

CITY OF DEL RIO
PLANNING & ZONING COMMISSION
COUNCIL CHAMBERS - CITY HALL
109 WEST BROADWAY ST.

July 13, 2016
5:30 P.M.

AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES
 - a. Approval of March 2016 and May 2016 Meeting Minutes.

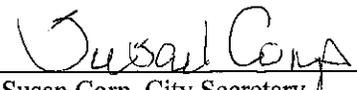
4. **OPEN PUBLIC HEARING**

- a. Conduct a Public Hearing and Consider a Request for Variance 16-01 from Thomas Mitchell, Representing Rio Grande Aviation is requesting a variance in relation to sidewalk requirements on Airport Land Site Approximately 12,000 square feet of land located at the Del Rio International Airport. (1480 Weather Station Road).

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 8th day of July.



Susan Corp, City Secretary

Planning & Zoning Commission

3. a.

Meeting Date: 07/13/2016

Submitted By: Janice Pokrant, Engineering Department

Information

SUBJECT:

Approval of March 2016 and May 2016 Meeting Minutes.

BACKGROUND:

NA

DISCUSSION:

NA

PROS:

NA

CONS:

NA

RECOMMENDATION:

NA

Attachments

March 2016 Minutes

May 2016 Minutes

CITY OF DEL RIO
PLANNING & ZONING COMMISSION
COUNCIL CHAMBERS - CITY HALL
109 WEST BROADWAY ST.
WEDNESDAY, MARCH 23, 2016 - 5:30 P.M.

Minutes

1. CALL TO ORDER

The meeting was called to order at 5:38 p.m.

2. ROLL CALL

3. APPROVAL OF MINUTES –

Meeting minutes were not available at this meeting.

4. OPEN PUBLIC HEARING

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

a. Request for an Extension and Diminished Amount of a Letter of Credit for the Agarita Hills Unit 1 Subdivision in Del Rio, Texas, from Abner Martinez. P.E.

Mrs. Pokrant presented staff report and recommendation.

Chairman Salgado requested information about why the sidewalks were missing from the design and the information.

Mrs. Pokrant stated that the sidewalks were not waived that they were discussed at the Planning and Zoning Commission when the Plat was approved. She stated that although the sidewalks were missing from the plans it will still need to be installed on Agarita. She stated that staff has discussed with the engineer for the project that the sidewalks may be constructed now or if it is okay with the Planning and Zoning Commission that the sidewalks are installed with the next phase which will also require the construction of sidewalks along Agarita.

Chairman Salgado asked if the developer would be willing to set aside funds with the city to ensure the sidewalks are constructed.

Mr. Martinez, the engineer for the project, he said they didn't install the sidewalks in this phase because they needed to resolve some pending matters to include the location of the sidewalk either next to the curb or away from the curb. He said they are already working on the plans for the next phase and are including the cost of the installation of the sidewalks for both phases with the second phase of the subdivision.

There was further discussion on the location of the sidewalk.

Mr. Martinez stated that as soon as the Public Works Director makes a decision then the developer will put aside the money for the sidewalk. He stated that the developer would like to install it at the same time he installs the sidewalk for the second phase.

Mrs. Pokrant stated that the Public Works Director and Assistant City Engineer could make the decision on the placement of sidewalks very easily. She also mentioned that they would be happy to take any suggestions on the placement of the sidewalks back to them.

It was also discussed that the Assistant City Engineer is currently working on the design manual and this item is included in that document.

Chairman Salgado stated that there is a real safety concern for the pedestrians along Agarita with the sun rising and setting and there not being sidewalks in this area.

Chairman Salgado asked more questions about the construction of the asphalt.

Mr. Martinez addressed her question.

There was further discussion of the construction and condition of the streets.

There was a discussion on the 3 month time frame and what would happen if the project is not complete.

Commissioner Sanchez asked if developer is not completed in 3 months if he could ask for another extension.

Mrs. Pokrant said that the ordinance is a little unclear but we do believe that he could.

Commissioner Sheedy asked if there is any penalties or fees if the project is not completed on time.

Mrs. Pokrant stated that there is not other than the financing fees the developer is having to pay through the lenders.

There was a discussion about a past letter of credit that was done within the city limits.

Chairman Salgado stated that she would still like to have some type of assurance that the sidewalks for this phase will be installed with the next project.

