



NOTICE OF A PUBLIC MEETING
TOWN OF RANCHO VIEJO
STRATEGIC PLANNING COMMITTEE
JANUARY 7, 2021
5:30 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 January 7, 2021 at 5:30 P.M., via Zoom Teleconference ONLY Meeting by logging on at <https://us02web.zoom.us/j/81001978663> Meeting ID: 810 0197 8663

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://us02web.zoom.us/j/81001978663> Meeting ID: 810 0197 8663 or by calling in to one of the following numbers (charges may apply):

One tap mobile

+13462487799,,81001978663# US (Houston)
+16699006833,,81001978663# US (San Jose)

Dial by your location

+1 346 248 7799 US (Houston)
+1 669 900 6833 US (San Jose)
+1 312 626 6799 US (Chicago)
Meeting ID: 810 0197 8663

1. Discussion on Appointing New Member to the Strategic Planning Committee
2. Review Variance Request 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.
3. Discussion/Action on Recommendation to the Board of Aldermen to establish a Tree Preservation Ordinance
4. Discussion/Action on Recommendation to the Board of Aldermen on the Creation of an Ordinance to Regulate Short Term Rental through Agencies such as HomeAway, VRBO, Airbnb, TripAdvisor and Booking.com or similar agencies
5. Discussion/Review/Possible Action on Amendment to Town of Rancho Viejo Code of Ordinances Chapter 70 – Parking Regulations, Division 3 – Prohibited parking and/or storage. No vehicle or other mobile equipment of any nature shall be parked, stored or left to stand on any lot or property except a driveway of any lot located within a "B" single-family

dwelling, or "C" multifamily dwelling, apartments, townhouses and condominiums district as defined by this chapter for more than 24 hours. Duly licensed passenger vehicles, including pickup trucks, are included in this restriction.

6. 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 January 7, 2021 via Zoom. 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.



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 Strategic Planning Committee 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 January 4, 2021 at 5:00 PM 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

Antina & Richard (Rit) Tourigny

Rancho Viejo, Texas 78575

September 3, 2020

Original

Re: LOT 49 RANCHO VIEJO SUBD SECTION II (VOL 25 PG 41)

Mr. Fred Blanco
Town Administrator
3301 Carmen Ave.
Rancho Viejo, Texas 78575

Dear Mr. Blanco,

The purpose of this letter is to request a setback varianceⁱ of 2' for the proposed addition detailed in the documents accompanying this letter of request. It is my intention that the proposed addition will ultimately be converted to appropriate and comfortable accommodations for live-in care in our later years.

Short term, this addition will serve as a garage for a 3rd vehicle, and at our contractor's suggestion plumbing will be installed in the floor to provide bathroom facilities for live-in care.

I don't smoke or drink, and regularly ride my bike 8-10 miles a day in Rancho Viejo in addition to getting regular medical checkups. I have been a resident of Rancho Viejo since 1992ⁱⁱ and have every reason to believe that I will be one of the 6 million centenarians in 2050 intent on spending my final days in my home. I say that because longevity exists my family history; my dad lived until 2 months shy of his 98th birthday with live-in care, in the home he purchased in 1968. Having observed first-hand the energy and effort required to care for the aged, I can appreciate their need for such accommodations and unlike the previous owner, Mrs. Chase, I have no intention of moving back to a cold climate

