AGENDA

ZONING BOARD OF ADJUSTMENTS AND APPEALS REGULAR MEETING
WEDNESDAY, JANUARY 8, 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 September 4, 2019 meeting, the November 6, 2019 meeting and the December 4, 2019 meeting.

PUBLIC HEARING(S)

2. Public hearing on a variance request submitted by Imelda Perez, to reduce the required side yard building setback area from 5-feet to 0-feet and the rear yard building setback area 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.

3. Public hearing on a variance request submitted by Texmoramex, Ltd, to reduce the required front yard building setback area from 25-feet to 20-feet and the rear yard building setback area 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.

4. Public hearing on a variance request submitted by Edgar Sanchez and Deborah J. Dockery, to reduce the required front yard building setback 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.

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 Bulleting Board Located in the Lobby at City Hall, 100 S. Monroe Street, Eagle Pass, Texas, on January 3, 2020 at 11:45 a.m.

Mareibelle Rodriguez
Interim 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 its Regular meeting on Wednesday, September 4, 2019 at 5:30 p.m. in the 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 were: Acting Chairperson Eugenio Mireles; Board Members, Ruben Herrera, and Onesimo Elizondo.

Absent: Board Members Jessica Perez and Jesus Diaz-Wever.

Other staff present: Planning Director, Vanessa Rosales-Herrera; Assistant City Secretary, Erika Resma.

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

CITIZENS COMMUNICATIONS

Acting Chairperson Mireles asked whether anyone in the audience wished to address the Board on any item which did not appear on the agenda, reminding them at the same time, that although the Board would be unable to take formal action on such item, they would be glad to take it under advisement. No one responded.

MINUTES

1. Approval of the minutes of the June 5, 2019 meeting and August 7, 2019 meeting.

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

PUBLIC HEARING (S)

2. Public hearing on a variance request submitted by Juan Andres Guerra, for a variance request to reduce the front yard building setback from 25-feet to 15-feet, to allow for the construction of a carport on property located at 2087 La Jolla Street; closing of public hearing and possible action.

DRAFT

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

Planning Director, Vanessa Rosales-Herrera informed the Board on the details of the variance submitted by Juan Andres Guerra and provided the report for the record. She then stated the planning staff is concerned with the disruption of the neighborhood character that comes with this request and that no other property within the immediate vicinity has observed or encroached a front yard, therefore the staff recommends denial of variance.

The Planning Director Rosales-Herrera stated that 19 letters had been mailed out to the abutting property owners. Out of those, none where returned in favor or against.

There were no comments from the public. Therefore, Vice-Chairperson Mireles closed the public hearing at 5:46 p.m.

Motion:	To deny variance request submitted by Juan Andres Guerra.
Moved:	Elizondo
Second:	Herrera
Ayes:	3
Nays:	0
Abstained:	0
Absent:	Perez, Diaz-Wever

ADJOURNMENT

Motion:	To adjourn at 5:46 p.m.
Moved:	Elizondo
Second:	Herrera
Ayes:	3
Nays:	0
Abstained:	0
Absent:	Perez, Diaz-Wever

ATTEST:

Eugenio Mireles
Acting Chairperson

Erika Resma
Assistant City Secretary

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 its Regular meeting on Wednesday, November 6, 2019 at 5:30 p.m. in the 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 were: Acting Chairperson Eugenio Mireles, Board Members Ruben Herrera, Onesimo Elizondo, and Jessica Perez.

Absent: Board Member Jesus Diaz-Weber.

Other staff present: City Engineer Vanessa Rosales-Herrera; Interim Planning Director; Mariebelle Rodriguez; Assistant City Secretary, Erika Resma.

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

CITIZENS COMMUNICATIONS

Acting Chairman Mireles asked whether anyone in the audience wished to address the Board on any item which did not appear on the agenda, reminding them at the same time, that although the Board would be unable to take formal action on such item, they would be glad to take it under advisement. No one responded.

SELECTION OF CHAIRPERSON

Motion: To table item.
Moved: Herrera
Second: Onesimo
Ayes: 4
Nays: 0
Abstained: 0
Absent: Diaz-Wever

SELECTION OF VICE- CHAIRPERSON

Motion: To table item.
Moved: Herrera
Second: Onesimo
Ayes: 4
Nays: 0
Abstained: 0

DRAFT

Absent: Diaz-Wever

PUBLIC HEARING (S)

1. Public hearing on a variance request submitted by Omar and Bertha Mota, to reduce the required front yard building setback area from 25-feet to 0-feet to allow for the construction of an attached 1-car garage and also to reduce the rear yard building setback area from 25-feet to 18-feet to allow for the construction of an ADA ramp, on properly located at 1193 Lazar; closing of public hearing and possible action.

Acting Chairperson Mireles opened the public hearing at 5:35 p.m. and invited the public to express their comments.

City Engineer, Vanessa Rosales- Herrera provided the Board on the details of the variance submitted by Omar and Bertha Mota stated the proposed side yard garage access required the reduction of setback from 25 feet to 0 feet for the construction of an attached 1- car garage and also to reduce the rear yard setback area from 25-feet to 18- feet to allow for the construction of an ADA ramp.

The applicant Omar Mota stated the reason they wanted to build the garage was for their daughter to be protected for any inclement weather.

City Engineer Rosales- Herrera noted that there was concerns on the layout of the garage and the neighborhoods character.

After minor discussion on safety concerns, the Board decided to have the applicant resubmit a different layout to be consider on a future meeting.

There were no more comments from the public. Therefore, Acting Chairperson Mireles closed the public at 5:54 p.m.

Motion:	To table variance submitted by Omar and Bertha Mota.
Moved:	Onesimo
Second:	Perez
Ayes:	4
Nays:	0
Abstained	0
Absent:	Diaz-Wever

2. Public hearing on a variance request submitted by Dora A. Rodriguez, to reduce the required yard building setback from 25-feet to 15-feet, to allow for the construction of a detached duplex, on property located at 235 Brazos Street; closing of public hearing and possible action.

City Engineer Rosales- Herrera stated there was a need to revisit the applications due to some noted errors.

