

CITY OF DEL RIO
PLANNING & ZONING COMMISSION
COUNCIL CHAMBERS - CITY HALL
109 WEST BROADWAY ST.
SEPTEMBER 11, 2013
5:30 P.M.

AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. **OPEN PUBLIC HEARING**

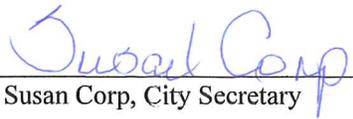
- a. **Zoning Change Appeal # 13-05** F.A. Painting LLC, Representing, Fructoso R. Arranaga & Jose Isauro Martinez is requesting a Zoning Change from Residential Single Family District (R-S) to Residential Multiple Family District (R-M). Property Description: A 1295, Survey 183, James Mitchell (821 Spring St.). Proposed Use: Apartments
- b. **Plat 13-06** Abner Martinez, P.E., Representing Filemon & Maria Elena Ortiz is requesting to Replat Establishing Tract I, Block 5, Section 22, San Felipe Pastures Subdivision out of 34.605 Acre Tract, Block 5, Section 22, San Felipe Pastures.
- c. **Plat 13-07** Abner Martinez, P.E., Representing Sergio Galindo is requesting to Replat Establishing Lots 3A and 3B, Block 11, South Del Rio Range 3 out of a portion of Lot 2 and all of Lot 3, Block 11, Range 3, South Del Rio.

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

- a. **Zoning Change Appeal # 13-05** F.A. Painting LLC, Representing, Fructoso R. Arranaga & Jose Isauro Martinez is requesting a Zoning Change from Residential Single Family District (R-S) to Residential Multiple Family District (R-M). Property Description: A 1295, Survey 183, James Mitchell (821 Spring St.). Proposed Use: Apartments
- b. **Plat 13-07** Abner Martinez, P.E., Representing Sergio Galindo is requesting a Replat Establishing Lots 3A and 3B, Block 11, South Del Rio Range 3 out of a portion of Lot 2 and all of Lot 3, Block 11, Range 3, South Del Rio.
- c. **Preliminary Plat 13-01** Kenneth Dirksen, P.E., Representing David Breeden, President of Indian Hills Properties, LTD. requesting a Preliminary Plat for the Comanche Hills Subdivision being 6.62 Acres out of I.&G.N.R.R. Co., Block 4, Survey 9, Abstract 1047 Val Verde, Texas

5. ADJOURNMENT

I, Susan Corp, 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 6th day of September 2013.


Susan Corp, City Secretary

Planning & Zoning Commission

. a.

Meeting Date: 09/11/2013
Submitted By: Janice Pokrant, Engineering Department

Information

SUBJECT:

Zoning Change Appeal # 13-05 F.A. Painting LLC, Representing, Fructoso R. Arranaga & Jose Isauro Martinez is requesting a Zoning Change from Residential Single Family District (R-S) to Residential Multiple Family District (R-M). Property Description: A 1295, Survey 183, James Mitchell (821 Spring St.). Proposed Use: Apartments

BACKGROUND:

NOTIFICATIONS:

Advertised Commission Hearing Date: September 11, 2013
Advertised City Council Hearing Date: September 24, 2013

Property owner notices mailed: 46
Letters in Support:
Letters in Opposition:
Letters with No Comment:
Inquiry Contacts: 2

ADJACENT LAND USES:

DIRECTION / ZONING / LAND USE

North / R-S / Baseball Field
South / R-S & R-S-O / Single Family Residential
East / R-S-O & C-2-A / Single Family, Multi-Family & Mobile Homes
West / R-S / Single Family and Multi-Family Dwellings

DEVELOPMENT HISTORY

Annexation: 1921
Zoning: This property is zoned Residential Single Family although there is a mixture of single family dwellings, multiple family dwellings and mobile homes in the area. This property is directly behind the Bank and Trust Ram Field.

DISCUSSION:

This property is located directly behind the Bank and Trust Ram Baseball Field and has C-2-A and R-S-O zoning on the east side of it. There is a mixture of single family, multi-family and mobile home uses in the immediate area. The R-M zoning designation would be a compatible use with the surrounding developed land.

PROS:

Approving the zoning request would allow for the vacant property to be developed for Multi-family uses.

CONS:

Approving the zoning request to change the zoning from R-S to R-M will bring additional traffic to an area which already experiences high volumes of traffic during sporting events.

RECOMMENDATION:

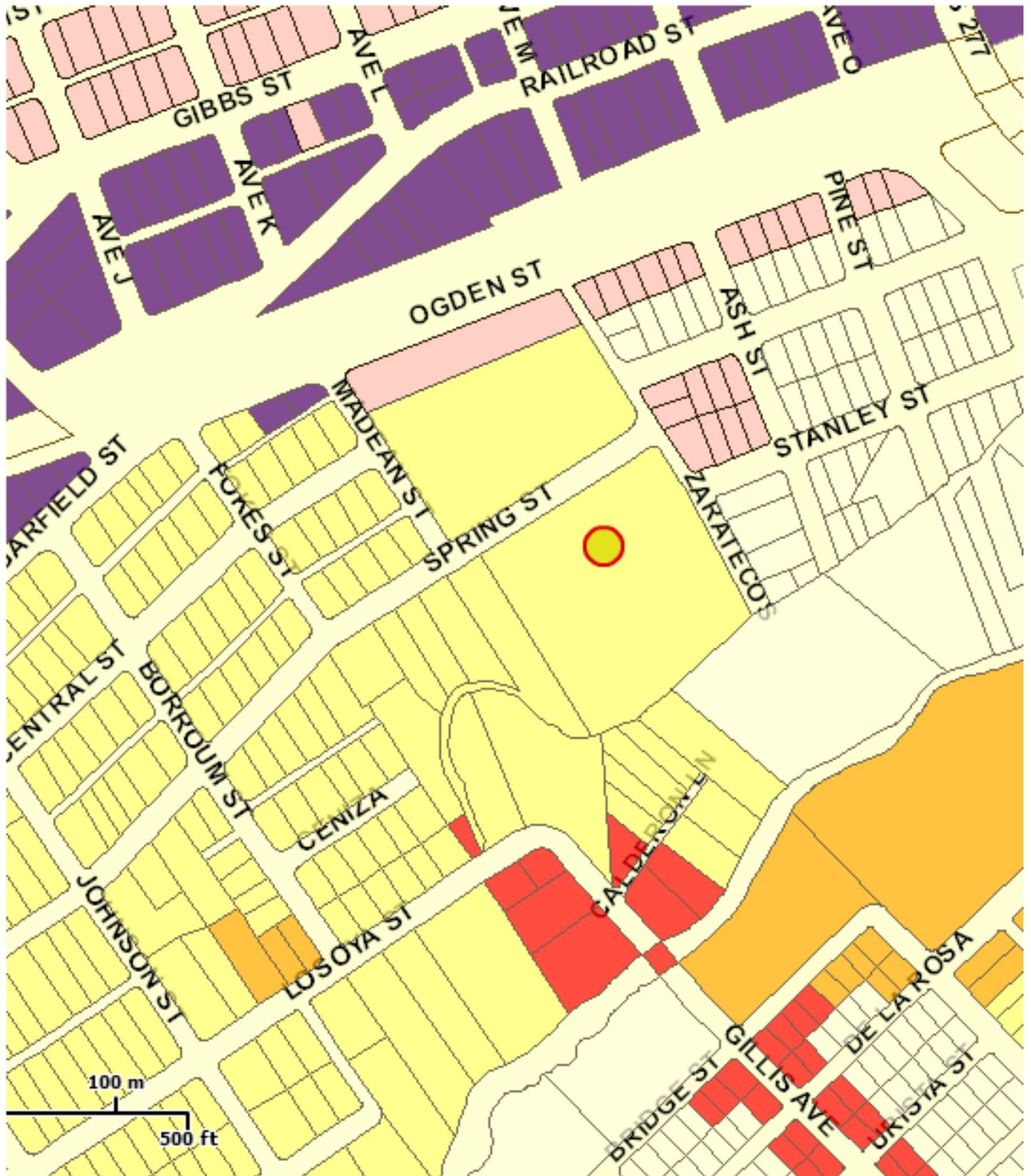
Staff recommends approval of the request to rezone the property from Residential Single Family District (R-S) to Residential Multiple Family District (R-M).

Attachments

Zoning Case 13-06 Zoning Map

Public Hearing Notice

Zoning Case 13-06 Application Packet



821 Spring Street

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.



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 11th of September 2013 at 5:30 p.m.**, and by the City Council on **Tuesday, the 24th of September 2013 at 6:30 p.m.**, for the purpose of hearing comments on the following requests:

Zoning Change Appeal # 13-05 F.A. Painting LLC, Representing, Fructoso R. Arranaga & Jose Isauro Martinez is requesting a Zoning Change from Residential Single Family District (R-S) to Residential Multiple Family District (R-M). Property Description: A 1295, Survey 183, James Mitchell (821 Spring St.). Proposed Use: Apartments

Plat 13-06 Abner Martinez, P.E., Representing Filemon & Maria Elena Ortiz is requesting to Replat Establishing Tract I, Block 5, Section 22, San Felipe Pastures Subdivision out of 34.605 Acre Tract, Block 5, Section 22, San Felipe Pastures.

Plat 13-07 Abner Martinez, P.E., Representing Sergio Galindo is requesting to Replat Establishing Lots 3A and 3B, Block 11, South Del Rio Range 3 out of a portion of Lot 2 and all of Lot 3, Block 11, Range 3, South Del Rio.

HANDICAPPED ACCESSIBLE LOCATION

Please publish once Sunday, August 25, 2013.

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. 13.05
Deadline 8-14-2013
S.D. Date of Hearing 9-11-13 7:42 9-24-13 City Council 6:30
Date Received _____
Filing Fee \$ 200.00
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 F.A. Painting LLC
Address 302 Parkway Ave.
City Del Rio, Texas 78840
Phone 830-313-1714 / 830-325-2865
E-Mail f.a.painting@hotmail.com / ismartinez--@hotmail.com

Representing:

Name Fructoso R. Arriaga / Jose Isidro Martinez
Address 302 Parkway Ave.
City Del Rio, Texas 78840
Phone 830-313-1714 / 830-325-2865
E-Mail f.a.painting@hotmail.com / ismartinez--@hotmail.com

Request:

Zoning Change from _____ to R.M. Multiple family
Proposed Use Apartments

Property Description:

Street Address 821 Spring st. Lot Size 6.355
Lot Number Tract 1295 Zoning District R-5
Block Number _____
Addition James Mitchell



- 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?

To build apartments wich will coincide with homes and apartments in same area.

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

Building apartments wich will property would improve value to properties in area and also beauty the same area

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 and always will be a need for apartments in Del Rio. Building on said property will accomodate the south and east area for people who work on base and surrounding area.

History:

Previous Application/Appeal Filed? () Yes No

Date _____

Results of Appeal _____

Lienholder:

Is the property burdened by a lien of any nature? _____

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? First Phase approximately \$375,000.00

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.

ENCLOSOS AVARIGA, understand the above requirements and have read them thoroughly and my statements are true and correct.



Lienholders (if any)

Applicant

AFFIDAVIT OF OWNERSHIP

THE STATE OF TEXAS) (

COUNTY OF VAL VERDE) (

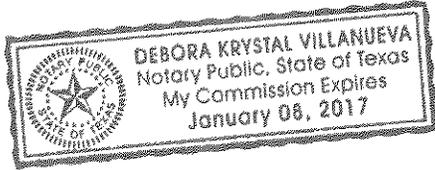
Before me, the undersigned authority,

FRUCTOSO R. ARRANTAGA
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.

[Signature]
SUBSCRIBED AND SWORN to before me this
Signature of Applicant
the day of Aug, 2013.

[Signature]
Notary Public
My Commission Expires: 1/8/17



FEES

Zoning Changes	
Less than 1 acre to 25 acres	\$200.00
25 acres and above	\$400.00

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 _____



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

REZONING RECEIPT

PERMIT NUMBER			
201007865			
APPLIED DATE	FEE	ISSUE DATE	ISSUED BY
8/09/2013	\$ 200.00	8/09/2013	KAYLA HERNANDEZ

LOCATION OF IMPROVEMENT: **821 SPRING**

ARCHITECT/DESIGNER: _____

OWNER: F A PAINTING LLC

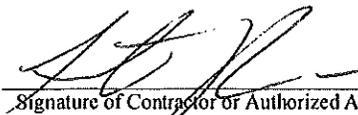
GENERAL CONTRACTOR: F.A. PAINTING
302 PARKWAY AVE
DEL RIO TX 78840

SELECTED CHARACTERISTICS OF WORK		
NATURE OF WORK: ZONING APPLICATION FOR 821 SPRING PEOPLE REPRESENTING, FRUCTOSO R ARRANAGA / JOSE ISAURO MARTINEZ. DEADLINE 8-19-2013, DATE OF HEARING 9-11-2013 P&Z @ 5:30 9-24-2013 CITY COUNCIL @ 6:30 \$200.00CHECK #1221	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:

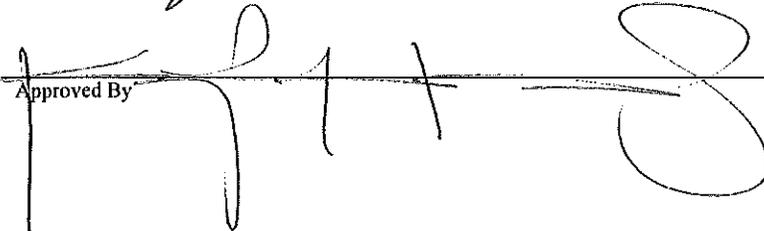
FEES DUE:	DESCRIPTION	QTY	AMOUNT
	ZONING CHANGES PER ACRE	0	\$ 200.00
	TOTAL FEES		\$ 200.00

******* NOTICE *******

In the event that an application for a zoning change is denied, a new application requesting the same or a similar change shall not be filed until after the expiration of six (6) months from the date of the city council's decision.