Montioned by Board member J.P. Sanchez, seconded by Board member Raul Padilla motioned to approve with the condition that the sidewalks be made part of the improvements that are yet to be completed

AYE: Chairperson Diana Salgado

Board member Raul Padilla

Board member J.P. Sanchez

Board member Cherry Sheedy

6. ADJOURNMENT

The meeting was adjourned at 6:14 p.m.

CITY OF DEL RIO
PLANNING & ZONING COMMISSION
COUNCIL CHAMBERS - CITY HALL
109 WEST BROADWAY ST.
MAY 18, 2016
5:30 P.M.

Minutes

1. CALL TO ORDER

The meeting was called to order at 5:38 p.m.

2. ROLL CALL

Board member Vaughan joined the meeting shortly after it started during agenda item 4A.

Present: Board member Raul Padilla
Board member J.P. Sanchez
Board member Cherry Sheedy
Board member B'Ann Vaughan

Staff Present: Janice Pokrant , City Planner
Matthew Rector , Assistant City Engineer

3. APPROVAL OF MINUTES

Motioned by Board member J.P. Sanchez, seconded by Board member Cherry Sheedy to approve the minutes.

AYE: Board member Raul Padilla
Board member J.P. Sanchez
Board member Cherry Sheedy

4. OPEN PUBLIC HEARING

- a. Conduct a Public Hearing and Consider a Request for a Plat 16-01 Abner Martinez, P.E., Representing Carlos Enriquez Valdez is requesting a Replat Establishing Lot 13-A, Block NFG-1, Cienegas Terrace and being the middle 50' of Lot 13, Block NFG-1 Cienegas Terrace. (155 Fir Street)
Janice Pokrant presented the staff report and recommendation.
Board member Sanchez asked if all of the properties are owned by the same person and expressed concern with stopping the plat due to land owned by other persons.
Mrs. Pokrant explained that the properties are owned by three different individuals. She further explained the concerns raised by staff on platting only a portion of the properties involved.
There was additional conversation between the board members and city staff regarding the ownership of the properties and the applicable rules and regulations for the area.
Abner Martinez, the engineer for the project, spoke in favor of the request.
Mrs. Pokrant stated that the city and county are still having problems with people illegally subdividing without platting the property.
Board member Sheedy asked if we can get clarification on what the city can and can't regulate outside of the city limits.
Mrs. Pokrant stated that she could check but she is not aware of any way that the city can regulate the

development outside of the platting authority outside of the city limits.

Board member Sanchez asked who the original seller of the portion of the lots were.

Mr. Martinez explained the history of ownership of the properties. He also explained that there is a concrete wall around Lot 15 and the portion of Lot 13 that the owner of Lot 15 owns.

Motioned by Board member J.P. Sanchez, seconded by Board member B'Ann Vaughan to approve the request.

AYE: Board member Raul Padilla
Board member J.P. Sanchez
Board member B'Ann Vaughan
NAY: Board member Cherry Sheedy

- b. Conduct a Public Hearing and Consider a Request for a Plat 16-02 Abner Martinez, P.E., Representing Benjamin & Elsa Contreras is requesting a Replat Establishing Lots A & B, Block 58, 1st Railroad Addition. (201 West 7th Street and 902 Avenue B)

Mrs. Pokrant presented the staff report and recommendation. She explained that like previous case this plat will be creating a substandard lot by not including the remaining 30' of the lot to the west of the property

The board members asked various questions about the history of the ownership and what city regulations would apply to these properties.

Motioned by Board member J.P. Sanchez, seconded by Board member B'Ann Vaughan to approve the request

AYE: Board member Raul Padilla
Board member J.P. Sanchez
Board member Cherry Sheedy
Board member B'Ann Vaughan

5.

OTHER BUSINESS

(ACTION MAY BE TAKEN ON THESE MATTERS)

- a. **Final Plat 16-03** Kenneth R. Dirksen, P.E. Representing David Breeden, President with Indian Hills Properties Requesting Approval of a Final Plat for the Buena Vista Hills Subdivision, Unit No. 10. Being a 5.40 acre tract out of I.&G.N.R.R. Co., Block 4, Survey 9, Abstract 1047, City of Del Rio.

Mrs. Pokrant presented the staff report and recommendation.

