



NOTICE OF A PUBLIC MEETING
TOWN OF RANCHO VIEJO
STRATEGIC PLANNING COMMITTEE
OCTOBER 26, 2015
4:00 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 October 26, 2015, at 4:00 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
2. Consideration/Discussion/Action on Request by Montanaro Investments, owner, to vacate a replat on for Lot 6 and Lot 7, Block 1, Las Haciendas Subdivision from 1 lots back into 2 lots as originally platted
3. Consideration/Discussion/Action on Request for a Variance by Mr. and Mrs. Fred Rusteberg, owners, lot 3 section 8, 313 Santa Ana Avenue, Rancho Viejo, Texas, to provide for variance from the Code of Ordinances, Chapter 70, Article III., Division 1., Sec. 70-250. (f) Maximum lot coverage. No structure or dwelling unit shall be erected on any lot or piece of property where more than 40 percent of the property shall be covered by the structure or structures. Open decks, patios and driveways shall not be considered covered areas for the purpose of this Section (all other structures shall be considered in the covered area). Eight thousand square feet or 40 percent, whichever is smaller, must be free of improvements covering the property, including open decks, patios and driveways. In determining the size of the lot or piece of property, any portion of the property that is subject to street, ingress and/or egress easement shall be excluded from the lot size and any portion of the property that is subject to a resaca or water storage easement shall also be excluded from the lot size - to be over the requirement where 40 percent of the property must be free structures. This is for the construction of a brick paver sidewalk on the exterior west side of the home.
4. Review/Discussion/Action Request for a Variance by Mr. and Mrs. Fred Rusteberg, owners, lot 3 section 8, 313 Santa Ana Avenue, Rancho Viejo, Texas, to provide for variance from the Code of Ordinances, Chapter 70, Article III., Division 1., Sec. 70-250: (f) Maximum lot coverage. No structure or dwelling unit shall be erected on any lot or piece of property where more than 40 percent of the property shall be covered by the structure or structures. Open decks, patios and driveways shall not be considered covered areas for the purpose of this Section (all other structures shall be considered in the covered area). Eight thousand square feet or 40 percent, whichever is smaller, must be free of improvements covering the property, including open decks, patios and driveways. In determining the size of the lot or piece of property, any portion of the property that is subject to street, ingress and/or egress easement shall be excluded from the lot size and any portion of the property that is subject to a resaca or water storage easement shall also be excluded from the lot size - to allow a concrete base for the placement of a generator.

