



NOTICE OF PUBLIC MEETING
TOWN OF RANCHO VIEJO
BOARD OF ADJUSTMENTS AND APPEALS
SEPTEMBER 1, 2016
9:00 A.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 Thursday, September 1, 2016, at 9:00 A.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 14, 2016
4. Request for a Variance by Mr. Joe L. Villarreal, representative for Mr. Noe Frausto, owner, Lot 1 Block 4, Rancho Nuevo Subdivision, 67 Jacklyn Street, Rancho Viejo, Texas 78575, to provide for a variance from Ordinance, Chapter 70, Article III, Zoning Regulations and Rules, Division 1., Section 70-250. Regulations applicable to all districts, (a) Setback Regulations (3) - to be within 25 feet of the right-of-way. This would apply to the right side of the home on the side of Quintin Street.
5. Adjourn

Fred Blanco, Town Administrator

MINUTES OF A REGULAR MEETING
BOARD OF ADJUSTMENTS AND APPEALS
JUNE 14, 2016

A Regular Meeting of the BOARD OF ADJUSTMENTS AND APPEALS of the TOWN OF RANCHO VIEJO was held on June 14, 2016 in the TOWN MUNICIPAL OFFICE, 3301 Carmen Avenue, Rancho Viejo, Texas, the same being open to the public.

1. CALL TO ORDER:

The meeting was called to order by Mr. Dionel Ortiz at 9:00 A.M.

2. ROLL CALL:

Roll call was made by Isabel Perales, Assistant Town Secretary. Members present at the meeting were:

Mr. Fred Kennedy
Mr. Richard Lowry
Mr. Dionel Ortiz

Members absent at the meeting were:

Mr. Larry Berletch
Mr. Jorge de la Garza

A quorum was present for the meeting.

Those present at the meeting were:

Bridget Neubauer	Jean Hager	Cyndie Rathbun
Fred Blanco		

3. APPROVAL OF MINUTES - NOVEMBER 5, 2015:

Motion was made by Mr. Kennedy, seconded by Mr. Lowry, and unanimously carried, to approve the Minutes of the Board of Adjustments and Appeals Meeting held on November 5, 2015, as written.

4. REVIEW REQUEST FOR VARIANCE BY BRIDGET NEUBAUER, REPRESENTATIVE FOR S&M PROJECTED ASSETS, LLC, OWNERS OF LOT 3 BLOCK 2, TOWN HALL SUBDIVISION III, 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. REGULATION APPLICABLE TO ALL DISTRICTS, SETBACK REGULATIONS (A)(3) - TO BE WITHIN 25 FEET OF THE RIGHT OF WAY. THIS WOULD APPLY TO THE WALL ON THE SIDE OF THE BUILDING FACING ANGELITAS:

Mr. Ortiz opened the public hearing. Mrs. Neubauer, representative, gave an explanation of the request and mentioned that the request was being made to maximize parking to comply with the required amount of parking spaces and to make it safer with less traffic on Angelitas in front of the park. The building in the front is for a proposed law office with low traffic. The building to the rear of the property is for future commercial use with no expected high traffic. They are proposing for them to be built aesthetically to look the same. There were no comments from the audience. After everyone was given the opportunity to speak on the matter, Mr. Ortiz closed the public hearing.

Motion was made by Mr. Lowry, seconded by Mr. Kennedy, and unanimously carried, to approve the request for variance by Bridget Neubauer, Representative for S&M Projected Assets, LLC, owners of lot 3 block 2, Town Hall Subdivision III, Rancho Viejo, Texas, to provide for a variance for 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)(3) - to be within 25 feet of the right of way. This would apply to the wall on the side of the building facing Angelitas.

5. ADJOURNMENT:

Motion was made by Mr. Kennedy, seconded by Mr. Ortiz, and unanimously carried, to adjourn the meeting at 9:14 A.M.