Motioned by Board member B'Ann Vaughan, seconded by Board member J.P. Sanchez to approve the plat.

AYE: Board member Raul Padilla
Board member J.P. Sanchez
Board member Cherry Sheedy
Board member B'Ann Vaughan

- b. **Plat 16-04** Abner Martinez, P.E. Representing, David Breeden, President with Indian Hills Properties, Requesting a Preliminary Plat for the Buena Vista Hills Unit 11, Being 5.48 acre out of Survey 9, Block 4 I.& G.N.R.R. Co., Abstract 1047 in Del Rio, Texas
Mrs. Pokrant presented the staff report and recommendation.
The Assistant City Engineer, Matthew Rector, presented some information on drainage calculations that he is going to be requesting for each development.
There was further discussion of the drainage requirements
Board member Padilla asked if there was sidewalks required in this plat.
Mrs. Pokrant informed the board that the extension of Amistad is not included in this plat but the sidewalks would be required when Amistad is extended.
Commissioner Vaughan explained that there is utility easements drawn on the plans on the front of the street that look like sidewalks.

Motioned by Board member Cherry Sheedy, seconded by Board member J.P. Sanchez to approve the preliminary plat.

AYE: Board member Raul Padilla
Board member J.P. Sanchez
Board member Cherry Sheedy
Board member B'Ann Vaughan

6. ADJOURNMENT
The meeting was adjourned at 6:14 p.m.

Meeting Date: 07/13/2016

Submitted By: Janice Pokrant, Engineering Department

Information

SUBJECT:

Conduct a Public Hearing and Consider a Request for Variance 16-01 from Thomas Mitchell, Representing Rio Grande Aviation is requesting a variance in relation to sidewalk requirements on Airport Land Site Approximately 12,000 square feet of land located at the Del Rio International Airport. (1480 Weather Station Road).

BACKGROUND:

On July 14, 2015 the City Council passed Ordinance O:2015-055 authorizing a development agreement between the City of Del Rio and Rio Grande Aviation for certain land and improvements at the Del Rio International Airport to allow the owner of Rio Grande Aviation to construct a facility on city owned land at the Airport. The land is located off of Weather Station Road between the airport fence and the new airport apron.

DISCUSSION:

City staff started reviewing the plans for the Rio Grande Aviation facility on May of 2016. It was at this time staff identified that the sidewalks as required in Chapter 26, Section 14 of the Municipal Code of Ordinances was missing from the plans. When the owner was informed of this missing item he requested a waiver from city staff on this regulation. Staff does not have authority within the ordinance to grant a waiver for this requirement.

Section 26-18 of the Municipal Code states:

Sec. 26-18. -Hardship.

Where the commission finds that extraordinary hardships may result from strict compliance with these regulations, it may vary the regulations so that substantial justice may be done and the public interest secured; provided that such a variance will not have the effect of nullifying the intent and purpose of the general community plan or this article.

Below is a copy of an email sent from the Airport Manager regarding this International Airport Commissions action taken on this request:

From: Juan Onofre

Sent: Thursday, June 30, 2016 9:27 AM

To: Janice Pokrant <jpokrant@cityofdelrio.com>; Oriana Fernandez <oferandez@cityofdelrio.com>

Subject: Rio Grande Side Walk

Good morning Ms. Janice,

Last night the airport commission board voted to support Mr. Mitchell request for a variance on his design regarding sidewalk requirement on the street side. The board feels that there is no need for a sidewalk on this case because it is a dead-end street where on one side limits with a security sliding gate with no pedestrian access or any future pedestrian access planned, and on the other side limits with the cargo ramp and the existing security fence that does not have space for any future construction and none is contemplated in the airport's master plan.

The board is sending a letter expressing their support to be presented at the planning meeting.

Thank you and have a great weekend,

Juan C. Onofre

Airport Manager

Del Rio international Airport

PROS:

Approving this hardship will be consistent with the recommendation made by the International Airport Commission.

CONS:

Approving this hardship would mean that if sidewalks are going to be installed in the future it will be purchased and installed by the City of Del Rio. Furthermore, approving this variance claiming there is a hardship when there is not one proven could bring a number of additional property owners asking for the variance when a real hardship is not present.

