

NOTICE OF A PUBLIC MEETING  
TOWN OF RANCHO VIEJO  
BOARD OF ALDERMEN  
REGULAR MEETING  
APRIL 14, 2026  
6:00 P.M.

NOTICE is hereby given of a REGULAR MEETING of the BOARD OF ALDERMEN of the TOWN OF RANCHO VIEJO, TEXAS, to be held on Tuesday, March 10, 2026, at 6:00 P.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. Invocation and Pledge
4. Recognition of TORV Police Officer
5. Mayor's Updates
6. Public Comment
7. Approval of Minutes – Regular Meeting March 10, 2026
8. Discussion/Action on Replat Request by Keila Posada, Mejia & Rose, Inc. Representative for Ziwa Holdings, LTD, Jorge de la Garza, owner of Rancho Viejo Subd. Section 1 Opp. Lot 232, 4.539 Acres; to subdivide, 3.094 Acres Maintenance Area, out of 4.539-Acre tract out of Rancho Viejo Subd. Section 1, CCMR Volume 25 Pages 34-46; to correct the boundary lines.
9. Consideration/Action to Designate the Town of Rancho Viejo Town Hall as an Early Voting and Election Day site for the Cameron County Uniform Elections to be held on May 2, 2026
10. Consideration/Action to Amend the Resolution for the Order of Election for the May 2, 2026, City General Election and City Special Election
11. Update on Cul-de-Sac Paving Project Phase 1
12. Consideration/Action to Approve Advertising an Invitation for Bids for Street/Cul-de-Sac Repairs Phase 2
13. Consideration of Bids and Award of Contract for Town Hall Roof Repair & Replacement
14. Discussion/Action on Amending Appendix A – Schedule of Fees and Ordinances Chapter 14 Buildings and Building Regulations; Chapter 50 Streets, Sidewalks, and Other Public Property; and Chapter 54 Subdivisions; To Propose Increases of Building Permit Fees, Right-of-Way Permit Fees, and Replat and Subdivision Fees; and Providing an Effective Date
15. Consideration/Action on an Ordinance of the Town of Rancho Viejo, Texas Amending Chapter 70 "Zoning Regulations and Rules", Article III, Division 1, Generally, by Amending Sec. 70-256, Reserving Sec. 70-257 through Sec. 70-271, Providing an Effective Date, and Publication in Caption Form
16. Consideration/Approval of a Resolution of the Board of Aldermen of the Town of Rancho Viejo, Texas, for the Submission of a Grant Application to the Office of the Governor, Public Safety Office Division, State Homeland Security Program LETPA FY2026

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17. March 2026 Police Report – Interim Chief of Police
18. Town Administrator Report
19. Public Comment
20. Executive Session: Pursuant to Section 551.071 of the Texas Government Code to discuss with Town's Attorney with respect to matter(s) in which the duty of the attorney under the Rules of Professional Conduct clearly conflict with Chapter 551 of the Texas Government Code: Omni Fiber Project
21. Possible action on Matters Discussed in Executive Session.
22. Adjourn

  
Patty Flores, Town Administrator

*Note: Pursuant to Section 551.127, Texas Government Code, any Alderman may attend this meeting remotely using videoconferencing technology. During the portions of the meeting open to the public, the video and audio feed can be viewed and heard by the public at the address posted above as the location of 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 Aldermen 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 April 8, 2026, at 5:00 PM and which will be continuously posted for a period of three (3) business days prior to the date and time said meeting was convened.

ATTEST:   
Patty Flores, Town Administrator

# 1. Call to Order by Mayor Todd Day

## 2. Roll Call

by Isabel Perales

Aldерwoman Christi Burnias  
Alderman Abelardo Gonzalez  
Alderman Peter Harris  
Alderman Mark Johnson  
Alderman Javier Vera

Legal Counsel, David Irwin

Interim Police Chief, Arturo  
Huerta

Town Administrator, Patty Flores

### 3. Invocation and Pledge:

The pledge of allegiance to the United States Flag:

"I pledge allegiance to the flag of the United States of America and to the Republic for which it stands, one Nation under God, indivisible, with liberty and justice for all.

AND the pledge of allegiance to the Texas State Flag:

"Honor the Texas flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible."

# 4. Recognition of TORV Police Officer

# 5. Mayor's Updates

# 6. Public Comment

# 7. Approval of Minutes – Regular Meeting March 10, 2026

8. Discussion/Action on Replat Request by Keila Posada, Mejia & Rose, Inc. Representative for Ziwa Holdings, LTD, Jorge de la Garza, owner of Rancho Viejo Subd. Section 1 Opp. Lot 232, 4.539 Acres; to subdivide, 3.094 Acres Maintenance Area, out of 4.539-Acre tract out of Rancho Viejo Subd. Section 1, CCMR Volume 25 Pages 34-46; to correct the boundary lines.

# *Mejia & Rose, Incorporated*

*Engineering*

*Surveying*

February 17, 2026

Town of Rancho Viejo  
3301 Carmen Avenue  
Rancho Viejo, Texas 78575  
Attn: Town Administrator

Re: ***Proposed "Lot 1, Block 1, Ziwa Subdivision"***

Dear Mrs. Perales:

We would like to place the replat of the above referenced property for the Town of Rancho Viejo. Our client Jorge E. De La Garza Member/Manager of Ziwa Holdings, LTD. Owner of Rancho Viejo Subd. Section 1, Opp Lot 232; to subdivide, 3.094 Acres Maintenance Area, out of 4.539-Acre tract out of Rancho Viejo Subd. Section 1, CCMR Volume 25, Pages 34-46.

1. 2 copies of plat 24x36
2. 6 copies of plat on 11x17
3. Title letter
4. Check #29455 in the amount of \$75.00 (plat admin. fee)
5. Tax Certificate

Please call me if you have any questions or comments.

