



City Hall  
2671 San Angelo P.O. Drawer 400  
Ingleside, TX 78362  
Phone: (361) 776-2517 Fax: (361) 776-1027

#390

REQUEST FOR VARIANCE

INSTRUCTIONS

- (1) Please type or print clearly in black ink.
- (2) File with Building Official, City hall, Ingleside, Texas
- (3) Request must be accompanied by the required filing fee
- (4) Attach extra sheets of plain paper, if necessary

TO THE ZONING BOARD OF ADJUSTMENTS, CITY OF INGLESIDE, TEXAS:

In accordance with Article 10, Planning and Zoning Section 10.05, Board of Adjustments of the City Charter and Article 1011g, Vernon's Annotated Texas Civil Statutes, the undersigns submits this request for a variance on the property herein described:

Name: Adolpho Gonzalez Street Address: 2596 San Angelo  
 Mailing Address: \_\_\_\_\_ City: Ingleside State: TX Zip: 78362  
 Phone No: 776-7718 Cell Phone No: 361-790-3715

Subject Property Description: (A Copy of Proof of Ownership Must Accompany Request)  
 Lot Number (s): 6 Block: D Subdivision: Danforth  
 Lot Size: \_\_\_\_\_ Feet X \_\_\_\_\_ Feet Frontage Street Location: 1583 Morgan Ln  
 Present Zoning Classification: ? - R-1

Reason for Requesting Variance (be specific):

I have trailers at 1583 Morgan Ln. one in front of the property one that use for storage. And the 3rd one that I am trying to get the variance on I didnt know of the zoning code. I have had this trailers since the early 80's. Please allow me in keeping - (Continue and page) -

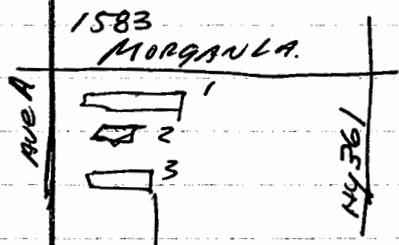
I CERTIFY THAT THE ABOVE ANSWERS ARE TRUE AND CORRECT. I ALSO CERTIFY THAT I UNDERSTAND THAT ATTENDANCE IS MANDATORY, EITHER BY MYSELF OR A REPRESENTATIVE, AT THE HEARING FOR THIS REQUEST TO BE CONSIDERED. I ALSO UNDERSTAND THAT FAILURE TO ATTEND WILL RESULT IN TERMINATION OF PROCESS AND RE-APPLICATION WILL BE REQUIRED.

DATE OF BOARD OF ADJUSTMENT MEETING: Oct. 14, 2013 TIME: 6:00pm  
Adolpho Gonzalez 7-25-2013 Adolpho Gonzalez 7-25-2013  
 Signature of Applicant Date Signature of Owner Date

REQUEST FOR VARIANCE: GRANTED: \_\_\_\_\_ DENIED: \_\_\_\_\_

Continued from page 1

THIS TRAILER ALLOWABLE TO BE CONNECTED AND IN USE TO CITY SERVICES AS IT WAS IN THE PAST IT HAS ALWAYS PASSED INSPECTION I HAVE ALWAYS KEPT THE LAND CLEAN AND MOWED. THIS REQUEST FOR SERVICES CAME TO A ~~halt~~ <sup>halt</sup> WHEN THE INSPECTOR WENT TO INSPECT THE SERVICE POLE AND RED TAG IT, DUE TO THE TRAILER NOT HAVING SERVICES CONNECTED FOR OVER A YEAR. I HAD NOT RENTED THIS TRAILER #3 SO THAT I COULD SAVE IT FROM BEING DAMAGED. AND NOW I WANTED TO ALLOW MY GRANDSON TO LIVE ~~in~~ <sup>in</sup> IT WHILE HE GOES TO COLLEGE AND NOW I AM ASKING FOR THIS VARIANCE ALLOWING ME TO KEEP THIS TRAILER IN USE. I WASN'T AWARE OF THIS ZONING CODE, THAT I HAD TO KEEP SERVICE OPEN AND NOT LET THE SERVICE BE DISCONNECTED FOR MORE THAN ONE YEAR.



