



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

FEBRUARY 23, 2015  
4:30 P.M.

NOTICE is hereby given of a MEETING of the STRATEGIC PLANNING COMMITTEE of the TOWN OF RANCHO VIEJO, TEXAS, to be held on February 23, 2015, at 4:30 P.M., in the TOWN MUNICIPAL OFFICE, 3301 CARMEN AVENUE, RANCHO VIEJO, TEXAS to consider the following items:

1. Review and Possible Action of Old Business
  - a. Subdivision ordinance
  - b. Signs ordinance
  - c. Property maintenance
2. Review/Discuss and Possible Action of Golf Cart Guidelines/Ordinance
3. Update by Subcommittee on Review of the Rancho Viejo Master Plan - Adopted April 2007
  - a. Items completed
  - b. Items left to be completed
  - c. Suggestions from Subcommittee
4. Review Ordinance No. 198 "Reflective material"
5. Review "Plan for a Replat" Request by Henry Corona Jr., agent for Michael and Laura Hogan, owners of Lot 34, to replat Lot 34, The Bend at Rancho Viejo Subdivision, into two lots

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 2/23/2015 at 4:30 P.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.*

**ORDINANCE NO. 198**

AN ORDINANCE OF THE TOWN OF RANCHO VIEJO, TEXAS, ESTABLISHING REGULATIONS FOR ALL PERSONS EXERCISING IN THE RIGHT OF WAY OF ANY STREET WITHIN THE TERRITORIAL LIMITS OF THE TOWN OF RANCHO VIEJO, TEXAS, PROVIDING FOR A PENALTY, PROVIDING FOR AN EFFECTIVE DATE AND PUBLICATION IN CAPTION FORM

**WHEREAS**, for the health, safety, and welfare of the residents of the Town of Rancho Viejo, Texas, regulations for all persons exercising in the right of way of any street within the territorial limits are deemed to be in the best interest of the Town of Rancho Viejo, Texas;

**NOW, THEREFORE**, pursuant to the authority granted by the Constitution, laws of the State of Texas, and Chapter 243 of the Texas Local Government Code, **BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE TOWN OF RANCHO VIEJO, TEXAS, THAT:**

**SECTION 1.** All of the above premises are hereby found to be true and correct legislative and factual findings of the Town of Rancho Viejo and they are hereby approved and incorporated into the body of this Ordinance as if copied in their entirety.

**SECTION 2.** It shall be unlawful for any person who is riding a bicycle, jogging, or otherwise exercising in the right of way of streets within the territorial limits of the Town of Rancho Viejo, Texas, during the period beginning at sunset and ending at sunrise to fail to wear reflective material on his or her front and back. Such reflective material shall be of such size and characteristics and so maintained as to be visible from all distances within 300 feet to 50 feet from such persons, when such person is directly in front of lawful lower beam of vehicular headlamps. Any person who uses a flashlight or is operating a bicycle or other vehicle that has reflective material shall be deemed to be in compliance with this ordinance.

**SECTION 3.** Any person violating any provision of this Ordinance shall be deemed guilty of a Class C misdemeanor and upon conviction shall be fined up to \$500.00 or other limit imposed by the Texas Penal Code from time to time.

**SECTION 4.** Any and all ordinances, orders, resolutions, rules, regulations, policies or provisions in conflict with the provisions of this Ordinance are hereby repealed and rescinded to the extent of any conflict herewith.

**SECTION 5.** If any section, subsection, clause, phrase or provision of this Ordinance, or the application thereof to any person or circumstance, shall to any extent be held by a court of competent jurisdiction to be invalid, void or unconstitutional, the remaining sections, subsections, clauses, phrases or provisions of this Ordinance, or the application thereof to any person or circumstances, shall remain in full force and effect and shall in no way be affected, impaired or invalidated.

**SECTION 6.** This Ordinance shall become effective from and after the date of its passage and publication, and it is accordingly so ordained.

PASSED, ADOPTED, AND APPROVED on this 9<sup>th</sup> day of August, 2011.

