

TOWN OF RANCHO VIEJO
NOTICE OF A PUBLIC HEARING

NOTICE is hereby given of a PUBLIC HEARING of the Board of Adjustments and Appeals of the TOWN OF RANCHO VIEJO, TEXAS, to be held on April 20, 2020 at 9:00 A.M., via Zoom Teleconference ONLY Meeting by logging on at <https://zoom.us/j/367893839> Meeting ID: 367 893 839

This Notice and Meeting Agenda, are posted online at: www.ranchoviejotexas.com. The Agenda packet will also be posted online no less than 24 hours before the meeting.

The members of the public wishing to participate in the meeting hosted through Zoom Teleconference may do so toll-free by logging on at <https://zoom.us/j/367893839> Meeting ID: 367 893 839 or by calling in to one of the following numbers (charges may apply):

One tap mobile

+13462487799,,367893839# US (Houston)
+16699006833,,367893839# US (San Jose)

Dial by your location

+1 346 248 7799 US (Houston)
+1 669 900 6833 US (San Jose)
+1 301 715 8592 US
+1 312 626 6799 US (Chicago)
+1 929 205 6099 US (New York)
+1 253 215 8782 US
Meeting ID: 367 893 839

1. Public hearing on Variance Request by CPM Design, representative for Sandra Ellis, owner, Lot 55 Section 3 Rancho Viejo Subdivision, 55 Alvarado Avenue, Rancho Viejo, Texas 78575, to provide for a variance from Ordinance, Chapter 70, Sec. 70-252, Fence and Wall Regulations, (a)Any fence that is constructed or erected within the town shall meet the following requirements: (3)Any portion of a fence that is above two feet must be constructed of wrought iron, ornamental iron, other decorative metal, or rigid poly vinyl chloride (PVC) designed and manufactured for sale as a fence. Metal pickets shall be no smaller than one-half inch square or three-fourths inch diameter, except for occasional stabilizing piers which may be built of solid masonry construction to match dwelling. Spacing between pickets shall be no closer than 1¾ inches and not to exceed the building code requirements for swimming pools or to not allow a four-inch ball to pass through. (d)Any wall that is constructed or erected within the town shall meet the following requirements: (2)The wall must be constructed of face brick or of a masonry material covered with stucco that is attached and compatible with the dwelling to which it is appurtenant in terms of its design and material composition. (e)Notwithstanding any provision to the contrary contained within the ordinances of the town, walls erected in compliance with this article may be built on the side or common property line with the following setback requirements:(1)No wall may be permitted to extend more than ten feet past a point on the common property line that intersects a line that would be drawn from the rear walls of the two dwellings on the adjoining lots. This is for the installation of a metallic fence.

2. Discussion/Action on Variance Request by CPM Design, representative for Sandra Ellis, owner, Lot 55 Section 3 Rancho Viejo Subdivision, 55 Alvarado Avenue, Rancho Viejo, Texas 78575, to provide for a variance from Ordinance, Chapter 70, Sec. 70-252, Fence and Wall Regulations,
 - (a)Any fence that is constructed or erected within the town shall meet the following requirements: (3)Any portion of a fence that is above two feet must be constructed of wrought iron, ornamental iron, other decorative metal, or rigid poly vinyl chloride (PVC) designed and manufactured for sale as a fence. Metal pickets shall be no smaller than one-half inch square or three-fourths inch diameter, except for occasional stabilizing piers which may be built of solid masonry construction to match dwelling. Spacing between pickets shall be no closer than 1¾ inches and not to exceed the building code requirements for swimming pools or to not allow a four-inch ball to pass through. (d)Any wall that is constructed or erected within the town shall meet the following requirements: (2)The wall must be constructed of face brick or of a masonry material covered with stucco that is attached and compatible with the dwelling to which it is appurtenant in terms of its design and material composition. (e)Notwithstanding any provision to the contrary contained within the ordinances of the town, walls erected in compliance with this article may be built on the side or common property line with the following setback requirements:(1)No wall may be permitted to extend more than ten feet past a point on the common property line that intersects a line that would be drawn from the rear walls of the two dwellings on the adjoining lots. This is for the installation of a metallic fence.

Town of Rancho Viejo
Cyndie Rathbun, Mayor



RECEIVED
FEB 19 2020
BY: E.S.

February 18, 2020

AT'N. MR. FRED BLANCO
TOWN ADMINISTRATOR
RANCHO VIEJO, TX

In reference to the refusal on your part of the installation of a metallic fence on 55 ALVARADO ST., Our proposal for this fence is in compliance with Rancho Viejo Code of Ordinances, Chapter 70, Article I In General, Sec. 70-252 Fence and Wall Regulations in all its items and parts; The reason you are denying this metallic fence is because of its design, but in none of the ordinance's items or parts mentions anything about the type of design and if it needs to be approved by the Town of Rancho Viejo.