Motion:	To table request.
Moved:	Herrera
Second:	Onesimo
Ayes:	4
Nays:	0
Abstained	0
Absent:	Diaz-Wever

3. Public hearing on a variance request submitted by Mario J. Cobsy, to reduce the required rear yard setback from 25-feet to 13-feet, to allow for the construction of a porch, on property located at 1384 Bryan; closing of public hearing and possible action.

Acting Chairperson Mireles opened the public hearing at 6:02 p.m. and invited the public to express their comments.

City Engineer Rosales- Herrera stated 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 of the quality of life of the surrounding areas nor it distracts from neighborhood characters.

There were no more comments from the public. Therefore, Acting Chairperson Mireles closed the public at 6:05p.m.

Motion:	To approve variance request submitted by Mario J. Cobsy.
Moved:	Onesimo
Second:	Perez
Ayes:	4
Nays:	0
Abstained	0
Absent:	Diaz-Wever

4. Public hearing on a zoning determination request submitted by The Universal Church, c/o David Micena, to determine as to whether a church can be established in an existing building located in the B-2 Central Business District on property located at 198 Commercial Street; closing of public hearing and possible action.

City Engineer Rosales-Herrera provided the report into record and further stated that the B-2 Central Business District allows for a wide range of commercial uses, but the District does not list churches as a permitted use.

After some concerns with parking and church service time the Board requested the applicant to bring forward a plan on the next meeting.

Motion: To table item.

Moved:	Perez
Second:	Onesimo
Ayes:	4
Nays:	0
Abstained	0
Absent:	Diaz-Wever

ADJOURNMENT

Motion:	To adjourn meeting at 6:25 p.m.
Moved:	Onesimo
Second:	Perez
Ayes:	4
Nays:	0
Abstained:	0
Absent:	Diaz-Wever

ATTEST:

Eugenio Mireles
Acting Chairperson

Erika Resma
Assistant City Secretary

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 its Regular meeting on Wednesday, December 4, 2019 at 5:30 p.m. in the 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 were: Acting Chairperson, Jessica Perez, Board Members, Ruben Herrera and Onesimo Elizondo.

Absent: Board Members, Eugenio Mireles and Jesus Diaz-Weber.

Other staff present: City Engineer, Vanessa Rosales- Herrera; Interim Planning Director; Maribelle Rodriguez; Assistant City Secretary, Erika Resma.

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

CITIZENS COMMUNICATIONS

Acting Chairman Perez asked whether anyone in the audience wished to address the Board on any item which did not appear on the agenda, reminding them at the same time, that although the Board would be unable to take formal action on such item, they would be glad to take it under advisement. No one responded.

SELECTION OF CHAIRPERSON

Motion: To table item.
Moved: Onesimo
Second: Herrera
Ayes: 3
Nays: 0
Abstained: 0
Absent: Mireles, Diaz-Weber

SELECTION OF VICE- CHAIRPERSON

Motion: To table item.
Moved: Onesimo
Second: Herrera
Ayes: 3
Nays: 0
Abstained: 0

DRAFT

Absent: Mireles, Diaz-Weber

PUBLIC HEARING (S)

1. Continuation hearing on a variance request submitted by Omar and Bertha Mota, to reduce the required front yard building setback area from 25-feet to 0-feet to allow for the construction of an attached 1-car garage and also to reduce the rear yard building setback area from 25-feet to 18-feet to allow for the construction of an ADA ramp, on properly located at 1193 Lazar; closing of public hearing and possible action.

Acting Chairperson Perez opened the public hearing at 5:31 p.m. and invited the public to express their comments.

City Engineer, Vanessa Rosales- Herrera provided the Board on the details of the variance submitted by Omar and Bertha Mota stated the proposed side yard garage access required the reduction of setback from 25 feet to 0 feet for the construction of an attached 1- car garage and also to reduce the rear yard setback area from 25-feet to 18- feet to allow for the construction of an ADA ramp.

For the recorded, City Engineer Rosales- Herrera noted an error on the setback on the agenda noted as 18-feet to be 15-feet.

There were no more comments from the public. Therefore, Acting Chairperson Perez closed the public at 5:37p.m.

Motion:	To approve variance submitted by Omar and Bertha Mota.
Moved:	Herrera
Second:	Onesimo
Ayes:	3
Nays:	0
Abstained	0
Absent:	Mireles, Diaz-Weber

2. Continuation hearing on a zoning determination request submitted by The Universal Church, c/o David Micena, to determine as to whether a church can be established in an existing building located in the B-2 Central Business District on property located at 198 Commercial Street; closing of public hearing and possible action.

Acting Chairperson Perez opened the public hearing at 5:37 p.m. and invited the public to express their comments.

City Engineer Rosales- Herrera stated that the area is located on the downtown district and they have entered into the lease agreement with an independent owner for ten private parking space.

There were no more comments from the public. Therefore, Acting Chairperson Perez closed the public at 5:47p.m.

Motion:	To approve variance submitted by The Universal Church c/o David Micena with the stipulation that the parking lot agreement must be maintained otherwise the Certificate of Occupancy will automatically be revoke. Within a year, the Planning Department will review again for reconsideration.
Moved:	Herrera
Second:	Onesimo
Ayes:	3
Nays:	0
Abstained	0
Absent:	Mireles, Diaz-Weber

Public hearing on a variance request submitted by Melida Hernandez, to reduce the front yard building setback from 25-feet to 7-feet, to allow for the construction of an attached carport on property located at 1784 Champion Circle; closing of public hearing and possible action.

Acting Chairperson Perez opened the public hearing at 5:47 p.m. and invited the public to express their comments.

City Engineer Rosales- Herrera stated that it was the recommendation for denial of the applicant's variance request due to concerns over its effects on the neighborhood characters.

Applicant Melida Hernandez stated there was a lot of birds that poop heavily on the vehicles and that causes extra work thus having to wash vehicle on a daily base it will also protect vehicle from weather elements.

