

AGENDA



ZONING BOARD OF ADJUSTMENTS AND APPEALS REGULAR MEETING
WEDNESDAY, APRIL 1, 2020, AT 5:30 P.M.
COUNCIL CHAMBERS, CITY HALL BUILDING
100 SOUTH MONORE 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 March 4, 2020 meeting.

PUBLIC HEARING(S)

2. Public hearing on a variance request submitted by Cesar Ramos, for a variance to reduce the front yard building setback from 25-feet to 15-feet, to allow for the construction of a new residence on property located at 239 Trinity Street; 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 an 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 INTERIM 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 March 27, 2020 at 4:35 p.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, March 4, 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: Onesimo Elizondo, Eugenio Mireles; and Alternate Board Member, Marisela Rodriguez

Absent: Board Members: Ruben Herrera, Jessica Perez, and Jesus Diaz-Wever

Other staff present: Planning Director, Placido Madera; Assistant Planning Director, Mariebelle Rodriguez; and Records Management Specialist, Ita A. Cortinas

A quorum being present, Acting Chairperson Mireles 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 the selection of chairperson.
Made: Elizondo
Second: Rodriguez
Ayes: 3
Nays: 0
Absent: Herrera, Perez, and Diaz-Wever

SELECTION OF VICE-CHAIRPERSON

Motion: To table the selection vice-chairperson
Made: Elizondo
Second: Rodriguez
Ayes: 3
Nays: 0
Absent: Herrera, Perez, and Diaz-Wever

MINUTES

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

Motion: To approve the minutes as presented.
Made: Elizondo
Second: Rodriguez
Ayes: 3
Nays: 0
Absent: Herrera, Perez, and Diaz-Wever

PUBLIC HEARING(S)

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

Acting Chairperson Mireles opened the public hearing at 5:32 p.m. and invited the public to express their comments.

Mr. Madera provided the Board with details on the variance request. 1 notice was sent out, with no response.

There were no more comments from the public. Therefore, Acting Chairperson Mireles closed the public at 5:35p.m.

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

ADJOURNMENT

Motion: To adjourn the meeting at 5:36 p.m.
Made: Elizondo
Second: Rodriguez
Ayes: 3
Nays: 0
Absent: Herrera, Perez, and Diaz-Wever

ATTEST:

Eugenio Mireles
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: Cesar Ramos

Location: 239 Trinity Street

Legal Desc: Lot 9, Block 22, Hillcrest Addition

MCAD PIN: 10012

Parcel Size: 7,650-square feet

Existing Use: Vacant

Zoning: R-3 Duplex District

Master Plan: Residential

Request: Reduction of front yard building setback from 25 feet to 15 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 front yard building setback reduction from 25 feet to 15 feet to accommodate the construction of a new residence. The subject property is located at Trinity Street as shown in Figure 1.



Figure 1. Area Map

The proposed construction measures approximately 480 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 front yard building setback from 25 feet to 15 feet, for property located at 239 Trinity Street.



PLANNING DEPARTMENT

#3867

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

VARIANCE APPLICATION (ZBAA)

Applicant Information	Name: <u>Cesar Alejandro Ramos Trevino</u>
	Mailing Address: <u>229 N. Adams St</u>
	Phone: <u>830-308-5208</u> E-mail: <u>cesar.ramos@solucionaramos.com</u> <u>cesarramos@a</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>Cesar Alejandro Ramos Trevino</u>
	Mailing Address: <u>229 N. Adams St</u>
	Phone: <u>830-308-5208</u> E-mail: _____

Property Information	Site Address: <u>239 Trinity St</u> MCAD Property ID # <u>10012</u>
	Legal Description: Lot(s) <u>9</u> Block <u>22</u> Subdivision <u>Hillcrest</u> (Property must be legally subdivided or be lot of record)
	Front Yard Width (feet) <u>50</u> Rear Yard Width (feet) <u>50</u> Side Yard Width (feet) <u>150</u>

Zoning is R3-Duplex District

Description of Project:
<u>Build a small apartment for my family - Residence</u>
<u>480 square foot construction</u>

Detailed Explanation of Variance Request
How does the strict application of the zoning code impose practical difficulties or particular hardship for your project?
<u>The lot is in a ditch and requires a lot of material to fill up.</u>
<u>We are requesting to allow us to move the construction from</u>
<u>25 to 15 feet in the front.</u>

How is your variance request consistent with the general purpose and intent of the zoning code?
<u>Zoning code provides uniformity, since this is an older</u>
<u>part of town. Other homes in the vicinity</u>
<u>adapted to the topography of the lots</u>



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?