Roberto Medrano  
Roberto Medrano, Mayor

ATTEST:

Cheryl Kretz  
Cheryl Kretz, Town Secretary

February 9, 2015

Mrs. Cheryl J. Kretz

Town Secretary

Town of Rancho Viejo

3301 Carmen Avenue

Rancho Viejo, Texas 78575

RE: Replat of Lot 34, The Bend at Rancho Viejo Subdivision

Dear Mrs. Kretz:

With our preparation of the above captioned replat, the owners of Lot 34 wish to divide this very large lot into two very adequate lots to build on. All prerequisites required such as an attorney's opinion letter, tax certificates, and signatures to date on the plat for record are hereby submitted. Consequently, we respectfully request that this plat be placed on the next strategic planning committee meeting for review and approval.

Thanking you for your consideration on this matter, I remain.

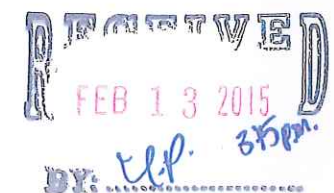
Sincerely,



Henry Corona Jr.

Registered Professional Land Surveyor

Licensed Professional Engineer



subdivision until such time as all public improvements of the subdivision have been constructed by the developer and accepted by the town or the guarantee of construction of public improvements required by section (number) of the Code of Ordinances of the Town of Rancho Viejo, Texas, is submitted to and approved by the Town."

- (2) Upon completion the development of the subdivision, the developer will submit as built plans to the town. After written approval and inspection of the plans and site by the town, VMUD#2, and the engineer, the plat will be signed. The developer can have the plat recorded and lots can be sold at this time.

*(Ord. No. 182, 7-14-2009)*

Secs. 54-15—54-20. - Reserved.

#### ARTICLE III. - GENERAL REQUIREMENTS AND DESIGN STANDARDS

##### Sec. 54-21. - Lot specification.

- (a) No lot may be platted for residential use unless the same contains a minimum of 15,000 square feet of surface and has a minimum average width of 80 feet or more and a minimum average depth of 80 feet or more. Corner lots must be 17,400 square feet. The lot area shall be computed exclusive of all easements, except main line easements for public utilities, such as, electric, telephone and cable TV.
- (b) Each lot shall face on a public street.
- (c) Any lot that shares a common rear boundary line with another residential lot shall dedicate across the rear portion of the lot a ten-foot public easement for the purpose of maintaining a pedestrian right-of-way and open space. Said easement shall be used solely for recreational uses during daylight hours limited to pedestrian and non-motorized bicycle traffic and shall exclude any and all motorized/mechanized wheeled/track recreational vehicles of any kind. Wheelchairs or other similar non-recreational vehicles shall be permitted. In the center of said easement the developer shall construct a four-foot sidewalk, in conformance with the town's building codes. Except for the sidewalk, all town setback requirements shall apply in the easement.

*(Ord. No. 182, 7-14-2009)*

##### Sec. 54-22. - Conditions for lot re-platting.

No lots may be replatted, or vacated and replatted, without said replatted lots conforming to all town requirements for minimum lot sizes and average width and depth.

*(Ord. No. 182, 7-14-2009)*

##### Sec. 54-23. - Public sites and open spaces.

For subdivisions larger than five lots, five percent of land shall be dedicated for parks, playgrounds, waterways or other areas for public use. The developer shall give consideration to suitable sites for parks, playgrounds and other areas for public use so as to conform to the recommendations of the board. Any provision for parks, etc., shall be indicated on the preliminary plat.

