



AGENDA

ZONING BOARD OF ADJUSTMENTS AND APPEALS REGULAR MEETING
WEDNESDAY, MARCH 4, 2020, AT 5:30 P.M.
COUNCIL CHAMBERS, CITY HALL BUILDING
100 SOUTH MONROE STREET, EAGLE PASS, MAVERICK COUNTY, TEXAS

ESTABLISHMENT OF QUORUM

CITIZENS COMMUNICATIONS

SELECTION OF CHAIRPERSON

SELECTION OF VICE-CHAIRPERSON

MINUTES

1. Approval of the minutes of the January 8, 2020 meeting.

PUBLIC HEARING(S)

1. Public hearing on a variance request submitted by Jose Zermeno, to reduce the required rear yard building setback area from 25-feet to 18.1-feet to allow for the construction of a new residence, on property located at 1800 Rebecca Lane; closing of public hearing and possible action.

ADJOURNMENT

Note: The Board reserves the right to consider business out of the posted agenda order and reserves the right to adjourn into executive session to discuss and item(s) not listed as an executive session on the posted agenda but which qualifies to be discussed in closed session pursuant to Texas Government Code Chapter 551.

CERTIFICATION

I, THE UNDERSIGNED PLANNING DIRECTOR, do hereby certify that the agenda mentioned above was posted on the Bulletin Board Located in the Lobby at City Hall, 100 S. Monroe Street, Eagle Pass, Texas, on February 28, 2020 at 9:00 a.m.

Placido C. Madera
Planning Director

Item #1

THE STATE OF TEXAS)
COUNTY OF MAVERICK)
CITY OF EAGLE PASS)

The Zoning Board of Adjustments and Appeals of the City of Eagle Pass held their Regular meeting on Wednesday, January 8, 2020, at 5:30 p.m. in the City Council Chambers of Eagle Pass City Hall, 100 S. Monroe Street. All legal notices were duly posted in accordance with the law.

ESTABLISHMENT OF QUORUM

Present: Board Members: Jessica Perez, Onesimo Elizondo, and Jesus Diaz-Wever

Absent: Board Members: Ruben Herrera, and Eugenio Mireles

Other staff present: City Engineer, Vanessa Rosales-Herrera, Assistant Planning Director, Mariebelle Rodriguez, Planning Director, Placido Madera, and Records Management Specialist, Ita A. Cortinas

A quorum being present, Acting Chairperson Perez called the meeting to order.

CITIZENS COMMUNICATIONS

At this moment, anyone wishing to address the Board, on any item, even one not appearing on the agenda, was welcome to speak, keeping in mind that although the Board would be unable to take formal action on such item, they would be glad to take it under consideration.

There were not any citizens communication forms submitted.

SELECTION OF CHAIRPERSON

Motion: To table.
Made: Elizondo
Second: Diaz
Ayes: 3
Nays: 0
Absent: Herrera and Mireles

SELECTION OF VICE-CHAIRPERSON

Motion: To table.
Made: Elizondo
Second: Diaz
Ayes: 3
Nays: 0

Absent: Herrera and Mireles

MINUTES

1. Approval of the minutes of the September 4, 2019 meeting, the November 6, 2019 meeting, and the December 4, 2019 meeting.

Motion: To approve the minutes as presented.
Made: Elizondo
Second: Diaz
Ayes: 3
Nays: 0
Absent: Herrera and Mireles

PUBLIC HEARING(S)

2. Public hearing on a variance request submitted by Imelda Perez, to reduce the required side yard building setback from area from 5-feet to 0-feet, and the rear yard building setback are from 5-feet to 1-feet to allow for the construction of a palapa, on property located at 2704 Acacia Drive; closing of public hearing, and possible action.

Acting Chairperson Perez opened the public hearing at 5:33 p.m. and invited the public to express their comments.

City Engineer, Vanessa Rosales-Herrera provided the Board with details on the variance request. 13 notices were sent out, with one being returned, "in favor of."

