



NOTICE OF A PUBLIC MEETING
TOWN OF RANCHO VIEJO
STRATEGIC PLANNING COMMITTEE
MAY 14, 2026
12:00 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 Thursday, May 14, 2026, at 12:00 P.M., in the TOWN MUNICIPAL OFFICE, 3301 CARMEN AVENUE, RANCHO VIEJO, TEXAS to consider the following items:

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.

1. Call to Order
2. Roll Call
3. Citizen Comments
4. Review and Approval of Minutes - Regular Meetings February 27, 2026, and March 27, 2026
5. Board Communication Update
6. Review and Discuss 2007 Goals
7. Consideration/Action on a replat request by Keila S. Posada, Mejia & Rose, representative for Jorge de la Garza, Member/Manager of Ziwa Holdings, LTD, owner; to regulate the current right-of-way of the El Dorado/Juarez Avenue in the Town of Rancho Viejo, by:
 - a. Dedicating the road right-of-way to the Town of Rancho Viejo, this being 0.64 acres out of the 3.094 acres, and
 - b. To transfer ownership of this dedicated right-of-way to the Town of Rancho Viejo and reducing the current lot to 2.46 acres out of 3.094 Acres Maintenance Area, out of 4.539 Acre tract out of Rancho Viejo Subd. Section 1, in the Town of Rancho Viejo, Cameron County, Texas as recorded in Volume 25, Pages 34-46 of the CCMR 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 CCCR, and
 - c. Abandoning the existing right-of-way labeled as Hidalgo Avenue as recorded on Subdivision Section 1; on the subject property
8. Consideration/Action on Variance Request for 2013 Santa Ana Avenue
9. Consideration/Action on Variance Request for 216 Zapata Avenue
10. Street Plan Review
11. Comprehensive Plan Chapter Decisions: Land Use, Parks, Housing, Economic Development, Infrastructure
12. Next steps
13. Adjourn

Patty Flores

Patty Flores, Town Administrator



In the spirit of full disclosure as advocated by the Texas Open Meeting 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 14, 2026, at 12:00 PM 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 the Town business, except as may be incidental to the committee meeting, or action on Town business will take place by or among the Alderman.

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 7, 2026 at 5:00 P.M. 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*

Patty Flores, Town Administrator

1. Call to Order

2. Roll Call

3. Citizen Comments

4. Review and Approval of Minutes - Regular Meetings February 27, 2026, and March 27, 2026

**TOWN OF RANCHO VIEJO, TEXAS
STRATEGIC PLANNING COMMITTEE
MEETING — FEBRUARY 27, 2026 — MINUTES**

Date: February 27, 2026
Time: 12:00 Noon
Location: Rancho Viejo Town Hall

Members Present:

- Peter Harris, Chair
- Todd Day, Mayor
- Patty Flores, Town Administrator
- James McDonough
- Pat Pace
- Paolina Vega

Members Absent:

Citizens Present:

- Kristin Davis Kline
 - Tita Teran
-

1. Call to Order

Chair Peter Harris called the meeting to order at 12:00 noon. A quorum was established.

2. Citizen Comments

Kristin Davis Kline and Tita Teran were present. No comments were offered.

3. Approval of Previous Meeting Minutes

The minutes from the previous meeting were reviewed and approved as presented.

4. Right-of-Way Ordinance Update

The committee received a briefing on the Town's existing right-of-way ordinance. The committee directed the Town Attorney to assess the current ordinance and prepare a draft update for review at the next meeting.

5. Omni Fiber Application

The committee received a briefing on the Omni Fiber right-of-way permit application and the applicable legal framework under Texas Utilities Code Chapter 283. The committee directed that the Omni Fiber application be processed within the updated right-of-way ordinance framework once adopted.

6. Community Character and Master Plan Goals

The committee reviewed the Town's 2007 Vision Statement and Master Plan goals and the 2024 GrantWorks Community Survey results. The committee confirmed its working definition of community character and the following five strategic priorities identified at the previous meeting as the planning

foundation going forward: small town and resort character protection, recreational and green area standards, infrastructure quality, regional service access strategy, and implementation mechanisms.

7. Land Inventory and Maps Review

The committee reviewed the community land inventory, including existing land use data across all land categories. Discussion focused on the recreational land inventory as it relates to the committee's current work. The committee directed staff to maintain complete inventory records.

8. Zoning Review Standards — Discussion

The committee discussed standards for zoning decisions affecting recreationally-zoned land. The committee reached consensus on the governing principle and directed the Town Attorney to draft an ordinance establishing a formal review process for any rezoning of recreationally-zoned land, for presentation at the next meeting.

9. Future Meeting Topics and Schedule

The committee confirmed the following topics for upcoming meetings:

- Next meeting: Zoning review ordinance — attorney draft
- Following meeting: Infrastructure assessment
- Subsequent meeting: Comprehensive Plan update synthesis and recommendations to the Board

Additional topics captured for future scheduling: lot size and home size standards, code enforcement, parking ordinance, street lighting, pool ordinance, resaca maintenance and improvements.

10. Adjournment

There being no further business, the meeting was adjourned.

APPROVED:

Peter Harris, Chair

Patty Flores, Town Administrator

Date Approved: _____

Date Attested: _____

**TOWN OF RANCHO VIEJO, TEXAS
STRATEGIC PLANNING COMMITTEE
MEETING — MARCH 27, 2026 — MINUTES**

Date: March 27, 2026
Time: 12:00 Noon
Location: Rancho Viejo Town Hall

Members Present (in person):

- Peter Harris, Chair
- Todd Day, Mayor
- Patty Flores, Town Administrator
- Pat Pace
- Paolina Vega

Members Present (remote):

- James McDonough

Also Present:

- David F. Irwin, Town Attorney (Remote)

Members Absent:

Citizens Present:

None

1. Call to Order

Chair Peter Harris called the meeting to order at 12:00 noon. All members were confirmed present. A quorum was established.

2. Citizen Comments

No citizens were present. No comments were received.

3. Review and Approval of Previous Meeting Minutes

Approval of the previous meeting minutes was tabled to a future meeting.

4. Draft Recreational Rezoning Ordinance (Sec. 70-256 Amendment)

The committee received a briefing from the Town Attorney on the draft ordinance amending Sec. 70-256, which establishes a formal review process for any rezoning of recreationallly-zoned land. Provisions reviewed included the applicability definition, sequential review requirements, enhanced public notice requirements, written findings requirements, and the proposed supermajority vote threshold.

The Town Attorney reported that the following legal questions had been reviewed and confirmed prior to the meeting:

- A four-vote supermajority requirement for approval of any recreational rezoning is legally sound.
- A simple majority is required to repeal the ordinance, consistent with state law governing general law municipalities.

- The four-of-five aldermen calculation is correct; the Mayor's tie-breaking role does not affect the supermajority count.

The Town Attorney also briefed the committee on the 1986 recorded Land Use Restriction affecting the Diablo and Angel golf course parcels, its current legal status following a prior declaratory judgment, and the availability of incorporating a four-vote supermajority requirement for any Board action consenting to an amendment or revocation of that restriction. The Town Attorney confirmed this addition is legally permissible and will be incorporated into the ordinance prior to Board consideration.