*(Ord. No. 182, 7-14-2009)*

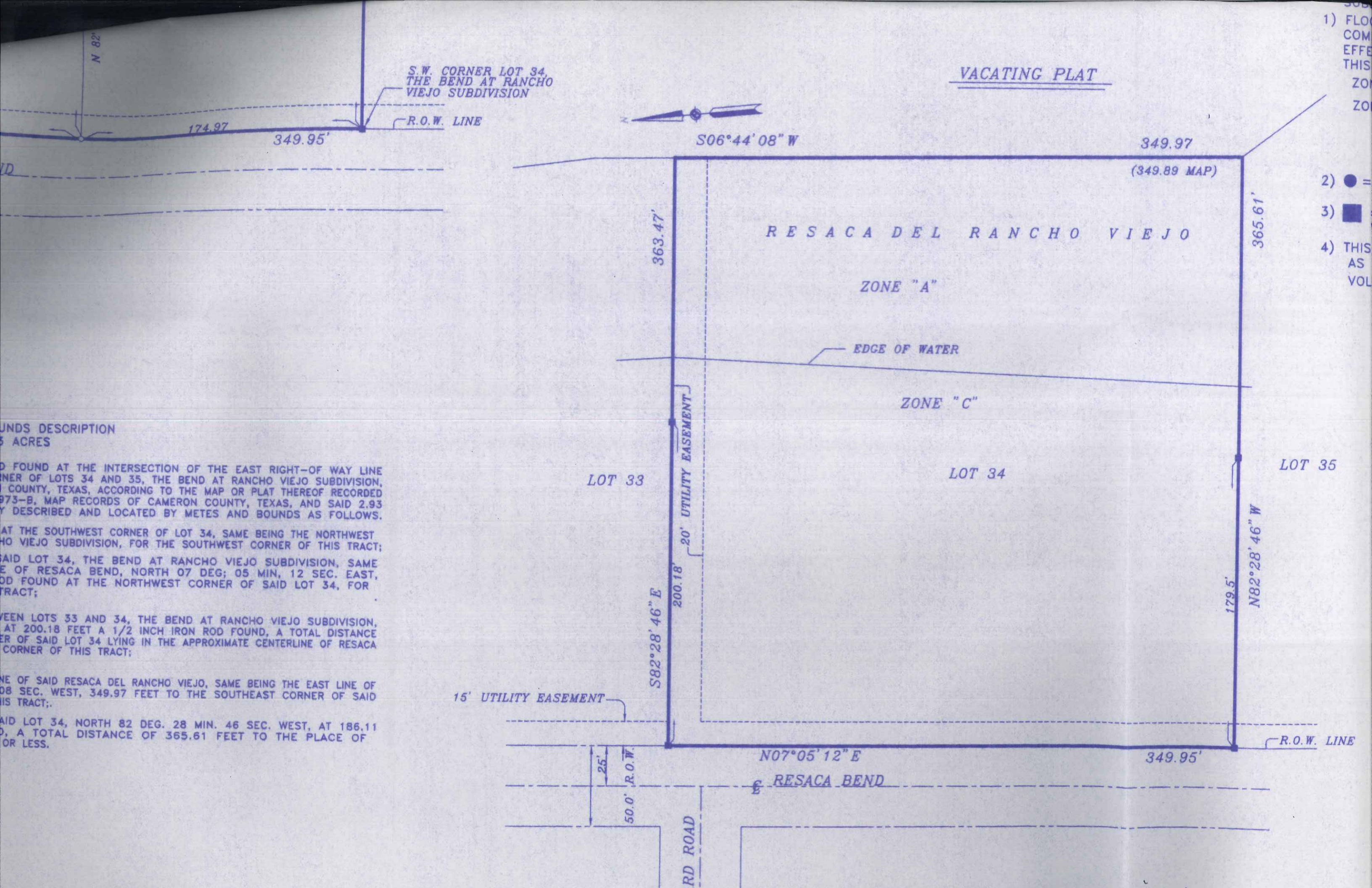
##### Sec. 54-24. - Entrances/exits.

A subdivision having 19 lots or more must have a minimum of two entrances/exits. The developer shall plat the subdivision in any manner that accommodates two entrances/exits. Any landscaped entrances must be approved by the beautification committee.

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VACATING PLAT

S.W. CORNER LOT 34,  
THE BEND AT RANCHO  
VIEJO SUBDIVISION



174.97  
349.95'

R.O.W. LINE

S06°44'08" W

349.97  
(349.89 MAP)

RESACA DEL RANCHO VIEJO

ZONE "A"

EDGE OF WATER

ZONE "C"

LOT 33

LOT 34

LOT 35

S82°28'46" E

200.18'

20' UTILITY EASEMENT

179.5'

N82°28'46" W

15' UTILITY EASEMENT

R.O.W. LINE

N07°05'12" E

349.95'

RESACA BEND

25'  
50.0' R.O.W.

RD ROAD

LANDS DESCRIPTION

FOUND AT THE INTERSECTION OF THE EAST RIGHT-OF WAY LINE  
OF LOTS 34 AND 35, THE BEND AT RANCHO VIEJO SUBDIVISION,  
CAMERON COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED  
IN MAP RECORDS OF CAMERON COUNTY, TEXAS, AND SAID 2.93  
ACRES DESCRIBED AND LOCATED BY METES AND BOUNDS AS FOLLOWS.