Our metallic fence design addresses three main points:


1. The issue of privacy, since the property is beside a golf pad, the owners requested a fence that allows privacy to be achieved in the area of the pool and the lawn, while also permitting a see-through capability for compliance with the fence building protocols.
2. The second point addresses that the architectural proposal of the home requires a design that goes with the house, that a solid stucco wall and an ordinary fence does not achieve.
3. The third point is that the owners of the house have pets that require a perimeter fence, so that they are unable to leave the property while outside.

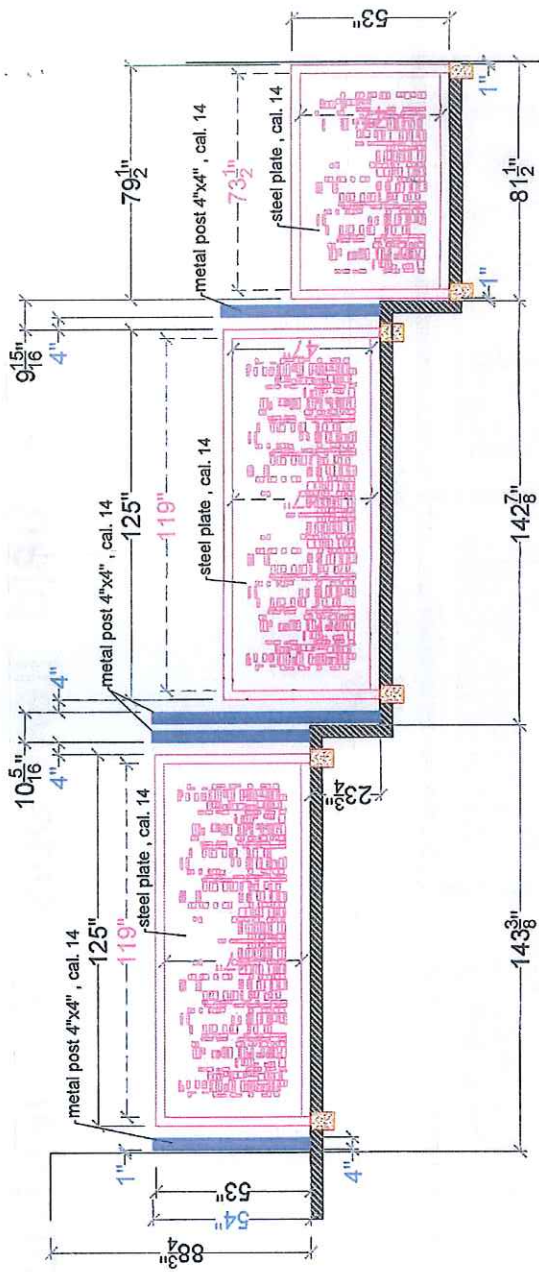
It is for these reasons that we request that you reconsider your rejection for the installation of the metallic fence and be favored with your response.

For further details, revise the floor plan and the elevations submitted for the design of the fence.
A-1

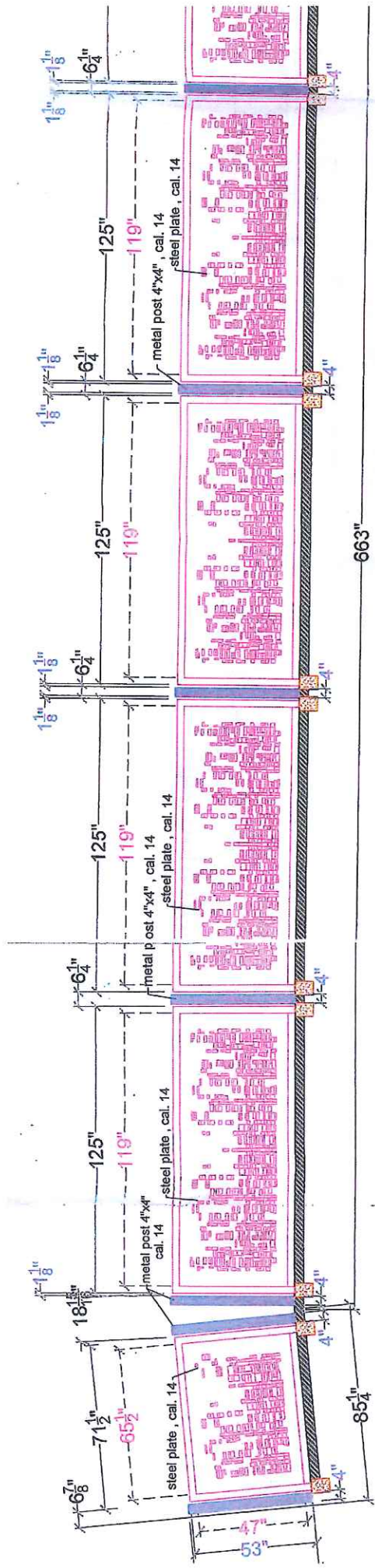
Sincerely:


Sergio Perales
CPM DESIGN LLC
7765 Padre Island Hwy
Brownsville Tx.