Owners: Ziwa Holdings, LTD  
1952 S. Price Rd.  
Brownsville, TX 78521  
jdlg@ziwacorp.com

Sincerely,



Keila S. Posada  
Surveying Draftsman  
(956) 544-3022  
[keila@cngmail.com](mailto:keila@cngmail.com)

**Job # 23143**

**CAMERON COUNTY TAX OFFICE**  
**Edelmiro "Eddie" Garcia, Assessor**  
 835 E. Levee  
 Brownsville TX 78520  
 (956) 544-0800  
 www.cameroncountytax.org

**TAX CERTIFICATE**



Account: 52/0010/0000/2325/00	Billing No: 153101	Alt Acct No: 000000095535
	Sequence No. 462188	Proc Date: 01/20/2026
		Effective Date: 01/20/2026
Property Owner:		Acres: 3.0420
ZIWA HOLDINGS LTD		Exemption Codes:
NO DBA		
1952 S PRICE RD		
BROWNSVILLE, TX 78521		

Legal Desc: RANCHO VIEJO SUBD SECTION I OPP LO T 232, 3.042 ACRES MAINTENANCE ARE A	Property Loc: EL DORADO AVE RANCHO VIEJO TX
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This is to certify that after a careful check of the tax records of this office, the following delinquent taxes, penalties, and interest are due as of: 01/20/2026. Described property of the following tax unit(s):

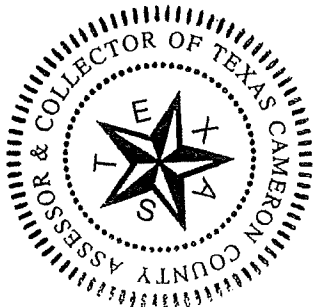
Entity	Base Tax	Base Tax Paid	Base Due	P & I	Spc. Int.	Att. Fee	Total Due
2025 - 0							
LOS FRESNOS I S D							ALL PAID
SOUTH TEXAS ISD							ALL PAID
CITY OF RANCHO VIEJO							ALL PAID
BROWNSVILLE NAV DISTRICT							ALL PAID
CAMERON COUNTY							ALL PAID
DRAINAGE DIST #1							ALL PAID
TEXAS SOUTHMOST COLLEGE							ALL PAID
MUNICIPAL DISTRICT #2							ALL PAID
<b>Grand Total as of January, 2026</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>Grand Total as of January, 2026</b>							<b>\$0.00</b>

All taxes paid in full prior to and including the year 2025 except for unpaid years listed above.

The above described property may be subject to special valuation based on its use and additional rollback taxes may be due (section 23.55, Texas Property Tax Code.) The issuance of this certificate does not preclude a subsequent supplemental assessment on the property above by the Cameron Appraisal District and does not reflect whether or not the taxpayer(s) owes court cost in any delinquent tax collection lawsuits (which must be verified with the delinquent tax collection attorneys) pursuant to section 31.08 of the Texas Property Tax Code, there is a fee on all tax certificates.

Tax certificates are issued with the most current information available. All accounts are subject to change per section 26.15 and 11.43(i) of the Texas Property Code.

Given under my hand and seal of office on this date of: 01/20/2026  
 FEE PAID \$10.00



CAMERON COUNTY TAX OFFICE  
 EDELMIRO "EDDIE" GARCIA, ASSESSOR

BY: Manj Zamora Deputy

**T-4575**

**RIO GRANDE VALLEY ABSTRACT CO., INC.  
905 WEST PRICE RD.  
BROWNSVILLE, TEXAS 78520  
PHONE (956) 542-4367  
FAX (956) 544-7719**

**CERTIFICATE AS TO TITLE AND LIENS**

**January 8, 2026**

**TO:** Meja & Rose, Inc.  
1643 West Price Road  
Brownsville, Texas 78520

**ATTN:** Keila Posada

**OWNER:** **\*\*ZIWA HOLDINGS, LTD.\*\***  
By General Warranty Deed, filed June 18, 2024, executed by Golf &  
Resorts Investments, LLC, recorded in Document Number 2024-21544,  
Official Records of Cameron County, Texas.

**LEGAL:** 3.094-acres out of a 4.539-acre tract, out of Rancho Viejo Subdivision, Section 1, in the Town of Rancho Viejo, Cameron County, Texas, as recorded in Volume 25, Pages 34-46, of the Cameron County, Map Records and said 4.539-acre tract being the same tract described as "Parcel 4 Convention Center, Section I" in Volume 1140, Pages 745-755 of the Cameron County, Deed Records; said 3.094-acre tract being more particularly located and described as follows:

COMMENCING, at the intersection of the East right of way line of Carmen Avenue (40 ft. R.O.W.), with the Southwesterly right of way line of the Union Pacific Railroad (100ft. R.O.W.) also being the East right line of Hidalgo Avenue (40ft. R.O.W.) and being a point on the common line between Share 1 and Share 17 of the Espiritu Santo Grant, Cameron County, Texas; THENCE, along the Southwesterly line of the Union Pacific Railroad, South 46 degrees 11 minutes 42 seconds East, a distance of 5,691.24-feet to a 1/2-inch iron pin with a yellow plastic cap stamped

"M&R INC" found on the Northeast corner of said 4.539-acre tract, for the Northeast corner and POINT OF BEGINNING of this tract;

THENCE, continuing along the Southwesterly right of way line of said Union Pacific Railroad, South 46 degrees 11 minutes 42 seconds East, a distance of 777.05-feet to a 1/2-inch iron pin found at the Southeast corner of said 4.539-acre tract, for the Southeast corner of this tract;

THENCE, leaving the Southwesterly right of way line of said Union Pacific Railroad, along the South boundary line of said 4.539-acre tract, South 43 degrees 48 minutes 18 seconds West, a distance of 274.02-feet to a 1/2-inch iron pin with a yellow plastic cap stamped "M&R INC" found, for the Southwest corner of this tract;