5. Adjourn

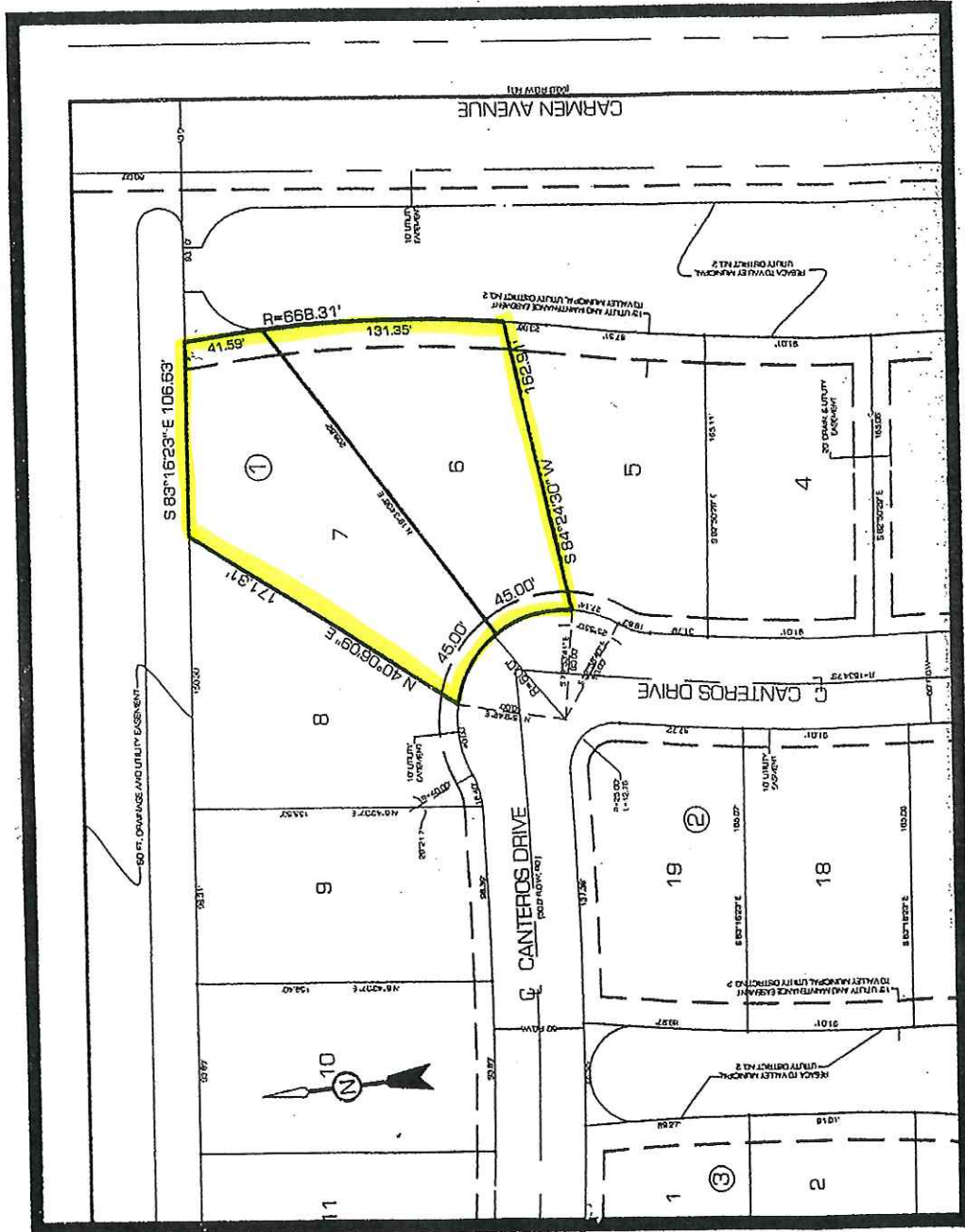

Fred Blanco, Town Administrator

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 10/26/2015 at 4:00 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.

To The Town Of Rancho Viejo

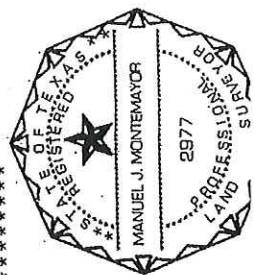
This letter is a request to the Town Of Rancho Viejo to vacate a replat done in 2009 on lot 6 and 7 block 1 in Las Haciendas. I am requesting the vacating of the replat because we are in the process of requesting the building permit to start construction on two homes in the mentioned lots above. I have been approved for two construction loans on the mentioned lots and need the approval of the Town of Rancho Viejo in order to start the construction. These two homes will add value to the continuing development and growth at Las Haciendas Subdivision and will also be an asset to the Town Of Rancho Viejo. Being the construction of two homes instead of one at the property. The estimated sq. footage of each home will be about 3500 sq. ft. each and an estimated value of \$350,000. I would greatly appreciate the help of the Town of Rancho Viejo and its board members with this matter. Please feel free to contact me at 956-544-4292


Montana Investments



VACATING PLAT

SCALE: 1"=100.0'



CERTIFICATE FOR ENGINEER OR SURVEYOR

I, MANUEL J. MONTEMAYOR, A REGISTERED PROFESSIONAL LAND SURVEYOR AND REGISTERED PROFESSIONAL ENGINEER, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THE ABOVE SUBDIVISION IS TRUE AND CORRECT; IT WAS PREPARED FROM AN ACTUAL SURVEY OF PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND; THAT ALL BOUNDARY CORNERS, ANGLE POINTS, POINTS OF CURVATURE

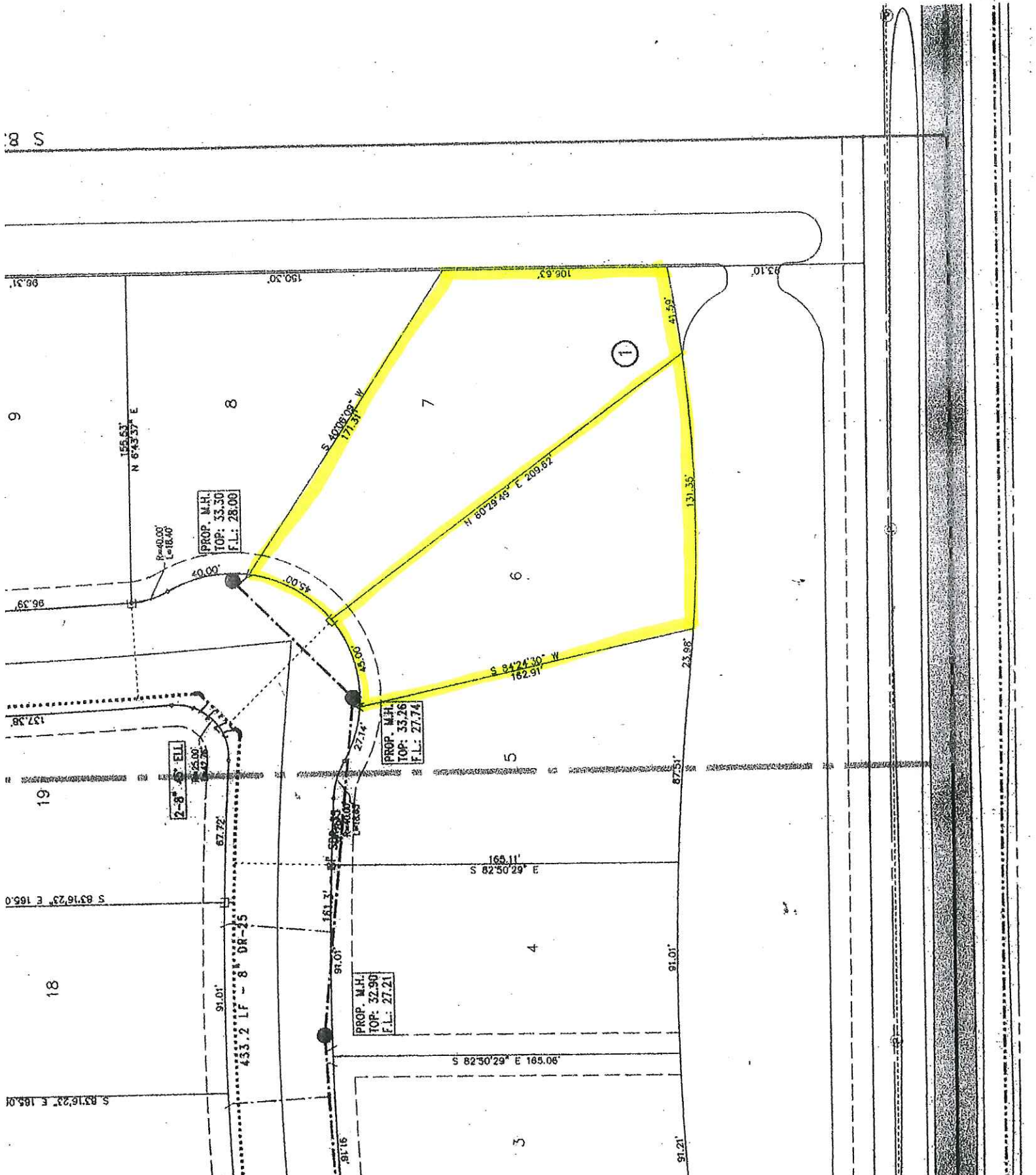
LAS HACIENDAS AT **RANCHO VIEJO** **SUBDIVISION. SECTION I**

Date: 03/17/05

Oscar Chavez

Jose Hernandez

Ariel Chavez II



Request for Variances, October 19, 2015

Town of Rancho Viejo Administrator

Landscape requirement of 40% of Lot to be "Green Space" [Chapter 70, Article 3, Division 1, Sec 70-250, paragraph f].

Fred and Frances Rusteberg request three (3) hardship variances for their new home under construction at 313 Santa Ana.