Signature of Contractor or Authorized Agent

Date


Approved By

8-9-13
Date



FARM AND RANCH CONTRACT

1. PARTIES: The parties to this contract are Estate of Herlinda Hrones (Seller) and R.A. PAINTING LLC (Buyer). Seller agrees to sell and convey to Buyer and Buyer agrees to buy from Seller the Property defined below.

2. PROPERTY: The land, improvements, accessories and crops are collectively referred to as the "Property".

A. LAND: The land situated in the County of Val Verde, Texas, described as follows: A1295 ABST 1295 SUR 183 James Mitchell, Tract 1295 6.355 Acres or as described on attached exhibit, also known as 821 Spring St, Del Rio, TX 78840

(address/zip code), together with all rights, privileges, and appurtenances pertaining thereto, including but not limited to: water rights, claims, permits, strips and gores, easements, and cooperative or association memberships.

B. IMPROVEMENTS:

(1) FARM AND RANCH IMPROVEMENTS: The following permanently installed and built-in items, if any: windmills, tanks, barns, pens, fences, gates, sheds, outbuildings, and corrals.

(2) RESIDENTIAL IMPROVEMENTS: The house, garage, and all other fixtures and improvements attached to the above-described real property, including without limitation, the following permanently installed and built-in items, if any: all equipment and appliances, valances, screens, shutters, awnings, wall-to-wall carpeting, mirrors, ceiling fans, attic fans, mail boxes, television antennas and satellite dish system and equipment, mounts and brackets for televisions and speakers, heating and air-conditioning units, security and fire detection equipment, wiring, plumbing and lighting fixtures, chandeliers, water softener system, kitchen equipment, garage door openers, cleaning equipment, shrubbery, landscaping, outdoor cooking equipment, and all other property owned by Seller and attached to the above described real property.

C. ACCESSORIES:

(1) FARM AND RANCH ACCESSORIES: The following described related accessories: (check boxes of conveyed accessories) [] portable buildings [] hunting blinds [] game feeders [] livestock feeders and troughs [] irrigation equipment [] fuel tanks [] submersible pumps [] pressure tanks [] corrals [] gates [] chutes [] other:

(2) RESIDENTIAL ACCESSORIES: The following described related accessories, if any: window air conditioning units, stove, fireplace screens, curtains and rods, blinds, window shades, draperies and rods, door keys, mailbox keys, above ground pool, swimming pool equipment and maintenance accessories, artificial fireplace logs, and controls for: (i) satellite dish systems, (ii) garages, (iii) entry gates, and (iv) other improvements and accessories.

D. CROPS: Unless otherwise agreed in writing, Seller has the right to harvest all growing crops until delivery of possession of the Property.

E. EXCLUSIONS: The following improvements, accessories, and crops will be retained by Seller and must be removed prior to delivery of possession:

F. RESERVATIONS: Any reservation for oil, gas, or other minerals is described on the attached TREC addendum. Seller reserves the following water, timber, or other interests:

3. SALES PRICE:

A. Cash portion of Sales Price payable by Buyer at closing \$

B. Sum of all financing described below (excluding any loan funding fee or mortgage insurance premium) \$

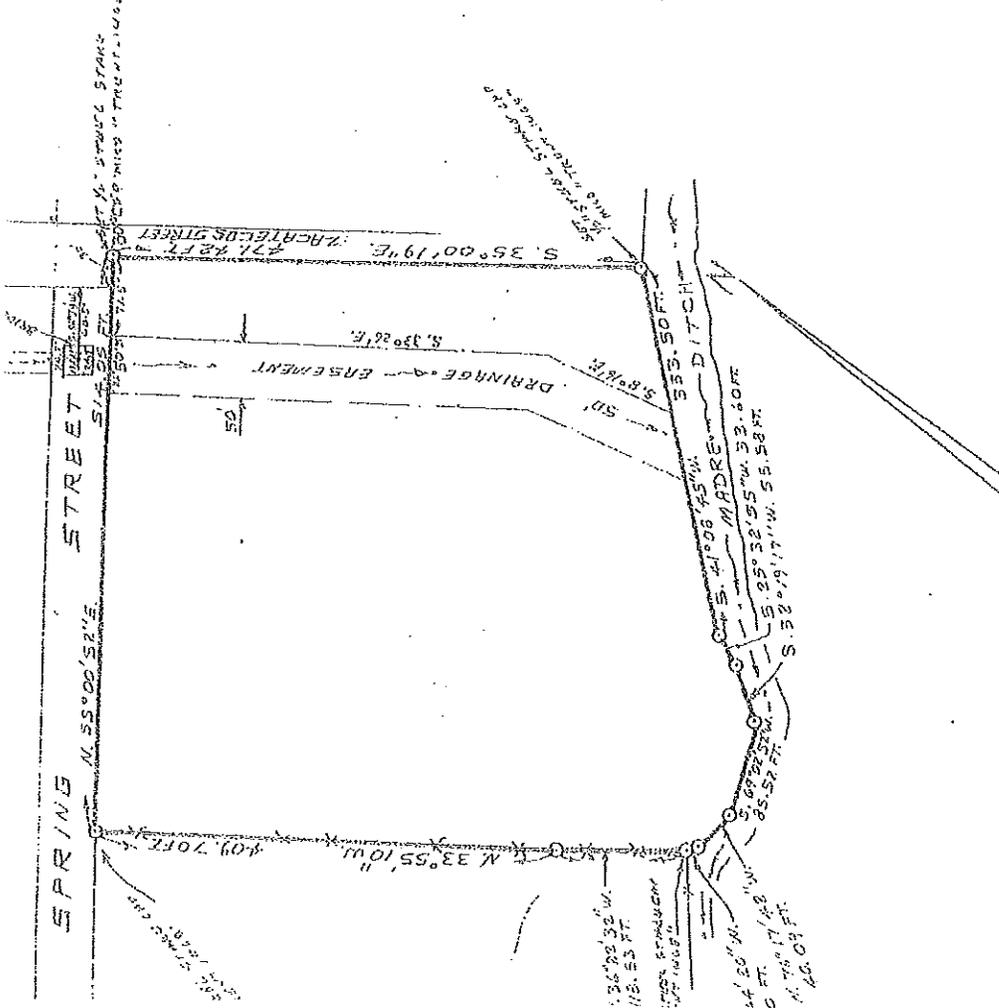
C. Sales Price (Sum of A and B) \$

D. The Sales Price [] will [x] will not be adjusted based on the survey required by Paragraph 3C. If the Sales Price is adjusted, the Sales Price will be calculated on the basis of \$ per acre. If the Sales Price is adjusted by more than 10%, either party may terminate this contract by providing written notice to the other party within days after the terminating party receives the survey. If neither party terminates this contract or if the variance is 10% or less, the adjustment will be made to the amount in [] 3A [] 3B [] proportionately to 3A and 3B.

4. FINANCING: The portion of Sales Price not payable in cash will be paid as follows: (Check applicable boxes below)

A. THIRD PARTY FINANCING: One or more third party mortgage loans in the total amount of (excluding any loan funding fee or mortgage insurance premium).

TAR 1701 Initialed for identification by Buyer and Seller TREC NO. 25-9



1/2" STEEL STAKE SCALE: ONE INCH = 100 FT.

Original

SURVEY PLAT SHOWING 6.355 ACRE TRACT OF LAND OUT OF AND PART OF SECTION 3, DIVISION 5 OF 24 SUBDIVISION OF S.R.A.M. & I.CO., SURVEY NO. 153, JAMES MITCHELL.

DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch steel stake with cap marked "Treat 1466" found in the Southwest 1/4 of Spring Street for the North corner of tract of land as described in Deed from G.W. Brown to Travis M. Brown of Record in Vol. 25, Page 159 of the Deed Records of Val Verde County, Texas and for the West corner of this tract;

THENCE N. 55° 00' 52" E. 514.05 ft., with the South line of Spring Street to a 1/2 inch steel stake with cap marked "Treat 1466" set in the Southwest line of Zacarinos Street for the North corner of this tract;

THENCE S. 55° 00' 19" E. 471.42 ft., to a 1/2 inch steel stake with cap marked "Treat 1466" set on the Northwest bank of Madres ditch for the East corner of this tract;

THENCE with the meanders of the Northwest bank of Madres ditch: S. 41° 08' 45" W. 353.50 ft., S. 25° 32' 55" W. 53.50 ft., S. 32° 19' 17" W. 53.58 ft., S. 69° 02' 52" W. 88.57 ft., N. 76° 17' 42" W. 40.09 ft., and N. 61° 44' 20" W. 11.40 ft., to a 1/2 inch steel stake with cap marked "Treat 1466" set near a large walnut tree for the East corner of said Brown tract and for a corner of this tract;

THENCE N. 36° 22' 02" W. 346.55 ft., with fence to a 1/2 inch steel stake with cap marked "Treat 1466" set in an angle point of fence;

THENCE N. 33° 53' 10" W. 409.70 ft., with fence to the place of BEGINNING.

AND BEING THE SAME TRACT OF LAND AS DESCRIBED IN DEED FROM AYLMER FILMER, ET AL TO TINO REU OF RECORD IN VOL. 117, PAGE 409 OF SAID DEED RECORDS.

TO THE LENDERS AND/OR THE OWNERS OF THE PREMISE SURVEYED:

I, David Treat, Registered Professional Land Surveyor of the State of Texas, do hereby state that on the 16th day of March 2001 a survey was made on the ground, under my supervision of the above described tract of land, corners found or marked as shown hereon and that there are no visible or apparent discrepancies, conflicts, overlapping of improvements, visible easements or rights of way, except as shown hereon and that said property joins Spring Street on the Northwest side and Zacarinos Street on the Northeast side as shown hereon.

There are no visible protrusion or intrusions and all improvements are situated well within the outer boundary of said lot. There is a 50.0 ft. drainage easement across the property as shown. There is a made ditch along the property on the Southwest side as shown hereon.

March 20, 2001
Del Rio, Texas

David Treat

SURVEY THAT SHOWING EASES AND RIGHTS OF WAY AND THAT BY SECTION 3, DIVISION 3 OF THE SUBDIVISION OF J.F. WALKER & SONS, SURVEY NO. 122, JAMES WALKER.

DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch steel stake with cap marked "Treas 1488" found in the Southeast and of Section 16 for the North corner of a tract of land as described in Deed from C.A. Brown to Treas & Sons of Record in Vol. 25, Page 128 of the Deed Records of this County, Thence and for the West corner of said tract;

THENCE S. 89° 00' 00" W. 314.00 ft., which the South line of Spring Street is a 1/2 inch steel stake with cap marked "Treas 1488" set in the Northwest line of Macintosh Street and the North corner of said street;

THENCE S. 89° 00' 00" W. 471.00 ft., to a 1/2 inch steel stake with cap marked "Treas 1488" set on the Northwest bank of Macintosh Street for the West corner of said street;

THENCE with the Northwest bank of the Northwest bank of Macintosh Street; S. 44° 55' 45" W. 222.00 ft., S. 25° 32' 55" W. 33.00 ft., S. 52° 15' 17" W. 52.50 ft., S. 49° 42' 30" W. 52.50 ft., N. 76° 17' 42" W. 49.00 ft., and S. 11° 44' 20" W. 51.00 ft., to a 1/2 inch steel stake with cap marked "Treas 1488" set near a large vacant area for the East corner of said Street thence and for a corner of this street;

THENCE N. 87° 22' 11" W. 148.50 ft., with fence to a 1/2 inch steel stake with cap marked "Treas 1488" set on an angle corner of lot;

THENCE N. 87° 22' 11" W. 109.70 ft., with fence to the place of beginning.

AND BEING THE SAID TRACT OF LAND AS DESCRIBED IN DEED FROM WALKER BROTHERS, AS AL TO THIS AND OF RECORD IN VOL. 117, PAGE 400 OF SAID DEED RECORDS.