THENCE, North 38 degrees 11 minutes 42 seconds West, a distance of 242.53-feet to a 1/2-inch iron pin with a yellow plastic cap stamped "M&R INC" found, for a corner of this tract;

THENCE, North 80 degrees 14 minutes 06 seconds West, a distance of 131.94-feet to a 1/2-inch iron pin with a yellow plastic cap stamped "M&R INC" set at the point of curvature of a curve to the left with a radius of 402.43-feet, for a corner of this tract;

THENCE, along said curve to the left, an arc distance of 5.88-feet (Chord North 26 degrees 34 minutes 24 seconds east, 5.88-feet) to a 1/2-inch iron pin with a yellow plastic cap stamped "M&R INC" found at the point of a compound curve, for a corner of this tract;

THENCE, along said compound curve with a radius of 305.47-feet, an arc distance of 89.36-feet (Chord: North 17 degrees 46 minutes 30 seconds East, 89.04-feet) to a 1/2-inch iron pin with a yellow plastic cap stamped "M&R INC" found, for a corner of this tract;

THENCE, North 09 degrees 24 minutes 03 seconds East, a distance of 139.01-feet, to a 1/2-inch iron pin with a yellow plastic cap stamped "M&R INC" found, at the point of curvature of a curve to the left with a radius of 124.59-feet, for a corner of this tract;

THENCE, along said curve to the left, an arc distance of 111.83-feet (Chord: North 16 degrees 19 minutes 10 seconds West, 108.11-feet) to a 1/2-inch iron pin with a yellow plastic cap stamped "M&R INC" found, for a corner of this tract;

THENCE, North 42 degrees 01 minutes 57 seconds West, a distance of 215.00-feet, to a punch mark found, for the Northwest corner of this tract;

THENCE, along the North boundary line of said 4.539-acre tract, North 43 degrees 48 minutes 00 seconds East, a distance of 44.36-feet, to the POINT OF BEGINNING of this tract;  
CONTAINING, 3.094-acres of land, more or less.

**LIENS:** NONE

**EASEMENTS:** Any apparent roadway or easement over or across the subject property the existence of which does not appear of record.

This certificate is issued with the express understanding, evidenced by the acceptance of same, that the undersigned does not undertake to give or express any opinion as to the validity of the Title to the Property above described; and is simply reporting briefly herein, as to the instrument found of record, and pertaining to the subject property. It is expressly understood that this Certificate is neither a Guarantee nor a Warranty of Title.

By acceptance hereof, Issuer hereof expressly limits examination as to title, liens and judgments. Liability herein shall extend for a one-year period from date herein, and for the amount paid for this information.

SUBJECT TO ERRORS AND OMISSIONS AS OF:  
December 26, 2025 at 8:00 a.m.

RIO GRANDE VALLEY ABSTRACT CO., INC.



Jacqui Dempsey  
President

JD/ju

**METES & BOUNDS DESCRIPTION**

3.094 ACRES OUT OF A 4.539 ACRE TRACT, OUT OF RANCHO VIEJO SUBDIVISION, SECTION 1, IN THE TOWN OF RANCHO VIEJO, CAMERON COUNTY, TEXAS AS RECORDED IN VOLUME 25, PAGES 34-46 OF THE CAMERON COUNTY MAP RECORDS AND SAID 4.539 ACRE TRACT BEING THE SAME TRACT DESCRIBED AS "PARCEL 4 CONVENTION CENTER, SECTION 1" IN VOLUME 1140, PAGES 745-755 OF THE CAMERON COUNTY DEED RECORDS, SAID 3.094 ACRE TRACT BEING MORE PARTICULARLY LOCATED AND DESCRIBED AS FOLLOWS:

COMMENCING, AT THE INTERSECTION OF THE EAST RIGHT-OF-WAY LINE OF CARMEN AVENUE (40 FT. R.O.W.), WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD (100 FT. R.O.W.) ALSO BEING THE EAST RIGHT-OF-WAY LINE OF HIDALGO AVENUE (40 FT. R.O.W.) AND BEING A POINT ON THE COMMON LINE BETWEEN SHARE 1 AND SHARE 17 OF THE ESPERITU SANTO GRANT, CAMERON COUNTY, TEXAS; THENCE, ALONG THE SOUTHWESTERLY LINE OF THE UNION PACIFIC RAILROAD, SOUTH 46 DEG. 11 MIN. 42 SEC. EAST, A DISTANCE OF 5,681.24 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND ON THE NORTHEAST CORNER OF SAID 4.539 ACRE TRACT, FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THIS TRACT;

THENCE, CONTINUING ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID UNION PACIFIC RAILROAD, SOUTH 46 DEG. 11 MIN. 42 SEC. EAST, A DISTANCE OF 777.05 FEET TO A ONE-HALF INCH IRON PIN FOUND AT THE SOUTHEAST CORNER OF SAID 4.539 ACRE TRACT, FOR THE SOUTHEAST CORNER OF THIS TRACT;

THENCE, LEAVING THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID UNION PACIFIC RAILROAD, ALONG THE SOUTH BOUNDARY LINE OF SAID 4.539 ACRE TRACT, SOUTH 43 DEG. 48 MIN. 18 SEC. WEST, A DISTANCE OF 274.02 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND ON THE SOUTHWEST CORNER OF THIS TRACT;

THENCE, NORTH 38 DEG. 11 MIN. 42 SEC. WEST, A DISTANCE OF 242.53 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND, FOR A CORNER OF THIS TRACT;

THENCE, NORTH 80 DEG. 14 MIN. 06 SEC. WEST, A DISTANCE OF 131.84 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" SET AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT WITH A RADIUS OF 402.43 FEET, FOR A CORNER OF THIS TRACT;

THENCE, ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 5.88 FEET (CHORD: NORTH 26 DEG. 34 MIN. 24 SEC. EAST, 5.88 FEET) TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND AT THE POINT OF A COMPOUND CURVE, FOR A CORNER OF THIS TRACT;

