

CITY OF DEL RIO
PLANNING & ZONING COMMISSION
COUNCIL CHAMBERS- CITY HALL
MAY 16, 2012
5:30 P.M.

AGENDA

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES

OPEN PUBLIC HEARING

4. Public Hearing David Valdez is requesting to Replat Lot 1, Block 11, Val Verde Park Estates.
5. Public Hearing Manuel Figueiras, Representing Centro Cristiano Oasis De Amor is requesting to Replat Lot 1-3, Block 44A, and Lots 1-5, Block 45, and a portion of Avenue M and a portion of Avenue N, Fifth Railroad Addition.
6. Public Hearing Jesse Paul Sanchez is requesting to Replat Lot 1, Block B, Ora May Gulick Subdivision.

CLOSE PUBLIC HEARING

(ACTION MAY BE TAKEN ON THESE MATTERS)

7. Plat 12-02 David Valdez is requesting to Replat Lot 1, Block 11, Val Verde Park Estates.
8. Plat 12-03 Manuel Figueiras, Representing Centro Cristiano Oasis De Amor is requesting to Replat Lot 1-3, Block 44A, and Lots 1-5, Block 45, and a portion of Avenue M and a portion of Avenue N, Fifth Railroad Addition.
10. Plat 12-04 Jesse Paul Sanchez is requesting to Replat Lot 1, Block B, Ora May Gulick Subdivision.
11. Minor Replat Administrative Appeal - Replat of Tract A of the Southeast 1/4 of Block 11, Section 2, San Felipe Pastures Subdivision Gilbert R. Ramirez, Owner, Surveyor Armando Salas
12. ADJOURNMENT

I, Susan Corp, City Secretary, do hereby certify that this agenda was posted on the bulletin board in the Municipal Building and on the bulletin board immediately outside the Municipal Building located at 109 West Broadway, Del Rio, Texas before 6:00 p.m. on the 11th day of May 2012.

SUSAN CORP
City Secretary

PLANNING AND ZONING COMMISSION
16 MAY 2012

COMMISSIONER	PRESENT	ABSENT
Raul Padilla	_____	_____
James Wilde	_____	_____
Adrian Falcon	_____	_____
Diana Salgado	_____	_____
Jesse Paul Sanchez	_____	_____

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 16th of May 2012 at 5:30 p.m., and by the City Council on Tuesday, the 22nd of May 2012 at 6:30 p.m., for the purpose of hearing comments on the following requests:

Plat 12-02 David Valdez is requesting to Replat Lot 1, Block 11, Val Verde Park Estates.

Plat 12-03 Manuel Figueiras, Representing Centro Cristiano Oasis De Amor is requesting to Replat Lot 1-3, Block 44A, and Lots 1-5, Block 45, and a portion of Avenue M and a portion of Avenue N, Fifth Railroad Addition.

Plat 12-04 Jesse Paul Sanchez is requesting to Replat Lot 1, Block B, Ora May Gulick Subdivision.

HANDICAPPED ACCESSIBLE LOCATION

Please publish once Monday, April 30, 2012

City of Del Rio
Planning and Zoning Commission
16 May 2012

PLAT NO. 12-02

GENERAL INFORMATION

Applicant	David Valdez 810 North Main Del Rio, Texas 78840 (830) 775-0873
Surveyor	Armando Salas (830) 774-0796
Location	101 Harvey Drive
Legal Description	Lot 1, Block 11, Val Verde Park Estates
Proposed Use:	Single Family
Number of letters sent	<u>21</u> May 4, 2012

For 1 Against 0 No Comment 0 Returned 1 Other Comments 0 Unreturned 19

Staff Recommendation

Plat #12-02

Staff recommends approval of the requested attached plat which complies with all Texas and Local Government Codes. The intended use is for Single Family Residential.

REPLAT OF LOT ONE (1), BLOCK
 AN ADDITION TO THE VAL VE
 OF RECORD IN VOLUME 2, P
 RE-PLATTED AS LOTS 1A AND

HARVEY DRIVE
 (50' FT. R.O.W.)

(50' FT. R.O.W.)

BLOCK
 11

LOT
 3

LOT
 2

fn'd.
 I.R.

set I.R. N 87°45'0" E 200.00

fn'd.
 I.R.

100.00 7'ft. Utility Easement 100.00

N 2°15'0" W 95.00

#101

25' Build. Setback

LOT
 1A

15' B.L.

N 2°15'0" W 95.00

7' B.L.

LOT
 1B

#402

25' Build. Setback

7.5'ft. Utility Easement

S 2°15'0" E 95.00

P.O.B.

fn'd.
 I.R.

100.00 set I.R. S 87°45'0" W 200.00 100.00

fn'd.
 I.R.

DENNIS DRIVE
 (50' FT. R.O.W.)



WATER SYSTEM AND WAS
 COST AND COMPLETI

Property is served by an
 System and an approved S
 owned and operated by th
 The City of Del Rio, Texas
 entered into a contract l
 Rio shall supply sufficient

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MODIFICATION OF
RESTRICTIVE COVENANTS

STATE OF TEXAS
COUNTY OF VAL VERDE

Whereas, on _____, a document was executed and subsequently filed in the Official Records of Val Verde County, Texas, which created restrictive covenants for Lot One (1), Block Eleven (11), of the Val Verde Park, an addition to Val Verde County, Texas.

Whereas, according to the condition and provisions of the restrictive covenants, such restrictive covenants were to run for a term of twenty-five years, and thereafter may be amended by majority vote of the owners of properties in the addition; and,

Whereas, a majority of the owners now desire to modify the restrictive covenants as to only paragraph "5", which at present is:

- (5) "A 50 ft building setback line along the west or front property line"

To be amended to read as follows:

- (5) "A 25 ft or 50 ft building setback line along the west or front property line"

All other provision of the restrictive covenants are affirmed as originally drafted.

Now, therefore we the undersigned hereto affix our signatures to evidence our agreement to modify the restrictive covenants of Block Eleven (11), Lot One (1) of Val Verde Park, an addition to, Val Verde County Texas, as aforementioned.

Witness our hands as per the dated stated by our signatures and stated ownership, effective this ____ day of February, 2012.

OWNER SIGNATURE LOT NO. ADDRESS

David Valdez [Signature] 1A L 1 B Block 11, Val Verde Park #1111

This instrument was acknowledged before me on 03/14/12, by David Valdez

Teresita D. Robledo

Notary Public, State of Texas

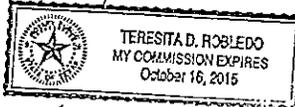


Javier Garcia [Signature] Block 7 Lot ²⁴ 40 / Dennis Dr.

This instrument was acknowledged before me on 03/26/12, by Javier Garcia

Teresita D. Robledo

Notary Public, State of Texas

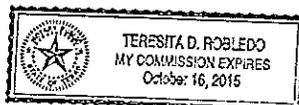


Miguel Rodriguez [Signature] Block 11 Lot 59 / 00 Texas Dr.

This instrument was acknowledged before me on 03/26/12, by Miguel Rodriguez

Teresita D. Robledo

Notary Public, State of Texas

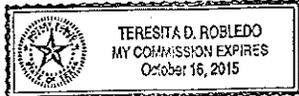


OWNER SIGNATURE LOT NO. ADDRESS

Rosa A Prestidge [Signature] Lot 69 102 Texas dr.

This instrument was acknowledged before me on 02/26/12 by Rosa A Prestidge

Teresita D. Robledo

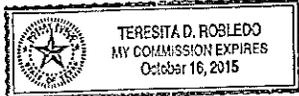


Notary Public, State of Texas

Daisy M. Gonzalez [Signature] Block 11 Lot 54 Harvey dr.

This instrument was acknowledged before me on 02/26/12 by Daisy M. Gonzalez

Teresita D. Robledo

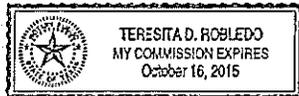


Notary Public, State of Texas

Estela Arredondo [Signature] Block 11 Lot 3 105 Harvey

This instrument was acknowledged before me on 02/27/12 by Estela Arredondo

Teresita D. Robledo

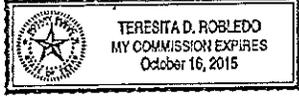


Notary Public, State of Texas

Edgar Perez [Signature] Block 23 Lot 7 309 Dennis Dr

This instrument was acknowledged before me on 02/27/12 by Edgar Perez

Teresita D. Robledo

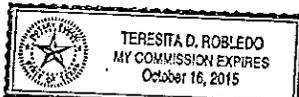


Notary Public, State of Texas

Jose Alvarado [Signature] Block 7 - Lot 25 403 Dennis Dr

This instrument was acknowledged before me on 02/27/12 by Jose Alvarado

Teresita D. Robledo



Notary Public, State of Texas

Trinidad Alvarez [Signature] Block 11 Lot 2 103 Harvey

This instrument was acknowledged before me on 02/27/12 by Trinidad Alvarez

Teresita D. Robledo



Notary Public, State of Texas

Val Verde CAD

Property Search Results > 38275 VALDEZ DAVID for Year 2012

Property

Account

Property ID: 38275 Legal Description: VAL VERDE PARK ESTATES BLOCK 11 LOT 1
 Geographic ID: 7000-0110-0010 Agent Code:
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 101 HARVEY DR Mapsco:
 Neighborhood: 6520,5826,5827,5828,7070,7000,6998,6970,6965,7111, Map ID: P129
 Neighborhood CD: NB12