RECOMMENDATION:

Staff recommends denial of the requested variance as this request does not meet the criteria listed in Section 26-14 of the Code Ordinances to qualify for a hardship from the sidewalk requirements. It is the opinion of staff that substantial justice and securing the public interest would not be done in granting this variance. This proposed building will be located on airport property but it is still accessible to the public through the front of the proposed building and is located on a public street. Currently there is not pedestrian traffic on this road, but as there is a large amount of vacant land along the road it is undetermined that there will never be pedestrian traffic on the road. If this variance is granted and pedestrian traffic is generated through the current or future use of this building or other buildings on the street then the city will have to incur the cost associated in providing the sidewalk improvements.

Attachments

App Package

Property Map

Airport Commission Letter

CITY OF DEL RIO, TEXAS
PLANNING AND ZONING COMMISSION

Var
114 WEST MARTIN
DEL RIO, TEXAS 78840
FAX (830) 703-5305
(830) 774-8553

Appeal No.	_____
Deadline	Co-17-16
Date of Hearing	7-13-16 5:30pm
Date Received	_____
Filing Fee	\$200.00
Date of Action	_____
Action	_____

Purpose:

The application process is the initial stage for requesting action from the Planning and Zoning Commission on an appeal as defined by Section 26-18 of the Code of Ordinances for the City of Del Rio, Texas.

Applicant:

Name Thomas Mitchell
Address 323 Royal Falcon Dr.
City Del Rio, Tx 78840
Phone 830-212-3014
E-Mail riograndeaviation@gmail.com

Representing

Name Rio Grande Aviation
Address 1130 W. 10th St
City Del Rio, Tx 78840
Phone 830-775-2309
E-Mail riograndeaviation@gmail.com

Appeal

I/We appeal to the Planning and Zoning Commission the decision of the City Planner on _____
The City Planner was required under the provision of the Zoning Ordinance to deny a permit to _____
NO sidewalks shown on site plan along weather station road.

The reason for this application is:

- An appeal for and interpretation of the Subdivision Ordinance. - airport property
 An extraordinary hardship has resulted in strict compliance with the subdivision regulations.

Reason for request: Why do you believe that the Planning and Zoning Commission should approve this request (include

grounds for appeal, or reasons for granting the appeal, or special exception, or variance. If hardship is claimed, state the specific hardship.)

Our sidewalk on weather station road would be the only sidewalk built on this street. No one can build on either side of our proposed location. Our sidewalk would be useless and go no where. This is airport property and I don't feel it is in the best interest of the airport to have a sidewalk.

Property Description:

Street Address 1480 weather station Rd.

Lot Size _____

Lot Number _____

Zoning District Del Rio International Airport

Block Number _____

Addition _____

History

Previous Application/Appeal Filed? () Yes (✓) No

Date _____

Results of Appeal _____

Other:

Interest in the property? (Owner, Agent, Lessee, ect.) Lessee

Approximate cost of work involved? \$5,000

AFFIDAVIT OF OWNERSHIP

THE STATE OF TEXAS) (

COUNTY OF VAL VERDE) (

Before me, the undersigned authority,

Thomas Mitchell

Name of Applicant

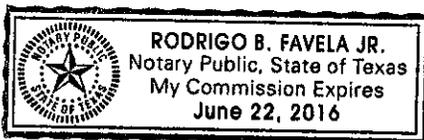
Personally appeared, and upon being duly sworn by me, stated and deposed under oath that he/she is the true owner of the above described real property, or is the duly authorized agent for the true owner of the above described real property and have filed this application on behalf of said owner.

[Signature]

SUBSCRIBED AND SWORN to before me this

Signature of Applicant

15th day of June, 2016



[Signature]
Notary Public

My Commission Expires: June 22, 2016

FEES

Variances	\$200.00
Administrative Appeal	\$200.00

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 _____

Sec. 26-18 Hardship

Where the commission finds the extraordinary hardships may result from strict compliance with these regulations, it may vary the regulations so that substantial justice may be done and the public interest secured; provided that such variation will not have the effect of nullifying the intent and purpose of the general community plan or this article. (Ord. No. 87-04, 1, 1-13-87)



