



CITY OF DEL RIO, TEXAS
PLANNING & ZONING COMMISSION
COUNCIL CHAMBERS - CITY HALL
109 WEST BROADWAY
JULY 19, 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 Zoning Change Appeal #17-01 by Maria E. Losoya who is Requesting a Zoning Change from Residential Multiple Family District (R-M) to Local Commercial District (C-1). Property Description: Lot 2 & 3, Block 2, Business Center North (102-104 Fletcher Drive)
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

Planning & Zoning Commission

3.a.

Meeting Date: 07/19/2017

Submitted By: Janice Pokrant, Engineering Department

Information

SUBJECT:

Approval of Meeting Minutes

BACKGROUND:

NA

DISCUSSION:

NA

PROS:

NA

CONS:

NA

RECOMMENDATION:

NA

Attachments

October Minutes

January Minutes

April Minutes

May Minutes

June 2017 Minutes

CITY OF DEL RIO
PLANNING & ZONING COMMISSION
COUNCIL CHAMBERS - CITY HALL
109 WEST BROADWAY ST.
October 19, 2016
5:30 P.M.

Minutes

1. CALL TO ORDER

The meeting was called to order at 5:30 p.m.

2. ROLL CALL

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

Absent: Board member Cherry Sheedy

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

3. APPROVAL OF MINUTES

Motioned by Board member Raul Padilla, seconded by Board member B'Ann Vaughan to approve the meeting minutes as presented.

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

06/28/2017 08:19 AM

4. OPEN PUBLIC HEARING

- a. Conduct a Public Hearing and Consider a Request to Abandon the Alley between the undeveloped area of Miers St. and Cantu Road - Loma Alta Development is requesting to Abandon.
Gilbert Rodriguez, with Del Rio Welders was present to give information to the board members on why they are requesting the abandonment.
Mrs. Pokrant presented the staff report and recommendation.

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

06/28/2017 08:24 AM

- b. Conduct a Public Hearing and Consider a Request to Abandon the undeveloped area of Miers Street between Bedell and Dodson as requested by Loma Alta Development
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 request.

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

06/28/2017 08:27 AM

- c. Conduct a Public Hearing and Consider a Request for a replat by Abner Martinez, P.E., Representing Henry G. and Mary Alice Gomez is requesting to Replat Establishing Lots A and B, Block K, Buena Vista Subdivision being a portion of Lots 8 and all of Lot 9, Block K, Buena Vista Subdivision.
Abner Martinez was present to speak in favor of the request and explain the reasons for the replat. The board members discussed the request with Mr. Martinez
An owner from the property behind the lot was present to clarify the request. She had a concern if the building on the new lot could be built really high and the new residents would be able to see into her lot. She stated that her biggest concern would be if it could be developed with duplexes.
Mrs. Pokrant stated that the property was zoned residential single family district and would not permit a duplex with this zoning designation.
Mr. Gomez spoke about his replat. He said the person who wants to buy the lot would like to build a one story "L" shaped building on the property.
There was further discussion between the board members and Mr. Gomez on the details of the request.
Mrs. Pokrant presented the staff report and recommendation.

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

06/28/2017 08:51 AM

5.

OTHER BUSINESS
(ACTION MAY BE TAKEN ON THESE MATTERS)

- a. Consider a Request from Abner Martinez, P.E., Representing Gustavo Flores, for the Approval of the Chapparal Estates Master Plan.
Abner Martinez was present to discuss the request.
Board member Vaughan asked if the master plan was for residential or commercial.
Mrs. Pokrant stated that the property is located outside of the city limits and so there isn't any zoning for this property. She stated that staff requested this mater plan, along with a drainage study for the total project, so that staff could plan accordingly.
Board member Padilla asked if the master plan was reviewed and approved by city staff.
Mrs. Pokrant stated that the plan was reviewed and recommended approval by city staff.
There was further discussion on the master plan.

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

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

06/28/2017 09:37 AM

6. ADJOURNMENT
The meeting was adjourned at 5:57 p.m.

CITY OF DEL RIO
PLANNING & ZONING COMMISSION
COUNCIL CHAMBERS - CITY HALL
109 WEST BROADWAY ST.
January 18, 2017
5:30 P.M.

Minutes

1. CALL TO ORDER

The meeting was called to order at 5:30 p.m.

