engineer Registered Professional Land Surveyor

FEES (please refer to the current fee schedule)

City Fees (Required for all plats)

Minor

Plat or Replat without a public hearing	\$100.00
Plat or Replat with a public hearing	\$200.00

Major

Plat or Replat with a Public Hearing	\$200.00
Final Plat	\$250.00

County Fees (Required for ETJ/OCL plats) A list of County fees are available, and will be collected by Val Verde County. Please contact Mr. Roger Cerney, with the Val Verde County Office of Risk Management at (830) 774-7570. All plats in the City of Del Rio's ETJ will have to be approved by the Val Verde Commissioners Court before the City of Del Rio can approve.

(Only complete legible applications will be accepted: 1 original and 6 copies.)



**CITY OF DEL RIO
PLANNING AND CODE COMPLIANCE DEPARTMENT
(830) 774-8553**

MINOR REPLAT INSIDE CITY RECEIPT

PERMIT NUMBER			
201009382			
APPLIED DATE	FEE	ISSUE DATE	ISSUED BY
5/28/2014	\$ 100.00	5/28/2014	KAYLA HERNANDEZ

LOCATION OF IMPROVEMENT: 401&411 VETERANS	
ARCHITECT/DESIGNER:	GENERAL CONTRACTOR:
OWNER: AARON L. TREVINO & WESTEX CAPITAL	BIG RED DOG ENGINEERING & CONS 24165 IH 10 WEST STE 217-410 SAN ANTONIO TX 78257

SELECTED CHARACTERISTICS OF WORK			
NATURE OF WORK: MINOR REPLAT INSIDE CITY LIMITS WITH OUT A PUBLIC HEARING \$100.00 CHECK# 1275 PAID BY BIG RED DOG ENGINEERING & CONSULTING	Dimensions	NO. OF FLOORS:	
		TOTAL FLOOR AREA OF NEW CONST.:	0.00
		SQ FT BASEMENT:	
		ACCESSORY STRUCTURES:	
LAND AREA:			
TYPE FRAME:	FIRE ZONE:	OCCUPANCY TYPE:	
	USE ZONE:	CONSTRUCTION TYPE:	

FEES DUE:	DESCRIPTION	QTY	AMOUNT
	PLAT/REPLAT NO HEARING	1	\$ 100.00
	TOTAL FEES:		\$ 100.00

SMALL NOTICE SMALL

Signature of Contractor or Authorized Agent:	Date: 5/28/14
Approved By:	Date: 5-28-14

LETTER OF TRANSMITTAL



Date:

May 27, 2014

To:

City of Del Rio
114 W. Martin
Del Rio, TX 78840

Attention:

Janice Pokrant

From:

BIG RED DOG Engineering | Consulting
5710 Hausman Road, Suite 115
San Antonio, TX 78240
(210) 860-9224

Sender:

Amanda Saldivar
080.002

Contents:

fax: 210-501-0899

1 - \$100 Check for Platting Fee for CVS #10356.

401 & 411 veterans

Method of Transmittal:

Mail