



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

January 17, 2017
9:00 A.M.

NOTICE is hereby given of a MEETING of the STRATEGIC PLANNING COMMITTEE of the TOWN OF RANCHO VIEJO, TEXAS, to be held on January 17, 2017, at 9:00 A.M., in the TOWN MUNICIPAL OFFICE, 3301 CARMEN AVENUE, RANCHO VIEJO, TEXAS to consider the following items:

1. Review variance request by Mr. Anthony De Ponce, representative for IRON PEARL INC, owner, Lot 1502 Section 4 North, 504 Zapata Avenue, 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 a portion of the front of the home.

2. Adjourn

Fred Blanco, Town Administrator

In the spirit of full disclosure as advocated by the Texas Open Meetings Act, the Town of Rancho Viejo posts this advisory to report that a quorum of the Town of Rancho Viejo Board of Aldermen may attend this meeting of the Strategic Planning Committee on 1/17/2017 at 9:00 A.M. at Town Hall. The Board of Aldermen is not responsible for this meeting, as the Strategic Planning Committee is a purely advisory body. No deliberation of Town business, except as may be incidental to the committee meeting, or action on Town business will take place by or among the Aldermen.

Chapter 70. 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;

January 3, 2017

Mr. Fred Blanco,
Town Administrator
Rancho Viejo, Texas

Ref: Variance request under Hardship situation based on Article III. Zoning Regulations and Rules, Division 1-Section 70-250-a- (3) Variance Requested Two (2') Feet Within the 25 Feet of the right-of-way.

Dear Mr. Blanco

The owners of the residence located at 504 Zapata Ave. hereby request that Variance of Two (2') Feet be granted under Hardship situation so we can continue make restorations and repairs to the home at the above described location.. The residence suffered a plumbing leak from an upstairs bathroom while the occupants were on vacation. Unfortunately, the leak continued and the water was running for about 4 days before it was discovered. Damage was extensive. Ceilings and walls collapsed and water flooded the floors throughout the home. Walls, insulation, flooring, personal property, and infrastructure was damaged throughout the home. The stairway providing access to the upstairs area was removed because water damage to the stair base and the structure supporting it as well as the flooring itself. The prior location of the stairway made it difficult to rebuild in that area and still comply with current code requirements due to space limitations. A better design was to move the stairway to the front of the home.

As part of the renovation and repairs we take the opportunity to make an addition of the living area as per attached building plans and for which we are requesting a building permit from you also.

Next Generation Homes, Llc. is conducting demolition and repairs. The owner has elected to move forward with an extensive remodel at this time as a result of the necessity to rebuild anyway. The owner has incurred substantial expenses in the demolition and rebuild.

During the course of the rebuild, it was discovered that original water and sewer lines were improperly installed during original construction. These lines had to be rerouted and replaced, including the connection with Rancho Viejo MUD.

As part of the reconstruction, the owners, re-designed the entry and stairway which now meets current code requirements and works in the redesigned space available in the home as would show in the attached plans.

We respectfully request that your office approve a variance of 2' to the front of the residence in order to provide a new entry and access to the upstairs section of the home.

Drawings and recently obtained Survey would be presented in support of this request

Thank you for your assistance in this matter.

Respectfully submitted,



Anthony De Ponce
Next Generation Homes, Llc.
608 Zapata, Ave.
Rancho Viejo, TX 78575

Attached:

Copies:

9 each 11 X 17

7 each regular Size

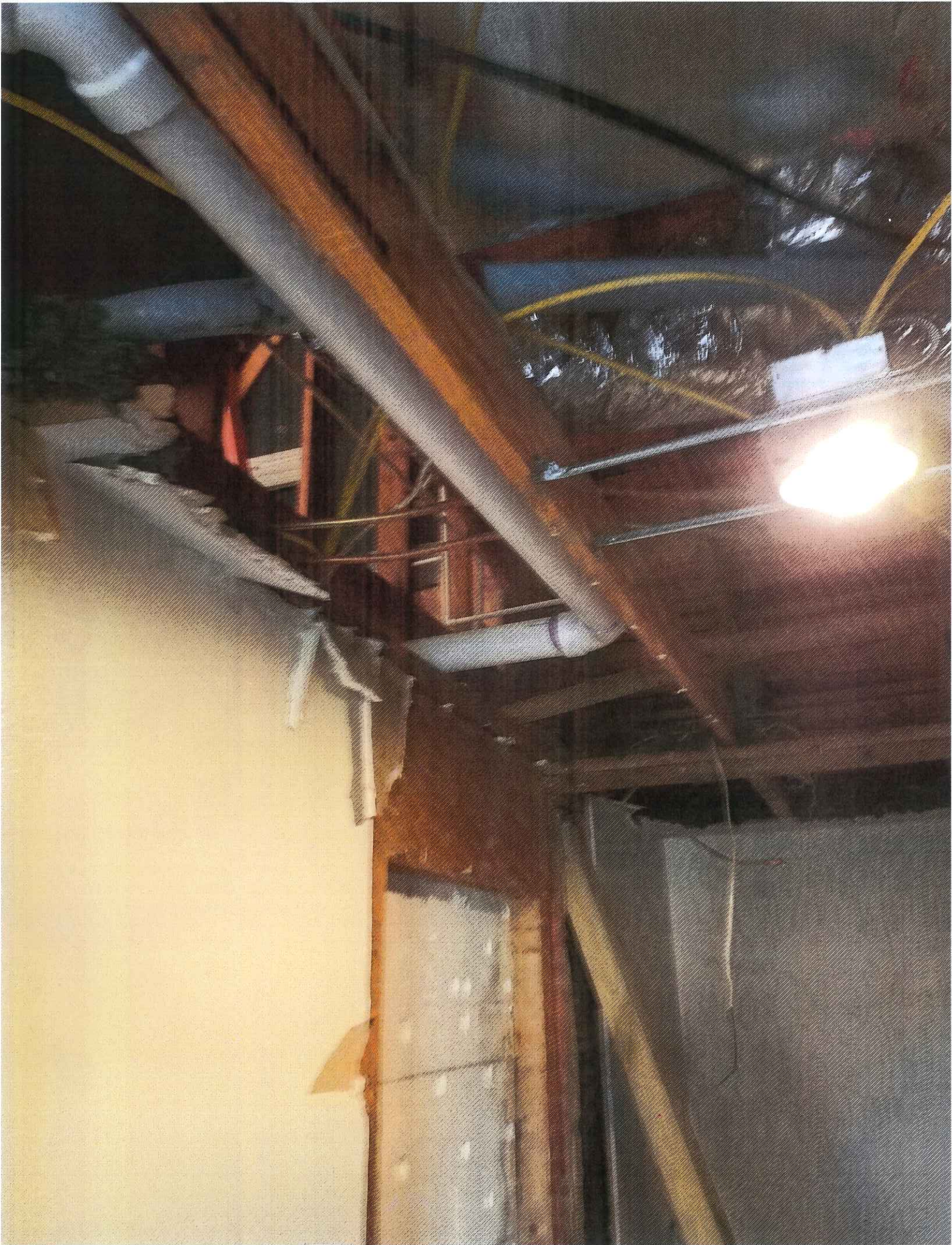
Photos of Damages



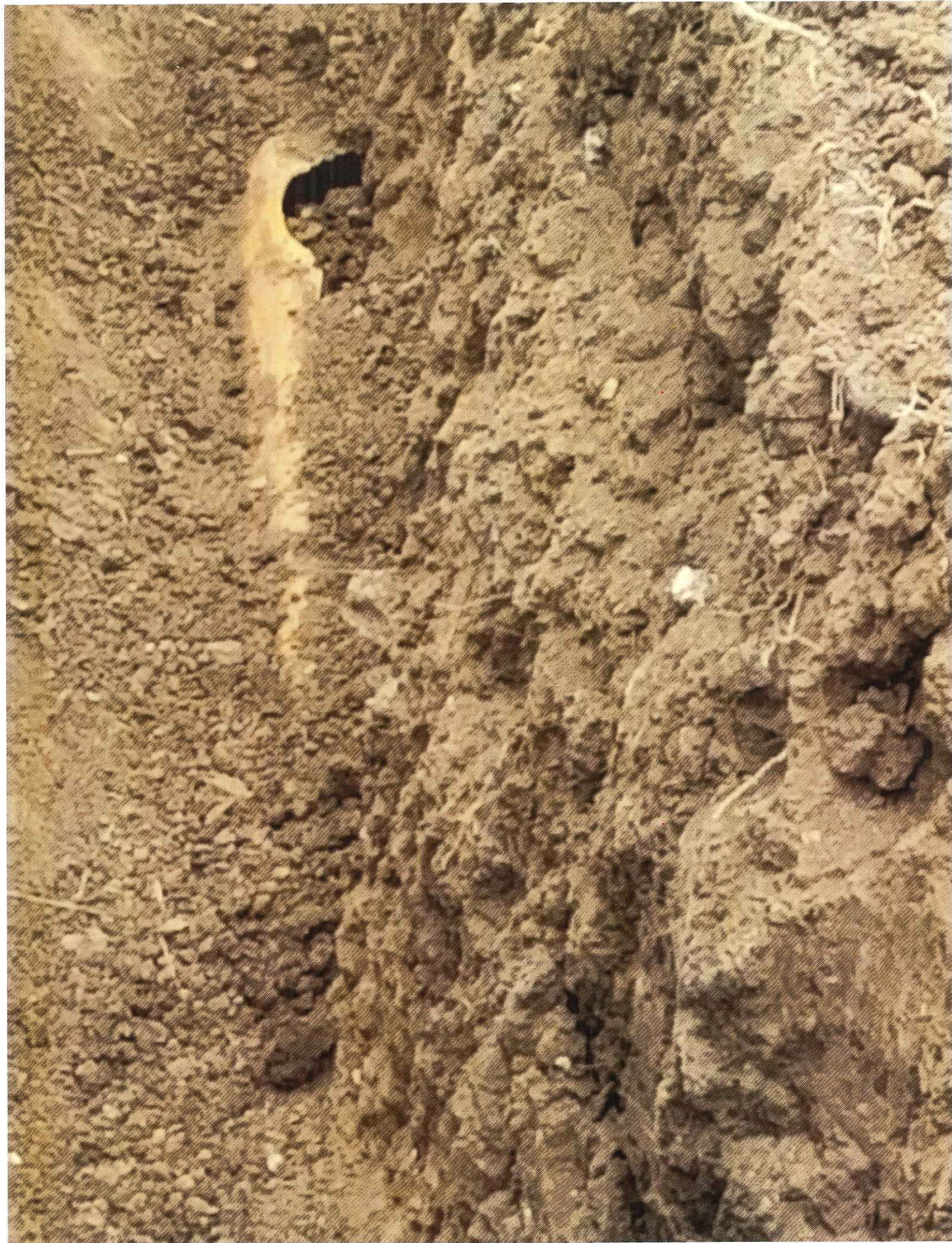


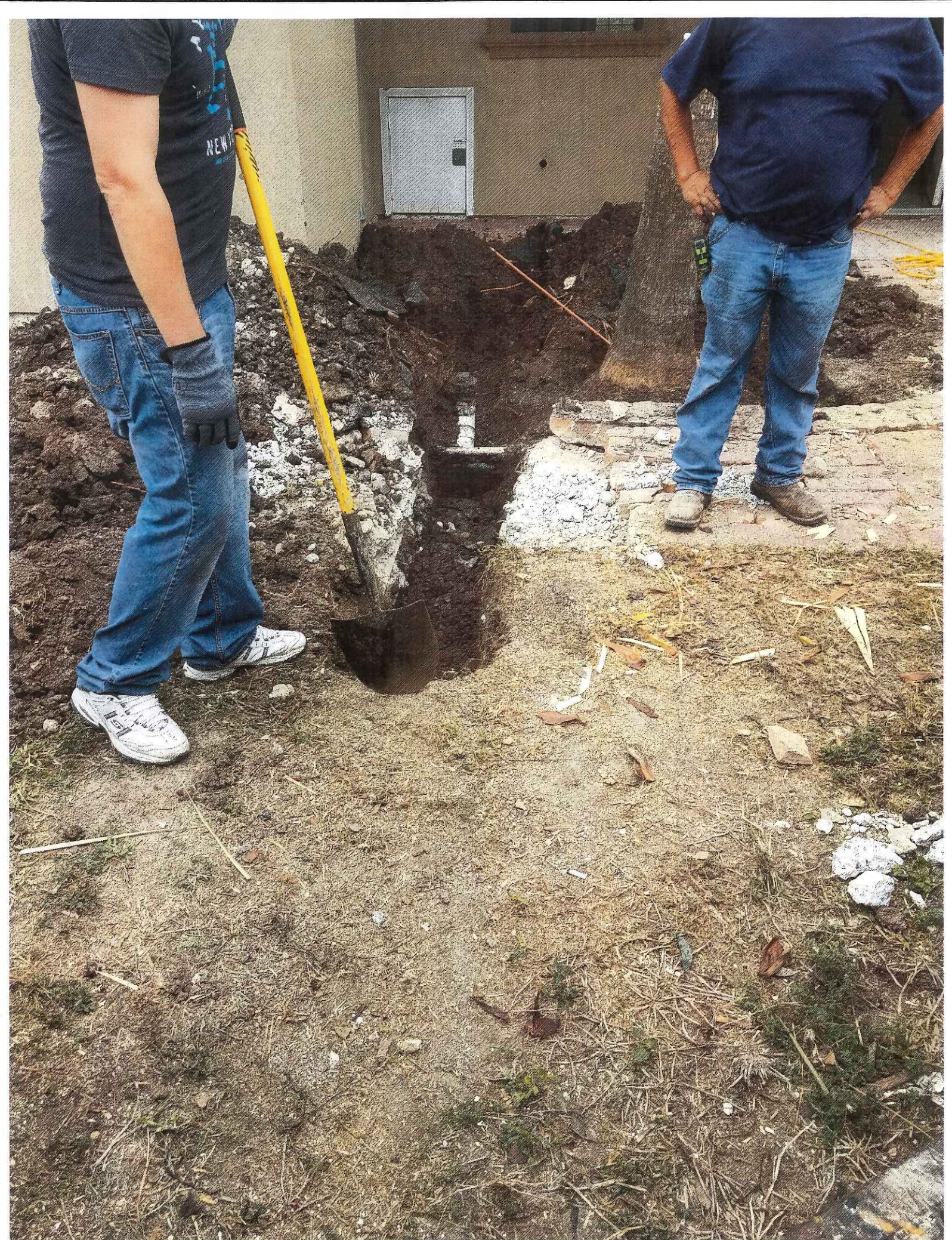










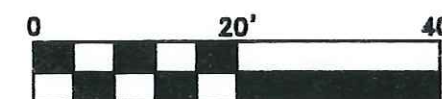