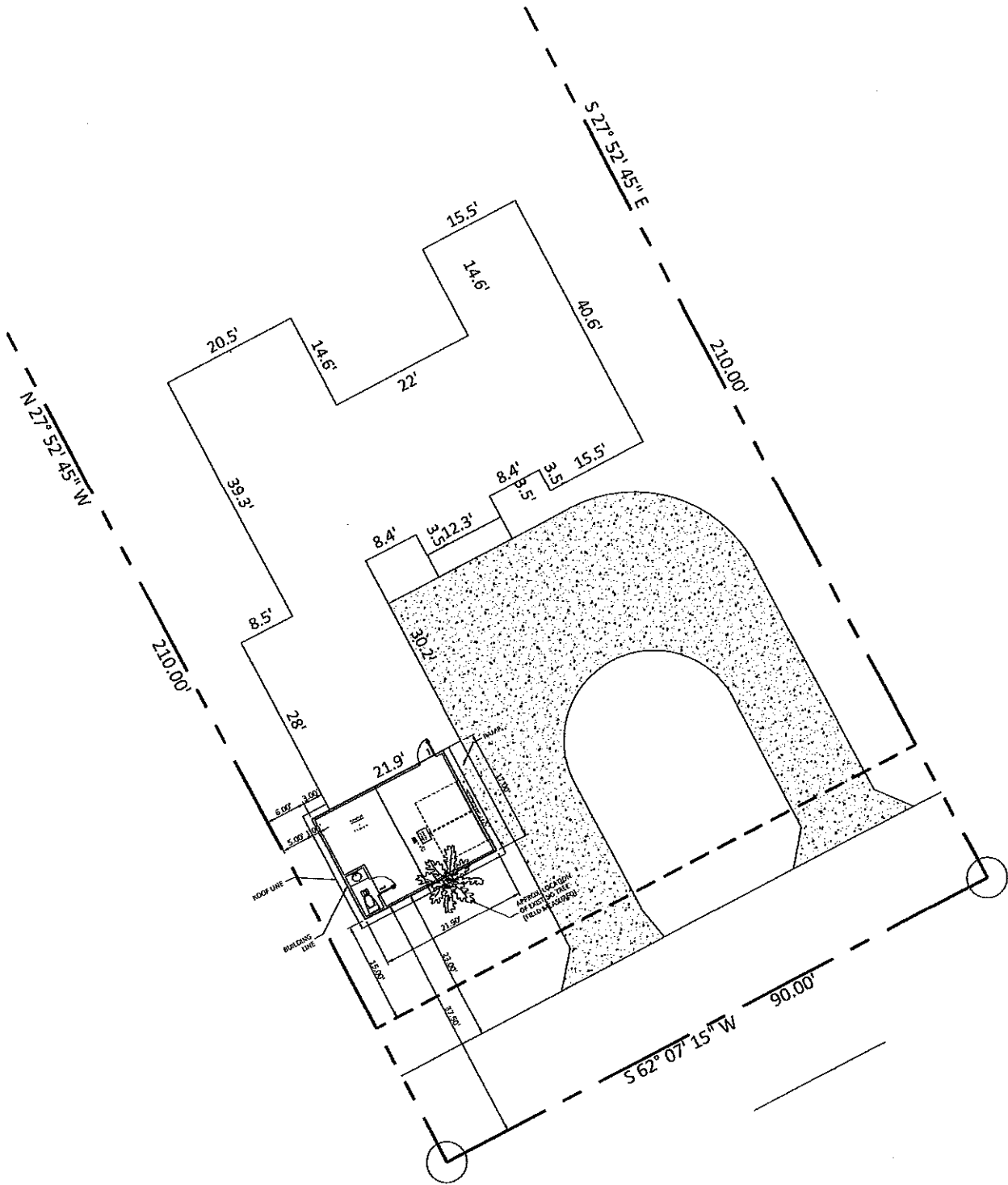
Thank you in advance for your consideration of our request.