THENCE, ALONG SAID COMPOUND CURVE WITH A RADIUS OF 305.47 FEET, AN ARC DISTANCE OF 89.36 FEET (CHORD: NORTH 17 DEG. 46 MIN. 30 SEC. EAST, 89.04 FEET) TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND, FOR A CORNER OF THIS TRACT;

THENCE, NORTH 09 DEG. 24 MIN. 03 SEC. EAST, A DISTANCE OF 139.01 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND, AT THE POINT OF CURVATURE OF A CURVE TO THE LEFT WITH A RADIUS OF 124.59 FEET, FOR A CORNER OF THIS TRACT;

THENCE, ALONG SAID CURVE TO THE LEFT, AN ARC DISTANCE OF 111.83 FEET (CHORD: NORTH 16 DEG. 19 MIN. 10 SEC. WEST, 108.11 FEET) TO A ONE HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC" FOUND, FOR A CORNER OF THIS TRACT;

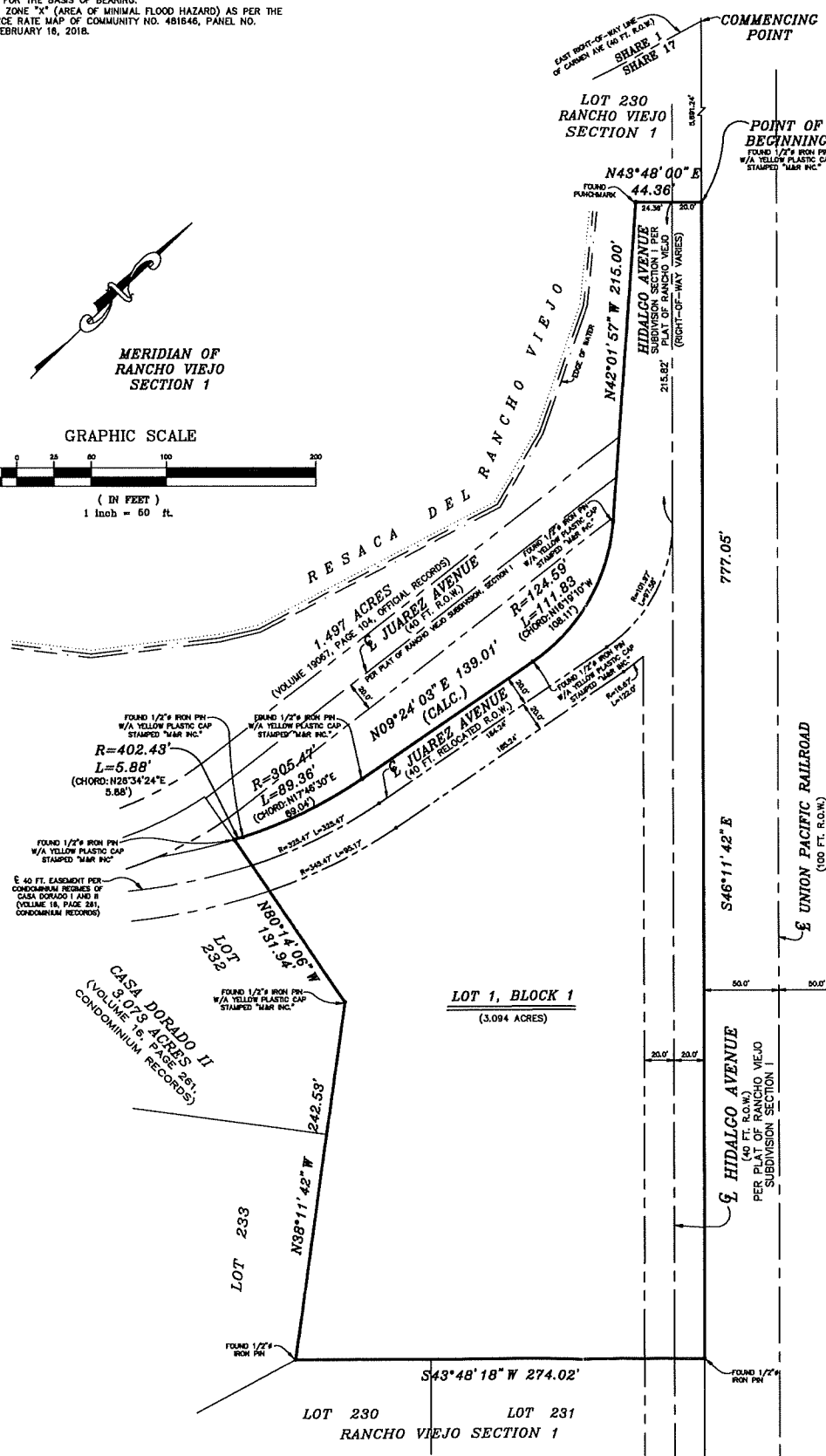
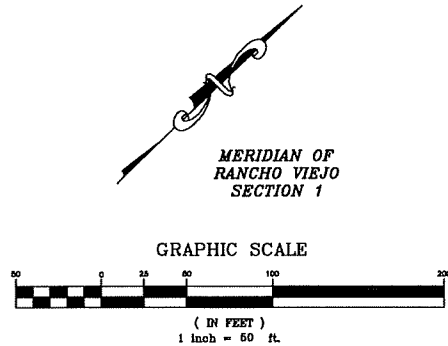
THENCE, NORTH 42 DEG. 01 MIN. 57 SEC. WEST, A DISTANCE OF 215.00 FEET, TO A PUNCHMARK FOUND, FOR THE NORTHEAST CORNER OF THIS TRACT;

THENCE, ALONG THE NORTH BOUNDARY LINE OF SAID 4.539 ACRE TRACT, NORTH 43 DEG. 48 MIN. 00 SEC. EAST, A DISTANCE OF 44.36 FEET, TO THE POINT OF BEGINNING OF THIS TRACT;

CONTAINING, 3.094 ACRES OF LAND, MORE OR LESS.

