

CITY OF DEL RIO
PLANNING & ZONING COMMISSION
COUNCIL CHAMBERS - CITY HALL
109 WEST BROADWAY ST.
Wednesday, February 18, 2015 @ 5:30 P.M.

AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES –

4. **OPEN PUBLIC HEARING**

a. Conduct a Public Hearing and Consider a Request for Plat 15-04 by Abner Martinez, P.E., Representing Ross Duncan and William McCaw is requesting to Replat Establishing Lots A, B & C, Dennys Brite West Tract out of 30.97 Acres of the Dennys Brite West Tract.

b. Conduct a Public Hearing and Consider a Request for Zoning Change Appeal #15-01 by Ana Maria Hernandez Requesting a Zoning Change from Residential Multiple Family District (R-M) to Local Commercial District (C-1). Property Description: Lot 2, Block A, Figueroa Addition (1101 San Felipe St.) Proposed Use: Retail Store.

5. **OTHER BUSINESS**
(ACTION MAY BE TAKEN ON THESE MATTERS)

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 13th day of February 2015.



Susan Corp, City Secretary

Planning & Zoning Commission

4. a.

Meeting Date: 02/18/2015

Submitted By: Janice Pokrant, City Planner, Engineering Department

Information

SUBJECT:

Conduct a Public Hearing and Consider a Request for Plat 15-04 by Abner Martinez, P.E., Representing Ross Duncan and William McCaw is requesting to Replat Establishing Lots A, B & C, Dennys Brite West Tract out of 30.97 Acres of the Dennys Brite West Tract.

SUMMARY:

A public hearing and request for consideration for of the replat establishing Lots A, B & C of the Dennys Brite West Tract out of 30.97 acres of the Dennys Brite West Tract.

BACKGROUND:

Applicant: Abner Martinez, P.E. Representing Ross Duncan and William McCaw

Requested Action: Approval of a replat establishing Lots A, B & C in the Denny's Brite West Tract

Location: Outside of the City limits, within the ETJ off of Hwy 90 West.

Public Utilities:

Water - the lots are/will be serviced by private water wells

Sewer - the lots are/will be served by On Site Sewage Facilities

Garbage - the lots are/will be serviced privately with refuse collection.

Public Services:

Police - Val Verde County Sherriff's Department

Fire - Val Verde County Volunteer Fire Department

Flood Plain Clearance:

This property is not located within the FEMA designated flood prone area.

NOTIFICATIONS:

Advertised Commission Hearing Date: February 18, 2015

Advertised City Council Hearing: February 23, 2015

Advertised Commissioners Court Date: To be determined

Property Owner Notices Mailed: 17

Letters in Support: None to date

Letters in Opposition: None to date

Letters with No Comment: None to date

Inquiry Contacts: None to date

DISCUSSION:

This property is located outside of the city limits but within the City's Extraterritorial Jurisdiction. With this in mind, the applicant is required to get plat approval from the City of Del Rio, as well as, Val Verde County Commissioners Court. Due to its location it is also required to get approval from the Amistad Zoning Authority. This proposed replat meets the minimum requirements outlined in the Local Government Code and City Municipal Code.

The Amistad Zoning Authority voted to approve the plat in December of 2014 and Val Verde Commissioners Court voted to approve the request in January of 2015.

Chapter 212.005 states that the municipal authority responsible for approving plats must approve a plat or replat that is required to be prepared under Chapter 212 and that satisfies all applicable regulations.

PROS:

Approving this replat will be consistent and in compliance with the Local Government Code and the City Municipal Code.

CONS:

Approving this plat will allow for the further subdivision of this land.

RECOMMENDATION:

Staff recommends approval of the requested replat.

Fiscal Impact

FISCAL IMPACT:

There is not a fiscal impact associated with this agenda item.

Attachments

Plat 15-04 Plat

Plat 15-04 App



APPLICATION FOR PLAT

City of Del Rio
Planning & Zoning Division

Date Submitted: JULY 14, 2014 Plat ID Number: 15-04

Plat Name: RE-PLAT ESTABLISHING LOTS A, B, AND C, DENNIS BRITE WEST TRACT SUBDIVISION, VALVERDE COUNTY., TEXAS
Property Address/legal: IN PROCESS, Del Rio Texas 78840

Owner/Agent: Ms. RHONDA MONTGOMERY Phone: (830) 313-0106 Fax:
Address: 7439 W. U.S. Highway 90, Del Rio, Texas Zip code: 78840
Owner's Email Address rhonda@lakeamistadrealty.com

Engineer/Surveyor: Abner Martinez, P.E. Phone: (830) 775-4579 Fax:
Address: 501 E. Garfield, Del Rio, Texas Zip code: 78840
Engineer's Email Address acs@rgv.twcbc.com