THIS TRAILER IS THE ONE I AM TALKING ABOUT 2 BED ROOM IT IS REF TO 1583 #3 MORGAN LN.

IT HAS CITY WATER AND SEWER CONNECTION TO IT

PROOF OF OWNERSHIP ATTACHED AND PICTURES.

IN the passed I HAVE waited FOR A  
 good while before TURNING city SERVICES ON  
 and it HAS passed A every TIME. it HAS ALL  
 THE city SERVICES RUNNING TO THE TRAILER.  
 THIS TRAILER HAVE BEEN ON THIS PROPERTY  
 FOR passed 30 Yr.'s AND RENTED ON AND OFF

PLEASE Help me AND Helping MY GRANDSON  
 WHILE He goes TO Colledge, He's going  
 TO Del MAR its consided LOCAL AND WORKING  
 AT A LOCAL JOB, its HIS First SUMMER job AND  
 WE ARE HELPING HIM START LIFE.

I WAS ON THE UNDERSTANDING THAT THE TRAILERS  
 WERE GRANDFATHER IN FOR EVER AS LONG AS  
 I didnt MOVED THE TRAILER, UNTIL I WAS TOLD  
 OF THE CODE THAT I HAD TO KEEP SERVICES  
 CONNECTED AND LET THEM BE OFF FOR MORE  
 THEN A YEAR. I WASNT AWARE OF THIS CODE  
 SO PLEASE Help me in Keeping THE TRAILER  
 IN QUESTION IN USE. I KNOW AS 1583 #3  
 TRAILER.

Thank you  
 Adolph Blum

THE TRAILERS HAVE BEEN AT THIS LOCATION FOR 30 Yr's  
 PLEASE Help me Keep THE TRAILER IN QUESTION IN USE.

WARRANTY DEED  
(WITHOUT TITLE EXAMINATION)

475055

DATE: 2 July 1999

GRANTOR: LEE ROY GONZALES

GRANTOR'S MAILING ADDRESS (Including County):  
542 N. Rife  
Aransas Pass, Texas 78336  
San Patricio

GRANTEE: ADOLPHO D. GONZALES

GRANTEE'S MAILING ADDRESS (Including County):  
~~2546 San Angelo~~  
Ingleside, Texas 78362  
San Patricio County

CONSIDERATION: TEN DOLLARS AND OTHER VALUABLE CONSIDERATION;  
PROPERTY (including any improvements)

All of my right, title and interest in and to a certain 2.50 acres, more or less, being a portion of Lot 6, Block D, Burton and Danforth Subdivision, as shown by map recorded in Volume 152, Page 1, Deed Records, San Patricio County, Texas; and being more fully described by metes and bounds as shown on that certain Exhibit "A", attached hereto and made a part hereof as fully as if set forth herein at this point IN HAEC VERBA

RESERVATIONS FROM AND EXCEPTIONS TO CONVEYANCE AND WARRANTY:

This conveyance is made and accepted subject to all restrictions, oil and gas and other mineral leases and severances, encroachments, covenants, conditions, rights of way, and easements now outstanding and of record, if any, in said county affecting the above described property.

GRANTOR, for the consideration and subject to the reservations from and exceptions to conveyance and warranty grants, sells, and conveys to GRANTEE the property, together with all and singular the rights and appurtenances thereto in any wise belonging, to have and hold it to GRANTEE, Grantee's heirs, executors, administrators, successors, or assigns forever. GRANTOR binds GRANTOR and Grantor's heirs, executors, administrators, and successors to WARRANT AND FOREVER DEFEND all and singular the property to GRANTEE and Grantee's heirs, executors, administrators, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the reservations from and exceptions to conveyance and warranty.