Owner

Name: VALDEZ DAVID Owner ID: 64890
 Mailing Address: 810 NORTH MAIN ST % Ownership: 100.0000000000%
 DEL RIO, TX 78840

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: VALDEZ DAVID
 % 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
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	95.00	200.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2012	N/A	N/A	N/A	N/A	N/A	N/A
2011	\$0	\$15,000	0	15,000	\$0	\$15,000
2010	\$0	\$15,000	0	15,000	\$0	\$15,000
2009	\$0	\$15,000	0	15,000	\$0	\$15,000
2008	\$0	\$15,000	0	15,000	\$0	\$15,000
2007	\$0	\$5,800	0	5,800	\$0	\$5,800
2006	\$0	\$7,650	0	7,650	\$0	\$7,650
2005	\$0	\$7,650	0	7,650	\$0	\$7,650
2004	\$0	\$7,650	0	7,650	\$0	\$7,650
2003	\$0	\$7,650	0	7,650	\$0	\$7,650
2002	\$0	\$7,650	0	7,650	\$0	\$7,650
2001	\$0	\$7,650	0	7,650	\$0	\$7,650
2000	\$0	\$5,800	0	5,800	\$0	\$5,800
1999	\$0	\$3,820	0	3,820	\$0	\$3,820
1998	\$0	\$3,820	0	3,820	\$0	\$3,820
1997	\$0	\$3,820	0	3,820	\$0	\$3,820
1996	\$0	\$3,820	0	3,820	\$0	\$3,820
1995	\$0	\$3,820	0	3,820	\$0	\$3,820

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	12/13/2010 12:00:00 AM	WD	WARRANTY DEED	CASTILLO RAFAEL	VALDEZ DAVID			00261420
2	4/15/2008 12:00:00 AM	WD	WARRANTY DEED	JAMAICA JOSE & K	CASTILLO RAFAEL	1102	378	00242114
3	7/24/1991 12:00:00 AM	OT	Other	SCHAFFER ANNA G	JAMAICA JOSE & K	546	30	

Questions Please Call (830) 774-4602

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

VAL VERDE COUNTY



Roger Cerny
County Health Inspector/Loss Prevention Officer
400 Pecan St.
Del Rio, Texas 78840
(830) 774-7570

04-10-12 10:54 A.M.

Notice of Public Hearing

On May 14th, 2012 at 9:00 A.M., the Commissioners Court of Val Verde County will conduct a Public meeting in the Old County Court at Law Building located at 207 E. Losoya Del Rio, TX 78840.

The Purpose of this hearing is to allow the Public to voice any objection or comment regarding the request by the owners of Lot #1 Blk. 11 of the Val Verde Park Estates to subdivide this lot creating lot 1A and Lot 1B Blk. 11 of Val Verde Park Estates. This Hearing will be held in compliance with Texas local Governmental Code 232.041B.

Immediately following the close of the above hearing, the Commissioners Court of Val Verde County will conduct another Hearing. The purpose of this Hearing is to allow the Public to voice any objections or comments regarding the request by the owner to replat lot 1 and the West 25ft of lot 2 Blk. 4 of the Val Verde Park Estates Subdivision into lot 1A and 1B of the Val Verde Park Estates Subdivision. This Hearing will be held in Compliance with Texas local Governmental Code Sec. 232.041B

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

May 4, 2012

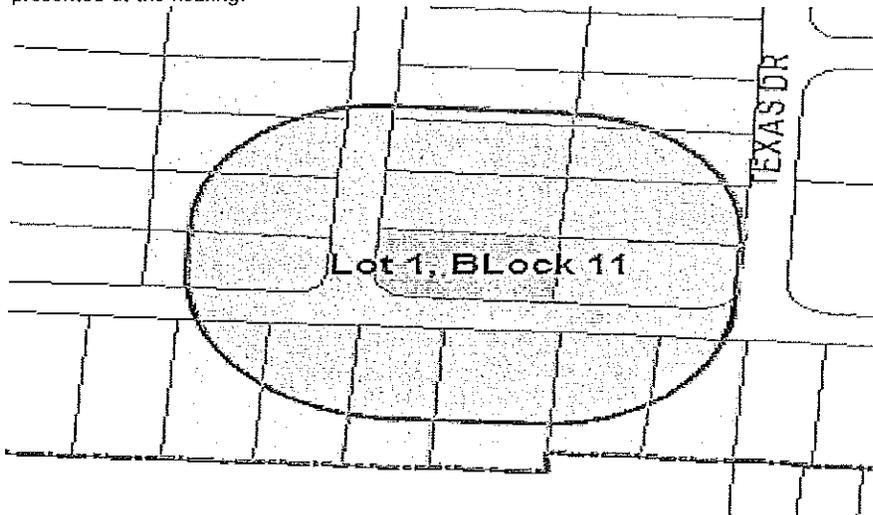
«NAME»
«ADDRESS»
«CITY»

RE: Planning & Zoning Commission Notice
Plat 1 # 12-02

David Valdez is requesting to Replat Lot 1, Block 11, Val Verde Park Estates.

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 16th of May 2012 at 5:30 p.m. by the Planning & Zoning Commission and on Tuesday, the 22nd of May 2012 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