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

Motion:	To approve variance request submitted by Melida Hernandez with the requirement that she must resubmit layout with corrected size and notation of "carport"
Moved:	Onesimo
Second:	Perez
Ayes:	2
Nays:	Herrera
Abstained	0
Absent:	Mireles, Diaz-Weber

ADJOURNMENT

Motion:	To adjourn meeting at 5:54 p.m.
Moved:	Herrera
Second:	Onesimo
Ayes:	3
Nays:	0

Abstained: 0
Absent: Herrera, and Diaz- Weber

ATTEST:

Jessica Perez
Acting Chairperson

Erika Resma
Assistant City Secretary

Item #2

Planning Department
Report to the Zoning Board of Adjustment and Appeals

I. APPLICANT & PROPERTY INFORMATION

Applicant: Imelda Perez

Location: 2704 Acacia Drive

Legal Desc: Lot 14, Block 2, Villa Romel Estates Subdivision Unit 1

MCAD PIN: 9005224

Parcel Size: 0.2052 acres (8,940 square feet)

Existing Use: Residential

Zoning: R-2 (Second One-Family Dwelling District)

Master Plan: Residential

Request: Reduction of side yard setback from 5 feet to 0 feet and rear yard setback from 5 feet to 1 feet to allow for the construction of a palapa, including a concrete barbeque pit.

II. CURRENT CONDITIONS

Infrastructure: Property is serviced by public utilities/franchises

Vegetation: Residential vegetation

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

III. STAFF ANALYSIS

Applicant is requesting a side yard setback from 5 feet to 0 feet and rear yard setback from 5 feet to 1 feet to accommodate the construction of a palapa, including a concrete barbeque pit. The subject property is located at Acacia Drive as shown in Figure 1.

Figure 1. Area Map

This proposed construction measures approximately 400 square feet and requires the reduction in setback areas as shown in the attached Proposed Site Layout. The subject structure will comply and conform with all applicable Building Codes. The Zoning Board of Adjustment and Appeals (ZBAA) has previously approved similar variances for the same uses. 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, subject to the following conditions:

1. The applicant shall obtain a building permit from the City of Eagle Pass for the installation of the accessory structure.

    - The building permit shall be conditioned to include the requirement to protect the existing fence adjacent to the barbeque pit with a non-combustible surface, with the surface material reviewed and approved by the City of Eagle Pass Fire Marshal prior to the issuance of the building permit.

    - The building permit shall be conditioned to include the requirement to construct a parapet wall on the south side of the accessory structure. The wall design shall be reviewed and approved by the City of Eagle Pass Plans Examiner prior to issuance of the building permit.

    - The building permit shall be conditioned to include the requirement to design the accessory structure so that roof drainage is directed onto the property and away front the adjacent residential properties located to the south and east of the site. The roof drainage design shall be reviewed and approved by the City of Eagle Pass Plans Examiner prior to issuance of the building permit.

2. This variance shall be null and void if not exercised within 1-year from the sate of final action by the Zoning Board of Adjustment and Appeals on this variance request.

PLANNING DEPARTMENT

#3087

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

VARIANCE APPLICATION (ZBAA)

Applicant Information

Name: Imelda Perez

Mailing Address: 2704 Acacia St.

Phone: (830) 776-8801 E-mail: Notariaperez@yahoo.com

Note: If you are not the owner of the property, you must attach a letter from the owner authorizing you to submit this application.

Property Owner Information

Name: Santiago Valdez

Mailing Address: 2704 Acacia St.

Phone: (830) 776-8801 E-mail: Notariaperez@yahoo.com

Property Information

Site Address: 2704 Acacia St. MCAD Property ID # 90058224

Legal Description: Lot(s) 14 Block 2 Subdivision Villa Romel Estates
(Property must be legally subdivided or be lot of record)

Front Yard Width (feet) _____ Rear Yard Width (feet) _____ Side Yard Width (feet) _____

Description of Project:

Pavilion, with fence set to encroach onto rear and side setbacks.

Detailed Explanation of Variance Request

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

The setbacks as noted and referenced in the zoning ordinance makes a potential difficulty on the improvement of my property.

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

If request is given approval, it will comply and conform with the current 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?

by allowing the construction to be legal and in conformance with applicable codes.

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

No

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

No

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 variances will not allow me to fully use 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, this variance will improve property values in the neighborhood.

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 _____ Date 10/16/2019

Office Use

Date Application Accepted for Review: 12-9-19 By: MM

Contact Date for Supplemental Info: — Supplemental Info Received: —

Completeness Review Date: 12-9-19 By: MM

Application Returned to Applicant: NA (when applicable)

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

MR:9/2018

Maverick CAD

Property Search Results > 9005224 VALDEZ, SANTIAGO CUSTODIAN FOR for Year 2019

Tax Year: 2019

Property

Account

Property ID:	9005224	Legal Description:	VILLA ROMEL ESTATES SUBD UNIT # 1, BLOCK 2, LOT 14
Geographic ID:	V5001020001400	Zoning:	R2
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address:	2704 ACACIA DRIVE EAGLE PASS, TX 78852	Mapsco:	
Neighborhood:		Map ID:	
Neighborhood CD:			

Owner

Name:	VALDEZ, SANTIAGO CUSTODIAN FOR	Owner ID:	113652
Mailing Address:	% SEBASTIAN VALDEZ 2704 ACACIA DR EAGLE PASS, TX 78852	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	$0	
(+) Improvement Non-Homesite Value:	+	$164,370	
(+) Land Homesite Value:	+	$0	
(+) Land Non-Homesite Value:	+	$53,640	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	$0	$0
(+) Timber Market Valuation:	+	$0	$0

(=) Market Value:	=	$218,010	
(–) Ag or Timber Use Value Reduction:	–	$0	

(=) Appraised Value:	=	$218,010	
(–) HS Cap:	–	$0	

(=) Assessed Value:	=	$218,010	

Taxing Jurisdiction

Owner: VALDEZ, SANTIAGO CUSTODIAN FOR
% Ownership: 100.0000000000%
Total Value: $218,010

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	Central Appraisal District	0.000000	$218,010	$218,010	$0.00
CIT	City of Eagle Pass	0.540743	$218,010	$218,010	$1,178.88
GMC	Maverick County	0.568700	$218,010	$218,010	$1,239.82
HOS	Hospital	0.148960	$218,010	$218,010	$324.75
SCH	Eagle Pass ISD	1.161600	$218,010	$218,010	$2,532.40
	Total Tax Rate:	2.420003			
				Taxes w/Current Exemptions:	$5,275.85

Taxes w/o Exemptions: $5,275.85

Improvement / Building

Improvement #1:	RESIDENTIAL	State Code:	A1	Living Area:	1697.5 sqft	Value:	$164,370

