

CITY OF DEL RIO  
PLANNING & ZONING COMMISSION  
COUNCIL CHAMBERS - CITY HALL  
109 WEST BROADWAY ST.  
WEDNESDAY, MARCH 12, 2014-  
5:30 P.M.

AGENDA

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

4. OPEN PUBLIC HEARING

0. Zoning Change Appeal #14-02 Don Ellis, Representing Lela Wagner is requesting a Zoning Change from Local Commercial District (C-1) to Estate Residential Single Family District (R-220). Property Description: Lot 3, Tract 309, Braddie G. Lowe Estates Subdivision 7.109 Acres (1409 Bedell Ave.)

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

- a. Zoning Change Appeal #14-02 Don Ellis, Representing Lela Wagner is requesting a Zoning Change from Local Commercial District (C-1) to Estate Residential District (R-220). Property Description: Lot 3, Tract 309, Braddie G. Lowe Estates Subdivision 7.19 Acres (1409 Bedell Ave.)
  - b. Request by Icela Reyna Urby for a Variance in Relation to the Lot Size Requirements in a R-S-O Zoning District on Lot 7, Block 3 (702 Rio Grande Street).
6. 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 7<sup>th</sup> day of March

Susan Corp  
Susan Corp, City Secretary

**Planning & Zoning Commission**

**4. 0.**

**Meeting Date:** 03/12/2014

**Submitted By:** Janice Pokrant, Engineering Department

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**Information**

**SUBJECT:**

**Zoning Change Appeal #14-02** Don Ellis, Representing Lela Wagner is requesting a Zoning Change from Local Commercial District (C-1) to Estate Residential Single Family District (R-220). Property Description: Lot 3, Tract 309, Braddie G. Lowe Estates Subdivision 7.109 Acres (1409 Bedell Ave.)

**BACKGROUND:**

**NOTIFICATIONS:**

Advertised Commission Hearing Date: March 12, 2014

Advertised Council Hearing Date: March 25, 2014

Property Owner Notices Mailed: 80

Letters in Support: None Submitted Yet

Letters in Opposition: None Submitted Yet

Letter with No Comment: None Submitted Yet

Inquiry Contacts: 0

**ADJACENT LAND USES:**

**DIRECTION / ZONING / LAND USE**

North / R-220 / Large Lot Residential Single Family

South / C-1 & R-S / Bowling Alley and Single Family Residential

East / R-220 / Large Lot Residential Single Family

West / C-2-A, C-1, R-M & R-S / Commercial, Office & Residential

**DEVELOPMENT HISTORY:**

Annexation: 1921

Previously Zoning from R-220 to C-1 in January of 2012

**DISCUSSION:**

City Council previously approved this property to be rezoned from R-220 to C-1 in January of 2012. At the time the property owner had a buyer who was proposing to place a nursing home facility on the lot. About a year ago this proposed buyer made the decision to expand their current location rather than building a new building on this site. This property has been on the market ever since. The property owner would now like to revert the property back to its original R-220 zoning category.

The R-220 Zoning District is a large lot residential zoning district that allows for the property to be used for single family dwellings, agriculture uses (with the exception of livestock/ranching operation), public buildings, churches, railroad right-of-way, golf courses, and electrical facilities. The minimum lot size for a property in this district is 5 acres. With this in mind, if the property is changed back to the R-220 zoning district then there will only be one dwelling permitted to be developed on this property and the lot will not be able to be further subdivided unless the property is rezoned again.