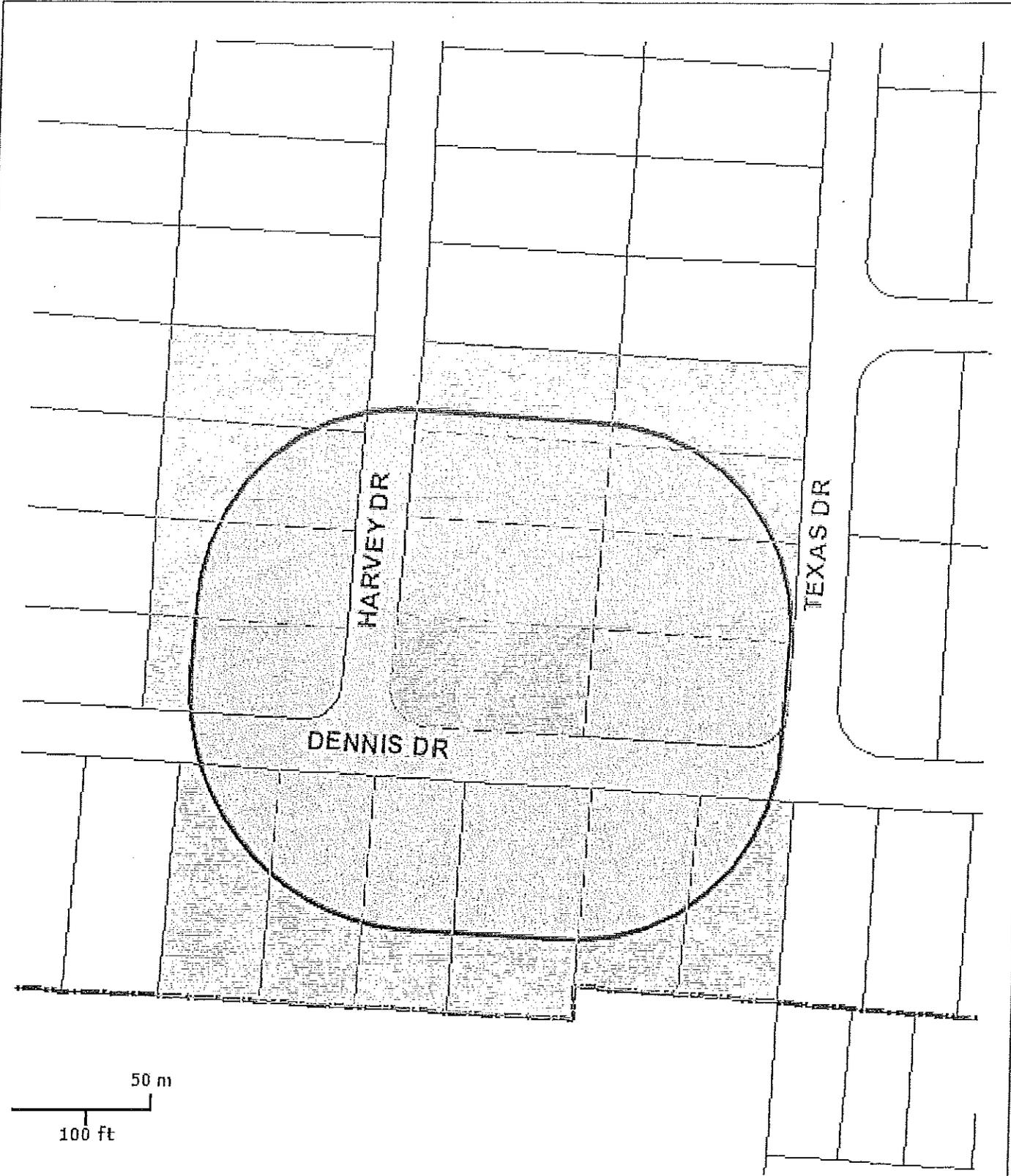
Office Address List

5/11/2012

12-02

NAME	ADDRESS	CITY	LOT	BLO	ADDITION
GRACIELA G. GARZA	307 W. NORWOD	SAN ANTONIO,	51	10	VAL VERDE PARK
FELIPE & GUADALUPE H. ZAPATA	P.O. BOX 1452	GLEN ROSE, TE	52	10	VAL VERDE PARK
ARNOLDO & MARTA GALINDO	102 HARVEY DRIVE	DEL RIO, TEXAS	53	10	VAL VERDE PARK
DAVID VALDEZ	810 NORTH MAIN	DEL RIO, TEXAS	1	11	VAL VERDE PARK
TRINIDAD ALVARADO	103 HARVEY DRIVE	DEL RIO, TEXAS	2	11	VAL VERDE PARK
GUSTAVO HERNANDEZ & ESTELL	604 ARTEAGA	DEL RIO, TEXAS	3-4	11	VAL VERDE PARK
ELENA FRAUSTO	106 TEXAS DRIVE	DEL RIO, TEXAS	57	11	VAL VERDE PARK
ELENA FRAUSTO	104 TEXAS DRIVE	DEL RIO, TEXAS	58	11	VAL VERDE PARK
ROSA A. PRESTRIDGE	112 TEXAS DRIVE	DEL RIO, TEXAS	59	11	VAL VERDE PARK
ROSA A. PRESTRIDGE	100 TEXAS DRIVE	DEL RIO, TEXAS	60	11	VAL VERDE PARK
SYLVIA V. & EDGAR PEREZ	122 DENNIS DRIVE	DEL RIO, TEXAS	23	7	VAL VERDE PARK
JAVIER GARCIA	401 DENNIS DRIVE	DEL RIO, TEXAS	24	7	VAL VERDE PARK
JOSE A. & PETRA B. ALVARADO	3601 E. MAPLE	BAYVIEW, TEXA	25	7	VAL VERDE PARK
MAUDDIE L. MARTIN	P.O. BOX 421383	DEL RIO, TEXAS	26	7	VAL VERDE PARK
JUAN JOSE RICHARTE SR.	409 DENNIS DRIVE	DEL RIO, TEXAS	27	7	VAL VERDE PARK
FIDENCIO GONZALEZ	100 HARVEY DRIVE	DEL RIO, TEXAS	54A	10	VAL VERDE PARK
FELIPE DE JESUS & JOSEFINA SAN	1114 PIERCE	DEL RIO, TEXAS	54B	10	VAL VERDE PARK
MARIA TERESA GONZALEZ	303 B DENNIS	DEL RIO, TEXAS	7B	7	VAL VERDE PARK
ROBERTO HERNADEZ	305 DENNIS DRIVE	DEL RIO, TEXAS	7C	7	VAL VERDE PARK
ROBRTO & CLAUDA RODRIGUEZ	512 WEST 5TH ST.	DEL RIO, TEXAS	7D	7	VAL VERDE PARK
EFRAIN & JULIA ORTIZ	303 A DENNIS	DEL RIO, TEXAS	7A	7	VAL VERDE PARK

1 FOR
1 RET



Plat 12-02 David Valdez

DISCLAIMER

Various official and unofficial sources were used to gather this information. Every effort was made to ensure the accuracy of this data, however, no guarantee is given or implied as to the accuracy of said data.



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

May 4, 2012

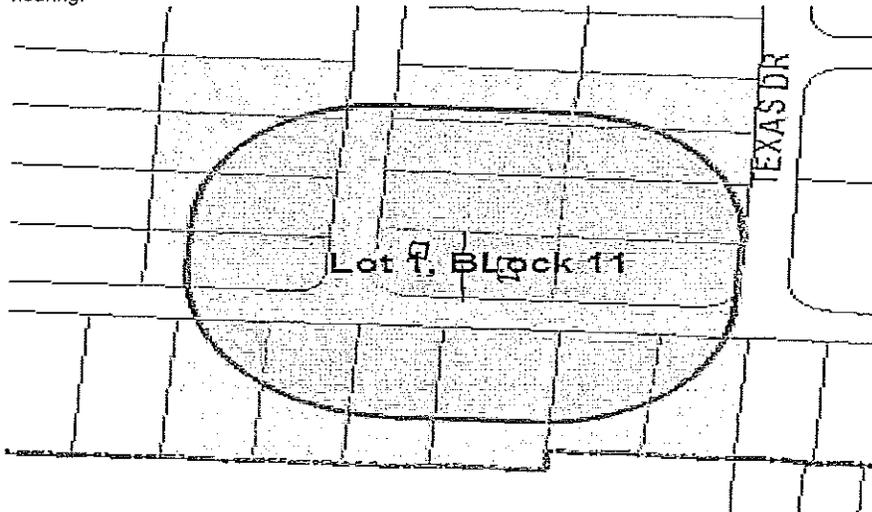
TRINIDAD ALVARADO
103 HARVEY DRIVE
DEL RIO, TEXAS 78840

RE: Planning & Zoning Commission Notice
Plat I # 12-02

David Valdez is requesting to Replat Lot 1, Block 11, Val Verde Park Estates.

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:2, Block:11, VAL VERDE PARK ESTATES ADDITION. This letter is to notify you that a Public Hearing will be held on the requested appeal on Wednesday, the 16th of May 2012 at 5:30 p.m. by the Planning & Zoning Commission and on Tuesday, the 22nd of May 2012 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).

Trinidad Alvarado
Signature

Sincerely,
Planning and Zoning Commission

PUBLIC HEARINGS ARE HELD AT CITY HALL
A HANDICAPPED ACCESSIBLE LOCATION

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

May 4, 2012

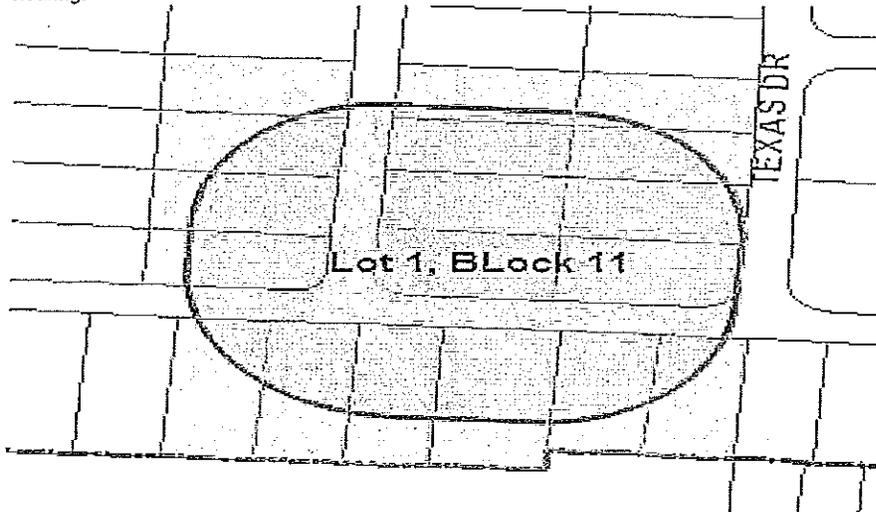
MARIA TERESA GONZALEZ
303 B DENNIS
DEL RIO, TEXAS 78840

RE: Planning & Zoning Commission Notice
Plat I # 12-02

David Valdez is requesting to Replat Lot 1, Block 11, Val Verde Park Estates.

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:7B, Block:7, VAL VERDE PARK ESTATES ADDITION. This letter is to notify you that a Public Hearing will be held on the requested appeal on Wednesday, the 16th of May 2012 at 5:30 p.m. by the Planning & Zoning Commission and on Tuesday, the 22nd of May 2012 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.

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- _____ 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

City of Del Rio
Planning and Zoning Commission
16 May 2012

PLAT NO. 12-03

GENERAL INFORMATION

Applicant	Manuel Figueiras 129 Rhonda Del Rio, Texas 78840 (830) 768-1727
Representing	Centro Cristiano Oasis De Amor
Engineer	Abner Martinez
Location	1206 Railroad
Legal Description	Lot 1-3, Block 44A and Lots 1-5, Block 45, and a portion of Avenue M and Avenue N, Fifth Railroad Addition
Proposed Use:	Church
Number of letters sent	<u>24</u> May 4, 2012

For 1 Against 0 No Comment 0 Returned 2 Other Comments 0 Unreturned 21

Staff Recommendation

Plat #12-03

Staff recommends approval of the requested plat which complies with all Texas and Local Government Codes. There are few minor amendments that staff is working with the consultant on revising. The intended use is for a Church.