NOTES:

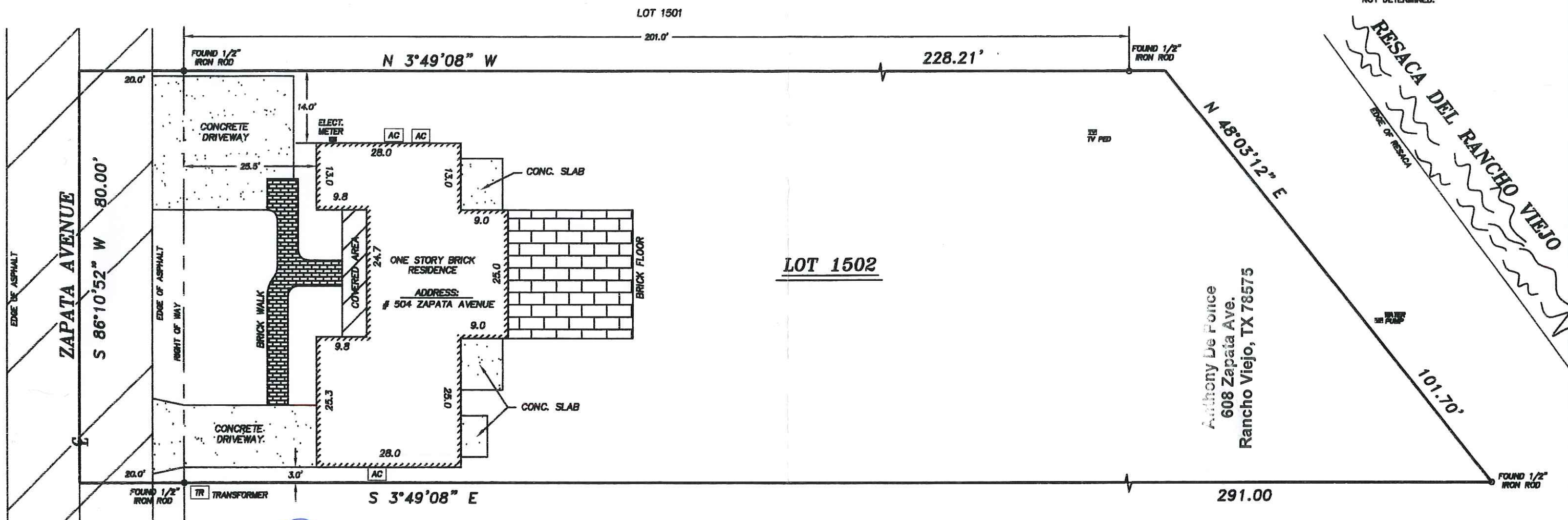
- 1.- THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- 2.- HOMELAND SURVEYING COMPANY, HAS MADE NO INDEPENDENT SEARCH OF LEGAL MATTERS OF RECORD.

