

CITY OF DEL RIO, TEXAS
ZONING BOARD OF ADJUSTMENT
COUNCIL CHAMBERS - CITY HALL
109 W. BROADWAY ST.

December 5, 2016

5:30 P.M.

AGENDA

1. CALL TO ORDER

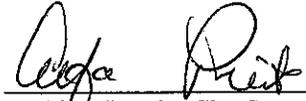
2. ROLL CALL

3. **OPEN PUBLIC HEARING**

- a. Conduct A Public Hearing and Consider a Request for Appeal 16-13 by Jose Martin Jimenez who is requesting a Special Permit to place a singlewide mobile home to be used as a residence in an R-S-O Zoning District. Property Description: Lot 8, Block 32, Blum Addition (715 E Rodriguez).

4. ADJOURNMENT

I, Alma Levrie, 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 2 day of December 2016.



Alma Levrie, City Secretary

Board of Adjustment

3. a.

Meeting Date: 12/05/2016

Submitted By: Janice Pokrant, Engineering Department

Information

SUBJECT:

Conduct A Public Hearing and Consider a Request for Appeal 16-13 by Jose Martin Jimenez who is requesting a Special Permit to place a singlewide mobile home to be used as a residence in an R-S-O Zoning District. Property Description: Lot 8, Block 32, Blum Addition (715 E Rodriguez).

BACKGROUND:

Applicant: Jose Martin Jimenez

Address: 715 E Rodriguez

Requested Action: A Special Permit to place a singlewide mobile home on the property.

Lot Size: 50' x 137'

Zoning History: No appeals have been received on this property within the last 6 months.

Application/Regulations: Chapter 30, Article V, Section 30-51

Residential use of temporary structures and mobile homes is prohibited except as provided in Section 30-176 and 30-177 of this chapter.

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

Traffic Impact: Significant traffic is not anticipated with this request.

Notification:

Property Owners Notices Mailed: 30

Opposition: None received to date

Support: None received to date

No Comment: None received to date

Returned to Sender: None received to date

ADJACENT LAND USES

Direction/ Zoning/ Land Use

North/ R-S-O/ Vacant land & railroad

South/ R-S & R-S-O/ Mobile homes & single family dwelling

East/ R-S & R-S-O/ Mobile homes

West/ R-S & R-S-O/ Single family dwellings & railroad

DISCUSSION:

This property is located near the intersection of E Rodriguez and Railway Avenue. This side of the street and the lots directly behind this property have all developed with mobile homes. Staff supports the placement of mobile homes north of Speer Street which will encompass this property.

PROS:

Approving this request will allow for a vacant property to be utilized with a residential structure.

CONS:

Approving this request will allow for an additional temporary residential structure to be placed in this area.

RECOMMENDATION:

Staff recommends approval of the request. This request will not change the character of the neighborhood.

Attachments

App Packet 16-13

CITY OF DEL RIO, TEXAS
ZONING BOARD OF ADJUSTMENTS
114 WEST MARTIN
DEL RIO, TEXAS 78840
FAX (830) 703-5305
(830) 774-8553

Appeal No. 1013
Deadline MAY 14 2010 17 OCT
Date of Hearing JUN 30 2010 2010
Date Received _____
Filing Fee _____ 5:30
Date of Action _____
Action _____ COUNCIL
21 NOV. 2010 COUNCIL

Purpose:

The application process is the initial stage for requesting action from the Zoning Board of Adjustment on an appeal as defined by Section 7-181 of the Code of Ordinances for the City of Del Rio, Texas.

Applicant:

Name Jose Martin Jimenez
Address 713 E. Rodriguez
City Del Rio, TX 78840
Phone (830) 461-4418
E-Mail _____

Representing

Name Jose Martin Jimenez
Address 713 E. Rodriguez
City Del Rio, TX 78840
Phone (830) 461-4418
E-Mail _____

Appeal

I/We appeal to the Zoning Board of Adjustment the decision of the Building Official on _____
The Building Official was required under the provision of the Zoning Ordinance to deny a permit to _____

The reason for this application is:

- An appeal for and interpretation of the Zoning Ordinance or Zoning Map.
- A Special Exception to the terms of the Zoning Ordinance on which the Board of Adjustment is required to pass.
- A Variance in relation to the () Use, () Height, () Area, or () Parking. If for area () yard: _____ Front
Side, _____ Rear () feet, () lot coverage, () width, or () depth.

Reason for request: Why do you believe that the Zoning Board of Adjustment 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.)