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
MA	MAIN AREA	F5	ST,RV	2018	1697.5
OP	OPEN PORCH	*		2018	91.0
OP	OPEN PORCH	*		2018	65.0
AGF2	ATTACHED GARAGE FINISHED, 2 CAR	*		2018	450.0

Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RS	RES SINGLE FAMILY	0.2052	8940.00	0.00	0.00	$53,640	$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	$164,370	$53,640	0	218,010	$0	$218,010
2018	$0	$53,640	0	53,640	$0	$53,640

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	4/5/2019	WD	WARRANTY DEED	VELEZ, ARTHUR S & LUZ M	VALDEZ, SANTIAGO CUSTODIAN FOR	1761	48	207451
2	6/13/2018	WD-VL	WARRANTY DEED WITH VENDORS LIEN	DE LOS SANTOS HOMES	VELEZ, ARTHUR S & LUZ M	1712	453	203184
3	4/7/2017	WD-VL	WARRANTY DEED WITH VENDORS LIEN	MONSA LTD	DE LOS SANTOS HOMES	1640	359	196890

Tax Due

Property Tax Information as of 11/21/2019

Amount Due If Paid on:

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (830) 773-0255

Website version: 1.2.2.31 Database last updated on: 11/20/2019 7:03 PM © N. Harris Computer Corporation

9005233
9005232
Villa Romel
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9005230
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Villa Romel
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Acacia
Acacia
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ENCINO PARK DR
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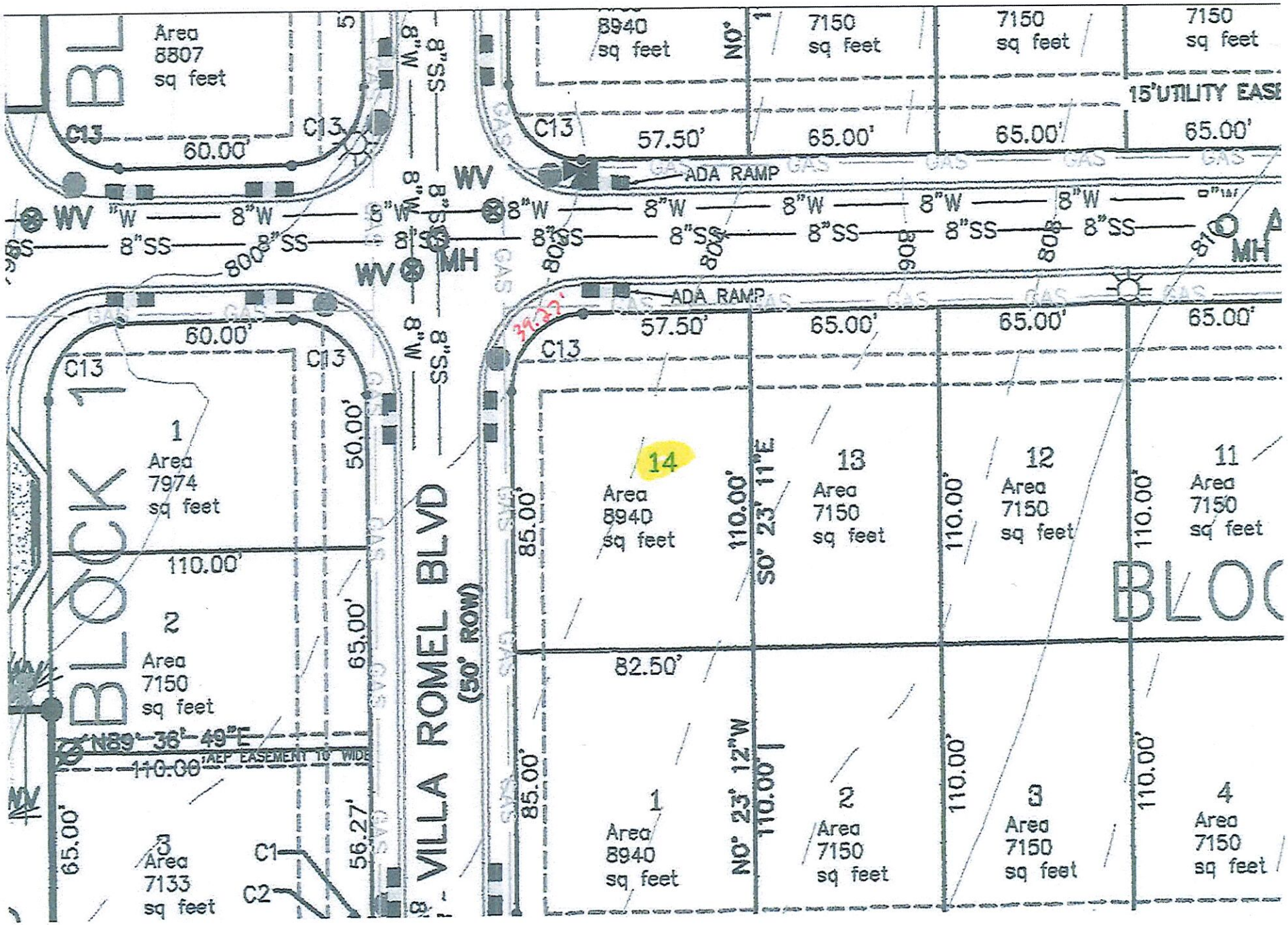
+ Show Search Results