When the context requires, singular nouns and pronouns include the plural; and masculine includes the feminine.

FILE NO.  
475055

This Deed has been prepared based solely upon information furnished by the Grantor and Grantees herein. No representation has been made by the preparer as to the sufficiency or marketability of the title.

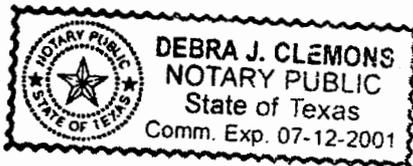
PREPARED WITHOUT  
BENEFIT OF ANY  
TITLE EXAMINATION

Lee Roy Gonzales  
(Lee Roy Gonzales)

ACKNOWLEDGMENT

THE STATE OF TEXAS

This instrument was acknowledged before me on the 2ND day of July, 1999, by LEE ROY GONZALES.



Debra Clemons  
Notary Public in and  
For the State of Texas

PREPARED IN LAW OFFICE OF:

Martin C. Haskett  
Attorney at Law  
CARLA Building  
502 N. Commercial  
Aransas Pass, Texas 78336-2764

WHEN RECORDED RETURN TO:

Mr. Adolpho D. Gonzales  
2546 San Angelo  
Ingleside, Texas 78362

Exhibit "A"

FIELDNOTE DESCRIPTION of a portion of Lot 6, Block D, Burton and Danforth Subdivision, as shown by map recorded in Volume 152, Page 1, Deed Records, San Patricio County, Texas, situated in the City of Ingleside;

BEGINNING at the northeast corner of said Lot 6, on the centerline of a 40.00 foot roadway known as Morgan Avenue, between Blocks C and D of said subdivision;

THENCE, along the common boundary of Lots 5 and 6, SOUTH 34 degrees-37 minutes WEST, at 20.00 feet pass the southwesterly right-of-way of Morgan Avenue, in all 660.00 feet;

THENCE, NORTH 55 degrees-23 minutes WEST, 165.00 feet;

THENCE, NORTH 34 degrees-37 minutes EAST, at 640.00 feet pass said right-of-way, in all 660.00 feet to said centerline and northeasterly boundary of Lot 6;

THENCE, along said centerline and boundary, SOUTH 55 degrees-23 minutes EAST, 165.00 feet to the POINT OF BEGINNING.

CONTAINING 2.50 acres, more or less, of which 0.076 acre is in road right-of-way.



*The above taken is the one*

07.25.2013 10:06



Another view of the trailer that we are getting the variance!

07.25.2013 10:06



A View of Both Trails The First Trail is Runed at present Time.

07:25:2013 10:07

# San Patricio County Appraisal District

Chief Appraiser - Rufino H. Lozano, RPA/RTA



Official Website

Hosted By Pritchard & Abbott



**General Real Estate Property Details**

[New Property Search](#)

[Go To Previous Page](#)

Property ID: 1619

Account / Geo Number:  
0022-0400-0006-005

Property Legal Description:  
PT E 1/2 LT 6 BLK D  
BURTON AND DANFORTH S/D  
2.5 ACRS

Survey / Sub Division Abstract:  
BURTON AND DANFORTH S/  
400

Property Location:  
MORGAN  
INGLESIDE TX 78362

Block:  
400

Section / Lot:  
6

Owner Information:  
GONZALES ADOLPHO D  
2546 SAN ANGELO  
INGLESIDE TX 78362 5802

[View Building Detail Information](#)

[View Land Detail Information](#)

Previous Owner:

Deed Information:

Volume:	
Page:	
File Number:	
Deed Date:	

[View Previous Owner Information](#)

Property Detail:

Agent:	None
Property Exempt:	
Category/SPTB Code:	A2
Total Acres:	2.500
Total Living Sqft:	See Detail
Owner Interest:	1.000000

[Printer Friendly Version](#)

Click the button above for a printable version of this record with all available details.