2. ROLL CALL

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

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

3.

OTHER BUSINESS

(ACTION MAY BE TAKEN ON THESE MATTERS)

- a. Abner Martinez, P.E. Representing, David Breeden, President with Indian Hills Properties, Requesting a Preliminary Plat for the Buena Vista Hills No 3, Unit IX, Being a 1.20 acre tract of Land Survey 9, Block 4 Abstract 1047 and a 5.91 acre Tract of Land Survey 5, Block 4, Abstract 1047 I.& G.N.R.R. Co., in Del Rio, Texas
Mrs. Pokrant presented the staff report and recommendation with some changes that needed to be made to the preliminary plat if approved.
Abner Martinez spoke about the preliminary plat and the changes required by the staff.

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

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

- b. Abner Martinez, P.E. Representing Justin Burk Requesting a Preliminary Plat for the Agarita Hills Unit 2 Subdivision, Being 5.27 acre tract of land Survey 8, Block 4, Abstract 1046 and Survey 13, Block 4, Abstract 1050 I.& G.N.R.R. Co., in Del Rio, Texas
Mrs. Pokrant presented the staff report and recommendation
Board member Padilla asked about the sidewalk mentioned in the staff report.
Mrs. Pokrant stated that the sidewalk was required with the approval of teh final plat for Agarita Hills Unit 1 and was required to be installed with this second plat.

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

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

- c. Hector Canales, P.E. is Requesting a Replat of Lots 34 & 35, Block F, Lakeridge Estates, Establishing Lot 35A, Block F, in Val Verde County Texas.

Mrs. Pokrant presented the staff report and recommendation.

Motioned by Board member J.P. Sanchez, seconded by Board member Willie Hyslop to approve the replat.

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

- d. Discussion and Possible Action on a Street Name Change for Pecan Circle - Janice Pokrant, City Planner
Mrs. Pokrant presented the staff report and recommendation.

Motioned by Board member Willie Hyslop, seconded by Board member B'Ann Vaughan to approve the requested name change.

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

4. ADJOURNMENT

The meeting was adjourned at 5:44 p.m.

CITY OF DEL RIO
PLANNING & ZONING COMMISSION
COUNCIL CHAMBERS - CITY HALL
109 WEST BROADWAY ST.
April 19, 2017
5:30 P.M.

Minutes

1. CALL TO ORDER

The meeting was called to order at 5:34 p.m.

2. ROLL CALL

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 a Variation/Hardship for Appeal # 17-01 Philia M. Rifai, Representing Zingvestments, LLC. is requesting a Subdivision Variance in relation to Lot Size, Setbacks and Park Dedication requirements in an Commercial First Height District (C-2-A) Zoning District. Property Description: Palomino Mobile Home Park Lot 2, 9.54 Acres (2800 Veterans Blvd.) *Philia Rifai was present to answer any questions and gave some history on the water issues that were recently resolved by City Council. She explained why she would like to have the variance and how she would like to replat the property.*
Mrs. Pokrant presented the staff report and recommendation.
Board member Sanchez asked for clarification if any of the streets meet the minimum requirements for the City.
Board member Hyslop asked for more information on the letter submitted by the Fire Chief.
Mrs. Pokrant further outlined the concerns raised in this letter.
Mrs. Rifia spoke again to state that this property has been a part of the community for many years. That there are other cities who allow for smaller lots.
Board member Hyslop asked Mrs. Rifia why she wouldn't plat the property to comply with the minimum requirements.
Mrs. Rifia stated that it would be very difficult to comply because a majority of the mobile homes are occupied right now. She said that the surveyor would give them a discount on the survey as the properties are already fenced. She stated that they submitted a design on how a single family residence could be placed on the lots
Board member Vaughan stated that it would be hard to put a home with a garage or carport with the required side yard setbacks.
Board member Sanchez stated that he has constructed some small houses on small lots.
Mrs. Rifia stated that she believes more mobile homes would be placed in this area if it were platted. She asked if she could read the letter from the Fire Chief.
Board member Hyslop stated that there is some concerns about the sizes of the lots and the streets not meeting the minimum city requirements.
Mrs. Pokrant stated that the streets would be required to meet minimum city standards as per paving. The plat would not be approved unless the streets were in compliance.
Board member Padilla asked if there was a fire would the city be liable.
Mrs. Pokrant stated that she wasn't sure about the legalities but safety to the residents is a concern of staffs. As we accept new plats we need to make sure they are in compliance with the city standards.

