



NOTICE OF A PUBLIC MEETING  
TOWN OF RANCHO VIEJO  
STRATEGIC PLANNING COMMITTEE  
MAY 27, 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 Thursday, May 27, 2021, at 5:30 P.M., in the TOWN MUNICIPAL OFFICE, 3301 CARMEN AVENUE, RANCHO VIEJO, TEXAS to consider the following items:

1. Review 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.
2. Discussion/Action on Recommendation to the Board of Aldermen to Amend the Town of Rancho Viejo Code of Ordinances Chapter 70 – Article II Zoning Districts- DIVISION 5. - "C" MULTIPLE-FAMILY DWELLING, APARTMENTS, TOWNHOUSES AND CONDOMINIUMS DISTRICT– to add sections to include enclosed garages and minimum living area.
3. 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
4. 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 May 27, 2021 at 5:30 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.*

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 May 24, 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

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.

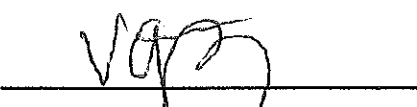
We have conferred with the Home Owner Association and have received their approval for the encroachment. The completed wall is aesthetically attractive from the street. It does not hurt the view of either adjacent lot, because of the shape of the lot, with both ends of the House within the setback.

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  
N00°51'52"E

5' SIDE SETBACK  
5.0'

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.

L=75.21'  
R=250.0'

15.06'  
N79°21'40"W



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.

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

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

SCALE: 1"=30'

CENT  
L

(956)

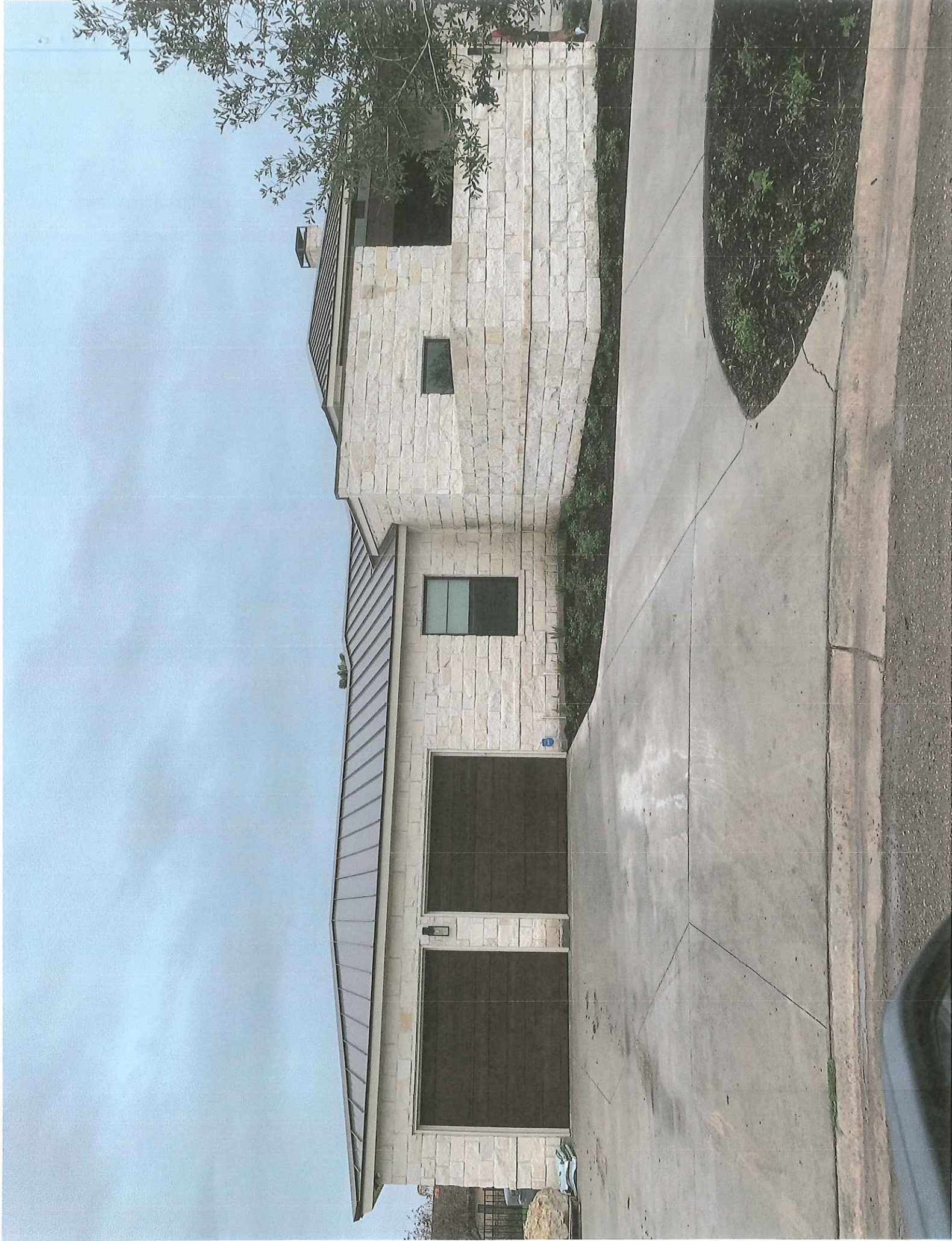
*Victor Bañuelos*  
VICTOR BAÑUELOS R.P.L.S., #3880