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

BOARD OF ADJUSTMENTS RECEIPT

PERMIT NUMBER			
201014458			
APPROVED DATE	FEES	ISSUE DATE	ISSUED BY
6/15/2016	\$ 200.00	6/15/2016	KAYLA HERNANDEZ

LOCATION OF IMPROVEMENT: **1480 WHEATHER STATION**

ARCHITECT/DESIGNER: _____

OWNER: THOMAS MITCHELL

GENERAL CONTRACTOR: RIO GRANDE AVIATION
1130 W. 10TH ST.
DEL RIO TX 78840

NATURE OF WORK: ZONING VARIANCE \$200.00 CHECK# 2117		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
	ZONING VARIANCES	0	\$ 200.00
TOTAL FEES			\$ 200.00

NOTICE

(Any special permit granted by the board of adjustment shall automatically become null and void at the expiration of six (6) months from the date of its issuance if the applicant has not commenced and maintained the use of his property in accordance with said permit.) Residence (Mobile Home) shall be in full compliance and occupied within six months from the date of the moving permit.

Signature of Contractor or Authorized Agent

Approved By

6/15/16

Date

6-15-16

Date

PUBLIC HEARING NOTICE

Notice is hereby given that a Public Hearing will be conducted by the City of Del Rio Planning and Zoning Commission in the Council of Chambers at City Hall, 109 West Broadway on **Wednesday, the 13th of July 2016 at 5:30 p.m.**, and by the City Council on **Tuesday, the 26th of July 2016 at 6:30 p.m.**, for the purpose of hearing comments on the following requests:

Variance 16-01 Thomas Mitchell, Representing Rio Grande Aviation is requesting a variance in relation to sidewalk requirements on Airport Land Site Approximately 12,000 square feet of land located at the Del Rio International Airport. (1480 Weather Station Road).

HANDICAPPED ACCESSIBLE LOCATION

- **Please publish once Tuesday, June 28, 2016.**

ORDINANCE NO. O: 2015 - 055

AN ORDINANCE BY THE CITY COUNCIL OF THE CITY OF DEL RIO, TEXAS AUTHORIZING AND DIRECTING CITY MANAGER HENRY ARREDONDO TO EXECUTE A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF DEL RIO AND RIO GRANDE AVIATION FOR CERTAIN LAND AND IMPROVEMENTS AT THE DEL RIO INTERNATIONAL AIRPORT

WHEREAS, the City Council of the City of Del Rio supports the improvement and expansion of the Del Rio International Airport and encourages responsible development to meet opportunities of economic development,

WHEREAS, the City Council of the City of Del Rio has all right, power and authority concerning the operation control and management of the Del Rio International Airport as provided for in the agreement between the City of Del Rio and Val Verde County dated June 8th, 1981,

WHEREAS, the City Council of the City of Del Rio is authorized to enter into this agreement in accordance with Texas State Transportation Code, Chapter 22, Section 22, City of Del Rio Code of Ordinances Chapter 6, Section 6-95.5,

WHEREAS, the City Council of the City of Del Rio believes it is in the best interest of the City of Del Rio to execute a Development Agreement between the City of Del Rio and Rio Grande Aviation for certain land and improvements at the Del Rio International Airport.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DEL RIO, TEXAS THAT:

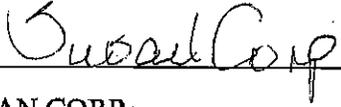
The City Manager, Henry Arredondo, is hereby authorized and directed to execute a Development Agreement between the City of Del Rio and Rio Grande Aviation for certain land and improvements located at the Del Rio International Airport.

PASSED AND APPROVED on this 14th day of July, 2015.



ROBERT GARZA
Mayor

ATTEST:



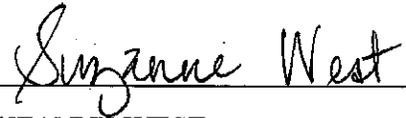
SUSAN CORP
City Secretary

REVIEWED FOR ADMINISTRATION:

REVIEWED AS TO FORM:



HENRY ARREDONDO
City Manager



SUZANNE WEST
City Attorney

July 15, 2015

Mr. Thomas Mitchell
Rio Grande Aviation
Del Rio International Airport
1100 West 10th Street
Del Rio, Texas 78840
Phone # (830)-775-23098

RE: Development agreement (On-Airport Land Site)
Approximately 12,000 square feet of land located at the Del Rio International Airport

Dear Mr. Mitchell:

The City of Del Rio intends to enter into negotiations for the ground lease of the captioned Property based upon the following terms:

LESSOR	Del Rio International Airport
LESSEE	Rio Grande Aviation
LEASE TERM	Initial Term of Twenty (20) Years
LEASE TERM OPTIONS	Two (2) extension options. Option term shall be ten (10) years each at Fair Market Value Rent.
LEASE RATE	Commencing upon delivery of Certificate of Occupancy of the Building to be constructed, the rate for the initial five (5) years will be \$.28 per square foot of leased land. Annual rent shall be subject to review and adjusted at specified intervals throughout the term of the lease, to reflect any increases in the U.S. Department of Commerce's Consumer Price Index (CPI) during the Fifth (5th) year term of the lease. Adjustments, if any, shall take place first at the end of the first (5) years of the lease and thereafter at the end of each succeeding Five (5) year interval during the term of the lease. The City and Airport reserves the right to adjust the land rental rate in accordance with the adopted City Policy or FAA requirements but shall be subject to the cap provision as stated above.
LEASE RATE CONCESSION	The City shall waive the land lease rent due to the City for the period from execution of the Long Term Ground Lease (estimated to be no later than September 30, 2015) until the date of beneficial occupancy or November 30, 2016 – whichever is earlier.
REAL ESTATE TAXES	The City agrees to abate 100% of the City real estate property taxes for the Land & Building for the initial 10 Years.

PROPERTY Approximately 12,000 square feet of land that is located on the new Air Cargo/Cargo/GA ramp – Address to be determined (See attached Exhibit A for building and site plan)

UTILITIES Lessor, at Lessor's sole expense, shall be responsible to install and construct utilities (sewer and water) to the property based on a schedule mutually acceptable to the Lessor and Lessee.

PLATTING Lessee is required to deliver a platted parcel and shall be responsible for all such costs and expense, including without limitation, engineering and surveying fees, attorney fees, and filing fees, incurred in such platting process.

EXAMINATION PERIOD One Hundred and twenty (120) days to complete site investigation. Professionals shall have the right to enter the Property for the sole purpose of conducting additional tests, surveys, environmental studies, investigations and analysis of the proposed site. Developer/Lessee shall indemnify Lessor and to substantially the same pre-test condition.

CLOSING The City will negotiate in good faith and enter into a Lease Agreement with Lessee no later than September 30, 2015 that will detail the final terms of the development of the site and the land lease terms. Lessee will be responsible for all hard & soft costs associated with such development (with the exception of the service utilities) and shall be responsible for maintenance of such facility and the grounds upon completion.

CONFIDENTIALITY Lessor and Lessee acknowledge that the terms and conditions and details of the ensuing negotiations will remain confidential between the parties.

DISCLAIMER This Letter of Terms constitutes an expression of interest only, which terms are subject to the approval of the government body of the City.

Regards,

Henry Arredondo
City Manager

Lessee:

Agreed to and accepted this _____ day of _____ 2015.

By:

Title: _____



Rio Grande Aviation Property





Del Rio International Airport
1104 West 10th Street
Del Rio, Texas 78840

June 30, 2016

Zoning Board of Adjustment
Del Rio City Council
109 W. Broadway
Del Rio, Texas 78840

Re: Rio Grande Aviation

Dear Board of Adjustment Members,

On June 29, 2016, the Del Rio International Airport Commission received an informational briefing from Rio Grande Aviation to initiate the construction of a Hangar to expand its Aviation Maintenance Business. We believe that this project is important for the aviation community and expands the horizon of economic development possibilities, bringing new jobs into the region and increasing the services available at our International Airport.

Mr. Thomas Mitchell has brought to our attention that the City has a requirement to situate a side walk on a dead end street with no pedestrian traffic present or future according to the airport development master plan.

As a result of this briefing, the Del Rio Airport Commission hereby wishes to express to the Zoning Board of Adjustment its unanimous support to Mr. Mitchell's request for a variance on the side walk construction requirement.

Thank you for your courtesy and consideration in this matter.

Sincerely,

David E. Martinez, Chairman

Susan Taylor, MD



Del Rio International Airport
1104 West 10th Street
Del Rio, Texas 78840

Rodger Paxton
Rodger Paxton

Sandy Sanders

Ben Rivera