- 1. All Specific Uses Proposed: As determined by ALUAZ (restaurant, day care, warehouse, etc.)
2. Existing Zoning: No zoning exists for this area, and is not being used.
3. Is there a building permit associated with this plat? [] No [] Yes AP #
4. City Council District: County Precinct:
5. Name and Number of Survey/Abstract:
6. [] DIRECTOR -OR- [] PLANNING COMMISSION
7. Water Service: [] City [x] Well [] Other Utility (name)
8. Sewer Service: [] City [x] Septic [] Other Utility (name)
9. Del Rio City Limits [] Yes [x] No
10. San Felipe Springs Protection Area? [] Yes [x] No
11. Joint Airport Zoning Board Area [] Yes [x] No
a. Laughlin Air Force Base [] Yes [] No
b. Del Rio International Airport [] Yes [] No
12. Previous/existing landfill? [] Yes [x] No
13. Flood plain? [] Yes [x] No

PLATTED AREA

Streets [] Public [] Private Linear Ft total acreage
Parks [] Public [] Private total acreage
Off-Site Easements [] Permeable [] Nonpermeable total acreage

I hereby certify that all of the information on the entire Plat Application is true and correct.
Print Name: Abner Martinez, P.E. Signature:
Date: [x] Professional Engineer [x] 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.)

Planning & Zoning Commission

4. b.

Meeting Date: 02/18/2015

Submitted By: Janice Pokrant, City Planner, Engineering Department

Information

SUBJECT:

Conduct a Public Hearing and Consider a Request for Zoning Change Appeal #15-01 by Ana Maria Hernandez Requesting a Zoning Change from Residential Multiple Family District (R-M) to Local Commercial District (C-1). Property Description: Lot 2, Block A, Figueroa Addition (1101 San Felipe St.) Proposed Use: Retail Store.

SUMMARY:

A Public hearing and consideration of a request for the rezoning of 1101 San Felipe St from Multiple Family District to Local Commercial District.

BACKGROUND:

Applicant: Ana Maria Hernandez

Location: Located off of San Felipe Street and Bowie Street

ADJACENT LAND USES

Direction / Zoning / Land Use

North / R-M / Commercial, Single Family dwellings & vacant

South / R-M / Single Family dwellings

East / C-2-A / Commercial

West / R-S / Single Family dwellings

NOTIFICATIONS:

Advertised Commission Hearing Date: February 18, 2015

Advertised City Council Hearing Date: February 23, 2015

Property Owner Notices Mailed: 45

Letters in Support: None submitted to date

Letters in Opposition: 4 (same owner)

Letters with No Comment: None submitted to date

Inquiry Contacts: 0

Flood Plain Clearance: This lot is not located in the FEMA designated flood prone area.

Traffic Impact: Significant traffic impact is not anticipated

DISCUSSION:

This property is located just down the block from the slaughter house and across the street from existing C-2-A zoned property and commercial uses. However, there is a significant amount of single family houses in the area.

R-M Zoning District Regulations

A building or premise shall be used only for the following purposes:

Any use permitted in the R-S Zoning District regulation. Residential use of temporary structures and mobile homes is prohibited, except as provided in sections 30-176 and 30-177.

Two-family dwellings or duplexes

Profession, occupations and activities carried on by resident members of families where:

- 1) There is no sign other than one sign (non-illuminated) no larger than four (4) square feet in area;
- 2) Nothing is done to make the building appear as other than a dwelling;
- 3) No products but those made on the premises are sold;
- 4) Mechanical equipment used is that normally used in a dwelling; and
- 5) Only one person other than a member of the family is employed.

Lodging houses

Hospital or clinic (other than for tubercular, liquor, narcotic, insane or feeble minded patients, or hospitals of clinic of a veterinarian).

Religious, educational and philanthropic institutions, but not animal care.

Clubs, lodges, fraternities and sororities where the chief activity is not a business

Apartment hotels.

Office Buildings.

Personal Service Shops.

Studios of artists and photographers.

Nursery, pre-kindergarten, kindergarten, play, special and other private schools.

Convalescent or rest homes.

Row houses or townhouses.

Multiple-family dwellings.

Greenhouses and nurseries not primarily engaged in retail trade.

C-1 Zoning District Regulations

A building or premise shall be used only for the following purposes:

Any use permitted in the R-M District. Residential use of temporary structures is prohibited.

Individual trailers may be occupied for residential purposes, and for this purpose they shall be considered as a single-family dwelling and shall comply with all of the requirements herein as to a single-family dwelling in this district.

Sale of goods and products at retail excepting automobiles, trailers, mobile homes, motorcycles, farm equipment, and machinery and earth-moving and heavy construction equipment.