BY: _____
Fred Blanco, Town Administrator

APPROVED: _____
Dionel Ortiz, Chairman

DATE: _____

July 12, 2016

Re: Variance Request

To Fred Blanco:

Please accept this as my formal request for a variance on the 25' setback on my corner lot (Lot #1, Block 4) in Rancho Nuevo subdivision. We are very excited to make Rancho Nuevo our new home; however, we are having an extremely difficult time building what we hope will be our last home with a 25' set back on 3 of 4 sides of our lot. We currently live in a 2 story home, and our purpose for building a new home is to move into a one story home. Abiding by the 25' set back in front and back (facing Jacklyn St) is not an issue; however, having the same 25' setback on the side as well is making it impossible to build our one story dream home and pool that we have carefully designed. The swimming pool is essential for our new home, as it will serve not only as recreation for my family, but as a means for water therapy and exercise for my son whom plays high school football. As for myself, I have had two previous knee surgeries so water exercise will be my primary method of work outs. We have taken the initiative to discuss this with our realtor, Mr. Jeff Lewis, and have looked at other lots as an alternative option; however, none were available to our liking as the corner lot we chose.

I ask that you please consider our request as this is our family home that we hope to begin building. In addition, I grant my contractor, Mr. Joe Villarreal from JV Builders, authority to attend any necessary meetings on my behalf in the event I am unable to attend myself due to my work travel.

I thank you in advance for your time and consideration regarding this request. Please feel free to call me with any questions or concerns.

Respectfully,



Noe Frausto

(956)443-7816

JUL 19 2016

BY: 

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.

(3) Within 25 feet of the right-of-way;

FLOOD ZONE:
This tract lies in zone "C" (areas of minimal flooding) per the N.E.I.P. Flood Insurance Rate Map of community no. 480101, panel 0250B, effective September 15, 1983.

