

CITY OF DEL RIO
ZONING BOARD OF ADJUSTMENTS
COUNCIL CHAMBERS – CITY HALL
NOVEMBER 16, 2009

MINUTES

1. CALL TO ORDER

The meeting was called to order at 6:05p.m. by Raul Alatorre.

2. ROLL CALL

PRESENT

*Raul Alatorre
Fernando Garcia
Don Bynum
Maria B. Carmen Gutierrez
Dennis Smith*

ABSENT

OTHERS PRESENT

Janice Pokrant, City Planner, Eloy Padilla, Assistant City Attorney and Maria Perez, Zoning Coordinator

3. APPROVAL OF MINUTES – October 22, 2009

Maria B. Carmen Gutierrez made a motion to approve the minutes presented. Fernando Garcia seconded the motion, which were approved unanimously. (5-0).

OPEN PUBLIC HEARING

Chairperson, Raul Alatorre opened the Public Hearing to hear comments for or against the following appeals.

4. Public Hearing Hipolita Beatriz Vallejo is requesting a variance to place a monument on an empty lot in an R-S Zoning District. Property Description: Lot 9, Block C, Franki Estates (219 Santa Maria).

5. Public Hearing Freddie Martinez is requesting a variance in relation to lot coverage requirements in an R-S Zoning District. Property Description: Lot 16, Block A, Mc Intyre Addition (310 Alyssa).

Both applicants were present to speak in favor of their appeal. The following property owners were present to speak against Appeal # 09-22 Ammy Conner, Darrel Davis, John Maldonado, Raul Martinez, Brenda Davis, Janice Casillas and Bibi Hanson. David Arredondo and Mr. Pedro Cardenas were present in favor of appeal # 09-23 with only some question. No one else was present against or in favor on the above public hearings.

CLOSE PUBLIC HEARING

6. Appeal # 09-22 Hipolita Beatriz Vallejo is requesting a variance to place a monument on an empty lot in an R-S Zoning District. Property Description: Lot 9, Block C, Franki Estates (219 Santa Maria).

Mrs. Hipolita Beatriz Vallejo was present for discussion she addressed the Commission and briefly stated the location of the monument which she referred as the Christian Cross when the construction started and by whom she continued by stating that a member of the Building Planning and Zoning Office advised them that a permit was not required and one month later she was contacted by the same person and advised her to talk to someone in the Planning and Zoning Department and was advised to go before the Zoning Board of Adjustments and pay two hundred dollars because the cross was standing in solitude in a vacant lot and that it was a zoning violation because there was no building on the property so it was a violation to have a monument it's not a monument it's a Christian cross. Discussion continued related to height, construction, permits, definition of monument, enforcement, rules and regulations. After discussion in reference to parking Fernando Garcia made a motion to deny based on safety, no hardship, not the best interest to the community and traffic Don Bynum seconded the motion, which was denied unanimously. Variance is denied. (5-0).

7. Appeal # 09-23 Freddie Martinez is requesting a variance in relation to lot coverage requirements in an R-S Zoning District. Property Description: Lot 16, Block A, Mc Intyre Addition (310 Alyssa).

*Mr. Freddie Martinez was present for discussion. Dennis Smith made a motion to approve the appeal after a brief discussion in reference to building permits, lot coverage, property pins and subdivision encroachment. Fernando Garcia seconded the motion, which was approved. **Variance granted. (4-0).***

8. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 6:50 p.m.