



CITY OF DEL RIO, TEXAS
ZONING BOARD OF ADJUSTMENT
COUNCIL CHAMBERS - CITY HALL
109 WEST BROADWAY
TUESDAY, JULY 17, 2017 - 5:30 P.M.

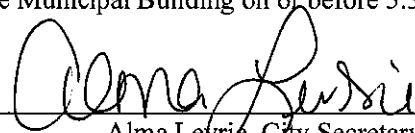
AGENDA

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

4. OPEN PUBLIC HEARING

- a. Conduct a public hearing and consider a request for Appeal 17-04 by Rosalinda Reynosa requesting to place a singlewide mobile home to be used as a residence in an R-S Zoning District. o Property Description: Lot 4, Block 1, Villas Del Rio Addition (507 Virginia St.)
5. 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 14th day of July, 2017.


Alma Levrie, City Secretary

Board of Adjustment

3.a.

Meeting Date: 07/17/2017

Submitted By: Janice Pokrant, Engineering Department

Information

SUBJECT:

Approval of Meeting Minutes

BACKGROUND:

NA

DISCUSSION:

NA

PROS:

NA

CONS:

NA

RECOMMENDATION:

NA

Attachments

April 2017 Minutes

May 2017 Minutes

CITY OF DEL RIO, TEXAS
ZONING BOARD OF ADJUSTMENT
COUNCIL CHAMBERS - CITY HALL
109 W. BROADWAY ST.
April 24, 2017
5:30 P.M.

Minutes

1. CALL TO ORDER

The meeting was called to order at 5:37 p.m.

2. ROLL CALL

Present: Board Member Michael Coplan
Board Member Bryan Weston
Board Member Belinda Horton
Alternate Member Dennis Smith

Absent: Board Member Raul Alatorre

Staff Present: Maria Perez, Zoning Coordinator
Janice Pokrant, City Planner

3. APPROVAL OF MINUTES

Motioned by Board Member Bryan Weston, seconded by Board Member Belinda Horton to approve the meeting minutes as presented.

AYE: Board Member Michael Coplan
Board Member Bryan Weston
Board Member Belinda Horton
Alternate Member Dennis Smith

4. **OPEN PUBLIC HEARING**

- a. Conduct a Public Hearing and Consider a Request for Appeal 17-01 by Zebedeo V. Martinez, 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).
Mr. Martinez was present to speak in favor of the request and spoke about floodplain issues.
Board member Coplan explained to the applicant that if the request was approved then he would have to comply with all other permitting regulations.
Mrs. Pokrant presented the staff report and recommendation.
There was a discussion between the board members and staff on the process for approving a property located within the floodplain.
Board member Weston clarified that the variance is for lot coverage and for a special permit to allow for a mobile home on the property.
Board member Coplan asked how far staff looks to see if there is any other mobile homes.
Mrs. Pokrant stated that staff looks in the immediate block and an additional block in either direction.
Board member Smith asked if the applicant could meet the setbacks.

Mrs. Pokrant replied that the applicant could meet the setbacks but would not be able to place any additional structures on the property.

Board member Coplan asked if the city was any closer to revising the ordinance to allow for mobile homes within areas that already have mobile homes.

Mrs. Pokrant stated that the Mayor and Council are in the process of completing their appointments of members to a committee who will be reviewing development ordinances.

Motion was made by Belinda Horton to approve the request. There was no second to the motion so the motion failed.

- 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.)
Ms. Robles was present to speak in favor of the request.
Ms. Pokrant presented the staff report and recommendation.

Motioned by Board Member Bryan Weston, seconded by Board Member Belinda Horton to approve the request.

AYE: Board Member Michael Coplan
Board Member Bryan Weston
Board Member Belinda Horton
Alternate Member Dennis Smith

5.

OTHER BUSINESS
(ACTION MAY BE TAKEN ON THESE MATTERS)

6.

ADJOURNMENT

The meeting was adjourned at 5:55 p.m.



**CITY OF DEL RIO, TEXAS
ZONING BOARD OF ADJUSTMENT
COUNCIL CHAMBERS - CITY HALL
109 WEST BROADWAY
MONDAY, MAY 22, 2017 - 5:30 P.M.**

Minutes

1. CALL TO ORDER

The meeting was called to order at 5:37 p.m.