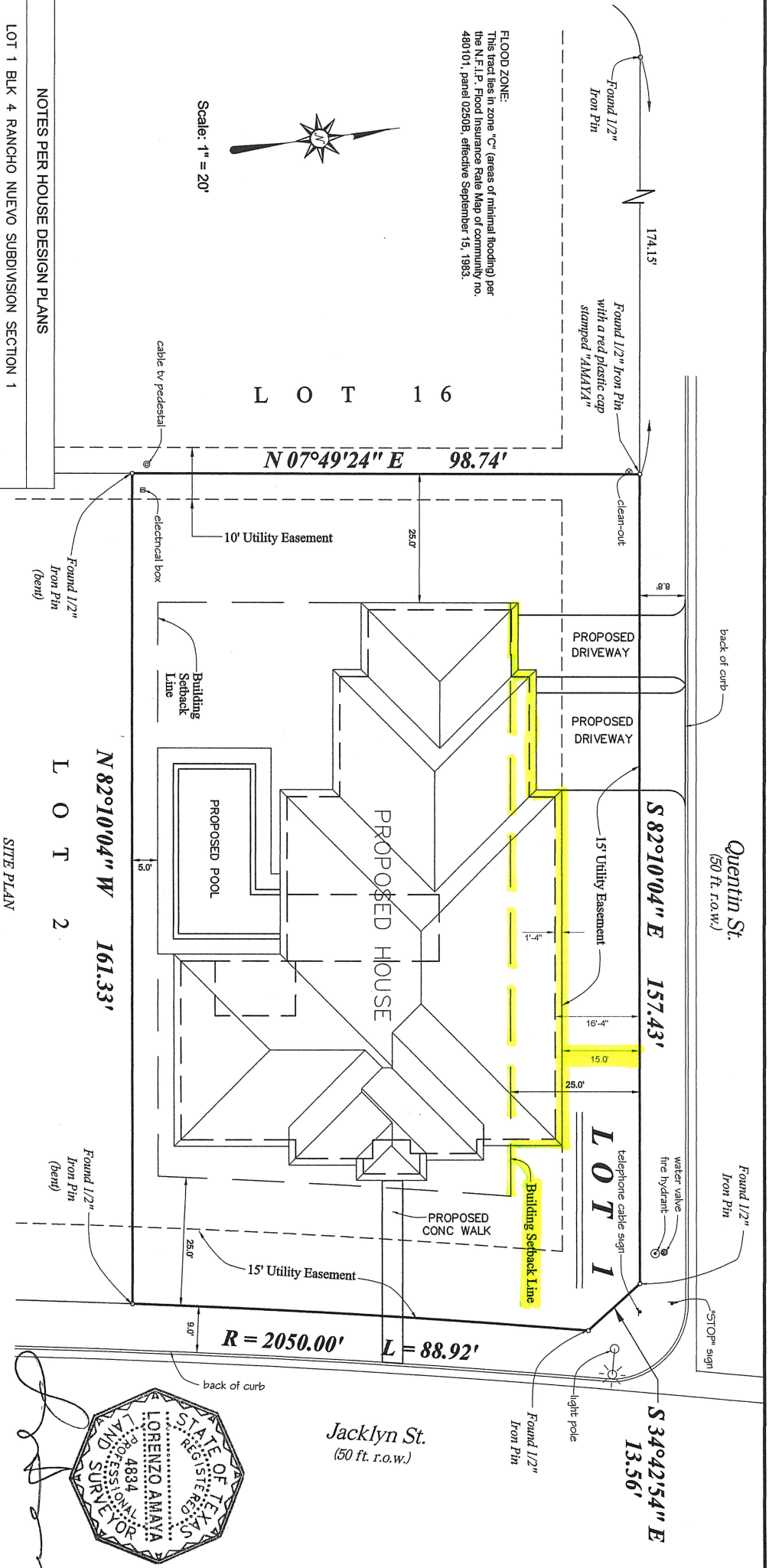


Scale: 1" = 20'

NOTES PER HOUSE DESIGN PLANS

- LOT 1 BLK 4 RANCHO NUEVO SUBDIVISION SECTION 1
- LOT SIZE- 16,081 SQ. FT.
- HOUSE FOUNDATION- 5,520 SQ. FT.
- PROPOSED POOL- 907 SQ. FT.
- DRIVEWAYS- 703 SQ. FT.
- SIDEWALK- 102 SQ. FT.
- TOTAL LOT IMPROVEMENTS= 7,232 SQ. FT.

LOT SIZE MINUS LOT IMPROVEMENTS= 8,849 SQ. FT. OF GREEN AREA
8,849 SQ. FT. / 16,081 SQ. FT. = 55% OF GREEN AREA



Lot One (1), Block Four (4), RANCHO NUEVO SUBDIVISION PHASE I, Town of Rancho Viejo, Cameron County, Texas according to the Map thereof recorded in Cabinet 1, Slot 2718-A and 2718-B, Map Records of Cameron County, Texas