FLOOD ZONE:

FLOOD INSURANCE RATED WITH COMMUNITY
 PANEL No. 480101 0350 B
 EFFECTIVE DATE: SEPTEMBER 15, 1983
 THIS PARCEL OF LAND LIES IN ZONE "C"
 ZONE "C" (Areas outside Resaca)
 ZONE "C" - AREAS OF MINIMAL FLOODING
 ZONE "A" (Areas within Resaca)
 ZONE "A" - AREAS OF 100-YEAR FLOOD; BASE FLOOD
 ELEVATIONS AND FLOOD HAZARD FACTORS
 NOT DETERMINED.



Scale 1" = 20'



Handwritten signature of Jose Luis Lozano

LOT 1301

PLAT OF SURVEY

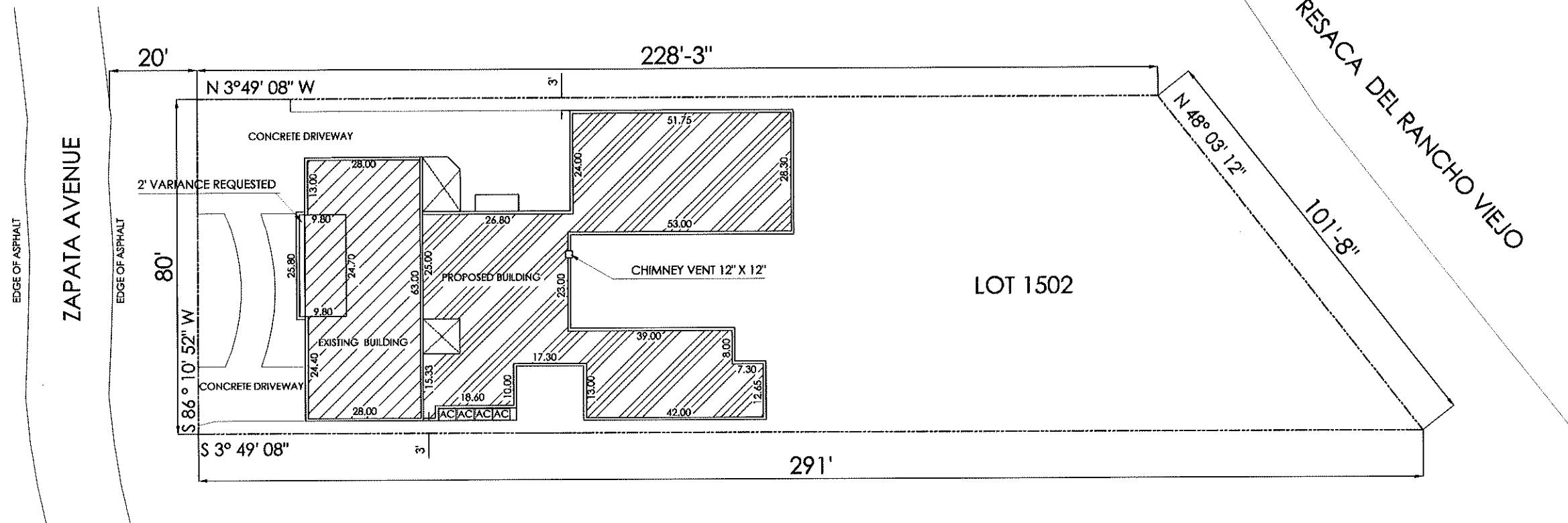
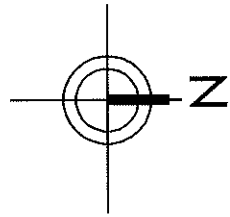
LOT 1502, NORTH RANCHO VIEJO SUBDIVISION, SECTION IV, TOWN OF RANCHO VIEJO, CAMERON COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN VOLUME 28, PAGE 49-A, MAP RECORDS OF CAMERON COUNTY, TEXAS, AS HERETO ADOPTED KNOWN AS 504 ZAPATA AVE., RANCHO VIEJO, TEXAS 78575.

SURVEYED FOR: ANTHONY DePONCE

"THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY, AS DESCRIBED HEREON, WAS MADE ON THE GROUND ON NOVEMBER 18, 2016, THAT THE ONLY IMPROVEMENTS ON THE GROUND ARE AS SHOWN; THAT THERE ARE NO VISIBLE ENCROACHMENTS, VISIBLE OVERLAPPIINGS, APPARENT CONFLICTS OR VISIBLE EASEMENTS, EXCEPT AS SHOWN HEREON.