Shops for repair and servicing of bicycles, typewriters, electrical radio and television appliances, keys and similar articles.

Dressmaking, millinery, tailoring, shoe repair, laundry, dry cleaning and similar trades.

Banks

Animal hospitals and clinics where there are no open kennels

Commercial schools.

Undertaking establishments.

Commercial parking lots.

Bowling alleys and other indoor commercial recreations.

Motels and hotels.

Theaters, but not drive-in.

Signs (advertising) used in connection with and on the same lot as the establishment to which they refer. No flashing or revolving lighting devices shall be permitted.

PROS:

Approving this request will allow the applicant to open a retail business on this area.

CONS:

Approving this request will allow for an additional commercial use in this area and could lead to other properties requesting the same zoning change.

RECOMMENDATION:

Staff recommends denial of the requested rezoning. This property is currently zoned R-M which already permits a number of commercial uses. There is a concern that if zoned C-1 there could be some uses developed on this lot that are incompatible with the existing single family dwellings.

Fiscal Impact

FISCAL IMPACT:

There is not a fiscal impact associated with this agenda item.

Attachments

Zoning Case 15-01 App Packet

Zoning Map

15-01 Letters

OF DEL RIO, TEXAS
PLANNING AND ZONING COMMISSION
ZONING APPLICATION
114 WEST MARTIN
DEL RIO, TEXAS 78840
FAX (830) 703-5305
(830) 774-8553

Appeal No. 15-01
Deadline 8 DEC. 2014
Date of Hearing 14 JAN 2015
Date Received _____
Filing Fee 100.00
Date of Action _____
Action _____

Purpose:

The application process is the initial stage for requesting a change in zoning classification to the Planning and Zoning Commission and the Del Rio City Council as defined by Section 30-273 of the Code of Ordinances for the City of Del Rio, Texas.

Applicant:

Name Ana Maria Hernandez
Address 1103 San Felipe
City Del Rio, Texas
Phone (830) 313-6765
E-Mail _____

Representing:

Name Ana Maria Hernandez / Anitas
Address 1103 San Felipe
City Del Rio, Texas
Phone _____
E-Mail _____

Request:

Zoning Change from residential to commercial
Proposed Use store

Property Description:

Street Address 1101 San Felipe Lot Size 139 x 55
Lot Number 2 Zoning District _____
Block Number A
Addition Figueron

- Please attach a copy of your deed to the property. If you are currently purchasing the property, please include a copy of your contract for the purchase of the property. Also include with your application a copy of any and all restrictive covenants pertaining to the property to be rezoned.

Appeal:

Why do you believe that the approval of this request would be in harmony (similar use) with the character of the neighborhood? there is already several businesses in this area.

Why do you believe that the approval of this request would not be detrimental to the property or persons in the neighborhood?

I am well known in this neighborhood and a store will benefit the neighbors greatly.

Why do you believe that there is a need in this area for the uses that would be allowed under this proposed zoning change?

The neighbors will not have to drive far to buy clothing. They will be able to walk to the store.

History:

Previous Application/Appeal Filed? Yes () No

Date _____

Results of Appeal rejected

Lienholder:

Is the property burdened by a lien of any nature? none

If so, describe the lien and give the name and address of lienholder and secure their consent to the requested zoning change with their signature.

Other:

Interest in the property? (Owner, Agent, Lessee, ect.) no

Approximate cost of work involved? \$30,000

Include a schematic drawing of the site.

To the Applicant:

A fee of \$_____ to defray the part of the costs of processing the application and holding the public hearing is required by City Ordinance. Such fee must be paid to the City of Del Rio at the time that this application is submitted. One-half (1/2) of the fee will be returned if the applicant decides to terminate the application and the public hearing notices have NOT been sent out.

I, Ana Maria Hernandez, understand the above requirements and have read them thoroughly and my statements are true and correct.

Lienholders (if any) _____

Ana Maria Hernandez
Applicant

AFFIDAVIT OF OWNERSHIP

THE STATE OF TEXAS) (

COUNTY OF VAL VERDE) (

Before me, the undersigned authority,

Ana Maria Hernandez

Name of Applicant

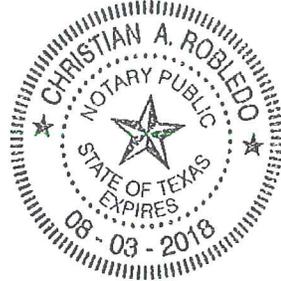
Personally appeared, and upon being duly sworn by me, stated and deposed under oath that he/she is the true owner of the above described real property, or is the duly authorized agent for the true owner of the above described real property and have filed this application on behalf of said owner.