The trailer will be moved to the next lot so my daughter will move in to the trailer.

Property Description:

Street Address 715 East Rodriguez

Lot Size 50 x 137

Lot Number #8

Zoning District Del Rio TX

Block Number 32

12-S-0

Addition Blum Addn

Mobile Home Size 15 x 60

(Must be included for a Special Permit to be granted)

History

Previous Application/Appeal Filed? Yes () No

Date

Results of Appeal Appeal was granted; mobile was situated in lot

Other:

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

Approximate cost of work involved? \$850

AFFIDAVIT OF OWNERSHIP

THE STATE OF TEXAS

))

COUNTY OF VAL VERDE

))

Before me, the undersigned authority,

José M. Jimenez

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.

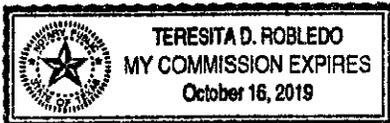
SUBSCRIBED AND SWORN to before me this

Signature of Applicant,

23rd day of September, 2016.

Teresita D. Robledo
Notary Public

My Commission Expires: 10/16/2019



FOR CITY USE ONLY

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

Application _____ *Approved* _____ *Denied Date* _____

Sec. 7-238. - Same—Standards.

No application for a variance shall be granted unless the board of adjustment finds the existence of each of the following:

(1)

That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district;

(2)

That a literal interpretation of the provisions of the zoning regulations would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of said zoning regulations;

(3)

That the special conditions and circumstances do not result from the actions of the applicant;

(4)

That granting the variance requested will not confer on the applicant any special privilege that is denied by the zoning regulations to other lands, structures, or buildings in the same district;

(5)

That the reasons set forth in the application justify the granting of the variance;

(6)

That the variance is the minimum variance that will make possible the reasonable use of the land, building, or structure;

(7)

That the granting of the variance will be in harmony with the general purpose and intent of the zoning regulations and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.



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

BOARD OF ADJUSTMENTS RECEIPT

201015681			
10/17/2016	\$ 200.00	10/17/2016	KAYLA HERNANDEZ

LOCATION OF IMPROVEMENT: **713 E RODRIGUEZ**

ARCHITECT/DESIGNER: _____

OWNER: JOSE MARTIN JIMENEZ

GENERAL CONTRACTOR: JOSE M JIMENEZ
713 E RODRIGUEZ
DEL RIO TX 78840

NATURE OF WORK:
BOARD OF ADJUSTMENTS DEADLINE OCT 17 2016
DATE OF HEARING NOVEMBER 21 2016 AT 5:30 IN COUNCIL CHAMBERS

Dimensions

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 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 _____

Date 10-17-16

Date 10-17-16

PUBLIC HEARING NOTICE

Notice is hereby given that a Public Hearing will be conducted by the City of Del Rio Zoning Board of Adjustment in the Council Chambers at City Hall, 109 West Broadway on **Monday, the 14th of November 2016 at 5:30 p.m.**, for the purpose of hearing comments on the following requests:

Appeal # 16-13 Jose Martin Jimenez is requesting a Special Permit to place a singlewide mobile home to be used as a residence in an R-S-O Zoning District. Property Description: Lot 8, Block 32, Blum Addition (715 East Rodriguez).

HANDICAPPED ACCESSIBLE LOCATION

- **Please publish once Sunday, October 30, 2016.**

Val Verde CAD

Property Search Results > 76380 SWINSON THOMAS E ET AL for Year 2016

Property

Account

Property ID: 76380
 Geographic ID: 6020-0320-0080
 Type: Real
 Property Use Code:
 Property Use Description:

Legal Description: BLUM BLOCK 32 LOT 8 & 9
 Agent Code:

Location

Address: RODRIGUEZ TX
 Mapsco:
 Neighborhood: 6020,6025,6027,6040,6000,6195,6198,6200,6190,6191, Map ID:
 Neighborhood CD: NB10

Owner

Name: SWINSON THOMAS E ET AL
 Mailing Address: 701 EDWARDS WALK DRIVE
 CEDAR PARK, TX 78613

Owner ID: 23014
 % Ownership: 100.0000000000%

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: SWINSON THOMAS E ET AL
 % 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	0.684576	\$13,200	\$13,200	\$90.36
G233	VAL VERDE COUNTY	0.495500	\$13,200	\$13,200	\$65.41
HOS	VAL VERDE REGIONAL MEDICAL CENTER	0.106143	\$13,200	\$13,200	\$14.01
RFM	FARM-TO-MARKET	0.024300	\$13,200	\$13,200	\$3.21
SD	SAN FELIPE DEL RIO CISD	1.159800	\$13,200	\$13,200	\$153.09