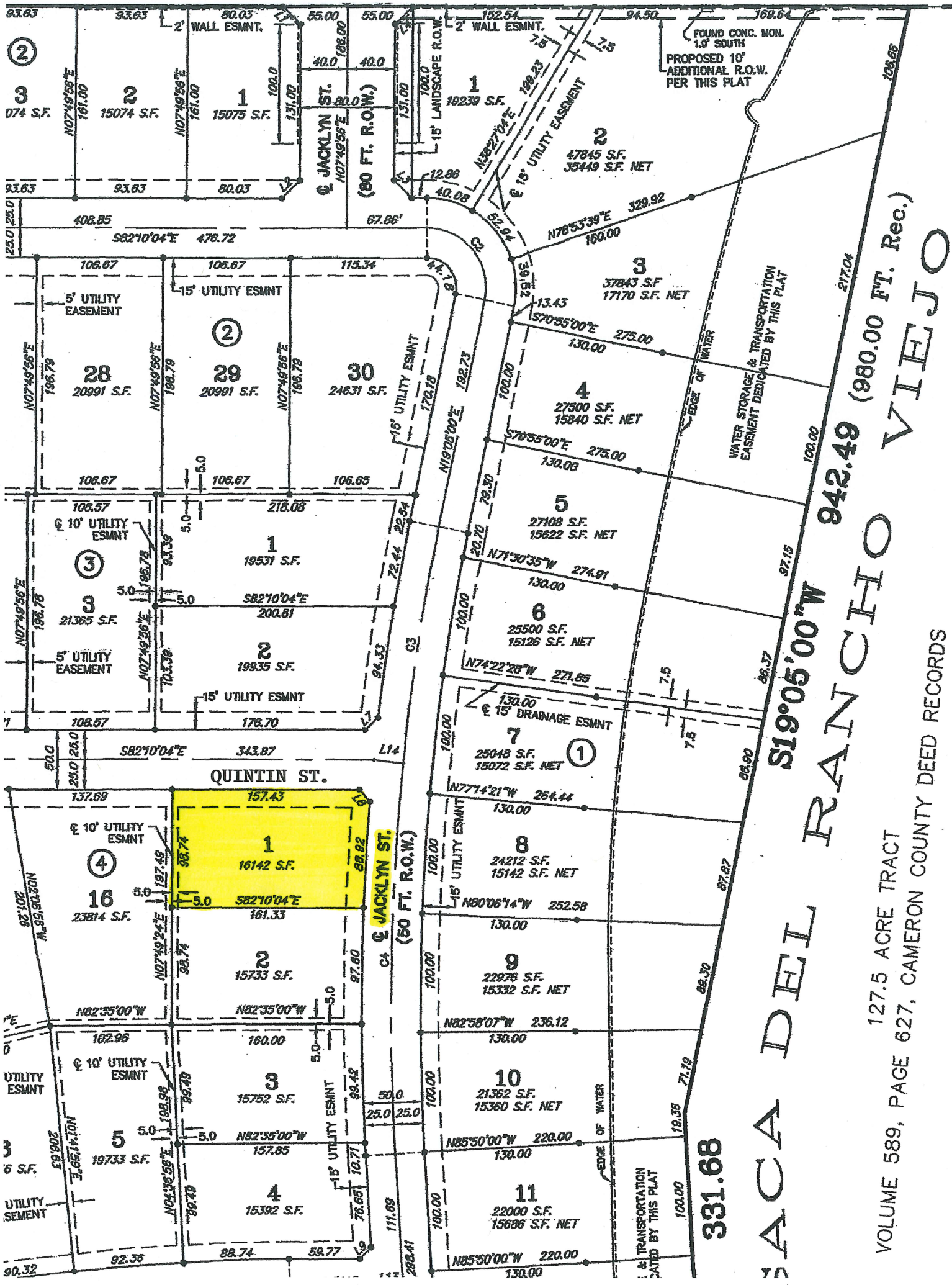
SITE PLAN

Prepared for:

Noe Frausto
and
Norma Jean Frausto

Job No. 1249

Amaya Surveying Co., LLC
TRPLS Firm No. 10071700
905 E. Los Ebanos Blvd. Suite C
Brownsville, TX 78520
office: 956-550-0177
l.amaya@gvr.com