**PROS:**

Not Applicable - this item is for a public hearing

**CONS:**

Not Applicable - this item is for a public hearing

**RECOMMENDATION:**

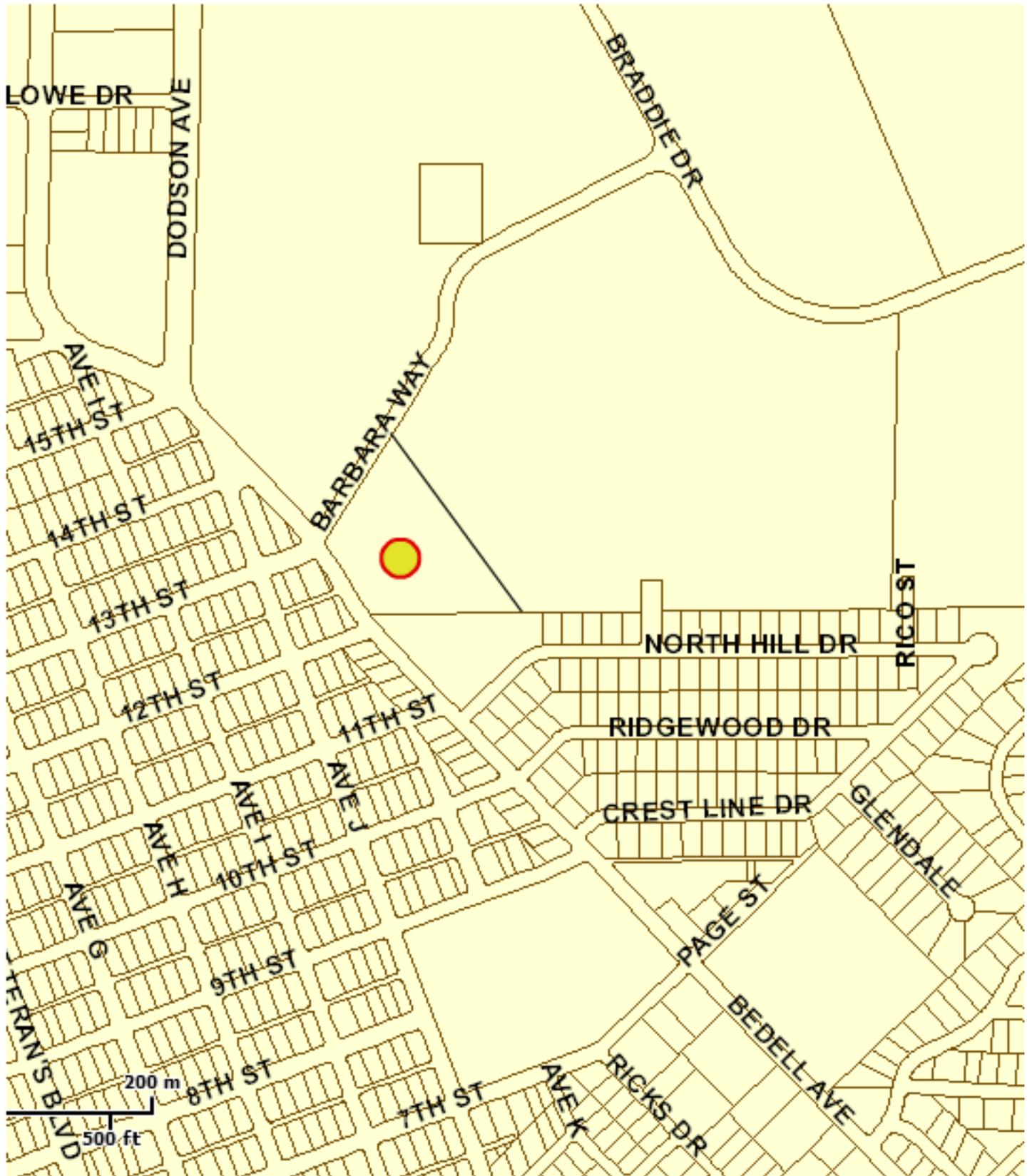
Not Applicable - this item is for a public hearing

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**Attachments**

Map 14-02

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**1409 Bedell Ave**

**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**

**5. a.**

**Meeting Date:** 03/12/2014

**Submitted By:** Janice Pokrant, Engineering Department

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**DIRECTION / ZONING / LAND USE**

North / R-220 / Large Lot Residential Single Family

South / C-1 & R-S / Bowling Alley & Single Family Residential

East / R-220 / Large Lot Residential

West / C-2-A, C-1, R-M & R-S / Commercial, Office & Residential

**DEVELOPMENT HISTORY**

Annexation: 1921

Previously Zoned from R-220 to C-1 in January 2012

**DISCUSSION:**

The City Council previously approved this property to be rezoned from R-220 to C-1 in January of 2012. At the time the property owner had a buyer who was proposing to place a nursing home facility on the lot. About a year ago this proposed buyer made the decision to expand their current facility rather than building a new building on this site. This property has been on the market ever since. The property owner would now like to revert the property back to its original zoning category.

The R-220 Zoning District is a large lot residential zoning district that allows for the property to be used for single family dwellings, agriculture uses (with the exception of livestock/ranching operations), public buildings, churches, railroad right-of-way, golf courses and electrical facilities. The minimum lot size for a property in this zoning district is 5 acres. With this in mind, if the property is changed back to the R-220 zoning district then there will only be one dwelling permitted to be developed on this property and the lot will not be able to be further subdivided unless the property is rezoned again.

**PROS:**

Approving this request will allow for the owner to save on their property taxes.

**CONS:**

Approving this zoning request will require the owner, or a representative of the owner, to request zoning again should they want to construct anything on this lot other than a single family dwelling on this lot.

