

MINUTES OF A REGULAR MEETING  
BOARD OF ADJUSTMENTS AND APPEALS  
MAY 29, 2007

A Regular Meeting of the Board of Adjustments and Appeals of the Town of Rancho Viejo was held on May 29, 2007 in the Town Municipal Office, 3301 Carmen Avenue, Rancho Viejo, Texas, the same being open to the public. The meeting was called to order by Mr. Matt Zebrowski at 4:02 P.M. Roll call was made by Cheryl J. Kretz, Town Secretary. Members present were:

Mrs. Kaye Fullerton  
Mrs. Diane Isbell  
Mr. Dionel Ortiz  
Mr. Bill Sharp  
Mr. Matt Zebrowski

A quorum was present for the meeting.

Those present at the meeting were:

Efren Montenegro	Lynn Victor
Craig B. Flood	Ramon Guerra
Armando Alvear	Frances Rusteberg
Ron Cassels	

APPROVAL OF MINUTES:

Motion was made by Mr. Ortiz, seconded by Mrs. Fullerton, that the Minutes of the April 26, 2007 meeting be approved as written.  
This motion carried with the following vote:

AYES: Mr. Ortiz, Mrs. Fullerton, Mrs. Isbell and Mr. Sharp

NAYS: None

ABSTAINING: Mr. Zebrowski

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REQUEST FOR A VARIANCE BY NARCEDALIA G. DE GARCIA, OWNER, LOT 43A, SECTION 7, 1704 TESORO, RANCHO VIEJO, TEXAS, TO PROVIDE FOR A VARIANCE FROM THE ZONING ORDINANCE (ORDINANCE NO. 18 AS AMENDED), ARTICLE IV, SECTION 7 - ADDITIONAL SETBACK FOR STRUCTURES OVER 20 FEET - NOT TO INCREASE THE SIDE YARD SETBACKS BY SIX (6) INCHES FOR EACH FOOT ABOVE 20 FEET. THIS IS FOR THE CONSTRUCTION OF A NEW HOME.

Mr. Ramon Guerra showed the members the details of the house plans and explained the variance request. After everyone was given an opportunity to speak on the matter, the public hearing was closed.

Motion was made by Mrs. Isbell, seconded by Mr. Sharp, to grant the variance request by Narcedalia G. de Garcia, owner, Lot 43A, Section 7, 1704 Tesoro, Rancho Viejo, Texas, to provide for a variance from the Zoning Ordinance (Ordinance No. 18 as amended), Article IV, Section 7 - Additional Setback for Structures over 20 Feet - not to increase the side yard setbacks by six (6) inches for each foot above 20 feet for the construction of a new home, as per the plat plan and drawings submitted. This motion carried with the following vote:

AYES: Mrs. Isbell, Mr. Sharp, Mrs. Fullerton and Mr. Ortiz

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NAYS: Mr. Zebrowski

REQUEST FOR A VARIANCE BY EFREN MONTENEGRO, OWNER, LOT 7, SECTION 9, 900 MORELOS, RANCHO VIEJO, TEXAS, TO PROVIDE FOR A VARIANCE FROM THE ZONING ORDINANCE (ORDINANCE NO. 18 AS AMENDED), ARTICLE IV, SECTION 1B - TO BE LESS THAN THE 25 FEET OF THE REAR PROPERTY LINE. THIS IS FOR THE CONSTRUCTION OF AN OUT BUILDING IN PROGRESS:

Mr. Montenegro detailed his variance request for the out building. The public hearing was closed after everyone was given an opportunity to speak on the matter.

Motion was made by Mrs. Fullerton, seconded by Mr. Ortiz, and unanimously carried, to grant the variance request by Efren Montenegro, owner, Lot 7, Section 9, 900 Morelos, Rancho Viejo, Texas, to provide for a variance from the Zoning Ordinance

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(Ordinance No. 18 as amended), Article IV, Section 1b - to be less than the 25 feet of the rear property line for the construction of an out building in progress, as per the plot plan and drawings submitted.

REQUEST FOR VARIANCES BY MRS. FRANCES RUSTEBERG, RANCHO VIEJO COMMUNITY IMPROVEMENT ASSOCIATION, INC. FOR LOTS 10, 11, 12, AMENDED PLAT OF SANDRA SUE ESTATES, ON ANGELITAS, TO PROVIDE FOR VARIANCES FROM THE ZONING ORDINANCE (ORDINANCE NO. 18, AS AMENDED) ARTICLE IVD, FENCE AND WALL REGULATIONS - SECTION 2A - FOR A FENCE TO BE HIGHER THAN 6 FEET IN HEIGHT; AND ARTICLE IV, SECTION 1C, ARTICLE IVD, SECTION 3A AND 3B - FOR A FENCE TO BE CLOSER THAN 25 FEET TO THE EDGE OF THE STREET. THIS FENCE IS TO ENCLOSE THE PARK.

Mrs. Frances Rusteberg spoke about the fence to be installed around the children's park. Mr. Zebrowski closed the public hearing after everyone had an opportunity to speak on the matter.

Motion was made by Mr. Ortiz, seconded by Mrs. Isbell, and unanimously carried, to grant the variance request by Mrs. Frances Rusteberg, Rancho Viejo Community Improvement Association, Inc. for Lots 10, 11, 12, amended Plat of Sandra Sue Estates, on Angelitas, to provide for variances from the Zoning Ordinance (Ordinance No. 18, as amended) Article IVD, Fence and wall Regulations - Section 2a - for a fence to be higher than 6 feet in height but not to exceed 8 feet in height and Article IV, Section 1c, Article IVD, Section 3a and 3b - for a fence to be closer than 25 feet to the edge of the street. This fence is to enclose the park.

ADJOURNMENT:

Mr. Zebrowski adjourned the meeting at 4:43 P.M.

BY:

Cheryl J. Kretz, Town Secretary

APPROVED:

Matt Zebrowski, Presiding Officer

DATE: