

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

April 24, 2017

5:30 P.M.

AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

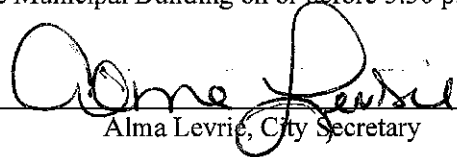
4. **OPEN PUBLIC HEARING**

- a. Conduct a Public Hearing and Consider a Request for Appeal 17-01 by Zebedeo V. Martine, Representing Paula Garcia Martinez is requesting a Special Permit to place a doublewide mobile home to be used as a residence and a Variance in lot coverage requirements in an R-S-O Zoning District. Property Description: Lot PT of 12, Block C, S-4-O Addition (211 Esquivel).
- b. Conduct a Public Hearing and Consider a Request for Appeal 17-02 by Sylvia Robles who is requesting a Special Permit to place a single wide mobile home to be used as a residence in an R-S Zoning District. Property Description: Lot 2, Block 1, Villas Del Rio Addition (503 Virginia St.)

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

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 5:30 p.m. on the 21st day of April 2017.


Alma Levrie, City Secretary

Board of Adjustment

4.a.

Meeting Date: 04/24/2017

Submitted By: Janice Pokrant, Engineering Department

Information

SUBJECT:

Conduct a Public Hearing and Consider a Request for Appeal 17-01 by Zebedeo V. Martine, Representing Paula Garcia Martinez is requesting a Special Permit to place a doublewide mobile home to be used as a residence and a Variance in lot coverage requirements in an R-S-O Zoning District. Property Description: Lot PT of 12, Block C, S-4-O Addition (211 Esquivel).

BACKGROUND:

Applicant: Zebedeo V. Martinez, Representing Paula Garcia Martinez

Address: 211 Esquivel

Requested Action: A special permit to place a double wide mobile home on the property and a Variance in Lot Coverage requirements

Lot Size: 50' x 70'

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

Flood Plain Clearance: This property lies within the 100 year flood prone area zoned AE on the FEMA National Flood Hazard Map.

Traffic Impact: Significant traffic is not anticipated with this request

Notification:

Property Owners Notices Mailed: 64

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/ Single family dwellings & vacant land

South/ R-S-O/ Single family dwellings

East/ R-S-O/ Single family dwellings

West/ R-S-O/ Single family dwellings

DISCUSSION:

Special Permit:

Sec. 7-196. - Same—Standards.

The board of adjustment may grant a special exception when in its judgment the public convenience and welfare will be substantially served and the appropriate use of neighboring property will not be substantially or permanently injured.

(Ord. No. 82-44, § 3, 12-14-82)

This property is located off of Esquivel Street & Taini Street. Most of the land is developed with residential single family homes with a few other properties undeveloped. There are a few properties in the area which were purchased by the City of Del Rio with FEMA money after the flood. This property is located within the 100 year flood prone area zoned AE on the FEMA National Flood Hazard Map. If the Board of Adjustment approves this request then the owner will need to have a certificate of elevation submitted to the City of Del Rio along with a floodplain development permit application. This will need to be reviewed by the Public Works Department to ensure compliance with all required ordinances and regulations.

Variance Request for Lot Coverage:

Variance

This request for a variance meets numbers 1, 2, 3, 6 & 7 of the standards listed below.

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.*

PROS:

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

CONS:

Approving this request will allow for a mobile home to be placed in a section of town which doesn't already have any other mobile homes which could change the character of the area.

RECOMMENDATION:

Special Permit:

Staff recommends denial of the request for the mobile home to be placed on the property as there are not any other mobile homes in the area therefore placing the mobile home in this lot would change the character of the area.

Variance:

Staff recommends denial of the requested variance for lot coverage as the request doesn't meet the standards listed within the Local Government Code and Del Rio Municipal Code.

Attachments

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. 17-01
Deadline 17 JANUARY 2017
Date of Hearing 02
Date Received _____ 3:30
Filing Fee 200.00 P.M.
Date of Action _____
Action _____ COWELL
CWA-02A

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 Zebedeo V. Martinez
Address 308 Magnolia Street
City Del Rio, TX
Phone 830-488-1016
E-Mail zeb.martinezvic@yahoo.com

Representing

Name Paula Garcia Martinez
Address 608 Quaila Dr.
City Del Rio, TX
Phone 830-330-4108
E-Mail N/A

Appeal

I/We appeal to the Zoning Board of Adjustment the decision of the Building Official on JAN. 17, 2017
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.



