



NOTICE OF PUBLIC MEETING
TOWN OF RANCHO VIEJO
STRATEGIC PLANNING COMMITTEE

March 28, 2012
5:30 P.M.

NOTICE is hereby given of a Meeting of the STRATEGIC PLANNING COMMITTEE of the TOWN OF RANCHO VIEJO, TEXAS, to be held on Wednesday, March 28, 2012 at 5:30 P.M., in the TOWN MUNICIPAL OFFICE, 3301 Carmen Avenue, Rancho Viejo, to consider the following items:

Review Request for a Variance by Mr. Ramiro Torres, owner, Phase 1, Lot 5604, Los Angelitos Swinger Units, 413 Morelos, Rancho Viejo, Texas, to provide for a variance from the Code of Ordinances, Chapter 70, Article III, Zoning Regulations and Rules, Division 1. Generally, Section 70-250 Regulations applicable to all districts, Setback Regulations (a) (2) - to be within 25 feet of a rear property line. This is for the construction of a new home.


Cheryl J. Kretz
Town Administrator



NOTICE OF PUBLIC MEETING
TOWN OF RANCHO VIEJO
BOARD OF ADJUSTMENTS AND APPEALS

March 29, 2012
6:00 P.M.

NOTICE is hereby given of a Meeting of the BOARD OF ADJUSTMENTS AND APPEALS of the TOWN OF RANCHO VIEJO, to be held on Thursday, March 29, 2012, at 6:00 P.M., in the TOWN MUNICIPAL OFFICE, 3301 Carmen Avenue, Rancho Viejo, Texas to consider the following items:

1. Call to Order
2. Roll Call
3. Approval of Minutes - June 8, 2011
4. Request for a Variance by Mr. Ramiro Torres, owner, Phase 1, Lot 5604, Los Angelitos Swinger Units, 413 Morelos, Rancho Viejo, Texas, to provide for a variance from the Code of Ordinances, Chapter 70, Article III, Zoning Regulations and Rules, Division 1. Generally, Section 70-250 Regulations applicable to all districts, Setback Regulations (a)(2) - to be within 25 feet of a rear property line. This is for the construction of a new home.
5. Adjourn


Cheryl J. Kretz
Town Administrator

Received
3/7/12

TO: VARIANCE COMMITTEE
FROM: Ramiro Torres
SUBJECT: REQUEST FOR VARIANCE
DATE: 03/06/2012

I am requesting a variance for the property located at Lot 5604, on Morelos Ave. Rancho Viejo, Texas. The proposed building plans were submitted on 02/26/2012 for a preliminary review and I was advised that the plans would not pass, sighting that the plans did not comply with Building Regulations, Article III, Section 70-250, which states the following:

"No vertical structure or manufacture of any kind, temporary or permanent, including over hangs [no roof may overhang into any setback area] which has a vertical height of more than two feet from grade shall be placed within the setback herein set forth, A-2. Within 25' of the rear property line"

I am hopeful the Variance Committee will allow the Rear Yard Requirement to be 10ft instead of the 25 feet as dictated in Building Regulations, Article III, Section 70-250. I ask the committee to consider that these lots were developed many years ago and should be granted grandfather status from the new regulations that have been adopted.

A tremendous hardship has and will continue to burden my family if the variance is not allowed. The bank has appraised and approved the plans for the structure and has paid off the lot at which this time is an irreversible transaction. Tremendous time and effort has been spent with the architect to find the right size plan to accommodate my family.

In closing, approval of this variance is a win-win situation for everyone involved by allowing the building of a structure that is in step with the Township of Rancho Viejo, thereby maintaining property values.


Respectfully Yours,

Ramiro Torres

47 Pizarro

909 0623
561-2973

Sec. 70-242. Eight-liners expressly prohibited.

This division expressly prohibits the presence of eight-liners in the town. Any person in possession of an eight-liner is violating the provisions of this chapter.

(Ord. No. 188, § 4, 4-13-2010)

Sec. 70-243. Definitions.

Eight-liner means any coin-operated machine or contrivance capable of being used for games of chance, including but not limited to a Tic Tac Toe eight-liner or video poker machine or other contrivance or paraphernalia, on which games of chance can be played for a consideration and which afford the player an opportunity to win a prize, gift certificate, or thing of value, whether or not the prize is automatically paid by the contrivance. The term "eight-liner" does not include any electronic, electromechanical, or mechanical contrivance designed, made, and adapted solely for bona fide amusement purposes if the contrivance rewards the player exclusively with noncash merchandise prizes, toys, or novelties, or a representation of value redeemable for those items, that have a wholesale value available from a single play of the game or device of not more than ten times the amount charged to play the game or device once or five dollars, whichever is less.