APPLICATION FOR PLAT

City of Del Rio
Planning & Zoning Division

Date Submitted: April 10, 2012 Plat ID Number: 12-03

Plat Name: Lot A, Block 45, 5th Railroad Addition - Replat

Property Address/legal: Lots 1-6 Blk 45, Lots 1-3, Blk 44A, 1206 Railroad Street, Del Rio TX

Owner/Agent Rev. Manuel Figueiras Phone: (830) 768-1727 Fax: _____

Address: 129 Rohnda Drive, Del Rio, Texas Zip code: 78840

Owner's Email Address _____

Engineer/Surveyor: Amistad Consulting Services, Inc. Phone: 775-4579 Fax: 888-383-6704

Address: 501 E. Garfield, Del Rio, Texas Zip code: 78840

Engineer's Email Address acs@rgv,twcbc.com

1. All Specific Uses Proposed: Church (restaurant, day care, warehouse, etc.)
2. Existing Zoning: Industrial
3. Is there a building permit associated with this plat? No Yes AP # _____
4. City Council District: _____ County Precinct: _____
5. Name and Number of Survey/Abstract: _____
6. DIRECTOR -OR- PLANNING COMMISSION
7. Water Service: City Well Other Utility (name) _____
8. Sewer Service: City Septic Other Utility (name) _____
9. Del Rio City Limits Yes No
10. San Felipe Springs Protection Area? Yes No
11. Joint Airport Zoning Board Area Yes No
 - a. Laughlin Air Force Base Yes No
 - b. Del Rio International Airport Yes No
12. Previous/existing landfill? Yes No
13. Flood plain? Yes No

PLATTED AREA

Streets	<input checked="" type="checkbox"/> Public	<input type="checkbox"/> Private	Linear Ft _____	total acreage _____
Parks	<input type="checkbox"/> Public	<input type="checkbox"/> Private		total acreage _____
Off-Site Easements	<input type="checkbox"/> Permeable	<input type="checkbox"/> Nonpermeable		total acreage _____

I hereby certify that all of the information on the entire Plat Application is true and correct.
 Print Name: Abner Martinez, P.E. Signature: _____
 Date: April 10, 2012 Professional Engineer Registered Professional Land Surveyor

FEES (please refer to the current fee schedule)

City Fees (Required for all plats)

Minor

Plat or Replat without a public hearing	\$100.00
Plat or Replat with a public hearing	\$200.00

Major

inside city

Plat or Replat with a Public Hearing	\$200.00
Final Plat	\$250.00

County Fees (Required for ETJ/OCL plats) A list of County fees are available, and will be collected by Val Verde County. Please contact Mr. Roger Cerney, with the Val Verde County Office of Risk Management at (830) 774-7570. All plats in the City of Del Rio's ETJ will have to be approved by the Val Verde Commissioners Court before the City of Del Rio can approve.

(Only complete legible applications will be accepted: 1 original and 6 copies.)



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

MAJOR PLAT FINAL INSIDE RECEIPT

201005150			
4/13/2012	\$ 200.00	4/13/2012	KAYLA HERNANDEZ

LOCATION OF IMPROVEMENT: 1206 RAILROAD	
ARCHITECT/DESIGNER:	GENERAL CONTRACTOR: AMISTAD CONSULTING SERVICES
OWNER: REV. MANUEL FIGUEIRAS	DEL RIO TX 78840

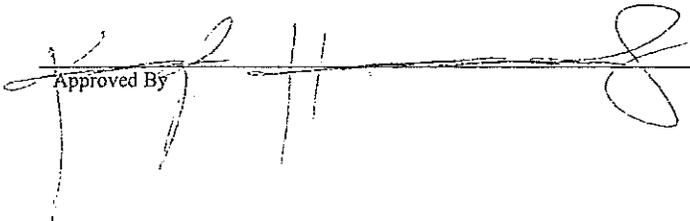
NATURE OF WORK: MAJOR PLAT WITH A PUBLIC HEARING		Dimensions	NO. OF FLOORS:	
			TOTAL FLOOR AREA OF NEW CONST.:	0.00
			SQ FT BASEMENT:	
			ACCESSORY STRUCTURES:	
			LAND AREA:	
TYPE FRAME:	FIRE ZONE:	OCCUPANCY TYPE:		
	USE ZONE:	CONSTRUCTION TYPE:		

FEES DUE:	DESCRIPTION	QTY	AMOUNT
	PLAT/REPLAT W/PUBLIC HEARING	1	\$ 200.00
	TOTAL FEES		\$ 200.00

--


Signature of Contractor or Authorized Agent

4-13-12
Date


Approved By

4-13-12
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

May 4, 2012

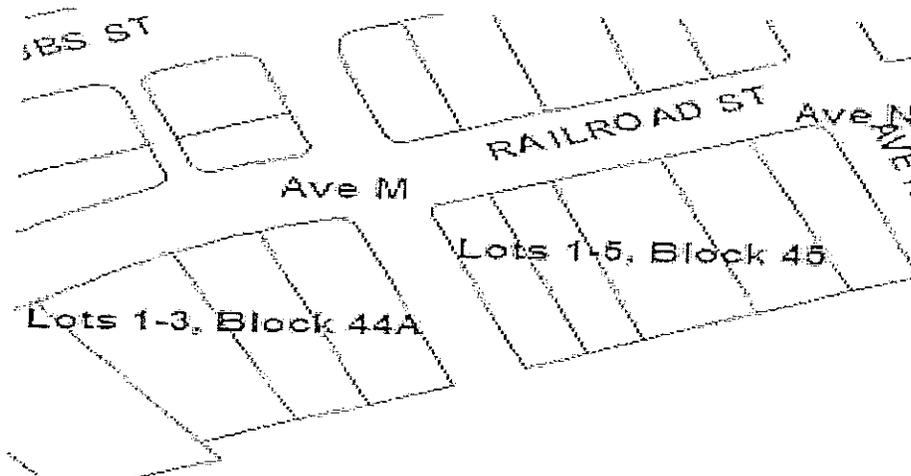
«NAME»
«ADDRESS»
«CITY»

RE: Planning & Zoning Commission Notice
Plat I # 12-03

Manuel Figueiras, Representing Centro Cristiano Oasis De Amor is requesting to Replat Lots 1-3, Block 44A, and Lots 1-5, Block 45, and a portion of Avenue M and a portion of Avenue N, Fifth Railroad Addition.

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 16th of May 2012 at 5:30 p.m. by the Planning & Zoning Commission and on Tuesday, the 22nd of May 2012 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.

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- _____ 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