[Signature of Ana Maria Hernandez]

SUBSCRIBED AND SWORN to before me this

Signature of Applicant

21 day of November, 2014.



[Signature of Notary Public]

Notary Public

My Commission Expires: 08/03/2018

FEES

Zoning Changes	
Less than 1 acre	\$100.00
1 acre to less than 5 acres	\$125.00
5 acres to less than 25 acres	\$150.00
25 acres to less than 50 acres	\$175.00
50 acres to less than 75 acres	\$200.00
75 acres to less than 100 acres	\$225.00
More than 100 acres	\$250.00

Zoning Applicants will not be entitled to a refund if notice has been published in the newspaper as required by the City of Del Rio Code of Ordinances

FOR CITY USE ONLY

Date _____ Invoice Number _____ Check or Money Order Number: _____

Application _____ Approved _____ Denied Date _____



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

REZONING RECEIPT

MO

PERMIT NUMBER			
201010306			
APPLIED DATE	FEES	ISSUE DATE	ISSUED BY
11/24/2014	\$ 100.00	11/24/2014	CARLA CHAVEZ

LOCATION OF IMPROVEMENT: 1101 SAN FELIPE	
ARCHITECT/DESIGNER:	GENERAL CONTRACTOR: RUBEN HERNANDEZ 1103 SAN FELIPE DEL RIO TX 78840
OWNER: ANA MARIA HERNANDEZ	

SELECTED CHARACTERISTICS OF WORK	
NATURE OF WORK: ZONING APPLICATION CHANGING FROM RESIDENTIAL TO COMMERCIAL PD BY RUBEN HDZ MO#10557995935 ON 11/24/2014 DATE ON HEARING JAN 14, 2015	NO. OF FLOORS: TOTAL FLOOR AREA OF NEW CONST.: 0.00 SQ FT BASEMENT: ACCESSORY STRUCTURES: LAND AREA:
	TYPE FRAME:
	FIRE ZONE: USE ZONE:
	OCCUPANCY TYPE: CONSTRUCTION TYPE:

FEES DUE:	DESCRIPTION	QTY	AMOUNT
	ZONING CHANGES PER ACRE	0	\$ 100.00
	TOTAL FEES		\$ 100.00

******* NOTICE *******

In the event that an application for a zoning change is denied, a new application requesting the same or a similar change shall not be filed until after the expiration of six (6) months from the date of the city council's decision.

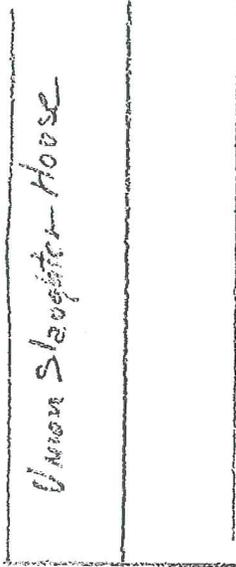
Signature of Contractor or Authorized Agent

 Approved By

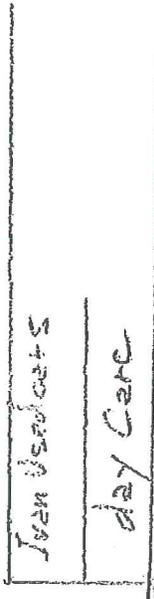
Date
 11/24/14
 Date

... shall not

Plaza Ave.

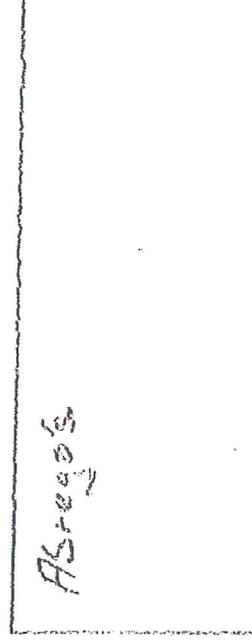


San Felipe Ave.

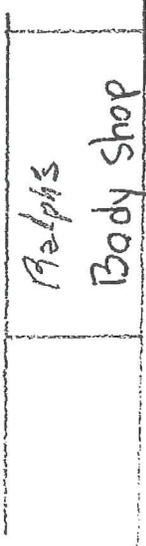


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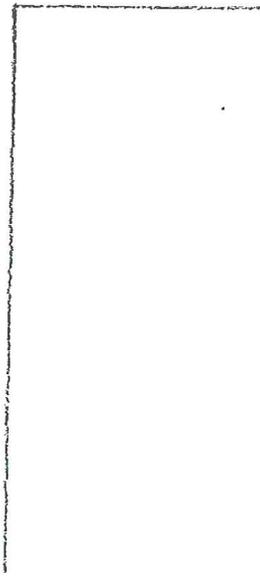
Dr Ferrin Calderon



Bowie St.