Board member Sanchez stated that the variance is requesting to throw out all of the subdivision regulations.

After the motion was made Mrs. Rifia asked if the members have ever been to the site.

Board member Sanchez stated that he is not asking for her to eliminate the use, he is just saying he is not in support of the variance she is requesting. He stated to make a change to the plat she would then need to meet the minimum requirements.

Motioned by Board member J.P. Sanchez to deny the request., seconded by Board member Cherry Sheedy

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

MOTION PASSED

5.

OTHER BUSINESS
(ACTION MAY BE TAKEN ON THESE MATTERS)

- a. Consider a Request by Hector Canales, P.E. Representing Miguel and Angelina Garcia for a Replat of Block A; Lots 4, 5, 6, & 7 Establishing Lot 4A; Block A of the Val Verde Park Subdivision. (3808 E Hwy 90)

Mrs. Pokrant presented the staff report and recommendation.

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

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

MOTION PASSED

6.

ADJOURNMENT

The meeting is adjourned at 6:09 p.m.



CITY OF DEL RIO, TEXAS
PLANNING & ZONING COMMISSION
COUNCIL CHAMBERS - CITY HALL
109 WEST BROADWAY
MAY 17, 2017 - 5:30 P.M.

Minutes

1. CALL TO ORDER

The meeting was called to order at 5:31 p.m.

2. ROLL CALL

Present: Board member Willie Hyslop
Board member Raul Padilla
Board member Cherry Sheedy
Board member B'Ann Vaughan

Absent: Board member J.P. Sanchez

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

3. APPROVAL OF MINUTES

Meeting minutes were not available for this meeting.

4. OPEN PUBLIC HEARING

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

- a. Abner Martinez P.E. Representing Richard Cortinas Requesting a Final Plat of the Los Altos Subdivision out of Survey 166, W.W. Perkins, Abst. 1677, Block NAB1, Cienegas Terrace in Val Verde County.
Mrs. Pokrant presented the staff report and recommendation

Motioned by Board member B'Ann Vaughan to approve the plat, seconded by Board member Cherry Sheedy

6. ADJOURNMENT

The meeting was adjourned at 5:33 p.m.



**CITY OF DEL RIO, TEXAS
PLANNING & ZONING COMMISSION
COUNCIL CHAMBERS - CITY HALL
109 WEST BROADWAY
JUNE 28, 2017 - 5:30 P.M.**

Meeting Minutes

1. CALL TO ORDER

The meeting was called to order at 5:31 p.m.

2. ROLL CALL

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

Absent: Board member Willie Hyslop
Board member B'Ann Vaughan

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

3. APPROVAL OF MINUTES

Meeting minutes were available but the committee wanted to wait to approve them until the next meeting when all members were present.

4. **OPEN PUBLIC HEARING**

5. **OTHER BUSINESS**

(ACTION MAY BE TAKEN ON THESE MATTERS)

- a. Discussion and Possible Action on the approval of Final Plat Kenneth R. Dirksen, P.E. Representing Sage Hills Land Group, LLC Requesting Approval of a Final Plat for the Sage Hills Subdivision, Unit III Being a 5.08 acre tract out of I.&G.N.R.R. Co., Block 4, Survey 13, Abstract 1050, City of Del Rio, Texas.

Mr. Vaughan was present to answer any questions from the board members.

Mrs. Pokrant presented the staff report and recommendation.

After Board member Mr. Sanchez made the motion he commented that he noticed everything was in compliance in the plat and the Utility Commission has already approved the utilities. This is why he made the motion without any further discussion.

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

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

07/05/2017 01:54 PM

6. ADJOURNMENT
The meeting was adjourned at 5:35 p.m.

Planning & Zoning Commission

4.a.

Meeting Date: 07/19/2017

Submitted By: Janice Pokrant, Engineering Department

Information

SUBJECT:

Conduct a Public Hearing and Consider a Request for Zoning Change Appeal #17-01 by Maria E. Losoya who is Requesting a Zoning Change from Residential Multiple Family District (R-M) to Local Commercial District (C-1).
Property Description: Lot 2 & 3, Block 2, Business Center North (102-104 Fletcher Drive)

BACKGROUND:

Applicant: Maria E Losoya

Address: 102 - 104 Fletcher Drive

Requested Action: A change in zoning from R-M to C-1. There is an existing building located on the property. With the current zoning of the property being R-M the tenants are not permitted to have retail sales. The owner is requesting to have the property rezoned to C-1 to allow for retail sales within the existing building located on the property.