Total Tax Rate: 2.470319

Taxes w/Current Exemptions: \$326.08

Taxes w/o Exemptions: \$326.08

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	0	OTHER	0.3145	13700.00	100.00	137.00	\$13,200	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2017	N/A	N/A	N/A	N/A	N/A	N/A
2016	\$0	\$13,200	0	13,200	\$0	\$13,200
2015	\$0	\$12,100	0	12,100	\$0	\$12,100
2014	\$0	\$12,100	0	12,100	\$0	\$12,100
2013	\$0	\$11,000	0	11,000	\$0	\$11,000
2012	\$0	\$11,000	0	11,000	\$0	\$11,000
2011	\$0	\$11,000	0	11,000	\$0	\$11,000
2010	\$0	\$21,450	0	21,450	\$0	\$21,450

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	5/9/2016	WDVL	WARRANTY DEED WITH VENDOR'S LIEN	SWINSON THOMAS E ET AL	JIMENEZ JOSE MARTIN & DOLORES			00295545

Questions Please Call (830) 774-4602

Website version: 1.2.2.11

Database last updated on: 10/24/2016 8:16 PM

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CITY OF DEL RIO, TEXAS
ZONING BOARD OF ADJUSTMENT
109 West Broadway
Del Rio, TX 78840-5527

FOR ANY QUESTIONS OR COMMENTS PLEASE CALL (830) 774-8524 / (830) 703-5309 OR FAX (830) 703-5305

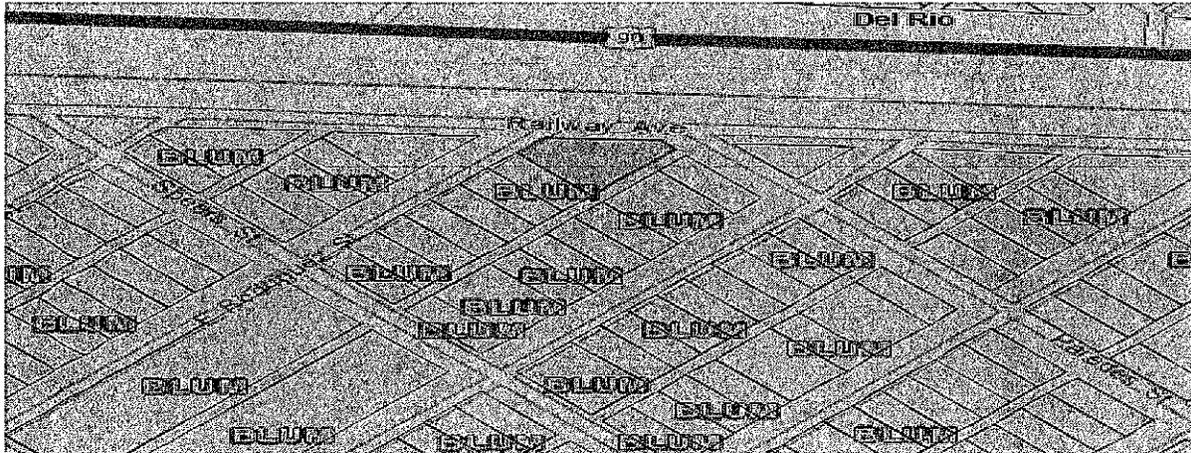
November 22, 2016

RE: Zoning Board of Adjustment Notice
Appeal # 16-13

Jose Martin Jimenez made an application to the Zoning Board of Adjustment requesting a Special Permit to place a singlewide mobile home to be used as a residence in an R-S-O Zoning District. **Property Description: Lot: 8, Block: 32, Blum Addition (715 East Rodriguez).**

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, Block:, Addition**. This letter is to notify you that a Public Hearing will be held on the requested appeal on **Monday, the 5th of December 2016 at 5:30 p.m.** in the Council Chambers in City Hall (109 West Broadway). The purpose of this meeting 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 two days prior to the hearing to the members of the **Zoning Board of Adjustment, 109 West Broadway, Del Rio, TX 78841**, 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,
Zoning Board of Adjustment

**PUBLIC HEARINGS ARE HELD AT CITY HALL
A HANDICAPPED ACCESSIBLE LOCATION**