S



130 x 55

Val Verde CAD

Property Search Results > 28982 HERNANDEZ ANA MARIA for Year 2014

Property

Account

Property ID: 28982 Legal Description: FIGUEROA BLOCK A LOT 2
 Geographic ID: 6060-0010-0020 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 1101 SAN FELIPE ST Mapsco:
 TX
 Neighborhood: 6020,6025,6027,6040,6000,6195,6198,6200,6190,6191, Map ID: 95
 Neighborhood CD: NB10

Owner

Name: HERNANDEZ ANA MARIA Owner ID: 30024
 Mailing Address: 1103 SAN FELIPE % Ownership: 100.0000000000%
 DEL RIO, TX 78840
 Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$13,200	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$13,200	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$13,200	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$13,200	

Taxing Jurisdiction

Owner: HERNANDEZ ANA MARIA
 % Ownership: 100.0000000000%
 Total Value: \$13,200

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	Central Appraisal District	0.000000	\$13,200	\$13,200	\$0.00
CD	CITY OF DEL RIO, TEXAS	0.588810	\$13,200	\$13,200	\$77.73
G233	VAL VERDE COUNTY	0.481800	\$13,200	\$13,200	\$63.60
HOS	VAL VERDE REGIONAL MEDICAL CENTER	0.116500	\$13,200	\$13,200	\$15.38
RFM	FARM-TO-MARKET	0.018000	\$13,200	\$13,200	\$2.38
SD	SAN FELIPE DEL RIO CISD	1.167900	\$13,200	\$13,200	\$154.16

Total Tax Rate: 2.373010

Taxes w/Current Exemptions: \$313.25
 Taxes w/o Exemptions: \$313.24

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	UL	OTHER	0.0000	0.00	110.00	50.00	\$13,200	\$0

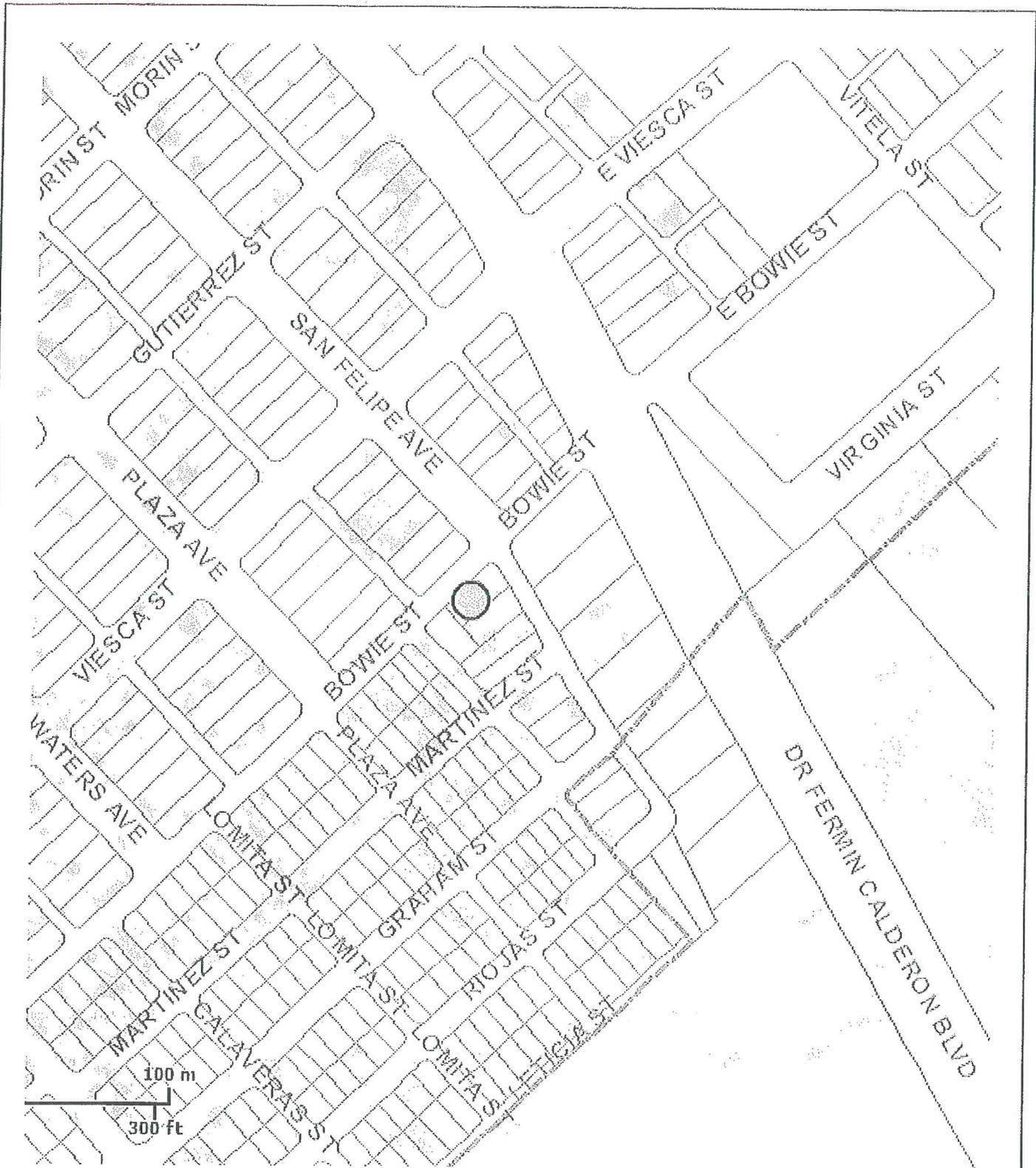
Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2015	N/A	N/A	N/A	N/A	N/A	N/A
2014	\$0	\$13,200	0	13,200	\$0	\$13,200
2013	\$0	\$13,200	0	13,200	\$0	\$13,200
2012	\$0	\$13,200	0	13,200	\$0	\$13,200
2011	\$0	\$13,200	0	13,200	\$0	\$13,200
2010	\$0	\$13,200	0	13,200	\$0	\$13,200
2009	\$0	\$13,200	0	13,200	\$0	\$13,200
2008	\$0	\$13,200	0	13,200	\$0	\$13,200
2007	\$0	\$13,200	0	13,200	\$0	\$13,200
2006	\$0	\$16,370	0	16,370	\$0	\$16,370
2005	\$0	\$16,370	0	16,370	\$0	\$16,370
2004	\$0	\$16,370	0	16,370	\$0	\$16,370
2003	\$0	\$16,370	0	16,370	\$0	\$16,370
2002	\$0	\$16,370	0	16,370	\$0	\$16,370
2001	\$0	\$16,370	0	16,370	\$0	\$16,370
2000	\$0	\$13,200	0	13,200	\$0	\$13,200
1999	\$0	\$13,200	0	13,200	\$0	\$13,200
1998	\$0	\$13,200	0	13,200	\$0	\$13,200
1997	\$0	\$13,200	0	13,200	\$0	\$13,200
1996	\$0	\$13,200	0	13,200	\$0	\$13,200
1995	\$0	\$7,260	0	7,260	\$0	\$7,260