Lot Size: .360 Acres being 150.40 feet x 102.14 feet

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

ADJACENT LAND USES

Direction	Zoning	Land Uses
North	R-M	Commercial and Multiple Family & Residential
South	R-M & C-1	Commercial and Multiple Family
East	R-M	Commercial and Multiple Family
West	C-1 & C-2	Commercial

Notifications

Property Owner 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

Application/Regulations:

ARTICLE VI. - R-M MULTIPLE-FAMILY DISTRICT

Sec. 30-81. - Use regulations.

A building or premises shall be used only for the following purposes:

Any use permitted in the R-S District regulations. Residential use of temporary structures and mobile homes is prohibited, except as provided in sections [30-176](#) and [30-177](#).

Two-family dwellings or duplexes.

Professions, occupations and activities carried on by resident members of families where:

1. There is no sign other than one sign (nonilluminated) no larger than four (4) square feet in area;
 - (2) Nothing is done to make the building appear as other than a dwelling;
 - (3) No products but those made on the premises are sold;
 - (4) Mechanical equipment used is that normally used in a dwelling; and
 - (5) Only one person, other than a member of the family is employed.

Lodging houses.
Hospital or clinic (other than for tubercular, liquor, narcotic, insane or feeble minded patients, or hospitals or clinic of a veterinarian).
Religious, educational and philanthropic institutions, but not animal care.
Clubs, lodges, fraternities and sororities where the chief activity is not a business.
Apartment hotels.
Office buildings.
Personal service shops such as beauty shops and barber shops.
Studios of artists and photographers.
Nursery, pre-kindergarten, kindergarten, play, special and other private schools.
Convalescent or rest homes.
Row houses or townhouses.
Multiple-family dwellings.
Greenhouses and nurseries not primarily engaged in retail trade.
(Code 1962, § 11-5-1)

ARTICLE VII. - C-1 LOCAL COMMERCIAL DISTRICT

Sec. 30-101. - Use regulations.

A building or premises shall be used only for the following purposes:
Any use permitted in the R-M District. Residential use of temporary structures is prohibited. Individual trailers may be occupied for residential purposes, and for this purpose they shall be considered as a single-family dwelling and shall comply with all of the requirements herein as to a single-family dwelling in this district.
Sale of goods and products at retail excepting automobiles, trailers, mobile homes, motorcycles, farm equipment and machinery and earth-moving and heavy construction equipment.
Shops for repair and servicing of bicycles, typewriters, electrical radio and television appliances, keys and similar articles.
Dressmaking, millinery, tailoring, shoe repair, laundry, dry-cleaning and similar trades.
Banks.
Animal hospitals and clinics where there are no open kennels.
Commercial schools.
Undertaking establishments.
Commercial parking lots.
Bowling alleys and other indoor commercial recreation.
Motels and hotels.
Theaters, but not drive-in.
Signs (advertising) used in connection with and on the same lot as the establishment to which they refer. No flashing or revolving lighting devices shall be permitted.
(Code 1962, § 11-6-1)

DISCUSSION:

There is an existing building located on the property. With the current zoning of the property being R-M the tenants are not permitted to have retail sales. The owner is requesting to have the property rezoned to C-1 to allow for retail sales within the existing building located on the property.
This property is located in a commercial area. Although much of the area is zoned R-M many of the historic uses have been those which have had some retail sales, which is not permitted in this zoning classification. There is C-1 and C-2-A zoning to the rear of this property along Center Drive and Bauer Ave. This property is located near the corner of Fletcher and Cantu which is further away from the residential properties along the rear of this street. The property has enough parking for an office or retail use, however, there is not sufficient parking for other uses permitted within this zoning district such as a restaurant.

PROS:

Approving this zoning would allow the property owner to use this property for less restrictive uses than what is permitted by the zoning designation today.

CONS:

The owner will need to understand that although some uses are permitted within this zoning district, that due to a limited amount of parking her property might not be eligible to allow for certain uses such as a restaurant.