**NOTES:**

- MONUMENTATION FOUND ALONG THE EAST BOUNDARY LINE OF RANCHO VIEJO SECTION 1 WAS USED FOR THE BASIS OF BEARING.
- TRACT LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 481846, PANEL NO. 0445-F, EFFECTIVE FEBRUARY 16, 2018.



**SURVEYOR'S CERTIFICATION:**

I, EDUARDO H. MEJA, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

EDUARDO H. MEJA  
REG. PROFESSIONAL LAND SURVEYOR NO. 3900  
STATE OF TEXAS

**VALLEY MUNICIPAL UTILITY DISTRICT NO. 2**

THIS PLAT OF "3.094 ACRES OUT OF A 4.539 ACRE TRACT OUT OF RANCHO VIEJO SUBDIVISION, SECTION 1" HAS BEEN SUBMITTED TO AND CONSIDERED BY VALLEY MUNICIPAL UTILITY DISTRICT NO. 2 AND IS HEREBY APPROVED BY SUCH DISTRICT.

GENERAL MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

**STATE OF TEXAS  
COUNTY OF CAMERON**

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL AD VALOREM TAXES OWED TO ALL OF THE TAXING UNITS, REPRESENTED BY THE UNDERSIGNED ARE CURRENTLY PAID IN FULL FOR THE AREA INSIDE THE BOUNDARIES OF "3.094 ACRES OUT OF A 4.539 ACRE TRACT, OUT OF RANCHO VIEJO SUBDIVISION, SECTION 1" DEPICTED HEREON.

APPROVED: ASSESSOR AND COLLECTOR OF TAXES, CAMERON COUNTY, TEXAS. ELDÉMIRO "EDDIE" GARCIA \_\_\_\_\_ DATE \_\_\_\_\_

**STATE OF TEXAS  
COUNTY OF CAMERON**

I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, certify that the plat bearing this certificate was filed and duly recorded on the \_\_\_\_\_ day of \_\_\_\_\_, 2028 at \_\_\_\_\_ o'clock \_\_\_\_\_ M in the Map Records of Cameron County, Texas, Document No. \_\_\_\_\_.

By \_\_\_\_\_ Deputy

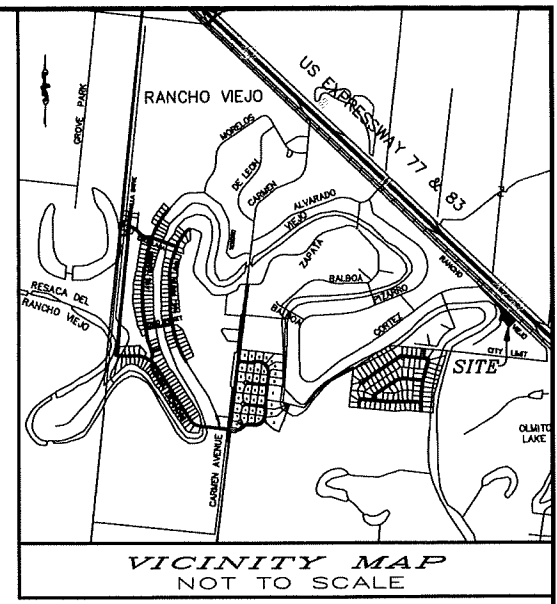
**REPLAT**  
(SCALE: 1" = 50')

**FINAL PLAT OF  
"LOT 1, BLOCK 1, ZIWA SUBDIVISION"**

3.094 ACRES OUT OF A 4.539 ACRE TRACT, OUT OF RANCHO VIEJO SUBDIVISION, SECTION 1, IN THE TOWN OF RANCHO VIEJO, CAMERON COUNTY, TEXAS, AS RECORDED IN VOLUME 25, PAGES 34-46 OF THE CAMERON COUNTY MAP RECORDS AND SAID 4.539 ACRE TRACT BEING THE SAME TRACT DESCRIBED AS "PARCEL 4 CONVENTION CENTER, SECTION 1" IN VOLUME 1140, PAGES 745-755 OF THE CAMERON COUNTY DEED RECORDS.

PREPARED FOR:

**ZIWA HOLDINGS, LTD.**  
JANUARY 6, 2028



**TOWN OF RANCHO VIEJO**

THIS PLAT OF "LOT 1, BLOCK 1, ZIWA SUBDIVISION" HAS BEEN SUBMITTED TO AND CONSIDERED BY THE TOWN OF RANCHO VIEJO AND IS APPROVED BY SUCH TOWN.

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

ATTEST: SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

PLANNING AND ZONING CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_

**STATE OF TEXAS  
COUNTY OF CAMERON**

I, THE UNDERSIGNED, JORGE E. DE LA GARZA, MEMBER/MANAGER OF ZIWA HOLDINGS, LTD. OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "LOT 1, BLOCK 1, ZIWA SUBDIVISION", WITHIN THE TOWN OF RANCHO VIEJO, CAMERON COUNTY, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE APPROPRIATE PUBLIC OR PRIVATE ENTITY FOR THE BENEFIT OF THE PUBLIC OR PRIVATE LAND OWNERS, ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE OR CONSIDERATION THEREIN EXPRESSED.

JORGE E. DE LA GARZA, MEMBER/MANAGER \_\_\_\_\_ DATE \_\_\_\_\_  
ZIWA HOLDINGS, LTD.