1. ~~Allow a concrete base (6" wide by 6" to 2' tall as dictated by fence sloping down to the resaca) to be built under and for our compliant side fencing to sit on be considered Landscape/Green area or allow the Green Space requirement to be lowered by 85 s.f.. Attached is a drawing depicting the design of the fence base. Such base will function as landscape edging, separating grass/plants between the side neighbors and Rusteberg land, therefore preventing each family's landscaping from encroaching under the fence to neighboring property, as well as provide a more stable fence base. The concrete base would serve as a durable edge for all to weed eat against thereby improving general yard maintenance for all concerned. Without the fence base, it would present a hardship in their ability to best maintain the landscaping boundary between properties.~~
2. Allow a brick paver sidewalk of 240 s.f. leading from the garage side front side gate to the rear patio area. (Drawing attached.) Currently, there is no stable ground walking access leading from the front to the rear yard except walking through the house living area and the house does not have handicap ramping. By installing an outside paver walkway on the west side of the house leading to the backyard rear patio area, a stable walking access for pool contractors, yardmen, caterers, and repairmen, as well as handicapped guests, could better and more safely enter the backyard patio area by way of a hard walking surface. Without such walkway, these persons would be forced to walk through both wet grass and/or, at times, mud. Not having a hard stable walking path on the side of the house creates hardship for the Rusteberg's in their ability to allow people safe and stable access to their backyard.
3. Allow 36 s.f. of the Green Space requirement be given to the Rusteberg's to be used for the base installation of a Generac Power Generator. After construction had started, sleep apnea, an emergency medical condition was diagnosed requiring the Rusteberg's to install an emergency power generator, that would provide continuous electrical power to their home during periods of future loss of electrical power. To allow for the generator, an without encroaching on the green space requirements required by the landscape ordinance, an exterior wall was relocated, moving the exterior wall into what was previously inside living area, thereby reducing the interior size of the house. In effect, repositioning what had been interior pantry space to now exterior outdoor space to allow for the outside generator site. Its proper installation instructions required 2' between the house and the installed generator. In order to comply with the Landscape requirements of Rancho Viejo, 36 s.f. encroachment into the Landscape area is needed for the generator base to have a hard surface to sit on. It would create a medical hardship for the Rusteberg's to be without a properly installed backup generator to power a medically prescribed electrical medical device during times of power failure.