**RECOMMENDATION:**

Staff does not recommend approval of the requested zoning change from C-1 to R-220. This property is fronting on a commercial street, next door to the bowling alley and across the street from office and commercial buildings. The current C-1 zoning district is compatible with the surrounding zoning and land uses.

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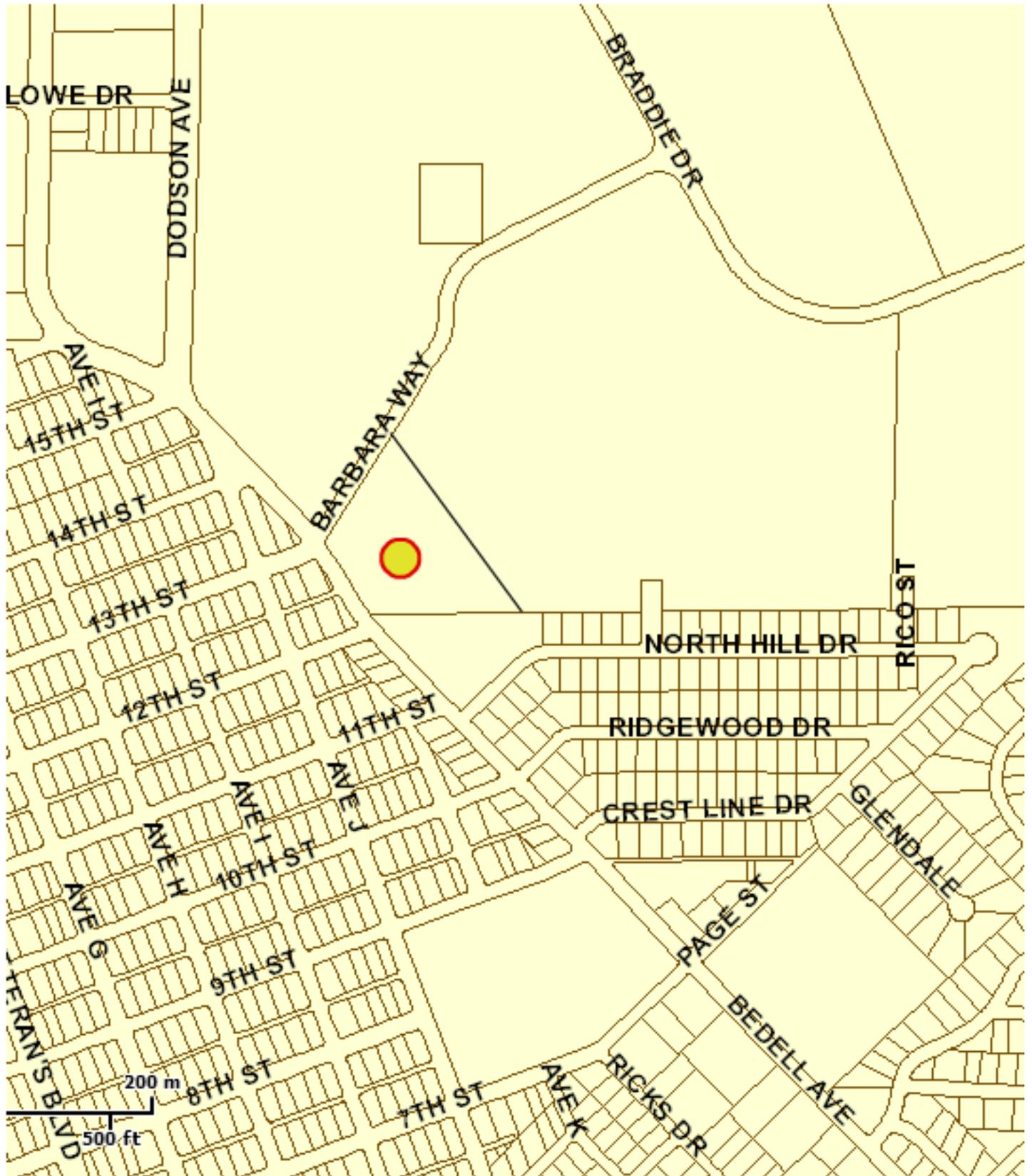
**Attachments**

Map #14-02

#14-02 App Package

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**1409 Bedell Ave**

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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

City Council March 25, 2014

P lan

Appeal No. \_\_\_\_\_  
Deadline \_\_\_\_\_  
Date of Hearing March 12, 2014 @ 5:30  
Date Received \_\_\_\_\_  
Filing Fee \_\_\_\_\_  
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 DON ELLIS  
Address 102-C FLETCHER DRIVE  
City DEL RIO, TX  
Phone 775-0731 719-9388  
E-Mail dowellis@bizstx.rr.com