**STATE OF TEXAS  
COUNTY OF CAMERON**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, JORGE E. DE LA GARZA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THIS PLAT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR PURPOSES AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

COUNTY \_\_\_\_\_

**Mejia & Rose, Incorporated**

Engineering Surveying  
T.B.P.E. Reg. No. F-002670  
T.B.P.L.S. Reg. No. 10023900  
1643 West Price Road (956) 544-3022  
P.O. Box 3761 Brownsville, Texas 78520  
Fax (956) 544-3088  
email: mandrino@crngmail.com

OWNER:  
ZIWA HOLDINGS LTD  
1932 S. PRICE RD  
BROWNSVILLE, TX 78521

G.P. NO. \_\_\_\_\_ N/A \_\_\_\_\_ JOB NO. 23070  
KELA POSADA

9. Consideration/Action to Designate the Town of Rancho Viejo Town Hall as an Early Voting and Election Day site for the Cameron County Uniform Elections to be held on May 2, 2026



REMI GARZA, CERA  
ELECTIONS ADMINISTRATOR

March 23, 2026

Isabel Perales  
Interim Town Administrator  
Rancho Viejo City Hall  
3301 Carmen Ave.  
Olmito, Texas 78575

Dear Ms. Perales

This is our official request to designate the following location as Early Voting and Election Day site for the Uniform Elections to be held on May 2, 2026:

**Town of Rancho Viejo City Hall, 3301 Carmen Ave., Rancho Viejo, Texas**

The dates and times for Early Voting are as follow:

Monday, April 20	9:00 a.m. to 7:00 p.m.
Tuesday, April 21 (State Holiday)	Polls Closed
Wednesday, April 22 – Friday, April 24	9:00 a.m. to 7:00 p.m.
Saturday, April 25	10:00 a.m. to 5:00 p.m.
Monday, April 27- Tuesday, April 28	9:00 a.m. to 7:00 p.m.

**Election Day: Saturday, May 2, 2026**                      **7:00 a.m. to 7:00 p.m.**


(If possible, please have locations open one hour before 7:00 a.m. and one hour after 7:00 p.m. for election day workers.)

If you agree, we will be delivering voting equipment a few days before Election Day begins. It will need to be stored in a secure area and be available during the election. We will also need three (3) folding tables, (4-6) chairs and working 120-volt electrical plugs for the equipment.

Upon consideration and agreement, please fax us a confirmation letter at (956) 550-7298 or email it to [Maribel.diaz@co.cameron.tx.us](mailto:Maribel.diaz@co.cameron.tx.us). We greatly appreciate your help in making the approaching elections a success.

Thank you in advance for your consideration too this request.

Sincerely,

  
Remi Garza  
Elections Administrator

10. Consideration/Action to  
Amend the Resolution for the  
Order of Election for the May 2,  
2026, City General Election and  
City Special Election



3301 Carmen Avenue  
 Rancho Viejo, Texas 78575  
 Phone (956) 350-4093 Fax (956) 350-4156

## Town of Rancho Viejo City Election to be held on May 2, 2026

Early Voting by personal appearance will be conducted at the following location, dates, and times:

LOCATION	ADDRESS	DATES	TIMES
Rancho Viejo Municipal Office	3301 Carmen Avenue Rancho Viejo, Texas	Monday, April 20	9:00 am - 7:00 pm
		Tuesday, April 21	POLLS CLOSED
		Wednesday, April 22	9:00 am - 7:00 pm
		Thursday, April 23	9:00 am - 7:00 pm
		Friday, April 24	9:00 am - 7:00 pm
		Saturday, April 25	10:00 am - 5:00 pm
		Monday, April 27	9:00 am - 7:00 pm
		Tuesday, April 28	9:00 am - 7:00 pm
		Election Day Saturday, May 2, 2026	7:00 am - 7:00 pm

# 11. Update on Cul-de-Sac Paving Project Phase 1

# 12. Consideration/Action to Approve Advertising an Invitation for Bids for Street/Cul- de-Sac Repairs Phase 2

# 13. Consideration of Bids and Award of Contract for Town Hall Roof Repair & Replacement

14. Discussion/Action on Amending Appendix A – Schedule of Fees and Ordinances Chapter 14 Buildings and Building Regulations; Chapter 50 Streets, Sidewalks, and Other Public Property; and Chapter 54 Subdivisions; To Propose Increases of Building Permit Fees, Right-of-Way Permit Fees, and Replat and Subdivision Fees; and Providing an Effective Date

**APPENDIX A**  
**SCHEDULE OF PERMIT FEES- REVISED 4/14/2026**

**CHAPTER 14, BUILDINGS AND BUILDING REGULATIONS**

Any construction project up to the cost of \$7,000 will have the minimum fee of \$100.00 - thereafter fee rate is \$7.00 per \$1,000 valuation.

Minimum fee \$100.00

**PLAN REVIEW FEES**

Plan Review Fee is 25% of Permit.

**DEMOLITION FEE**

For the demolition of any building or structure, the fee shall be: \$100.00

**CHAPTER 50, RIGHT OF WAY BY TELECOMMUNICATIONS PROVIDER**

Application Fee \$100.00

**CONTRACTOR FEE**

Any individual doing business with the Town of Rancho Viejo, will be charged a \$100 contractor fee annually.

Fee \$100.00

**CHAPTER 54, SUBDIVISIONS**

Preliminary or final approval of plat, filing request.

Minimum Fee \$250.00

Replat Only \$100.00

Street Installation Request, deposit \$750 +  
 Plus Engineer cost

**CURB BREAK PERMIT FEES**

Per Curb Break \$75.00

**INSPECTION FEE**

Regular \$75.00  
 Re-Inspection \$100.00  
 3<sup>rd</sup> + Inspection \$150.00  
 Walk-thru \$50.00

**ELECTRICAL PERMIT FEE**

Per Permit \$75.00

**GAS PERMIT FEE**

Per Permit \$75.00

**PLUMBING PERMIT FEE**

Per Permit \$75.00

**MECHANICAL PERMIT FEE**

Per Permit \$75.00

**OTHER FEES**

Certificate Of Occupancy \$100.00  
 Commercial Sign Permit \$100.00  
 Mailbox Fee \$50.00  
 Short Term Fee \$50.00  
 Special Use Permit \$50.00  
 Administration Fee \$150.00

**PENALTIES**

Commencing or continuing any work requiring a permit under this code without first obtaining such permit shall result in the applicable penalty fees. Payment of the penalty fee shall not exempt any person from compliance with this code or from any additional penalties provided herein.