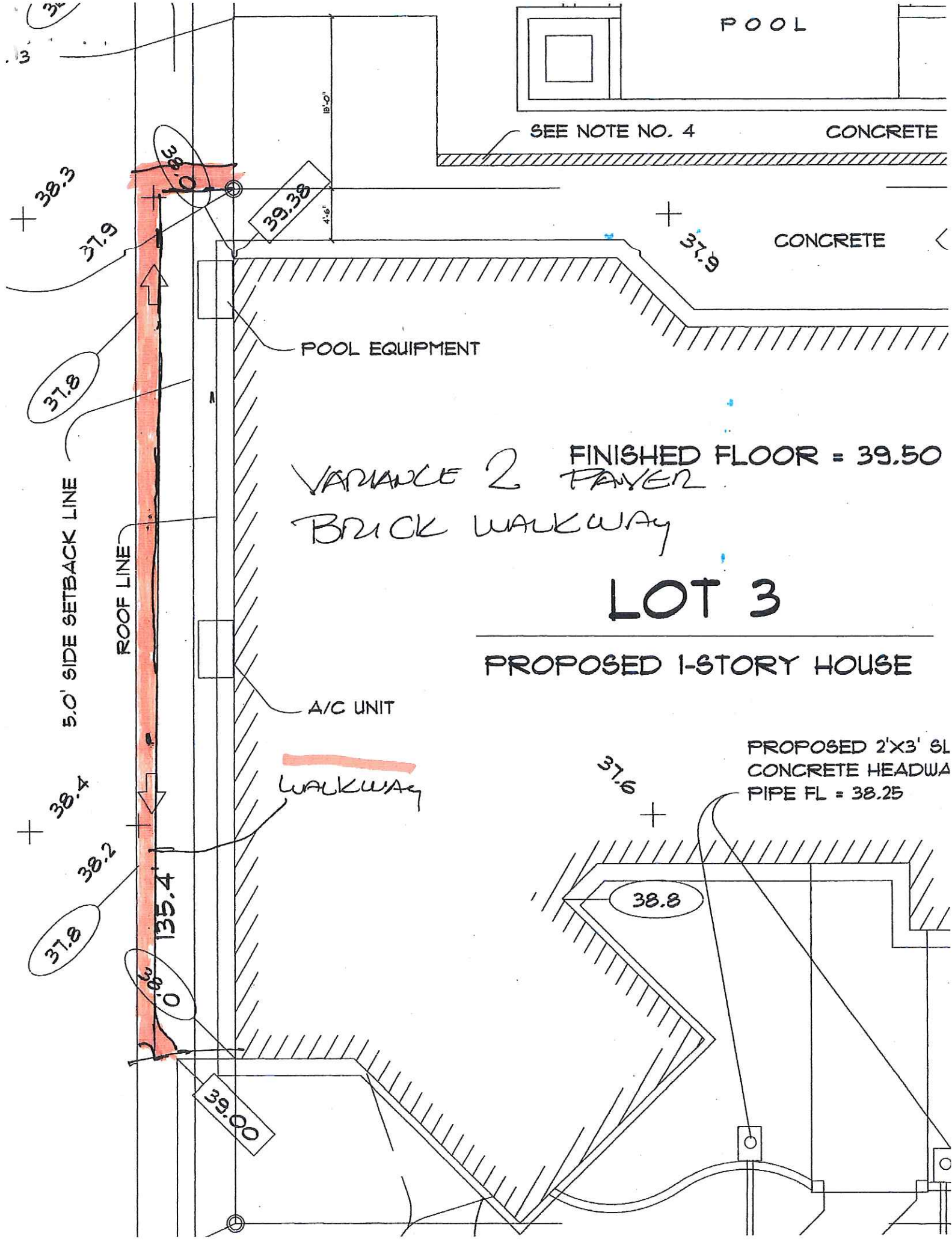
In summary, we ask the Board of Adjustments to allow encroachment of 361 s.f. into the Green Space requirement of 40%. The total Lot area is 17,338 s.f., so this means the Rusteberg's will have a total of 38% of their lot in greenspace/plants and grass as opposed to 40%.

The Rusteberg's goal is to add value to the community and city in building their new home in Rancho Viejo. Thank you for your consideration.