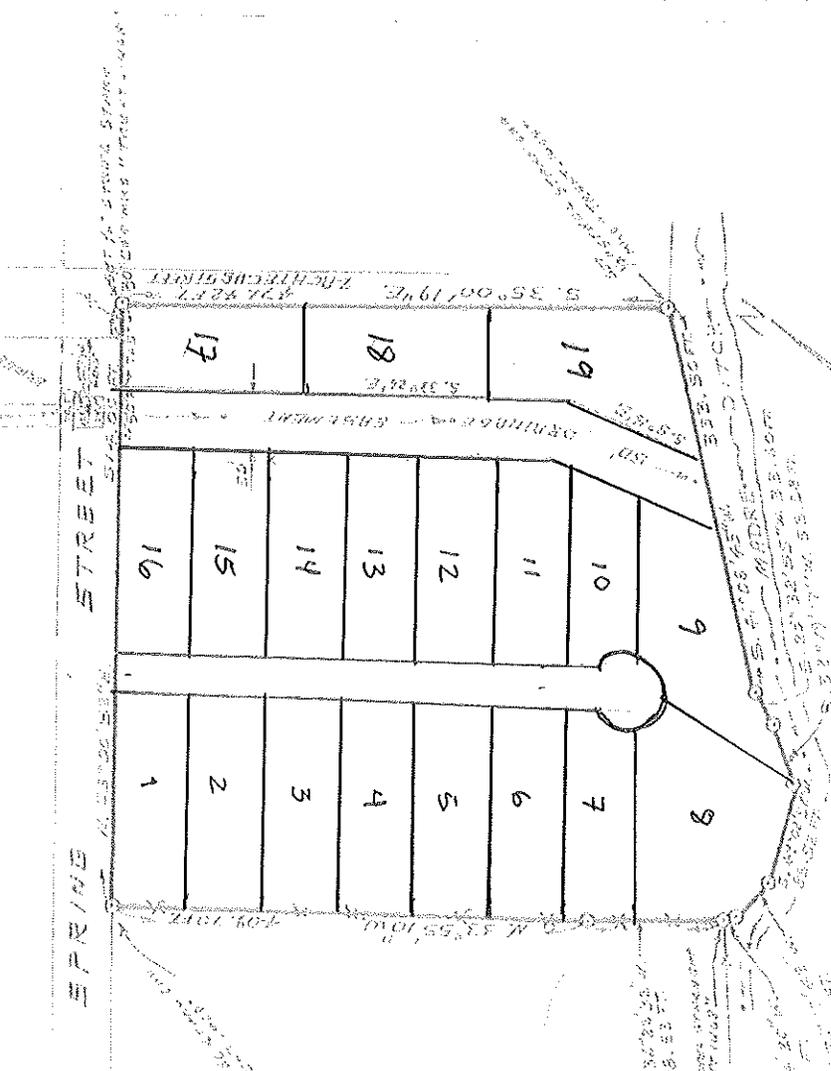
TO THE UNDERSIGNED AND/OR THE OWNERS OF THE PREMISES SERVED:

I, David Grant, Registered Professional Land Surveyor of the State of Texas, do hereby state that on the 16th day of March 2001 a survey was made, on the ground, under my supervision of the above described tract of land, corners found or marked as shown herein and that there can be visible or apparent discrepancies, omissions, omissions, omissions, omissions, visible omissions or errors of any kind, except as above noted and that said property being Spring Street in the Northwest and Macintosh Street in the Northwest also is shown herein.

There are no visible omissions or discrepancies and all measurements are shown well within the outer boundary of said lot, there is a 50.0 ft. drainage easement across the property as shown. There is a 40.0 ft. utility easement along the property as the Southwest and as shown herein.

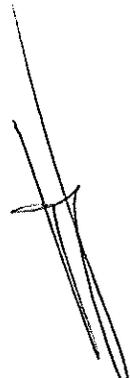
March 20, 2001
D.G. Grant, Surveyor

David Grant



Surveyed and shown in the field

Proposed























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

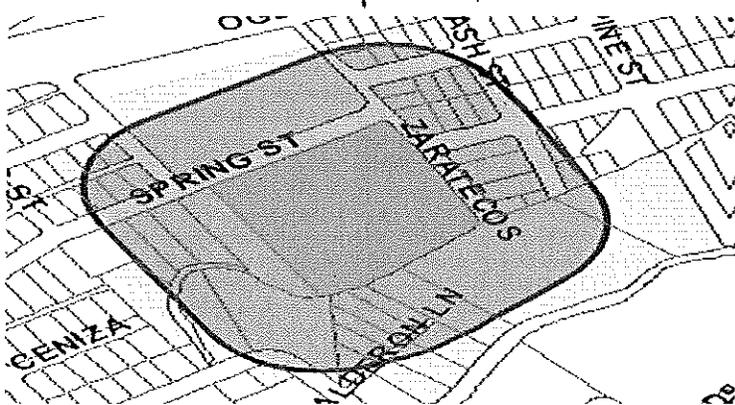
August 30, 2013

«NAME»
«ADDRESS»
«CITY»

RE: Planning & Zoning Commission Notice
Appeal # 13-05

F.A. Painting LLC., Representing Fructoso R. Arranaga & Jose Isauro Martinez made an appeal to the Planning & Zoning Commission to request a Zoning Change from Residential Single Family District (R-S) to Residential Multiple Family District (R-M). Property Description: A 1295, Survey 183, James Mitchell (821 Spring St.). Proposed Use: Apartments

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 11th of September 2013 at 5:30 p.m. by the Planning & Zoning Commission and on Tuesday, the 24th of September 2013 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

Planning & Zoning Commission

. a.

Meeting Date: 09/11/2013

Submitted By: Janice Pokrant, Engineering Department

Information

SUBJECT:

Zoning Change Appeal # 13-05 F.A. Painting LLC, Representing, Fructoso R. Arranaga & Jose Isauro Martinez is requesting a Zoning Change from Residential Single Family District (R-S) to Residential Multiple Family District (R-M). Property Description: A 1295, Survey 183, James Mitchell (821 Spring St.). Proposed Use: Apartments

BACKGROUND:

NA - Public Hearing

DISCUSSION:

NA - Public Hearing

PROS:

NA - Public Hearing

CONS:

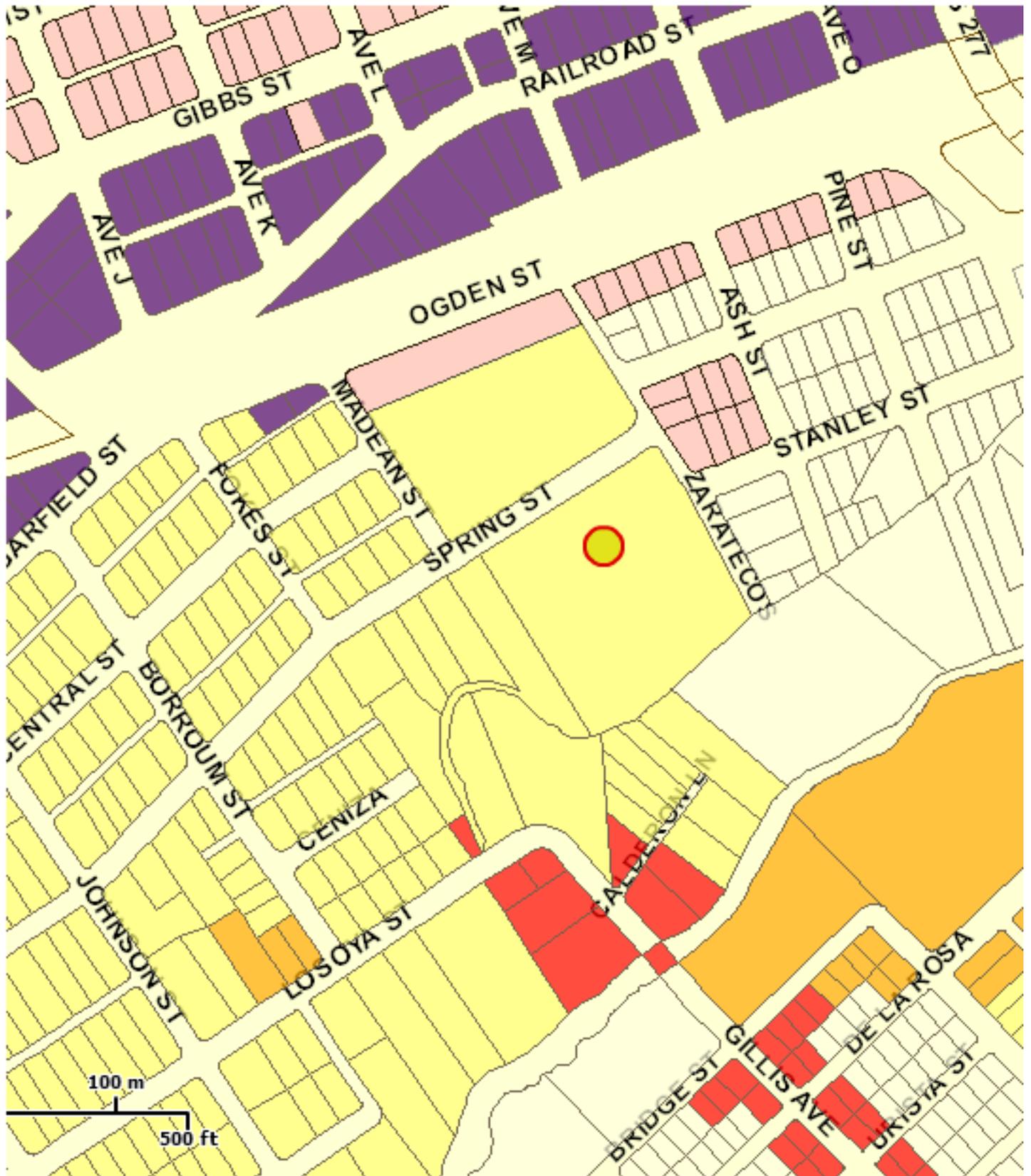
NA - Public Hearing

RECOMMENDATION:

NA - Public Hearing

Attachments

Zoning Map



821 Spring Street

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.



Planning & Zoning Commission

. b.

Meeting Date: 09/11/2013
Submitted By: Janice Pokrant, Engineering Department

Information

SUBJECT:

Plat 13-07 Abner Martinez, P.E., Representing Sergio Galindo is requesting a Replat Establishing Lots 3A and 3B, Block 11, South Del Rio Range 3 out of a portion of Lot 2 and all of Lot 3, Block 11, Range 3, South Del Rio.

BACKGROUND:

NOTIFICATIONS:

Advertised Commission Hearing Date: September 11, 2013
Advertised City Council Hearing Date: September 24, 2013

Property owner notices mailed: 36
Letters in Support:
Letters in Opposition:
Letters with No Comment:
Inquiry Contacts: 3

Applicant: Abner Martinez, P.E., Representing Sergio Galindo
Requested Action: Approval of a replat of a portion of Lot 2 and all of Lot 3 into two lots and approval of a substandard lot
Location: On Cordova Street & Griner Street between Pafford Street and Ney Street

Public Utilities:
Water - There is a water service for both proposed properties
Sewer - There is a sewer connection for both proposed properties
Garbage - Both properties have had garbage services in the past

Public Services:
Police - Del Rio Police Department
Fire - Del Rio Fire Department

Flood Plain Clearance:
This lot is not located in the FEMA designated flood prone area

DISCUSSION:

Mr. Galindo purchased this property with three separate buildings located on it, one facing Griner Street and two facing Cordova Street. He has remodeled and restored the house on Griner Street and has demolished the houses on Cordova Street. This property is zoned Residential Single Family District and will only allow for one dwelling on each lot unless more than 1/3 of the block is used for two-family, multiple family, commercial or industrial uses. There are a number of two dwelling units located on Cordova in this block and a day care center located on the corner of Cordova Street and Ney Street.
Approval of this plat will be creating a substandard lot on Lot 3B. The minimum lot size in a R-S zoning district is 5500 sq. ft. with a width of no less than 55 sq. ft. and a depth of no less than 100 sq. ft. Many of the lots on this side of town do not meet these minimum lot size requirements. There are a number of lots that were sold by metes and bounds years ago and not formally platted in compliance with those minimum lot size requirements.

PROS:

Approving this requested replat will allow for the redevelopment of a new house in the downtown area.

CONS:

Approval of this plat will allow for a substandard lot.

RECOMMENDATION:

Staff recommends approval of the requested replat establishing Lots 3A and 3B out of a portion of Lot 2 and all of Lot 3, Block 11, South Del Rio Range 3.

Attachments

Plat 13-07 Plat

Plat 13-07 Map

Public Hearing Notice

Plat 13-07 Application Packet

REPLAT
ESTABLISHING
LOTS 3-A & 3-B, BLOCK 11,
SOUTH DEL RIO, RANGE 3 ADDITION
OUT OF A PORTION OF LOT 2 & ALL OF LOT 3, BLOCK 11,
RANGE 3, SOUTH DEL RIO ADDITION, DEL RIO, TEXAS.