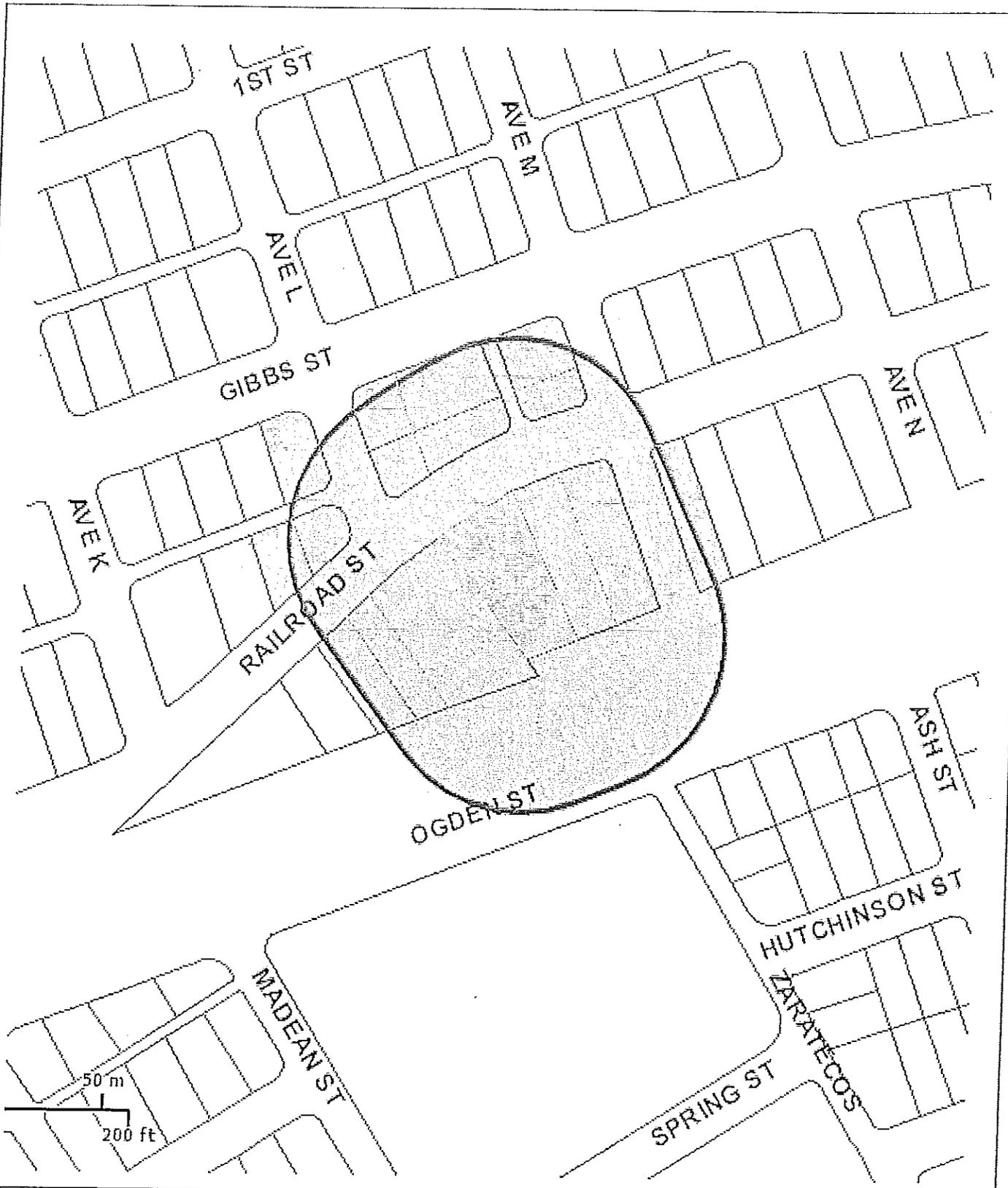
Office Address List

5/11/2012

12-00

NAME	ADDRESS	CITY	LOT	BLOCK	ADDITIONAL
GARRY L. & MOLLY K. ST	108 KINGS WAY	DEL RIO, TEXAS	1-2	43	5TH RR
MARIO DELGADO & RICH	1805 AVENUE C	DEL RIO, TEXAS	3	43	5TH RR
VICHIT & JITRA S. RUBEN	101 TIMBER ROCK	DEL RIO, TEXAS	4	43	5TH RR
VICHIT & JITRA S. RUBEN	101 TIMBER ROCK	DEL RIO, TEXAS	5 & 6	43	5TH RR
MIGUEL M. & EDELMIRA	816 WEST 4TH ST.	DEL RIO, TEXAS	7	43	5TH RR
ROSALBA G. GAMINO	228 PARK AVE	DEL RIO, TEXAS	8 & 9	43	5TH RR
DORA A. RODRIGUEZ	209 LOVE DRIVE	DEL RIO, TEXAS	W 1/2 1 & 2	44	5TH RR
JOSE LUIS & ELIZABETH C	BOX 12 E HWY 90	DEL RIO, TEXAS	E 1/2 1 & 2	44	5TH RR
CARLOS VILLARREAL	700 WEST GIBBS	DEL RIO, TEXAS	3-4	44	5TH RR
CENTRO CRISTIANO OASI	1206 RAILROAD	DEL RIO, TEXAS	1-3	44A	5TH RR
CENTRO CRISTIANO FE &	129 RHONDA DRI	DEL RIO, TEXAS	1-5	45	5TH RR
STATE HWY			N PTS	45	5TH RR
RENE VILLARREAL	P.O. BOX 40232	SAN ANTONIO,	N/2 6-7	45	5TH RR
RAUL'S BODY SHOP	1205 GIBBS REAR	DEL RIO, TEXAS	S/2 6-7	45	5TH RR
MURRAY JAMES HORACE	121 TENDERFOOT	DEL RIO, TEXAS	8	45	5TH RR
NEUTZE GUS	1020 NORTH 4TH	UVALDE, TEXAS	9-10	45	5TH RR
CITY OF DEL RIO	109 W. BROADW	DEL RIO, TEXAS	NPT 1-5	46	5TH RR
SOUTHWEST LIVESTOCK	P.O. BOX 1187	DEL RIO, TEXAS	6	46	5TH RR
KFLP LAREDO LTD	P.O. BOX 2555	MCALLEN, TEX	7-9	46	5TH RR
JAMES WAYLAND SAYER	1301 EAST GIBBS	DEL RIO, TEXAS	10	46	5TH RR
RAUL RODRIGUEZ	1508 PIERCE	DEL RIO, TEXAS	1	368	JG SMIT
RICARDO A. RODRIGUEZ	203 CRIBBS LANE	DEL RIO, TEXAS	2	368	JG SMIT
THOMAS GRAHAMS III &	203 CRIBBS LANE	DEL RIO, TEXAS	3	368	JG SMIT
JUAN MANUEL & MARIA	1105 RAILROAD	DEL RIO, TEXAS	4A & 5A	368	JG SMIT

1 FOL
2 RET

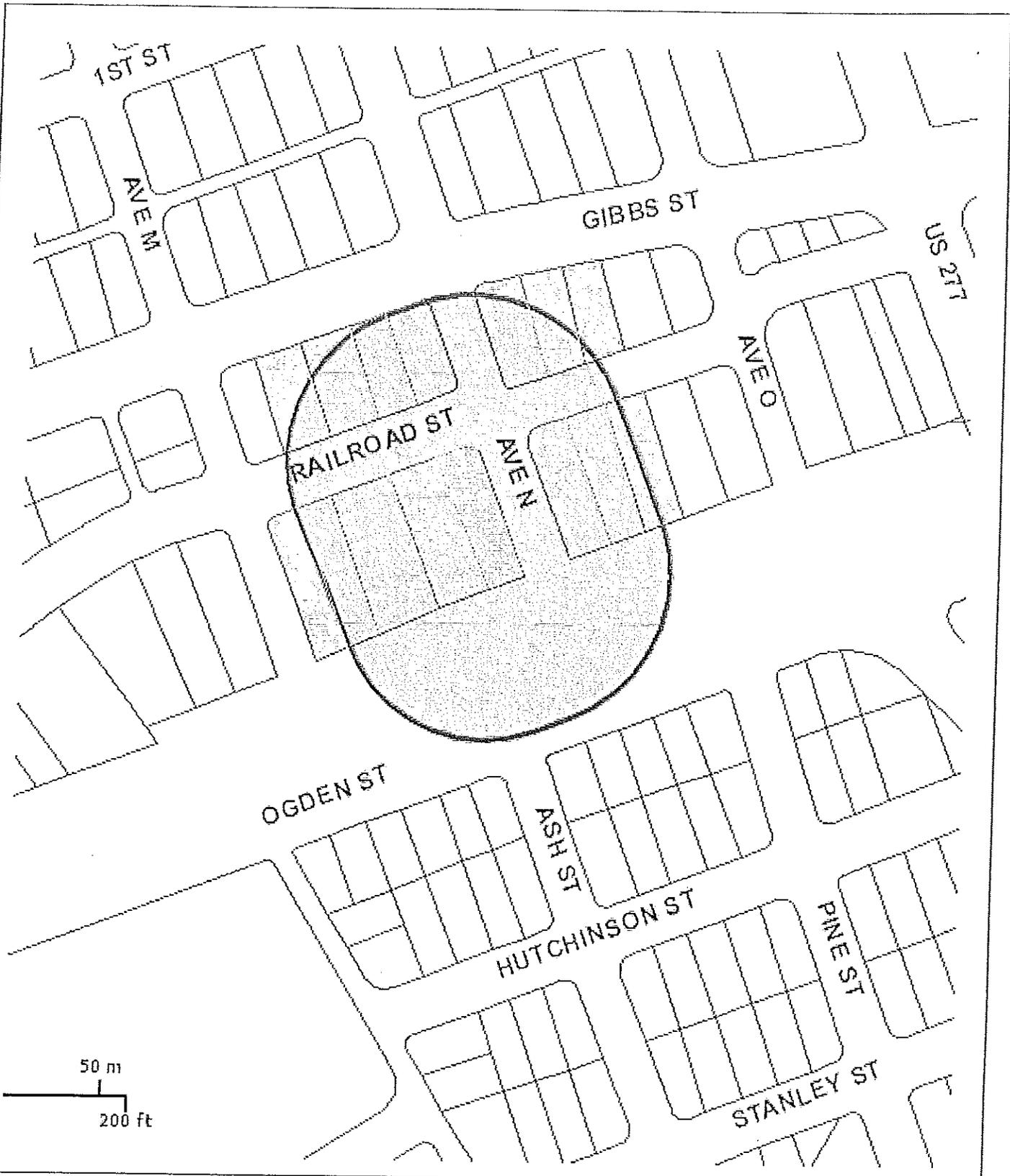


Plat 12-03 Manuel Figueiras - Centro Cristiano Oasis de Amor

DISCLAIMER

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Plat 12-03 Manuel Figueiras - Centro Cristiano Oasis de Amor

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PLANNING & ZONING COMMISSION
109 West Broadway
Del Rio, TX 78840
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May 4, 2012