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

BOARD OF ADJUSTMENTS RECEIPT

201016296			
1/17/2017	\$ 200.00	1/17/2017	KAYLA HERNANDEZ

LOCATION OF IMPROVEMENT: **211 ESQUIVEL**

ARCHITECT/DESIGNER: _____

OWNER: PAULA GARCIA MARTINEZ

GENERAL CONTRACTOR: ZEBEDEO V. MARTINEZ
308 MAGNOLIA ST
DEL RIO TX 78840

NATURE OF WORK: BOARD OF ADJUSTMENTS FOR 211 ESQUIVEL \$200.00 CHECK #2256 DEADLINE JAN 17, 2017 NO DATE OF HEARING YET, WE WILL CALL YOU		Dimensions	NO. OF FLOORS: _____ TOTAL FLOOR AREA OF NEW CONST.: 0.00 SQ FT BASEMENT: _____ ACCESSORY STRUCTURES: _____ LAND AREA: _____
TYPE FRAME: _____	FIRE ZONE: !! QUOTE "" * MERGEFORMAT 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.

Zebedeo V. Martinez

 Signature of Contractor or Authorized Agent

_____ Date

 Approved By

1-17-17
 _____ Date

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 Flood was call "A 500 yr. FLOOD", I think the water that reach that AREA WAS WATER coming from GARCIA ST. AND NOT FROM THE SAN FELIPE RIVER. The Double wide TRAILER is at least 2 Feet from the ground. The River is 200 yards AWAY AT A 30 feet lower ground level.

Property Description:

Street Address 211 Esquivel Street

Lot Size 50' on Esquivel & 70' on Taini

Lot Number Lot #12

Zoning District

Block Number Block Letter "C" out of

Addition Section four (4) Division "O"

Mobile Home Size 44' x 32'
(Must be included for a Special Permit to be granted)

History

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

Date

Results of Appeal

Other:

Interest in the property? (Owner, Agent, Lessee, ect.) Total cost of 50,000

Representing Paula G. Martinez

Approximate cost of work involved?

AFFIDAVIT OF OWNERSHIP

THE STATE OF TEXAS) (

COUNTY OF VAL VERDE) (

Before me, the undersigned authority,

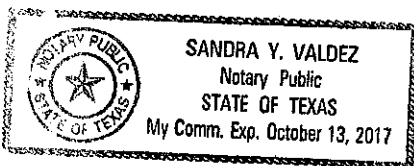
Zebedeo V. Martinez

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.

Zebedeo V. Martinez
SUBSCRIBED AND SWORN to before me this

Signature of Applicant
17 day of January 2017



Notary Public [Signature]
My Commission Expires: 10-13-2017

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.

AFFIDAVIT

THE STATE OF TEXAS

COUNTY OF VAL VERDE

BEFORE ME, the undersigned authority on this day personally appeared **PAULA GARCIA**, known to me to be the person whose name is subscribed to this instrument, which after being duly sworn by me deposes and says the following:

“My name is **PAULA GARCIA** presently residing at 112 Ramon St.. . Del Rio, Val Verde County, Texas 78840.

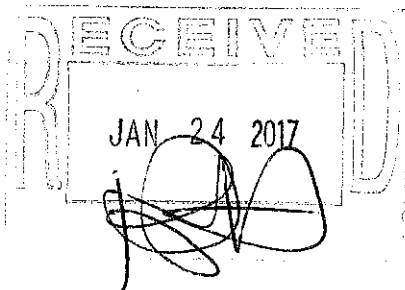
I am the Legal Owner of the following Lot: All of Lot No. Twelve (12) of Block Letter “C” out of Section Four (4), Division “O” to Del Rio and being more specifically described as being fifty feet on Esquivel Street and seventy feet on Taini Street.

I hereby give my permission and authorization to **ZEBEDEO VICTOR MARTINEZ** to place a Mobile Home in said property to be used as his residence.

Signed on this the 23RD day of January, 2017



PAULA GARCIA



STATE OF TEXAS

)

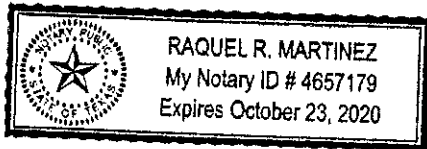
COUNTY OF VAL VERDE

)

This is to certify that on this 23rd day of January, 2017, before me,

The undersigned Notary Public in and for the State of **TEXAS**, duly commissioned
And Qualified, personally appeared **PAULA GARCIA** known to be the person whose
name is subscribed to the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official
Seal the day and year first above written.