The granting of the variance will allow the construction to minimize flooding or eliminate flooding other properties.

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

Yes

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

Yes

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?

Failure to obtain variance will not allow me to fully use my property.

Will the granting of the variance create substantial detriment to the public good?

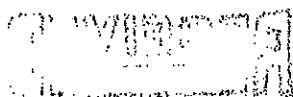
No

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.

Cesar Ramos
Applicant Signature

03/16/20
Date

Office Use

Date Application Accepted for Review: 3-6-20 By: ML

Contact Date for Supplemental Info: 3-10-20 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:9/2018

100.00 fee paid receipt #

Revised
Plot Plan

Maverick CAD

Property Search Results > 10012 TREVINO, CESAR ALEJANDRO Tax Year: 2019
RAMOS & SONIA MARIBEL BARCO MORALES for Year 2019

Property

Account

Property ID:	10012
Geographic ID:	H3000220000900
Type:	Real
Property Use Code:	
Property Use Description:	

Legal Description: HILLCREST ADDN,
BLOCK 22, LOT 9

Zoning: **R3**
Agent Code:

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address: 239 TRINITY ST
EAGLE PASS, TX 78852

Neighborhood:

Neighborhood CD:

Map ID:

Owner

Name: TREVINO, CESAR ALEJANDRO RAMOS & SONIA MARIBEL BARCO MORALES
Mailing Address: 229 N. ADAMS ST.
EAGLE PASS, TX 78852

Owner ID:	109251
% Ownership:	100.0000000000%
Exemptions:	

Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$30,600	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0

(=) Market Value:	=	\$30,600
(-) Ag or Timber Use Value Reduction:	-	\$0

(=) Appraised Value:	=	\$30,600
(-) HS Cap:	-	\$0

(=) Assessed Value: = \$30,600

Taxing Jurisdiction

Owner: TREVINO, CESAR ALEJANDRO RAMOS & SONIA MARIBEL BARCO MORALES
% Ownership: 100.000000000000%
Total Value: \$30,600

[illegible]

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	Central Appraisal District	0.000000	\$30,600	\$30,600	\$0.00
CIT	City of Eagle Pass	0.540743	\$30,600	\$30,600	\$165.47
GMC	Maverick County	0.568700	\$30,600	\$30,600	\$174.02
HOS	Hospital	0.148960	\$30,600	\$30,600	\$45.58
SCH	Eagle Pass ISD	1.161600	\$30,600	\$30,600	\$355.45
Total Tax Rate:		2.420003			
				Taxes w/Current Exemptions:	\$740.52
				Taxes w/o Exemptions:	\$740.52

Improvement / Building

No Improvements exist for this property.

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RM	RES MULTI-FAMILY	0.1756	7650.00	51.00	150.00	\$30,600	\$0

Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2020	N/A	N/A	N/A	N/A	N/A	N/A
2019	\$0	\$30,600	0	30,600	\$0	\$30,600
2018	\$0	\$30,600	0	30,600	\$0	\$30,600
2017	\$2,800	\$30,600	0	33,400	\$0	\$33,400
2016	\$2,800	\$30,600	0	33,400	\$4,675	\$28,725
2015	\$2,800	\$24,480	0	27,280	\$1,166	\$26,114
2014	\$4,610	\$19,130	0	23,740	\$0	\$23,740
2013	\$4,610	\$19,130	0	23,740	\$0	\$23,740
2012	\$3,820	\$19,130	0	22,950	\$0	\$22,950
2011	\$3,820	\$19,130	0	22,950	\$0	\$22,950
2010	\$3,970	\$19,130	0	23,100	\$0	\$23,100
2009	\$3,970	\$19,130	0	23,100	\$0	\$23,100
2008	\$3,970	\$19,130	0	23,100	\$1,903	\$21,197
2007	\$3,970	\$15,300	0	19,270	\$0	\$19,270
2006	\$3,970	\$15,300	0	19,270	\$0	\$19,270

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	3/10/2017	WD	WARRANTY DEED	CHAVEZ, VERONICA	TREVINO, CESAR ALEJANDRO RAMOS & SONIA MARIBEL BARCO MORALES	1632	358	196280
2	4/27/2016	GD	GIFT DEED	CHAVEZ, ENRIQUETA G	CHAVEZ, VERONICA	1578	257	191717
3	12/16/2004	A	AFFIDAVIT	GARCIA, LUISA G LUNA	CHAVEZ, ENRIQUETA G	842	136-139	126779 & 126780

Tax Due

Property Tax Information as of 01/02/2020

Amount Due if Paid on: ☐ -