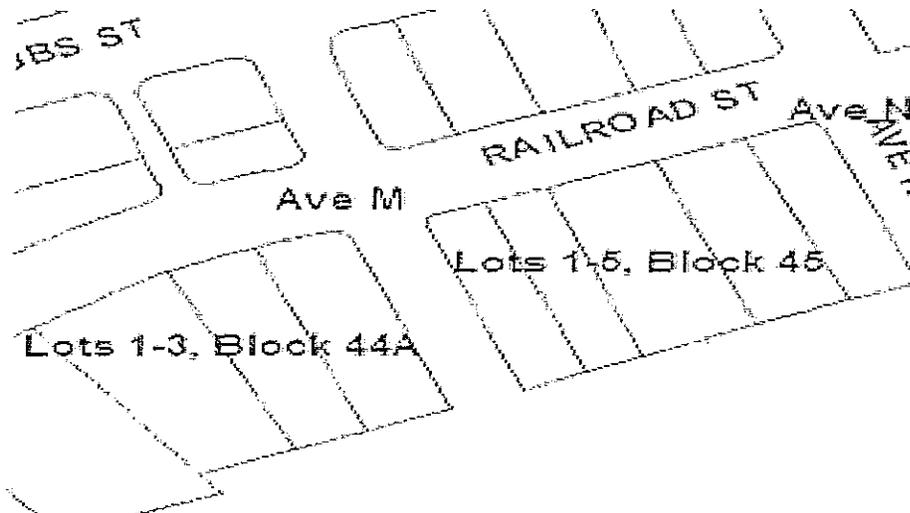
CENTRO CRISTIANO OASIS DE AMOR
1206 RAILROAD
DEL RIO, TEXAS 78840

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Plat I # 12-03

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Signature _____

Sincerely,
Planning and Zoning Commission

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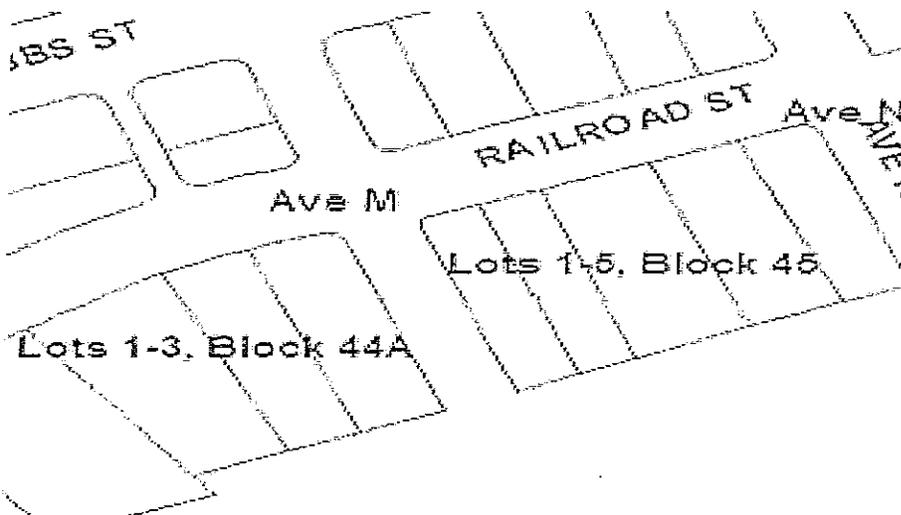
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DEL RIO, TEXAS 78840

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PLANNING & ZONING COMMISSION
109 West Broadway
Del Rio, TX 78840

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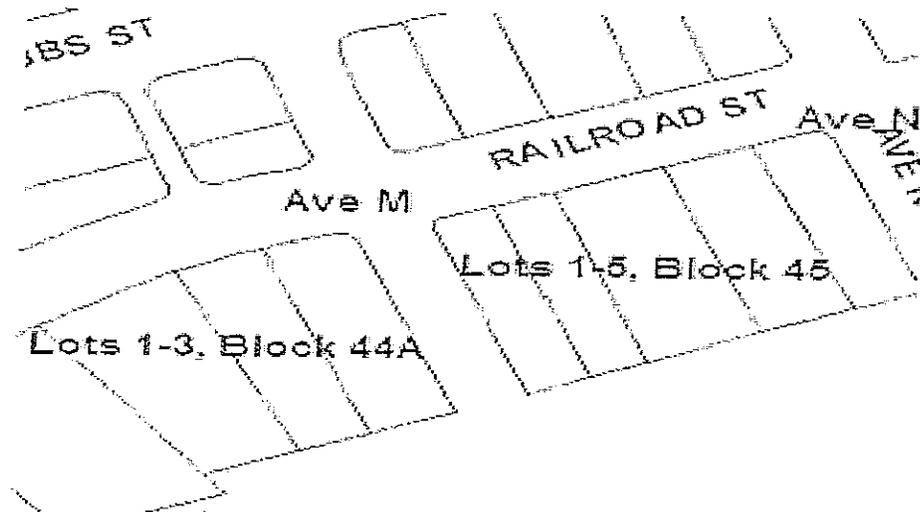
JAMES WAYLAND SAYER
1301 EAST GIBBS
DEL RIO, TEXAS 78840

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City of Del Rio
Planning and Zoning Commission
16 May 2012

PLAT NO. 12-04

GENERAL INFORMATION

Applicant	Jesse Paul Sanchez 413 Griner Del Rio, Texas 78840
Engineer	Abner Martinez
Location	Cantu Road
Legal Description	Lot 1, Block B, Ora May Gulick Subdivision
Proposed Use:	Single Family
Number of letters sent	<u>23</u> May 4, 2012
For <u>0</u> Against <u>0</u> No Comment <u>2</u> Returned <u>0</u> Other Comments <u>0</u> Unreturned <u>21</u>	

Staff Recommendation

Plat #12-04

Staff recommends approval of the requested plat which complies with all Texas and Local Government Codes. There are few minor amendments that staff is working with the consultant on revising. The intended use is for Single Family Residential.

Val Verde CAD

Property Search Results > 22452 SANCHEZ JESSE PAUL for Year 2012

Property

Account

Property ID: 22452 Legal Description: GULICK BLOCK B LOT 1 ACRES 9.66
 Geographic ID: 5240-0020-0010 Agent Code: ID:65510
 Type: Real
 Property Use Code:
 Property Use Description:

Location

Address: 904-906 CANTU AVE Mapsco:
 Neighborhood: 5240,5350,5063,6397,5242 Map ID: 116
 Neighborhood CD: NB08

Owner

Name: SANCHEZ JESSE PAUL Owner ID: 57280
 Mailing Address: 413 GRINER ST % Ownership: 100.0000000000%
 DEL RIO, TX 78840

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: SANCHEZ JESSE PAUL
 % 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

Improvement #1:	RESIDENCE	State Code:	A1	Living Area:	1536.0 sqft	Value:	N/A
Type	Description	Class CD	Exterior Wall	Year Built	SQFT		
MA	MAIN AREA	F4		2006	1536.0		
OP	OPEN PORCH	*		0	128.0		

Improvement #2:	RESIDENCE	State Code:	A1	Living Area:	1510.0 sqft	Value:	N/A
Type	Description	Class CD	Exterior Wall	Year Built	SQFT		
MA	MAIN AREA	F4		2008	1510.0		
OP	OPEN PORCH	*		2008	134.0		
OP	OPEN PORCH	*		2008	143.9		

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	UA	OTHER	9.6600	392040.00	0.00	0.00	N/A	N/A

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2012	N/A	N/A	N/A	N/A	N/A	N/A
2011	\$204,560	\$23,670	0	228,230	\$0	\$228,230
2010	\$200,540	\$23,670	0	224,210	\$0	\$224,210
2009	\$134,850	\$23,670	0	158,520	\$0	\$158,520
2008	\$90,710	\$23,670	0	114,380	\$0	\$114,380
2007	\$95,150	\$23,670	0	118,820	\$0	\$118,820
2006	\$0	\$24,140	0	24,140	\$0	\$24,140
2005	\$0	\$24,140	0	24,140	\$0	\$24,140
2004	\$0	\$24,140	0	24,140	\$0	\$24,140
2003	\$0	\$24,140	0	24,140	\$0	\$24,140
2002	\$0	\$24,140	0	24,140	\$0	\$24,140
2001	\$0	\$24,140	0	24,140	\$0	\$24,140
2000	\$0	\$23,670	0	23,670	\$0	\$23,670
1999	\$0	\$23,670	0	23,670	\$0	\$23,670
1998	\$0	\$23,670	0	23,670	\$0	\$23,670
1997	\$0	\$23,670	0	23,670	\$0	\$23,670
1996	\$0	\$23,670	0	23,670	\$0	\$23,670
1995	\$0	\$23,670	0	23,670	\$0	\$23,670

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	9/2/2003 12:00:00 AM	WD	WARRANTY DEED	VAUGHAN FRANCI	SANCHEZ JESSE F	863	501-503	
2	9/5/1980 12:00:00 AM	OT	Other	VAUGHN FRANCIS	VAUGHAN FRANCI	372	362	

Questions Please Call (830) 774-4602

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

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May 4, 2012

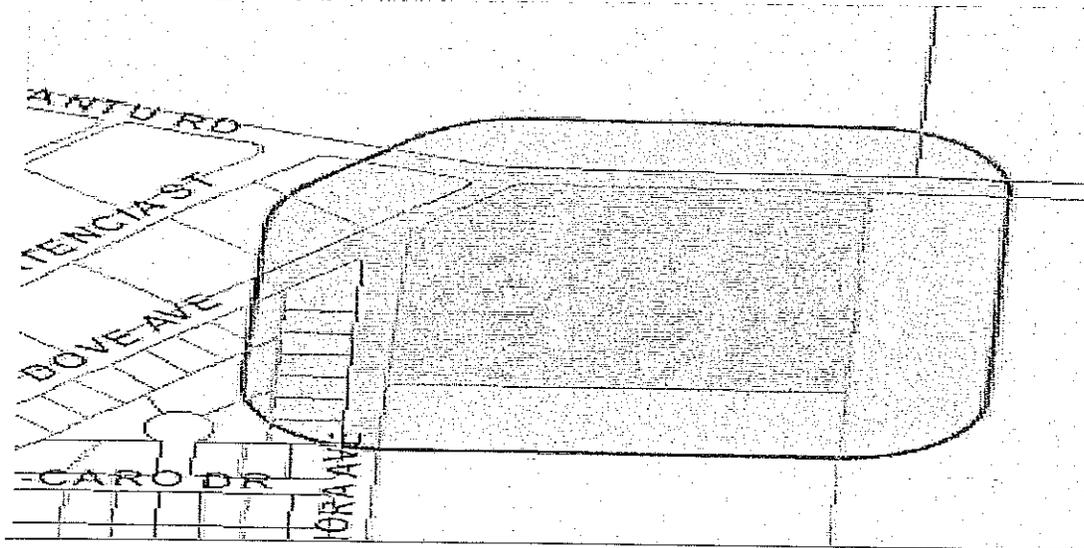
«NAME»
«ADDRESS»
«CITY»

RE: Planning & Zoning Commission Notice
Plat I # 12-04

Jesse Paul Sanchez is requesting to Replat Lot 1, Block B, Ora May Gulick Subdivision.

