



NOTICE OF PUBLIC MEETING
TOWN OF RANCHO VIEJO
BOARD OF ADJUSTMENTS AND APPEALS
June 23, 2021
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 Wednesday, June 23, 2021, 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 2, 2021
4. Request for a Variance by Miguel and Vanessa Ortiz, owners of THE BEND AT RANCHO VIEJO SUBD LOT 3 (CAB 1 SLOT 1973-A&B CCMR), 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.
5. Adjourn

Fred Blanco, Town Administrator



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.

State of Texas
County of Cameron
Town of Rancho Viejo

I, the undersigned authority, do hereby certify that the above NOTICE OF Meeting of the Board of Adjustments and Appeals of the Town of Rancho Viejo, Texas is a true and correct copy of said NOTICE, which has been posted on the Window of the Town of Rancho Viejo Municipal Office, 3301 Carmen Avenue, Rancho Viejo, Texas, a place convenient and readily accessible to the General Public, on June 11, 2021 at 5 P.M. and which will be continuously posted for a period of seventy-two (72) hours prior to the date and time said meeting was convened.

ATTEST:

Fred Blanco, Town Administrator

MINUTES OF REGULAR MEETING
BOARD OF ADJUSTMENTS AND APPEALS
FEBRUARY 2, 2021

A Regular Meeting of the BOARD OF ADJUSTMENTS AND APPEALS of the TOWN OF RANCHO VIEJO, TEXAS, was held on February 2, 2021 , via Zoom Teleconference ONLY Meeting by logging on at <http://us02web.zoom.us/j/89908200574> Meeting ID: 899 0820 0574

1. CALL TO ORDER:

The meeting was called to order by Jorge De La Garza at 9:15 A.M.

2. ROLL CALL:

Roll call was made by Fred Blanco, Town Administrator. Members present at the meeting were:

Mr. Fred Kennedy

Mr. Esiquio Luna

Todd Day

Members absent:

Jorge De La Garza

A quorum was present at the meeting.

Those present at the meeting were:

Brent Cannon

Richard Tourigny

3. APPROVAL OF MINUTES-MAY 1, 2020

Motion to approve minutes of May 1, 2020 was made by Fred Kennedy, seconded by Zeke Luna and carried unanimously.

4. REQUEST FOR A VARIANCE BY RICHARD (RIT) TOURIGNY, OWNER OF LOT 49 RANCHO VIEJO SUBD SECTION II (VOL 25 PG 41), 49 PIZARRO 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

Motion to approve the variance for 49 Pizarro was made by Fred Kennedy, seconded by Zeke Luna and carried unanimously.

5. ADJOURN:

Motion to adjourn the meeting at 9:14 was made by Fred Kennedy, seconded by Zeke Luna and carried unanimously.

BY: _____
Fred Blanco, Town Administrator

APPROVED: _____
Jorge De La Garza, Chairman

DATE: _____

TOWN OF RANCHO VIEJO
VARIANCE COMMITTEE

RE: 194 OLD GROVE / MIGUEL & VANESSA ORTIZ RESIDENCE

We are requesting a variance from Section 70-250 for front courtyard wall, requiring a 25' setback from property line. It is a hardship for construction of the wall, because of the shape of the lot. It is a cul de sac lot with the East end and West end of the home meeting the setback requirements. It is only the Courtyard wall that is in violation.

When constructing the wall having both ends of the home conforming to the setback, it was not realized that the wall was encroaching 6' into the setback until after the wall had been constructed.

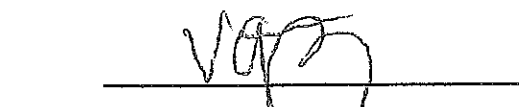
We have conferred with the Home Owner Association and have received their approval for the encroachment. The completed wall is aesthetically attractive from the street. It does not hurt the view of either adjacent lot, because of the shape of the lot, with both ends of the House within the setback.

We have attached the site plan showing the encroachment, picture of the front wall existing, and letter from the Home Owner Association Board members.

We humbly request you grant this variance.

Sincerely,


Miguel Ortiz


Vanessa Ortiz

LOT 2

5' SIDE SETBACK

5' SIDE SETBACK
5.0'

N00°51'52"E

36.2'

L=86.90'
R=50.00'

21.03'

30.43'
N37°44'47"W

OLD GROVE
(50' R.O.W.)

EXISTING
1' WIDE
STONE WALL

15' U.E.

25' FRONT ST

L=75.21'
R=250.0'

15.06'
N79°21'40"W

RESACA BEND
(50' R.O.W.)