The term "noncash merchandise prizes, toys, or novelties" does not include gift certificates or the exchange of credit tickets for cash.

(Ord. No. 188, § 5, 4-13-2010)

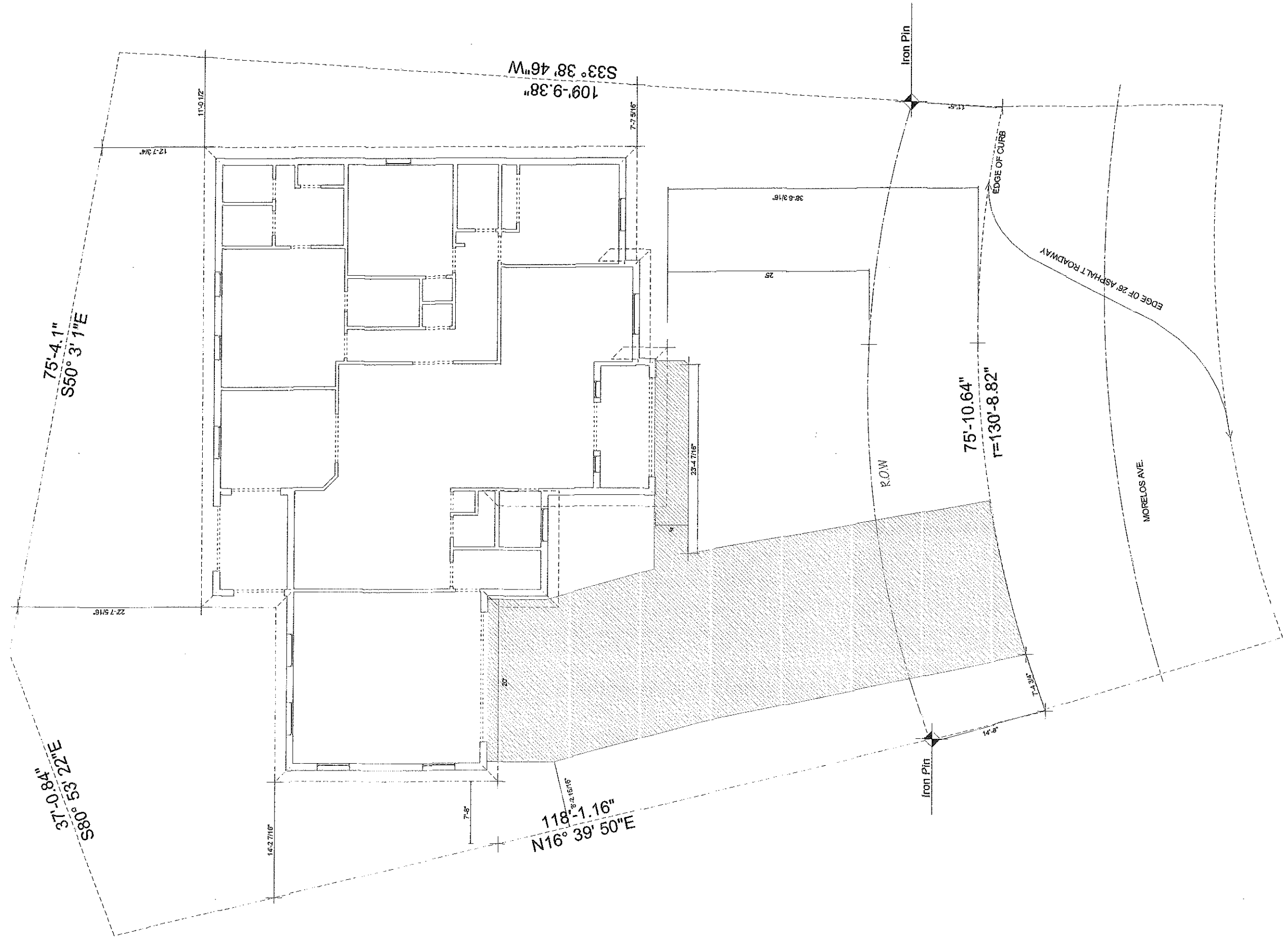
Secs. 70-244—70-249. Reserved.**ARTICLE III. ZONING REGULATIONS AND RULES****DIVISION 1. GENERALLY****Sec. 70-250. Regulations applicable to all districts.**