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Signature

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Planning and Zoning Commission

PUBLIC HEARINGS ARE HELD AT CITY HALL
A HANDICAPPED ACCESSIBLE LOCATION

Office Address List

5/11/2012

12-04

NAME	ADDRESS	CITY	LOT	BLOCK	ADDITION
SW TX JR COLLEGE % DON TH	207 WILDCAT DR	DEL RIO, TEXAS	A1217	SUR 3	I&GNRR CO.
SFDRICISD	P.O. BOX 42012	DEL RIO, TEXAS	A1217	SUR 3	I&GNRR CO.
JESSE PAUL SANCHEZ	413 GRINER	DEL RIO, TEXAS	1	B	GULICK
SOUTHWEST TEXAS JUNIOR C	2401 GARNER FI	UVALDE, TEXAS	2	B	GULICK
SFDRICISD	P.O BOX 420128	DEL RIO, TEXAS	A1043	SUR 5	I&GNRR CO.
CYNTHIA CORDOVA	236 HORTENCIA	DEL RIO, TEXAS	16-A	A	CANTU ACRES
GERARDO & SONIA DELGADO	430 AIRPORT BL	DEL RIO, TEXAS	16-B	A	CANTU ACRES
GUADALUPE CORONADO % FR	3815 47TH ST. N	GIG HARBOR,	N 1/2 OF 17	A	CANTU ACRES
HORTENCIA GARCIA & MARY	19110 HARVEST	SAN ANTONIO,	S 1/2 OF 17	A	CANTU ACRES
JOSEFA S. ESCOBEDO	909 EAST 10TH S	DEL RIO, TEXAS	18	A	CANTU ACRES
JOSEFA S. ESCOBEDO	909 EAST 10TH S	DEL RIO, TEXAS	19	A	CANTU ACRES
MEPCO INVESTMENTS	127 JOE RICE DR	DEL RIO, TEXAS	11	5	SIERRA HERMO
MEPCO INVESTMENTS	127 JOE RICE DR	DEL RIO, TEXAS	12	5	SIERRA HERMO
GABRIEL S. SANTOS	815 EAST CORTI	DEL RIO, TEXAS	13	5	SIERRA HERMO
MEPCO INVESTMENTS	127 JOE RICE DR	DEL RIO, TEXAS	14	5	SIERRA HERMO
MEPCO INVESTMENTS	127 JOE RICE DR	DEL RIO, TEXAS	15	5	SIERRA HERMO
ZEREFINO GARZA-DE HOYOS	P.O. BOX 1486	DEL RIO, TEXAS	16	5	SIERRA HERMO
ZEREFINO GARZA - DE HOYOS	P.O. BOX 1486	DEL RIO, TEXAS	17	5	SIERRA HERMO
ZEFERINO GARZA- DE HOYOS	P.O. BOX 1486	DEL RIO, TEXAS	18	5	SIERRA HERMO
ZEFERINO GARZA - DE HOYOS	P.O. BOX 1486	DEL RIO, TEXAS	19	5	SIERRA HERMO
KENIE ACEVEDO & KARLA S. G	131 RIATA DRIV	DEL RIO, TEXAS	20	5	SIERRA HERMO
DAVID SALAS	128 KATRINA	DEL RIO, TEXAS	23	5	SIERRA HERMO
ROSARIO ALBA	117 PEACEPIPE	DEL RIO, TEXAS	24	5	SIERRA HERMO
12					

1-10-12 2. NO COMMENT
LAST

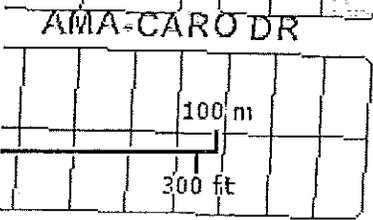
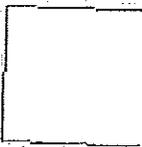


Plat 12-04 Jesse Paul Sanchez

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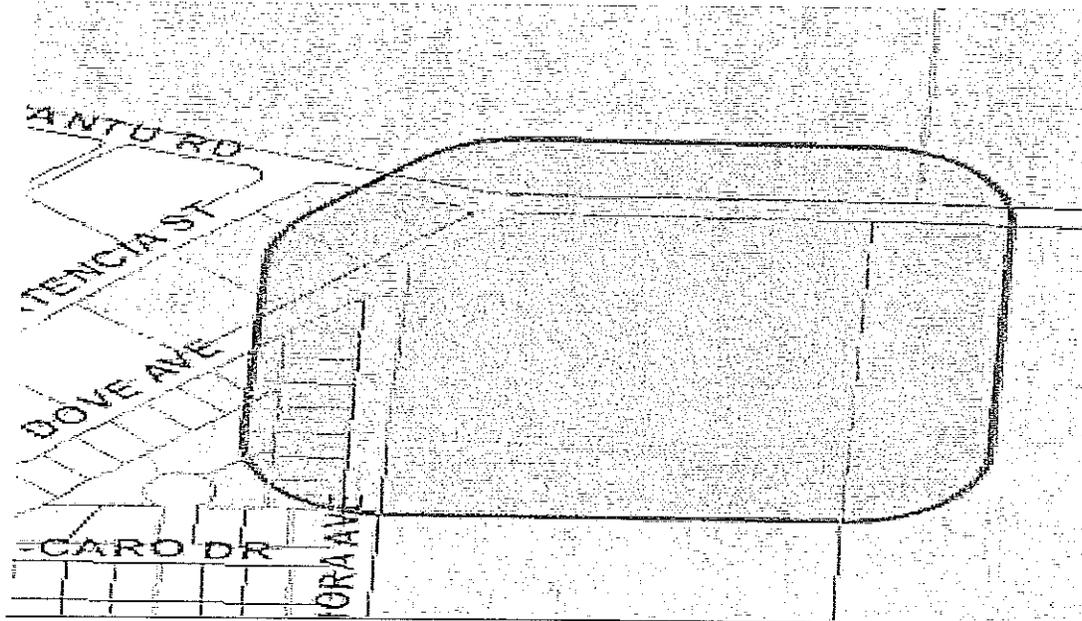
SFDRCSID
P.O BOX 420128
DEL RIO, TEXAS 78840

RE: Planning & Zoning Commission Notice
Plat I # 12-04

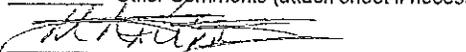
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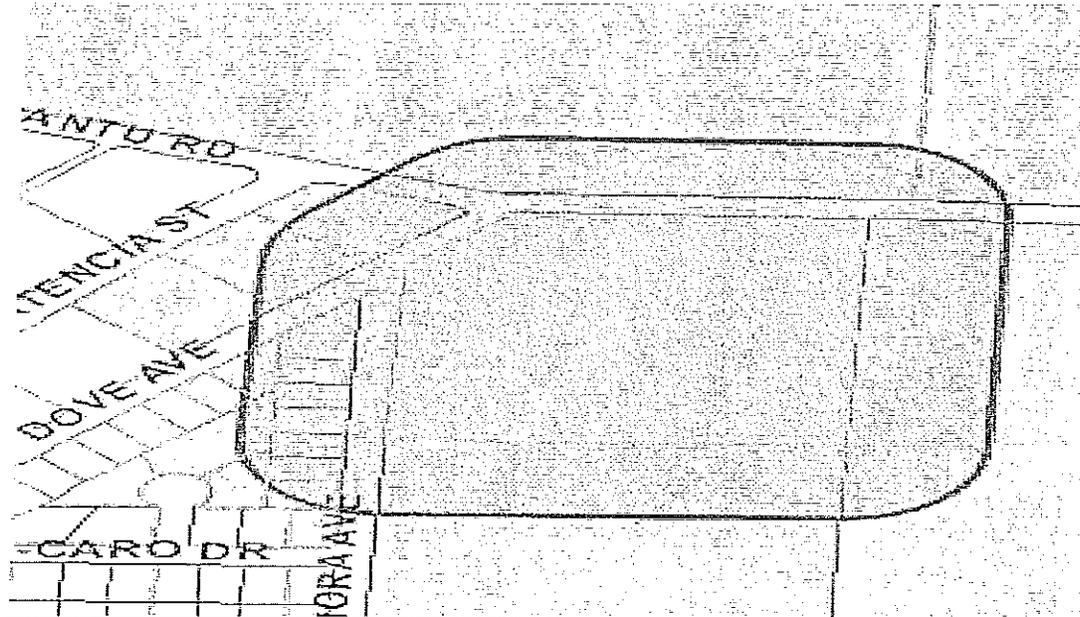
SFDRICSD
P.O. BOX 420128
DEL RIO, TEXAS 78842

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Plat I # 12-04

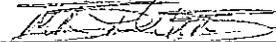
Jesse Paul Sanchez is requesting to Replat Lot 1, Block B, Ora May Gulick Subdivision.