There were no more comments from the public. Therefore, Acting Chairperson Perez closed the public at 5:43p.m.

Motion: To approve the variance request, as presented.
Made: Diaz
Second: Elizondo
Ayes: 3
Nays: 0
Absent: Herrera and Mireles

3. Public hearing on a variance request submitted by Texmoramex, Ltd, to reduce the required front yard building setback from area from 25-feet to 20-feet, and the rear yard building setback are from 25-feet to 17.5-feet to allow for the construction of a new residence, on property located at 403 church Street; closing of public hearing, and possible action.

Acting Chairperson Perez opened the public hearing at 5:43 p.m. and invited the public to express their comments.

City Engineer Rosales-Herrera provided the Board with details on the variance request. 7 notices were sent out, and none were returned. There were no comments from the members of the audience.

There were no more comments from the public. Therefore, Acting Chairperson Perez closed the public at 5:48p.m.

Motion: To approve the variance request, as presented.
Made: Diaz
Second: Elizondo
Ayes: 3
Nays: 0
Absent: Herrera and Mireles

4. Public hearing on a variance request submitted by Edgar Sanchez and Deborah J. Dockery, to reduce the required front yard building setback from area from 20-feet to 10-feet to allow for the construction of a new fire station, on property located at 2420 Second Street; closing of public hearing, and possible action.

Acting Chairperson Perez opened the public hearing at 5:43 p.m. and invited the public to express their comments.

City Engineer Rosales-Herrera provided the Board with details on the variance request. She also informed the Board that, by law, commercial properties are not required to send notices to abutting property owners. Therefore, none were sent.

There were no more comments from the public. Therefore, Acting Chairperson Perez closed the public at 5:53p.m.

Motion: To approve the variance request, as presented.
Made: Diaz
Second: Elizondo
Ayes: 3
Nays: 0
Absent: Herrera and Mireles

ADJOURNMENT

Motion: To adjourn the meeting at 5:55 p.m.
Made: Elizondo
Second: Diaz
Ayes: 3
Nays: 0
Absent: Herrera and Mireles

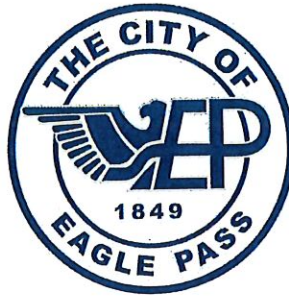
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ATTEST:

Jessica Perez
Acting Chairperson

Ita A. Cortinas
Records Management Specialist

Item #2



Planning Department
Report to the Zoning Board of Adjustment and Appeals

I. APPLICANT & PROPERTY INFORMATION

Applicant: Jose Zermeno

Location: 1800 Rebecca Lane

Legal Desc: Lot 11, Block 2, Terra Verde Estates Subdivision Unit 1

MCAD PIN: Unassigned

Parcel Size: 7555 square feet

Existing Use: Vacant

Zoning: R-2 Second One-Family Dwelling District

Master Plan: Residential

Request: Reduction of rear yard setback from 25 feet to 18.1 feet for the construction of a new residence.

II. CURRENT CONDITIONS

Infrastructure: Property is serviced by public utilities/franchises

Vegetation: Native vegetation

Vicinity: Property is bordered by residential developments to the north, south, east, and west.



III. STAFF ANALYSIS

Applicant is requesting a rear yard setback reduction from 25 feet to 18.1 feet to accommodate the construction of a new residence. The subject property is located at the corner of Rebecca Lane and Mauricio Libson Boulevard as shown in Figure 1.

