

CITY OF DEL RIO, TEXAS  
ZONING BOARD OF ADJUSTMENT  
COUNCIL CHAMBERS - CITY HALL  
109 W. BROADWAY ST.  
MAY 19, 2014 -  
5:30 P.M.

MINUTES

1. **CALL TO ORDER**

*The meeting was called to order at 5:34 p.m.*

2. **ROLL CALL**

Present: Chairman Fernando Garcia; Boardmember Michael Coplan; Boardmember Raul Alatorre; Alternate Member Tony Sotelo; Alternate Member Dennis Smith

Absent: Boardmember Bryan Weston;

Attendees: Janice Pokrant

3. **PLEDGE OF ALLEGIANCE**

4. **APPROVAL OF MINUTES –**

*Meeting minutes were not available for this meeting*

5. **OPEN PUBLIC HEARING**

1. **Appeal #14-06 J.P. Sanchez, Representing J.P. Sanchez Construction Co., Inc. is requesting a variance in relation to front yard and parking requirements in an R-S-O Zoning District. Property Description: Lot 2, Block 25, Post Addition (300 Cano St.)**

*J.P Sanchez presented some information on the requested action and pictures showing the surrounding properties and was present to answer any questions from the board members. Mr. Sanchez stated that the building is compliance with all of the other city requirements but is asking for the parking space to be located within the front yard setback so that the house has enough room for a backyard.*

*Michael Coplan asked what the requirements were for the setback.*

*Mrs. Pokrant stated that the required setback for this zoning district is 15 feet.*

*Fernando Garcia mentioned that he drove down to the property and saw many houses that were within the front yard setback.*

*Tony Sotelo asked if the parking area was for one car or two cars.*

*Mr. Sanchez stated that the ordinance only requires one space but he was going to provide two spaces.*

*Mrs. Pokrant presented staffs review and recommendation.*

2. **Appeal #14-07 Juan J. Gonzalez is requesting a variance in relation to rear yard requirements in an R-M Zoning District. Property Description: Lot 24, Block 1, Sylvia Addition (102 Mercedes Drive).**

*Ms.. Gonzalez read the letter that was provided with the variance application while Mr. Gonzalez handed pictures of the structure in question to the board members. This letter was written and read in Spanish*

*Fernando Garcia translated the letter and discussion for the other members.*

*Raul Alatorre asked Mr. Gonzalez who at the City told him it was okay for him to build the structure without a permit and within the setback.*

*Mr. Gonzalez stated that he was told this information by the ladies at the front desk at the city. Tony Sotelo asked about the other improvements shown in the pictures. Mr. Gonzalez stated that the other improvements are incompliance with the city requirements. Mr. Sotelo asked if there was any type of right-of-way located in the rear of the property. Mrs. Pokrant confirmed that there is not a right-of-way located in this area. She also clarified that staff identified this encroachment when the applicant came to apply for the fence and gazebo permit. It was at this time that the applicant told staff that someone from our office said they didn't need a permit for this structure. When staff asked the applicant when they were told this information the applicant mentioned that it was when a previous city planner was in the office, which was at least 8 years ago. Mrs. Pokrant let the board know that the fireplace is considered a structure and as such would need to have the required setback. Mrs. Pokrant presented staff's review and recommendation.*

6.

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

3. **Appeal# 14-06** J.P. Sanchez, Representing J.P. Sanchez Construction Co., Inc. is requesting a variance in relation to front yard and parking requirements in an R-S-O Zoning District. **Property Description: Lot 2, Block 25, Post Addition (300 Cano St.)**

*Michael Coplan Motioned for approval*

*Tony Sotelo Seconded the motion*

*Motion passed 5-0*

4. **Appeal 14-07** Juan J. Gonzalez is requesting a variance in relation to rear yard requirements in a R-M Zoning District. **Property Description: Lot 24, Block 1, Sylvia Addition (102 Mercedes Drive).**

*Raul Alatorre Motioned for approval*

*Michael Coplan Seconded the motion*

*Motion passed 5-0*

7. **ADJOURNMENT**

*The meeting was adjourned at 5:54 p.m.*