HOMELAND
 Land Surveying Co.
 34 S. CAMINO DEL REY
 BROWNSVILLE, TEXAS 78520
 homelandsurveying@yahoo.com
 CELL Phone: (956) 341-7683
 Mailing Address:
 P.O. BOX 598
 OLMITO, TEXAS 78575



SITE PLAN

SCALE 1" = 30' (1:360)

AREA CALCULATOR

EXISTING AREA

FIRST FLOOR = 1764 SQ. FT.

SECOND FLOOR = 718.67 SQ. FT.

TOTAL = 2482.67 SQ. FT.

PROPOSED AREA

FIRST FLOOR = 4176.26 SQ. FT.

SECOND FLOOR = 944.42 SQ. FT.

TOTAL = 5120.68 SQ. FT.

General Notes

No.	Revision/Issue	Date

PROJECT

FR 504 ZAPATA

LOCATION

504 ZAPATA AVENUE
RANCHO VIEJO,
BROWNSVILLE, TX

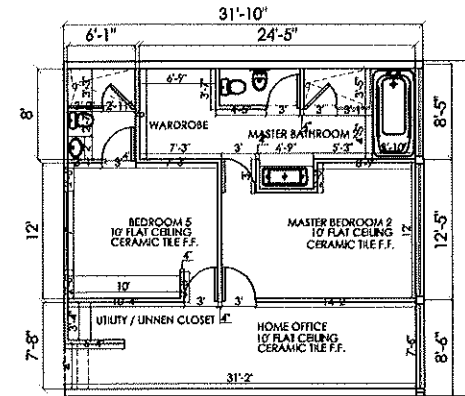
DATE: 1/8/2017

SCALE: 1:360

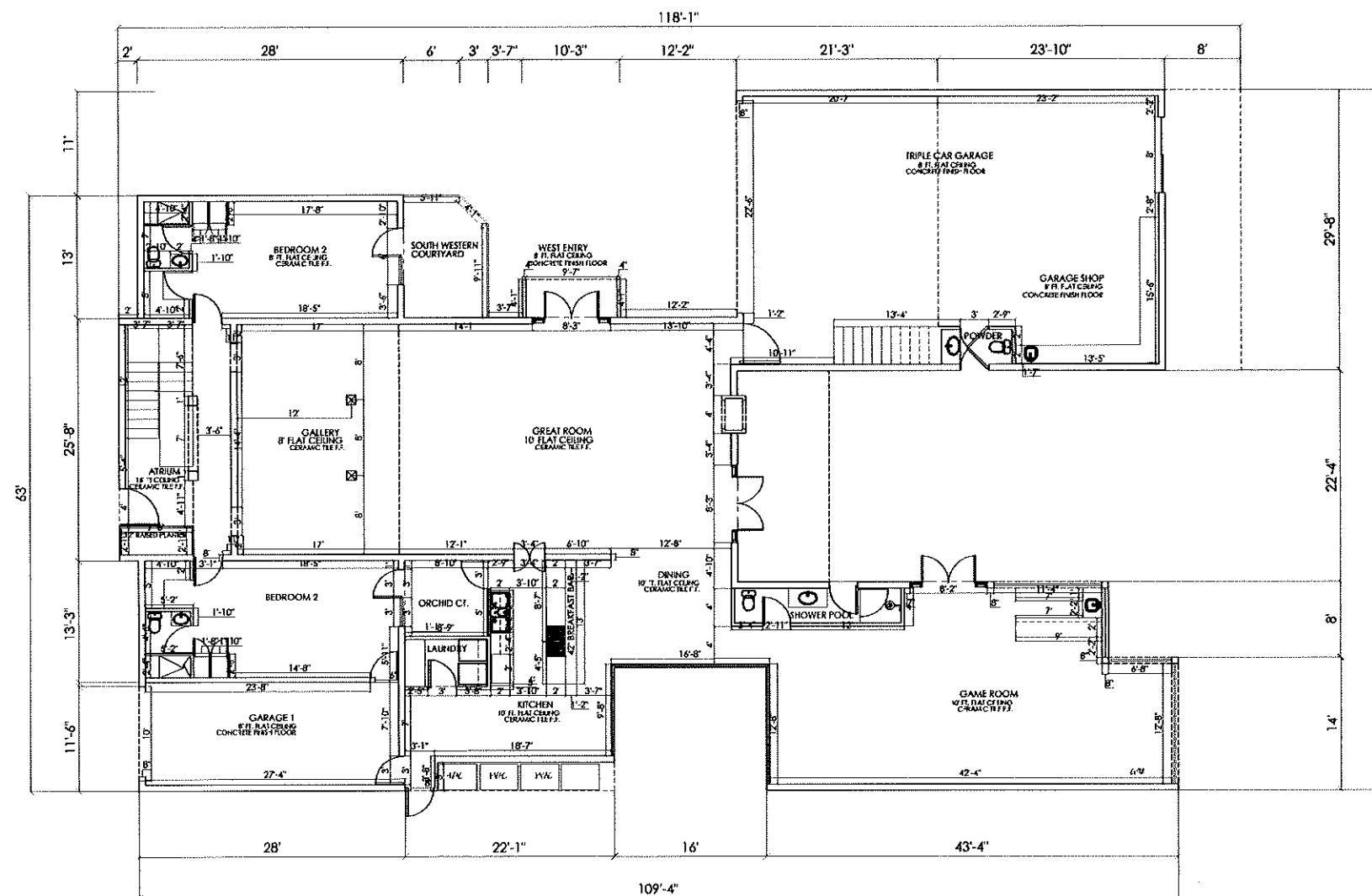
DRAWN BY: T.R.

SHEET No:

1



AREA ABOVE GARAGE
Area=944.42 SQ. FT.