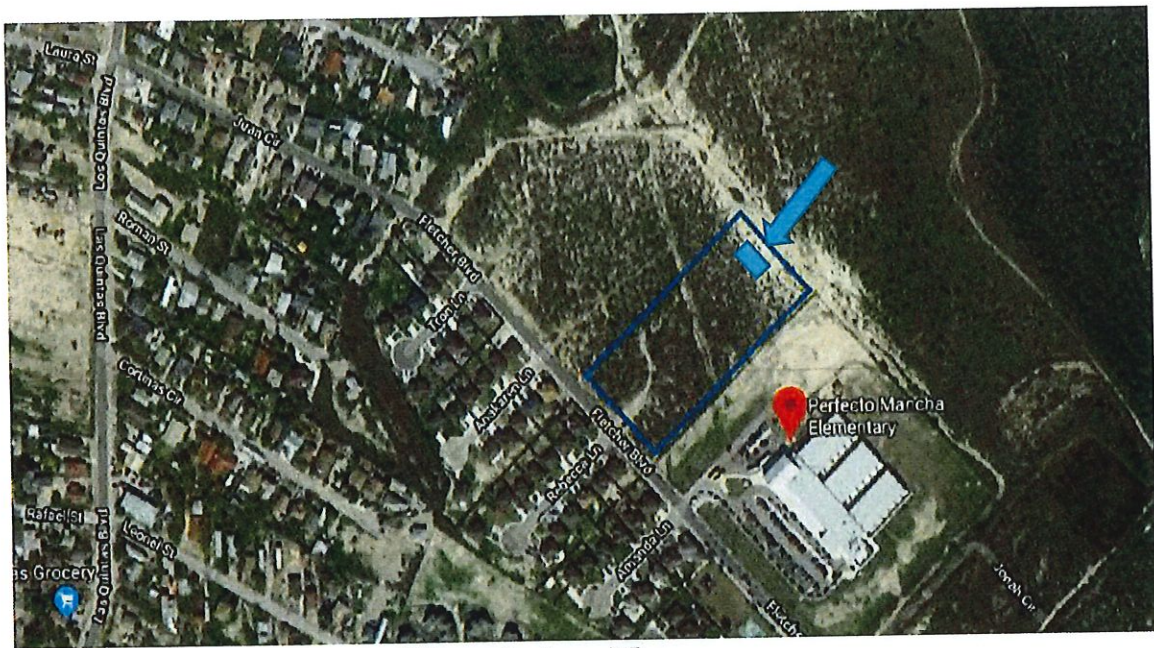


Figure 1. Area Map

The proposed construction measures approximately 2,695 square feet as shown in the attached proposed Site Layout. The Zoning Board of Adjustments and Appeals (ZBAA) has previously approved similar variances for the same uses. The subject structure will comply and conform with all applicable Building Codes. In terms of planning and land use, the variance does not cause a detriment to the quality of life of the surrounding areas nor does it detract from the neighborhood's character.

Staff Recommendation

Staff recommends the **APPROVAL** of the applicant's variance request of a reduction to the rear yard setback from 25 feet to 18.1 feet, for property located at 1800 Rebecca Lane.



PLANNING DEPARTMENT

3295 Bob Rogers Drive, Eagle Pass, Texas 78852 • Phone: (830) 773-7781 • Fax: (830) 773-7803

#13611

VARIANCE APPLICATION (ZBAA)

Applicant Information	Name: <u>JOSE ZERMEÑO</u>
	Mailing Address: <u>887 N. Bibb Ave Eagle Pass TX 78852</u>
	Phone: <u>830-968-1077</u> E-mail: <u>mrzcbp@aol.com</u>
	<u>Note: If you are not the owner of the property, you must attach a letter from the owner authorizing you to submit this application.</u>

Property Owner Information	Name: <u>JOSE ZERMEÑO</u>
	Mailing Address: <u>887 N. Bibb Ave Eagle Pass TX 78852</u>
	Phone: <u>830-968-1077</u> E-mail: <u>mrzcbp@aol.com</u>

Property Information	Site Address: <u>1800 Rebecca Lane</u> MCAD Property ID # <u>Pending</u>
	Legal Description: Lot(s) <u>11</u> Block <u>2</u> Subdivision <u>Tierra Verde States</u> (Property must be legally subdivided or be lot of record)
	Front Yard Width (feet) <u>25</u> Rear Yard Width (feet) <u>18.1</u> Side Yard Width (feet) _____

Description of Project:	<u>18.1 rear setback for construction of a new residential structure.</u>

Detailed Explanation of Variance Request
How does the strict application of the zoning code impose practical difficulties or particular hardship for your project?