Area
8807
sq feet
C13
60.00'
8940
sq feet
7150
sq feet
7150
sq feet
7150
sq feet
15'UTILITY EASE
57.50'
65.00'
65.00'
65.00'
ADA RAMP
WV
8"W
8"SS
MH
39.27'
BLOCK 1
1
Area
7974
sq feet
50.00'
110.00'
2
Area
7150
sq feet
65.00'
N89°-36'-49"E
110.00'
AEP EASEMENT 10' WIDE
3
Area
7133
sq feet
56.27'
C1
C2
VILLA ROMEL BLVD
(50' ROW)
14
Area
8940
sq feet
85.00'
110.00'
S0° 23' 11"E
13
Area
7150
sq feet
12
Area
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sq feet
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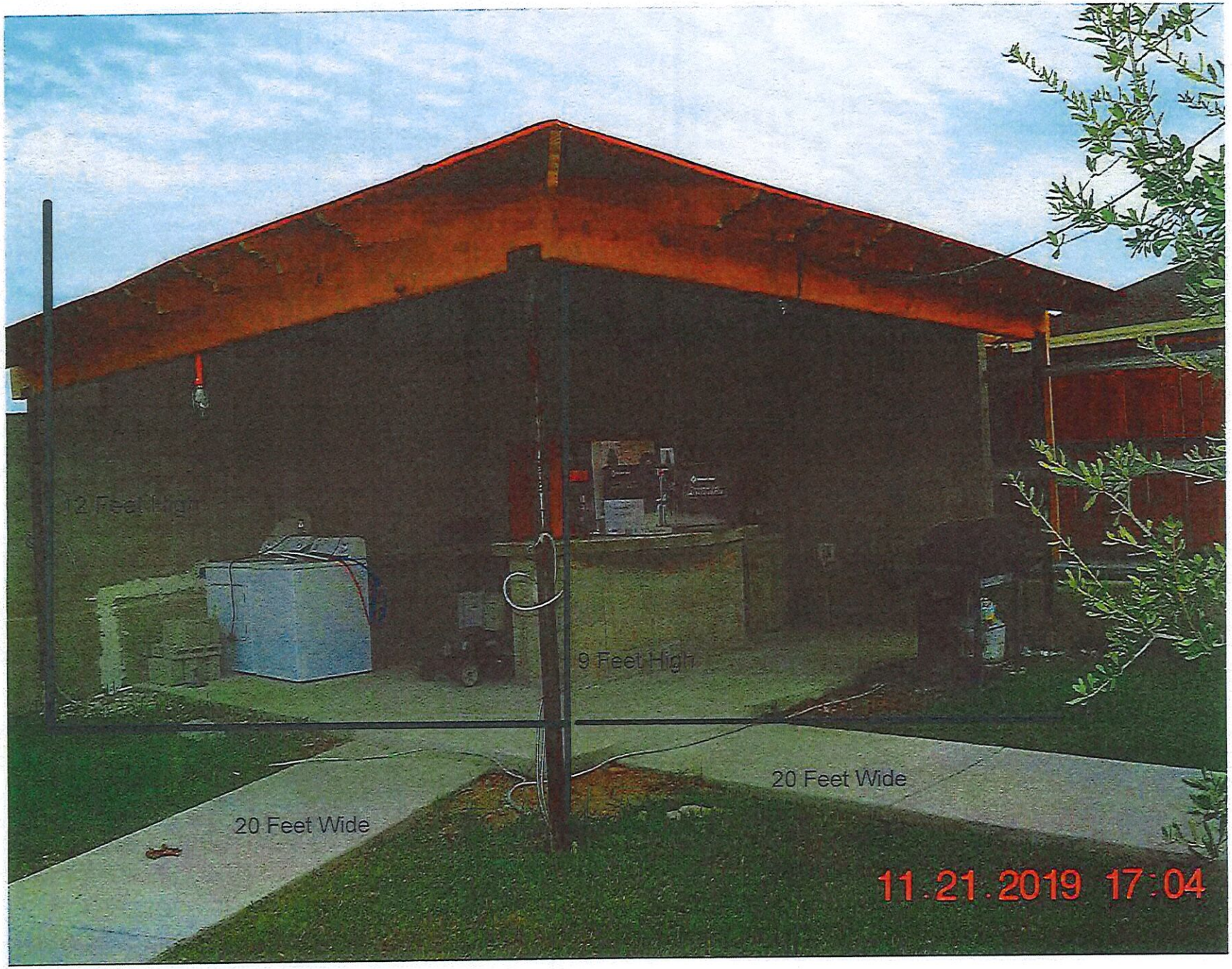
sq feet
82.50'
N0° 23' 12"W
1
Area
8940
sq feet
2
Area
7150
sq feet
3
Area
7150
sq feet
4
Area
7150
sq feet


12 Feet High
9 Feet High
20 Feet Wide
20 Feet Wide
11.21.2019 17:04

Member's Mark
9 FT
PRE-LIT GRAND SPRUCE
11.21.2019 17:05

Item #3

Planning Department
Report to the Zoning Board of Adjustment and Appeals

I. APPLICANT & PROPERTY INFORMATION

Applicant: Texmoramex, LTD c/o Anilu Morales Gonzalez

Location: 403 Church Street

Legal Desc: Lot 1, Block 7, Range Unit #4

MCAD PIN: 16846

Parcel Size: 0.1205 acres (5,250 square feet)

Existing Use: Residential

Zoning: R-3 (Duplex District)

Master Plan: Residential

Request: Reduction of front yard setback from 25 feet to 20 feet and the rear yard setback from 25 feet to 17.5 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 setback reduction from 25 feet to 20 feet and the rear yard setback from 25 feet to 17.5 feet to accommodate the construction of a new residence. The subject property is located at corner of Church Street and Jefferson Street as shown in Figure 1.

Figure 1. Area Map

This proposed construction measures approximately 1,338 square feet with proposed access on both streets. The proposed construction requires the reduction in setback areas as shown in the attached Proposed Site Layout. The subject structure will comply and conform with all applicable Building Codes. The Zoning Board of Adjustment and Appeals (ZBAA) has previously approved similar variances for the same uses. 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 and rear yard setback areas as noted in this report.

PLANNING DEPARTMENT

#3194

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

VARIANCE APPLICATION (ZBAA)

Applicant Information

Name: Texmoramex, Ltd. - ANA LUISA MORALES-GONZALEZ Shareholder

Mailing Address: 401 Quarry St.

Phone: 830-352-4311 E-mail: anilu78m@hotmail.com

Note: If you are not the owner of the property, you must attach a letter from the owner authorizing you to submit this application.

Property Owner Informationn

Name: Texmoramex, Ltd.

Mailing Address: 340 PIERCE ST.

Phone: — E-mail: —

Property Information

Site Address: 403 Church St. MCAD Property ID # 16846

Legal Description: Lot(s) 1 Block 7 Subdivision Range Unit #4

(Property must be legally subdivided or be lot of record)

Front Yard Width (feet) _____ Rear Yard Width (feet) _____ Side Yard Width (feet) _____

Description of Project:

- Construction of residential home.

Detailed Explanation of Variance Request

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

Code does not take into account irregular shaped/cut lots in older, more established neighborhoods.