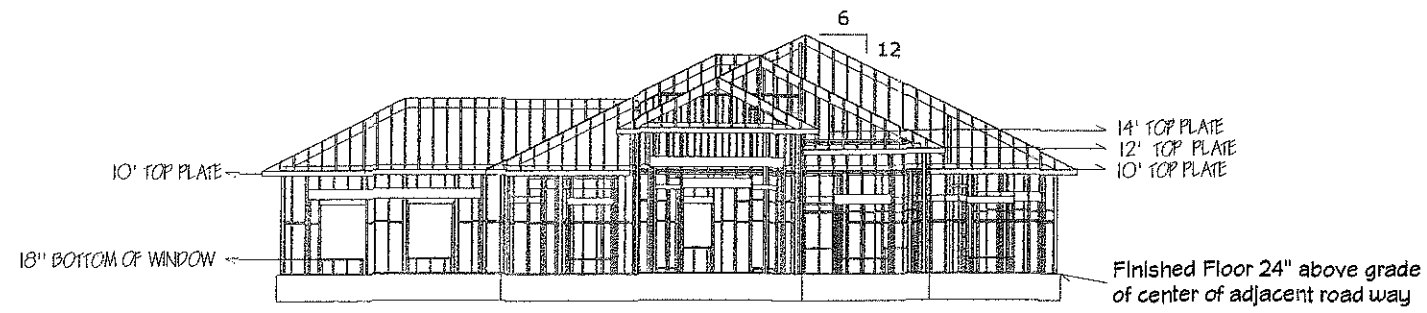
(a) *Setback regulations.* No vertical structure or manufacture of any kind, temporary or permanent, including overhangs (no roofs may overhang into any setback area) which has a vertical height of more than two feet from the slab shall be placed within the setback herein set forth, to wit: Except fence and wall regulations which have different setbacks.

For the purpose of these ordinances the following definitions shall prevail:

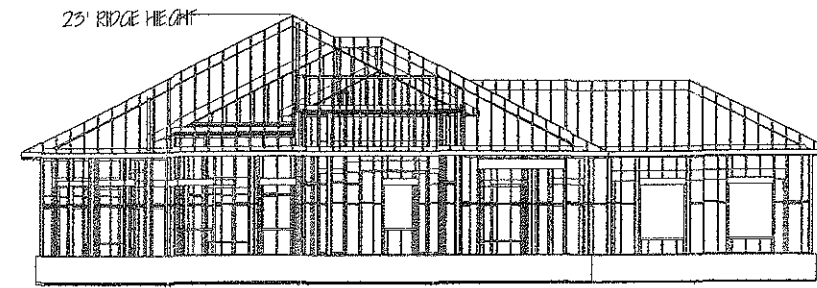
Right-of-way: Includes the paved portion as well as the unpaved portion of the "right-of-way". Any other words, road, roadway or thorough-fare, are not to be used in the zoning chapter.

- (1) Within 25 feet of the edge of the water of a resaca or other waterway;
- (2) Within 25 feet of a rear property line;
- (3) Within 25 feet of the right-of-way;