Being the southwest one-fourth (SW/4) of Lot Two (2) and all of Lot Three (3),
in Block Eleven (11), South Del Rio, Range 3 Addition to the City of Del Rio,
Val Verde County, Texas.

THE STATE OF TEXAS)
COUNTY OF VAL VERDE)) KNOW ALL MEN BY THESE PRESENTS:

THE OWNER OF THE LAND SHOWN ON THIS REPLAT AND WHOSE NAME IS SUBSCRIBED HERETO AND IN PERSON, ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND REPLAT THIS TRACT OF LAND CONVEYED TO MR. SERGIO GALINDO BY INSTRUMENT RECORDED IN DOCUMENT NO. 00275407 OF THE OFFICIAL PUBLIC RECORDS OF VAL VERDE COUNTY, TEXAS

SERGIO GALINDO

THE STATE OF TEXAS)
COUNTY OF VAL VERDE))

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MR. SERGIO GALINDO, OWNER OF THESE LOTS.

THIS ____TH DAY OF _____, 2013

NOTARY PUBLIC - VAL VERDE COUNTY, TEXAS

THE STATE OF TEXAS)
COUNTY OF VAL VERDE))

I HEREBY CERTIFY THAT THE FOREGOING PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY CONDUCTED ON THE GROUND, UNDER MY SUPERVISION, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF VAL VERDE COUNTY, TEXAS.

ABNER MARTINEZ - GUADARRAMA
REGISTERED PROFESSIONAL LAND SURVEYOR # 5009



THE STATE OF TEXAS)
COUNTY OF VAL VERDE))

SWORN AND SUBSCRIBED BEFORE ME, THIS ____ DAY OF _____, 2013

NOTARY PUBLIC - VAL VERDE COUNTY, TEXAS

THE STATE OF TEXAS)
COUNTY OF VAL VERDE))

THIS REPLAT OF A TRACT OF LAND HAS BEEN APPROVED IN ACCORDANCE WITH THE CITY OF DEL RIO ORDINANCE 0-90-38 ON

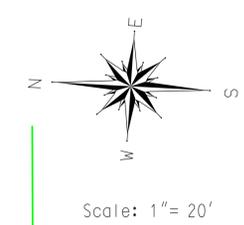
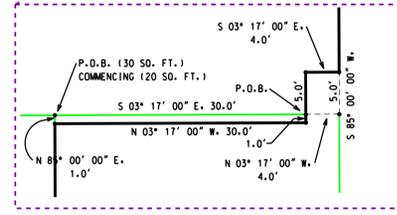
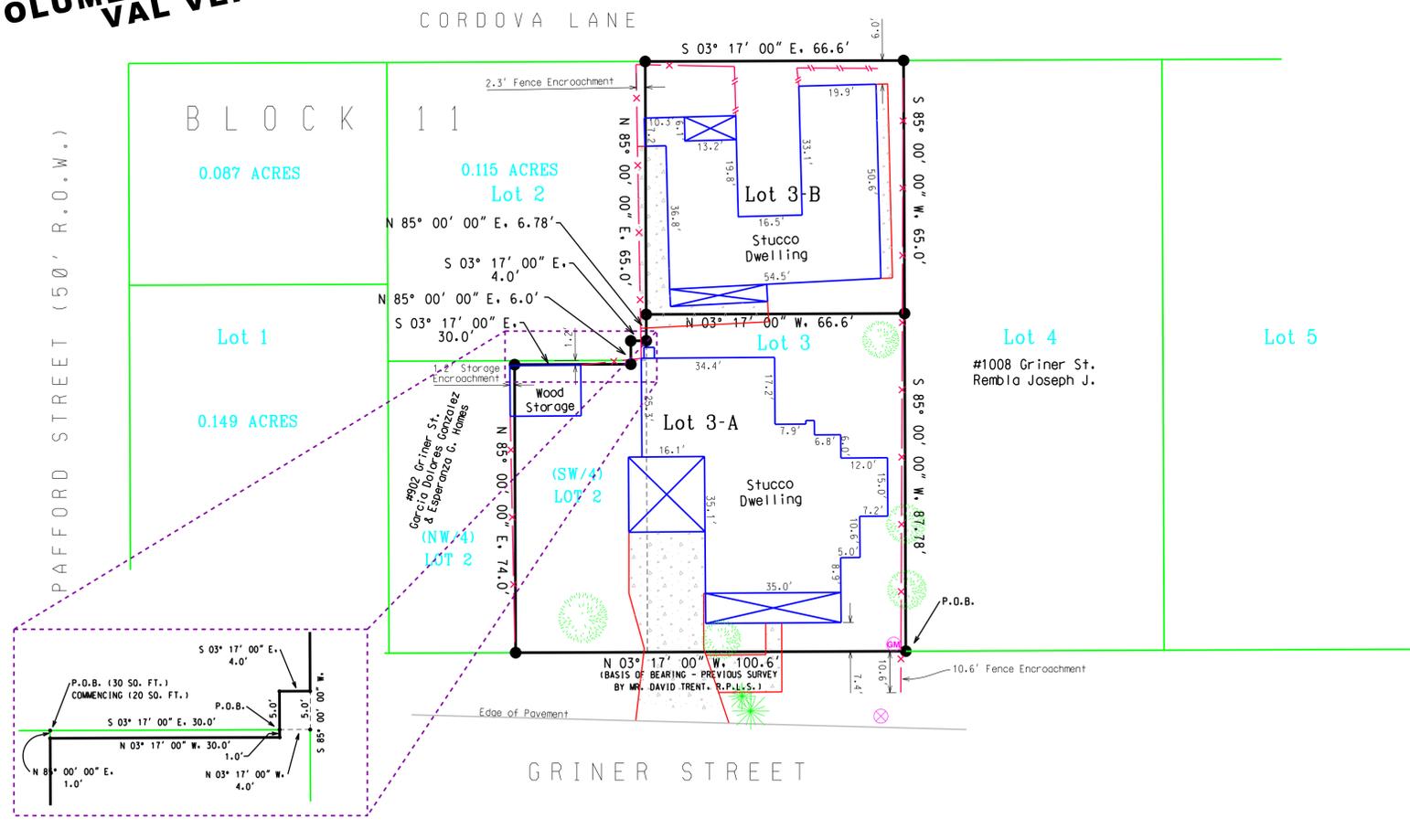
THIS ____ TH DAY OF _____, 2013

Janice Pokrant, City Planner

PLAT INSPECTED AND APPROVED FOR FILING IN MAP RECORDS OF VAL VERDE COUNTY, TEXAS

ABNER MARTINEZ GUADARRAMA, COUNTY SURVEYOR
VAL VERDE COUNTY, TEXAS

**SOUTH DEL RIO, RANGE 3
ADDITION
(VOLUME 12, PAGE 244, DEED RECORDS
VAL VERDE COUNTY, TX)**

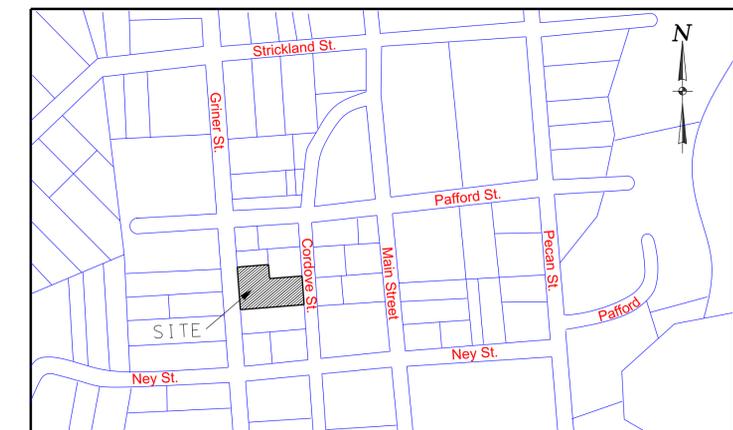


- SYMBOLGY**
- FOUND 1/2" IRON ROD
 - SET 5/8" IRON ROD
 - ✱ PALM
 - ⊗ GAS METER
 - ⊗ WATER METER
 - ⊗ TREE

REPLAT ESTABLISHING
LOTS 3-A & 3-B, BLOCK 11,
SOUTH DEL RIO, RANGE 3 ADDITION
OUT OF A PORTION OF LOT 2 & ALL OF LOT 3, BLOCK 11,
RANGE 3, SOUTH DEL RIO ADDITION, DEL RIO, TEXAS.

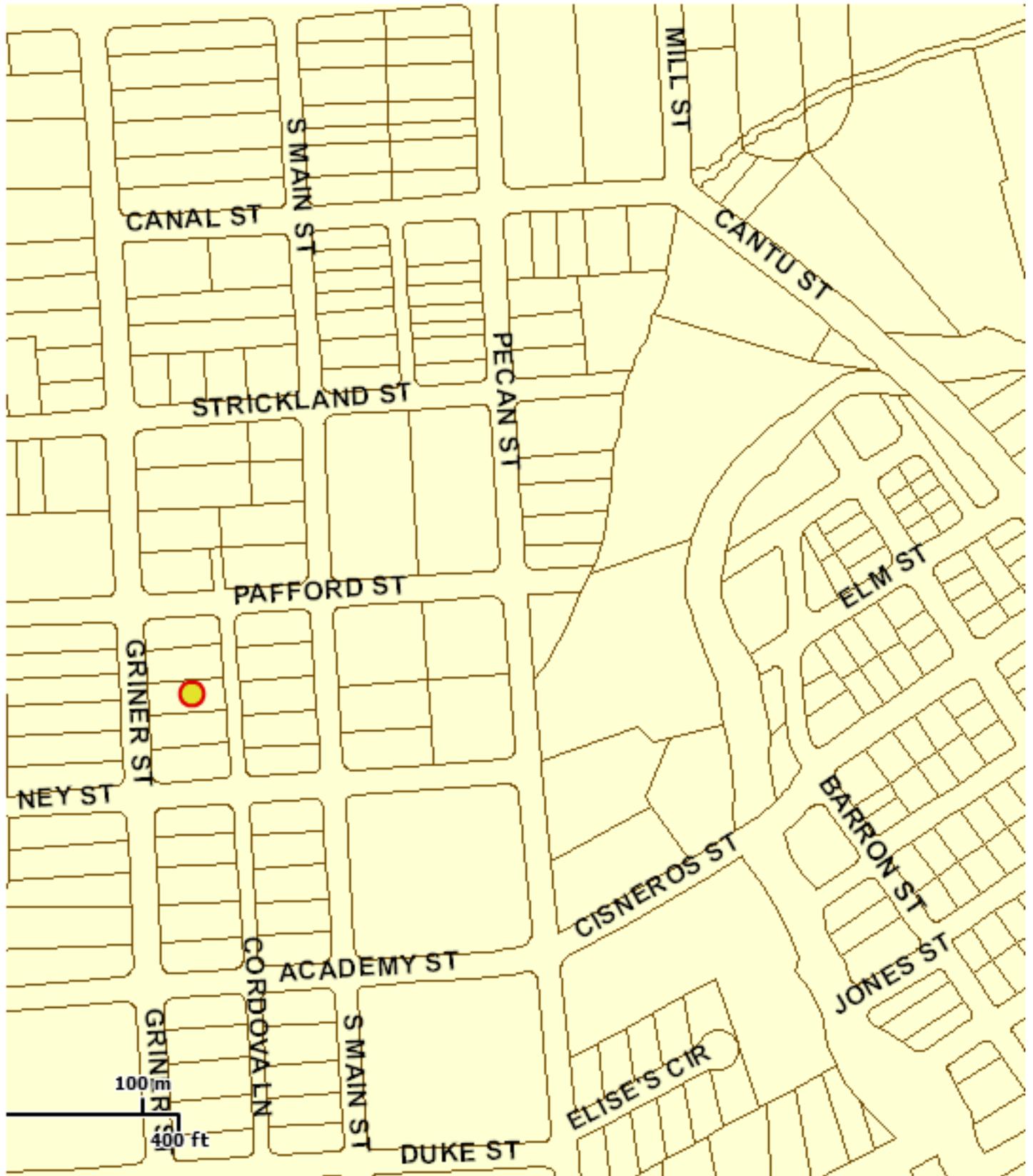
AMISTAD CONSULTING SERVICES
CIVIL - ENVIRONMENTAL - SURVEYING
SURVEYING FIRM • 101472-00, TEXAS
Dr. E. Garfield
501 E. Garfield
Del Rio, Texas 78840
Phone: (830) 776-4679, Fax: (830) 774-6705

- Notes:
- This subdivision is located within the city limits of Del Rio, Texas and is outside an special flood hazard area (100 year flood) as shown on FEMA/FIRM Map No. 48465 C 1735 D, Revised July 22, 2010.
 - 1/2" iron rods were found on all original corners and 5/8" iron rods were set on all new corners unless otherwise marked.
 - The lots in this subdivision are currently served by a public water system, maintained and operated by the city of Del Rio, Val Verde County, Texas.
 - Lots in this replat will are served by a central sewer system, maintained and operated by the City of Del Rio, Val Verde County, Texas.
 - This subdivision is served with electricity by a system owned and operated by AEP/ Central Power and Light Company, a public Utility operated under the laws and regulations of the state of Texas.
 - There may be additional buried or underground utilities in the area, which the surveyor is unaware of and no liability for such is assumed herein.



Designed by: ...	Drawn by: ...	Checked by: ...	Approved by: ...

Job No. 13-142
DATE
AUGUST 1, 2013
SHEET
OF
1



Plat 13-07 Map

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.



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 11th of September 2013 at 5:30 p.m.**, and by the City Council on **Tuesday, the 24th of September 2013 at 6:30 p.m.**, for the purpose of hearing comments on the following requests:

Zoning Change Appeal # 13-05 F.A. Painting LLC, Representing, Fructoso R. Arranaga & Jose Isauro Martinez is requesting a Zoning Change from Residential Single Family District (R-S) to Residential Multiple Family District (R-M). Property Description: A 1295, Survey 183, James Mitchell (821 Spring St.). Proposed Use: Apartments

Plat 13-06 Abner Martinez, P.E., Representing Filemon & Maria Elena Ortiz is requesting to Replat Establishing Tract I, Block 5, Section 22, San Felipe Pastures Subdivision out of 34.605 Acre Tract, Block 5, Section 22, San Felipe Pastures.

Plat 13-07 Abner Martinez, P.E., Representing Sergio Galindo is requesting to Replat Establishing Lots 3A and 3B, Block 11, South Del Rio Range 3 out of a portion of Lot 2 and all of Lot 3, Block 11, Range 3, South Del Rio.

HANDICAPPED ACCESSIBLE LOCATION

Please publish once Sunday, August 25, 2013.



APPLICATION FOR PLAT

City of Del Rio
Planning & Zoning Division

Date Submitted: AUGUST 9, 2013 **Plat ID Number:** 13.07

Plat Name: RE-PLAT ESTABLISHING LOTS 3-A AND 3-B OUT OF A PORTION OF LOT 2, AND ALL OF LOT 3, BLOCK 11 RANGE 3, SOUTH DEL RIO ADDITION TO THE CITY OF DEL RIO, TEXAS.

Property Address/legal: 904, 906 GRINER, DEL RIO, Texas 78840

Owner/Agent: Sergio Galindo /Abner Martinez, P.E. **Phone:** (830) 775-4579 **Fax:** (888)383-6704

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

Owner's Email Address acs@rgv.twcbc.com

Engineer/Surveyor: Abner Martinez, P.E. **Phone:** _____ **Fax:** _____

Address: _____ **Zip code:** _____

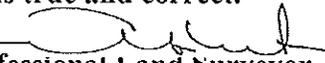
Engineer's Email Address _____

1. All Specific Uses Proposed: RESIDENTIAL (restaurant, day care, warehouse, etc.)
2. Existing Zoning: N/A
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) Lake Ridge Water Co. L.L.C.
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 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., R.P.L.S. **Signature:** 

Date: AUGUST 9, 2013 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

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, 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

August 30, 2013

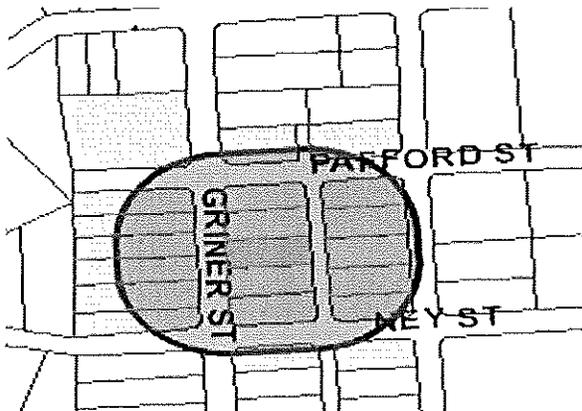
«NAME»
«ADDRESS»
«CITY»

RE: Planning & Zoning Commission Notice
Plat # 13-07

Abner Martinez, P.E., Representing Sergio Galindo is requesting to Replat Establishing Lots 3A and 3B, Block 11, South Del Rio Range 3 out of a portion of Lot 2 and all of Lots 3, Block 11, Range 3, South Del Rio.

According to the City of Del Rio Regulations we are required to notify property owners within Two 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 11th of September 2013 at 5:30 p.m. by the Planning & Zoning Commission and on Tuesday, the 24th of September 2013 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 plat.

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

Planning & Zoning Commission

. b.

Meeting Date: 09/11/2013

Submitted By: Janice Pokrant, Engineering Department

Information

SUBJECT:

Plat 13-06 Abner Martinez, P.E., Representing Filemon & Maria Elena Ortiz is requesting to Replat Establishing Tract I, Block 5, Section 22, San Felipe Pastures Subdivision out of 34.605 Acre Tract, Block 5, Section 22, San Felipe Pastures.

BACKGROUND:

NA - Public Hearing

DISCUSSION:

NA - Public Hearing

PROS:

NA - Public Hearing

CONS:

NA - Public Hearing

RECOMMENDATION:

NA - Public Hearing

Attachments

Plat 13-06 Plat

Plat 13-06 Map

REPLAT ESTABLISHING TRACT I - (ORTIZ TRACT) OUT OF AND PART OF 34.605 ACRE TRACT AND OUT OF OF AND PART OF BLOCK 5, SECTION 22, OF THE SAN FELIPE PASTURES SUBDIVISION, DEL RIO, TEXAS.

being a 0.668 acre tract out of and part of a certain 34.605 acre tract of land and being out of and parts of Blocks 3 and 5 of Section 22 of the San Felipe Pastures Subdivision as known by Plat of record in Volume 1, page 14, of the Map records of Val Verde County, Texas.

THE STATE OF TEXAS)) KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF VAL VERDE))

THE OWNERS OF THE LAND SHOWN ON THIS REPLAT AND WHOSE NAMES ARE SUBSCRIBED HERETO AND IN PERSON, ACKNOWLEDGE THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND REPLAT THIS 0.668 ACRE TRACT OF LAND CONVEYED TO FILEMON ORTIZ JR. AND WIFE MARIA ELENA ORTIZ BY INSTRUMENT RECORDED IN DOC. NO. 00270611, OF THE OFFICIAL PUBLIC RECORDS OF VAL VERDE COUNTY, TEXAS

FILEMON ORTIZ JR. MARIA ELENA ORTIZ

THE STATE OF TEXAS))
COUNTY OF VAL VERDE))

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MR. FILEMON ORTIZ JR. AND MRS. MARIA ELENA ORTIZ, OWNERS OF THESE LOTS.

THIS ____TH DAY OF _____, 2013

NOTARY PUBLIC - VAL VERDE COUNTY, TEXAS

THE STATE OF TEXAS))
COUNTY OF VAL VERDE))

I HEREBY CERTIFY THAT THE FOREGOING PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY CONDUCTED ON THE GROUND, UNDER MY SUPERVISION, AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF VAL VERDE COUNTY, TEXAS.

ABNER MARTINEZ - GUADARRAMA
REGISTERED PROFESSIONAL LAND SURVEYOR # 5009



THE STATE OF TEXAS))
COUNTY OF VAL VERDE))

SWORN AND SUBSCRIBED BEFORE ME, THIS ____ DAY OF _____, 2013

NOTARY PUBLIC - VAL VERDE COUNTY, TEXAS

THE STATE OF TEXAS))
COUNTY OF VAL VERDE))

THIS REPLAT OF A 0.688 ACRE TRACT OF LAND HAS BEEN APPROVED IN ACCORDANCE WITH THE CITY OF DEL RIO ORDINANCE 0-90-38 ON

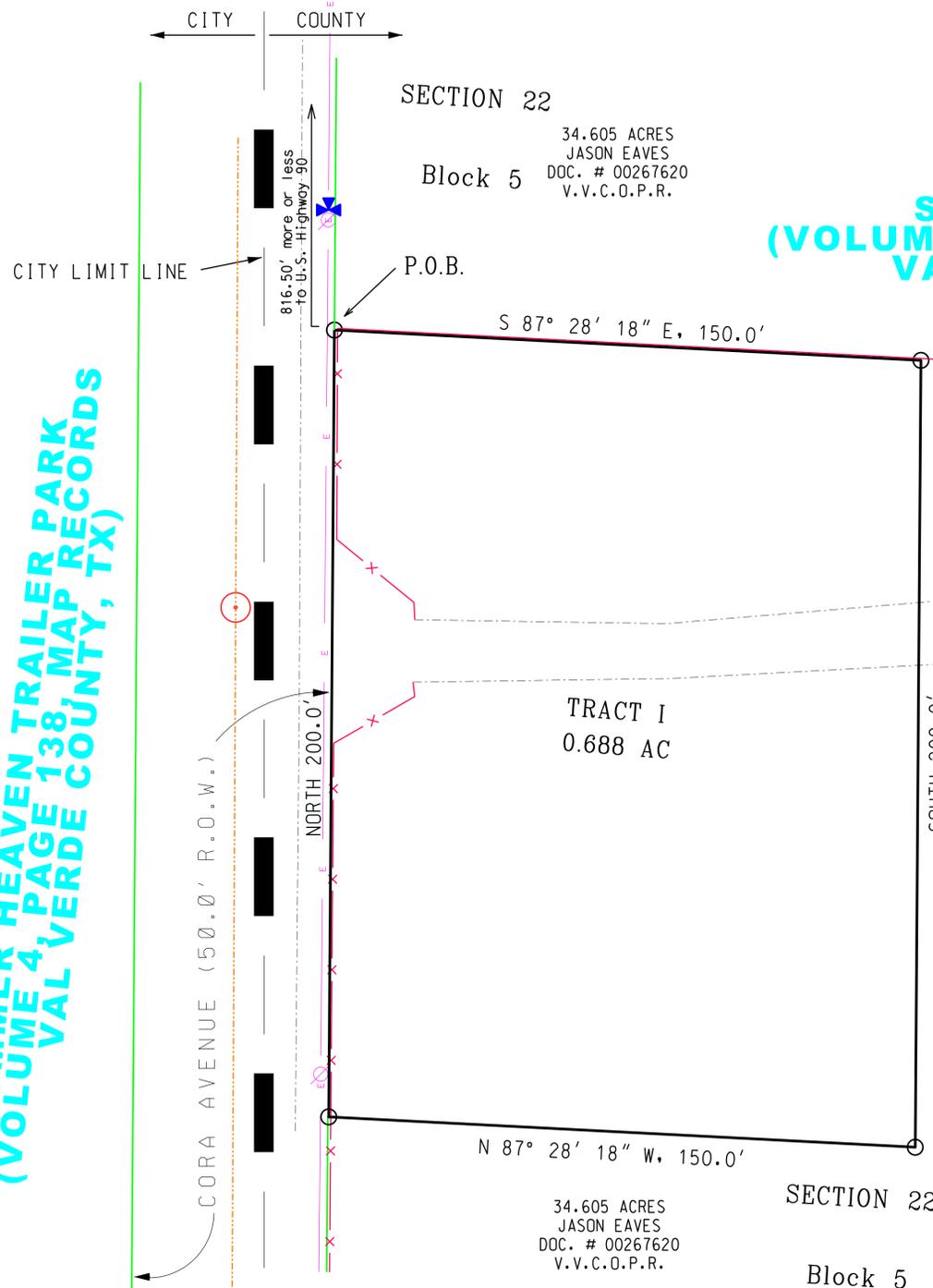
THIS ____ TH DAY OF _____, 2013

Janice Pokrant, City Planner

PLAT INSPECTED AND APPROVED FOR FILING IN MAP RECORDS OF VAL VERDE COUNTY, TEXAS

ABNER MARTINEZ GUADARRAMA, COUNTY SURVEYOR
VAL VERDE COUNTY, TEXAS

SUMMER HEAVEN TRAILER PARK (VOLUME 4, PAGE 138, MAP RECORDS VAL VERDE COUNTY, TX)



SAN FELIPE PASTURES (VOLUME 1, PAGE 14, MAP RECORDS VAL VERDE COUNTY, TX)

- SIMBOLOGY**
- FOUND 1/2" IRON ROD
 - SET 5/8" IRON ROD



Scale 1" = 20'

- Notes:**
- This subdivision is located outside the city limits of City of Del Rio, Texas, within the corporate limits of the County of Val Verde, and is outside the 100 year Flood Prone Area as depicted in FEMA Community Panel No. 48465 C 1175 D, Effective July 22, 2010.
 - 1#2" iron rods were found on all original corners and 5#8" iron rods were set on all new corners unless otherwise marked.
 - The lot in this subdivision is currently served by a public water system, maintained and operated by the city of Del Rio, Val Verde County, Texas.
 - Lot in this plat is currently served by a public wastewater collection system, maintained and operated by the city of Del Rio, Val Verde County, Texas..
 - This subdivision is served with electricity by a system owned and operated by AEP/ Central Power and Light Company, a public Utility operated under the laws and regulations of the state of Texas.
 - There may be additional buried or underground utilities in the area, which the surveyor is unaware of and no liability for such is assumed herein.