Raquel R. Martinez
RAQUEL R. MARTINEZ
My NOTARY ID # 4657179
My Commission Expires: October 23, 2020

Val Verde CAD

Property Search Results > 30839 GARCIA PAULA for Year 2017

Property

Account

Property ID: 30839
 Geographic ID: 6190-0030-0120
 Type: Real
 Property Use Code:
 Property Use Description:

Legal Description: S-4-O ALPHA BLOCK C LOT PT OF12
 Agent Code:

Location

Address: 211 ESQUIVEL ST
 Neighborhood: 6020,6025,6027,6040,6000,6195,6198,6200,6190,6191,
 Neighborhood CD: NB10

Map ID:

Owner

Name: GARCIA PAULA
 Mailing Address: 608 QUALIA DR.
 DEL RIO, TX 78840

Owner ID: 63606
 % Ownership: 100.0000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A
<hr/>			
(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	
<hr/>			
(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	
<hr/>			
(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: GARCIA PAULA
 % Ownership: 100.0000000000%
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	Central Appraisal District	N/A	N/A	N/A	N/A
CD	CITY OF DEL RIO, TEXAS	N/A	N/A	N/A	N/A
G233	VAL VERDE COUNTY	N/A	N/A	N/A	N/A
HOS	VAL VERDE REGIONAL MEDICAL CENTER	N/A	N/A	N/A	N/A
RFM	FARM-TO-MARKET	N/A	N/A	N/A	N/A
SD	SAN FELIPE DEL RIO CISD	N/A	N/A	N/A	N/A

Total Tax Rate:	N/A	Taxes w/Current Exemptions:	N/A
		Taxes w/o Exemptions:	N/A

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	50.00	0.00	N/A	N/A

Roll Value History

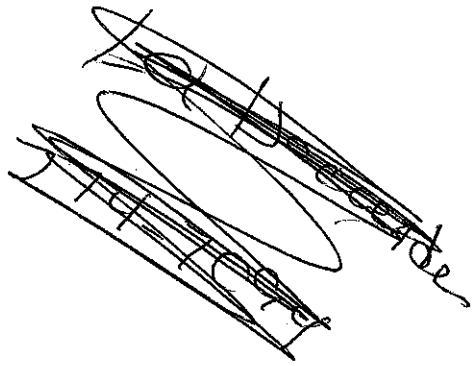
Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2017	N/A	N/A	N/A	N/A	N/A	N/A
2016	\$0	\$2,500	0	2,500	\$0	\$2,500
2015	\$0	\$2,500	0	2,500	\$0	\$2,500
2014	\$0	\$2,500	0	2,500	\$0	\$2,500
2013	\$0	\$2,500	0	2,500	\$0	\$2,500
2012	\$0	\$2,500	0	2,500	\$0	\$2,500
2011	\$0	\$2,500	0	2,500	\$0	\$2,500
2010	\$0	\$2,500	0	2,500	\$0	\$2,500
2009	\$0	\$2,500	0	2,500	\$0	\$2,500
2008	\$0	\$2,500	0	2,500	\$0	\$2,500
2007	\$0	\$2,500	0	2,500	\$0	\$2,500
2006	\$0	\$2,700	0	2,700	\$0	\$2,700
2005	\$0	\$2,700	0	2,700	\$0	\$2,700
2004	\$4,330	\$2,700	0	7,030	\$0	\$7,030
2003	\$4,330	\$2,700	0	7,030	\$0	\$7,030
2002	\$5,120	\$2,700	0	7,820	\$0	\$7,820
2001	\$4,730	\$2,700	0	7,430	\$0	\$7,430
2000	\$3,460	\$2,500	0	5,960	\$0	\$5,960
1999	\$3,460	\$1,500	0	4,960	\$0	\$4,960
1998	\$5,100	\$1,500	0	6,600	\$0	\$6,600
1997	\$5,100	\$1,500	0	6,600	\$0	\$6,600
1996	\$5,100	\$1,500	0	6,600	\$0	\$6,600
1995	\$5,100	\$1,500	0	6,600	\$0	\$6,600

Deed History - (Last 3 Deed Transactions)