RECOMMENDATION:

Staff recommends approval of the requested rezoning of the property from R-M, to C-1.

Attachments

Agenda Backup

Zoning Map

CITY OF DEL RIO, TEXAS
PLANNING AND ZONING COMMISSION
ZONING APPLICATION
114 WEST MARTIN
DEL RIO, TEXAS 78840
FAX (830) 703-5305
(830) 774-8553

Appeal No. Zoning Case 17-01
Deadline JULY 10, 2017
Date of Hearing AUG 9, 2017
Date Received _____
Filing Fee ~~200.00~~ 100.00
Date of Action _____
Action _____

Purpose:

The application process is the initial stage for requesting a change in zoning classification to the Planning and Zoning Commission and the Del Rio City Council as defined by Section 30-273 of the Code of Ordinances for the City of Del Rio, Texas.

Applicant:

Name MARIA E Losoya
Address 101 BRINKLEY
City Del Rio TX 78840
Phone 830-765-3959
E-Mail marusaracho@yahoo.com

Representing:

Name N/A
Address _____
City _____
Phone _____
E-Mail _____

Request:

Zoning Change from Rm to C-1
Proposed Use sale of goods and product at retail

Property Description:

Street Address 102-104 Fletcher Lot Size 117 X 125
Lot Number 2 & 3 Zoning District Rm
Block Number 2
Addition Business Center North

- Please attach a copy of your deed to the property. If you are currently purchasing the property, please include a copy of your contract for the purchase of the property. Also include with your application a copy of any and all restrictive covenants pertaining to the property to be rezoned.

Appeal:

Why do you believe that the approval of this request would be in harmony (similar use) with the character of the neighborhood?

Existing Retail stores on the same Block
Fletcher Appliance Serv. Center etc.

Why do you believe that the approval of this request would not be detrimental to the property or persons in the neighborhood?

Because of the existing Retail Stores within
The Block Fletcher Appliance Center, etc.
Pop Funeral, Marianas Jewelry

Why do you believe that there is a need in this area for the uses that would be allowed under this proposed zoning change?

There is not enough commercial Buildings
in the city for open New Business

History:

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

Date _____

Results of Appeal _____

Lienholder:

Is the property burdened by a lien of any nature? N/A

If so, describe the lien and give the name and address of lienholder and secure their consent to the requested zoning change with their signature.

Other:

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

OWNER

Approximate cost of work involved? N/A

Include a schematic drawing of the site.

To the Applicant:

A fee of \$ _____ to defray the part of the costs of processing the application and holding the public hearing is required by City Ordinance. Such fee must be paid to the City of Del Rio at the time that this application is submitted. One-half (1/2) of the fee will be returned if the applicant decides to terminate the application and the public hearing notices have NOT been sent out.

I, Maria E Rosoya, understand the above requirements and have read them thoroughly and my statements are true and correct.

Lienholders (if any) _____

M E Rosoya
Applicant

AFFIDAVIT OF OWNERSHIP

THE STATE OF TEXAS) (

COUNTY OF VAL VERDE) (

Before me, the undersigned authority,

Maria E Losoya

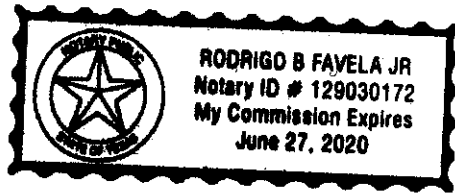
Name of Applicant

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.

M E Losoya

SUBSCRIBED AND SWORN to before me this Signature of Applicant

22nd day of June, 2017.



RBF

Notary Public

My Commission Expires: June 27, 2020

FEES

Zoning Changes	
Less than 1 acre	\$100.00
1 acre to less than 5 acres	\$125.00
5 acres to less than 25 acres	\$150.00
25 acres to less than 50 acres	\$175.00
50 acres to less than 75 acres	\$200.00
75 acres to less than 100 acres	\$225.00
More than 100 acres	\$250.00

Zoning 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 _____

Val Verde CAD

Property Search Results > 20995 LOSOYA JOSE P & MARIA EUGENIA for Year 2017

Property

Account

Property ID: 20995 Legal Description: BUSINESS CENTER NORTH BLOCK 2 LOT 2 & 3
 Geographic ID: 5055-0020-0030 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 102-104 FLETCHER DR Mapsco: OFFICE
 Neighborhood: Map ID: 43
 Neighborhood CD:

Owner

Name: LOSOYA JOSE P & MARIA EUGENIA Owner ID: 24349
 Mailing Address: 101 BRINKLEY % Ownership: 100.0000000000%
 DEL RIO, TX 78840

Exemptions:

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$263,360	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$33,840	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$297,200	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$297,200	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$297,200	

Taxing Jurisdiction

Owner: LOSOYA JOSE P & MARIA EUGENIA
 % Ownership: 100.0000000000%
 Total Value: \$297,200

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	Central Appraisal District	0.000000	\$297,200	\$297,200	\$0.00
CD	CITY OF DEL RIO, TEXAS	0.684576	\$297,200	\$297,200	\$2,034.56
G233	VAL VERDE COUNTY	0.495500	\$297,200	\$297,200	\$1,472.63
HOS	VAL VERDE REGIONAL MEDICAL CENTER	0.106143	\$297,200	\$297,200	\$315.46
RFM	FARM-TO-MARKET	0.024300	\$297,200	\$297,200	\$72.22
SD	SAN FELIPE DEL RIO CISD	1.159800	\$297,200	\$297,200	\$3,446.93
Total Tax Rate:		2.470319			

Taxes w/Current Exemptions:	\$7,341.80
Taxes w/o Exemptions:	\$7,341.79

Improvement / Building

Improvement #1: COMMERCIAL **State Code:** F1 **Living Area:** 5956.0 sqft **Value:** \$263,360

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
PRO-OFFICE	Professional Office	POAF		1979	5956.0
CCNPY	C CNPY	BLDG		1979	96.0
CCNPY	C CNPY	BLDG		1979	92.0
CCNPY	C CNPY	BLDG		0	1018.0
CCONC	C CONC	3IN		0	776.0
CASPH	C ASPH	3IN		0	2231.0
CASPH	C ASPH	3IN		0	1083.0
STG	STORAGE	STG3		0	70.0
CCONC	C CONC	3IN		0	111.0
CCONC	C CONC	3IN		0	177.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	UL	OTHER	0.3372	14687.50	117.50	125.00	\$33,840	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2017	\$263,360	\$33,840	0	297,200	\$0	\$297,200
2016	\$263,360	\$33,840	0	297,200	\$0	\$297,200
2015	\$263,360	\$13,980	0	277,340	\$0	\$277,340
2014	\$197,420	\$13,980	0	211,400	\$0	\$211,400
2013	\$197,420	\$13,980	0	211,400	\$0	\$211,400
2012	\$195,560	\$13,980	0	209,540	\$0	\$209,540
2011	\$196,110	\$13,980	0	210,090	\$0	\$210,090
2010	\$196,110	\$13,980	0	210,090	\$0	\$210,090
2009	\$196,110	\$13,980	0	210,090	\$0	\$210,090
2008	\$124,330	\$13,980	0	138,310	\$0	\$138,310
2007	\$124,330	\$13,980	0	138,310	\$0	\$138,310
2006	\$119,930	\$13,980	0	133,910	\$0	\$133,910
2005	\$144,080	\$13,980	0	158,060	\$0	\$158,060
2004	\$132,860	\$7,110	0	139,970	\$0	\$139,970
2003	\$132,850	\$7,110	0	139,960	\$0	\$139,960
2002	\$132,850	\$7,110	0	139,960	\$0	\$139,960
2001	\$132,850	\$7,110	0	139,960	\$0	\$139,960
2000	\$132,850	\$6,900	0	139,750	\$0	\$139,750
1999	\$132,850	\$6,900	0	139,750	\$0	\$139,750
1998	\$132,850	\$6,900	0	139,750	\$0	\$139,750
1997	\$132,850	\$6,900	0	139,750	\$0	\$139,750
1996	\$132,850	\$6,900	0	139,750	\$0	\$139,750
1995	\$112,950	\$6,900	0	119,850	\$0	\$119,850

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
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**CITY OF DEL RIO
PLANNING AND CODE COMPLIANCE DEPARTMENT
(830) 774-8553**

cc.

