

MINUTES OF A REGULAR MEETING
BOARD OF ADJUSTMENTS AND APPEALS
APRIL 20, 2006

A Regular Meeting of the Board of Adjustments and Appeals of the Town of Rancho Viejo was held on April 20, 2006 in the Town Municipal Office, 3461 Carmen Avenue, Rancho Viejo, Texas, the same being open to the public. The meeting was called to order by Mrs. Kaye Fullerton at 4:02 P.M. Roll call was made by the Town Secretary. Members present were:

Mr. Bryan Dewitt
Mrs. Kaye Fullerton
Mrs Diane Isbell
Mr. Dionel Ortiz
Mr. Matt Zebrowski

A quorum was present for the meeting.

Those present at the meeting were:

Hague Dunlap, AEP	Reynaldo Garza, AEP
Jerry Don Wilson, AEP	Ed KinCannon
Rick Cardenas	Virginia Bentkowski
Ron Cassels	Craig Flood
Roberto Medrano	

APPROVAL OF MINUTES:

Motion was made by Mr. Ortiz, seconded by Mr. Zebrowski, and unanimously carried, to approve the Minutes of the Regular Meeting held on January 31, 2006, as written.

REQUEST FOR VARIANCE BY MR. ROBERTO MEDRANO,
OWNER, SECTION 3, LOT 44, 44 ALVARADO, RANCHO
VIEJO, TEXAS, TO PROVIDE FOR VARIANCE FROM THE ZONING
ORDINANCE (ORDINANCE NO. 18 AS AMENDED)

1) ARTICLE IV, REGULATIONS & RULES APPLICABLE TO ALL
DISTRICTS - SETBACK REGULATIONS SECTION 1, SUBSECTION
B - TO BE WITHIN 25' OF A REAR PROPERTY LINE. THIS IS
FOR A COVER TO A PROPOSED BRICK PATIO:

Mrs. Fullerton opened the public hearing. Mr. Medrano explained his variance request and how it would be constructed. It was noted that a letter of objection to granting the variance was received from Mr. Timothy Trapp of the Rancho Viejo Resort and Country Club.

After everyone in the audience was given an opportunity to speak on the matter, the public hearing was closed.

Motion was made by Mr. Ortiz, seconded by Mrs. Isbell, and unanimously carried, to approve the variance request by Mr. Roberto Medrano, owner, Section 3, Lot 44, 44 Alvarado, Rancho Viejo Texas, to provide for a variance from the Zoning Ordinance (Ordinance No. 18 as amended) Article IV, Regulations & Rules Applicable to All Districts - Setback Regulations, Section 1, Subsection b - to be within 25' of a rear property line as per the plot plan and drawings submitted for a cover to a proposed brick patio.

REQUEST FOR VARIANCE BY AEP TEXAS, TO PROVIDE FOR
VARIANCE FROM ORDINANCE NO. 23A - SECTION 1 - TO PROVIDE
ELECTRICAL SERVICE TO THE RANCHO NUEVO SUBDIVISION:

Mrs. Fullerton opened the public hearing. Mayor Flood explained that the Board of Adjustments and Appeals was appointed in 1989 to hear variance requests.

Mr. Dunlap explained that the service to deliver electrical power to the Rancho Nuevo subdivision would be underground except for an overhead crossing of Resaca Del Rancho Viejo with 225 feet of overhead conductor supported by one concrete pole with down guy in the city limits. Mayor Flood noted that he was opposed to this overhead service unless it was a temporary situation.

After everyone in the audience was given an opportunity to speak on the matter, the public hearing was closed.

Motion was made by Mr. Dewitt, seconded by Mr. Ortiz, and unanimously carried, to grant a temporary variance to AEP Texas, to provide a temporary variance from Ordinance No. 23A - Section 1 - to provide electrical service to the Rancho Nuevo Subdivision, as per the letter, plot plan and drawings submitted, until 30 occupancy permits were issued in this subdivision, and the bridge was in place, then the power must be relocated off the pole, the pole taken out and the service installed on the bridge. AEP representatives agreed to this temporary variance and indicated AEP would pay for the relocation of the electric service.

ADJOURNMENT:

There being no further business, Mrs. Fullerton declared the meeting be adjourned at 5:03 P.M.

BY: *Cheryl Krenz*
Cheryl Krenz, Town Secretary

APPROVED: *Kaye Fullerton*
Kaye Fullerton, Chairperson

DATE: July 13, 2006