**Representing:**

Name LELA WAGNER  
Address 230 CHOICE LOOP  
City SEQUIM, WA 98382  
Phone 360.808.7720  
E-Mail —

**Request:**

Zoning Change from C-1 to R-220

**Property Description:**

Street Address 1409 BEDELL AVE, Lot Size 7.109 ACRES  
Lot Number 3 (REPLAT) Zoning District \_\_\_\_\_  
Block Number TRACT 309  
Addition BRADDIE G. LOWE ESTATES SUBDIVISION

- 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? \_\_\_\_\_

MOST OF LAND ON SAME SIDE OF BEDELL AS SUBJECT IS ZONED  
R-220

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

SUBJECT 7.109 ACRES WAS UNDER CONTRACT TO SELL FOR ABOUT 18 MONTHS.  
ZONING REQUEST FROM R-220 TO C-1 APPROVED. TRANSACTION FELL THROUGH.  
NO NEED FOR C-1 ZONING AT THIS TIME.

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

OWNER FEELS THAT REAL ESTATE TAXES FOR THE AREA ARE MORE  
REASONABLE WITH R-220 ZONING.

**History:**

Previous Application/Appeal Filed? ( ) Yes (X) No Date \_\_\_\_\_

Results of Appeal \_\_\_\_\_

**Lienholder:**

Is the property burdened by a lien of any nature? NO  
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.) \_\_\_\_\_

Approximate cost of work involved? NA

Include a schematic drawing of the site.

To the Applicant:

A fee of \$ 200.00 to defray the part of the costs of processing the application and holding the public hearing is required by City Ordinance. Such fee must be paid to the City of Del Rio at the time that this application is submitted. One-half (1/2) of the fee will be returned if the applicant decides to terminate the application and the public hearing notices have NOT been sent out.

I, DON R. ELLIS, understand the above requirements and have read them thoroughly and my statements are true and correct.

\_\_\_\_\_  
Lienholders (if any)

Don R. Ellis  
\_\_\_\_\_  
Applicant

**AFFIDAVIT OF OWNERSHIP**

THE STATE OF TEXAS ) (

COUNTY OF VAL VERDE ) (

Before me, the undersigned authority,

Don REllis

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.

Juanita Diaz

SUBSCRIBED AND SWORN to before me this  
Signature of Applicant

20th day of January, 2014.



[Signature]  
Notary Public  
My Commission Expires: 3/25/15

**FEES**

<b>Zoning Changes</b>	
Less than 1 acre to 25 acres	\$200.00
25 + acres	\$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 1-29-14 Invoice Number 201008681 Check or Money Order Number: 261

Application \_\_\_\_\_ Approved \_\_\_\_\_ Denied Date \_\_\_\_\_

Jan. 20, 2014

Don Ellis Realty  
102 - C. Fletcher Drive  
Del Rio, Tx. 78840

Dear Don;

In regard to the 7.109 Acres of my land that was required to be zoned business by Regency Acquisitions, Inc., in the Sales Contract with them (and that contract declined), I now need to have this 7.109 acres rezoned to its previous residential status with the rest of my Tract 309 property.

I am asking you to be my agent in handling this process of rezoning the 7.109 Acres to residential with the Val Verde Appraisal District and the city of Del Rio, Texas.

I will aid in any way necessary to get this completed; my telephone number 360.808.7720.

Thank you.

Sincerely,  
Lela E. Wagner

Ms. Lela Ellen Wagner  
230 Choice Loop  
Sequim, WA 98382



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

**REZONING RECEIPT**

<b>PERMIT NUMBER</b>			
201008681			
<b>APPLIED DATE</b>	<b>FEE</b>	<b>ISSUE DATE</b>	<b>ISSUED BY</b>
1/29/2014	\$ 200.00	1/29/2014	JULIE MALDONADO

LOCATION OF IMPROVEMENT: <b>1409 BEDELL</b>	
ARCHITECT/DESIGNER:	GENERAL CONTRACTOR:
OWNER: LELA WAGNER	L WAGNER 1409 BEDELL AVE DEL RIO TX 78840

SPECIFIC CHARACTERISTICS OF WORK	
<b>NATURE OF WORK:</b> ZONING CHANGE FROM C-1 TO R-220 PD BY LELA WAGNER CK#261 \$200.00 APPLICANT: DON ELLIS DATE OF HEARING: MARCH 2-2014 @5:30 CITY COUNCIL MEETING: MARCH 25-2014	<b>Dimensions</b> 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
<b>TOTAL FEES:</b>			<b>\$ 200.00</b>