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

- Contractor/Owner will comply with 90% of ~~code~~ zoning code. It is only a few feet in front & rear setback that house will encroach. Safety precautions and distances are still there.

10/30/19

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 strategy and purpose of Owner acquiring this Property as well as other lots in more established neighborhoods is to revitilize the downtown area and bring taxable income to City. Owner has purchased plans and specs and is ready to move forward with Construction.

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

Correct. This is a much smaller lot broken off from the adjacent lot. It is the only lot broken in 2 on this block.

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

Yes. The adjacent lot has different topography & size.

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?

Yes. The zoning code did not contemplate size requirements of lots broken into two.

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

No. Rather it will be a benefit to the neighborhood in establishing new homes and hopefully continue to spur a revitilization in the area and taxes to the City.

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. The variance requests are nominal in fact.

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

No. Rather it will enhance and create possible increases in prop. values.

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.

X [signature] 10/25/19

Applicant Signature Date

Office Use

Date Application Accepted for Review: 10/30/19 By: [illegible]

Contact Date for Supplemental Info: NA Supplemental Info Received: NA

Completeness Review Date: 10/31/19 By: [illegible]

Application Returned to Applicant: NA (when applicable)

Note: Processing fee of $100.00. ✓ Check #2995

MR.9/2016

Maverick CAD

Property Search Results > 16846 TEXMORAMEX LTD for Year 2019

Tax Year: 2019

Property

Account

Property ID:	16846	Legal Description:	RANGE UNIT # 4, BLOCK 7, LOT 1, (SOUTH 70FT)
Geographic ID:	R2504070000110	Zoning:	R3
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			

Protest

Protest Status:
Informal Date:
Formal Date:

Location

Address:	403 CHURCH ST EAGLE PASS, TX 78852	Mapsco:	
Neighborhood:		Map ID:	
Neighborhood CD:			

Owner

Name:	TEXMORAMEX LTD	Owner ID:	114188
Mailing Address:	401 QUARRY STREET EAGLE PASS, TX 78852	% Ownership:	100.0000000000%
		Exemptions:	

Values

(+) Improvement Homesite Value:	+	$0	
(+) Improvement Non-Homesite Value:	+	$0	
(+) Land Homesite Value:	+	$0	
(+) Land Non-Homesite Value:	+	$16,800	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	$0	$0
(+) Timber Market Valuation:	+	$0	$0

(=) Market Value:	=	$16,800	
(–) Ag or Timber Use Value Reduction:	–	$0	

(=) Appraised Value:	=	$16,800	
(–) HS Cap:	–	$0	

(=) Assessed Value:	=	$16,800	

Taxing Jurisdiction

Owner: TEXMORAMEX LTD
% Ownership: 100.0000000000%
Total Value: $16,800

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	Central Appraisal District	0.000000	$16,800	$16,800	$0.00
CIT	City of Eagle Pass	0.540743	$16,800	$16,800	$90.84
GMC	Maverick County	0.568700	$16,800	$16,800	$95.54
HOS	Hospital	0.148960	$16,800	$16,800	$25.03
SCH	Eagle Pass ISD	1.161600	$16,800	$16,800	$195.15
	Total Tax Rate:	2.420003			
				Taxes w/Current Exemptions:	$406.56
				Taxes w/o Exemptions:	$406.56

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	0.1205	5250.00	70.00	75.00	$16,800	$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	$16,800	0	16,800	$0	$16,800
2018	$0	$16,800	0	16,800	$0	$16,800
2017	$0	$16,800	0	16,800	$0	$16,800
2016	$0	$16,800	0	16,800	$0	$16,800
2015	$0	$13,440	0	13,440	$0	$13,440
2014	$0	$10,500	0	10,500	$0	$10,500
2013	$0	$10,500	0	10,500	$0	$10,500
2012	$0	$10,500	0	10,500	$0	$10,500
2011	$0	$10,500	0	10,500	$0	$10,500
2010	$0	$10,500	0	10,500	$0	$10,500
2009	$0	$10,500	0	10,500	$0	$10,500
2008	$0	$10,500	0	10,500	$0	$10,500
2007	$0	$8,400	0	8,400	$0	$8,400
2006	$0	$8,400	0	8,400	$0	$8,400

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	7/19/2019	WD	WARRANTY DEED	MARTINEZ, JOSE A	TEXMORAMEX LTD	1778	108	209110
2	1/11/2018	SD	SHERIFF'S DEED	RAMIREZ, MA E VDA	MARTINEZ, JOSE A	1685	56	200753

Tax Due

Property Tax Information as of 01/06/2020

Amount Due if Paid on:

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due

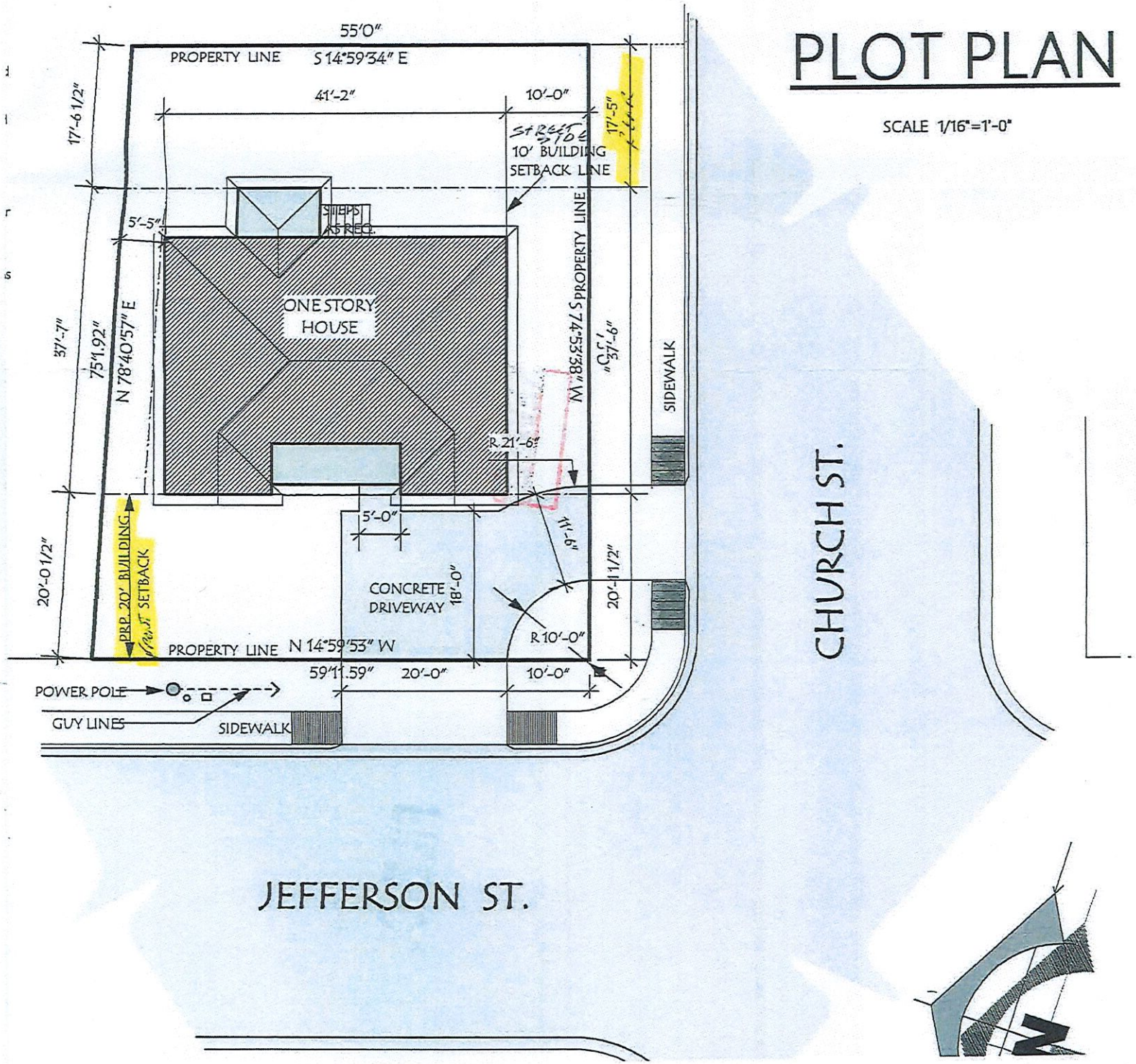
NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

Questions Please Call (830) 773-0255

Website version: 1.2.2.31 Database last updated on: 1/5/2020 7:03 PM © N. Harris Computer Corporation

PLOT PLAN

SCALE 1/16"=1'-0"



0
CLEVELAND ST
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16757
JEFFERSON ST
CHURCH ST
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Show Search Results
30m
100ft
5663
5662
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Cleveland St
Webster St
N Canyon St
Monroe
CLEVELAND ST
MADISON ST
16847
16849
16848
16851
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CHURCH ST
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16838
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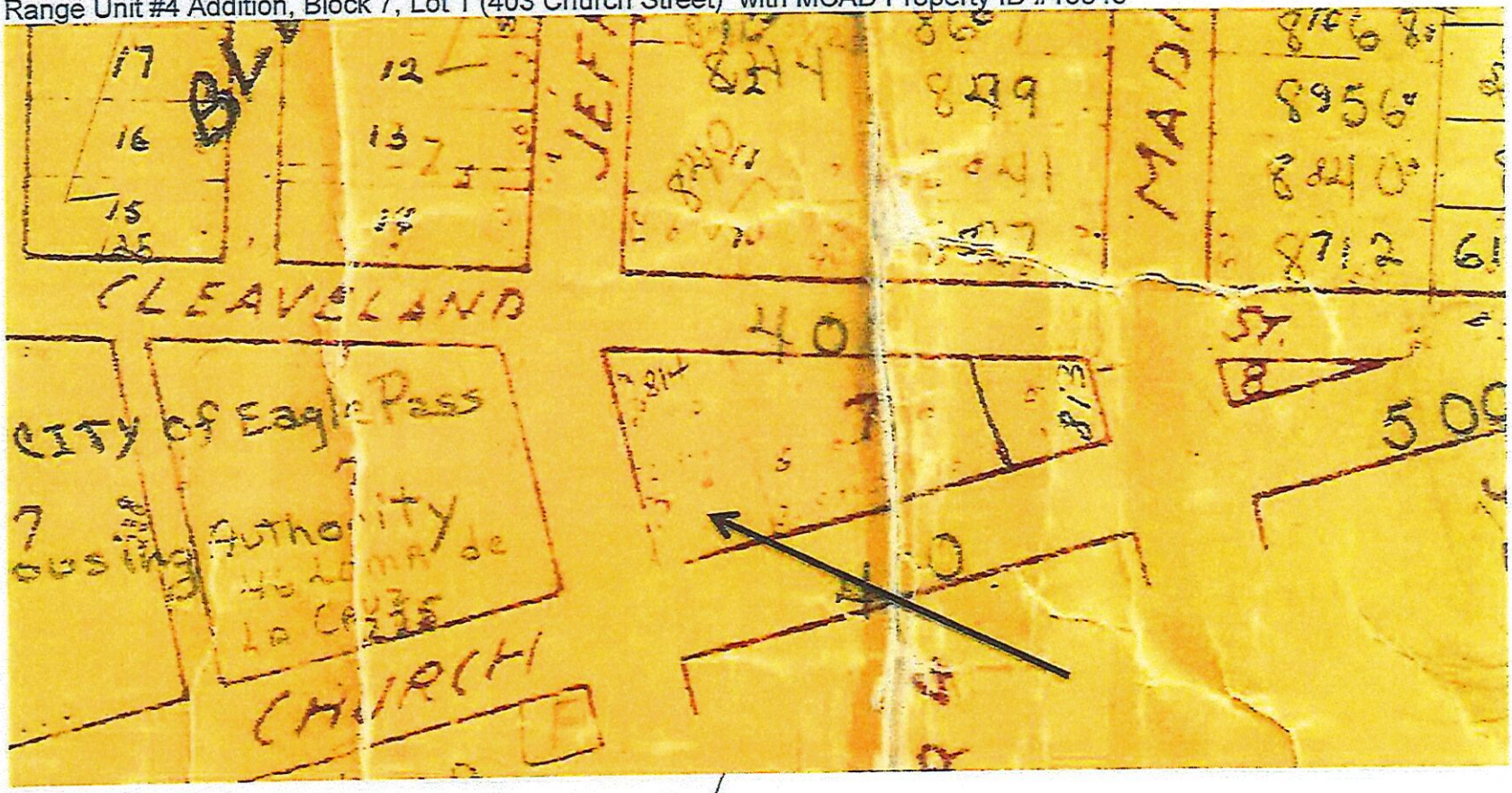
16837