2. ROLL CALL

Present: Board Member Raul Alatorre
Board Member Michael Coplan
Board Member Belinda Horton
Alternate Member Tony Sotelo
Alternate Member Dennis Smith

Absent: Board Member Bryan Weston

Staff Present: Maria Perez, Zoning Coordinator
Janice Pokrant, City Planner

3. APPROVAL OF MINUTES

Meeting Minutes were not available at this meeting

4. **OPEN PUBLIC HEARING**

- a. Conduct a public hearing and consider a request for Appeal 17-03 by Jorge and Ana Suday for a variance in relation to off-premise sign use and spacing requirements in a CA Zoning District. Property Description: College Heights, E1/2 of Block 39, 1.99 acres (1601 Veterans Blvd)
Pat Ellis was present to present information in favor of the request and explain the history of the sign on the property.
The board members clarified the location of the existing billboards in the area.
Board member Horton asked if the ordinance recognizes a difference between the off-premise advertising and digital signs.
Mr. Ellis answered that the ordinance does have different definitions for the two different types of advertising.
Mrs. Pokrant presented the staff report and recommendation, along with the history of why the ordinance regulates off-premise advertising.
Board member Alatorre asked about the history of the existing off-premise signs in the area. He wanted to know which one was erected with the revised sign regulations and which ones were erected prior to the new regulations.
Mrs. Pokrant gave this information to the board.
Board member Smith asked about the agenda item that was previously brought before the board for the Ramada.
Mrs. Pokrant explained that the Ramada had requested a variance in the size of the on-premise sign on their property. This variance was denied so the owner then was approved for an off-premise sign as it was able to meet the minimum distance requirement for off-premise signs.

Board member Smith asked for information about the distinction between northbound and southbound traffic.

Mrs. Pokrant explained that they measure the distance between the signs on the same side of the street, not the direction the sign was advertising towards.

Motioned by Board Member Michael Coplan, seconded by Alternate Member Tony Sotelo to approve the request.

AYE: Board Member Raul Alatorre
Board Member Michael Coplan
Board Member Belinda Horton
Alternate Member Tony Sotelo
Alternate Member Dennis Smith

07/03/2017 03:09 PM

5. ADJOURNMENT

The meeting was adjourned at 6:06 p.m.

Board of Adjustment

4.a.

Meeting Date: 07/17/2017

Submitted By: Janice Pokrant, Engineering Department

Information

SUBJECT:

Conduct a public hearing and consider a request for Appeal 17-04 by Rosalinda Reynosa requesting to place a singlewide mobile home to be used as a residence in an R-S Zoning District. o Property Description: Lot 4, Block 1, Villas Del Rio Addition (507 Virginia St.)

BACKGROUND:

Applicant: Rosalinda Reynosa

Address: 507 Virginia St

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

Lot Size: 52.39' x 120'

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: 32

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

App Packet 17-04

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

17-04
Appeal No. _____
Deadline May 15th 2017
Date of Hearing June 19th 2017
Date Received _____
Filing Fee \$200.00 @ 5:30 a
Date of Action _____
Action _____ 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 Rosalinda Reynosa
Address 507 Virginia St.
City Del Rio, TX 78840
Phone 830-461-3245
E-Mail ninarey70@gmail.com

Representing

Name Laura Cordova
Address 23 W. Skyview Dr.
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 _____

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.)

I don't have a place of my own to live at and this will be my place to live at.

Property Description:

Street Address 507 Virginia St Lot Size 54 X 120

Lot Number 4 Zoning District _____

Block Number 1

Addition _____

Mobile Home Size 16.0 X 51.0
(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.) see attached

Approximate cost of work involved? \$3,000.00

AFFIDAVIT OF OWNERSHIP

THE STATE OF TEXAS) (

COUNTY OF VAL VERDE) (

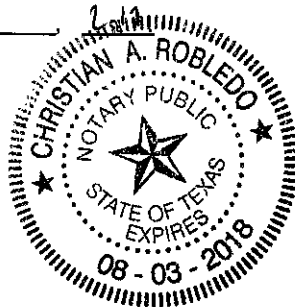
Before me, the undersigned authority,

Rosalinda Reynosa
Name of Applicant

Personally appeared, and upon being duly sworn by me, stated and depose 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.