127.5 ACRE TRACT

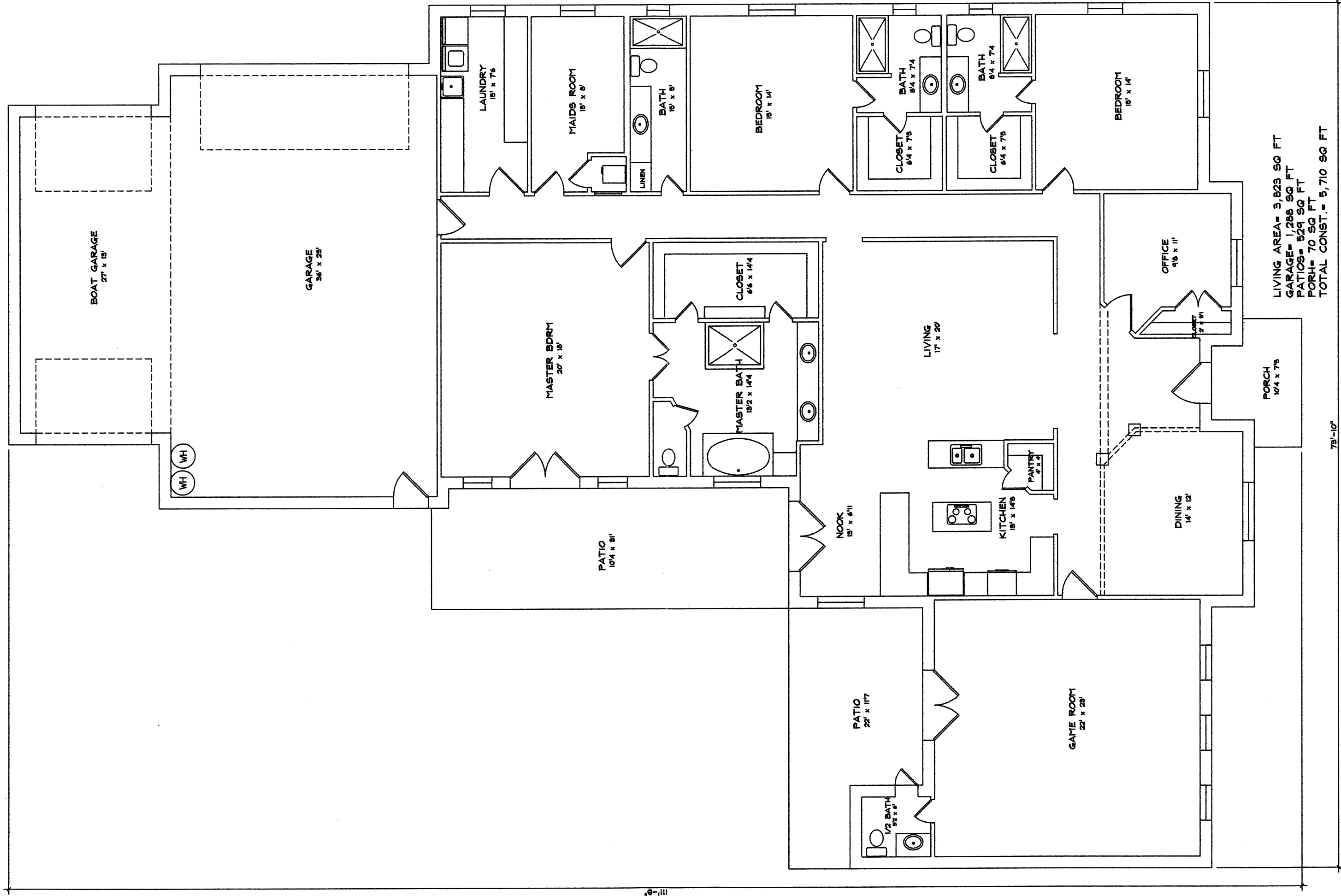
VOLUME 589, PAGE 627, CAMERON COUNTY DEED RECORDS

RANCHO VIEJO

331.68

S19°05'00"W

942.49 (980.00 FT. Rec.)



N 07°-49'-24" E 98.74'

5' UTILITY ESMT

25'-9"

25' BUILDING SETBACK

BOAT GARAGE
27' x 12'

GARAGE
20' x 12'

PROP. POOL

S 82°-10'-04" E 161.33'

S 82°-10'-04" E 157.43'

15' UTILITY ESMT

LAUNDRY
12' x 7'

MAIDS ROOM
12' x 7'

BATH
12' x 7'

BEDROOM
12' x 12'

CLOSET
6'4" x 7'

BATH
6'4" x 7'

CLOSET
6'4" x 7'

BEDROOM
12' x 12'

MASTER BEDRM
12' x 12'

MASTER BATH
12' x 12'

CLOSET
6'4" x 7'

LIVING
17' x 22'

KITCHEN
12' x 12'

DINING
12' x 12'

OFFICE
12' x 12'

PORCH
12' x 7'

25' BUILDING SETBACK

15' UTILITY ESMT

9'-9"

QUINTA ST.

JACKSON ST.