**\*\*\*\*\* 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.

Don Ellis  
Signature of Contractor or Authorized Agent

1-29-14  
Date

Julie Maldonado  
Approved By

1-29-14  
Date

## **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 12<sup>th</sup> of March 2014 at 5:30 p.m.**, and by the City Council on **Tuesday, the 25<sup>th</sup> of March 2014 at 6:30 p.m.**, for the purpose of hearing comments on the following request:

**Zoning Change Appeal # 14-02** Don Ellis, Representing Lela Wagner is requesting a Zoning Change from Local Commercial District (C-1) to Estate Residential Single Family District (R-220). Property Description: Lot 3, Tract 309, Braddie G. Lowe Estates Subdivision 7.109 Acres (1409 Bedell Ave.)

## **HANDICAPPED ACCESSIBLE LOCATION**

**Please publish once Sunday, February 23, 2014.**

CITY OF DEL RIO, TEXAS  
PLANNING & ZONING COMMISSION

109 West Broadway  
Del Rio, TX 78840

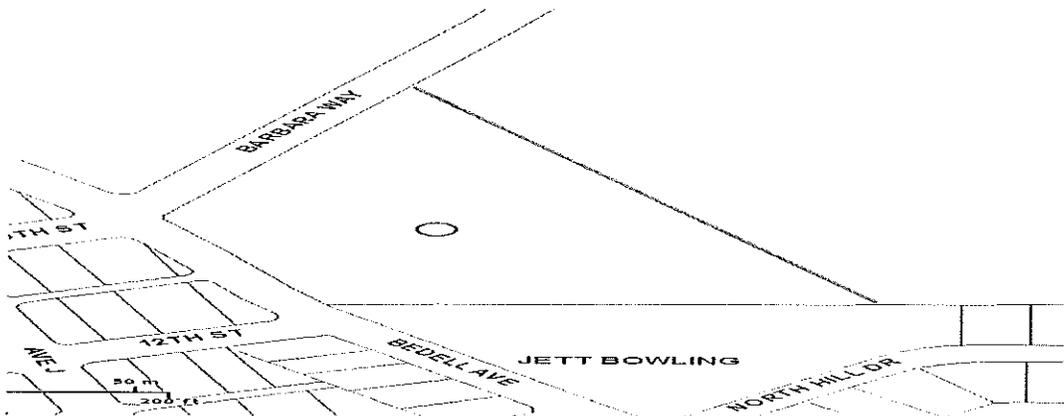
FOR ANY QUESTIONS OR COMMENTS PLEASE CALL (830) 774-8524 OR (830) 703-5309

February 28, 2014

RE: Planning & Zoning Commission Notice  
Appeal # 14-02

Don Ellis, Representing Lela Wagner made an appeal to the Planning & Zoning Commission to request a Zoning Change from Local Commercial District (C-1) to Estate Residential Single Family District (R-220). Property Description: Lot 3, Tract 309, Braddie G. Lowe Estates 7.109 Acres (1409 Bedell Ave.).

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:, Block:, ADDITION. This letter is to notify you that a Public Hearing will be held on the requested appeal on Wednesday, the 12<sup>th</sup> of March 2014 at 5:30 p.m. by the Planning & Zoning Commission and on Tuesday, the 25<sup>th</sup> of March 2014 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**

**5. b.**

**Meeting Date:** 03/12/2014

**Submitted By:** Janice Pokrant, Engineering Department

**Information**

**SUBJECT:**

Request by Icela Reyna Urby for a Variance in Relation to the Lot Size Requirements in a R-S-O Zoning District on Lot 7, Block 3 (702 Rio Grande Street).

**BACKGROUND:**

**Applicant:** Icela R. Urby

**Requested Action:** A variance in relation to the lot size requirements in a R-S-O zoning district

**PROPERTY INFORMATION**

**Location:** 702 Rio Grande Street

**Lot Size:** 60' x 165'

**Flood Plain Clearance:** This property is not located within a FEMA designated flood prone area

**Zoning/Development History:** The houses built on this property were constructed in 1953 and 1968 before the platting and zoning requirements were developed.

**Applications/Regulations:**

**Sec. 26-16. Blocks and lots.**

(4) Minimum requirements for residential developments/lot size and area. Within the incorporated area of the city, the minimum size and area of lots shall be as set forth in the district regulations of the zoning ordinance for the residential uses of the type proposed and as permitted by said district regulations for the location of the property being subdivided.

**Sec. 30-53. - Area Regulations:**

(b) (1) Lot area, lot width and lot depth. No lot shall be used for residential purposes and no building for residential uses shall be constructed or moved upon any lot having less than five thousand five hundred (5,500) square feet, having less than fifty (50) feet measured at twenty-five (25) feet behind the front lot line, or having an average depth of less than one hundred (100) feet.

