

CITY OF DEL RIO
ZONING BOARD OF ADJUSTMENT
COUNCIL CHAMBERS – CITY HALL
109 WEST BROADWAY
FEBRUARY 23, 2009
6:00 P.M.

AGENDA

1. CALL TO ORDER

The meeting was called to order at 6:01P.M.by Raul Alatorre

2. ROLL CALL

PRESENT

*Fernando Garcia
Maria B. Carmen Gutierrez
Raul Alatorre
Adrian Falcone
Don Bynum*

OTHERS PRESENT

Janice Pokrant, City Planner and Maria Perez, Zoning Coordinator

3. APPROVAL OF MINUTES –JANUARY 14, 2009

Maria B. Carmen Gutierrez made a motion to approve the minutes. Don Bynum seconded the motion, which was approved unanimously. (5-0)

OPEN PUBLIC HEARING

Chairperson Raul Alatorre opened the public hearing to hear comments for or against the following appeals

4. **Public Hearing** – Ruben A. Garcia is requesting a variance in relation to parking requirements in a C-2A Zoning District. Property Description: Lot 3, Rodriguez-Newton Commercial (2003 Spur 239).
5. **Public Hearing** – Sergio & Maria Zermeno are requesting a variance in relation to side, rear, and lot coverage requirements in an R-S-O Zoning District. Property Description: Lot 19, Block 87, Blum (416 East Cortinas).

CLOSE PUBLIC HEARING

All Applicants were present to speak in favor of their appeals. No one was present against any of the appeals.

6. Appeal #09-01 Ruben A. Garcia is requesting a variance in relation to parking requirements in a C-2A Zoning District. Property Description: Lot 3, Rodriguez-Newton Commercial (2003 Spur 239).

Mr. Garcia was present for discussion. There was a brief discussion about if this case constitutes a "hardship" to allow for a variance and what actually constitutes hard surface as described in our parking ordinance.

*Don Bynum motioned to table the item and Fernando Garcia seconded the motion. The board asked for a more detailed site plan to be presented to the board by Mr. Garcia and asked staff to get a determination from the City Engineer to see if Kaliche can be used as a hard surface on parking lots. **Motion passed 5-0***

7. Appeal #09-02 Sergio & Maria Zermeno are requesting a variance in relation to side, rear, and lot coverage requirements in an R-S-O Zoning District. Property Description: Lot 19, Block 87, Blum (416 East Cortinas).

*Mrs. Zermeno was present for discussion. A motion was made for approval by Fernando Garcia for approval of the appeal and seconded by Maria Carmen Gutierrez. Chairman Alatore stated that the only thing that will be required is that she is to install gutters as to ensure rain runoff will be detained in Mrs. Zermeno's property. **Motion Passed 5-0***

8. Questions or Comments

Mrs. Pokrant asked if the board wanted to reschedule the next regularly scheduled meeting to accommodate the Spring Break schedules. The board members consented to moving the meeting back one week to March 23, 2009.

9. ADJOURNMENT

There being no further business before the Board, the meeting was adjourned at 6:44 P.M.