



3301 CARMEN AVE, 78575

Phone 956-350-4093

Fax 956-350-4156

NOTICE OF A PUBLIC MEETING
TOWN OF RANCHO VIEJO
STRATEGIC PLANNING COMMITTEE

June 6, 2011

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 Monday, June 6, 2011, at 5:30 P.M., in the TOWN MUNICIPAL OFFICE, 3301 CARMEN AVENUE, RANCHO VIEJO, TEXAS to consider the following items:


Review Request for Variances by Mr. Jorge de la Garza, General Manager/Partner for Ziwa Corporation, Lot 3, 4, and 5, Block 2 Town Hall Subdivision III, located at the corner of Angelitos and Carmen, Rancho Viejo, Texas, to provide for variances from the Code Of Ordinances:

Chapter 70, Zoning, Article II. Zoning Districts, Division 5. "C" Multiple-Family Dwelling, Apartments, Townhouses and Condominiums District Sec. 70-143. Parking Regulations.

(i) to allow less than 2 off-street parking spaces for each unit - 1.5 parking spaces for every unit.

Chapter 70, Zoning, Article III. Zoning Regulations and Rules, Division 1. Generally, Sec. 70-250. Regulations applicable to all districts. (a) Setback Regulations (3) - to be less than the 25 feet of the right-of-way.

These variance requests are for the construction of a five story building for residential condominiums and light commercial to be located at the corner of Angelitos and Carmen.


Cheryl J. Kretz
Town Administrator



3301 CARMEN AVE, 78575
Phone **956-350-4093**
Fax **956-350-4156**
NOTICE OF PUBLIC MEETING
TOWN OF RANCHO VIEJO
BOARD OF ADJUSTMENTS AND APPEALS

June 8, 2011
6:00 P.M.

NOTICE is hereby given of a Meeting of the BOARD OF ADJUSTMENTS AND APPEALS of the TOWN OF RANCHO VIEJO, TEXAS, to be held on Wednesday, June 8, 2011 at 6:00 P.M., in the TOWN MUNICIPAL OFFICE, 3301 Carmen Avenue, Rancho Viejo, to consider the following items:

1. Call to Order
2. Roll Call
3. Approval of Minutes - April 28, 2011
4. Request for Variances by Mr. Jorge de la Garza, General Manager/Partner for Ziwa Corporation, Lot 3, 4 and 5, Block 2, Town Hall Subdivision III, located at the corner of Angelitos and Carmen, Rancho Viejo, Texas, to provide for variances from the Code Of Ordinances:

Chapter 70, Zoning, Article II. Zoning Districts, Division "C" Multiple-Family Dwelling, Apartments, Townhouses and Condominiums District Sec. 70-143. Parking Regulations. (i) to allow less than 2 off-street parking spaces for each unit - allow 1.5 parking space for every unit

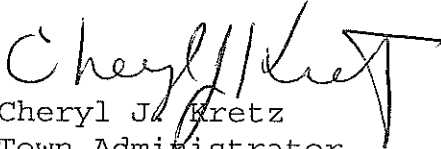
Chapter 70, Zoning, Article III. Zoning Regulations and Rules, Divison 1. Generally, Sec. 70-250. Regulations applicable to all districts. (a) Setback Regulations (3) - to be less than the 25 feet of the right-of-way.

These variance requests are for the construction of a five story building for residential condominiums and light commercial to be located at the corner of Angelitos and Carmen.

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

June 8, 2011
6:00 P.M.

5. Adjourn


Cheryl J. Kretz
Town Administrator

Received 5/10/11

May 9, 2011

Board of Adjustments & Appeals

3301 Carmen Avenue
Rancho Viejo, TX 78575

Dear Board Members:

During the past 3 years I along with a group of investors have been working on the best possible project to develop on the property located at the corner of Angelitos and Carmen. As we all know this is one of the only commercial pieces of property available in Rancho Viejo and because of this a good amount of time and consultants have been engaged to find the best possible project for our community.

Enclosed you will find information on "**The Residence**" Project with is a mixed use development. This development seeks to combine commercial space on the bottom floor with condominiums on four levels. Our goal is to accommodate a market of residents searching for an easy comfortable lifestyle in our community.