AT THE SOUTHWEST CORNER OF LOT 34, SAME BEING THE NORTHWEST  
CORNER OF THE BEND AT RANCHO VIEJO SUBDIVISION, FOR THE SOUTHWEST CORNER OF THIS TRACT;  
AND THE EAST LINE OF SAID LOT 34, THE BEND AT RANCHO VIEJO SUBDIVISION, SAME  
BEING THE EAST LINE OF RESACA BEND, NORTH 07 DEG; 05 MIN, 12 SEC. EAST,  
AND THE POINT FOUND AT THE NORTHWEST CORNER OF SAID LOT 34, FOR  
THE SOUTHWEST CORNER OF THIS TRACT;

BETWEEN LOTS 33 AND 34, THE BEND AT RANCHO VIEJO SUBDIVISION,  
AND AT 200.18 FEET A 1/2 INCH IRON ROD FOUND, A TOTAL DISTANCE  
OF 200.18 FEET FROM THE SOUTHWEST CORNER OF SAID LOT 34 LYING IN THE APPROXIMATE CENTERLINE OF RESACA  
BEND, FOR THE SOUTHWEST CORNER OF THIS TRACT;

AND THE EAST LINE OF SAID RESACA DEL RANCHO VIEJO, SAME BEING THE EAST LINE OF  
RESACA BEND, NORTH 07 DEG; 05 MIN, 12 SEC. EAST, 349.97 FEET TO THE SOUTHWEST CORNER OF SAID  
LOT 34, FOR THE SOUTHWEST CORNER OF THIS TRACT;

AND THE EAST LINE OF SAID LOT 34, NORTH 82 DEG. 28 MIN. 46 SEC. WEST, AT 186.11  
FEET, A TOTAL DISTANCE OF 365.61 FEET TO THE PLACE OF  
BEGINNING, OR LESS.

been tied to the nearest original survey corner, as shown hereon. All distances are in feet and decimals thereof.

*Enrique Corona Jr. P.E./R.P.L.S.*  
ENRIQUE CORONA JR.  
Registered Professional Land Surveyor # 4462  
Licensed Professional Engineer # 49149



THE STATE OF TEXAS  
COUNTY OF CAMERON

KNOW ALL MEN BY THESE PRESENTS, that Michael L. Hogan & wife, Laura T. Hogan, owners of Lots 34 A & 34 B, Block One, Replat of Lot 34, The Bend at Rancho Viejo Subdivision in the Town of Rancho Viejo, Cameron County, Texas, have caused the same to be subdivided as shown hereon and do hereby confirm and same adopt this plat of "Replat of Lot 34, The Bend at Rancho Viejo Subdivision and hereby dedicate to the public use, forever, the streets, alleys, easements (for the purposes indicated) shown therein and subject to certain covenants and restrictions contained in any instrument filed therewith in the office of the County Clerk of Cameron County, Texas.

WITNESS MY HAND on this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 2015

Michael L. Hogan \_\_\_\_\_  
Laura T. Hogan \_\_\_\_\_

THE STATE OF TEXAS  
COUNTY OF CAMERON

BEFORE ME, the undersigned authority, personally appeared Michael L. Hogan & Laura T. Hogan known to be the persons whose names are subscribed to the foregoing instrument, and they acknowledged to me that they executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

WITNESS my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_ A.D. 2015

Notary Public In and for Cameron County, Texas  
Printed name:  
My Commission Expires:

TOWN OF RANCHO VIEJO, TEXAS

This plat of "Replat of Lot 34, The Bend At Rancho Viejo Subdivison" has been submitted to and considered by the Town of Rancho Viejo and is approved by such town.

MAYOR \_\_\_\_\_ DATE \_\_\_\_\_

Attest: Secretary \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING & ZONING COMMISSION

S06°44'08" W

(349.89 MAP) 349.97

174.98'

363.47'

365.61'

RESACA DEL RANCHO VIEJO

ZONE "A"

362.89

EDGE OF WATER

BLOCK ONE

LOT 33

LOT 34A  
199 RESACA BEND

LOT 34B  
201 RESACA BEND

LOT 34C

S82°28'46" E

200.18'

20' UTILITY EASEMENT

200.0'

N 82° 28' 46" W

179.5'

N82°28'46" W

15' UTILITY EASEMENT

174.98'

N07°05'12" E

174.97

349.95'

RESACA BEND

50.0' R.O.W.

25'

ORCHARD ROAD

S.W. THE VIEJO

R.O.