11-18-20  
DATE:

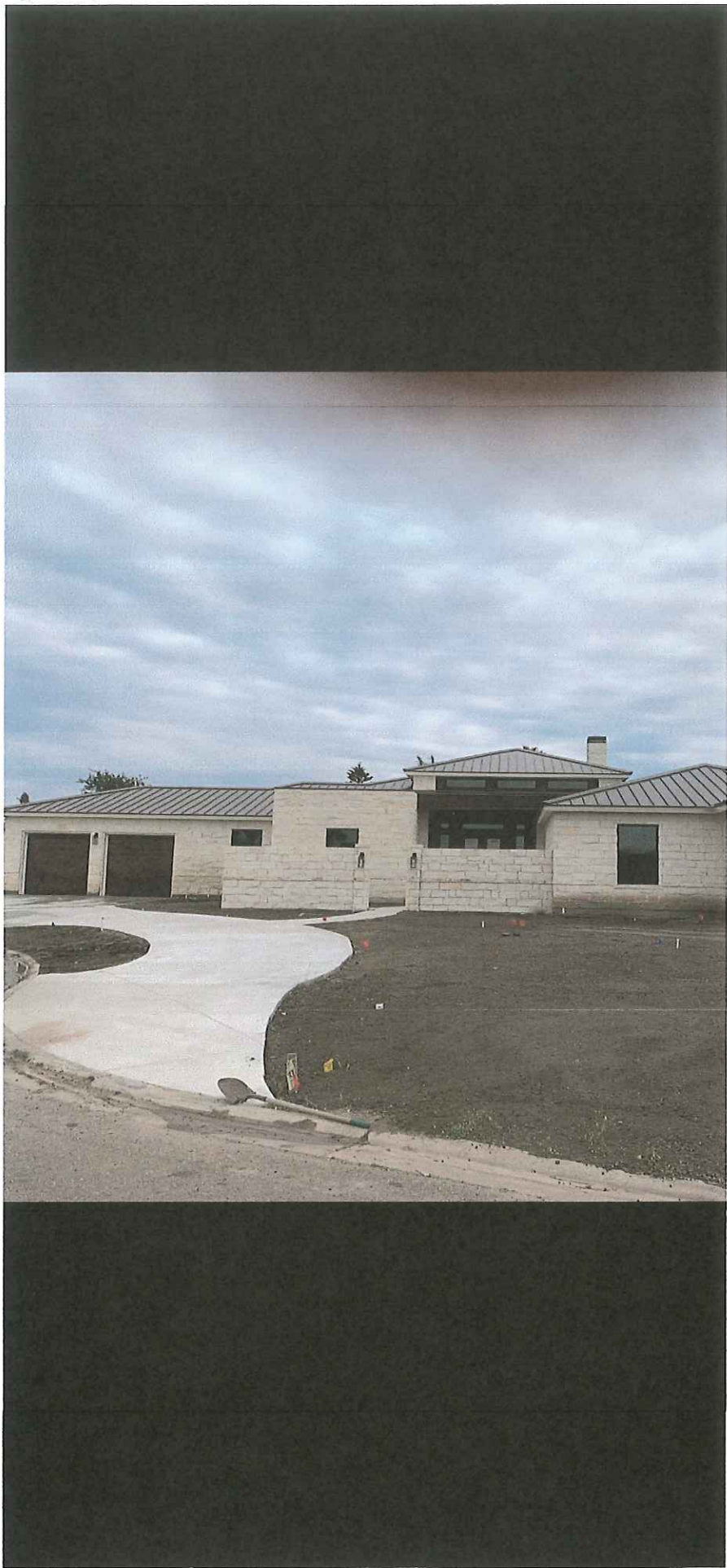
JOB NO.: 3419-19 C

MADE AUTHORIZED BY VICTOR BAÑUELOS, R.P.L.S. #3880 ON THE DATE ABOVE.











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



2. Discussion/Action on  
Recommendation to the Board  
of Aldermen to Amend the town  
of Rancho Viejo Code of  
Ordinances Chapter 70- Article  
II Zoning Districts-Division 5.-  
“C” MULTIPLE-FAMILY  
DWELLING, APARTMENTS,  
TOWNHOUSES, AND  
CONDOMINIUMS DISTRICT-to  
add sections to include  
enclosed garages and minimum  
living area.

**- Enclosed garages.**

A MULTIPLE-FAMILY DWELLING, APARTMENTS, TOWNHOUSES AND CONDOMINIUMS are required to have an enclosed garage able to accommodate at least two automobiles. The interior walls of all garages must be finished (i.e. tacked, bedded and painted as a minimum). No garages may be converted to or be used for living purposes. Garages must be maintained for providing off street parking for at least two automobiles or other vehicles with a minimum interior clearance in the garage of at least 20 feet in depth and 22 feet in width.

**- Minimum living area.**

Regardless of any other provision in this chapter or any other ordinance of the town, each of the dwelling units must contain at least 1,200 square feet of living area.