Fee \$500.00  
 No Final Inspection Fee \$250.00  
 Red Tag Fee \$75.00  
 Stop Work Fee \$250.00

15. Consideration/Action on an Ordinance of the Town of Rancho Viejo, Texas Amending Chapter 70 “Zoning Regulations and Rules”, Article III, Division 1, Generally, by Amending Sec. 70-256, Reserving Sec. 70-257 through Sec. 70-271, Providing an Effective Date, and Publication in Caption Form

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE TOWN OF RANCHO VIEJO, TEXAS AMENDING CHAPTER 70 “ZONING REGULATIONS AND RULES”, ARTICLE III, DIVISION 1, GENERALLY, BY AMENDING SEC. 70-256, RESERVING SEC. 70-257 THROUGH SEC. 70-271, PROVIDING AN EFFECTIVE DATE, AND PUBLICATION IN CAPTION FORM

WHEREAS, based on Sec. 70-61 of the Town of Rancho Viejo’s Ordinances, the Board of Aldermen finds that Recreational lands include parks, trails, open spaces, athletic fields, operating and maintaining golf courses, swimming facilities, tennis courts, open green areas to serve for open recreational activities, and any other type and form of outdoor recreational activity, which does not require structures as an integral part of the activity are essential to community health and welfare; and,

WHEREAS, the Board of Aldermen understands that residents of the Town of Rancho Viejo (the “Town”) strongly favor maintaining the zoning classification of land currently zoned “Recreational”; and,

WHEREAS, the Board of Aldermen therefore finds that the loss of Recreational land is often irreversible and wishes to provide enhanced procedures for any zoning action that would reduce Recreational land; and,

WHEREAS, the Board of Aldermen finds that maintaining the zoning classification of land currently zoned “Recreational” is therefore reasonably necessary and in the best interest of the residents of the Town of Rancho Viejo (the “Town”) and otherwise serves the public welfare of the Town; and,

WHEREAS, the Board of Aldermen therefore finds it to be in the best interests of the Town and the public welfare to amend Section 70-256 accordingly; and,

WHEREAS, the procedures adopted herein are intended to supplement, and not replace the requirements of Chapter 211 of the Texas Local Government Code or other applicable Texas law, with it being the Board’s intent that the more stringent provision of this Ordinance or Texas law to apply in the event of any conflict;

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE TOWN OF RANCHO VIEJO, TEXAS, THAT:

Section 1: Sec. 70-256 is amended to state, as follows:

**“Sec. 70-256 – Regulation of Rezoning of Lands Zoned “Recreational”**

- (a) **Definitions.** The following words, terms, and phrases, when used in this chapter, shall have the meaning ascribed to them in this section, except where the context clearly indicates otherwise:

*Applicant* includes the Town, a public agency, or a private party seeking a Recreational Rezoning.

*Application* means the Recreational Rezoning application form on file with the Town Office.

*Board* means the Town's Board of Aldermen.

*Committee* means the Town's Strategic Planning Committee.

*Commission* means the Town's Planning and Zoning Commission.

*Recreational Rezoning* means any zoning amendment to land that is zoned for Recreational use.

*Recreationally-zoned land* means any parcel or portion of land presently classified under the Town's zoning map as designated for recreational or open-space use.

- (b) **Applicability.** This ordinance applies to any Recreational Rezoning. If an action could reasonably be construed as a Recreational Rezoning, staff shall treat it as such, subject to appeal to the Board.
- (c) **Strategic Planning Committee Review.** Upon receiving an application for Recreational Rezoning that fulfills the requirements of this ordinance, the Strategic Planning Committee shall hold a meeting within thirty (30) days of that application and shall provide its written recommendation to the Planning and Zoning Commission and the Board of Aldermen within seven (7) days of that meeting. The Planning and Zoning Commission and the Board of Aldermen will be required to take the Strategic Planning Committee's written recommendation into account when ultimately considering whether to grant or deny the application for Recreational Rezoning.
- (d) **Required Planning and Zoning Commission Review.** Within thirty (30) days of receiving the written recommendation from the Strategic Planning Committee, the Planning and Zoning Commission shall hold a meeting and shall provide its written recommendation within seven (7) days of that meeting. The Planning and Zoning Commission shall take the Strategic Planning Committee's written recommendation into account when adopting its written recommendation to the Board of Aldermen on whether to grant or deny the application for Recreational Rezoning. The Board of Aldermen will be required to take the Planning and Zoning Commission's written recommendation into account when ultimately considering whether to grant or deny the application for Recreational Rezoning.

**1. Mandatory Strategic Planning Committee Hearing and Planning and Zoning Commission Hearing.**

- A. Before the Planning and Zoning Commission may consider any Recreational Rezoning, the Strategic Planning Committee must first: (1) conduct a public hearing after providing the enhanced public notice required by this Ordinance; (2) review all materials required under this ordinance; (3) and adopt a written recommendation to the Planning and Zoning Commission.
- B. Before the Board of Aldermen may consider any Recreational Rezoning, the Planning and Zoning Commission must first: (1) conduct a public hearing with at least 15 days published notice as required by Texas Local Government Code §211.007(c); (2) review all materials required under this ordinance; (3) consider the Strategic Planning Committee recommendation; and (4) adopt a written recommendation to the Board.

**2. Sequence of Review.**

- A. Recreational Rezoning must proceed in the following order: (1) Strategic Planning Committee hearing and recommendation; (2) Planning and Zoning Commission hearing and recommendation; (3) enhanced Board hearings; (4) Board written findings and vote.