34.605 ACRES
JASON EAVES
DOC. # 00267620
V.V.C.O.P.R.

SECTION 22
Block 5

Situated in Val Verde County, Texas and being a 0.688 acre tract out of and part of a certain 34.605 acre tract of land previously conveyed to Jason Eaves by General warranty Deed dated Oct. 28, 2011 as recorded in document No.0026720 of the Official Public Records of Val Verde, Texas and being out of and parts of Blocks 3 and 5 of Section 22 of the San Felipe Pastures Subdivision as known by Plat of record in Volume 1, page 14, of the Map records of Val Verde Records of Val Verde County, Texas in Survey No.11, Block 3, I. & G. & N. RR. Co. and being more particularly described by metes and bounds as follows:

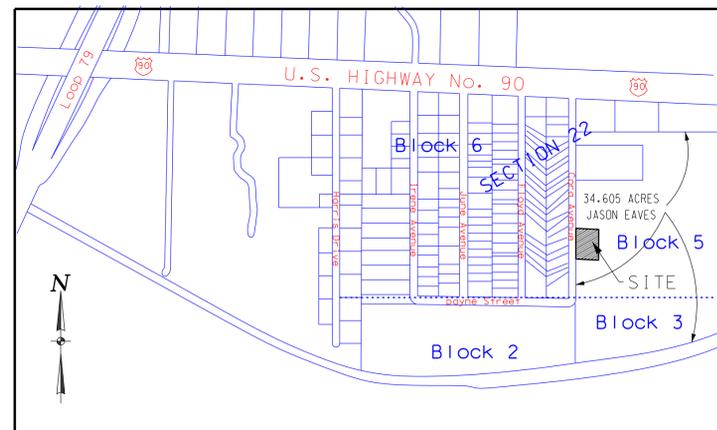
- Beginning at a 1/2" iron rod set in the East line of Cora Ave. and being South 816.50' ft. from the intersection of the East line of Cora Ave. with the South line of U.S. Hwy 90 East.
- Thence, S 87°28'19"E, a distance of 150.0' to a 1/2" iron rod set for the N.E. corner of this tract.
- Thence, South, a distance of 200.0' to a 1/2" iron set for the S.E. corner this tract.
- Thence, N 87°28'18" W a distance of 150.0' to a 1/2" iron rod set in the East line of Cora Ave. for the S.W. corner this tract.
- Thence, North, with the East line of Cora Ave. a distance of 200.0' to the place of beginning.

REPORTE FINAL DE SERVICIOS SANITARIOS PARA EL LOTE INCLUIDO EN ESTE PLANO
PROVISION DE AGUA: DESCRIPCION, GASTOS Y FECHA DE INICIO
ESTE LOTE, RECIBE SU PROVISION DE AGUA DE UN SISTEMA ESTABLECIDO, OPERADO Y MANTENIDO POR LA CIUDAD DE DEL RIO, TEXAS, INCLUYENDO LINEAS DE SERVICIO Y MEDIDOR. EL SERVICIO DE AGUA HA SIDO INSTALADO Y COMPLETAMENTE CONSTRUIDO PARA EL LOTE. AQUI DESCRITO.
DRENAJE: DESCRIPCION, GASTOS, Y FECHA DE INICIO PARA FACILITAR EL DRENAJE PARA LA SUBDIVISION
EL LOTE, AQUI MOSTRADO, DESCARGA SUS AGUAS NEGRAS A UN SISTEMA ESTABLECIDO, OPERADO Y MANTENIDO POR LA CIUDAD DE DEL RIO, TEXAS, INCLUYENDO LINEA DE SERVICIO AL LOTE.
EL SERVICIO DE DRENAJE SANITARIO HA SIDO INSTALADO Y COMPLETAMENTE CONSTRUIDO PARA EL LOTE AQUI DESCRITO
CERTIFICACION:
POR MEDIO DE FIRMA, CERTIFICAMOS QUE EL SERVICIO DE AGUA Y DE DRENAJE, DESCRITOS EN ESTE DOCUMENTO CUMPLEN CON LAS REGLAS MODELO QUE RIGEN LA FORMACION DE SUBDIVISIONES, ADOPTADAS EN LA SECCION 16.343 DEL CODIGO DE AGUA DEL ESTADO TEXAS.

FILEMON ORTIZ JR. Signature & Date
MARIA ELENA ORTIZ Signature & Date

FINAL UTILITY REPORT FOR THIS SUBDIVISION
WATER FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATES:
THE LOT IN THIS SUBDIVISION IS PROVIDED WITH POTABLE WATER BY A SYSTEM OWNED OPERATED AND MAINTAINED BY THE CITY OF DEL RIO, TEXAS. WATER SERVICES TO LOT HAS BEEN COMPLETED.
SEWAGE FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATES:
THE LOT IN THIS SUBDIVISION DISCHARGES ITS WASTEWATER TO A SYSTEM OWNED, OPERATED AND MAINTAINED BY THE CITY OF DEL RIO, TEXAS. SEWER SERVICE TO LOT HAS BEEN COMPLETED.

FILEMON ORTIZ JR. Signature & Date
MARIA ELENA ORTIZ Signature & Date



REPLAT ESTABLISHING TRACT I (ORTIZ TRACT) OUT OF AND PART OF 34.605 ACRE TRACT AND OUT OF OF AND PART OF BLOCK 5, SECTION 22, OF THE SAN FELIPE PASTURES SUBDIVISION, DEL RIO, TEXAS.

AMISTAD CONSULTING SERVICES
CIVIL - ENVIRONMENTAL - SURVEYING
SURVEYING FIRM • 101472-00, TEXAS
501 E. Garfield
Del Rio, TX 78840
Phone: (830) 778-4576, Fax: (888) 383-6704

No.	Date	Revisions

Designed by: ...
Drawn by: ...
Checked by: ...
Approved by: ...

Job No. 13-142
DATE AUGUST, 2013
SHEET 1 OF 1

Planning & Zoning Commission

. C.

Meeting Date: 09/11/2013
Submitted By: Janice Pokrant, Engineering Department

Information

SUBJECT:

Preliminary Plat 13-01 Kenneth Dirksen, P.E., Representing David Breeden, President of Indian Hills Properties, LTD. requesting a Preliminary Plat for the Comanche Hills Subdivision being 6.62 Acres out of I.&G.N.R.R. Co., Block 4, Survey 9, Abstract 1047 Val Verde, Texas

BACKGROUND:

Applicant: Kenneth Dirksen, P.E., Representing David Breeden, President Indian Hills Properties, LTD.

Requested Action: Approval of a preliminary plat for the creation of 23 lots, on 6.62 acres of land, having 23 lots having 0.28 acres per lot and 1134.5 leaner feet of infrastructure.

Location: An extension of Covey Ridge off of Amistad Blvd.

Public Utilities:

Water - Available for Extension

Gas - Available for Extension

Sewer - Available for Extension

Garbage - Available

Public Services:

Police - Del Rio Police Department

Fire - Del Rio Fire Department

Floodplain Clearance:

This proposed subdivision is not located in the FEMA designated flood prone area

The Del Rio Utilities Commission will vote on the water and sewer plans at their September 10, 2013.

DISCUSSION:

The City Engineer Divisions, Public Works Departments, and Fire Department have all reviewed and advised the applicant of the required corrections to the preliminary plat for the Comanche Trails Subdivision. The required corrections have been addressed and the applicant is now requesting approval of the preliminary plat so he may begin the development of the subdivision.

PROS:

Approval of this requested preliminary plat will allow for the development of 23 new residential single family lots.

CONS:

Approving the preliminary plat for this proposed subdivision will place an additional burden on our water and wastewater system.

RECOMMENDATION:

Staff recommends approval of the preliminary plat for the Comanche Trails Subdivision

Attachments

Prelim Plat 13-01

Prelim Plat 13-01 Field Notes

COMANCHE TRAILS SUBDIVISION

INDIAN HILLS PROPERTIES, LTD.

PROPOSED SUBDIVISION BEING 6.62 ACRES out of I. & G. N. R. R. Co., Block 4, Survey 9, Abstract 1047, Val Verde County, Texas.

STATE OF TEXAS)
COUNTY OF VAL VERDE)

The Owner of the land shown on this subdivision plat and whose name is subscribed hereto and in person or through a duly authorized agent, acknowledges that this plat was made from an actual survey and dedicates to the use of the public forever all streets, alleys, parks, water courses, drains easements, utility easements and public places thereon shown for the purposes and considerations therein expressed, and the same are dedicated to the City of Del Rio for their use and perpetual maintenance.

Indian Hills Properties, LTD By: _____
David Breeden, President

This instrument was acknowledged before me on the _____ day of _____ of _____ by Mr. David Breeden, of Indian Hills Properties, LTD., a Texas Corporation, on behalf of said corporation.

My commission expires on: _____
Signature Notary Public State of Texas

CITY ENGINEER REVIEW

- THIS SUBDIVISION IS LOCATED WITHIN THE CITY LIMITS OF DEL RIO, TEXAS, AND IS OUTSIDE THE 100 YEAR FLOOD PRONE AREA AS DEPICTED ON FLOOD INSURANCE RATE MAP 48465C1645D, VAL VERDE COUNTY, TEXAS AND INCORPORATED AREAS DATED July 22, 2010.
- STREET IMPROVEMENTS WERE COMPLETED BY THE DEVELOPER OF THIS SUBDIVISION AND ARE TO BE MAINTAINED BY THE CITY OF DEL RIO, TEXAS.
- THE LOTS IN THE SUBDIVISION ARE CURRENTLY SERVED BY A PUBLIC WATER SYSTEM, INSTALLED BY THE DEVELOPER AND MAINTAINED AND OPERATED BY THE CITY OF DEL RIO, VAL VERDE COUNTY, TEXAS.
- LOTS IN THE SUBDIVISION ARE SERVED BY ELECTRICITY PROVIDED BY AMERICAN ELECTRIC POWER, A PUBLIC UTILITY OPERATED UNDER THE LAWS AND REGULATIONS OF THE STATE OF TEXAS.
- LOTS ARE SERVED BY A CENTRAL SEWER SYSTEM, INSTALLED BY THE DEVELOPER AND MAINTAINED AND OPERATED BY THE CITY OF DEL RIO, VAL VERDE COUNTY, TEXAS.

THIS THE _____ DAY OF _____,

ROBERT PARKER, P.E., CITY ENGINEER, CITY OF DEL RIO, TEXAS

This plat has been reviewed and approved by the following:

Chairman - City of Del Rio Planning and Zoning Commission
Date: _____

Chairman - City of Del Rio Utilities Commission
Date: _____

Mayor - City of Del Rio City Council
Date: _____

Attest: _____
City Secretary - City of Del Rio
Date: _____

Plat inspected by and approved for filing in Map Records of Val Verde County, Texas.

Abner Martinez, County Surveyor, Val Verde County, Texas.

Plat recorded Slide _____, Side _____. Covenants recorded Vol. _____, Page _____

STATE OF TEXAS)
COUNTY OF UVALDE)

I hereby certify that proper engineering consideration has been given to this plat in the design of the streets, lots and drainage systems.

Kenneth R. Dirksen, P.E. 82628

This instrument was acknowledged before me on the _____ day of _____, of _____ by Kenneth R. Dirksen, P.E.

Signature Notary Public State of Texas

My commission expires on: _____

STATE OF TEXAS)
COUNTY OF UVALDE)

I certify that this plat was prepared from an actual survey conducted on June 16, 2013 on the ground under my supervision and the monuments shown are within the positional tolerance required by 22TAC SEC 663.15.

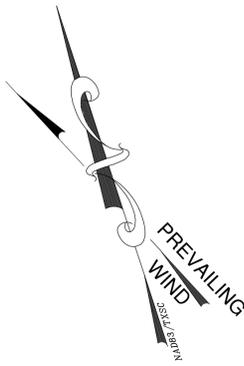
PRELIMINARY - DO NOT RECORD FOR ANY PURPOSE

Kenneth R. Dirksen
Registered Professional Land Surveyor 6260
PROJECT NUMBER: 13-0319

This instrument was acknowledged before me on the _____ day of _____, of _____ by Kenneth R. Dirksen.