How is your variance request consistent with the general purpose and intent of the zoning code?

How will the granting of the variance not merely serve as a convenience to you, but will alleviate some demonstrable hardship or difficulty so great as to warrant the variance?

Is your variance request necessary because of exceptional narrowness, shallowness, or shape of your property?

Is your variance necessary because of exceptional topographical conditions or other extraordinary or exceptional situation or condition of your property?

Will the strict application of the zoning code result in peculiar and exceptional practical difficulties and particular hardship to you, and amount to a practical confiscation of the property and not a mere inconvenience?

Will the granting of the variance create substantial detriment to the public good?
no

Will your variance impair an adequate supply of light and air to adjacent property?
no

Will your variance materially increase the traffic congestion on public streets?
no

Will your variance increase the public danger of fires and safety?

NO

Will your variance materially diminish or impair established property values within the surrounding area?

NO

Will your variance impair the public health, safety, comfort, morals and welfare of the City of Eagle Pass?

NO

Applicant Authorization

I authorize the City of Eagle Pass to conduct any site visits necessary to evaluate this variance application.

I hereby state that I have prepared this application and that, to the best of my knowledge, the information contained herein is complete, accurate, and a true representation of the variance request. I further attest that I have the authority to submit this application and agree to comply with any and all conditions of variance approval. I agree to provide any additional information requested by the City as they deem necessary for the processing of this application.


Applicant Signature

01.31.2020
Date

Office Use

Date Application Accepted for Review: _____ By: _____

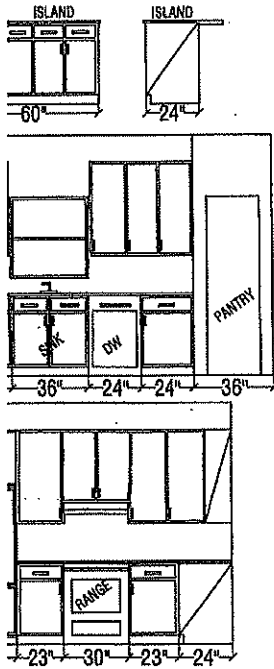
Contact Date for Supplemental Info: _____ Supplemental Info Received: _____

Completeness Review Date: _____ By: _____

Application Returned to Applicant: _____ (when applicable)

Note: Processing fee will be invoiced along with newspaper publication fee.