The committee discussed the ordinance's scope and confirmed with the Town Attorney that the ordinance applies only to zoning classification changes and does not affect permitted uses under existing recreational zoning.

The Town Attorney was directed to finalize the ordinance language to make this distinction explicit.

The committee discussed whether to request feedback from Planning and Zoning Commission members on the draft ordinance. The Town Attorney recommended distributing the ordinance to P&Z members by email rather than as a formal agenda item.

5. Companion Action — Recreational Land Inventory

The committee discussed a companion action for the Board to formally acknowledge the recreational land inventory at the same meeting the ordinance is considered. The committee directed staff to prepare an inventory distinguishing between land subject to the 1986 Land Use Restriction and recreationally-zoned land not subject to that restriction.

6. Committee Recommendation — Vote

Motion: The Strategic Planning Committee recommends that the Board of Aldermen adopt the draft Ordinance amending Sec. 70-256, as revised by the Town Attorney to (1) clarify that the ordinance does not affect permitted uses under existing recreational zoning, and (2) include a four-vote supermajority requirement for any Board action consenting to an amendment or revocation of the 1986 Land Use Restriction. The Committee further recommends that the Board formally acknowledge the Recreational Land Inventory as a companion action at the same meeting, with the inventory distinguishing between land subject to the Land Use Restriction and land that is not.

Member	Vote
Peter Harris, Chair	Aye
Todd Day, Mayor	Aye (with noted dissent on supermajority threshold)
Patty Flores, Town Administrator	Non-voting
James McDonough	Aye
Pat Pace	Nay
Paolina Vega	Aye

Motion carried 4-1. Recommendation approved.

7. Adjournment

There being no further business, the meeting was adjourned.

APPROVED:

Peter Harris, Chair

Patty Flores, Town Administrator

Date Approved: _____

Date Attested: _____

5. Board Communication Update

6. Review and Discuss 2007 Goals



RANCHO VIEJO MASTER PLAN-FINAL REPORT

Developed by the Rancho Viejo Strategic Planning Committee
Adopted 4/07

Statement of Identity and Need

Updated from October 2006 report

Rancho Viejo, Texas is a family oriented, semi rural, incorporated bedroom community developed around the privately owned Rancho Viejo Golf Course. As common among small towns it lacks (yet many residents and property owners have expressed a desire and need for) a Comprehensive Strategic or Master Plan for the future. As the committee moves forward it is believed that the majority of Rancho Viejo residents and property owners wish to maintain a small town atmosphere with limited light commercial and multi-family facilities, increase a sense of community and realistically face the challenges of growth and change in and around Rancho Viejo.

Rancho Viejo Vision Statement 2020

Adopted January 2007

Rancho Viejo will be a properly groomed and maintained, family oriented, protected and safe community with high quality housing, a comprehensive zoning plan which will protect property values, a solid infrastructure including recreational and green areas and a diversified economy based on sound financial planning and a limited number of light commercial public or private businesses or service establishments.

Vision Statement Continued:

Predominant Objectives:

- (1) To retain Rancho Viejo's small/resort town atmosphere.
- (2) To protect/maintain property values
- (3) To protect the quality of life as population increases.
- (4) To maintain the safety of Rancho Viejo's residents.
- (5) To retain a solid infrastructure.

Committee History

The Strategic Planning Committee was formed in July of 2006 and is in its 8th month of existence. It currently consists of a small group of Rancho Viejo residents or property owners. Each member of the committee brings diverse talents and skills to the table. Input from the community at large continues to be needed and welcomed. All meetings are open and take place at the Rancho Viejo Town Hall. The members of the committee are:

Alderman Carla Lootens, Chairman
Alderman William Dorsett
Miguel Ortiz
Sonia Richardson
Bobby Duffy
Maria Garza (added 9/06)

Synopsis:

July 2006 – Committee assignment
July 27, 2006- First Full Committee Meeting
August 7, 2006-Second Full Committee Meeting
August 27, 2006-Third Full Committee Meeting
September 2006-Interview of San Benito Planner by Mayor Flood
September 22, 2006-Small Work Session (Lootens and Garza)
October 9, 2006-Small Work Session (Lootens and Garza)
October 13, 2006-Small Work Session (Lootens and Garza)
December 7, 2006-Fourth Full Committee Meeting
January 4, 2007- Meeting with Town Attorney, Mr. Dan Rentfro (Lootens and Mayor Flood)
January 9, 2007-Fifth Full Committee Meeting w/ Gonzales Engineering
January 9, 2007- 2020 Rancho Viejo Vision Statement Adopted by Board of Aldermen
January 15, 2007-Small Work Session (Lootens and Garza)
February 12, 2007-Small Work Session (Lootens, Garza and Richardson)
March 1, 2007-Small Work Session (Lootens, Garza)

March 8, 2007-Meeting with Mayor Flood, Gonzales Engineering and Lootens
March 8, 2007-Small Work Session (Lootens and Garza)
March 13, 2007-Small Work Session (Lootens, Richardson, Garza)
March 16, 2007-Meeting Mayor Flood and Lootens
April 2, 2007-Meeting Mayor Flood and Lootens
April 10, 2007-Master Plan Adopted by Board of Aldermen

Rancho Viejo's Perceived Strengths and Weaknesses

Resident and property owner input dating from March 2006-present indicates the following informal community inventory:

Perceived Strengths:

- Development of Rancho Viejo Vision Statement 2020/Adopted 1/07
- Developing Strategic Master Plan (ongoing since July 2006)
- New mapping of Rancho Viejo (ongoing since 1/07)
- Development of Rancho Viejo Street Rehabilitation Plan (Adopted with exception of drainage portion or study 2/07)
- Low crime rate/overall safety
- Highway accessibility
- Small population size
- Uniqueness
- Resacas/scenic views/wildlife viewing
- High water quality/VMUD #2
- Rancho Viejo Golf Course
- Volunteer Fire Department and new fire house
- Great family town
- Great retirement town
- Potential for growth
- Proximity to cities of Harlingen and Brownsville
- Proximity to airports of Harlingen and Brownsville
- Quietness
- Affordability
- Town wide trash and brush pick-up
- Low tax rate
- Hurricane/emergency preparedness
- New town hall and police department building
- Dedicated police force
- Dedicated town hall employees

Perceived Weaknesses/Concerns:

- No master plan, no vision statement ***Vision Statement adopted 1/07 see Appendix B, Master Plan adopted 4/07**
- Empty strip mall/commercial areas
- Lack of landscaping in commercial/retail areas along Carmen Avenue
- Poor planning of commercial development and parking areas/lots along Carmen Avenue ***Addressed and corrected Fall 2006**
- Lack of cohesive planning for both commercial and residential development
- Uniform application of ordinances has not been applied to all developers, builders and property owners
- Some ordinances are not clear, are too lengthy and appear to be in conflict with each other
- Granting of variances appears inconsistent to some.
- Poorly maintained and/or dilapidated properties. El Dorado apartment and the nearby warehouse area are of concern.
- No design standards appear to exist. Are mobile or manufactured homes allowed?
- VMUD #2 wooden fencing along Hidalgo is in poor repair and maybe in violation of the fencing ordinance.
- Other wooden fencing and barriers along Carmen and Santa Ana is in poor repair.
- No recreational areas/parks/safe areas for children to play ***Note, as of 2006 a private party is developing a park which they hope to donate to Rancho Viejo. The donation will have to be approved by Rancho Viejo Board of Alderman.**
- Empty lots/subdivisions (noted slump in real estate market)
- Illegal dumping of brush and residents putting brush out early continues to be a problem. (Unsightliness and health-fire concerns were expressed). Brush dump on Villa is of special concern.
- No animal shelter or contract with outside group
- Lack of adequate communication between town officials and residents. There is no daily or weekly newsletter or paper.
- Poor street lighting in some areas (Alvarado and Escandon) due to growth of trees as well as number of feet between light poles.
- Expressway (and railroad) noise. The area from Rancho Viejo Drive south to Cortez are of particular concern
- Speeding on town streets (Pizarro and Carmen) ***Speed traps have been set up to monitor the situation 1/07**
- Large/heavy trucks are allowed on town streets that cannot support the weight. ***This area is being addressed in the new Rancho Viejo Street Rehabilitation Plan 1/07**

- Lack of networking with other small Texas towns. It seems Rancho Viejo looks inward to solve its problems rather than outward.
- Lack of networking with other county services (i.e. social)
- Signage ordinance **As of 1/07 the sign ordinance is in review.*

Threats Based on Perceived Weaknesses/Concerns

- Development
 - Unplanned Development
 - Careless planning
 - Over development
 - Loss of open land/green areas
 - Uncontrolled spread of Brownsville north and west. What will this mean to Rancho Viejo ETJ?
 - Possibility of commercial businesses that may not be appropriate in the view(s) of Rancho Viejo residents i.e. arcades, sexuality orientated businesses, warehouses. This may be of special concern as Rancho Viejo ETJ develops.
- Traffic/Safety
 - Speeding/safety-Pizarro and Carmen (*Speed is being carefully monitored by the Rancho Viejo Police Department 1/07*)
 - Traffic control patterns (*The Rancho Viejo Street Rehabilitation Plan adopted 2/07 provides for N/S and E/W Connectors*)
 - Damage to streets due to over weight trucks and equipment (*The Rancho Viejo Street Rehabilitation Plan adopted 2/07 provides restrictions*)
 - Increased noise from expressway and railway due to increase in traffic and removal of previous vegetation barrier.
- Overall Property Values
- Overall Quality of Life

Goals:

In accordance with the latest *“Comprehensive Planning for Small Texas Cities, 3rd Edition”* guide developed by The Texas Chapter of American Planning Association and Texas Office of Rural Community Affairs, and after consideration of all views shared, meeting with Attorney Mr. Dan Rentfro and Gonzales Engineering as well as careful review of the current Rancho Viejo Ordinances and Policies and in accordance with the Rancho Viejo Vision Statement 2020 now on file, the following goals are suggested. These goals are meant to promote orderly growth which would provide for the stabilization and conservation of property values, protect Rancho Viejo streets and utilities from overloading and contribute to over all safety and quality of life of residents in Rancho Viejo. The suggested goals are not made to necessarily increase tax revenue although when addressing the above it would

naturally follow that they may do so. Objectives to achieve each goal will be developed as work proceeds.

General:

Goal #1: Develop Rancho Viejo's Vision Statement 2020.

Target Date: 1/07 Date Completed: 1/07

Goal #2: Develop Rancho Viejo's Strategic Master Plan.

Target Date: 5/07 Date Completed: 4/07

Goal #3: Annex, as petitioned or applied for, all Rancho Viejo ETJ.

Target Date: Date Completed:

Goal #4: Consider changing to City Manager or Planning Supervisor form of government: A Rancho Viejo City Manager's duties could include, but not be limited to the following:

(1) Preparing or assisting in the preparation of any Capital Improvement Plan or Budget to be approved and submitted by the Rancho Viejo Mayor and approved by the Rancho Viejo Board of Aldermen.

(2) Implementation

- o Administering Zoning Ordinances
- o Administering Subdivision Regulations

Target Date: Date Completed:

Goal #5: Develop an ordinance requiring the permit of and limiting the frequency of garage and/or estate sales (per residence) for any given calendar year.

Target Date: Date Completed:

Development:

Goal #1: Obtain up to date mapping of Rancho Viejo and current ETJ. This will allow for future planning and/or zoning changes.

Target Date: 3/07 Date Completed: in process

Goal #2: Consider updating and approving a new policy for financing of residential or commercial development that clearly defines any role the town might play in facilitating such. This may include contracts with property owners, obtaining bonds etc.

Target Date: 3/07 Date Completed:

Goal #3: Consider developing and approving a policy that requires the planning of streets, utilities (including sewage, water and electric) be submitted, as well as a plan for paying for such, prior approval of a plat submitted by any property owner or developer. This also then would allow the builder or developer to recoup costs through the future sale of properties.

Target Date: 4/07

Date Completed:

Goal #4: Re: Ordinance 18 Article XVI. Consider developing and approving a policy addressing criteria for variance requests brought before the Board of Adjustments and Appeals for their consideration.

Target Date: 4/07

Date Completed:

Goal #5: Consider deleting Ordinance 20 C dated May 11, 2004, allowing the Board of Alderman to grant an exception to previously platted but unpaved streets to be developed without curb and gutter.

Target Date: 4/07

Date Completed:

Goal #6: Re: Ordinance No. 26-A dated May 15, 2001. Consider and approve increasing the minimum lot size from 15,000 sq. feet to 18,000 sq. ft. for future development. Consider and approve increasing the minimum size of a residential home from 1,500 sq. feet to 2,350 sq. feet for all future residential homes.

Target Date: 4/07

Date Completed:

Goal #7: Develop and approve separate size ordinances for single family “jewel box/garden homes and multi-family residences. This would address the problem of zero lot size or “jewel box/garden homes” which have fallen under the zoning category of multi-family (corner of Carmen and Escandon). Multi-family and jewel box/garden homes could remain at a minimum of 1,500 square feet, but a cap could be suggested.

Target Date: 4/07

Date Completed:

Goal #8: Review and update if needed Ordinance 18, Article IV, Section 1 Set Back Regulations, Section 2 Maximum Height, Section 4 Seawall Regulations, Section 6 Maximum Lot Coverage, Section 7 Additional Setback for Structures over 20 feet, Section 11 Swimming Pools and Spas.

Target Date: 4/07

Date Completed:

Goal #9: Review La Hacienda Phase One Report to consider the incorporating of standards, some higher than Rancho Viejo ordinances, into the town’s current ordinances. This may include, but not be limited to, topics of basketball nets, definition of single family residence, no out buildings, two stall garages facing the side lot line and the limiting of the number of pets allowed at any single residence.

Target Date: 5/07 Date Completed:

Goal #10: Consider developing and adopting an ordinance that requires that the developer of each new subdivision be required to set aside a minimum of 10% as green/common area (s).

Target Date: 5/07 Date Completed:

Goal #11: Consider developing and adopting an ordinance that requires a barrier/buffer (natural or manmade) be created between residential and commercial areas. This could also extend to homes that would be erected back to back.

Target Date: 5/07 Date Completed:

Goal #12: Consider developing and adopting a Landscape Ordinance. This would be to address in detail the permitted use of vegetation fencing/barriers for back to back homes, requiring the removal of dead/decaying tree stumps, overall maintenance etc. This ordinance would not be intended to restrict the creativity of landscaping but to enhance it.

Target Date: 5/07 Date Completed:

Goal #13: Review and update Ordinance 18, Article IVD – Fence and Wall Regulations.

Target Date: 3/07 Date Completed: in process

Goal #14: Review and update Ordinance No. 18AA dated November 11, 2003 as it relates to the minimum parking spaces required and adequate vehicle maneuvering space for current and future retail/commercial properties.

Target Date: 5/07 Date Completed:

Goal #15: Develop ordinances for light commercial businesses to include their buildings and parking lots.

Target Date: 5/07 Date Completed:

Goal #16: Re: Ordinance 18 Article III, Multi Family Dwellings, Consider developing specific building ordinances for apartment buildings.

Goal #17: Consider developing ordinances pertaining to the prohibition of mobile homes, mobile home parks and manufactured homes.

Goal #18: Consider developing ordinances pertaining to warehouses.

Streets/Roadways:

Goal #1: Develop and approve a Street Rehabilitation Plan/Policy

Target Date: 2/07 Date Completed: *2/07

*Recommendations of the Street Rehabilitation Plan adopted with the exception of the portion on drainage.

Goal #2: Work with VMUD #2 to develop a drainage plans
Target Date: Date Completed:

Goal #3: Study speeding on Pizarro and Carmen and if needed develop recommendations to remedy such. This may include the possibility of installing speed bumps and/or installing cameras to monitor speed.
Target Date: Date Completed: in process

Goal #4: Consider replacing street light poles on Escandon and Alvarado with concrete poles that will support extended arm lights. This would remedy the low light concerns in those areas.
Target Date: Date Completed:

Goal #5: Review and update if needed the minimum number of feet required between street lights in new areas of development.
Target Date: Date Completed

Quality of Life:

Goal #1: Prior to approving the donation of park properties to the town of Ranch Viejo, consider developing and approving a park ordinance.
Target Date: 5/07 Date Completed:

Goal #2: Review and update the sign ordinance.
Target Date: 3/07 Date Completed: in process

Goal #3: Work with TXDOT and/or the railroad to create a minimum of a natural buffer between the expressway/railroad and golf course along Hidalgo (south) between Rancho Viejo Drive and Cortez.
Target Date: Date Completed:

Goal #4: Develop a list of social service organizations that service Rancho Viejo:
Target Date: Date Completed:

Goal #5: Research contracting with county animal shelters and rescue organizations.
Target Date: Date Completed:

Goal #6: Research the feasibility of a weekly newsletter to be available to all Rancho Viejo residents and property owners.

Target Date:

Date Completed:

Items/Topics Suggested for Continued/ Future Review by the Committee:

Lighting and landscaping of commercial properties and parking lots

Height limitations of commercial properties

Ordinances pertaining to sexually oriented businesses

Warehouses/storage buildings

Apartment buildings

Pet boarding facilities

Building add-ons

Wireless Transmitters

Appendix A

Current Demographics

Area: Approximately 2.27 square miles not including ETJ

Population trend: The population appears to be increasing and will most likely continue to do so based on the number of new subdivisions that have been created. However, please note that at the time of this progress report the real estate market appears sluggish.

The 2000 census was approximately 1,754. Current census numbers are approximately 2,100. The projected census based on all properties being developed and occupied is approximately 4,500.

Median Age: The age of residents appears to be changing from retirement age to a median age of 43.

Household Composition:

Average Income:

Current housing:

- 915 single family residents
- 386 multi housing units including town homes and condominiums
- 0 mobile or manufactured homes
- 0 HUD/CDBC homes

Rental vs. Owner Occupied: Approximately 98% owner occupied (as per Cheryl Kretz 10/12/07)

Commercial:

- 10 Public (2 real estate, 1 liquor store, 1 cleaners, 1 arcade, 1 gas station/quick mart, 1 fast food, 1 deli, 1 insurance, 1 survey company)
- 1 Private Golf Course/Club (includes 2 restaurants, 1 pro-shop, 1 clothing shop).

Utilities: 1 (VMUD #2)

Appendix B
Rancho Viejo Vision Statement 2020
Adopted 1/07

Rancho Viejo will be a properly groomed and maintained, family oriented, protected and safe community with high quality housing, a comprehensive zoning plan which will protect property values, a solid infrastructure including recreational and green areas and a diversified economy based on sound financial planning and a limited number of light commercial public or private businesses or service establishments.

Predominant Objectives:

- (1) To retain Rancho Viejo's small/resort town atmosphere.
- (2) To protect/maintain property values
- (3) To protect the quality of life as population increases.
- (4) To maintain the safety of Rancho Viejo's residents.
- (5) To retain a solid infrastructure.

7. Consideration/Action on a replat request by Keila S. Posada, Mejia & Rose, representative for Jorge de la Garza, Member/Manager of Ziwa Holdings, LTD, owner; to regulate the current right-of-way of the El Dorado/Juarez Avenue in the Town of Rancho Viejo, by:

a. Dedicating the road right-of-way to the Town of Rancho Viejo, this being 0.64 acres out of the 3.094 acres, and

b. To transfer ownership of this dedicated right-of-way to the Town of Rancho Viejo and reducing the current lot to 2.46 acres out of 3.094 Acres Maintenance Area, out of 4.539 Acre tract out of Rancho Viejo Subd. Section 1, in the Town of Rancho Viejo, Cameron County, Texas as recorded in Volume 25, Pages 34-46 of the CCMR 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 CCDR, and

c. Abandoning the existing right-of-way labeled as Hidalgo Avenue as recorded on Subdivision Section 1; on the subject property

Mejia & Rose, Incorporated

Engineering

Surveying

May 5, 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:

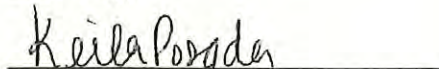
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3. Abandoning the existing right-of-way labeled as Hidalgo Avenue as recorded on Subdivision Section 1; on the subject property

Please call me if you have any questions or comments.

Owner: 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

Job # 23070

RECEIVED
MAY 8 2026

P. O. Box 3761 • Brownsville, Texas 78523 • (956) 544-3022

BY: 

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: **Mejia & 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

Page 3

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.

A handwritten signature in cursive script that reads "Jacqui Dempsey / ju".

Jacqui Dempsey
President

JD/ju

METES & BOUNDS DESCRIPTION
2.84 ACRES OUT OF 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 2.84 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 5,905.88 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "MAR INC" SET ON THE NORTHERNMOST 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 562.61 FEET TO A ONE-HALF INCH IRON PIN FOUND AT THE SOUTHEAST CORNER OF SAID 4.539 ACRE TRACT, FOR THE NORTHEAST 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. 19 SEC. WEST, A DISTANCE OF 274.02 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "MAR INC" FOUND, FOR 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 "MAR INC" FOUND, FOR A CORNER OF THIS TRACT;

THENCE, NORTH 80 DEG. 14 MIN. 08 SEC. WEST, A DISTANCE OF 131.84 FEET TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "MAR 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 "MAR 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 89.35 FEET (CHORD: NORTH 17 DEG. 48 MIN. 30 SEC. EAST, 89.35 FEET) TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "MAR INC" FOUND, FOR A CORNER OF THIS TRACT;

THENCE, NORTH 09 DEG. 08 MIN. 00 SEC. EAST, A DISTANCE OF 139.01 FEET, TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "MAR 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 111.84 FEET (CHORD: NORTH 16 DEG. 19 MIN. 21 SEC. WEST, 108.13 FEET) TO A ONE-HALF INCH IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "MAR INC" FOUND, FOR A CORNER OF THIS TRACT;

THENCE, NORTH 43 DEG. 48 MIN. 59 SEC. EAST, A DISTANCE OF 59.98 FEET, TO THE POINT OF BEGINNING OF THIS TRACT;

CONTAINING 2.84 ACRES OF LAND, MORE OR LESS.

SURVEYOR'S CERTIFICATION:

I, EDUARDO H. MEJIA, 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. MEJIA
REG. PROFESSIONAL LAND SURVEYOR NO. 3900
STATE OF TEXAS

VALLEY MUNICIPAL UTILITY DISTRICT NO. 2

THIS PLAT OF "2.84 ACRES OUT 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 "2.84 ACRES OUT OF A 4.539 ACRE TRACT, OUT OF RANCHO VIEJO SUBDIVISION, SECTION 1" DEPICTED HEREON.

APPROVED: _____ DATE _____
ASSESSOR AND COLLECTOR OF TAXES,
CAMERON COUNTY, TEXAS
ELDEMIRO "EDDIE" GARCIA

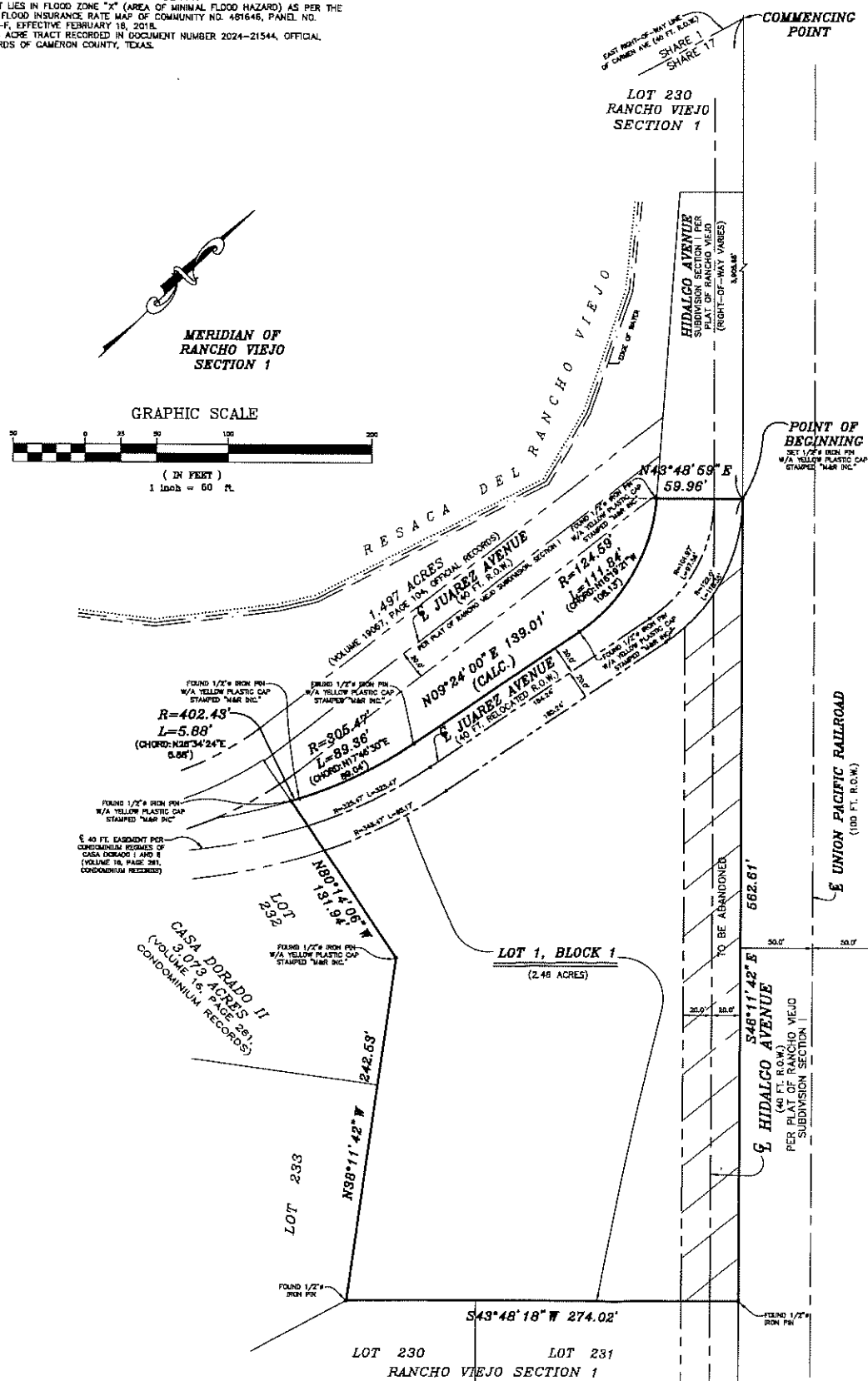
**STATE OF TEXAS
COUNTY OF CAMERON**

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 _____, 2026 at _____ o'clock _____ M in the Map Records of Cameron County, Texas, Document No. _____

By: _____ Deputy

NOTES:

1. MONUMENTATION FOUND ALONG THE EAST BOUNDARY LINE OF RANCHO VIEJO SECTION 1 WAS USED FOR THE BASIS OF BEARING.
2. TRACT LIES IN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS PER THE F.I.A. FLOOD INSURANCE RATE MAP OF COMMUNITY NO. 451645, PANEL NO. 0445-F, EFFECTIVE FEBRUARY 18, 2015.
3. 3.094 ACRE TRACT RECORDED IN DOCUMENT NUMBER 2024-21544, OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS.



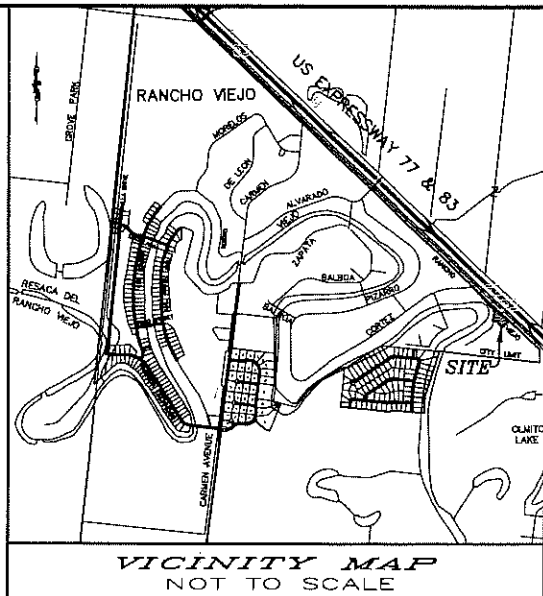
REPLAT
(SCALE: 1" = 50')

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

2.84 ACRES OUT OF 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, 2026



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 HEREON, 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
ZIWA HOLDINGS, LTD. _____ DATE _____

**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.S. Reg. No. F-002670
T.B.P.L.S. Reg. No. 10023800
1643 West Price Road (956) 544-3022
P.O. Box 3761 Brownsville, Texas 78520
Fax (956) 544-8068
email: mandrino@gmail.com

OWNER:
ZIWA HOLDINGS LTD
1952 S. PRICE RD.
BROWNSVILLE, TX 78521

G.F. NO. _____ N/A

JOB NO. 23070
KEILA ROSADA

8. Consideration/Action on Variance Request for 2013 Santa Ana Avenue

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

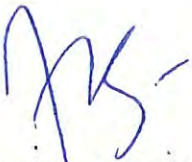
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APR 14 2026

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

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:

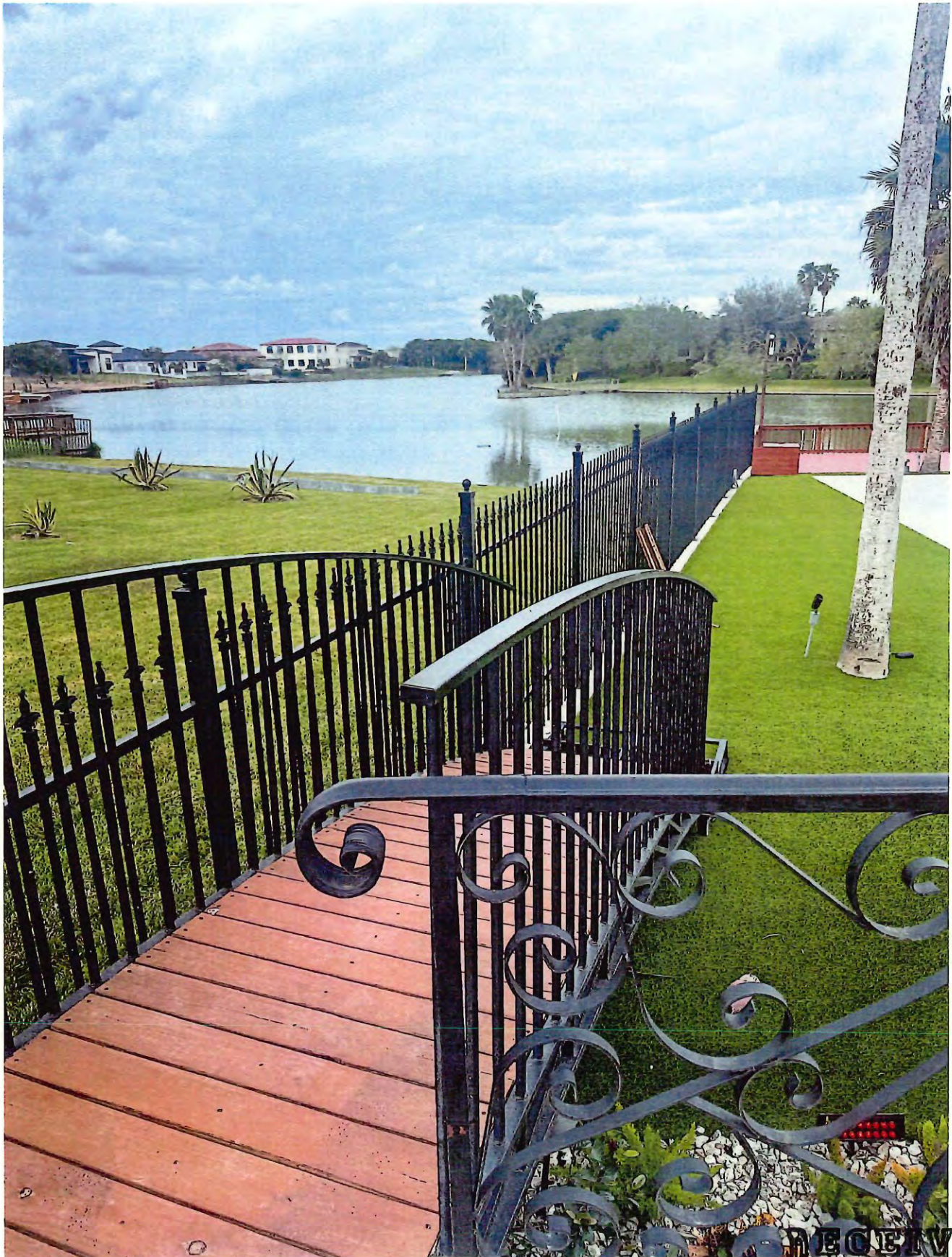
Right-of-way: Includes the paved portion as well as the unpaved portion of the "right-of-way". Any other words, road, roadway or thorough-fare, are not to be used in the zoning chapter.

(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;