FIRST FLOOR
A=6237.07 SQ FT

FLOOR PLAN

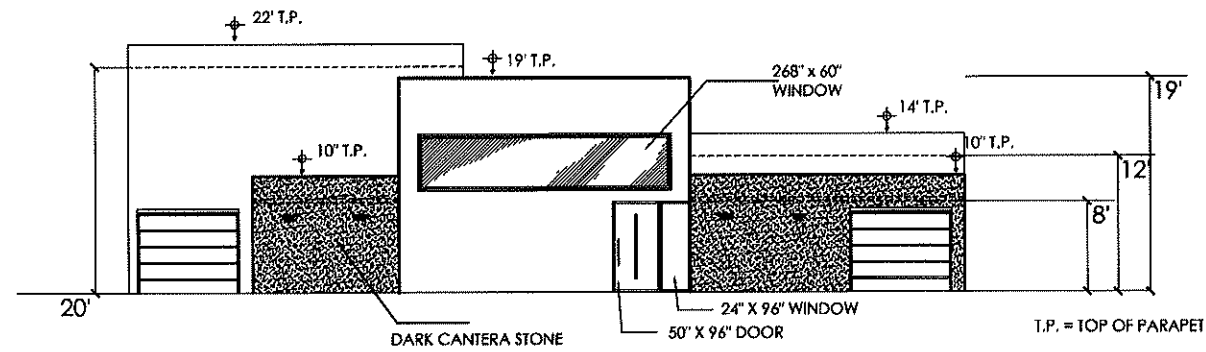
General Notes

No.	Revision/Issue	Date
-----	----------------	------

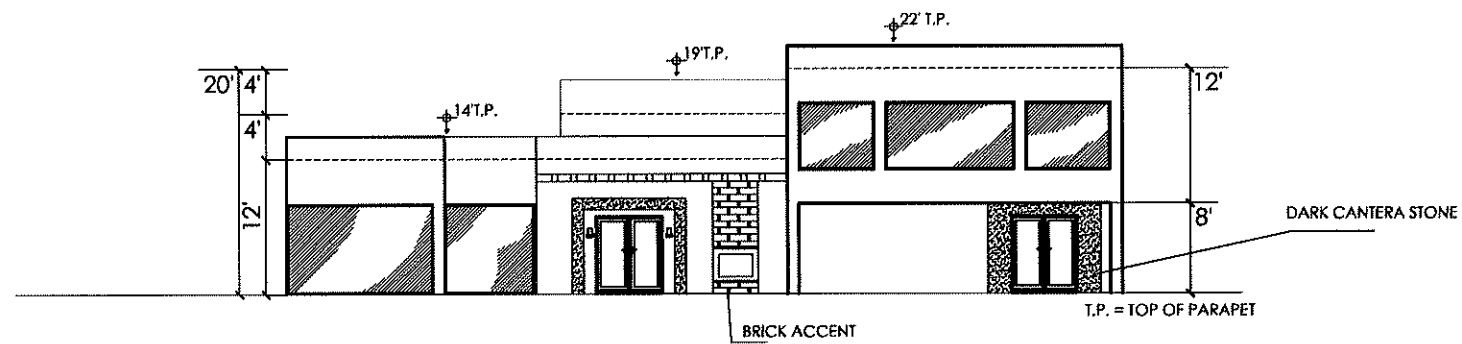
PROJECT
FR 504 ZAPATA

LOCATION
504 ZAPATA AVENUE
RANCHO VIEJO,
BROWNSVILLE, TX

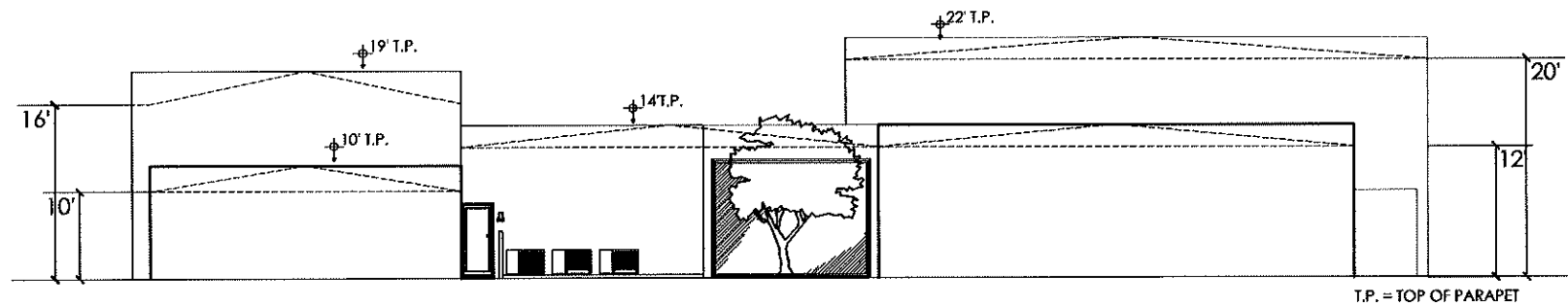
DATE: 1/7/2017	SHEET No:
SCALE: 1/16"=1'0"	2
DRAWN BY: T.R.	