BOARD OF ADJUSTMENTS RECEIPT Rezoning

201017377			
6/22/2017	\$ 100.00	6/22/2017	JULIE MALDONADO

LOCATION OF IMPROVEMENT: **102 &104 FLETCHER**

ARCHITECT/DESIGNER:

OWNER: MARIA LOSOYA

GENERAL CONTRACTOR: MARIA LOSOYA
102 &104 FLETCHER
DEL RIO TX 78840

NATURE OF WORK: ZONING CHANGE FROM R-M TO C-1 DATE OF HEARING AUG 9, 2017 PD BY MARIA E LOSOYA C.C.		Dimensions 0	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	\$ 100.00
TOTAL FEES			\$ 100.00

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.

M E Losoya

 Signature of Contractor or Authorized Agent

6-22-17

 Date

Julie A Maldonado

 Approved By

6-22-17

 Date

CITY OF DEL RIO, TEXAS
PLANNING & ZONING COMMISSION
109 West Broadway
Del Rio, TX 78840

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

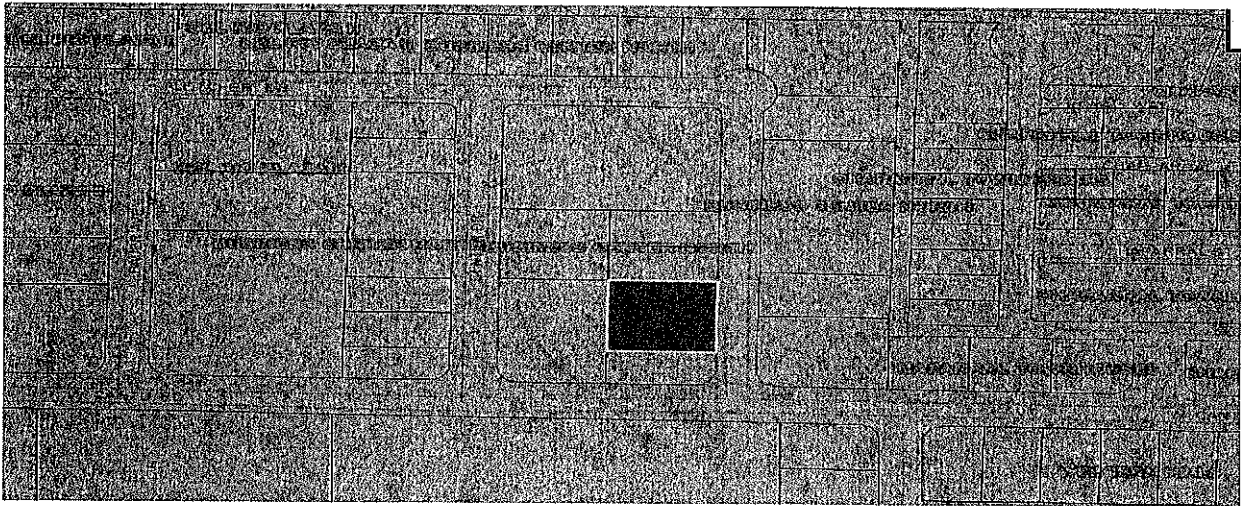
July 7, 2017

«NAME»
«ADDRESS»
«CITY»

RE: **Planning & Zoning Commission Notice**
Appeal # 17-01

Maria E. Losoya made an appeal to the Planning & Zoning Commission to request a Zoning Change from **Residential Multiple Family District (R-M) to Local Commercial District (C-1)**. Property Description: Lots 2 & 3, Block 2, Business Center North (102-104 Fletcher Drive) Proposed Use: Sale of goods and products at retail.

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 **Wednesday, the 19th of July 2017 at 5:30 p.m.** by the Planning & Zoning Commission and on **Tuesday, the 25th of July 2017 at 6:30 p.m.** by the City Council in the Council Chambers in City Hall (109 West Broadway). The purpose of these hearings 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 five days prior to the hearing to the members of the **Planning and Zoning Commission, 109 West Broadway, Del Rio, TX 78840**, 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,
Planning and Zoning Commission

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

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 19th of July 2017 at 5:30 p.m.**, and by the City Council on **Tuesday, the 25th of July 2017 at 6:30 p.m.**, for the purpose of hearing comments on the following request:

Zoning Change Appeal # 17-01 Maria E. Losoya is requesting a Zoning Change from Residential Multiple Family District (R-M) to Local Commercial District (C-1). Property Description: Lot 2 & 3, Block 2, Business Center North (102-104 Fletcher Drive)

HANDICAPPED ACCESSIBLE LOCATION

Please publish once Sunday, July 2, 2017.