This past March we applied for a series of variance that asked for a range of items to be considered in order to make this project feasible. With the cooperation of the board most of these items were passed and for this reason we continue to work on making this project a reality. One of the items not passed was to reduce the number of parking spaces from 2 per unit to 1 per unit. We understand the importance of parking but also feel that the type of condominiums building built should bring in tenants that will either fly or come to visit bringing a reduced number of parking spaces. For this reason we would like to ask for the following Variance at this time:

The following is our request for a variance for this project: The variance we are requesting includes the following items:

1. Sec 70-143 i – Current Code Calls for "Condominiums, townhouses and apartments shall provide two off-street parking spaces for each unit in the building" Allow to change to 1.5 parking space for every unit.

With this variance the parking count for the facility would be as follows:

1. Condominiums Allowed	48 units @ 1.5 unit / Space	72 Spaces
2. Restaurant SF Allowed	3,400 sf @ 200sf/Space	17 Spaces
3. Retail SF Allowed	6,800 sf @ 400sf/Space	17 Spaces
Total Spaces Required		106 Spaces

We have enclosed a site plan for the project showing the 106 spaces required. Part of the parking will be on the city property as was negotiated when the property was purchased. We have reduced the number of units and retail space to allow for the parking available to match the project based on this variance being approved.

As you know this variance is essential in getting this project to the next phase and one step closer to being a reality. Please understand that the reason this project works is that it distributes the project cost by combining commercial and residential which allows for affordable commercial space that in time will bring better services and we hope better quality of life and increased property values.

The project will also add a significant amount of property value to our tax roll and will start generating sales tax revenue which should allow for better funding for services provided by our city.

Please let me know should you have any questions concerning any of the items mentioned above. We thank you for your consideration and look forward to hearing from you.

Sincerely



Jorge de la Garza

General Manager/ Partner

- (d) Churches shall provide one off-street parking space for each four seats.
- (e) Schools shall provide one off-street parking space for each 15 students plus one each for each teacher.
- (f) Hospitals shall provide off-street parking space on the lot sufficient to accommodate one automobile for each five beds.
- (g) Clinics shall provide off-street parking at a ratio of one spaces for each 250 square feet of floor space within the structures but in no case shall less than five off-street parking spaces be provided.
- (h) Roominghouses and lodginghouses shall provide off-street parking space at the ratio of one space for each guest for which accommodations are provided.
- (i) Condominiums, townhouses, and apartments shall provide two off-street parking spaces for each unit in the building.
(Ord. No. 18, art. VII, § 2, 1-19-1981)

Sec. 70-144. Sanitation.

There shall be no sewage disposal without water carriage. Chemical toilets may be erected on a temporary basis during construction only.
(Ord. No. 18, art. VII, § 3, 1-19-1981)

Sec. 70-145. Temporary buildings.

Temporary buildings are not allowed except for construction purposes only, and which shall be removed upon completion or abandonment of construction work. Field offices for the sale of real estate for the specified development which shall be used for temporary offices only, to be removed after sales are closed, and which are to be used only at the construction site for 12 months.
(Ord. No. 18, art. VII, § 4, 1-19-1981)

Secs. 70-146—70-173. Reserved.

DIVISION 6. "D" MOTEL/CLUB DISTRICT

Sec. 70-174. Use regulations.

In a "D" motel/club district no land shall be used and no building shall be erected or converted for any use other than:

- (1) Any use authorized in a "C" district.
- (2) Hotels, motels and which motels and hotels may have such businesses as cafes, barbershop, beauty parlors and other similar businesses when such business is for the convenience of the occupants of the building and has an integral part of the services that are offered for the guests of such hotel or motel.

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;

Client Name and Address
MR. SERGIO ARGUELLES

Project Name and Address
RANCHO VIEJO APARTMENTS
 0000 CARMEN AVE.
 RANCHO VIEJO TX. 78526

General Notes

78526 BROWNSVILLE, CAMERON, TX
VICINITY MAP
 NOT TO SCALE

MANAGER:
 JORGE DE LA GARZA

PROJECT MANAGER:
 JORGE DE LA GARZA

DRAWING SUBMITTAL STATUS

() FOR CONSTRUCTION
 () FOR APPROVAL
 () FOR PERMIT
 (X) FOR PRELIMINARY

No.	Revision/Issue	Date

Scale:

Please contact Zewa Corporation at (936) 512-8167
 if you have any questions regarding this information.