[Homestead Form](#)

NOTICE OF PUBLIC HEARING  
BOARD OF ADJUSTMENTS  
REQUEST FOR VARIANCE

In accordance with the provisions of the City Charter for the City of Ingleside and the laws of the State of Texas, all interested parties are hereby notified that the Board of Adjustment of the City of Ingleside, Texas, will conduct a public hearing at City Hall, 2671 San Angelo Street, on Monday, October 14, 2013 at 6:00 p.m. for the purpose of hearing a variance request filed by Adolpho Gonzales to allow the non-conforming use of a mobile home at Lot 6, Block D, Burton and Danforth Subdivision, also known as 1583 Morgan Lane. The purpose of this public hearing is to give all interested parties and citizens the opportunity to be heard concerning the request. If you have any objections, please advise the Inspections Department, in writing, within ten (10) days from the date hereof, in order that any such objections may be considered. Your failure to reply within this time will be treated as constituting no objection in this regard.

Information regarding the proposed variances is on file at City Hall and is available during normal office hours. If you have any questions, please feel free to call the Building Department at 776-2517.

John Davis  
Building Official

Published one time in the Coastal Bend Herald on September 26, 2013.

NOTICES MAILED TO PROPERTY OWNERS-10/04/2013

NOTICE OF AN VARIANCE

ALDOPHO GONZALES

Lot 6, Block D, Burton & Danforth Subdivision

MOORE, ROBERT  
1558 KENNEY LN  
INGLESIDE, TX 78362

ELLIOTT DOUGLAS EUGENE & SHIRLEY  
1401 SEVILLE  
PORTLAND, TX 78374

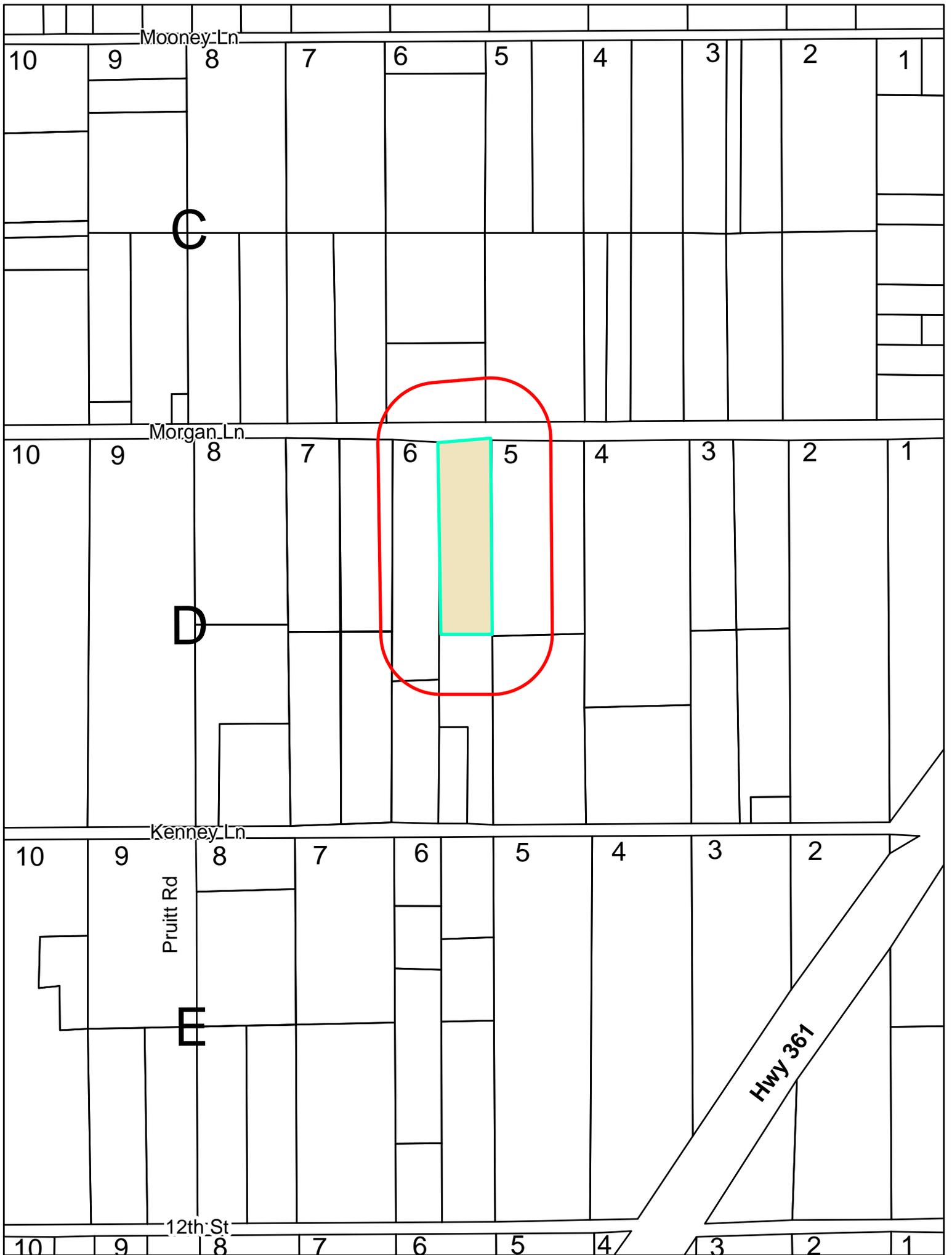
MARTIN RONALD  
PO BOX 669  
INGLESIDE, TX 78362