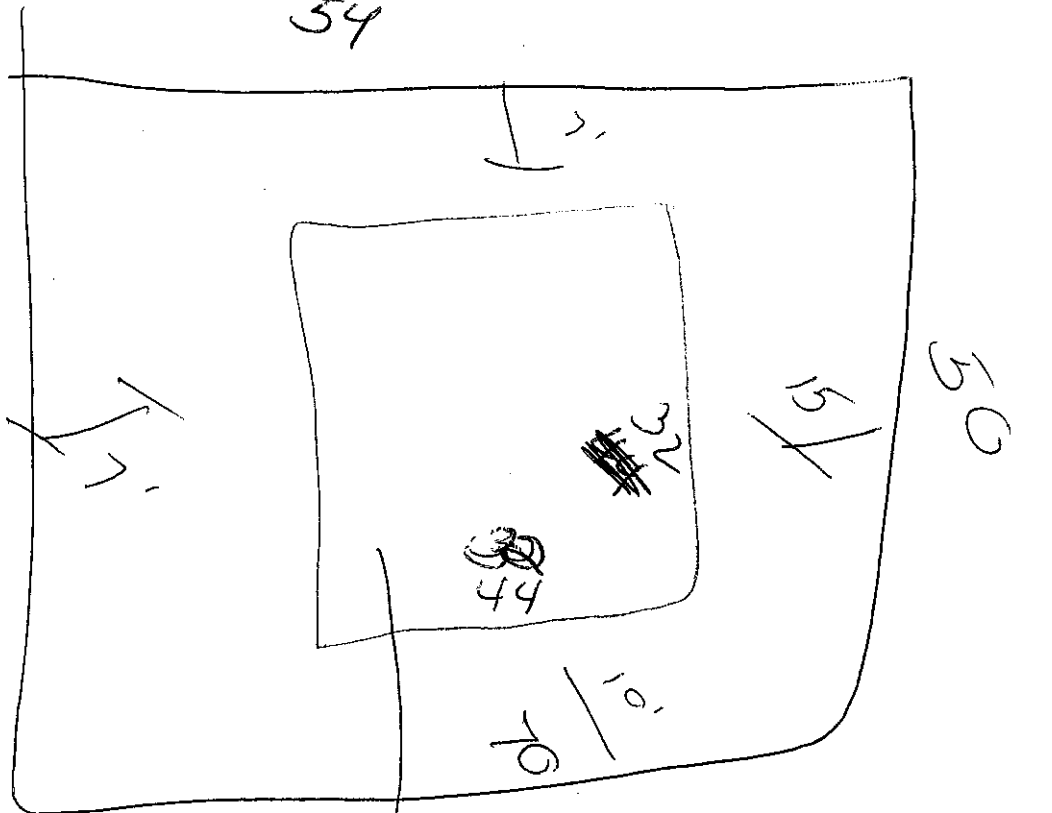
#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	7/27/2006	WD	WARRANTY DEED	GARCIA ROMELIA & DAVID	GARCIA PAULA	1010	628-631	
2	7/16/1999	OT	Other	HERNANDEZ LUIS SR &	RUIZ GABRIELA	717	528-529	
3	7/16/1999	OT	Other	RUIZ GABRIELA	GARCIA ROMELIA & DAVID	717	530-532	

Questions Please Call (830) 774-4602

This year is not certified and ALL values will be represented with "N/A".



~~60~~
54



50

19'

10'