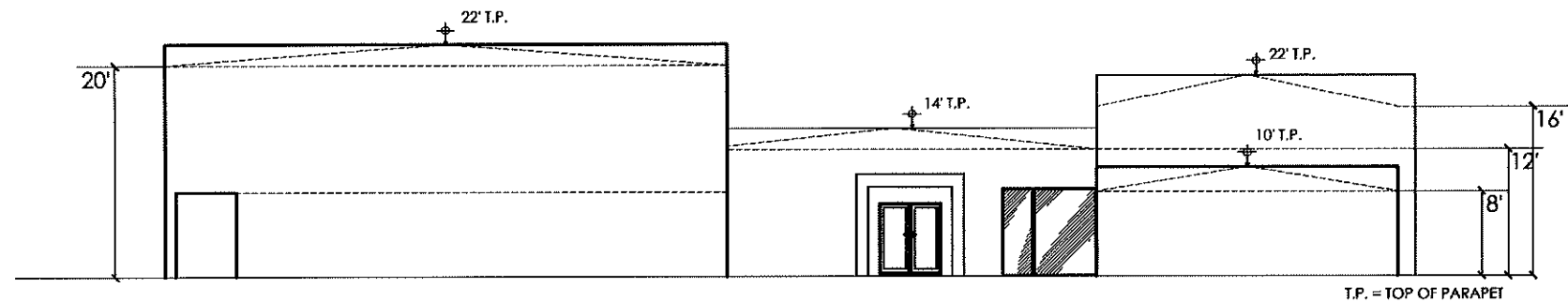
SOUTH (FRONT) ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

ELEVATION PLAN

General Notes

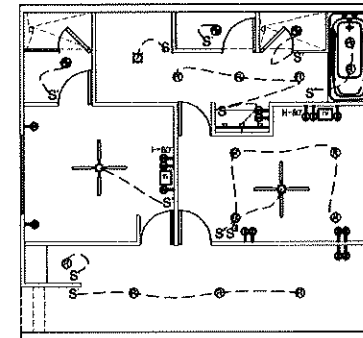
No.	Revision/Issue	Date

PROJECT
FR 504 ZAPATA

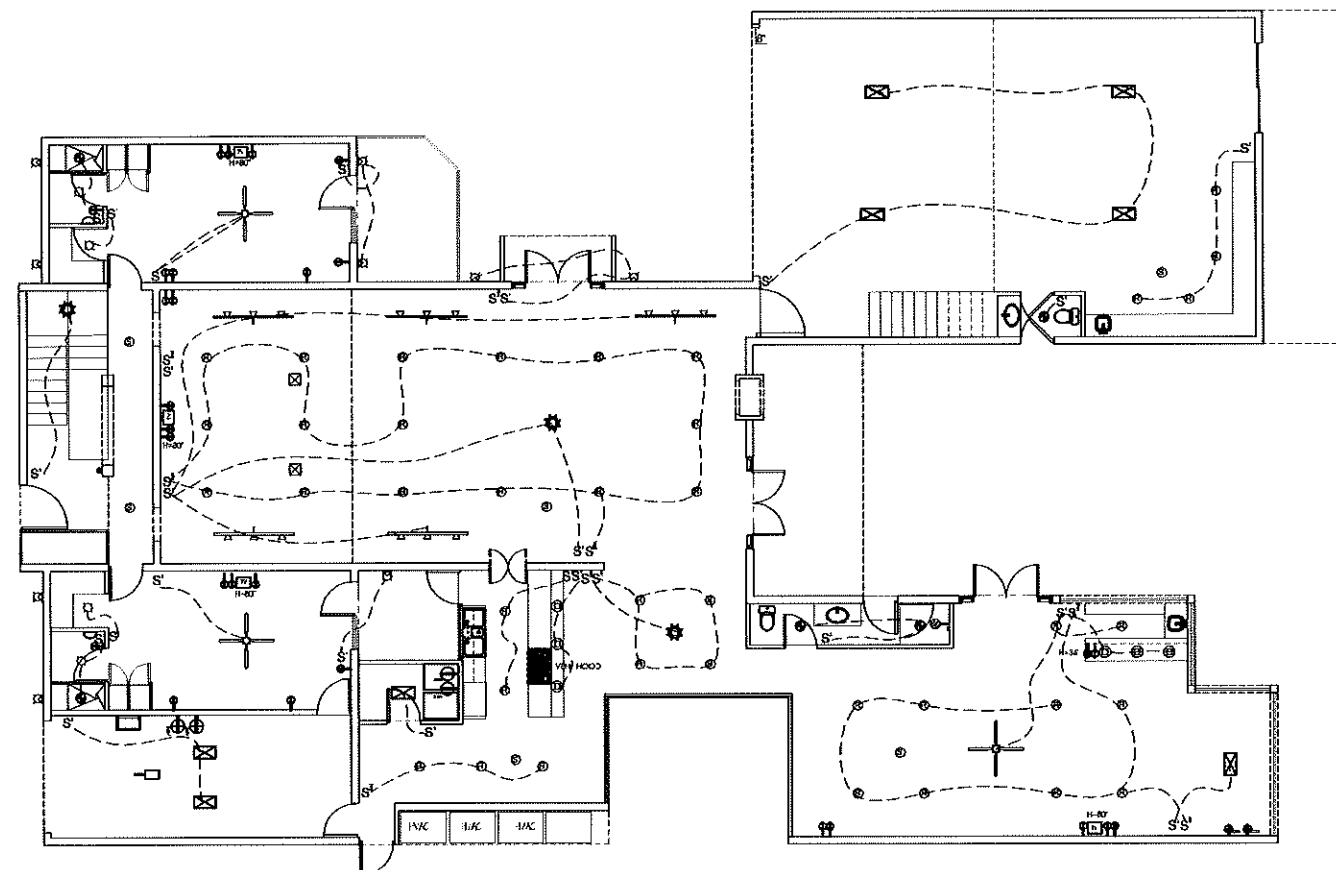
LOCATION
504 ZAPATA AVENUE
RANCHO VIEJO,
BROWNSVILLE, TX

DATE: 1/7/2017
SCALE: 1/16"=1'0"
DRAWN BY: T.R.

SHEET No:
3






















AREA ABOVE GARAGE
Area=944.42 SQ. FT.