Signature Notary Public State of Texas

My commission expires on: _____



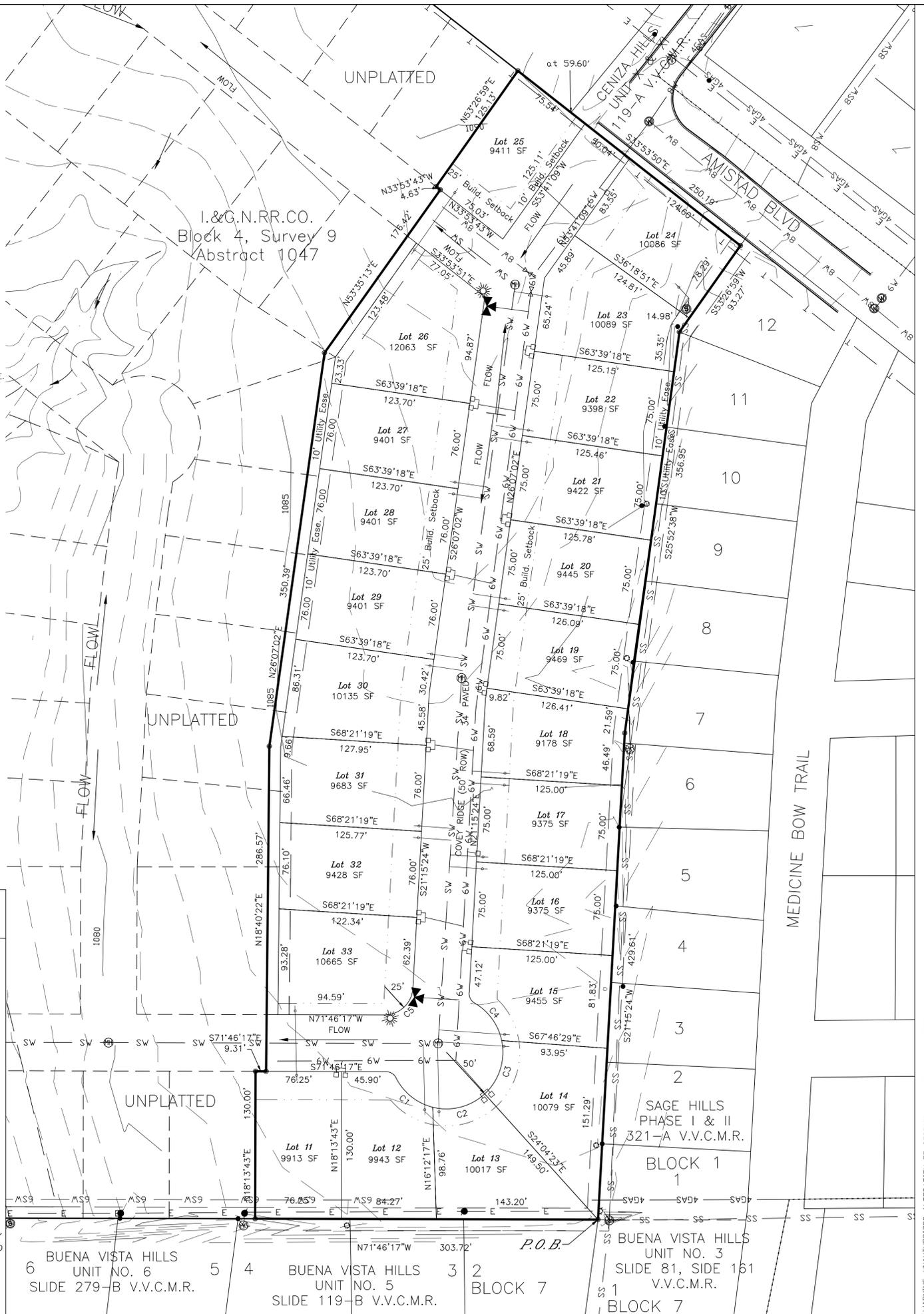
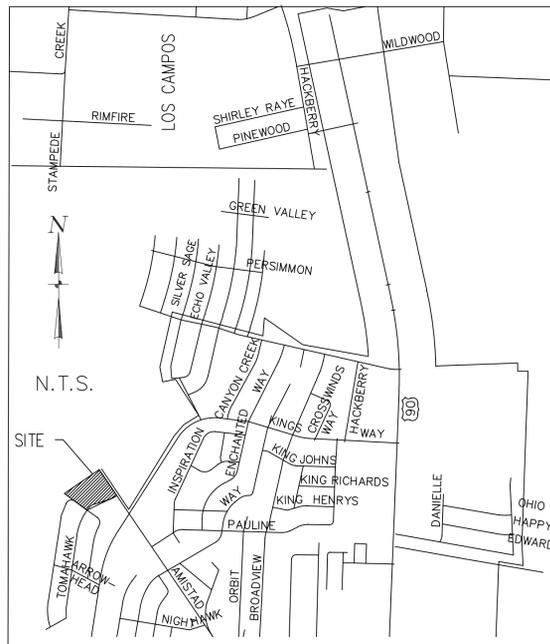
BEARINGS, DISTANCES, AND AREAS SHOWN HEREON CONFORM TO THE TEXAS COORDINATE SYSTEM NORTH AMERICAN DATUM 1983, TEXAS SOUTH CENTRAL ZONE.

LEGEND

- SUBDIVISION BOUNDARY
- LOT LINES
- BUILDING SET BACK
- UTILITY EASEMENT
- FOUND MONUMENT
- SET 1/2" STEEL STAKE
- GAS
- WATER
- FIRE HYDRANT
- WATER VALVE
- SEWER
- ELECTRICAL
- TRANSFORMER
- LUMINAIRE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	48.78'	50.00'	55°54'10"	S29°52'17"E	46.87'
C2	49.58'	50.00'	56°48'45"	S86°13'45"E	47.57'
C3	51.61'	50.00'	59°08'41"	N35°47'32"E	49.35'
C4	47.83'	50.00'	54°48'53"	N21°11'15"W	46.03'
C5	37.95'	25.00'	86°58'19"	N64°44'33"E	34.41'

- Notes:
- There are 23 lots, 6.62 acres, 0.28 acres/lot and 1134.5 LF of street.
 - All utilities are required to be buried within the subdivision shown on this plat. See Deed Restrictions for additional information.
 - The subdivision shown on this plat is within "Zone X", 0.2% chance annual flood, as shown on Flood Insurance Rate Map Number 48465C1645D for Val Verde County, Texas and Incorporated Areas dated July 22, 2010.
 - No more than (1) single family dwelling is to be located on each tract of this Subdivision. Zoning is to be R-S.



COMANCHE TRAILS SUBDIVISION
PRELIMINARY PLAT

PREPARED FOR:
INDIAN HILLS PROPERTIES, LTD.
PO BOX 1947
DEL RIO, TX 78841

WARNING: UNAUTHORIZED ALTERATION OF CERTIFIED MATERIAL IS FERGERY.

DIRKSEN ENGINEERING
TYPE FIRM #P-0848
TYPE FIRM #1016974
311 NORTH GETTY ST.
DEL RIO, TEXAS 76801
PHONE 846-270-5100

DIRKSEN ENGINEERING

311 N. GETTY ST.
Uvalde, Texas 78801

TBPE FIRM # F-8848 **TBPLS FIRM # 10193741**
Office Tel. (830) 278-2100 **Fax (830) 278-2102**

FIELD NOTES FOR A 6.62 ACRE BOUNDARY SURVEY COMPLETED ON JUNE 16, 2013

Being a 6.62 acre boundary survey out of and a part of L.&G.N.R.R. Co. Block 4, Survey 9, Abstract 1047, Val Verde County, Texas and further described by metes and bounds as follows (The bearings and distances shown herein conform to the Texas Coordinate System, North American Datum 1983, Texas South Central Zone, coordinates are grid.) (All corners called for as being set are marked on the ground with ½" steel stakes with plastic identification caps stamped "DIRKSEN/6260" attached unless otherwise noted or shown.)

BEGINNING at a steel stake set at the southwest corner of Block 1, Lot 1 of the Sage Hills Phase 1 & Phase II recorded in Slide 321, Side A and the northwest corner of Block 7, Lot 1 of Buena Vista Hills Unit Number 3 recorded in Slide 81, Side 161, and the northeast corner of Block 7, Lot 2 of Buena Vista Hills Unit Number 5 recorded in Slide 119, Side B of the Val Verde County Map Records for the southeast corner of the herein described tract;

THENCE N71°46'17"W, 303.72 feet along the north line of said Buena Vista Hills Unit 5 to a steel stake set for the southwest corner of proposed Lot 11 of the Comanche Trails Subdivision for the southwest corner of the herein described tract;

THENCE N18°13'43"E, 130.00 feet to a steel stake set in the south line of a proposed 50 feet wide right of way for the northwest corner of said proposed Lot 11 and a northwest corner of the herein described tract;

THENCE S71°46'17"E, 9.31 with the south line of said 50 feet wide right of way to a steel stake set for a reentrant corner of the herein described tract;

THENCE N18°40'22"E, 286.57 feet crossing said 50 feet wide right of way continuing with a 10 feet wide utility easement located 10 feet west of and parallel to the west line of Lots 33, 32 and 31 of said proposed Comanche Trails Subdivision to a steel stake set for an angle point in the west side of the herein described tract;

THENCE N26°07'02"E, 350.39 feet continuing with a 10 feet wide utility easement located 10 feet west of and parallel to the west line of Lots 31, 30, 29, 28, 27 and 26 to a steel stake set for an angle point in the west line of the herein described tract;

THENCE N53°35'13"E, 176.42 feet continuing with a 10 feet wide utility easement located 10 feet west of and parallel to the west line of Lot 26, crossing a proposed 50 feet wide right of way and continuing to a steel stake set in the south line of Lot 25 of said proposed Comanche Trails Subdivision for a reentrant corner of the herein described tract;

THENCE N33°53'43"W, 4.63 feet to a steel stake set for the southwest corner of said Lot 25 and a south west corner of the herein described tract;

THENCE N53°26'59"E, 125.13 feet to a steel stake set in the extension of the southwest line of Amistad Boulevard for the northwest corner of said Lot 25 and the northwest corner of the herein described tract;

THENCE S33°53'50"E, 250.19 feet, at 59.60 feet passing a west corner of Amistad Boulevard as shown on the plat of Ceniza Hills Unit X & XI recorded in Slide 119, Side A of the Val Verde County Map Records, continuing across the extension of Covey Ridge and continuing to a steel stake set at the north corner of Block 1, Lot 12 of said Sage Hills Phase I & Phase II for the northeast corner of Lot 24 of said Comanche Trails Subdivision for the northeast corner of the herein described tract;

DIRKSEN ENGINEERING

TBPE FIRM # F-8848 TBPLS FIRM # 10193741

THENCE With the west line of said Sage Hills Phase I & Phase II for the following three (3) calls:

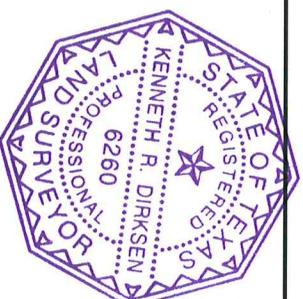
1. S53°26'59"W, 93.27 feet to a steel stake set for an angle point;
2. S25°52'38"W, 356.95 feet to a steel stake set for an angle point;
3. S21°15'24"W, 429.61 feet to the **POINT OF BEGINNING** containing 6.62 acres of land within the herein described boundary as surveyed by Dirksen Engineering on June 16, 2013.

THE STATE OF TEXAS:
COUNTY OF UVALDE:

It is hereby certified that the foregoing field note description and Attached plat were prepared from an actual on the ground survey Made by personnel working under my direct supervision and that Same are true and correct according to same said survey.

Kenneth R. Dirksen, P.E., R.P.L.S.
Registered Professional Land Surveyor No. 6260

13-0319



Planning & Zoning Commission

. C.

Meeting Date: 09/11/2013

Submitted By: Janice Pokrant, Engineering Department

Information

SUBJECT:

Plat 13-07 Abner Martinez, P.E., Representing Sergio Galindo is requesting to Replat Establishing Lots 3A and 3B, Block 11, South Del Rio Range 3 out of a portion of Lot 2 and all of Lot 3, Block 11, Range 3, South Del Rio.

BACKGROUND:

NA - Public Hearing

DISCUSSION:

NA - Public Hearing

PROS:

NA - Public Hearing

CONS:

NA - Public Hearing

RECOMMENDATION:

NA - Public Hearing

Attachments

Plat 13-07

Plat 13-07 Map

REPLAT
ESTABLISHING
LOTS 3-A & 3-B, BLOCK 11,
SOUTH DEL RIO, RANGE 3 ADDITION
OUT OF A PORTION OF LOT 2 & ALL OF LOT 3, BLOCK 11,
RANGE 3, SOUTH DEL RIO ADDITION, DEL RIO, TEXAS.

Being the southwest one-fourth (SW/4) of Lot Two (2) and all of Lot Three (3),
in Block Eleven (11), South Del Rio, Range 3 Addition to the City of Del Rio,
Val Verde County, Texas.

