



NOTICE OF PUBLIC MEETING
TOWN OF RANCHO VIEJO
BOARD OF ADJUSTMENTS AND APPEALS
JUNE 10, 2026
9:00 A.M.

NOTICE is hereby given of a Meeting of the BOARD OF ADJUSTMENTS AND APPEALS of the TOWN OF RANCHO VIEJO, TEXAS, to be held on Wednesday, June 10, 2026, at 9:00 A.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. Approval of Minutes- June 23, 2021
4. Discussion/Action on request for variance by Asim Zamir, owner for Lot 2013 Santa Ana Avenue, Rancho Viejo, Texas 78575, to provide for a variance from: Chapter 70, Section 70-252. Fence and wall regulations. (a) Any fence that is constructed or erected within the town shall meet the following requirements: (1) The total fence height including posts or any other attachments may not exceed six feet measured to the ground on both sides along the length of said fence. - fence height on the back section of the property. Most of the iron fence on the north (backside) of the property is within code but the last 40 feet of so are slightly higher (5-6 inches) due to the descending nature of the property on both sides of the fence as it gets closer to the resaca. (see photos)
5. Discussion/Action on request for variance by Asim Zamir, owner for Lot 2013 Santa Ana Avenue, Rancho Viejo, Texas 78575, to provide for a variance from: Chapter 70, Section 7-252. Fence and wall regulations. (a) Any fence that is constructed or erected within the town shall meet the following requirements: (3) Any portion of a fence that is above two feet must be constructed of wrought iron, ornamental iron, other decorative metal, or rigid poly vinyl chloride (PVC) designed and manufactured for sale as a fence. The PVC must also be formulated to resist impact and be treated for ultra violet stabilization meeting ASTM D1784. Metal pickets shall be no smaller than one-half inch square or three-fourths inch diameter, except for occasional stabilizing piers which may be built of solid masonry construction to match dwelling. Spacing between pickets shall be no closer than 1¾ inches and not to exceed the building code requirements for swimming pools or to not allow a four-inch ball to pass through. The minimum profile dimensions for PVC are as follows:

	Cross Section	Wall Thickness	Corner Radius
Posts	4" x 4"	0.140"	1 1/32 "
Rails	1½" x 1½"	0.120"	7/32 "
Pickets	7/8" x 1½"	0.160"	3/16 "

- front fence has metal plating. The front of the property faces a small public area, not other homes, and the plating was used instead of a concrete wall for aesthetics. The fence is consistent

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with the design of the home and much more attractive than a wall. It also provides at least minimal privacy from a public area. (see photos from both sides of the fence).

6. Discussion/Action on request for variance by Asim Zamir, owner for Lot 2013 Santa Ana Avenue, Rancho Viejo, Texas 78575, to provide for a variance from: Chapter 70, Section 22 & 252. Fence and wall regulations. (d) Any wall that is constructed or erected within the town shall meet the following requirements: (1) The total wall height including trim or pilasters may not exceed six feet when measured to the ground from both sides along the lengths of said wall. - the left fence pillar in the front of the house is above 6ft and inside the setbacks. It is consistent with the other pillars of the fence.
7. Discussion/Action on request for variance by Asim Zamir, owner for Lot 2013 Santa Ana Avenue, Rancho Viejo, Texas 78575, to provide for a variance from: Chapter 70, Section 250. - Regulations applicable to all districts. (a) Setback regulations. No vertical structure or manufacture of any kind, temporary or permanent, including overhangs (no roofs may overhang into any setback area) which has a vertical height of more than two feet from the slab shall be placed within the setback herein set forth, to wit: (4) Within five feet of the side lot line. - the landscape bridge serves as a handicap access to the resaca area.

8. Adjourn


Patty Flores, Town Administrator

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.



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 Adjustments and Appeals 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 19, 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
2. Roll call – Jorge de la Garza,
Esiquio Luna, Fred Kennedy,
Robert Gracia
3. Approval of Minutes – June
23, 2021

TOWN OF RANCHO VIEJO
MINUTES OF REGULAR MEETING
BOARD OF ADJUSTMENTS AND APPEALS
JUNE 23, 2021

A Regular Meeting of the BOARD OF ADJUSTMENTS AND APPEALS of the TOWN OF RANCHO VIEJO, TEXAS, was held on June 23, 2021, in the TOWN MUNICIPAL OFFICE, 3301 Carmen Avenue, Rancho Viejo, Texas the same being open to the public.

1. CALL TO ORDER:

The meeting was called to order by Jorge de la Garza at 9:01 A.M.

2. ROLL CALL:

Roll call was made by Fred Blanco, Town Administrator. Members present at the meeting were: Fred Kennedy and Esiquio Luna.

Members absent:
Todd Day

A quorum was present at the meeting.

Those present at the meeting were:
Mike Ortiz

3. APPROVAL OF MINUTES - FEBRUARY 2, 2021

Motion was made by Zeke Luna, seconded by Fred Kennedy, and unanimously carried, to approve the minutes of February 2, 2021, as written.

4. 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.

Chairman Jorge de la Garza opened the floor for discussion. Brent Cannon, Town Inspector offered his insight on the wall in question. Fred Blanco, Town Administrator advised that the Strategic Planning Committee recommended the variance for approval. Discussion ensued.

After everyone was given an opportunity to speak on the matter, a motion was made by Fred Kennedy, seconded by Zeke Luna, and unanimously carried to close the discussion.

Motion was made by Fred Kennedy, seconded by Zeke Luna, and unanimously carried, to approve the variance request from Miguel and Vanessa Ortiz owners of Lot 3 The Bend Subdivision at Rancho Viejo (Cabinet 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.

5. ADJOURN:

Motion was made by Zeke Luna, seconded by Fred Kennedy, and unanimously carried, to adjourn the meeting at 9:15 A.M.

JUNE 23, 2021

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BY: _____
Patty Flores, Town Administrator

APPROVED: _____
Jorge de la Garza, Chairman

DATE: _____

Sec. 70-252. - Fence and wall regulations.

(a) Any fence that is constructed or erected within the town shall meet the following requirements:

(1) The total fence height including posts or any other attachments may not exceed six feet measured to the ground on both sides along the length of said fence.

(3) Any portion of a fence that is above two feet must be constructed of wrought iron, ornamental iron, other decorative metal, or rigid poly vinyl chloride (PVC) designed and manufactured for sale as a fence. The PVC must also be formulated to resist impact and be treated for ultraviolet stabilization meeting ASTM D1784. Metal pickets shall be no smaller than one-half inch square or three-fourths inch diameter, except for occasional stabilizing piers which may be built of solid masonry construction to match dwelling. Spacing between pickets shall be no closer than 1¾ inches and not to exceed the building code requirements for swimming pools or to not allow a four-inch ball to pass through. The minimum profile dimensions for PVC are as follows:

	Cross Section	Wall Thickness	Corner Radius
Posts	4" × 4"	0.140"	1 1/32 "
Rails	1½" × 1½"	0.120"	7/32 "
Pickets	⅞" × 1½"	0.160"	3/16 "

(b) Notwithstanding any provision to the contrary contained within the ordinances of the town, fences erected in compliance with this article may be built on the side or common property line with the following setback requirements:

(c) Any fence or wall that is constructed or erected to comply with the requirements of the Standard Swimming Pool Code shall comply with both the requirements of said Code and this chapter.

(d) Any wall that is constructed or erected within the town shall meet the following requirements:

(1) The total wall height including trim or pilasters may not exceed six feet when measured to the ground from both sides along the lengths of said wall.

(2) The wall must be constructed of face brick or of a masonry material covered with stucco that is attached and compatible with the dwelling to which it is appurtenant in terms of its design and material composition.

(e) Notwithstanding any provision to the contrary contained within the ordinances of the town, walls erected in compliance with this article may be built on the side or common property line with the following setback requirements:

(2) If a wall is built on a property line where there is a dwelling on just one of the lots, the wall may extend only ten feet past the point where the rear corner of the dwelling closest to the property line would make a line perpendicular to the property line. This would give the future owner a choice in positioning the new dwelling.

(3) Any addition to an existing wall would have to match in material, color and height of the existing wall.

(4) Any fence may be connected to and extend past the wall in accordance with the fence regulations.

(8) The owner of the wall must maintain the structural integrity of the wall.

(9) Reserved.

Sec. 70-250. - Regulations applicable to all districts.

(a) Setback regulations. No vertical structure or manufacture of any kind, temporary or permanent, including overhangs (no roofs may overhang into any setback area) which has a vertical height of more than two feet from the slab shall be placed within the setback herein set forth, to wit: Except fence and wall regulations which have different setbacks.

For the purpose of these ordinances the following definitions shall prevail:

Right-of-way: Includes the paved portion as well as the unpaved portion of the "right-of-way". Any other words, road, roadway or thorough-fare, are not to be used in the zoning chapter.

(1) Within 25 feet of the edge of the water of a resaca or other waterway;

(2) Within 25 feet of a rear property line;

(3) Within 25 feet of the right-of-way;

(4) Within five feet of the side lot line.

Dr. Asim Zamir
2013 Santa Ana Ave
Rancho Viejo, Texas 78575

RECEIVED
APR 14 2026

Town of Rancho Viejo
Board of Adjustments and Appeals
Patty Flores, Town Administrator
3301 Carmen Avenue
Rancho Viejo, Texas 78575

April 13, 2026 **BY:**

Dear Ms. Flores and Board Members:

Please accept this letter as a formal request for variance concerning the property at 2013 Santa Ana Ave, Rancho Viejo, Texas.

I purchased two lots in Rancho Viejo in 2015 and finally was able to begin building my home in mid-2022. Throughout the building process the plans have changed as have, unfortunately, the contractors. As a result, some of the items attached in this request were overlooked, but the house is now ready to move into.

I am requesting that you review the items below and approve a variance to avoid further delays and allow me to keep those items "as is".

The specific variances I am requesting are:

1. Chapter 70, section 70-252, Fence and wall regulations: - Fence height on the back section of the property. Most of the iron fence on the north (backside) of the property is within code but the last 40 feet of so are slightly higher (5-6 inches) due to the descending nature of the property on both sides of the fence as it gets closer to the resaca. (see photos)
2. Chapter 70, Section 7-252. Front fence has metal plating. The front of the property faces a small public area, not other homes, and the plating was used instead of a concrete wall for aesthetics. The fence is consistent with the design of the home and much more attractive than a wall. It also provides at least minimal privacy from a public area. (see photos from both sides of the fence).
3. Chapter 70, Section 22 & 250. The left fence pillar in the front of the house is above 6ft and inside the setbacks. It is consistent with the other pillars of the fence.
4. Chapter 70, section 250. The landscape bridge serves as a handicap access to the resaca area.

I have worked hard for years to design and build this property. With the variances, I am certain that it will not only allow me to complete the home as I intended and without further delay, but it will also enhance the beauty and value of the neighborhood and Rancho Viejo in general.

Dr. Asim Zamir
2013 Santa Ana Ave
Rancho Viejo, Texas 78575

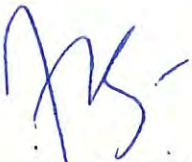
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BY:

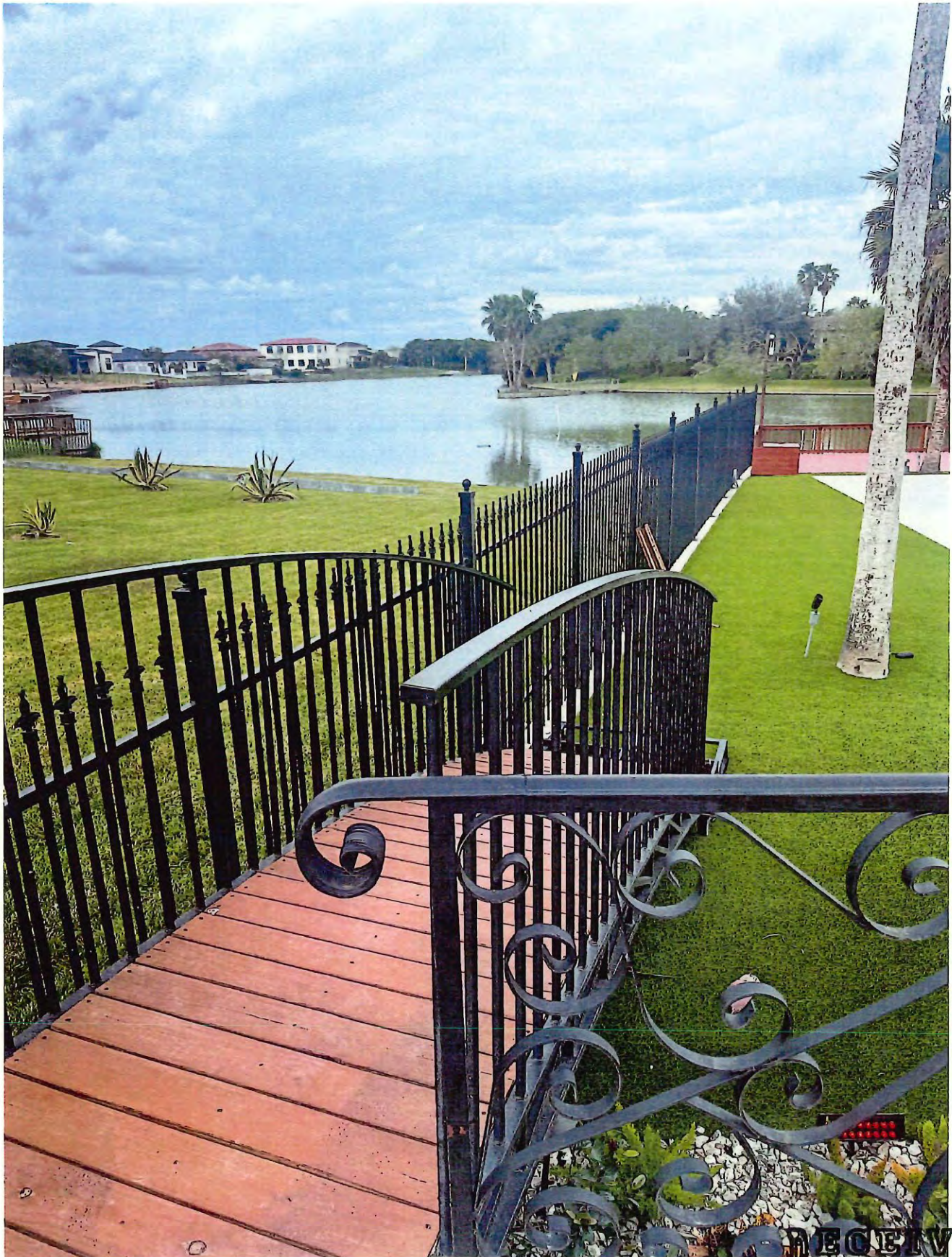
I look forward to meeting you in person and further explaining my requests.

Thank you for your time and consideration.

Sincerely,

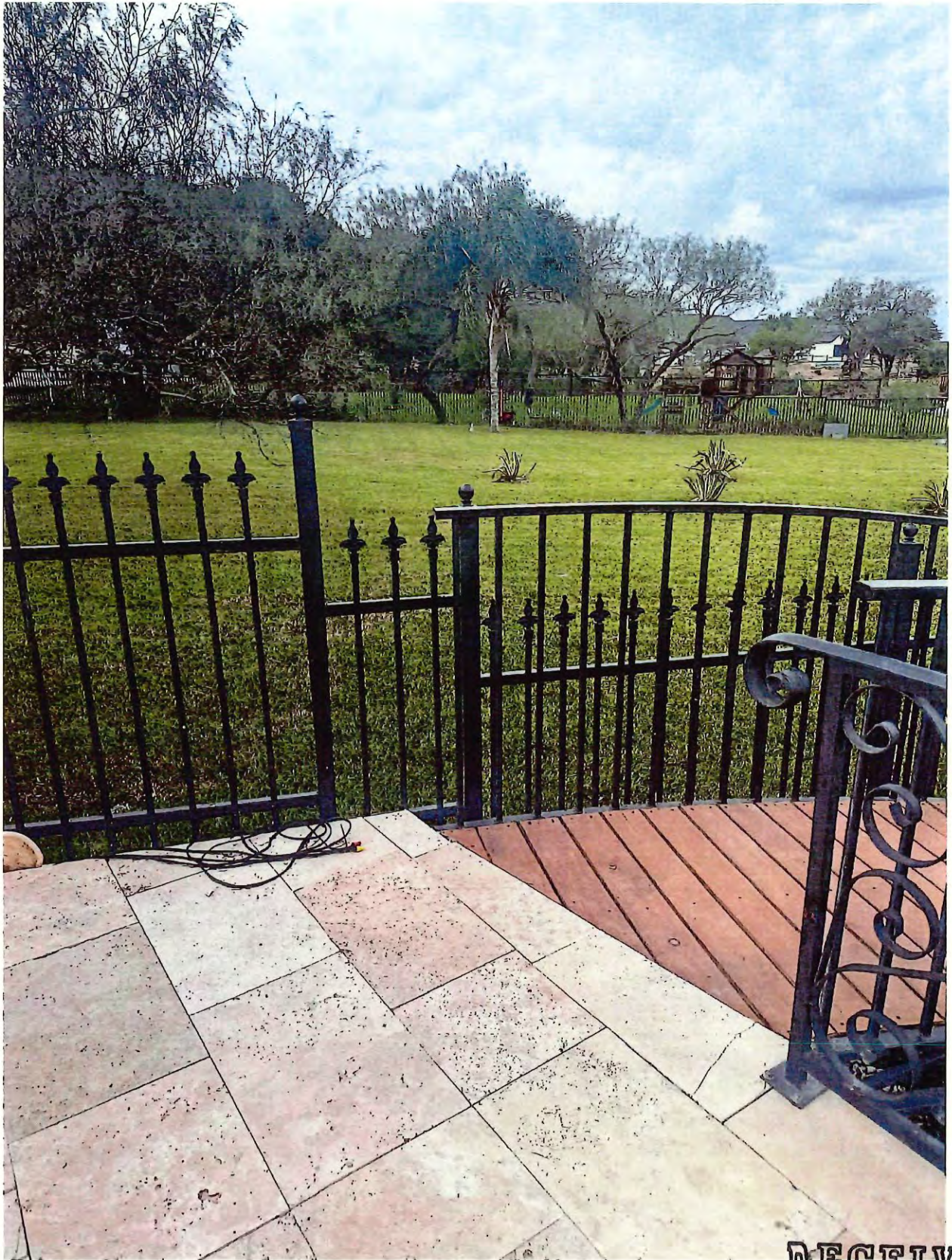


Asim Zamir M.D., F.A.A.P



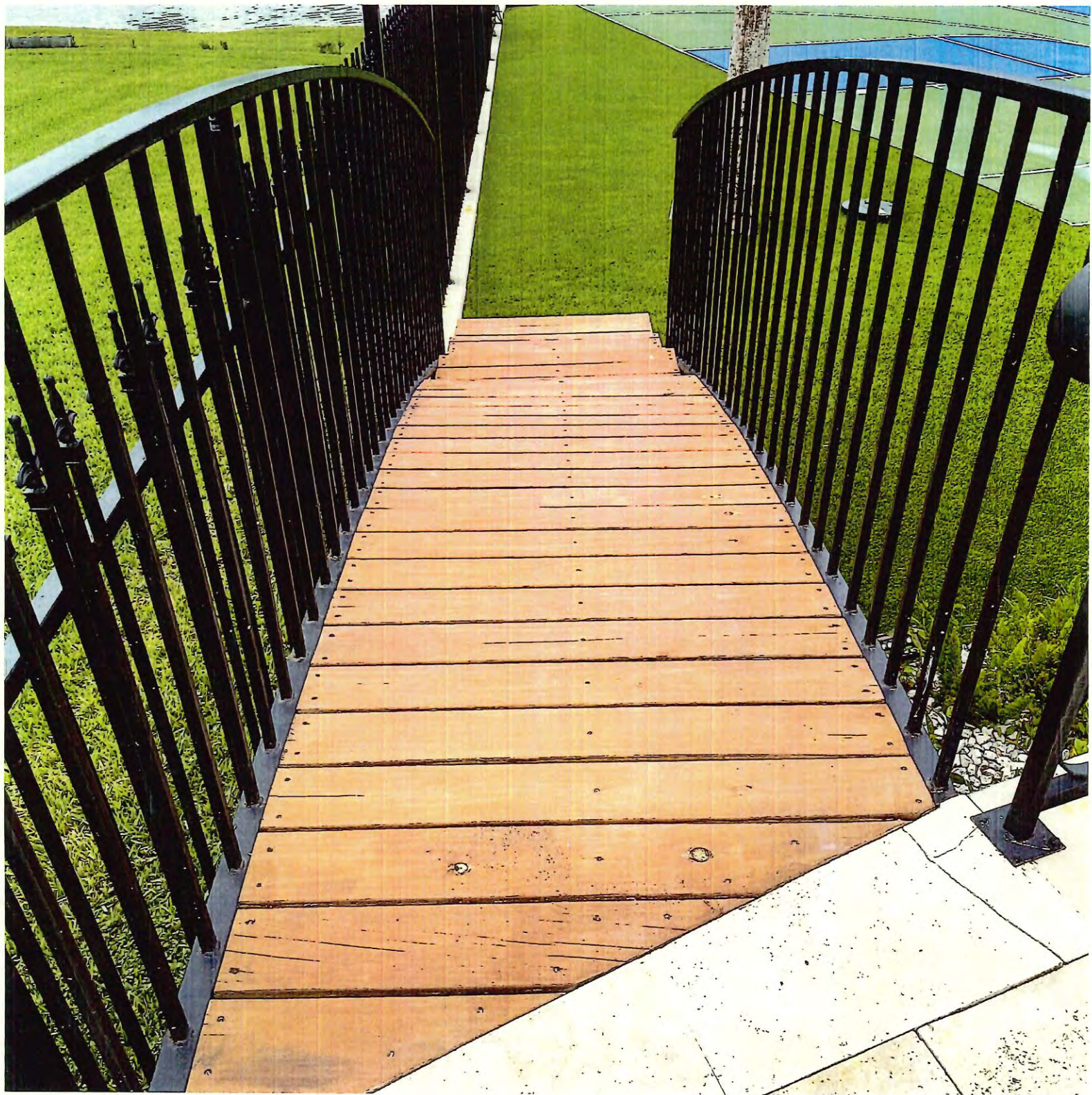
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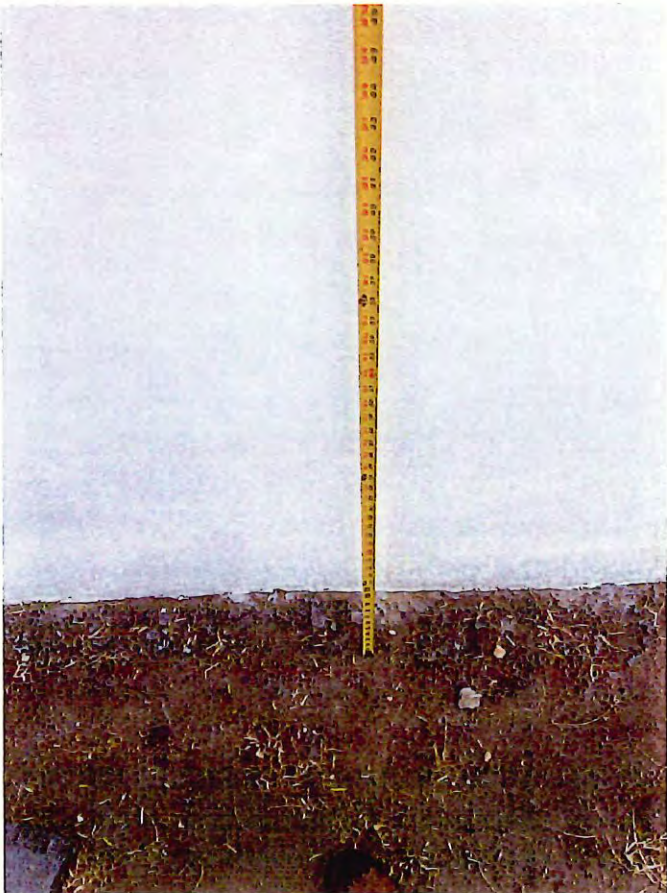
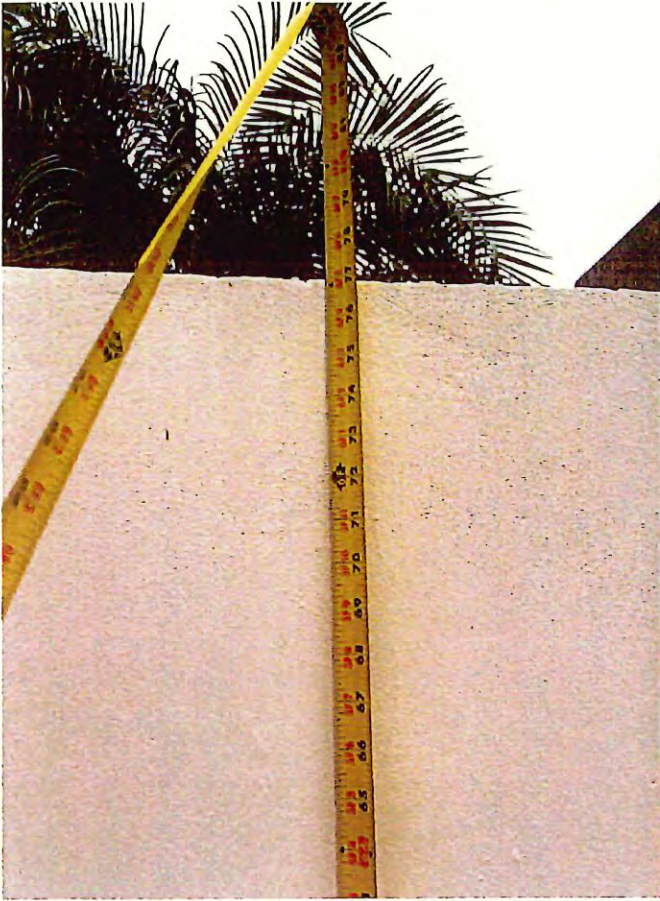
BY:



2013 SANTA ANA – WALK -THRU FOR PERMIT EXTENSION 6.20.25
FOUND FENCE EXCEEDS ALLOWED FENCE HEIGHT



2013 SANTA ANA – WALK -THRU FOR PERMIT EXTENSION 6.20.25
FOUND FENCE EXCEEDS ALLOWED FENCE HEIGHT



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BY: *[Signature]*





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MAY 07 2025
BY: *AK*





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APR 01 2026

BY:



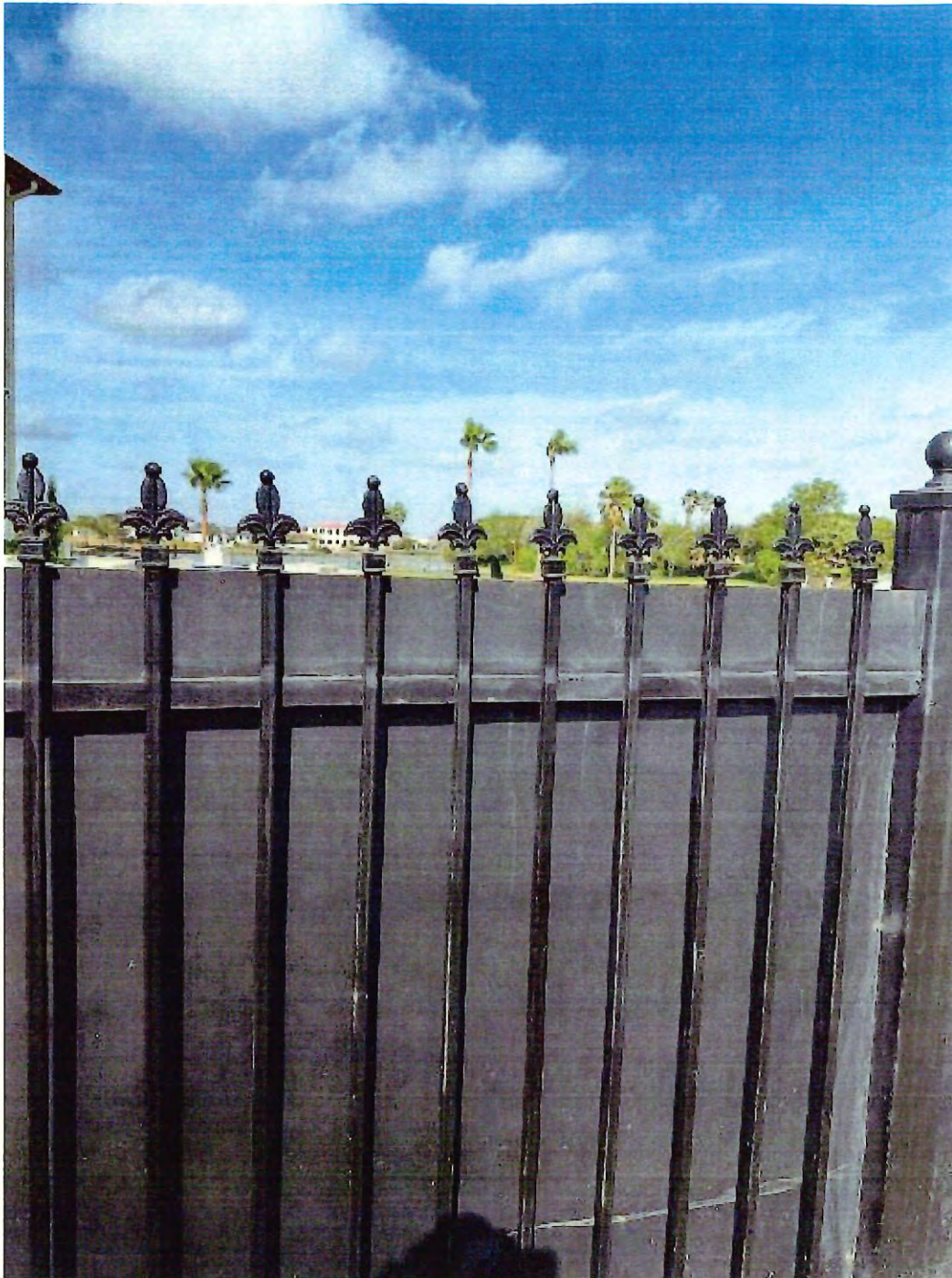






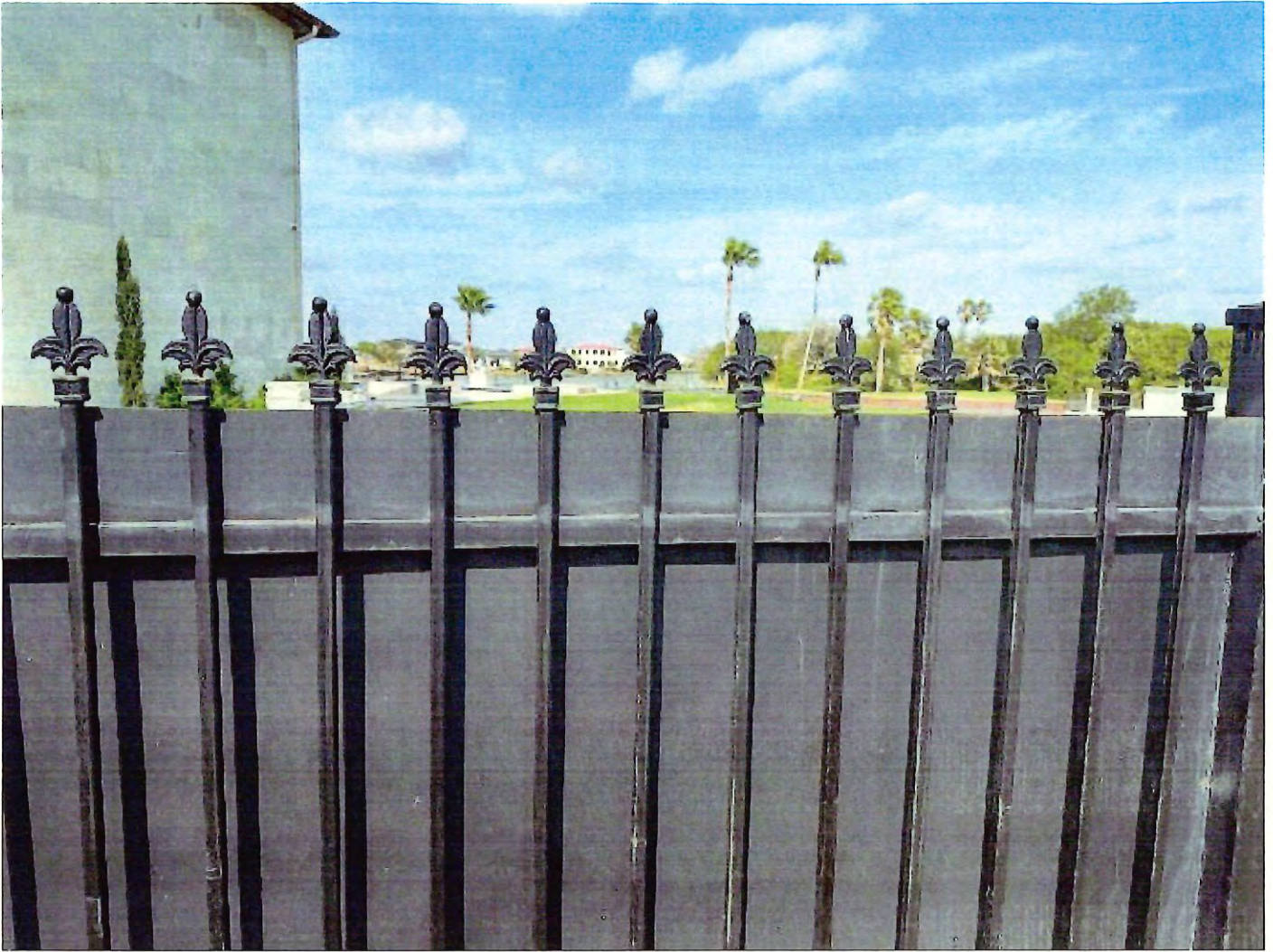
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APR 01 2026



Sent from my iPhone

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APR 01 2026

BY:

FEB 21 2023

BY: *[Signature]*

NOTES:

1. HELD MONUMENTATION FOUND ALONG THE WEST RIGHT OF WAY LINE OF AVE. SANTA ANA FOR BASIS OF BEARING.
2. THIS TRACT LIES IN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS PER THE NFIP (NATIONAL FLOOD INSURANCE PROGRAM) MAP NUMBER 48061C0445F, EFFECTIVE FEBRUARY 16, 2018.
3. SOME IMPROVEMENTS ALONG THE BOUNDARY LINES HAVE BEEN EXAGGERATED FOR CLARITY PURPOSES AND ARE NOT TO SCALE.
4. ALL IRON RODS SET HAVE A YELLOW PLASTIC ID CAP STAMPED "VASQUEZ SURV RPLS 5739"
5. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE ABSTRACT AND IS SUBJECT TO ANY AND ALL EASEMENT RESTRICTIONS, DEDICATIONS OR EXCEPTIONS THAT MIGHT BE OF RECORDS. THERE MAY BE OTHER MATTERS THAT ARE NOT SHOWN.
6. THIS SURVEY IS THE PROPRIETARY WORK PRODUCT OF VASQUEZ SURVEYING INC., AND IS FOR A SINGLE TRANSACTION ONLY. USE OF THIS SURVEY OTHER THAN THE ENTITY FOR WHICH IT WAS SURVEYED FOR, IS STRICTLY PROHIBITED. REPRODUCTION OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF VASQUEZ SURVEYING, INC. WILL BE SUBJECT TO CLAIMS AND DAMAGES.
7. IF THIS SURVEY DOES NOT BEAR AN ORIGINAL SEAL AND SIGNATURE, IT IS INVALID AS PER SECTION 138.33 OF THE "THE PROFESSIONAL LAND SURVEYING PRACTICES ACT".

RESACA DEL RANCHO VIEJO
N 42°53'15" E 86.44'

MERIDIAN OF RANCHO VIEJO
SUBDIVISION, SECTION XI

SET 1/2" IRON ROD

LOT 1
(1.0 ACRE)

FOUND 1/2" IRON ROD WITH A PLASTIC ID CAP STAMPED "CORONA"

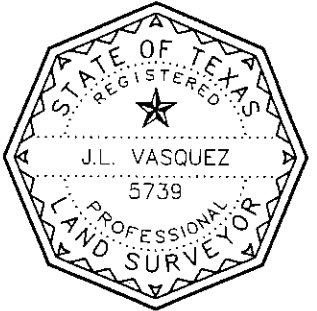
SCALE: 1" = 30'

353.36' [Calc.]
348.49' [Plat]

REPLAT OF LOTS 7, 9 & 11 RANCHO VIEJO SUBD. SECTION XI (C. 1, PG. 2836A, M.R.C.C.)

N 37°53'23" W
N 40°38'44" W

FOUND 1/2" IRON ROD WITH A PLASTIC ID CAP STAMPED "CORONA"



The undersigned hereby certifies that the survey described hereon was made on the ground on February 13, 2023; that the only improvements on the ground are as shown; that there are no visible encroachments, visible overlappings, apparent conflicts, or visible easements except as shown hereon. THIS CERTIFICATION IS ONLY VALID WITH AN ORIGINAL SIGNATURE AND IF THE DRAWING CONTAINS NO ERASURES OR ADDITIONS.

[Signature]
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5739

ALL DIMENSIONS ARE IN DECIMAL OF A FOOT UNLESS OTHERWISE NOTED.

FOUNDATION FORM SURVEY
LOT ONE (1), REPLAT OF LOTS 7, 9 & 11, RANCHO VIEJO SUBDIVISION, SECTION XI, CAMERON COUNTY, TEXAS, ACCORDING TO MAP OR PLAT THEREOF RECORDED IN CABINET 1, PAGE 2836A, MAP RECORDS OF CAMERON COUNTY, TEXAS.

SURVEYED FOR:
Adelino Olivares

Firm No. 10084100

VASQUEZ SURVEYING INC.

4000 BOCA CHICA BLVD.
BROWNSVILLE, TEXAS 78521
Phone: (956) 541-9826 Cell: (956) 466-9680
Fax: (956) 544-4177

G.F. NO. N/A JOB NO. 22 6279