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1		OT	Other	BARRIENTOS JESUS &	HERNANDEZ ANA MARIA	553	348	

Questions Please Call (830) 774-4602



IT NEXUS

DISCLAIMER

Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.

CITY OF DEL RIO, TEXAS
PLANNING & ZONING COMMISSION

109 West Broadway
Del Rio, TX 78840

FOR ANY QUESTIONS OR COMMENTS PLEASE CALL (830) 774-8524 OR (830) 703-5309

February 6, 2015

«NAME»
«ADDRESS»
«CITY»

RE: Planning & Zoning Commission Notice
Appeal # 15-01

Ana Maria Hernandez made an appeal to the Planning & Zoning Commission to request a Zoning Change from Residential Multiple Family District (R-M) to Local Commercial District (C-1). Property Description: Lot 2, Block A, Figueroa Addition (1101 San Felipe St.). Proposed Use: Retail Store

According to our Zoning Ordinance we are required to notify property owners within Three Hundred feet from the property in question. According to our records you are the owner of Lot:«LOT», Block:«BLOCK», «ADDITION» ADDITION. This letter is to notify you that a Public Hearing will be held on the requested appeal on Wednesday, the 18th of February 2015 at 5:30 p.m. by the Planning & Zoning Commission and on Monday, the 23rd of February 2015 at 6:30 p.m. by the City Council in the Council Chambers in City Hall (109 West Broadway). The purpose of these hearings is to give you the opportunity to express your views with respect to the requested appeal.



Anyone interested in the appeal, either for or against, may address a letter no later than five days prior to the hearing to the members of the Planning and Zoning Commission, 109 West Broadway, Del Rio, TX 78840, which letter or letters will be presented at the hearing.

- _____ I am FOR the appeal.
_____ I am AGAINST the appeal.
_____ I have NO COMMENTS either for or against the appeal.
_____ Other Comments (attach sheet if necessary).