GONZLES ROBERTO  
718 W LOTT  
ARANSAS PASS, TX 78336

SHEARER THOMAS  
6300 OCEAN DR UNIT 5837  
CORPUS CHRISTI, TX 78412

REECE ALLAN  
PO BOX 668  
INGLESIDE, TX 78362

VASQUEZ FIDEL  
1606 KENNEY LN  
INGLESIDE, TX 78362



Mooney Ln

10 9 8 7 6 5 4 3 2 1

C

Morgan Ln

10 9 8 7 6 5 4 3 2 1

D

Kenney Ln

10 9 8 7 6 5 4 3 2

Pruitt Rd

E

12th St

10 9 8 7 6 5 4 3 2 1

Hwy 361



October 11, 2013

Board of Adjustments  
City of Ingleside

Dear Sirs/Madam;

Mr. Adolpho Gonzales has submitted a request for a variance to be allowed to re-start a non-conforming use of a manufactured home located on the property at 1583 Morgan Lane.

- 1) There are two (2) manufactured homes and an RV trailer on this property which is zoned R1;
- 2) Upon inspection for an electrical service at this location it was discovered that the manufactured home in question has not been in use since July 2010, therefore constituting a discontinuance of the non-conforming use in excess of one year as per Sec. 78-93;

Staff has inspected the manufactured home and determined that it is pre 1986 and is a HUD approved manufactured home. Also, the property is well maintained and there are no pending code enforcement issues with the property.

Thank you,

John Davis  
Building Official

**Sec. 78-91. Continuance of existing uses.**

The lawful use of a building existing at the time of the adoption of the ordinance from which this chapter was derived may be continued even though such use does not conform with the provisions of the ordinance from which this chapter was derived. If no structural alterations are made, a nonconforming use of a building may be changed to another nonconforming use of the same or more restricted classification. The foregoing provisions shall also apply to nonconforming uses in districts as may be hereafter changed. Whenever a nonconforming use of a building has been changed to a more restricted use or to a conforming use, such use shall not thereafter be changed to a less restricted use.

(Code 1979, ch. 12, § 2; Ord. No. 326, § XX(1), 9-11-79)

**Sec. 78-93. Discontinuance of use.**

If the nonconforming use of any building or premises is discontinued or its normal operation stopped for a period of one year, the use of the same shall thereafter conform to the regulations of the district in which it is located.

(Code 1979, ch. 12, § 2; Ord. No. 326, § XX(3), 9-11-79)