49

2-50

LET SIZE
50x70
3500
1400
40x10

LET SIZE
32x44
1408

Let
Coverage



40

ASSESSOR'S BLOCK BOOK

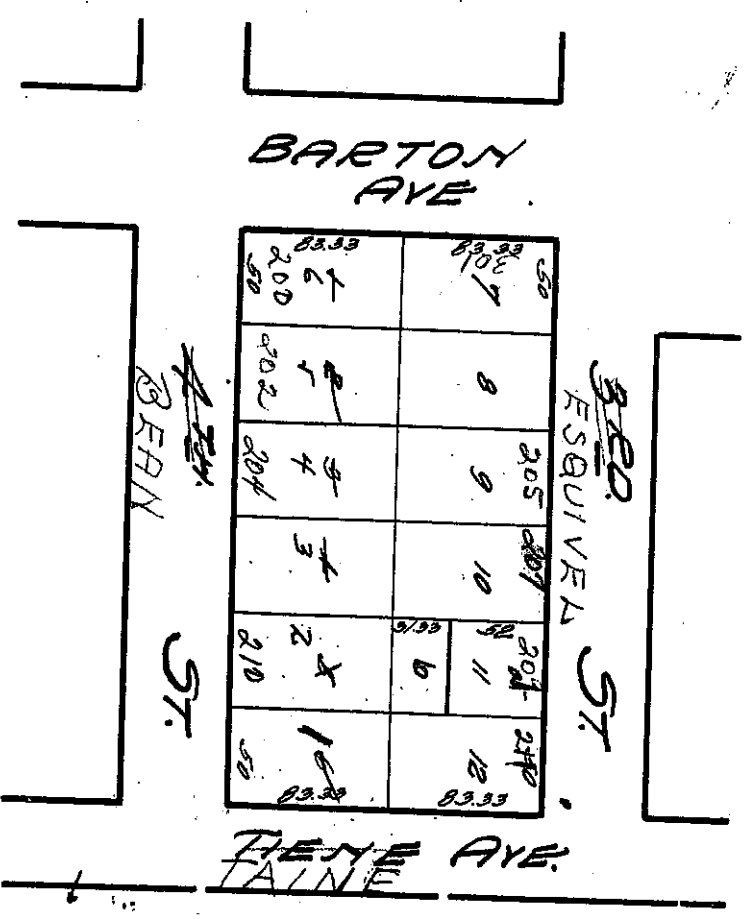
6190

Sec. 4
Subdivision or Addition

DIR O BARTON'S

Twp. _____

Range _____



Property Identification #: 30839

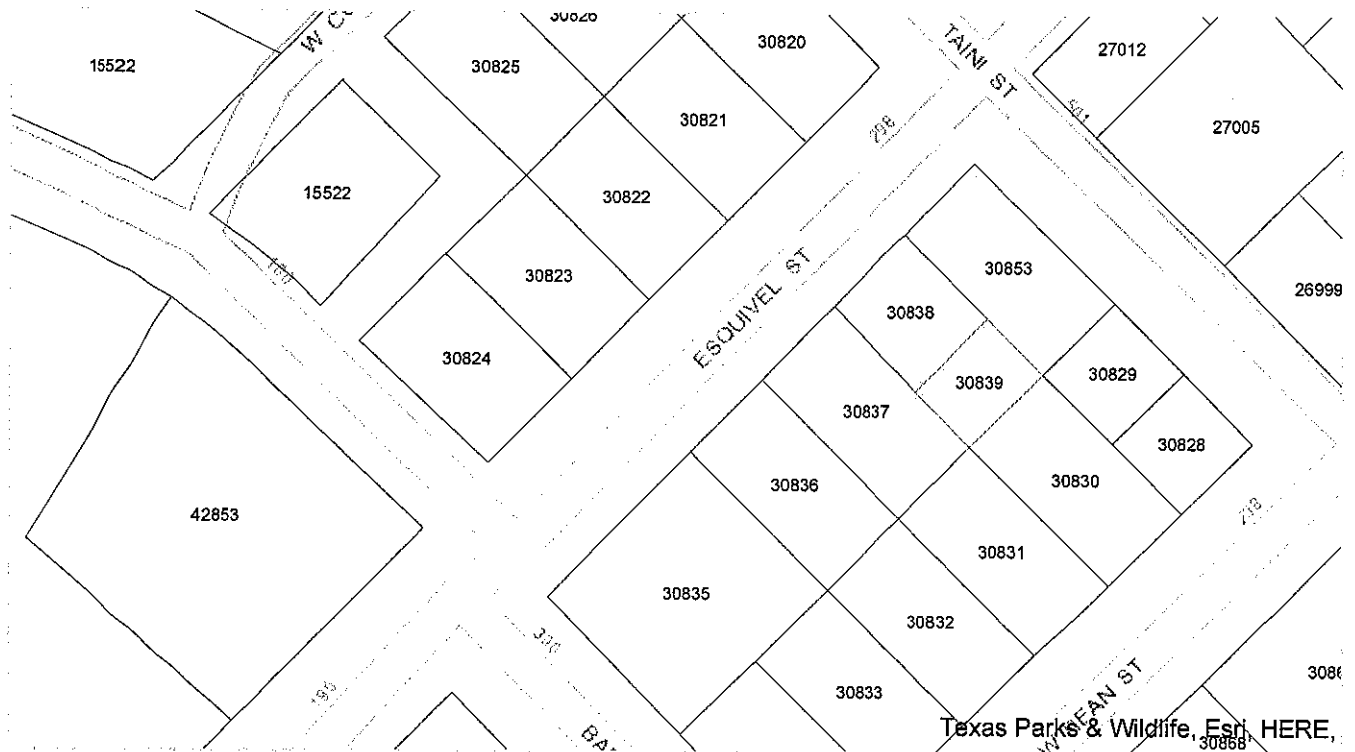
Property Information: 2017

Owner Identification #: 63606

Geo ID: 6190-0030-0120
Situs Address: 211 ESQUIVEL ST
Property Type: Real
State Code: C1