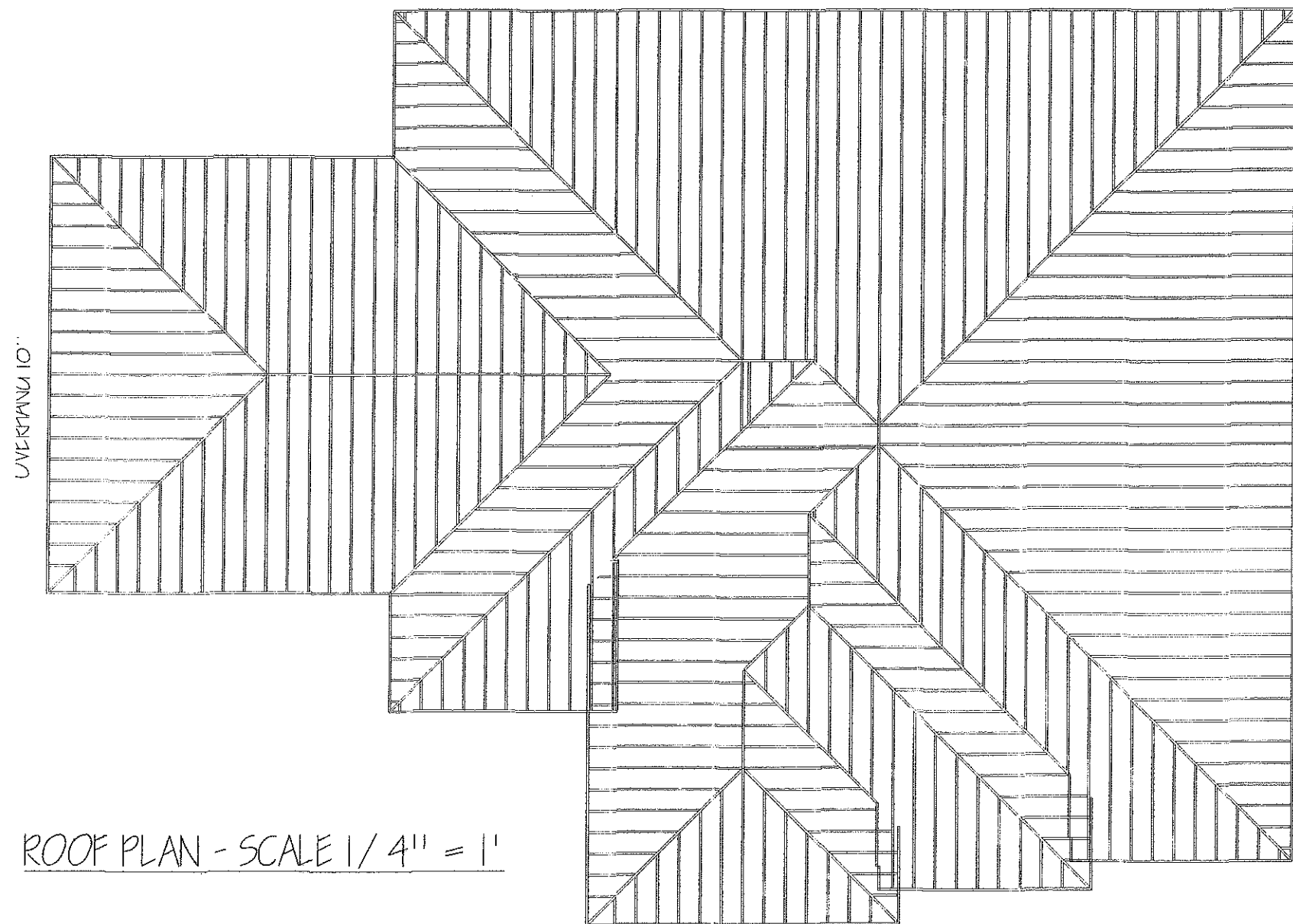


FRONT ELEVATION



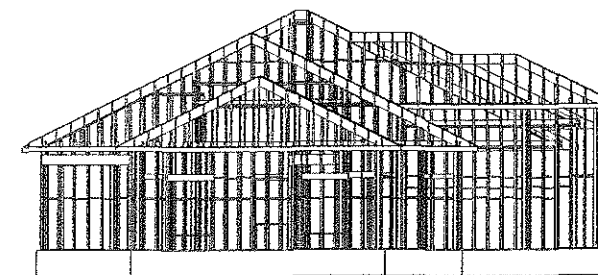
REAR ELEVATION

Rafters 16" O.C

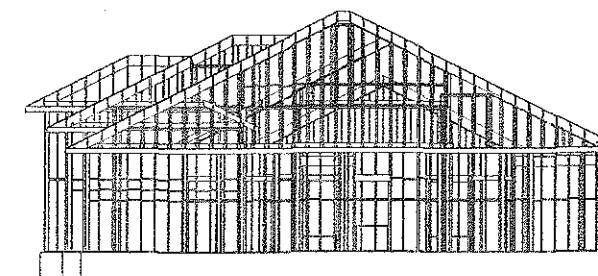


ROOF PLAN - SCALE 1/4" = 1'

OVERHANG 18"



LEFT SIDE ELEVATION



RIGHT SIDE ELEVATION

NO.	DESCRIPTION	BY	DATE
PROJECT DESCRIPTION:			
DRAWINGS PROVIDED BY:			
D/	3/	SC	5/
7			