



NOTICE OF PUBLIC MEETING
TOWN OF RANCHO VIEJO
BOARD OF ADJUSTMENTS AND APPEALS
March 6, 2018
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 Tuesday, March 6, 2018 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 – February 7, 2017
4. Request for a variance by Mr. Paul Sullivan, representative for Rancho Viejo Resort & Country Club, owner, Rancho Viejo - Section 2 Golf Club House, Tennis Court, Halfway House, Putting Green and Parking Areas, on the corner of Rancho Viejo Drive and Hidalgo Avenue, Rancho Viejo, Texas 78575, to provide for a variance from Ordinance, Chapter 42, Signs, Article II. Shopping Centers and Multi-Use Buildings, Section 42-16. Ground Signs, (c) The maximum size of such sign will be six feet by six feet in area. This is for a sign on an existing pole located on the corner of Rancho Viejo Drive and Hidalgo Avenue
5. Request for a variance by Mr. Paul Sullivan, representative for Rancho Viejo Resort & Country Club, owner, ADDRESS, LEGAL DESCRIPTION, Rancho Viejo, Texas 78575, to provide for a variance from Ordinance, Chapter 42, Signs, Article II. Shopping Centers and Multi-Use Buildings, Section 42-17. Landscaping, A living landscaped area located around the base of a permanent ground sign equal to or a minimum of 2.5 square feet for each square feet of sign area is required for all permanent ground signs. Examples of living landscape materials include shrubs, perennial ground cover plants or a combination of both. Where appropriate, trees are encouraged. This is for a sign on an existing pole located on the corner of Rancho Viejo Drive and Hidalgo Avenue
6. Adjourn

Fred Blanco by: F.B.
Fred Blanco, Town Administrator

MINUTES OF REGULAR MEETING
BOARD OF ADJUSTMENTS AND APPEALS
FEBRUARY 7, 2017

A Regular Meeting of the BOARD OF ADJUSTMENTS AND APPEALS of the TOWN OF RANCHO VIEJO, TEXAS, was held on February 7, 2017 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 9:01 A.M.

2. ROLL CALL:

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

Mr. Jorge de la Garza

Mr. Fred Kennedy

Mr. Richard Lowry

Mr. Dionel Ortiz

Members absent:

Mr. Larry Berletch

A quorum was present at the meeting.

Those present at the meeting were:

Anthony De Ponce

Jean Hager

3. APPROVAL OF MINUTES - SEPTEMBER 1, 2016:

Motion was made by Mr. Kennedy, seconded by Mr. Lowry, and unanimously carried, that the Minutes of the Board of Adjustments and Appeals Meeting held on September 1, 2016, be approved as written.

4. REQUEST FOR A VARIANCE 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:

Mr. Anthony DePonce, representative for Iron Pearl Inc., owner of Lot 1502 Section 4 North, 504 Zapata Avenue went over the request for the 2 foot variance in the front of the home. The request is for a staircase to be placed in the front of the home to be in a secure location so that it may comply with the building code. Mrs. Jean Hager, Chairman to the Strategic Planning Committee stated that the Committee met and reviewed the request, they did not find a hardship but due to many problems and many repairs he has had to make and with the thought that this will be a considerable addition/remodel to the house and good for the neighborhood and for the community. The Strategic Planning Committee went ahead and recommended the approval of the variance request to the Board of Adjustments & Appeals. Mr. DePonce continued by saying that they had a windstorm engineer review the damages, because of the extensive damage the beams to support the 2nd floor were rotten and had to be replaced. He stated there was no other way to replace the stairs. After everyone was given the opportunity to speak on the matter the public hearing was closed.

There were several questions and comments from the Board. Motion was made by Mr. Kennedy to approve the request for variance, the motion was not considered for lack of a second. Motion was then made by Mr. Lowry, seconded by Mr. de la Garza, and unanimously carried, to approve the request for variance contingent upon his completing the plans the way that he has presented them to the previous committee and us.

5. ADJOURN:

Motion was made by Mr. de la Garza, seconded by Mr. Kennedy, and unanimously carried, to adjourn the meeting at 9:25 A.M.

