CITY OF DEL RIO - VAL VERDE COUNTY
JOINT AIRPORT ZONING BOARD
COUNCIL CHAMBERS - CITY HALL
109 WEST BROADWAY ST.
FEBRUARY 6, 2017
12:00 P.M.

AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

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

   1. Permit Request by Adrian Galvan for the construction of a Swimming Pool Rental Facility at 1443 FM 2523 Val Verde County, Texas

6. 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 12:00 p.m. on the 3rd day of February.

Alma Levrie, City Secretary

Joint Airport Zoning Board **1.**

Meeting Date: 02/06/2017

Submitted By: Janice Pokrant, Engineering Department

Information

SUBJECT:

Permit Request by Adrian Galvan for the construction of a Swimming Pool Rental Facility at 1443 FM 2523 Val Verde County, Texas

BACKGROUND:

Applicant: Adrian Galvan
Requested Action: To construct a swimming pool rental facility
Lot & Block: Spt W/2 of Blk 15 and Pt E1/2 of Block 16
Addition: Waterloo Section 3
Lot Size: 9.71 acres
Existing Zoning & Land Use:
North - Zoning NA, Outside city limits/ Lots used for large lot residential and vacant land
South - Zoning NA, Outside city limits/ Lots used for residential purposes with single family and the Val Verde County Park
East - Zoning NA, Outside city limits/ Lots used for large lot residential and vacant land
West - Zoning NA, Outside of city limits/ Lots used for multiple family dwellings
Applications/ Regulations:
This property is located outside of the City of Del Rio City limits, but within Val Verde County and the City of Del Rio's extraterritorial jurisdiction. The property is also located within the Joint Airport Zoning Board's Controlled Compatible Land Use Area.
Public Utilities:
Water - City water is available - the water line is located along Tierra Blanca and would need to be extended at the applicants cost
Gas - City gas is not available
Sewer - City sewer is available but is located across the street which would require the applicant to pay to obtain a TxDOT permit and a bore with casing underneath the road.
Garbage - Red River is available
Public Services:
Police - Val Verde County Sheriff Department
Fire - Val Verde County Volunteer Fire Department
Parking:
Sufficient parking will be available
Flood Plain Clearance:
This lot is not located in the FEMA designated flood prone area
Traffic Impact:
An increase of traffic is predicted with an anticipated occupancy of 25-35 people. The applicant would be required to get a TxDOT driveway approach permit.

DISCUSSION:

This property is located outside of the City of Del Rio city limits, but within Val Verde County and the City of Del Rio Extraterritorial Jurisdiction (ETJ). The applicant would need to determine how the lot will be services with water and waste water facilities as the city services are available but might be rather costly to extend to this area. The other option is for the applicant to service the lot with a private water well and an on-site sewage facility which could be costly as well.

PROS:

Approving the request will allow for new development in this area and provide a service that people in this nearby residential areas could utilize, especially with the Val Verde County park being located across the street.

CONS:

Approving this request will allow for the construction of use where the individuals renting the facility could complain about the noise created by the pilots flying overhead.

RECOMMENDATION:

City staff recommends approval of the request with consideration of Laughlin Air Force Base comments. Staff also recommends that if the request is approved that the owner voluntarily sign the Laughlin Air Force Base Disclosure Form, as well as provide the form to the customers who are proposing to rent the facility so they are aware of any noise that could occur due to the airfield operations.

Attachments

Application

Examples of Proposed Facility

CITY OF DEL RIO – VAL VERDE COUNTY
JOINT AIRPORT ZONING BOARD
PERMIT APPLICATION

Appeal No. _____
Deadline _____
Date of Hearing _____
Date Received _____
Date of Action _____
Action _____

1. Name of Applicant: Adrian Galvan
   Mailing Address: 900 Ave Q.
   Phone Number: (830) 734-7965
   Fax Number: _____
   Email Address: adrian.galvan@live.com

2. Name of Engineer/Architect: _____
   Contact: _____
   Address: _____
   Phone: _____
   Fax: _____
   Email: _____
   Survey/Map with what device? _____
   Device: _____
   Website: _____
   (example: itouchmap.com)

3. Location of Property: 1443 Fm 2523
   If located in a subdivision:
   Name of subdivision: Water loo section 3
   Lot #: Spt w/2 and pte 1/2 Block: 15 and 16
   If not located in a subdivision:
   Name and No. of Survey/Abstract _____
   Acreage _____
   Geo ID: 7152-0150-0035/7192-0160-0040
   GPS Coordinates: Lat 29.381615, Long -100.8223496
   Accuracy: _____
   Format: _____

4. Nature of Proposed Development: (check and complete as appropriate)
   ( ) Residential ( ) Multifamily Residential ( ) Industrial

   ( ) Recreational (✓) Commercial

5. Description of Proposed Development: (check and complete as appropriate)
   ( ) New Construction ( ) House ( ) Mobile Home

   ( ) Substantial Improvement to Existing Structure ( ) Townhomes

( ) Apartments ( ) Condominiums ( ) Permanent

( ) Alteration ( ) Temporary

(✓) Commercial Swimming Pool Rental
(Please specify Name and Type of Business)

6. Structure Information
   A. Ground Elevation _____ (MSL-Mean Sea Level)
   B. Structure Height _____ (AGL- Above Ground Level)
   C. Top Elevation _____ (A+B= C)
   D. Dimensions of Structure _____
   E. Number of Stories _____

7. Utility Information: (check and complete as appropriate)
   (✓) City Water Service ( ) Well
   (✓) City Waste Water Service ( ) Septic Tank
   ( ) Other: Please describe _____

8. Sign Information:
   Will you have a free standing sign on the property? Yes
   Height 10 ft
   Size 8 ft
   Lighting NO
   Type of Lighting _____

9. Lighting
   Will there be security lighting on the exterior of the property? Yes
   If so, what type? Motion Sensor
   Height Fence Height

10. Additional Structures to Support Primary
    A. Ground Elevation _____ (MSL- Mean Sea Level)
    B. Height Elevation _____ (AGL – Above Ground Level)
    C. Top Elevation _____ (A+B=C)

ATTENTION: REQUEST WILL NOT BE CONSIDERED OR REVIEWED WITHOUT A DRAWING/PLAN SET WHICH ILLUSTRATES THE FOLLOWING: (DRAWINGS MAY NEED TO BE DESIGNED BY AN ENGINEER DEPENDING ON THE SIZE AND COMPLEXITY OF THE PROJECT)