Mrs. Sandra Ellis
55 Alvarado
Rancho Viejo Tx



north side wall .-



south side wall .-

Architectural Elevation plan - side wall plan .-

scale : $3/8" = 1' - 0"$

Sec. 70-252. - Fence and wall regulations.

- (a) Any fence that is constructed or erected within the town shall meet the following requirements:
- (1) The total fence height including posts or any other attachments may not exceed six feet measured to the ground on both sides along the length of said fence.
 - (2) The fence may contain a base wall which must be constructed of face brick or of masonry material covered with stucco that is attached and is compatible with the dwelling or building to which it is appurtenant in terms of its design and material composition, and may not exceed two feet in height.
 - (3) Any portion of a fence that is above two feet must be constructed of wrought iron, ornamental iron, other decorative metal, or rigid poly vinyl chloride (PVC) designed and manufactured for sale as a fence. The PVC must also be formulated to resist impact and be treated for ultra violet stabilization meeting ASTM D1784. Metal pickets shall be no smaller than one-half inch square or three-fourths inch diameter, except for occasional stabilizing piers which may be built of solid masonry construction to match dwelling. Spacing between pickets shall be no closer than 1¾ inches and not to exceed the building code requirements for swimming pools or to not allow a four-inch ball to pass through. The minimum profile dimensions for PVC are as follows:

	Cross Section	Wall Thickness	Corner Radius
Posts	4" × 4"	0.140"	11/32"
Rails	1½" × 1½"	0.120"	7/32"
Pickets	7/8" × 1½"	0.160"	3/16"

- (4) No fence shall obstruct or interfere with drainage.
 - (5) No wood or chain link fence, wood site barrier, wood landscape device, wood lattice screen, wood privacy screen, or wood decorative screen will be permitted any where on a lot, regardless if it is inside or outside of the setback.
- (b) Notwithstanding any provision to the contrary contained within the ordinances of the town, fences erected in compliance with this article may be built on the side or common property line with the following setback requirements:
- (1) No fence may extend to less than 25 feet from the edge of a street or the property line, whichever is more restrictive.
 - (2) Fences parallel to streets must be at least 25 feet from the edge of the street or the property line, whichever is more restrictive.
 - (3) No fence may extend past the front wall of the house or into the front yard setback, whichever is more restrictive.

- (4) For property located on waterways and/or resacas, the fence may extend along the side or commc to the water's edge.
 - (5) Fences may run parallel to a resaca as long as the same does not exceed six feet in height and are constructed in the manner herein provided.
 - (6) Fence on non-address sides. No fence may extend to less than 25 feet from the edge of a street or the property line, whichever is more restrictive, except the fence on the non address sides need only be five feet from the edge of the street or the property line, whichever is more restrictive.
- (c) Any fence or wall that is constructed or erected to comply with the requirements of the Standard Swimming Pool Code shall comply with both the requirements of said Code and this chapter.
- (d) Any wall that is constructed or erected within the town shall meet the following requirements:
- (1) The total wall height including trim or pilasters may not exceed six feet when measured to the ground from both sides along the lengths of said wall.
 - (2) The wall must be constructed of face brick or of a masonry material covered with stucco that is attached and compatible with the dwelling to which it is appurtenant in terms of its design and material composition.
 - (3) No wall shall obstruct or interfere with drainage.
 - (4) Solid wooden gates may be located and permitted in solid masonry walls.
- (e) Notwithstanding any provision to the contrary contained within the ordinances of the town, walls erected in compliance with this article may be built on the side or common property line with the following setback requirements:
- (1) No wall may be permitted to extend more than ten feet past a point on the common property line that intersects a line that would be drawn from the rear walls of the two dwellings on the adjoining lots.
 - (2) If a wall is built on a property line where there is a dwelling on just one of the lots, the wall may extend only ten feet past the point where the rear corner of the dwelling closest to the property line would make a line perpendicular to the property line. This would give the future owner a choice in positioning the new dwelling.
 - (3) Any addition to an existing wall would have to match in material, color and height of the existing wall.
 - (4) Any fence may be connected to and extend past the wall in accordance with the fence regulations.
 - (5) No wall may extend into the front yard or waterway setback.
 - (6) A wall must be constructed entirely within the property line of the person building the wall.
 - (7) Both sides of the wall must be completely finished in a proper and attractive manner.
 - (8) The owner of the wall must maintain the structural integrity of the wall.
 - (9) Reserved.

(Ord. No. 18, art. IVD, 3-13-1990; Ord. No. 18M, § 1, 5-13-1995; Ord. No. 18N, § 1, 8-12-1997; Ord. No. 18O, § 1, 10-14-1997; Ord. No. 18P, § 1, 5-12-1998; Ord. No. 18X, §§ 5, 6, 12-11-2001; Ord. No. 18EE, §§ 3—8, 7-10-2007; Ord. No. 178, § 2, 1-13-2009)