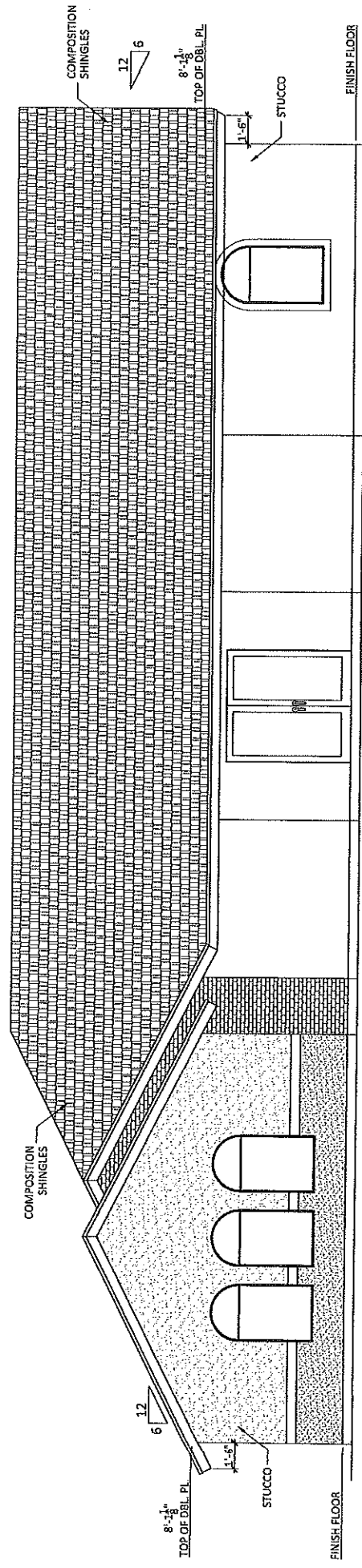

Richard (Rit) Tourigny

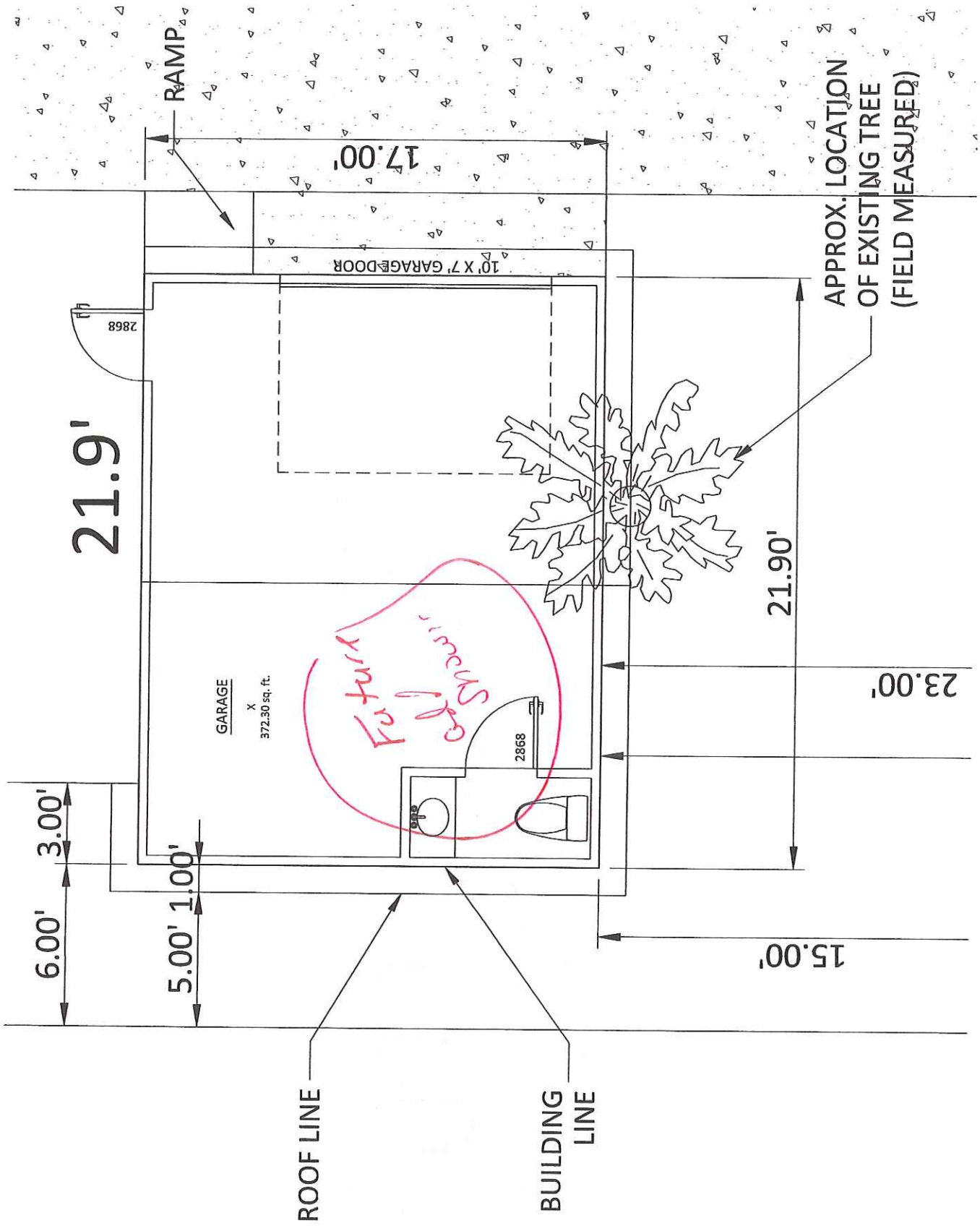
ⁱ Sec. 70-250. - Regulations applicable to all districts. (i) *Front yard requirements.* Every lot or piece of property that shall have improvements erected thereon shall have a front yard of at least 25 feet from the edge of the street.