Property Identification #: 20995

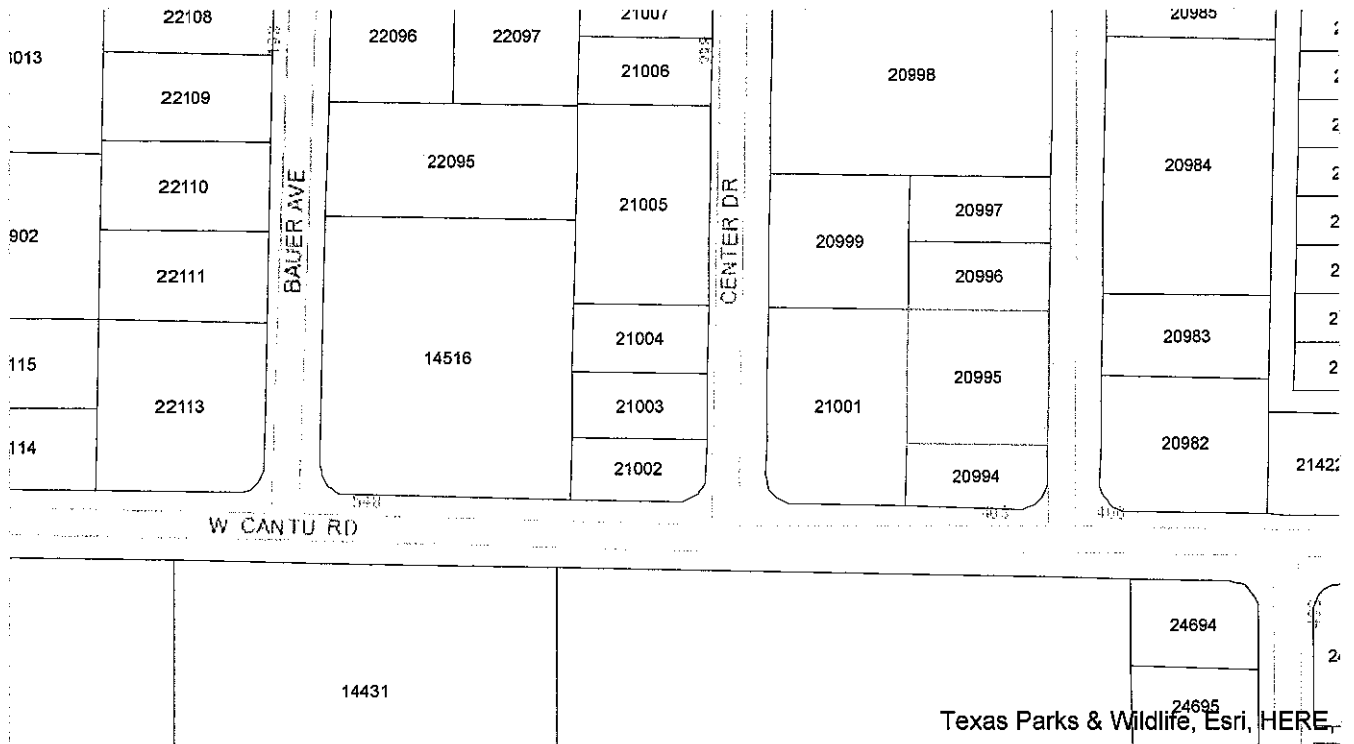
Property Information: 2017

Owner Identification #: 24349

Geo ID: 5055-0020-0030
 Situs Address: 102-104 FLETCHER DR
 Property Type: Real
 State Code: F1

Legal Description: BUSINESS CENTER
 NORTH BLOCK 2 LOT 2 & 3
 Abstract: S5055
 Neighborhood: Null
 Appraised Value: \$297,200.00
 Jurisdictions: G233, RFM, HOS, SD, CD, CAD

Name: LOSOYA JOSE P & MARIA EUGENIA
 Exemptions:
 DBA: MICHAEL BAGLEY ATTY



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.

Zoning Map

Rezoning Request 17-01

102-104 Fletcher