PLANNING DEPARTMENT

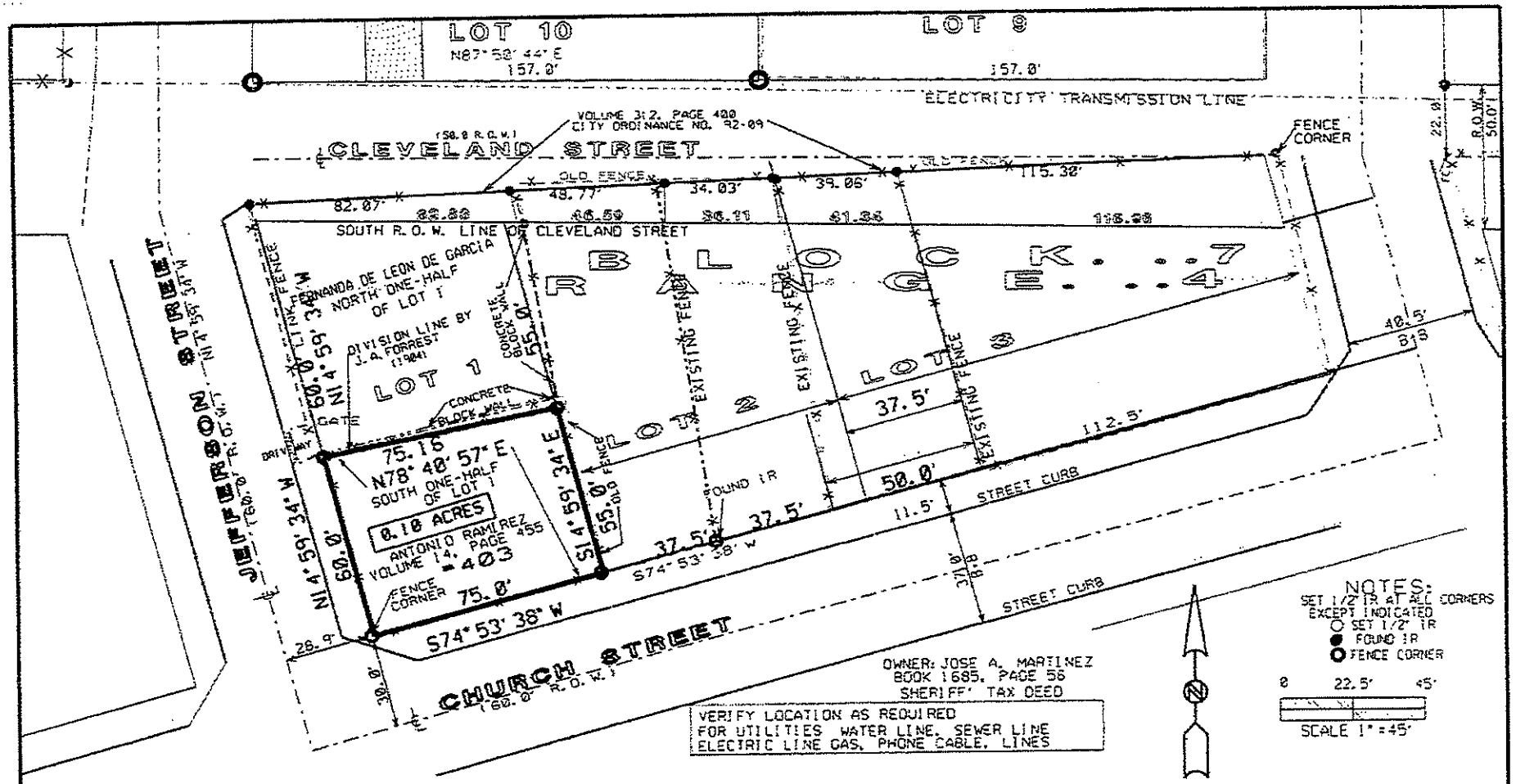
3295 Bob Rogers Drive, Eagle Pass, Texas 78852 • Phone: (830) 773-7781 • Fax: (830) 773-7803

PLAT OF RECORD: (Legacy Map)

Range Unit #4 Addition, Block 7, Lot 1 (403 Church Street) with MCAD Property ID #16846



Mariebelle Rodriguez, Assistant Planning Department
City of Eagle Planning Department



PROPERTY SURVEY SHOWING IMPROVEMENTS ON A 0.10 ACRES
THE SOUTH ONE-HALF OF LOT 1, BLOCK 7, RANGE 4, CITY OF EAGLE PASS, MAVERICK COUNTY, TEXAS.

JULY 2019 VOLUME 14, PAGE 455 OF THE M.C.D.R. SCALE 1" = 45'

I, Francisco Gaytan, Registered Professional Land Surveyor, hereby certify that the foregoing plat was prepared from a survey conducted on the ground under my supervision on July 17, 2019: that it correctly shows the boundaries, line and location of said property as shown in **ENVELOPE 24, BOTH SIDES** of the Map Records of Maverick County, Texas; and that there are no encroachments, protrusions or conflicts between the improvements and the boundaries of record except as shown above, and said property has access to and from a dedicated roadway, except as shown hereon. And that this professional service conforms to the current Texas Surveyors Association Standars and Specifications for a Category 1A, Condition II, Survey.

This property is in the 100 year flood plain as published by the Federal Flood Insurance Program.

07/17/2019

Francisco Gaytan
Registered Professional Land Surveyor
Texas No. 5474

STATE OF TEXAS
REGISTERED
FRANCISCO GAYTAN
5474
PROFESSIONAL
LAND SURVEYOR

2606 Encino Park Drive
Eagle Pass, Texas 78852
RICHARD N. LANE & ASSOCIATES
CONSULTING LAND SURVEY SERVICES
alvarez.gaytan@yahoo.com
Phone 830-773-8308

19-352

Item #4