**3. No Board Action Without Recommendations.**

- A. The Board may not act on any Recreational Rezoning without a written recommendation from the Strategic Planning Committee and a written recommendation from the Planning and Zoning Commission

**(e) Application Content; Submittals.** Any person wishing to apply for Recreational Rezoning shall include the following information in that application: (1) Narrative statement; (2) Existing conditions map and level of service analysis; (3) Alternatives analysis; and, (4) Proposed conditions and commitments.

**(f) Enhanced Public Notice.** Prior to consideration and possible action by the Strategic Planning Committee, the Planning and Zoning Commission, and the Board of Aldermen, the Town will issue the following public notices:

(1) 30-days mailed notice to all property owners in the Town and any third parties required by applicable laws

(2) 15-day published notice

(3) Property signage

(4) Website posting

These notice provisions are currently more stringent than what State law requires. In the event of any conflict between Sec. 70-256 and State law, the more stringent notice provision shall control.

- (g) **Required Written Findings by the Board of Aldermen.** Before voting, the Board of Aldermen shall adopt written findings addressing: (1) Comprehensive Plan consistency; (2) Town-wide public interest; (3) recreational inventory and LOS impacts; (4) alternatives; (5) conditions imposed; (6) Committee findings.
- (h) **Supermajority Vote.** In order for an application for Recreational Rezoning to be approved, that application must receive votes of approval by at least 4 Aldermen.
- (i) **Conditions of Approval; Enforcement.** Any conditions of approval issued by the Board of Aldermen may include conditions such as replacement land, improvements, timing obligations, conservation easements, public access covenants, performance guarantees, or other such conditions that the Board may find to be reasonably related to preserving the public interest and welfare while also granting an application for Recreational Rezoning.
- (j) **Amendment or Repeal of this Sec. 70-256.** Any amendment, repeal, or suspension must comply with Chapter 211 and the enhanced notice and voting procedures of this Sec. 70-256 unless the Board—by simple majority vote—issues written findings that enhanced procedures would create substantial hardship or conflict with state law. (b) Nothing in this section shall be construed to prevent a future Board from exercising its full legislative authority under Texas law. (c) A 180-day waiting period may apply unless waived by supermajority upon written findings of necessity.
- (k) **Vested Rights.** Nothing in Sec. 70-256 is intended to create, expand, diminish, or impair vested rights under Chapter 245, Texas Local Government Code.
- (l) **Coordination with Other Applicable Laws.** In the event of any conflict between Sec. 70-256 and applicable State law, the more stringent provision shall apply.”

Section 2: Secs. 70-257—70-271 shall be amended to state, as follows:

“Secs. 70-257—70-271 – Reserved.”

Section 3: The Code of the Town of Rancho Viejo, as amended, shall otherwise remain in full force and effect.

Section 4: If any section, paragraph, sentence, clause, phrase, or word of this Ordinance is declared unconstitutional or invalid for any purpose, the remainder of this Ordinance shall not be affected thereby and to that end the provisions of this Ordinance are declared to be severable.

Section 5: It is hereby found and determined that the meeting at which this Ordinance was passed was open to the public, as required by Chapter 551 of the Texas Government Code, and that advance public notice of the time, place, and purpose of said meeting was given.

Section 6: This Ordinance shall be published and become effective in accordance with Texas law.

Section 7: All ordinances and parts of ordinances in conflict with this Ordinance are hereby repealed to the extent of any conflict.

PASSED, ADOPTED, AND APPROVED on this \_\_\_\_ day of April 2026.

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Todd Day, Mayor

ATTEST:

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Patty Flores, Town Administrator

APPROVED AS TO FORM:

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David F. Irwin, Town Attorney

16. Consideration/Approval of a Resolution of the Board of Aldermen of the Town of Rancho Viejo, Texas, for the Submission of a Grant Application to the Office of the Governor, Public Safety Office Division, State Homeland Security Program LETPA FY2026

RESOLUTION NO. 431

A RESOLUTION OF THE BOARD OF ALDERMEN OF THE TOWN OF RANCHO VIEJO, TEXAS, FOR THE SUBMISSION OF A GRANT APPLICATION TO THE OFFICE OF THE GOVERNOR, PUBLIC SAFETY OFFICE DIVISION, STATE HOMELAND SECURITY PROGRAM LETPA FY26

WHEREAS, The Town of Rancho Viejo finds it in the best interest of the citizens of Rancho Viejo Texas that State Homeland Security Program be operated for the FY 2026 grant cycle; and

WHEREAS, Town of Rancho Viejo agrees that in the event of loss or misuse of the Homeland Security Grants Division funds, Rancho Viejo Police Department assures that the funds will be returned to the Homeland Security Grants Division in full;

WHEREAS, Town of Rancho Viejo designates Mayor Todd Day as the grantee's authorized official. The authorized official is given the power to apply for, accept, reject, alter, or terminate the grant on behalf of the applicant agency.

NOW, THEREFORE, BE IT RESOLVED by the Board of Aldermen of the Town of Rancho Viejo, Texas to approve the submission of the grant application for Operation Lone Star Grant Program to the Office of the Governor, Homeland Security Grants Division.

Grant Number: 5906901

PASSED, ADOPTED, AND APPROVED by the Board of Aldermen of the Town of Rancho Viejo, Texas at a regular meeting on the 14<sup>th</sup> day of April 2026.

Todd Day, Mayor

ATTEST:

Patty Flores, Town Administrator

# 17. March 2026 Police Report – Interim Chief of Police

# 18. Town Administrator Report

# 19. Public Comment

20. Executive Session: Pursuant to Section 551.071 of the Texas Government Code to discuss with Town's Attorney with respect to matter(s) in which the duty of the attorney under the Rules of Professional Conduct clearly conflict with Chapter 551 of the Texas Government Code: Omni Fiber Project

# 21. Possible action on Matters Discussed in Executive Session

## 22. Adjourn