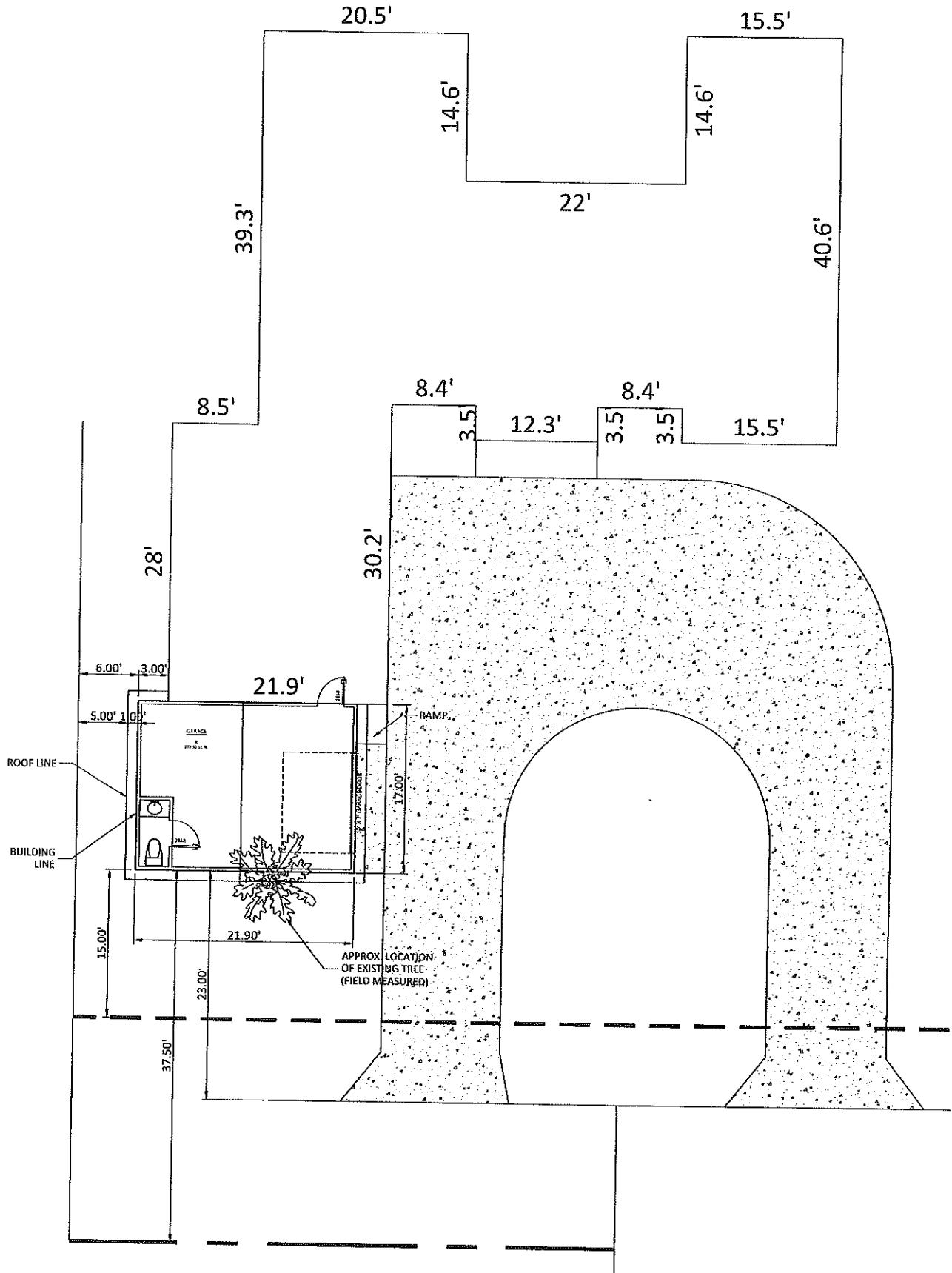
ⁱⁱ 131 Santa Ana

Property ID:	95598	Legal Description:	LOT 49 RANCHO VIEJO SUBD SECTION II (VOL 25 PG 41)
Geographic ID:	52-0020-0000-0490-00	Zoning:	A-C
Type:	Real	Agent Code:	
Property Use Code:			
Property Use Description:			
Location			
Address:	49 PIZARRO RANCHO VIEJO, TX	Mapsc:	
Neighborhood:	Rancho V. Size 5 in Resaca Lots blt. 70's & 80's	Map ID:	09-03-00
Neighborhood CD:	RV570/80RE		