LOT THREE (3), THE
RANCHO VIEJO, CAN
RECORDED IN CABINET
CAMERON COUNTY

SCALE: 1"=30'

CENT

CL

(956)



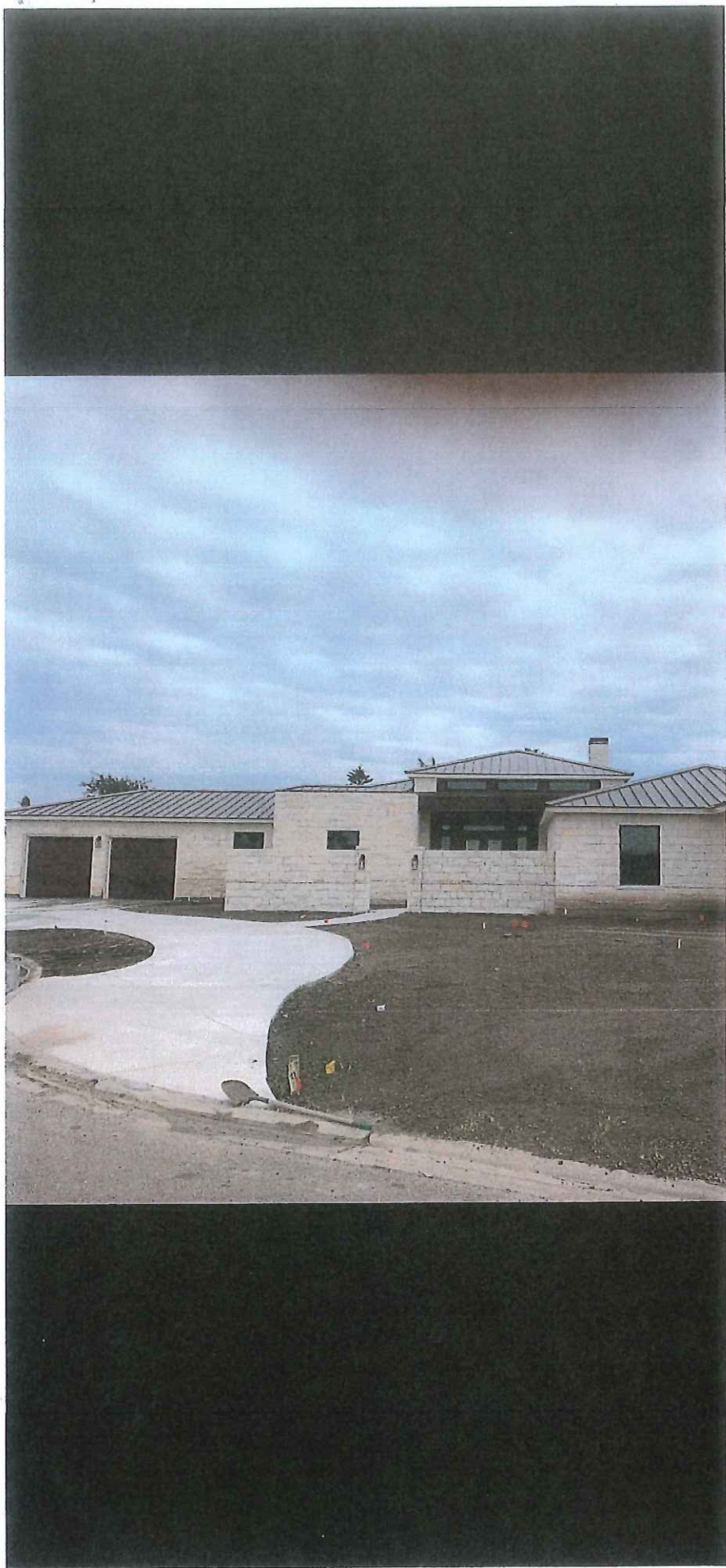
I, VICTOR BAÑUELOS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THIS SURVEY PLAT WAS PREPARED FROM RESEARCH INFORMATION, AND FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND, UNDER MY SUPERVISION, AND SHOWS ALL VISIBLE IMPROVEMENTS LOCATED ON THE LAND AND TO MY KNOWLEDGE THERE ARE NO ENCROACHMENTS, BOUNDARY CONFLICTS, PROTRUSIONS OR VISIBLE OR APPARENT EASEMENTS EXCEPT AS SHOWN ON THE SURVEY PLAT. ALL DISTANCES ARE IN FEET.

Victor Bañuelos
VICTOR BAÑUELOS R.P.L.S., #3880

11-18-20
DATE:

JOB NO.: 3419-19 C







Phone
956592.4570

Email
texmex45@aol.com

Address
219 Resaca Bend
Rancho Viejo, TX 78575

Date
Friday, January 29, 2020

To whom it may concern,

The architectural committee has reviewed the code and has approved the Courtyard wall at the Ortiz residence on Old Grove Road as allowable since the actual structure of the home does not infringe on the set back.

Felicia Fruia - Edge
Architectural Committee, The Bend