Legal Description: S-4-O ALPHA BLOCK C LOT PT OF 12
Abstract: S6190
Neighborhood: 6020,6025,6027,6040,6000,6195,6198,6200,6190,6191,
Appraised Value: N/A
Jurisdictions: G233, RFM, HOS, SD, CD, CAD

Name: GARCIA PAULA
Exemptions:
DBA: Null



ValVerde CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The ValVerde County Appraisal District expressly disclaims any and all liability in connection herewith.

Board of Adjustment

4.b.

Meeting Date: 04/24/2017

Submitted By: Janice Pokrant, Engineering Department

Information

SUBJECT:

Conduct a Public Hearing and Consider a Request for Appeal 17-02 by Sylvia Robles who is requesting a Special Permit to place a single wide mobile home to be used as a residence in an R-S Zoning District. Property Description: Lot 2, Block 1, Villas Del Rio Addition (503 Virginia St.)

BACKGROUND:

Applicant: Sylvia Robles

Address: 503 Virginia St

Requested Action: A special permit to place a double wide mobile home on the property

Lot Size: 52.39' x 70'

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

Flood Plain Clearance: This property lies outside of the 100 year flood prone area

Traffic Impact: Significant traffic is not anticipated with this request

Notification:

Property Owners Notices Mailed: 35

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/ Single family dwellings & mobile homes

South/ ETJ / Vacant land & mobile homes

East/ ETJ / Vacant land & mobile homes

West/ R-S-O/ Single family dwellings & mobile homes

DISCUSSION:

The property is located off of Virginia Street between Hernandez and Sanchez Street. There is a mobile home a few lots down from this property and more mobile homes down the street on Virginia either direction.

PROS:

Approving this request will allow for the vacant lot to be utilized for 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 special request to place a mobile on the lot. This request will not change the character of the neighborhood.

Attachments

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. 1702
Deadline 21 Feb.
Date of Hearing 20 MARCH 2017
Date Received _____
Filing Fee 200.00 5:30
Date of Action _____
Action _____ CCWILLIAMS
CHAMBERS

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 Sylvia Robles
Address 503 Virginia St.
City Del Rio TX 78840
Phone (830) 422-4027
E-Mail _____

Representing

Name Lauro Cordoba
Address 503 Virginia St
City Del Rio TX 78840
Phone 830-765 7002
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 _____

Sylvia Robles

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.)

There are multiple mobile homes in the same area, one even being located in the same block and another in front of the area.

Property Description:

Street Address 503 - Virginia ST

Lot Size _____

Lot Number ~~503~~ ~~375041~~ - 2

Zoning District _____

Block Number 830 - 422 - 4027

Addition ~~503~~

Mobile Home Size 20' x 66
(Must be included for a Special Permit to be granted)

History

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

Date 2-

Results of Appeal _____

Other:

Interest in the property? (Owner, Agent, Lessee, ect.) Sylvia Robler & Laura Cordeiro

Approximate cost of work involved? _____

AFFIDAVIT OF OWNERSHIP

THE STATE OF TEXAS) (

COUNTY OF VAL VERDE) (

Before me, the undersigned authority,

Sylvia Robler
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.

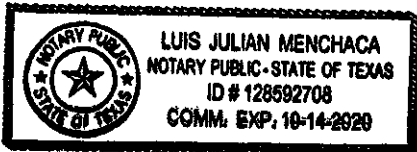
Sylvia Robler

SUBSCRIBED AND SWORN to before me this

Signature of Applicant
21st day of February, 2017.