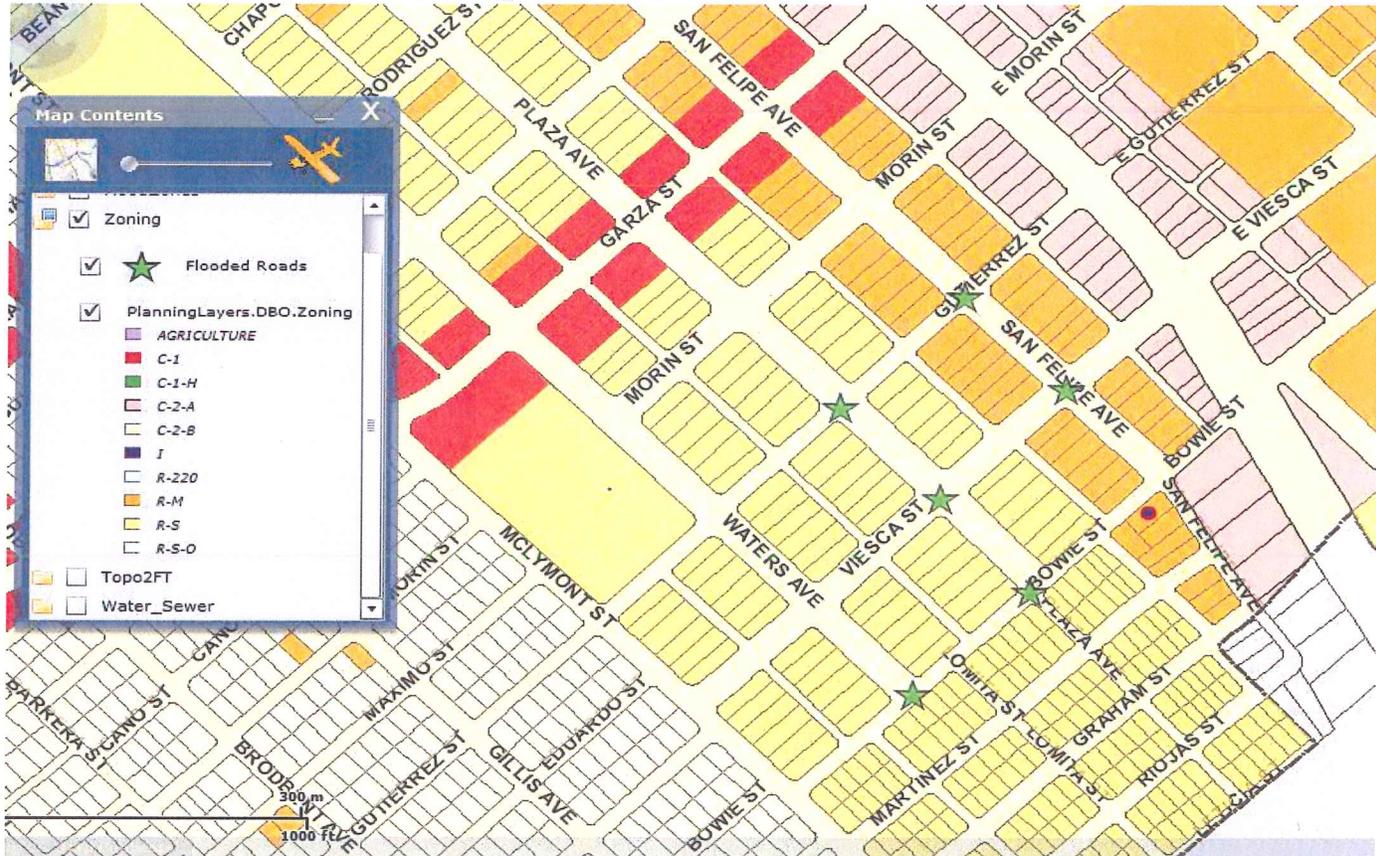
Signature

Sincerely,
Planning and Zoning Commission

PUBLIC HEARINGS ARE HELD AT CITY HALL
A HANDICAPPED ACCESSIBLE LOCATION

Zoning Map

Appeal #15-01 1101 San Felipe St.



CITY OF DEL RIO, TEXAS
PLANNING & ZONING COMMISSION
109 West Broadway
Del Rio, TX 78840

FOR ANY QUESTIONS OR COMMENTS PLEASE CALL (830) 774-8524 OR (830) 703-5309

February 6, 2015

RAMON & ANITA SANTILLANES
809 WEST BOWIE
DEL RIO, TEXAS 78840

RE: Planning & Zoning Commission Notice
Appeal # 15-01

Ana Maria Hernandez made an appeal to the Planning & Zoning Commission to request a Zoning Change from Residential Multiple Family District (R-M) to Local Commercial District (C-1). Property Description: Lot 2, Block A, Figueroa Addition (1101 San Felipe St.). Proposed Use: Retail Store

According to our Zoning Ordinance we are required to notify property owners within Three Hundred feet from the property in question. According to our records you are the owner of Lot:1, Block:4, MCKINNEY ADDITION. This letter is to notify you that a Public Hearing will be held on the requested appeal on Wednesday, the 18th of February 2015 at 5:30 p.m. by the Planning & Zoning Commission and on Monday, the 23rd of February 2015 at 6:30 p.m. by the City Council in the Council Chambers in City Hall (109 West Broadway). The purpose of these hearings is to give you the opportunity to express your views with respect to the requested appeal.