BY: _____
Fred Blanco, Town Administrator

APPROVED: _____
Dionel Ortiz, Chairman

DATE: _____



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Celebrating 48 years in Business

February 23, 2018

City of Rancho Viejo
3301 Carmen Ave.
Rancho Viejo, Tx 78575

RE: Rancho Viejo Resort & Country Club Sign
Rancho Viejo Dr. & Hidalgo Ave.
Property ID # 380030
Graphic ID # 00-O100-2012-1157-00
Owner ID # 568687

Attention: Frank Blanco, MBA, Town Administrator

Please accept this letter as our **Request for a Variance** of Chapter 42- SIGNS as following:

Sign Height: 46' 8" tall (Existing Pole was installed under previous Sign Ordinance)

Square Footage Sec. 42.16: To increase the maximum size from 6' x 6' area to a 16' 8" x 15' 9" size. The existing Pole size exceeds the Engineering requirements for the amount of square footage being installed.

In other words, the existing pole is larger than required by Engineering.

Landscape Section 47.17: There is a concrete base already around the existing pole and there is landscaping adjacent to the pole as shown in Design # 604-2017.

Hardship: Owners want to use the existing foundation and structure that has a value of approx. \$12,000 savings versus a new foundation.

If you have any question, please do not hesitate to call.

Sincerely,


Paul Sullivan,
CEO, AAA Electrical Signs
President, Tesoro Corporation

CC: Mr. John Moreno, Sales Consultant

Chapter 42 - SIGNS

ARTICLE II. - SHOPPING CENTERS AND MULTI-USE BUILDINGS

Sec. 42-16. - Ground signs.

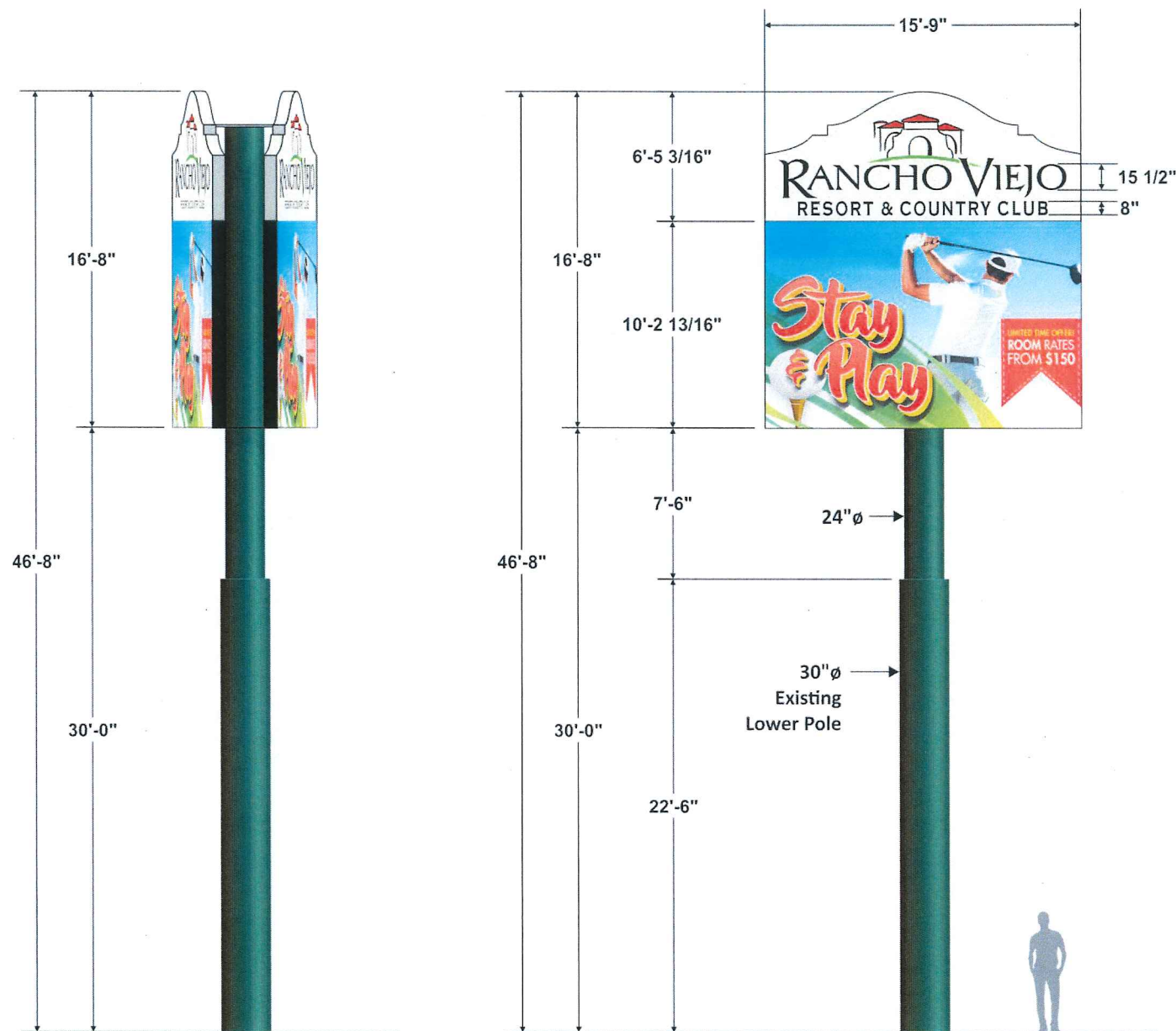
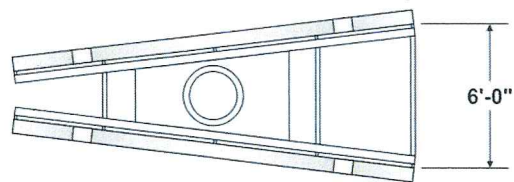
(c) The maximum size of such sign will be six feet by six feet in area.

(Ord. No. 157A, §§ 3.1—3.5, 9-11-2007)

Sec. 42-17. - Landscaping.

A living landscaped area located around the base of a permanent ground sign equal to or a minimum of 2.5 square feet for each square feet of sign area is required for all permanent ground signs. Examples of living landscape materials include shrubs, perennial ground cover plants or a combination of both. Where appropriate, trees are encouraged.

(Ord. No. 157A, § 3.6, 9-11-2007)



- Aluminum Fabricated D/F Sign Cabinet
- Routed Out Copy Backed with Day-Night Acrylic
 - #2415 Smoke Bronze Cast Acrylic with Surface Applied
 - 3M #3630-20 White Translucent Vinyl
 - Logo - White Acrylic with Surface Applied 3M Translucent Vinyl
 - Illuminated with Samsung White LED's
 - Black Aluminum Returns

- D/F Color LED Display Model AAA-O-161.1
- LED Pixel Pitch: 20.0mm
 - Matrix Size: 156 x 240
 - Cabinet Size: 10' 2 13/16" x 15' 9"
 - Color Processing: RGB 1.15 Quintillion Colors
 - Character Size: 5.5 Inches
 - # Lines/Char. Line: 19 Line(s), 40 Char.
 - Brightness: 10000 NIT's (+5%)
 - Viewing Angle: 140 Degrees
 - Cabinet Design: Module
 - Display Net Weight: 2120.77 Lbs, Per Face
 - Total Boot Up Amps: 115.4
 - Reg. Operating Amps: 33.48
 - Digital Time/Temp: Probe Model 128
 - Communications: Remote RF Wireless (up to 2500 Ft) or DSL Telephone Line
 - Software: 5 yrs S/W Upgrades
 - On-Site Training: Up to 4 hrs Training w/ "Local Certified Factory Trained Technicians"



Night View



Re-Imagined View

WARNING - CONFIDENTIAL INFORMATION: This copyrighted drawing contains confidential, proprietary information of AAA Electrical Signs A Tesoro Corporation Sign Company. The contents hereof shall not be used in any way by the recipient for the manufacturing of a sign shown herein, or disclosed or permitted to be disclosed to any other party, without the express written permission of AAA Electrical Signs. Unauthorized use or disclosure of this confidential information will be prosecuted.



Customer: **GOLF & RESORT INVESTMENTS**
 Address: **1 Rancho Viejo Dr.**
 City: **Rancho Viejo, TX**
 Sales Rep: **John Moreno**
 Job Name: **RANCHO VIEJO RESORT**

Design#: **604-2017**
 Dsc#: **25**
 Scale: **1/8"=1'-0"**
 Date: **9-25-2017**
 Designer: **Rick R.**

PUBLIC NOTICE:
 AAA Electrical Signs is a Tesoro Corporation Sign Company of Donna, TX 78537 since 1975. We are "NOT AFFILIATED" with Tesoro Petroleum Corporation, whom has changed their name to Tesoro Corporation, San Antonio, TX 78259, in 2004.