N 62° 07' 15" E

90.0'

RESACA DEL RANCHO VIEJO

ZONE " A "

ZONE " C "

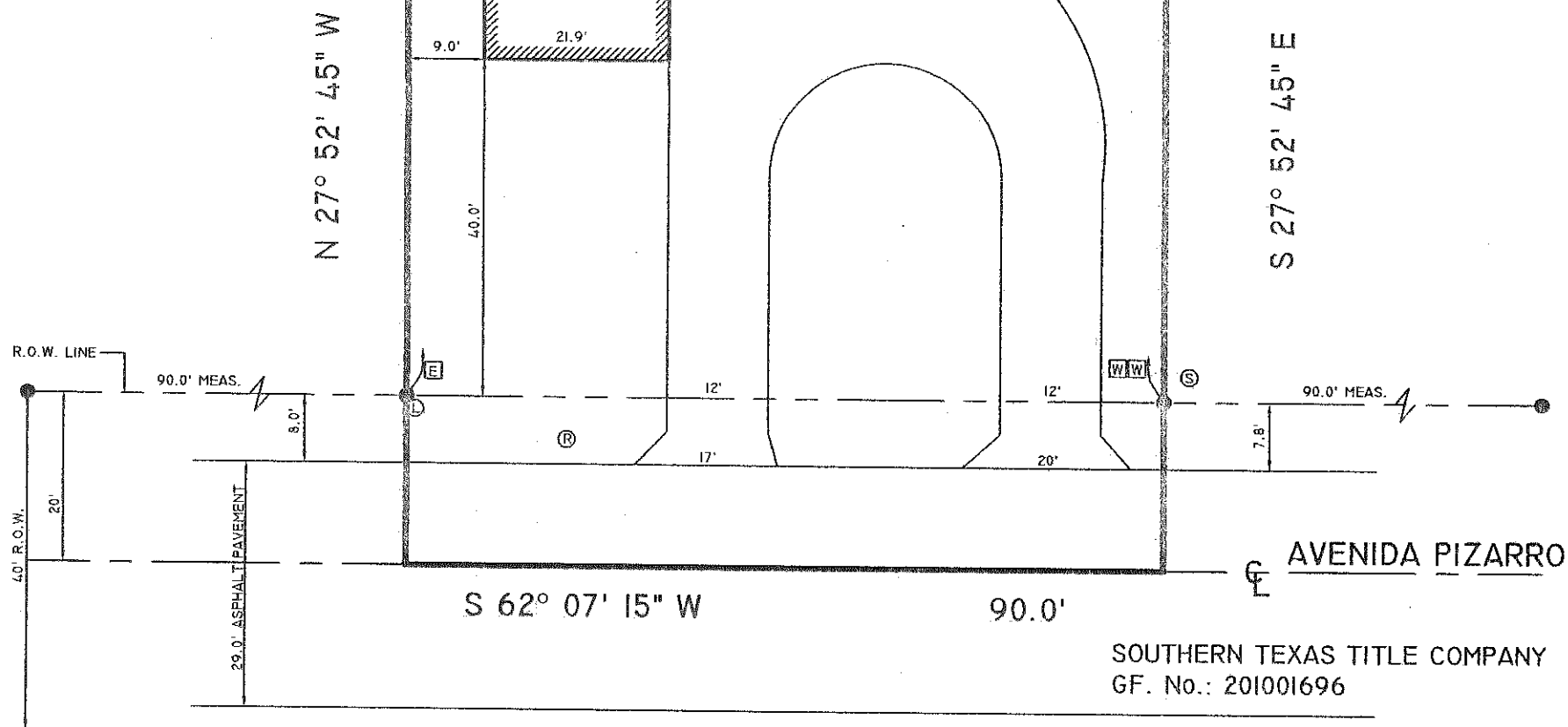
LOT 51

LOT 49

LOT 47

LEGEND:	
●	1/2" IRON ROD FOUND
W	WATER METER
S	MANHOLE
T	TELEVISION RISER
L	LIGHT POLE
E	ELECTRICAL BOX
A/C	3' X 3' CONCRETE PAD WITH A/C UNIT
⊙	ELECTRICAL METER