Luis Julian Menchaca
Notary Public

My Commission Expires: 10-14-2020



503-504

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

201016533			
2/21/2017	\$ 200.00	2/21/2017	JULIE MALDONADO

LOCATION OF IMPROVEMENT: **503 VIRGINIA**

ARCHITECT/DESIGNER:

OWNER: SYLVIA ROBLES

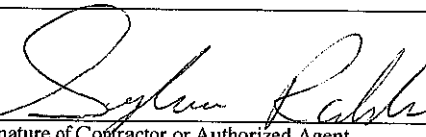
GENERAL CONTRACTOR: SYLVIA ROBLES
503 VIRGINIA ST
DEL RIO TX 78840

NATURE OF WORK: BOARD OF ADJUSTMENTS MOVING MOBIL HOME FROM 605 GREGORY TO 503 VIRGINIA ST. DATE OF HEARING MARCH 20-2017 @ 5:30 AT COUNCIL CHAMBERS PD BY CK#2711\$200.00		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:		

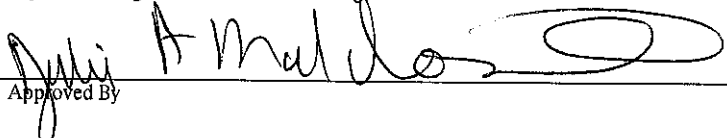
FEES DUE:	DESCRIPTION	QTY	AMOUNT
	ZONING VARIANCES	0	\$ 200.00
TOTAL FEES			\$ 200.00

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

2-21-17
Date


Approved By

2-21-17
Date

Val Verde CAD

B-S

Property Search Results > 59504 ROBLES SYLVIA for Year 2017

Property

Account

Property ID: 59504
 Geographic ID: 6027-0010-0020
 Type: Real
 Property Use Code:
 Property Use Description:

Legal Description: VILLAS DEL RIO BLOCK 1 LOT 2
 Agent Code:

Location

Address: 503 VIRGINIA ST
 Neighborhood: 6020,6025,6027,6040,6000,6195,6198,6200,6190,6191
 Neighborhood CD: NB10

Mapsco:
 Map ID:

Owner

Name: ROBLES SYLVIA
 Mailing Address: 605 GREGORY DRIVE
 DEL RIO, TX 78840

Owner ID: 93003
 % Ownership: 100.0000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	N/A	
(+) Improvement Non-Homesite Value:	+	N/A	
(+) Land Homesite Value:	+	N/A	
(+) Land Non-Homesite Value:	+	N/A	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	N/A	N/A
(+) Timber Market Valuation:	+	N/A	N/A

(=) Market Value:	=	N/A	
(-) Ag or Timber Use Value Reduction:	-	N/A	

(=) Appraised Value:	=	N/A	
(-) HS Cap:	-	N/A	

(=) Assessed Value:	=	N/A	

Taxing Jurisdiction

Owner: ROBLES SYLVIA
 % Ownership: 100.0000000000%
 Total Value: N/A

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	Central Appraisal District	N/A	N/A	N/A	N/A
CD	CITY OF DEL RIO, TEXAS	N/A	N/A	N/A	N/A
G233	VAL VERDE COUNTY	N/A	N/A	N/A	N/A
HOS	VAL VERDE REGIONAL MEDICAL CENTER	N/A	N/A	N/A	N/A
RFM	FARM-TO-MARKET	N/A	N/A	N/A	N/A
SD	SAN FELIPE DEL RIO CISD	N/A	N/A	N/A	N/A
Total Tax Rate:		N/A			

Taxes w/Current Exemptions:	N/A
Taxes w/o Exemptions:	N/A

Improvement / Building

No improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	UL	OTHER	0.1443	6286.80	52.39	120.00	N/A	N/A

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	\$7,600	0	7,600	\$0	\$7,600
2015	\$0	\$7,600	0	7,600	\$0	\$7,600
2014	\$0	\$7,600	0	7,600	\$0	\$7,600
2013	\$0	\$7,600	0	7,600	\$0	\$7,600
2012	\$0	\$7,600	0	7,600	\$0	\$7,600
2011	\$0	\$7,600	0	7,600	\$0	\$7,600
2010	\$0	\$7,600	0	7,600	\$0	\$7,600
2009	\$0	\$7,600	0	7,600	\$0	\$7,600
2008	\$0	\$7,600	0	7,600	\$0	\$7,600
2007	\$0	\$7,600	0	7,600	\$0	\$7,600
2006	\$0	\$7,600	0	7,600	\$0	\$7,600
2005	\$0	\$7,600	0	7,600	\$0	\$7,600

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	5/16/2016	WDVL	WARRANTY DEED WITH VENDOR'S LIEN	CORDOVA LAURO	ROBLES SYLVIA			00295674
2	4/24/2007	WDVL	WARRANTY DEED WITH VENDOR'S LIEN	HAUSMAN STANLEY	CORDOVA LAURO	1049	667-670	00233581
3	1/1/2004	WD	WARRANTY DEED	HAUSMAN STANLEY C	HAUSMAN STANLEY			

Questions Please Call (830) 774-4602

This year is not certified and ALL values will be represented with "N/A".