____ Site Map

____ Profile View of Structure

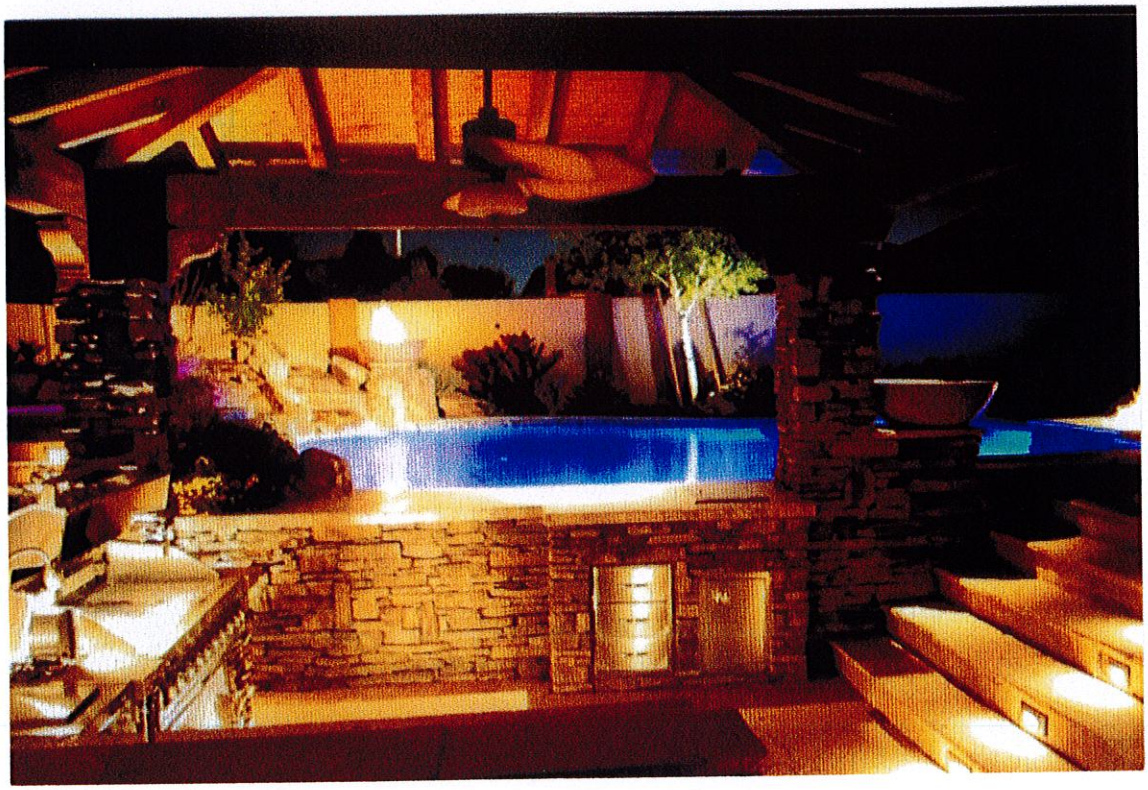
____ Diagram/Survey of Lot

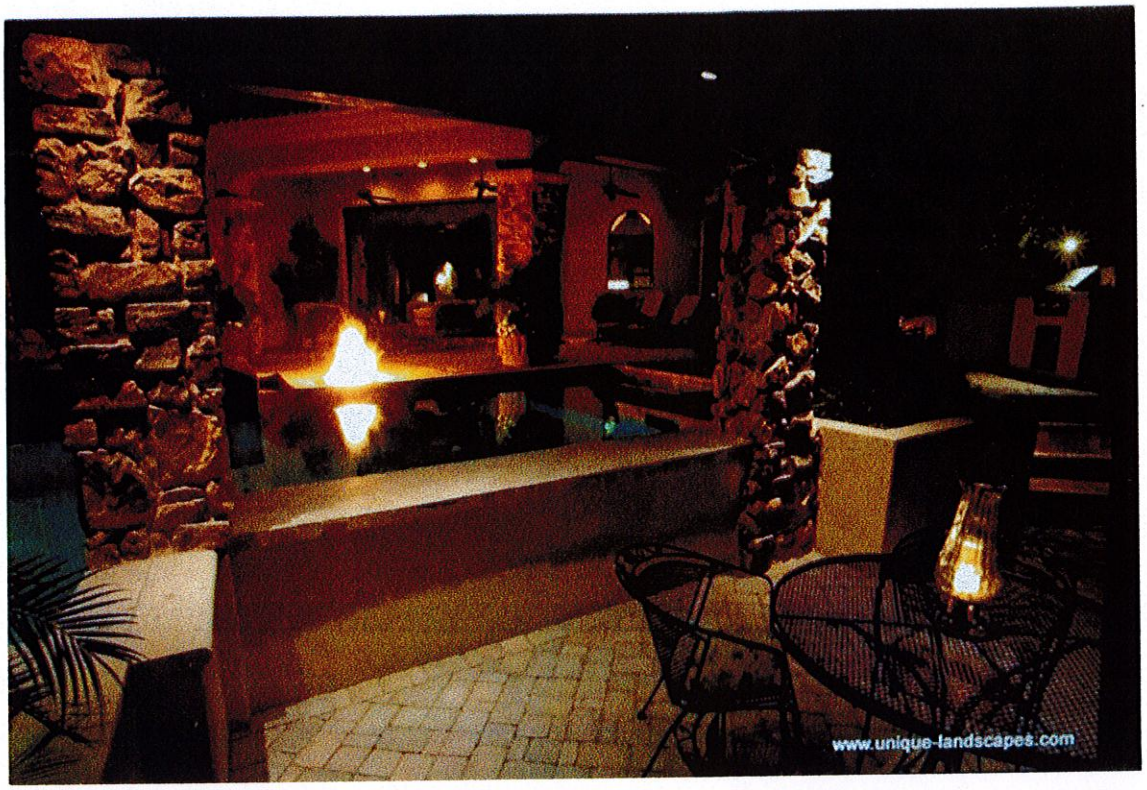
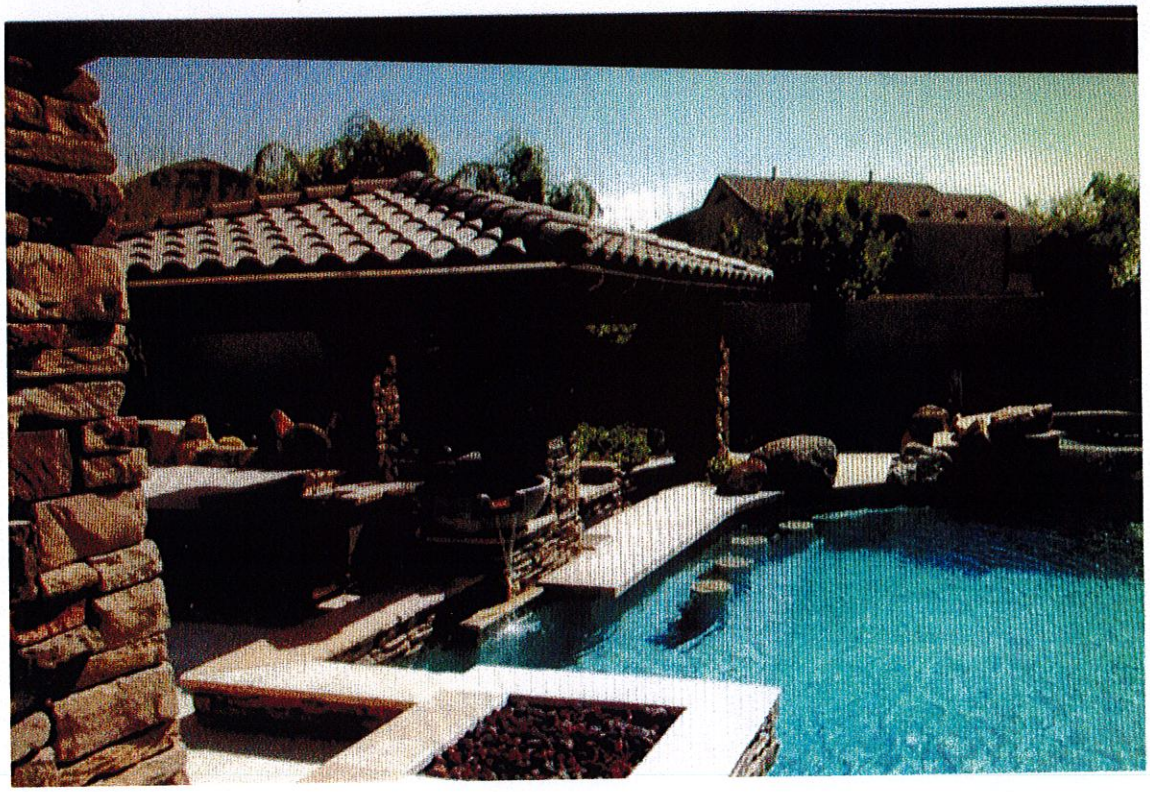