Firm Name and Address

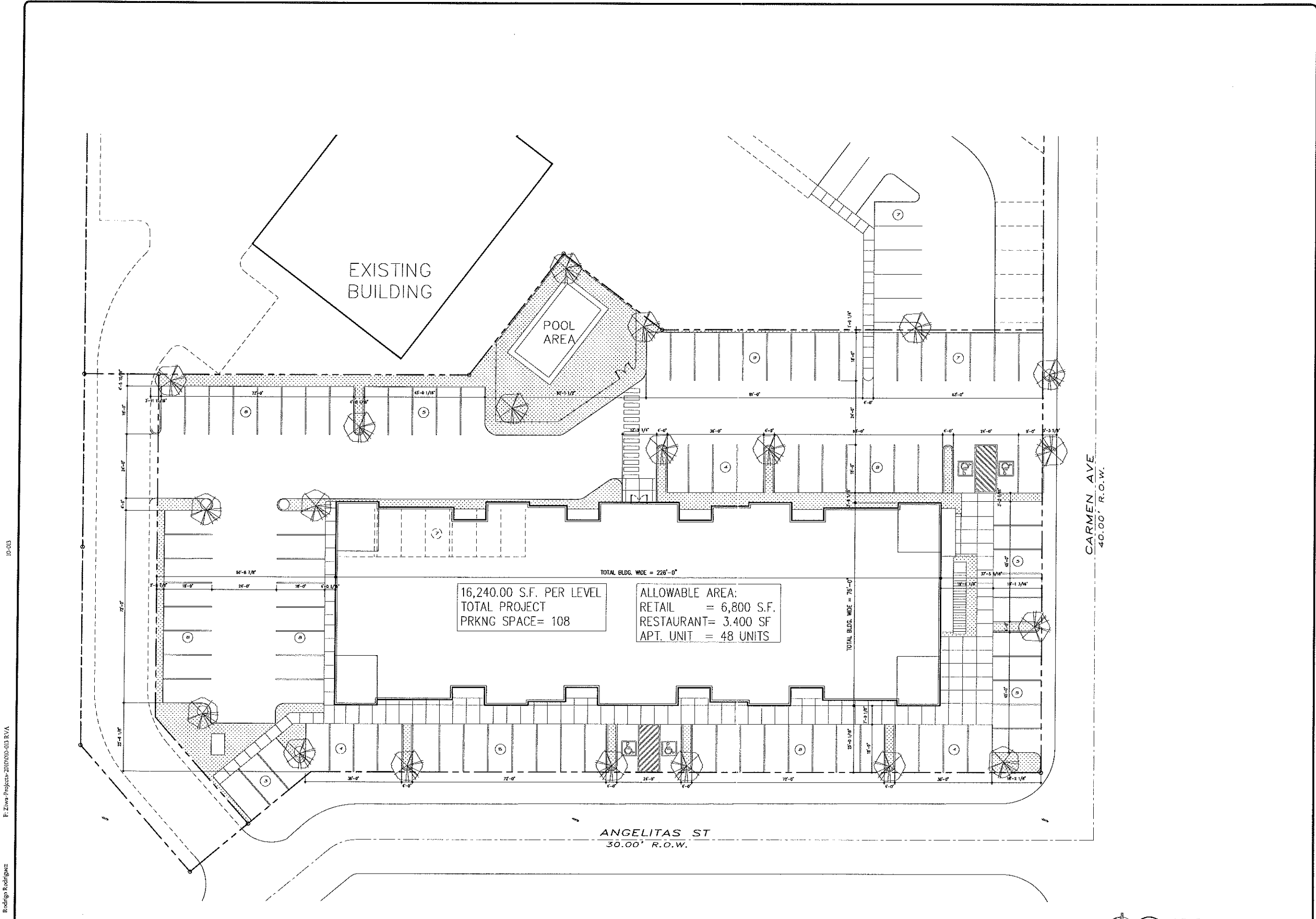
Ziwa
 DESIGN • CONSTRUCTION • MANAGEMENT
 1952 S Price Rd
 Brownsville, Texas
 TX 78526-5127

Drawing:

GENERAL SITE PLAN

Project No. 10-013	Sheet A1.0
Date MAY 9, 2011	SHEET No. of
Scale See Title Name	

NOTE: THIS DRAWING IS PROPERTY OF ZIWA CORP. ANY REPRODUCTION OR USE OF THIS DRAWING WITHOUT THE PRIOR WRITTEN CONSENT OF ZIWA IS PROHIBITED.



10-013
 F: Ziwa Projects-201010-013 R.V.A.
 Rodrigo Rodriguez

D5 GENERAL SITE PLAN
 SCALE: 1/16" = 1'-0"