Anyone interested in the appeal, either for or against, may address a letter no later than five days prior to the hearing to the members of the Planning and Zoning Commission, 109 West Broadway, Del Rio, TX 78840, which letter or letters will be presented at the hearing.

- I am FOR the appeal.
 I am AGAINST the appeal.
 I have NO COMMENTS either for or against the appeal.
 Other Comments (attach sheet if necessary).

Anita M. Santillanes
Signature

Sincerely,
Planning and Zoning Commission

PUBLIC HEARINGS ARE HELD AT CITY HALL
A HANDICAPPED ACCESSIBLE LOCATION

AGAINST RETAIL STORES
THERE WILL BE MORE TRAFFIC
MORE CRIME
LACKING PARKING AREA
I AM 82 YEARS OLD
MY HUSBAND PASS AWAY -
2 YEARS AGO. WILL NO
LONGER FEEL SAFE w/ STORES.
UNABLE TO ATTEND HEARINGS
DUE TO THAT I LIVE ALONG.

THANK YOU

CITY OF DEL RIO, TEXAS
PLANNING & ZONING COMMISSION
109 West Broadway
Del Rio, TX 78840

FOR ANY QUESTIONS OR COMMENTS PLEASE CALL (830) 774-8524 OR (830) 703-5309

February 6, 2015

RAMON & ANITA SANTELLANES
809 WEST BOWIE
DEL RIO, TEXAS 78840

RE: Planning & Zoning Commission Notice
Appeal # 15-01

Ana Maria Hernandez made an appeal to the Planning & Zoning Commission to request a Zoning Change from Residential Multiple Family District (R-M) to Local Commercial District (C-1). Property Description: Lot 2, Block A, Figueroa Addition (1101 San Felipe St.). Proposed Use: Retail Store

According to our Zoning Ordinance we are required to notify property owners within Three Hundred feet from the property in question. According to our records you are the owner of Lot:11 & 2, Block:4, MCKINNEY ADDITION. This letter is to notify you that a Public Hearing will be held on the requested appeal on Wednesday, the 18th of February 2015 at 5:30 p.m. by the Planning & Zoning Commission and on Monday, the 23rd of February 2015 at 6:30 p.m. by the City Council in the Council Chambers in City Hall (109 West Broadway). The purpose of these hearings is to give you the opportunity to express your views with respect to the requested appeal.



Anyone interested in the appeal, either for or against, may address a letter no later than five days prior to the hearing to the members of the Planning and Zoning Commission, 109 West Broadway, Del Rio, TX 78840, which letter or letters will be presented at the hearing.

- I am FOR the appeal.
 I am AGAINST the appeal.
 I have NO COMMENTS either for or against the appeal.
 Other Comments (attach sheet if necessary).

Anita M. Santellanes
Signature

Sincerely,
Planning and Zoning Commission

PUBLIC HEARINGS ARE HELD AT CITY HALL
A HANDICAPPED ACCESSIBLE LOCATION

CITY OF DEL RIO, TEXAS
PLANNING & ZONING COMMISSION

109 West Broadway
Del Rio, TX 78840

FOR ANY QUESTIONS OR COMMENTS PLEASE CALL (830) 774-8524 OR (830) 703-5309

February 6, 2015

RAMON & ANITA SATELLANES
809 WEST BOWIE
DEL RIO, TEXAS 78840

RE: Planning & Zoning Commission Notice
Appeal # 15-01

Ana Maria Hernandez made an appeal to the Planning & Zoning Commission to request a Zoning Change from Residential Multiple Family District (R-M) to Local Commercial District (C-1). Property Description: Lot 2, Block A, Figueroa Addition (1101 San Felipe St.). Proposed Use: Retail Store

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Appeal # 15-01

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According to our Zoning Ordinance we are required to notify property owners within Three Hundred feet from the property in question. According to our records you are the owner of Lot:1, Block:A, FIGUEROA ADDITION. This letter is to notify you that a Public Hearing will be held on the requested appeal on Wednesday, the 18th of February 2015 at 5:30 p.m. by the Planning & Zoning Commission and on Monday, the 23rd of February 2015 at 6:30 p.m. by the City Council in the Council Chambers in City Hall (109 West Broadway). The purpose of these hearings is to give you the opportunity to express your views with respect to the requested appeal.



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