CUSTOMER APPROVAL

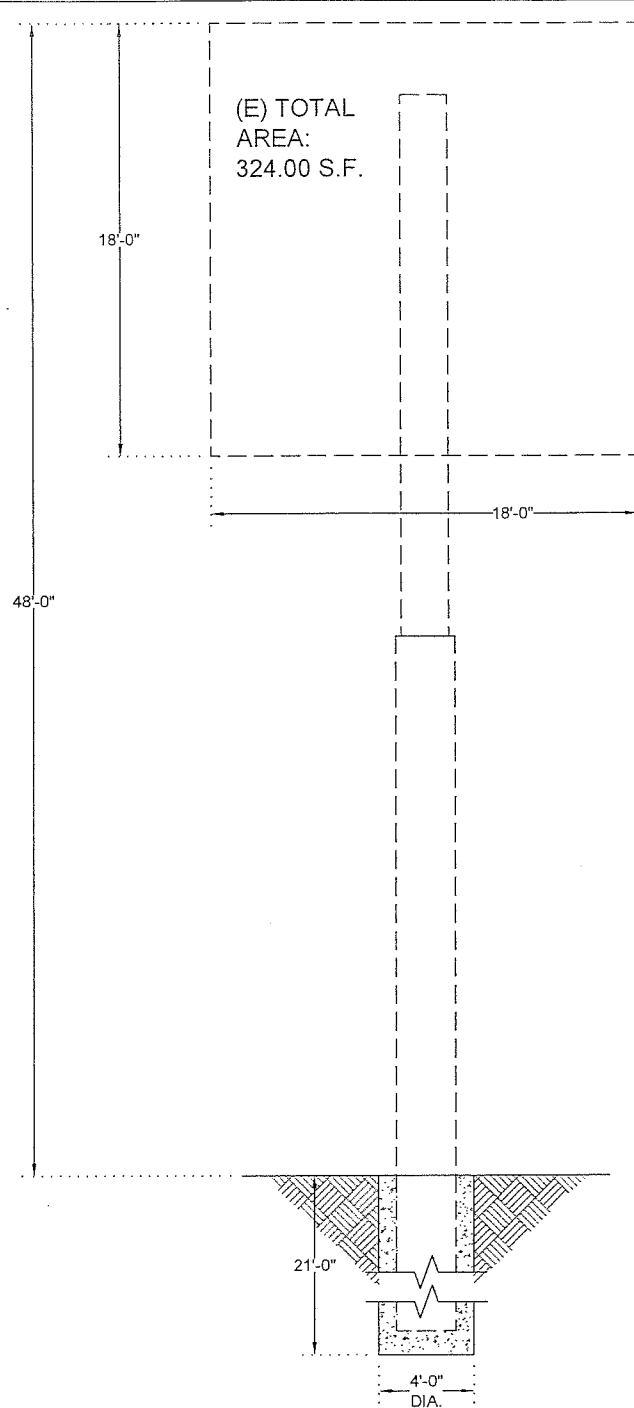
Customer Signature / Date

Landlord Signature/ Date

BROWNSVILLE 546-2735
DONNA 464-3221
LAREDO 725-0838
CORPUS CHRISTI 887-8844
HARLINGEN 423-2271
MCALLEN 682-7831
SAN ANTONIO 342-3241

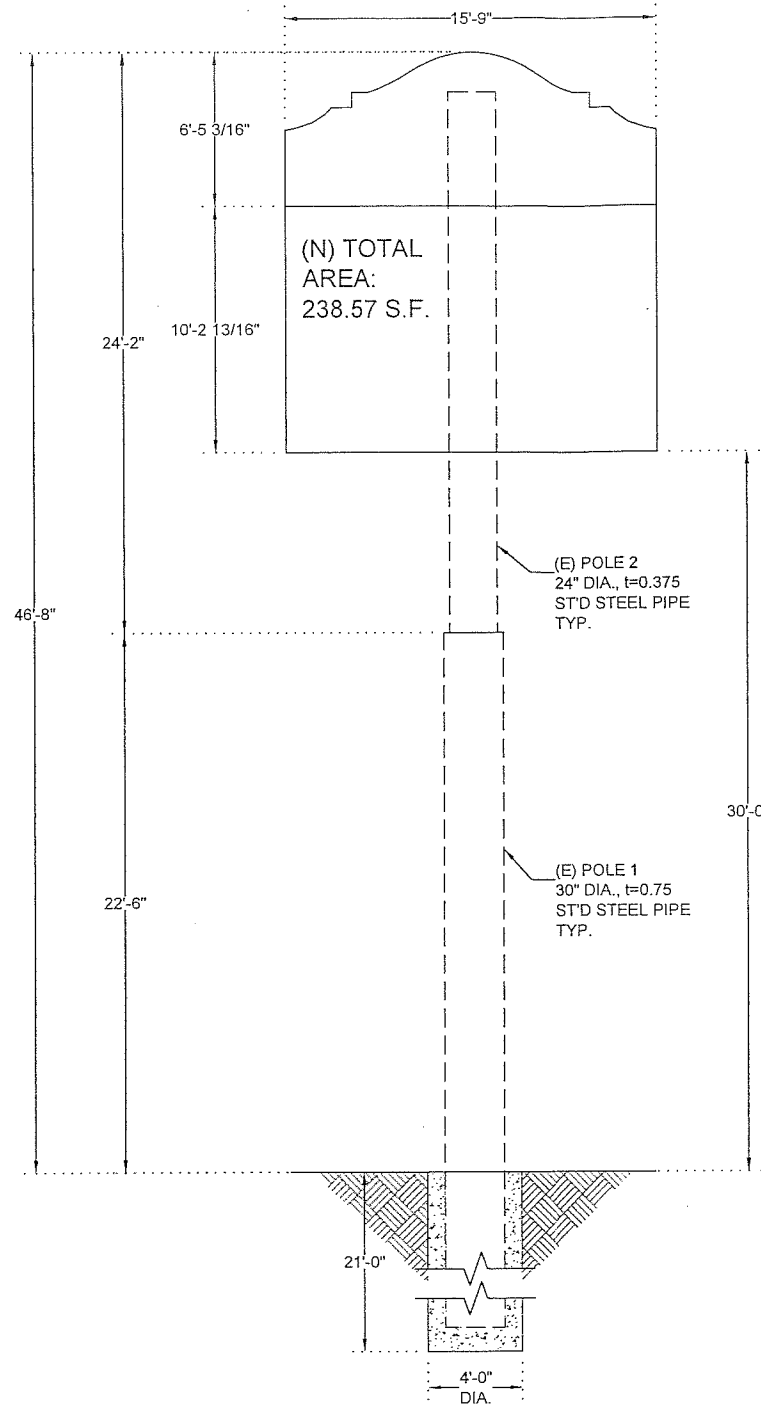
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PRIMARY ELECTRICAL CIRCUIT TO SIGN PROVIDED BY CUSTOMER
 ALL ELECTRICAL SIGNS ARE INTENDED TO BE MANUFACTURED IN ACCORDANCE WITH ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND /OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN



(E) ELEVATION

N.T.S.



(N) ELEVATION

N.T.S.

Sign Design Based on IBC 2003

Job # JTS_10018
Project Rancho Viejo Resort & Country Club - Pylon Retro-Fit
Job Location 1 Rancho Viejo Drive
Rancho Viejo, TX

INPUT DATA

Exposure category (B, C or D)	=	C
Importance factor, pg 77, (0.87, 1.0 or 1.15)	I	= 1.00 Category II
Basic wind speed (3 sec. gust wind)	V	= 126 mph
Topographic factor (Sec.6.5.7.2, pg 26 & 45)	K _{zt}	= 1 Flat
Height of top	h	= 46.67 ft
Vertical dimension (for wall, s = h)	s	= 19.67 ft
Horizontal dimension	B	= 15.75 ft
Dimension of return corner	L _r	= 6 ft
Moment Arm	A	= 32.3 ft

DESIGN SUMMARY

Max horizontal wind pressure	p	= 56 psf
Max total horizontal force at centroid of base	F	= 17.3 kips
Max bending moment at centroid of base	M	= 557.8 kip-ft

ANALYSIS

Velocity pressure

$$q_h = 0.00256 K_h K_{zt} K_d V^2 I = 37.08 \text{ psf}$$

where:

q_h = velocity pressure at mean roof height, h. (Eq. 6-15, page 27)

K_h = velocity pressure exposure coefficient = 1.07

evaluated at height, h. (Tab. 6-3, Case 1, pg 79)

K_d = wind directionality factor. (Tab. 6-4, for building, page 80) = 0.85

h = height of top = 46.67 ft

Wind Force Case A: resultant force through the geometric center (Sec. 6.5.14 & Fig. 6-20)

p = q_h G C_f = 56 psf

F = p A_s = 17.28 kips

M = F (h - 0.5s) for sign, F (0.55h) for wall = 557.84 kip-ft

where: G = gust effect factor. (Sec. 6.5.8, page 26) = 0.85

C_f = net force coefficient. (Fig. 6-20, page 73) = 1.77

A_s = B s = 309.8 ft²

(E) Pole 1 Check

Sec. Mod. Req'd.	USE A53 Grade B
S = 319	30" Dia., t=0.75 S=459

(E) Pole 2 Check

Sec. Mod. Req'd.	USE A53 Grade B
S = 117	24" Dia., t=0.375 S=151

NOTES:

GENERAL:

- SIGN DESIGN IS BASED ON ADEQUATE EXISTING SUPPORT ELEMENTS.
- PROVIDE ISOLATION OF DISSIMILAR MATERIALS.
- COAT ALUMINUM IN CONTACT WITH CONCRETE WITH ZINC RICH PAINT.
- THERE IS NO PROTECTION ZONE AS DEFINED IN AISC 341-10.
- PROVIDE FULLY WELDED END CAPS AT EXPOSED OPEN ENDS OF STEEL / ALUM. TUBES, MATCH THICKNESS LIKE FOR LIKE.
- CABINETS SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE MATERIALS
- SLOPE TOP OF EXPOSED FOOTING AWAY FROM DIRECT BURIAL POSTS

ANCHORS:

- BRAND NAME APPROVED POST INSTALLED ANCHORS SPECIFIED ON PLANS MAY BE SUBSTITUTED BY APPROVED EQUAL.

STEEL:

- DESIGN AND FABRICATION ACCORDING TO 2003 IBC
- PLATE, ANGLE, CHANNEL TEE, AND WIDE FLANGE: ASTM A36
- ROUND PIPE: ASTM A53 GRADE B OR EQUIVALENT.
- HSS ROUND, SQUARE, AND RECTANGULAR TUBE: ASTM A500 GRADE B OR EQUIVALENT
- ALL ANCHORS BOLTS SHOULD BE: ASTM F1554
- ALL STEEL MACHINED BOLTS SHOULD BE: ASTM A307
- ALL STAINLESS STEEL MACHINED BOLTS SHOULD BE: ASTM F593
- ZINC COATED (HOT DIPPED) PER: ASTM A153 OR F2329
- BEARING TYPE CONNECTION REINFORCING REBAR: ASTM A615 GRADE 60 DEFORMED BARS

WELDING:

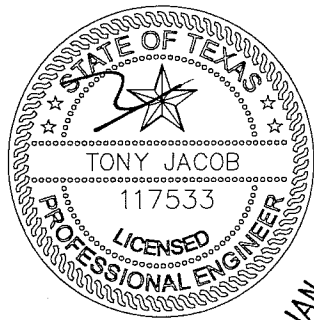
- STEEL
- DESIGN AND FABRICATION ACCORDING TO AWS D1.1.
- AWS CERTIFICATION REQUIRED FOR ALL STRUCTURAL WELDERS.
- WELDING PER AISC 341-10
- E70 XX ELECTRODE FOR SMAW PROCESS.
- E70S XX ELECTRODE FOR GMAW PROCESS.
- E77 XX ELECTRODE FOR GTAW PROCESS.
- E70T XX ELECTRODE FOR FCAW PROCESS.
- ALL WELDS SHALL BE MADE WITH A FILLER METAL THAT CAN PRODUCE WELDS THAT HAVE A MINIMUM CHARPY V-NOTCH TOUGHNESS OF 20FT-LB AT ZERO 0° AS DETERMINED BY THE APPROPRIATE AWS A5 CLASSIFICATION TEST METHOD OR MFG'S. CERTIFICATION.

CONCRETE:

- DESIGN AND CONSTRUCTION ACCORDING TO ACI 318
- COMPRESSIVE STRENGTH AT 28 DAYS, f'_c=2500 PSI MINIMUM.
- CEMENT TYPE II OR IV. W/C RATIO 0.45 BY WEIGHT FOR PIER AND CAISSON FOOTINGS
- CONCRETE MUST BE POURED AGAINST UNDISTURBED EARTH.
- MAINTAIN A MINIMUM 3" CONCRETE COVER OVER ALL EMBEDDED STEEL.

SOIL:

- LATERAL SOIL BEARING PER IBC CLASS 5 TABLE 1806.2 (100 PSF/FT).



Y.J. Inc.
F-19272

by certifies that the survey
made on the ground on
that the only improvements
shown; that there are no
nts, visible overlappings,
visible easements, except as
CERTIFICATION IS ONLY VALID
NATURE AND IF THE DRAWING
OR ADDITIONS.

SURVEYED FOR
RANCHO VIEJO GOLF AND RESORTS, LLC

IND SURVEYOR NO. 3900