FIRST FLOOR
A=6237.07 SQ. FT.

ELECTRICAL PLAN

General Notes

ELECTRICAL SYMBOLS	
	BULB LIGHT
	WALL LIGHT
	FLUORESCENT LIGHT
	SWITCH
	1-WAY SWITCH
	2-WAY SWITCH
	3-WAY SWITCH
	4-WAY SWITCH
	110 V OUTLET
	220 V OUTLET
	WEATHER-PROOF RECEPT OUTLET
	90 CFM EXHAUST FAN VENT (W/LIGHT)
	TELEPHONE OUTLET
	TV OUTLET
	O.D. REMOTE CONTROL
	CEILING FAN
	PROTECTED OUTLET
	POWER BOX
	SPOT LIGHT

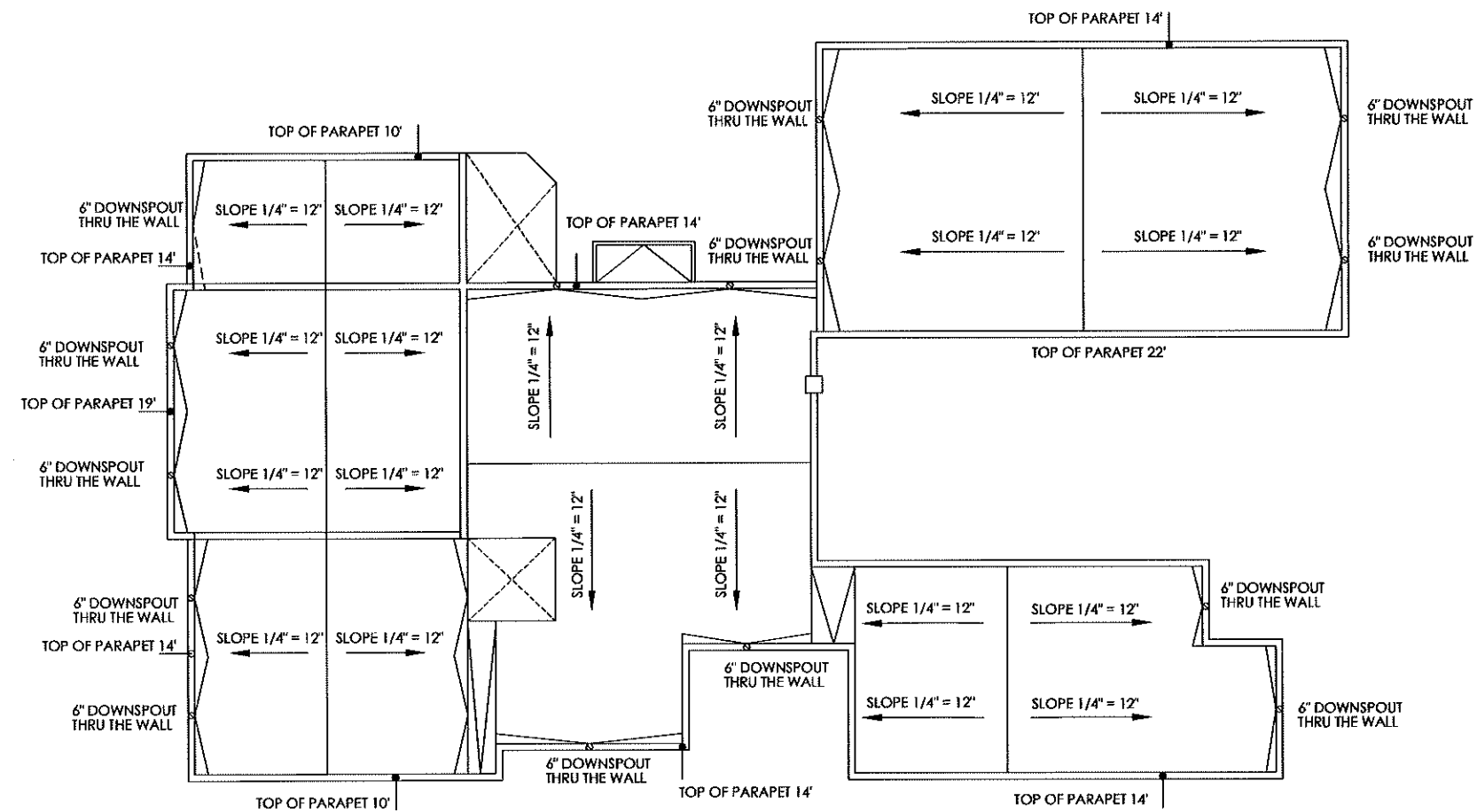
NOTES
THIS ELECTRICAL LAYOUT IS SCHEMATIC ONLY. VERIFY ALL ELECTRICAL REQUIREMENTS, INCLUDING ENGINEERING AND CODE, COAX, DEDICATED LINES, INTERCOM / SECURITY CONTROLS, AND ALL SECTIONS OF TYPE SIZE AS WELL AS STYLE OF FIXTURES.

No.	Revision/Issue	Date

PROJECT
FR 504 ZAPATA

LOCATION
504 ZAPATA AVENUE
RANCHO VIEJO,
BROWNSVILLE, TX

DATE: 1/7/2017	SHEET No:
SCALE: 1/16"=1'0"	4
DRAWN BY: T.R.	



ROOF PLAN

General Notes

No.	Revision/Issue	Date

PROJECT

FR 504 ZAPATA

LOCATION

504 ZAPATA AVENUE
RANCHO VIEJO,
BROWNSVILLE, TX

DATE: 1/7/2017	SHEET No:
SCALE: 1/16"=1'0"	5
DRAWN BY: T.R.	