Sincerely,

Fred Rusteberg

Frances Rusteberg



POOL

SEE NOTE NO. 4

CONCRETE

CONCRETE

POOL EQUIPMENT

VARIANCE 2 FAVOR
BRICK WALKWAY

LOT 3

PROPOSED 1-STORY HOUSE

A/C UNIT

WALKWAY

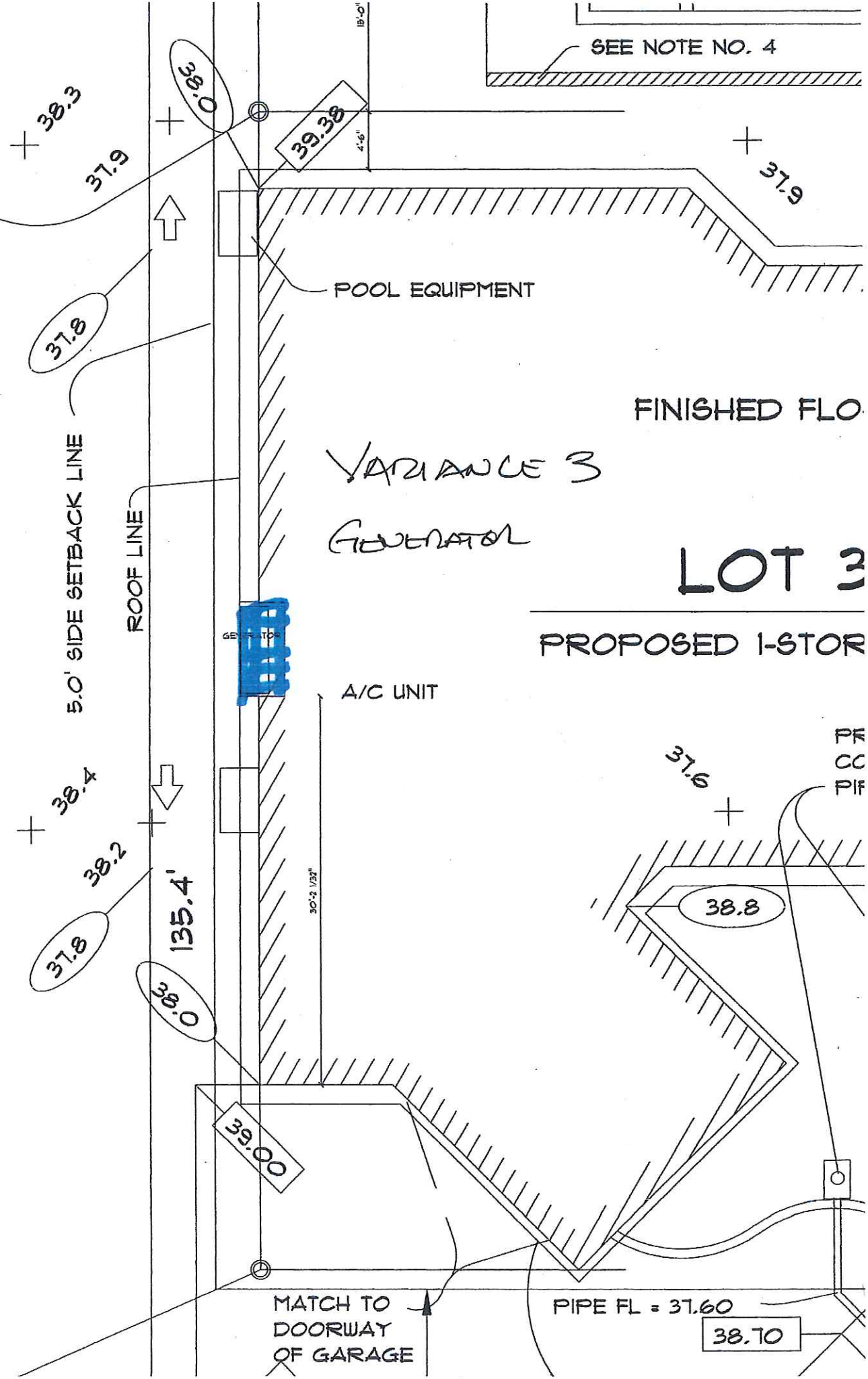
PROPOSED 2'X3' SL
CONCRETE HEADWA
PIPE FL = 38.25

38.8

39.00

30'0"

LOT 5
N45°13'51"E 192.0'



SEE NOTE NO. 4

FINISHED FLO.

VARIANCE 3
GENERATOR

LOT 3

PROPOSED 1-STOR

PR
CC
PIF

VARIANCE
3

105'-0"

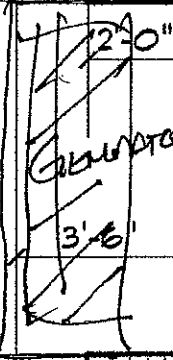
7'-4"

10'-11½"

4'-8"

5'-2½"

1'-6"



3'-0" x 5'-0"

9'-2½"

7'-0½"

PANTRY

8'-7½"

2'-5"

KITCHEN

11'-0½"

3'-0"

LAUNDRY

30'-10 3/32"

18'-11"

3'-0"

2'-6"

2'-0"

BATH

2'-0"

6'-7"

2'-4"

3'-7"

6'-9"

3'-4"

5½"

2'-9½"

2'-11"

3'-0"

GOLF CART

Chapter 70. Article III. Division 1. Sec. 70-250. (f) *Maximum lot coverage.* No structure or dwelling unit shall be erected on any lot or piece of property where more than 40 percent of the property shall be covered by the structure or structures. Open decks, patios and driveways shall not be considered covered areas for the purpose of this Section (all other structures shall be considered in the covered area). Eight thousand square feet or 40 percent, whichever is smaller, must be free of improvements covering the property, including open decks, patios and driveways. In determining the size of the lot or piece of property, any portion of the property that is subject to street, ingress and/or egress easement shall be excluded from the lot size and any portion of the property that is subject to a resaca or water storage easement shall also be excluded from the lot size.