+ Rosalinda Reynosa
SUBSCRIBED AND SWORN to before me this

Signature of Applicant
15 day of May



[Signature]
Notary Public

My Commission Expires: 08/03/2018

is
CINCIENTO
1998 ST.
Done
see

FEES

Mobile Home – Special Exceptions	\$200.00
Zoning 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

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

FOR CITY USE ONLY

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

Application _____ *Approved* _____ *Denied Date* _____

NOTICE OF CONFIDENTIALITY RIGHTS: "IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER."

WARRANTY DEED WITH A VENDOR'S LIEN

Date: May 16, 2016

Grantor: Lauro Cordova, a single person

Grantor's Mailing Address:

Lauro Cordova
23 W Skyview Dr., Del Rio, Texas
Val Verde County

Grantee: Rosalinda Reynosa, a single person

Grantee's Mailing Address:

P.O. Box 132
Del Rio, Texas 78841
Val Verde County

Consideration:

Cash and a Note of even date executed by Grantee and payable to the order of Lauro Cordova in the principal amount of THIRTEEN THOUSAND FIVE HUNDRED DOLLARS (\$13,500.00). The Note is secured by a first and superior vendor's lien and superior title retained in this deed in favor of Lauro Cordova and by a first-lien deed of trust of even date from Grantee to Juan A. Fernandez, Trustee.

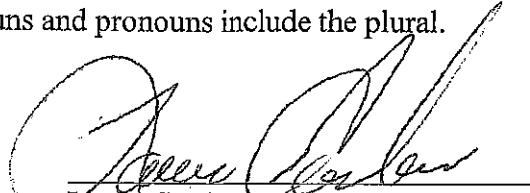
Property (including any improvements):

All of Lot Four (4), Block 1, Villas Del Rio ,according to the plat of record in Slide 320 A, Map Record of Val Verde County, Texas, also known as 507 Virginia St., Del Rio, Texas 78840. ("Property Address")

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The Vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.


When the context requires, singular nouns and pronouns include the plural.

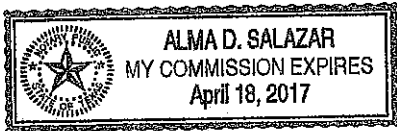

Lauro Cordova

STATE OF TEXAS)

COUNTY OF VAL VERDE)

This instrument was acknowledged before me on the 17th of May, 2016 by Lauro Cordova, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that He executed the same for the purposes and consideration therein expressed.


Notary Public, State of Texas



After recording return to:

Lauro Cordova
23 W Skyview Dr.
Del Rio, TX. 78840



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

BOARD OF ADJUSTMENTS RECEIPT

201017072			
5/15/2017	\$ 200.00	5/15/2017	KAYLA HERNANDEZ

LOCATION OF IMPROVEMENT: **507 VIRGINIA**

ARCHITECT/DESIGNER: _____

OWNER: ROSALINDA REYNOSA

GENERAL CONTRACTOR: ROSALIN REYNOSA
507 VIRGINIA ST
DEL RIO TX 78840

SUBJECT PROPERTY CHARACTERISTICS OF WORK

NATURE OF WORK: ZONING BOARD OF ADJUSTMENTS FOR 507 VIRGINIA DEADLINE MAY 15 2017, DATE OF HEARING JUNE 19 2017, \$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: 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.

Rosalinda Reynosa
Signature of Contractor or Authorized Agent

Approved By

5-15-17
Date

5-15-17
Date

Val Verde CAD

Property Search Results > 59507 REYNOSA ROSALINDA for Year 2017

2-5

Property

Account

Property ID: 59507
 Geographic ID: 6027-0010-0040
 Type: Real
 Property Use Code:
 Property Use Description:

Legal Description: VILLAS DEL RIO BLOCK 1 LOT 4
 Agent Code:

Location

Address: 507 VIRGINIA ST
 Neighborhood: 6020,6025,6027,6040,6000,6195,6198,6200,6190,6191
 Neighborhood CD: NB10

MapSCO:
 Map ID:

Owner

Name: REYNOSA ROSALINDA
 Mailing Address: P O BOX 132
 DEL RIO, TX 78841

Owner ID: 56774
 % Ownership: 100.0000000000%

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$7,600	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$7,600	
(-) Ag or Timber Use Value Reduction:	-	\$0	

(=) Appraised Value:	=	\$7,600	
(-) HS Cap:	-	\$0	

(=) Assessed Value:	=	\$7,600	

VOICE MAIL NOT SETUP

Taxing Jurisdiction

Owner: REYNOSA ROSALINDA
 % Ownership: 100.0000000000%
 Total Value: \$7,600

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	Central Appraisal District	0.000000	\$7,600	\$7,600	\$0.00
CD	CITY OF DEL RIO, TEXAS	0.684576	\$7,600	\$7,600	\$52.03
G233	VAL VERDE COUNTY	0.495500	\$7,600	\$7,600	\$37.65
HOS	VAL VERDE REGIONAL MEDICAL CENTER	0.106143	\$7,600	\$7,600	\$8.07
RFM	FARM-TO-MARKET	0.024300	\$7,600	\$7,600	\$1.85
SD	SAN FELIPE DEL RIO CISD	1.159800	\$7,600	\$7,600	\$88.14
Total Tax Rate:		2.470319			

Taxes w/Current Exemptions:	\$187.74
Taxes w/o Exemptions:	\$187.74

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	\$7,600	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2017	\$0	\$7,600	0	7,600	\$0	\$7,600
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	5/17/2016	WDVL	WARRANTY DEED WITH VENDOR'S LIEN	CORDOVA LAURO	REYNOSA ROSALINDA			00295718
2	4/24/2007	WDVL	WARRANTY DEED WITH VENDOR'S LIEN	HAUSMAN STANLEY	CORDOVA LAURO	1049	667-670	00233581

Questions Please Call (830) 774-4602

PUBLIC HEARING NOTICE → 20

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 19th of June 2017 at 5:30 p.m.**, for the purpose of hearing comments on the following requests:

Appeal # 17-02 ²⁰ Rosalinda Reynosa is requesting a Special Permit place a singlewide mobile home to be used as a residence in an R-S Zoning District. Property Description: Lot 4, Block 1, Villas Del Rio Addition (507 Virginia St.).

HANDICAPPED ACCESSIBLE LOCATION

- Please publish once Sunday, June 4, 2017.

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

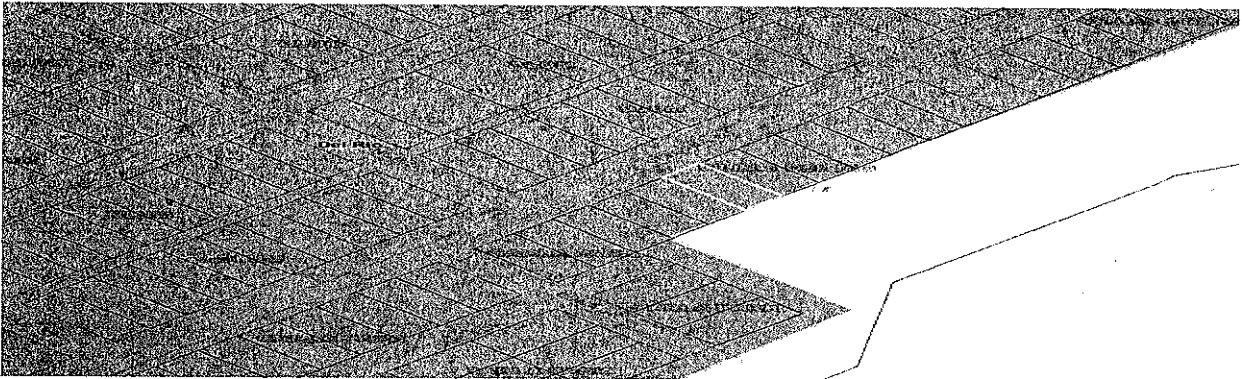
June 13, 2017

«NAME»
«ADDRESS»
«CITY»

RE: Zoning Board of Adjustment Notice
Appeal # 17-04

Rosalinda Reynosa 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 Zoning District. **Property Description: Lot: 4, Block: 1, Villas Del Rio Addition (507 Virginia St.).**

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 **Monday, the 26th of June 2017 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**