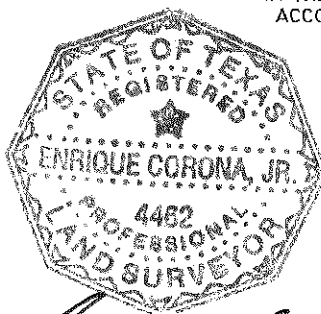
FLOOD INSURANCE RATE MAP WITH
COMMUNITY PANEL No.: 480101 0250 B
EFFECTIVE DATE: SEPTEMBER 15, 1983
THIS PARCEL OF LAND LIES IN
ZONE " A " (RESACA ONLY).
AREAS OF 100-YEAR FLOOD; BASE FLOOD ELEVATIONS
AND FLOOD HAZARD FACTORS NOT DETERMINED.
ZONE " C "
AREAS OF MINIMAL FLOODING



NOTES:

1.- THIS LOT IS SUBJECT TO RESTRICTIVE COVENANTS AS PER VOLUME 942, PAGE 399 AND AMENDMENT RECORDED IN VOLUME 964, PAGE 802; AND CORRECTION TO THE AMENDMENT RECORDED IN VOLUME 968, PAGE 20. ALL RECORDED IN THE DEED RECORDS OF CAMERON COUNTY, TEXAS.
IT IS ALSO SUBJECT TO A GENERAL UTILITY EASEMENT TO VALLEY MUNICIPAL UTILITY DISTRICT No. 2 AS RECORDED IN VOLUME 1007, PAGE 851, AND TO AN EASEMENT AND AGREEMENT TO CENTRAL POWER AND LIGHT COMPANY AS RECORDED IN VOLUME 974, PAGE 678. ALL IN THE DEED RECORDS OF CAMERON COUNTY, TEXAS.
2.- THIS PLAT IS PREPARED IN CONNECTION WITH THE TITLE POLICY G.F. No. 201001696 AND IS FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON FOR A SINGLE TRANSACTION. NO LICENSE HAS BEEN CREATED; EXPRESSED OR IMPLIED TO COPY THIS SURVEY FOR ANOTHER SEPARATE TRANSACTION.
3.- IF THIS SURVEY DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE IT IS INVALID AS PER SECTION 661.46 AND SECTION 663.19 OF THE " PROFESSIONAL LAND SURVEYING PRACTICES ACT" ENACTED UNDER ARTICLE 5282 C, VERNON'S TEXAS CIVIL STATUTES.

" THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY, AS DESCRIBED HEREON, WAS MADE ON THE GROUND ON MARCH 19, 2010, THAT THE ONLY IMPROVEMENTS ON THE GROUND ARE AS SHOWN: THAT THERE ARE NO VISIBLE ENCROACHMENTS, VISIBLE OVERLAPINGS, APPARENT CONFLICTS, OR VISIBLE EASEMENTS, EXCEPT AS SHOWN HEREON."



Enrique Corona Jr.

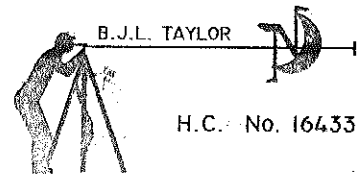
PLAT OF SURVEY
LOT FORTY-NINE (49),
RANCHO VIEJO SUBDIVISION, SECTION II,
IN THE TOWN OF RANCHO VIEJO, CAMERON COUNTY, TEXAS,
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN
VOLUME 25, PAGES 34-36, MAP RECORDS
OF CAMERON COUNTY, TEXAS.

SURVEYED FOR:
SCALE: 1" = 20'

RICHARD J. TOURIGNY
AND
ARMANTINA ROSAS CERMEYER
ADDRESS OF PROPERTY:
49 AVENIDA PIZARRO
RANCHO VIEJO, TEXAS. 78575

CORONA

B.J.L. TAYLOR



H.C. No. 16433

ENGINEERING/SURVEYING CO.
PHONE # 541-3222
FAX # 541-3838