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:A1217, Block:SUR 3, I&GNRR CO. ADDITION. This letter is to notify you that a Public Hearing will be held on the requested appeal on Wednesday, the 16th of May 2012 at 5:30 p.m. by the Planning & Zoning Commission and on Tuesday, the 22nd of May 2012 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

City of Del Rio
Planning and Zoning Commission
16 May 2012

ADMINISTRATIVE APPEAL

GENERAL INFORMATION

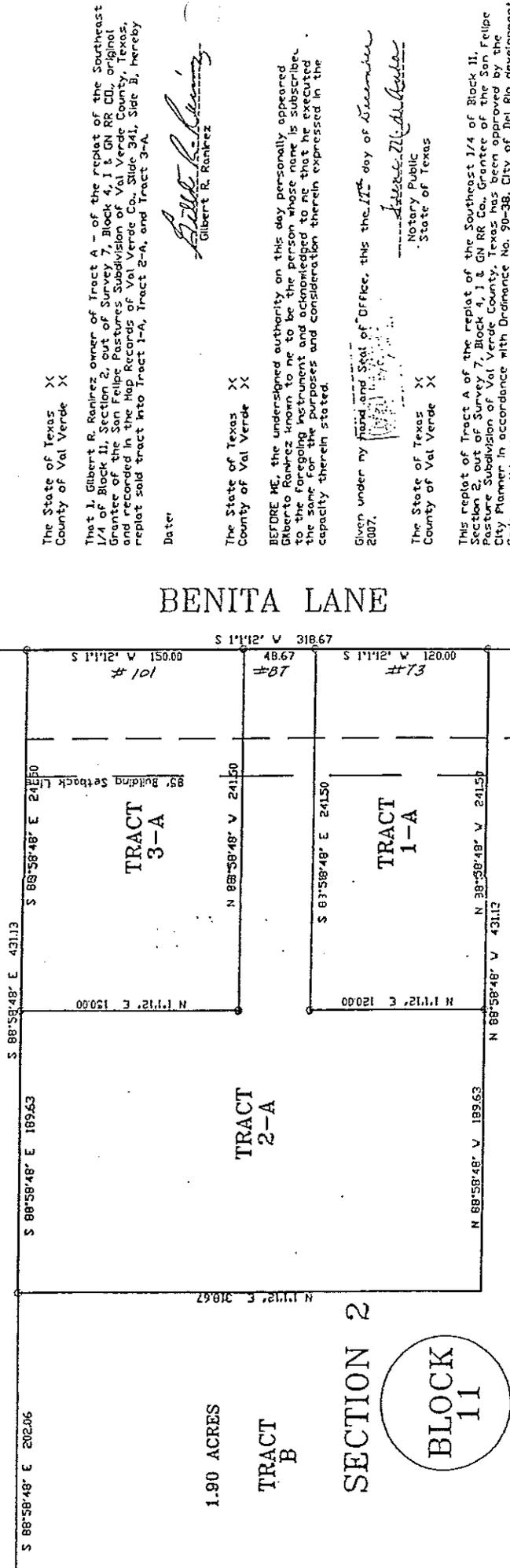
Applicant	Gilbert R. Ramirez Benita Lane Del Rio, Texas 78840 (830) 488-3753
Surveyor	Armando Salas (830) 774-0796
Location	Benita Lane
Legal Description	Tract A of the Southeast 1/4 of Block 11, Section 2, San Felipe Pastures
Proposed Use:	Single Family

Staff Recommendation

ADMINISTRATIVE APPEAL

Staff recommends denial of the requested attached plat which does not comply with Chapter 25 of the City of Del Rio Subdivision Regulations. The intended use is for Single Family Residential. Mr. Ramirez has sold the tracts in this proposed subdivision illegally without platting as required by the Texas Local Government Code.

REPLAT OF TRACT A OF THE SOUTHEAST
1/4 OF BLOCK 11, SECTION 2, SAN FELIPE
PASTURES SUBDIVISION OF VAL VERDE COUNTY.



S 88°58'48" E 202.06

1.90 ACRES

TRACT B

SECTION 2

BLOCK 11

S 88°58'48" E 189.63

S 88°58'48" E 431.13

S 88°58'48" E 241.50

N 1°12' E 150.00

N 88°58'48" V 241.50

TRACT 3-A

95' Building Setback

TRACT 2-A

N 88°58'48" V 241.50

S 87°58'48" E 241.50

TRACT 1-A

N 1°12' E 120.00

N 38°58'48" V 241.50

N 88°58'48" V 431.12

N 1°12' E 120.00

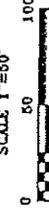
S 1°12' W 120.00

S 1°12' W 318.67

S 1°12' W 120.00

PROPOSED 60' WIDENING OF BENITA LANE

SCALE 1"=50'



BENITA LANE

ALMA DRIVE

F.M. HWY 2523

U.S. HWY 90 EAST

PROPERTY LIES WHOLLY OUTSIDE CORPORATE LIMITS OF THE CITY OF DEL RIO, TEXAS

The State of Texas X
County of Val Verde X

That J. Gilbert R. Ramirez owner of Tract A - of the replot of the Southeast 1/4 of Block 11, Section 2, out of Survey 7, Block 4, 1 & GN RR CD original Grantee of the San Felipe Pastures Subdivision of Val Verde County, Texas, and recorded in the Map Records of Val Verde County, Texas, replat said tract into Tract 1-A, Tract 2-A, and Tract 3-A.

Date:

Gilbert R. Ramirez
Gilbert R. Ramirez

The State of Texas X
County of Val Verde X

BEFORE ME, the undersigned authority on this day personally appeared Gilbert Ramirez 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 in the capacity therein stated.

Given under my hand and Seal of Office, this the 17th day of December 2007.

Janice Pokrant
Notary Public
State of Texas

The State of Texas X
County of Val Verde X

This replat of Tract A of the replot of the Southeast 1/4 of Block 11, Section 2, out of Survey 7, Block 4, 1 & GN RR Co. Grantee of the San Felipe Pasture Subdivision of Val Verde County, Texas has been approved by the City Planner in accordance with Ordinance No. 90-38, City of Del Rio development Code, on this day of December 2007.

The State of Texas X
County of Val Verde X

Janice Pokrant
City Planner
Del Rio, Texas

I hereby state that this replat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground, and that it was prepared in accordance with the plotting ordinance of the County of Val Verde.

Janice Pokrant
Notary Public
R.P.L.S. #4882

December 17, 2007

Plat Inspected for Filing in the Map Records of Val Verde County, Texas.

Date:

Almer Martinez
Almer Martinez
County Surveyor
Val Verde County, Texas

APPROVED BY COMMISSIONERS COURT this the _____ day of _____ 2008.

Mike Fernandez
Mike Fernandez
Val Verde County Judge

6/5/09

A QUIEN CORRESPONDA
QUISIERA QUE TOMARAN UNA
DECISION SOBRE

REPLAT OF TRACT A OF THE
SOUTHEAST $\frac{1}{4}$ OF BLOCK 11
SECCIÓN 2, SAN FELIPE
PASTURES SUBDIVISION OF
KAL VERDE COUNTY

GILBERTO RAMIREZ
(830) 488-3753

CITY OF DEL RIO
PLANNING & ZONING COMMISSION
COUNCIL CHAMBERS – CITY HALL
JULY 6, 2009
MINUTES

1. CALL TO ORDER

The meeting was called to order at 6:03 p.m. by Kurt Lemp

2. ROLL CALL

PRESENT

Kurt Lemp

James Wilde

Martin Weathersbee

Adrian Falcon

ABSENT

Raul Padilla

OTHERS PRESENT

Janice Pokrant, City Planner

Eloy Padilla, Assistant City Attorney

Maria Perez, Zoning Coordinator

Roger Cerny, County Representative

3. Petition to Vacate and Abandon Alley Antonio Hernandez. Representing Amistad Bank and Jaime Cuellar are requesting to abandon the 20' Alley between Lots 3, 4 and 5, Block 24, College Heights Addition and Amistad Bank Commercial Subdivision. Alley area 180' x 20'. 10' to each owner.

Mrs. Janice Pokrant, City Planner addressed the Commission she went over the power point presentation which included pictures of the subject area she then briefly went over the staff recommendations included in the package. Discussion continued in reference to existing fence, existing alley, easement, AEP request for easement, existing utilities, parking lot, property lines, easement on banks property, over and underground lines and total square footage to be abandon. Mr. Antonio Hernandez, Representing Amistad Bank and Jaime Cuellar were not present for discussion. After discussion James Wilde made motion to deny the petition. Martin Weathersbee seconded the motion, which was denied (3-0). Kurt Lemp abstained.

4. Minor Replat Administrative Appeal - Replat of Tract A of the Southeast 1/4 of Block 11, Section 2, San Felipe Pastures Subdivision Gilbert R. Ramirez. Owner, Surveyor Armando Salas

Mrs. Janice Pokrant, City Planner addressed the Commission she briefly went over the plat advising the commission that the above mentioned was outside the city limits and flag lot not meet the requirements. Mr. Roger Cerny, County Representative also mentioned the fact of it being a flag lot on city water and on septic tanks. Mr. Gilbert R. Ramirez was present for discussion he mentioned that he was advised by Mr. Rivas former City Planner and Armando Salas, Surveyor that lots could be sold, so he went ahead with the minor plat done by Mr. Salas and also has properties under contract. After discussion in reference to acreage, original plat and properties sold James Wilde made motion to deny the minor replat. Martin Weathersbee seconded the motion, which was denied unanimously.

5. ADJOURNMENT

There being no further business to come before the Board, the meeting was adjourned at 6:38 p.m.