**Sec. 26-18. Hardship.**

Where the commission finds that extraordinary hardships may result from strict compliance with these regulations, it may vary the regulations so that substantial justice may be done and the public interest secured; provided that such variation will not have the effect of nullifying the intent and purpose of the general community plan or this article.

**Sec. 7-219. -Scope**

The board of adjustment shall decide upon appeal, in specific cases, whether to grant or deny a variance from the terms of the zoning regulations contained in Chapter 30 of this code.

**DISCUSSION:**

These homes were both built prior to the adoption of the City of Del Rio's platting and zoning requirements. Each house has its own water and electrical meter. The appraisal district already has two separate appraisal cards for the two proposed lots.

If this variance is approved the plat will need to show where the water and sewer lines have been brought in from to the rear dwelling. If they are extending across the front of the lot then they will need to either plat a private water/sewer easement or bring the line in through an alternate location. They also will need to understand that should they ever want to built new or additional structures on the properties that it could be hard for them to meet the minimum setback requirements.

**PROS:**

Approving this variance will allow for both homes to be sold as two separate lots.

**CONS:**

Approving this variance will allow for smaller lots which could prove to be difficult for the property owners to build new houses on while still being compliance with the City setback requirements.

**RECOMMENDATION:**

Recommendation is pending a site visit to the property 3-7-2014 by the Building Official to review if the rear house meets the minimum code requirements to be considered a dwelling.