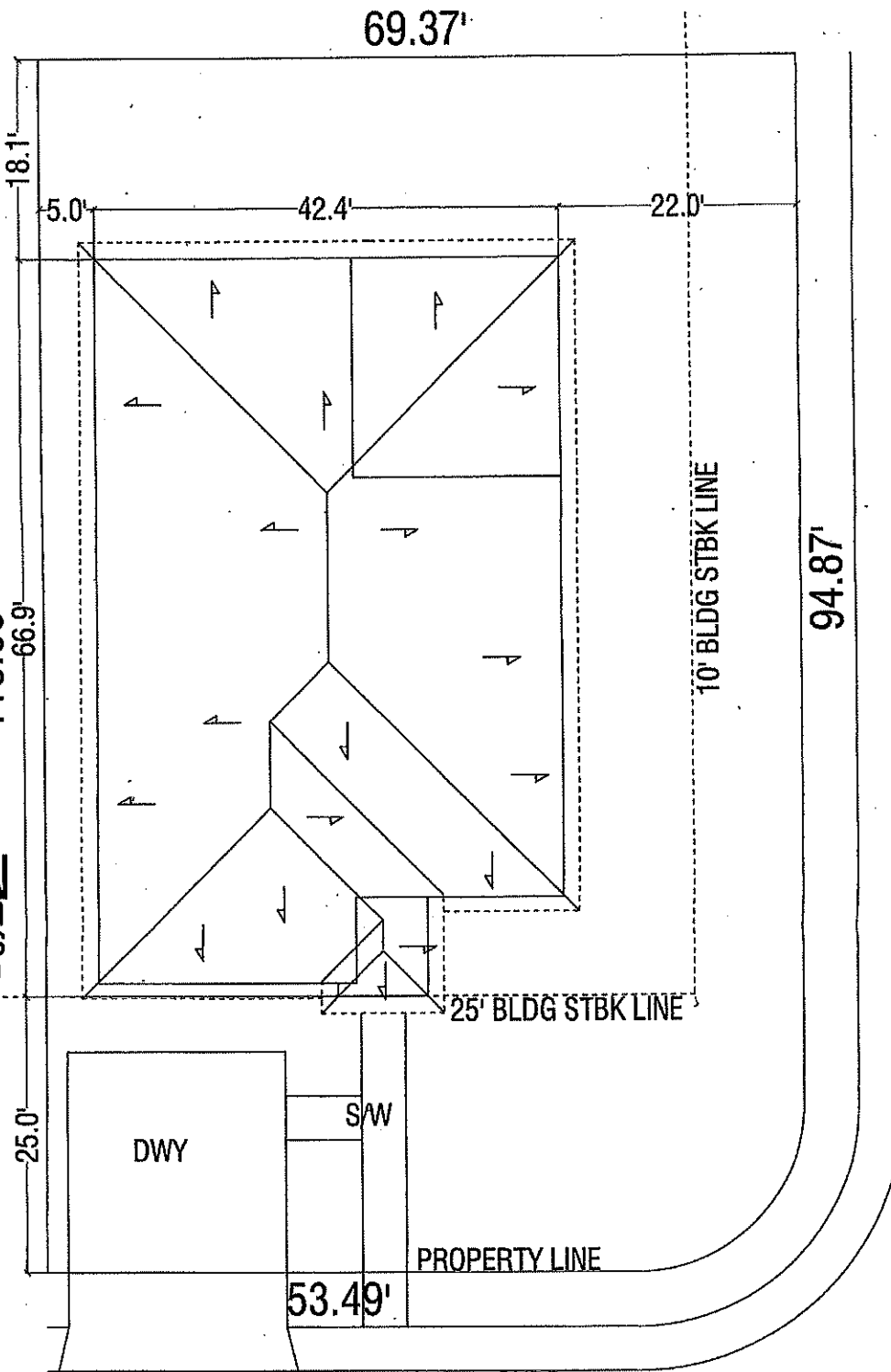
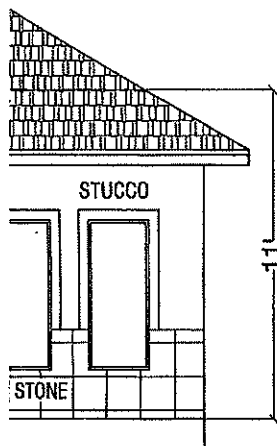
MR-0/2010



KITCHEN CABINET DETAIL

PLOT PLAN 1800 REBECCA LANE LOT 11 BLK 2 TERRA VERDE ESTATES EAGLE PASS TX JANUARY 2020

SCALE 1:10



CAMINO DEL SOL

AREA	LIVING	1761.00
	PORCH	60.00
	C PATIO	374.00
	GARAGE	500.00
	TOTAL	2,695.00 SQ. FT.



PLAN OF NEW RESIDENCE
ZERMENO HOLDINGS LLC
 1800 REBECCA LANE LOT 11
 BLK 2 TERRA VERDE ESTATES
 EAGLE PASS TX. JANUARY 2020



02.04.2020 12:39

LE PASS CITY LIMITS