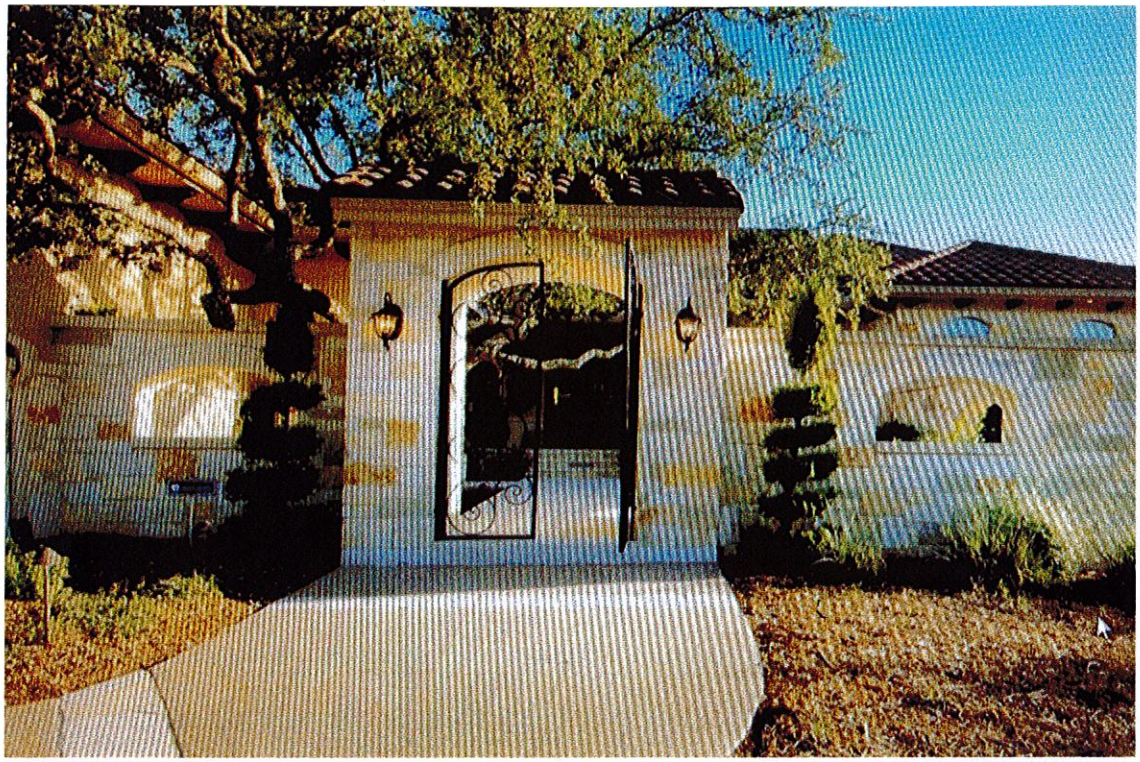
____ Location of Power Poles (GPS coordinates)

____ Location of Signs

____ Location of Lights (GPS coordinates)

____ Scale

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