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**Attachments**

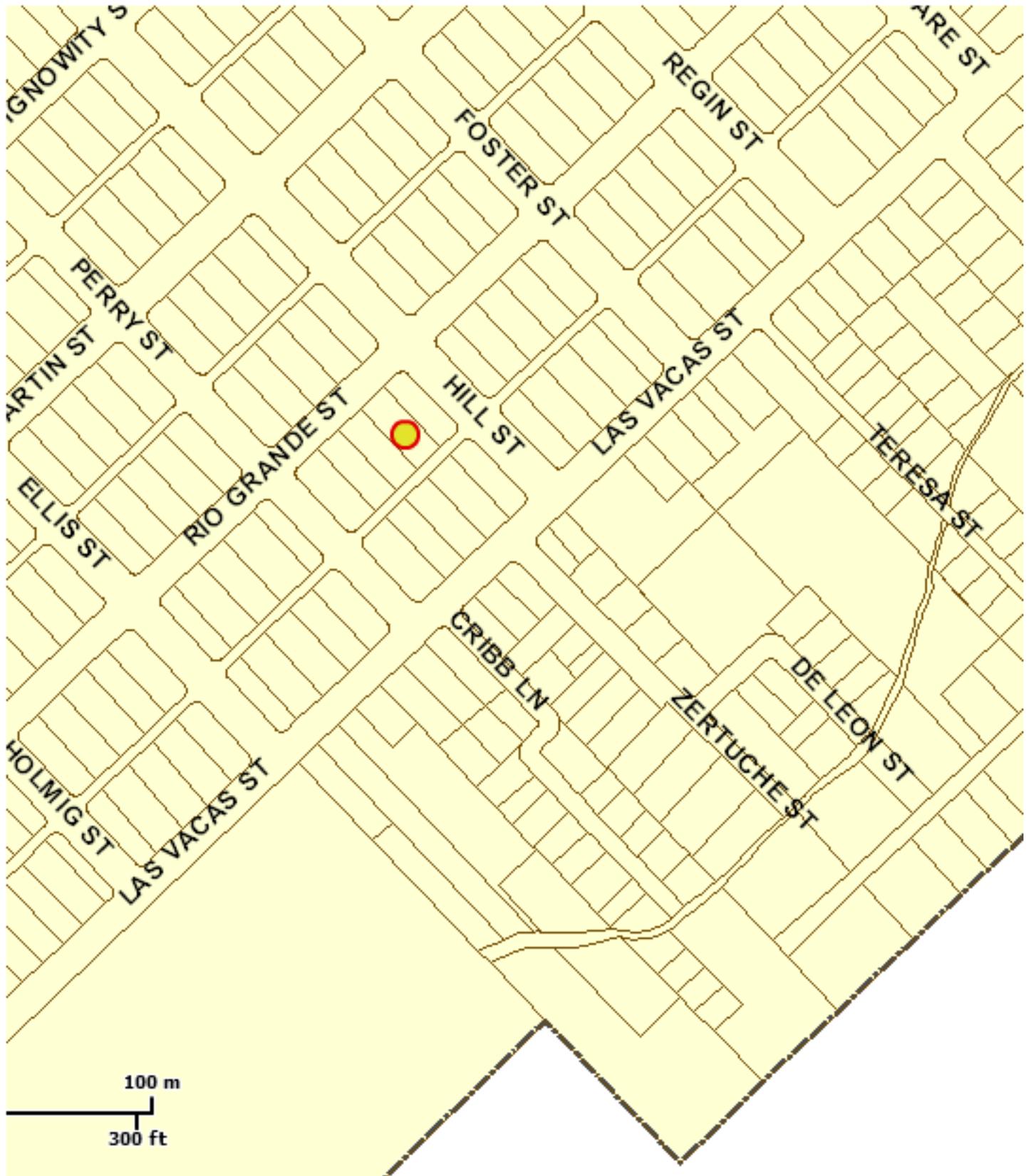
Map

Request Letter

Pictures

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## 702 Rio Grande

### 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.



February 20, 2014

Planning & Zoning Commission Board

RE: Request for Lot Size Variance

Property Legal Description – Lot No. 7, Block 3, Fairview Addition, City of Del Rio

Address: 702 Rio Grande Street

I am requesting a lot size variance for the property description above.

This lot has a frontage of 60 feet on Rio Grande Street and running between Lots 6 & 8 in parallel lines with 165 feet to an alley.

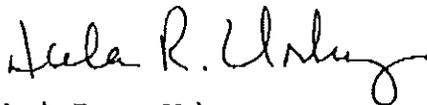
Lot 7 has a home on the N/2 of the property (702 Rio Grande St) and a smaller home on the S/2 of the property (702 Rio Grande Rear). The home on the N/2 has access from Rio Grande Street and the home on the S/2 has access through the alley.

Each home has separate water meters and electrical services.

Ownership of the smaller house on the S/2 will be transferred to the owner's daughters. The reason for requesting the lot size variance is to divide the lot and purchase the S/2 of the lot where the smaller house exists.

The Board's consideration of granting this request is appreciated.

Sincerely,



Icela Reyna Urby  
432-352-8475



Date: February 21, 2014

To: Ms Janice Pokrant

From: Icela (Sally) Revna Urby

**RE: Request for Lot Size Varlance @ 702 Rio Grande Street  
Property Owner: Angellna Reyna**

Ms. Pokrant,

I would like to submit this request to the Planning and Zoning Commission. Some time back I spoke with you over the phone about the process for submitting such request. I am sending a separate letter for this request. If I have missed any required information that you deem necessary, please contact me at 432-352-8475 so we can discuss.

Thank you.

Icela R. Urby

Subdivision or Addition \_\_\_\_\_

Range \_\_\_\_\_

Sec. \_\_\_\_\_

Twp. \_\_\_\_\_



**Val Verde CAD**

**Property Search Results > 31342 REYNA ANGELINA M for Year 2014**

**Property**

**Account**

Property ID: 31342  
 Geographic ID: 6280-0030-0070  
 Type: Real  
 Property Use Code:  
 Property Use Description:

Legal Description: FAIRVIEW BLOCK 3 LOT N1/2 7  
 Agent Code:

**Location**

Address: 702 RIO GRANDE  
 Neighborhood: 6220,6041,6210,6280,6310,6350,6290,5950,6255,1667, Map ID: 73A  
 Neighborhood CD: NB11

Mapsco:

**Owner**

Name: REYNA ANGELINA M  
 Mailing Address: 82 MILLER DR  
 DEL RIO, TX 78840

Owner ID: 56222  
 % Ownership: 100.0000000000%

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: REYNA ANGELINA M  
 % 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**

<b>Improvement #1:</b>	RESIDENCE	<b>State Code:</b>	A1	<b>Living Area:</b>	1302.0 sqft	<b>Value:</b>	N/A
	Type	Description	Class CD	Exterior Wall	Year Built	SQFT	
	MA	MAIN AREA	M2		1968	1302.0	
	OP	OPEN PORCH	*			32.0	
	OP	OPEN PORCH	*			90.0	
	CP	CARPORT	*			540.0	

**Land**

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	UL	OTHER	0.1136	4950.00	60.00	82.50	N/A	N/A

**Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	N/A	N/A	N/A	N/A	N/A	N/A
2013	\$41,010	\$5,500	0	46,510	\$0	\$46,510
2012	\$40,500	\$5,500	0	46,000	\$0	\$46,000
2011	\$40,500	\$5,500	0	46,000	\$0	\$46,000
2010	\$44,520	\$5,500	0	50,020	\$0	\$50,020
2009	\$48,120	\$5,500	0	53,620	\$0	\$53,620
2008	\$46,250	\$11,000	0	57,250	\$0	\$57,250
2007	\$40,370	\$3,150	0	43,520	\$0	\$43,520
2006	\$40,370	\$3,250	0	43,620	\$0	\$43,620
2005	\$41,740	\$3,250	0	44,990	\$0	\$44,990
2004	\$41,740	\$3,250	0	44,990	\$0	\$44,990
2003	\$31,880	\$3,250	0	35,130	\$0	\$35,130
2002	\$35,660	\$3,250	0	38,910	\$3,978	\$34,932
2001	\$38,050	\$3,250	0	41,300	\$9,279	\$32,021
2000	\$25,960	\$3,150	0	29,110	\$0	\$29,110
1999	\$25,960	\$3,150	0	29,110	\$0	\$29,110
1998	\$25,960	\$3,150	0	29,110	\$0	\$29,110
1997	\$25,960	\$3,150	0	29,110	\$0	\$29,110
1996	\$25,090	\$3,150	0	28,240	\$0	\$28,240
1995	\$25,090	\$3,150	0	28,240	\$0	\$28,240

**Deed History - (Last 3 Deed Transactions)**

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	2/24/2003 12:00:00 AM	WD	WARRANTY DEED	REYNA ELPIDIO	REYNA ANGELINA	838	345-350	0

**Questions Please Call (830) 774-4602**

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

Website version: 1.2.2.2

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**Val Verde CAD**

**Property Search Results > 31343 REYNA ANGELINA M for Year 2014**

**Property**

**Account**

Property ID: 31343  
 Geographic ID: 6280-0030-0072  
 Type: Real  
 Property Use Code:  
 Property Use Description:

Legal Description: FAIRVIEW BLOCK 3 LOT S1/2 7  
 Agent Code:

**Location**

Address: 702 RIO GRANDE (REAR) Mapsco:  
 Neighborhood: 6220,6041,6210,6280,6310,6350,6290,5950,6255,1667, Map ID: 73-A  
 Neighborhood CD: NB11

**Owner**

Name: REYNA ANGELINA M  
 Mailing Address: 82 MILLER DR  
 DEL RIO, TX 78840

Owner ID: 56222  
 % Ownership: 100.0000000000%

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: REYNA ANGELINA M  
 % 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**

<b>Improvement #1:</b>	RESIDENCE	<b>State Code:</b>	A1	<b>Living Area:</b>	276.0 sqft	<b>Value:</b>	N/A
	Type	Description	Class CD	Exterior Wall	Year Built	SQFT	
	MA	MAIN AREA	F1		1953	276.0	

**Land**

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	UL	OTHER	0.1136	4950.00	60.00	82.50	N/A	N/A

**Roll Value History**

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2014	N/A	N/A	N/A	N/A	N/A	N/A
2013	\$3,530	\$5,500	0	9,030	\$0	\$9,030
2012	\$2,260	\$5,500	0	7,760	\$0	\$7,760
2011	\$2,260	\$5,500	0	7,760	\$0	\$7,760
2010	\$2,080	\$5,500	0	7,580	\$0	\$7,580
2009	\$1,990	\$5,500	0	7,490	\$0	\$7,490
2008	\$1,920	\$11,000	0	12,920	\$0	\$12,920
2007	\$1,770	\$3,150	0	4,920	\$0	\$4,920
2006	\$1,770	\$3,250	0	5,020	\$0	\$5,020
2005	\$1,770	\$3,250	0	5,020	\$0	\$5,020
2004	\$1,770	\$3,250	0	5,020	\$0	\$5,020
2003	\$1,770	\$3,250	0	5,020	\$0	\$5,020
2002	\$1,670	\$3,250	0	4,920	\$0	\$4,920
2001	\$1,670	\$3,250	0	4,920	\$0	\$4,920
2000	\$1,260	\$3,150	0	4,410	\$0	\$4,410
1999	\$1,260	\$3,150	0	4,410	\$0	\$4,410
1998	\$1,260	\$3,150	0	4,410	\$0	\$4,410
1997	\$1,260	\$3,150	0	4,410	\$0	\$4,410
1996	\$1,260	\$3,150	0	4,410	\$0	\$4,410
1995	\$1,260	\$3,150	0	4,410	\$0	\$4,410

**Deed History - (Last 3 Deed Transactions)**

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	2/24/2003 12:00:00 AM	WD	WARRANTY DEED	REYNA ELPIDIO R	REYNA ANGELINA	838	345-350	0

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## 702 Rio Grande – Lot Size Variance Request

Pictures of the house in the rear of the property



Pictures of the house in the front of the property