THE STATE OF TEXAS)
COUNTY OF VAL VERDE)) KNOW ALL MEN BY THESE PRESENTS:

THE OWNER OF THE LAND SHOWN ON THIS REPLAT AND WHOSE NAME
IS SUBSCRIBED HERETO AND IN PERSON, ACKNOWLEDGE THAT THIS
PLAT WAS MADE FROM AN ACTUAL SURVEY AND REPLAT THIS TRACT
OF LAND CONVEYED TO MR. SERGIO GALINDO BY INSTRUMENT RECORDED
IN DOCUMENT NO. 00275407 OF THE OFFICIAL PUBLIC RECORDS
OF VAL VERDE COUNTY, TEXAS

SERGIO GALINDO

THE STATE OF TEXAS)
COUNTY OF VAL VERDE))

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY
MR. SERGIO GALINDO, OWNER OF THESE LOTS.

THIS ____TH DAY OF _____, 2013

NOTARY PUBLIC - VAL VERDE COUNTY, TEXAS

THE STATE OF TEXAS)
COUNTY OF VAL VERDE))

I HEREBY CERTIFY THAT THE FOREGOING PLAT IS TRUE AND CORRECT
AND WAS PREPARED FROM AN ACTUAL SURVEY CONDUCTED ON THE
GROUND, UNDER MY SUPERVISION, AND THAT IT WAS PREPARED IN
ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF VAL VERDE
COUNTY, TEXAS.

ABNER MARTINEZ - GUADARRAMA
REGISTERED PROFESSIONAL LAND SURVEYOR # 5009



THE STATE OF TEXAS)
COUNTY OF VAL VERDE))

SWORN AND SUBSCRIBED BEFORE ME, THIS ____ DAY OF _____, 2013

NOTARY PUBLIC - VAL VERDE COUNTY, TEXAS

THE STATE OF TEXAS)
COUNTY OF VAL VERDE))

THIS REPLAT OF A TRACT OF LAND HAS BEEN APPROVED
IN ACCORDANCE WITH THE CITY OF DEL RIO ORDINANCE 0-90-38 ON

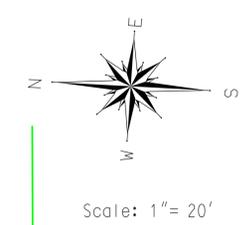
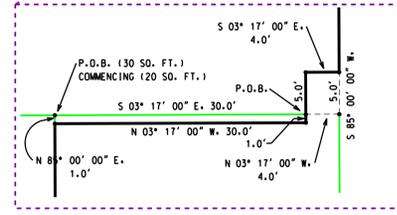
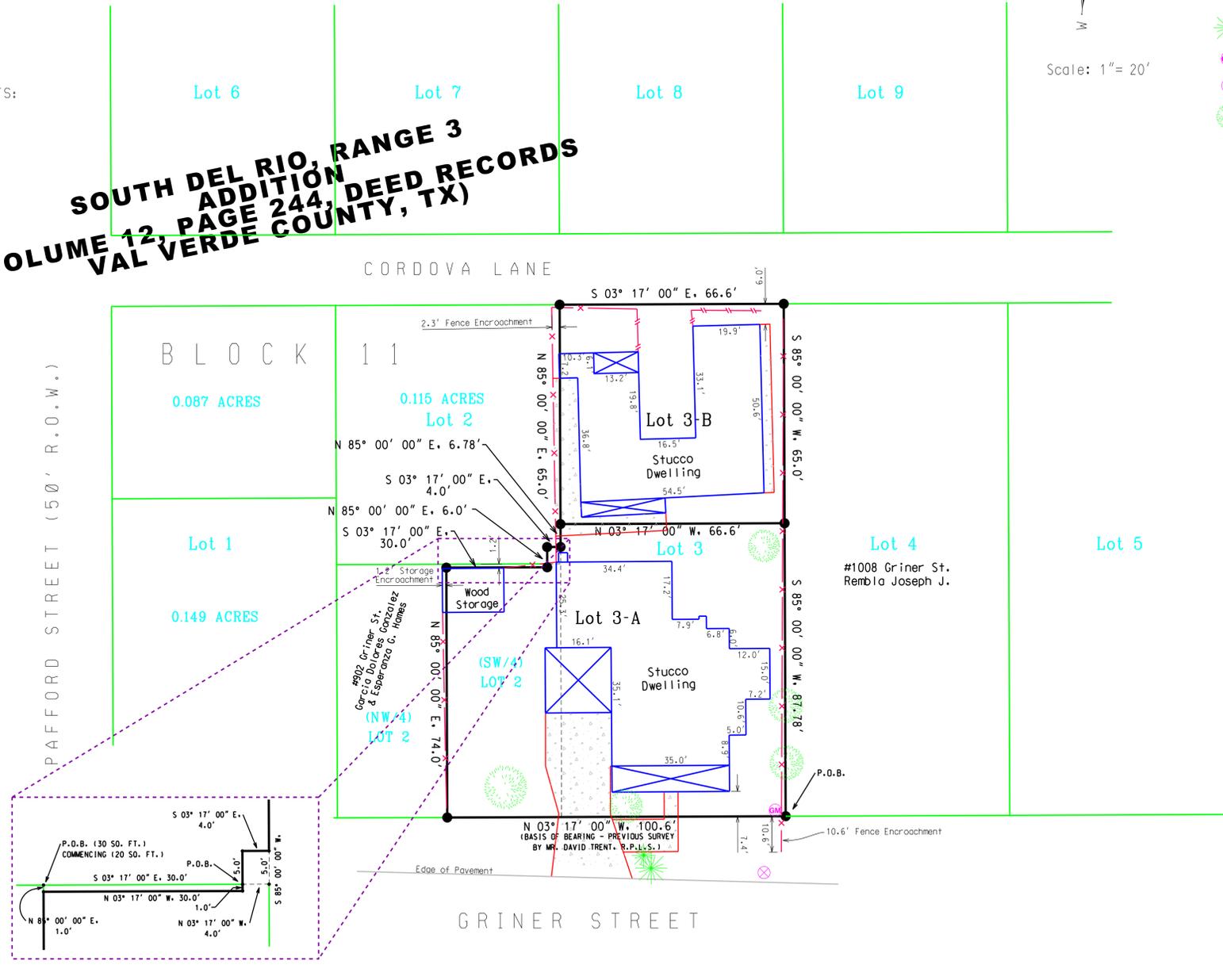
THIS ____ TH DAY OF _____, 2013

Janice Pokrant, City Planner

PLAT INSPECTED AND APPROVED FOR FILING IN
MAP RECORDS OF VAL VERDE COUNTY, TEXAS

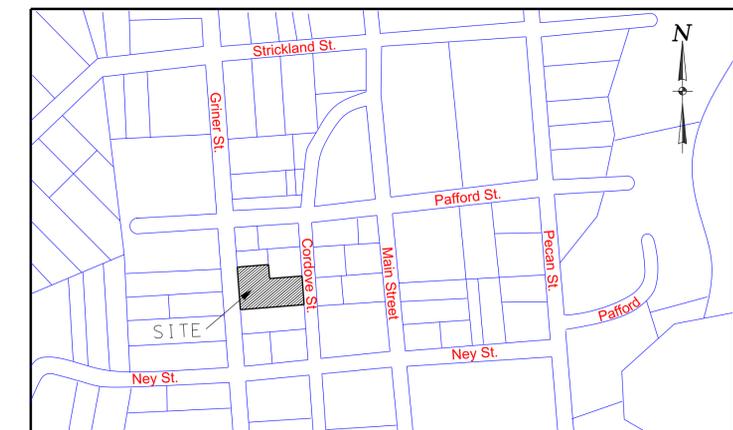
ABNER MARTINEZ GUADARRAMA, COUNTY SURVEYOR
VAL VERDE COUNTY, TEXAS

**SOUTH DEL RIO, RANGE 3
ADDITION
(VOLUME 12, PAGE 244, DEED RECORDS
VAL VERDE COUNTY, TX)**



- SYMBOLOLOGY**
- FOUND 1/2" IRON ROD
 - SET 5/8" IRON ROD
 - ✳ PALM
 - ⊗ GAS METER
 - ⊗ WATER METER
 - ⊗ TREE

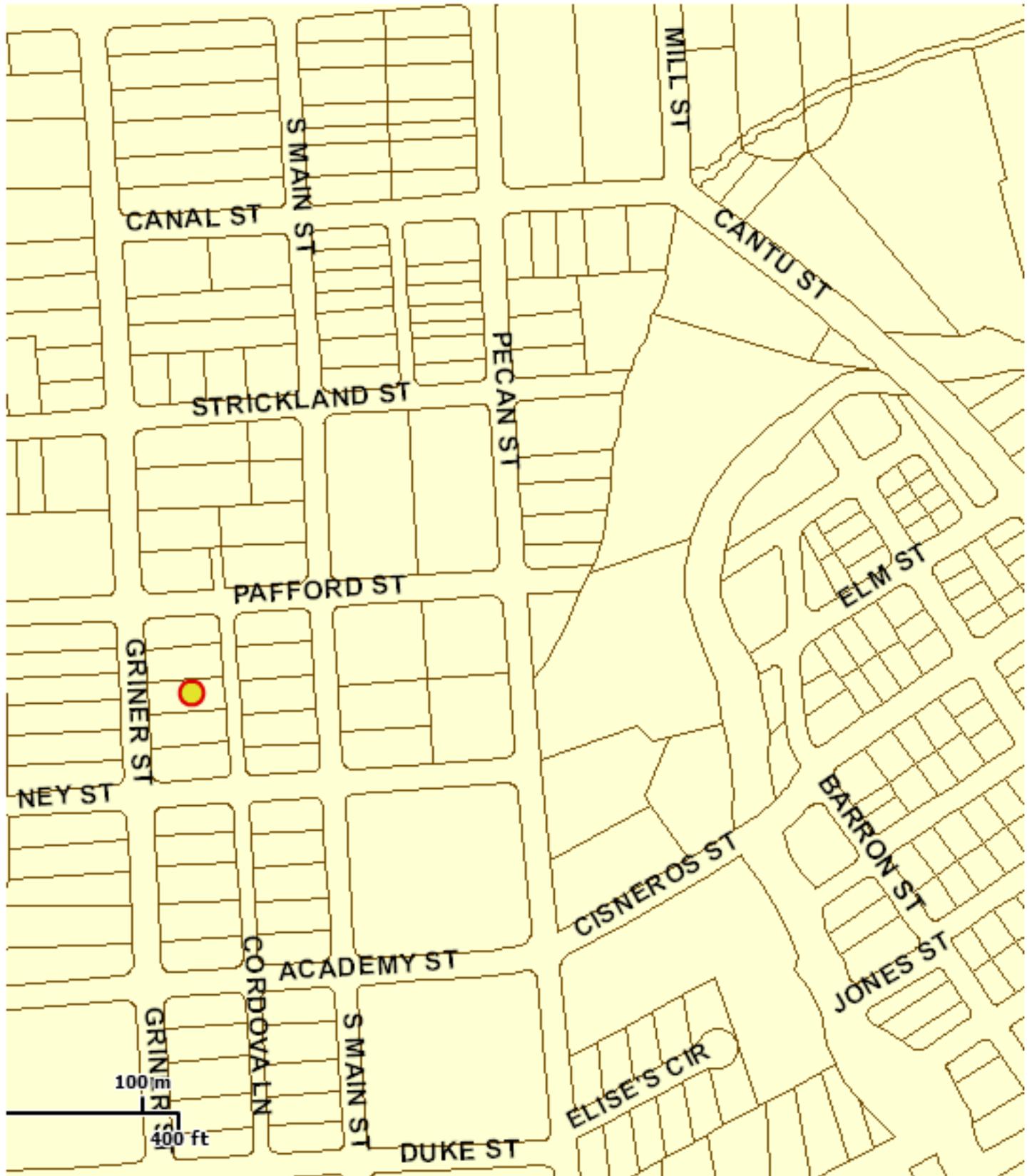
- Notes:
1. - This subdivision is located within the city limits of Del Rio, Texas and is outside an special flood hazard area (100 year flood) as shown on FEMA/FIRM Map No. 48465 C 1735 D, Revised July 22, 2010.
 2. - 1/2" iron rods were found on all original corners and 5/8" iron rods were set on all new corners unless otherwise marked.
 3. - The lots in this subdivision are currently served by a public water system, maintained and operated by the city of Del Rio, Val Verde County, Texas.
 4. - Lots in this replat will be served by a central sewer system, maintained and operated by the City of Del Rio, Val Verde County, Texas.
 5. - This subdivision is served with electricity by a system owned and operated by AEP/ Central Power and Light Company, a public Utility operated under the laws and regulations of the state of Texas.
 6. - There may be additional buried or underground utilities in the area, which the surveyor is unaware of and no liability for such is assumed herein.



AMISTAD CONSULTING SERVICES
CIVIL - ENVIRONMENTAL - SURVEYING
SURVEYING FIRM • 101472-00, TEXAS
Dr. E. Garfield
501 E. Garfield
Del Rio, Texas 78840
Phone: (830) 776-4679, Fax: (830) 774-6705

Designed by: ...	Drawn by: ...	Checked by: ...	Approved by: ...

Job No. 13-142
DATE
AUGUST 1, 2013
SHEET
OF
1



Plat 13-07 Map

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.