Property Identification #: 59504

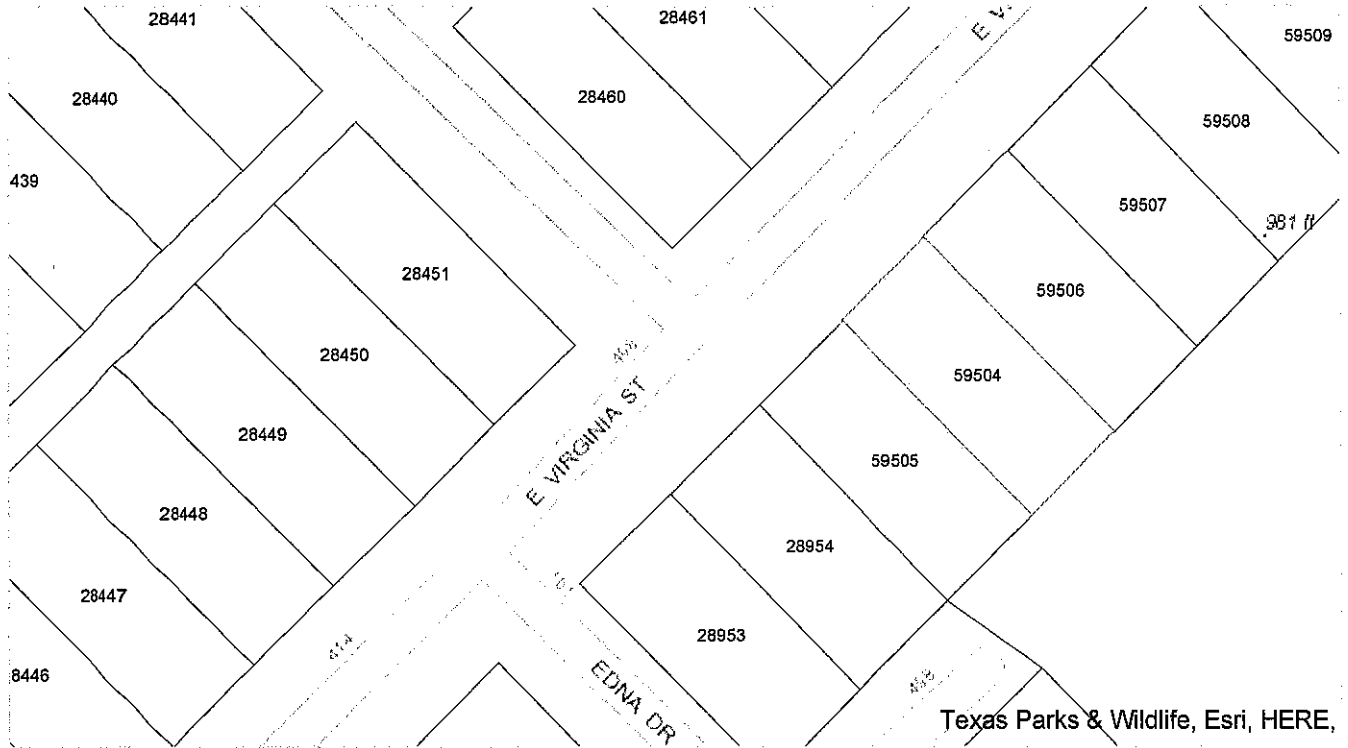
Property Information: 2017

Owner Identification #: 93003

Geo ID: 6027-0010-0020
Situs Address: 503 VIRGINIA ST
Property Type: Real
State Code: C1

Legal Description: VILLAS DEL RIO BLOCK 1 LOT 2
Abstract: S6027
Neighborhood: 6020,6025,6027,6040,6000,6195,6198,6200,6190,6191,
Appraised Value: N/A
Jurisdictions: G233, RFM, HOS, SD, CD, CAD

Name: ROBLES SYLVIA
Exemptions:
DBA: Null



Texas Parks & Wildlife, Esri, HERE,

ValVerde CAD Map Search

This product is for informational purposes only and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries. The ValVerde County Appraisal District expressly disclaims any and all liability in connection herewith.