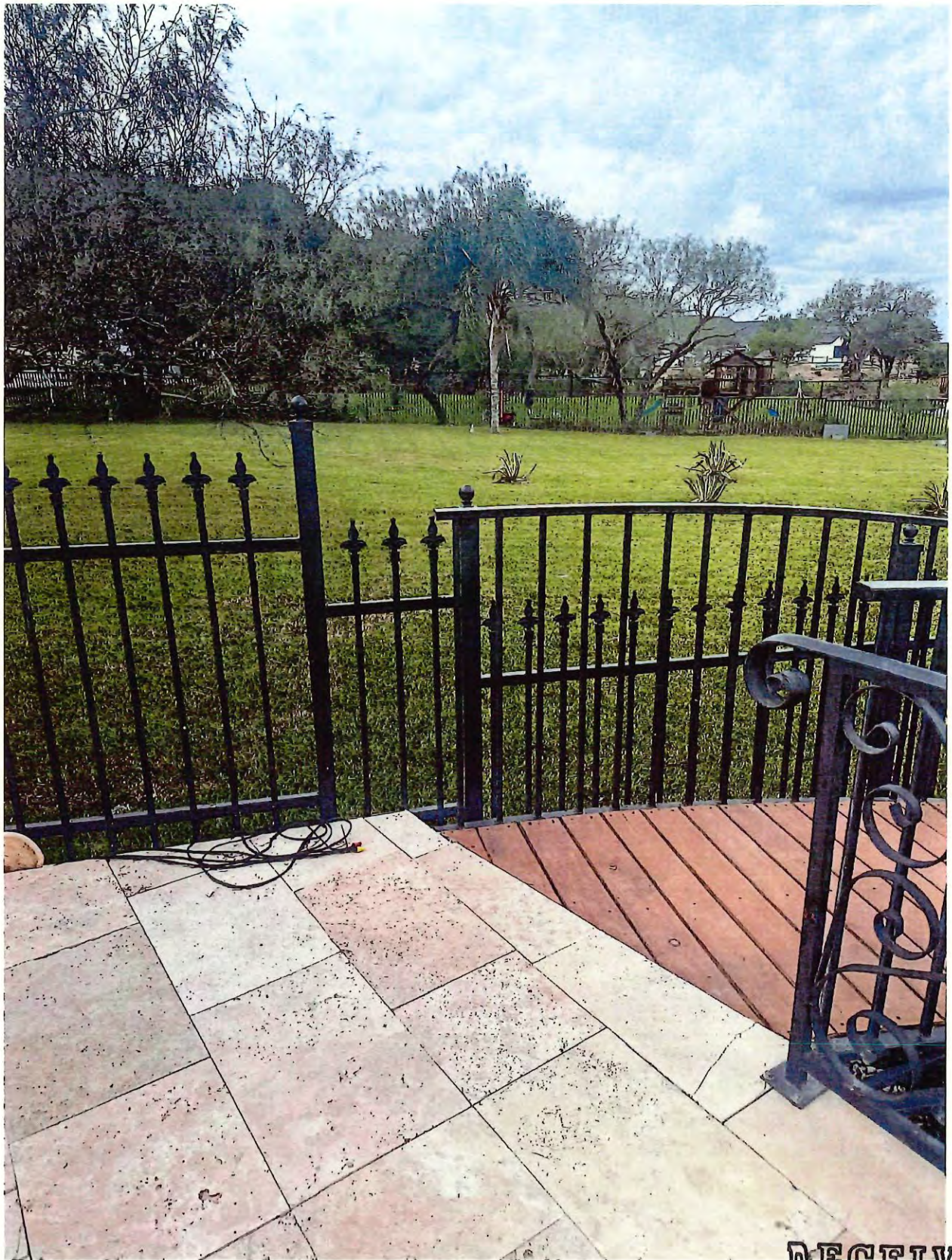
(3)Within 25 feet of the right-of-way;

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



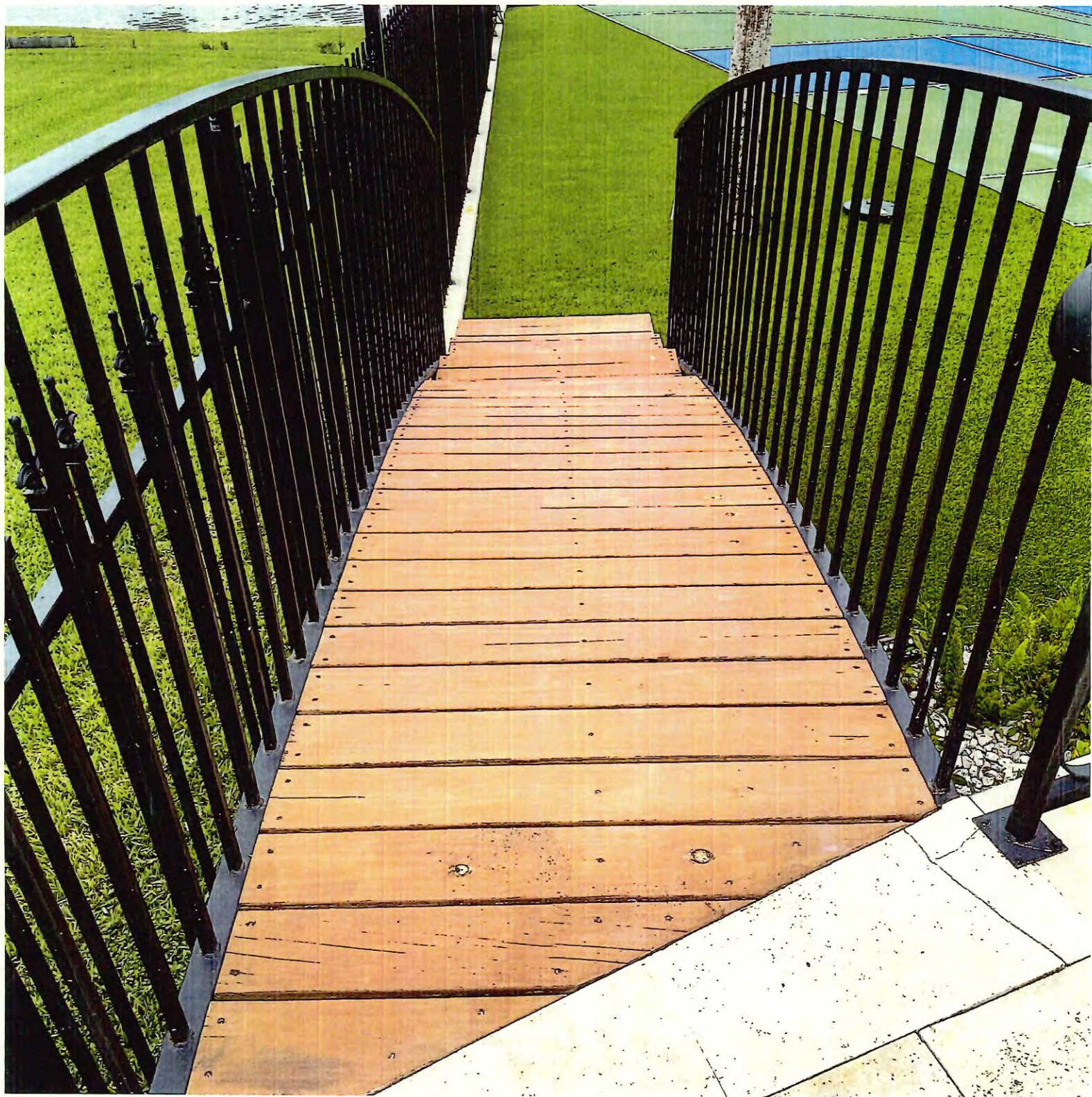
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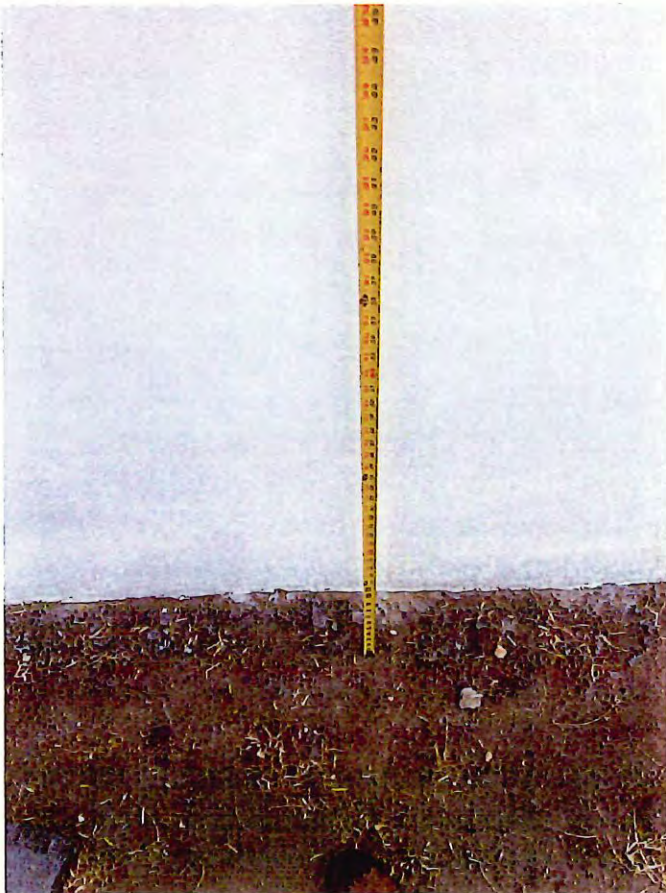
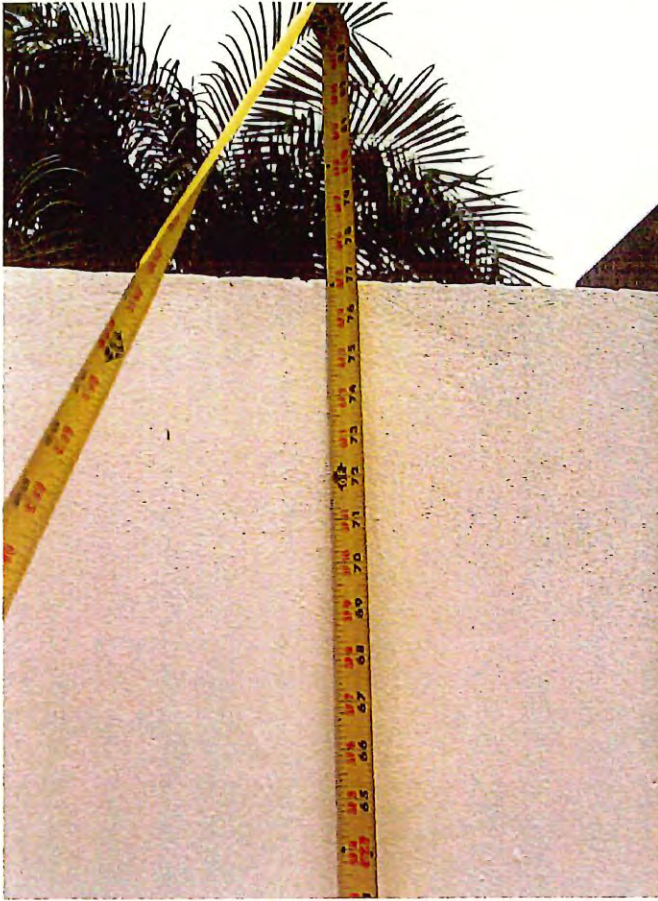
BY:



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





RECEIVED
MAY 07 2025
BY: *[Signature]*



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BY: *As*

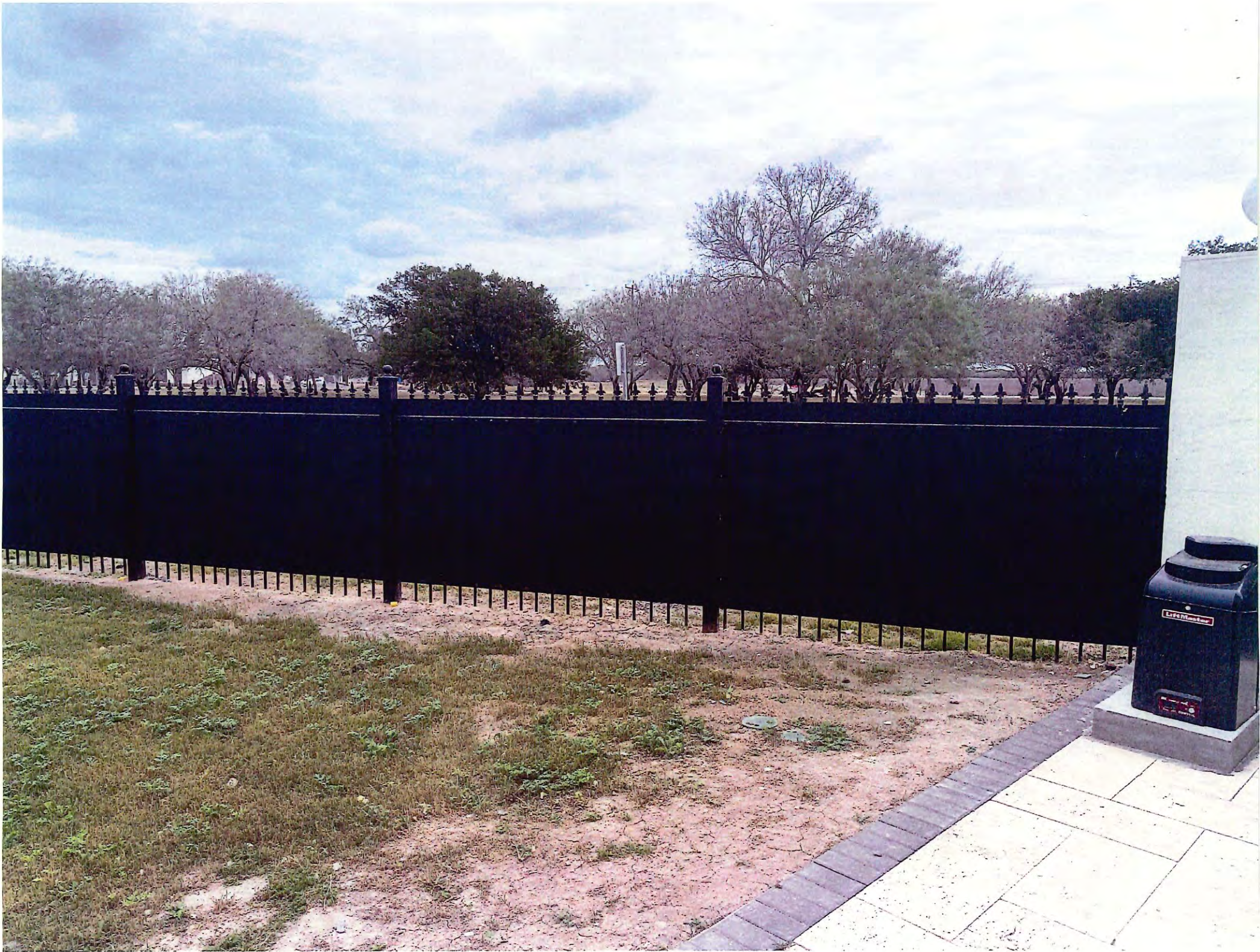




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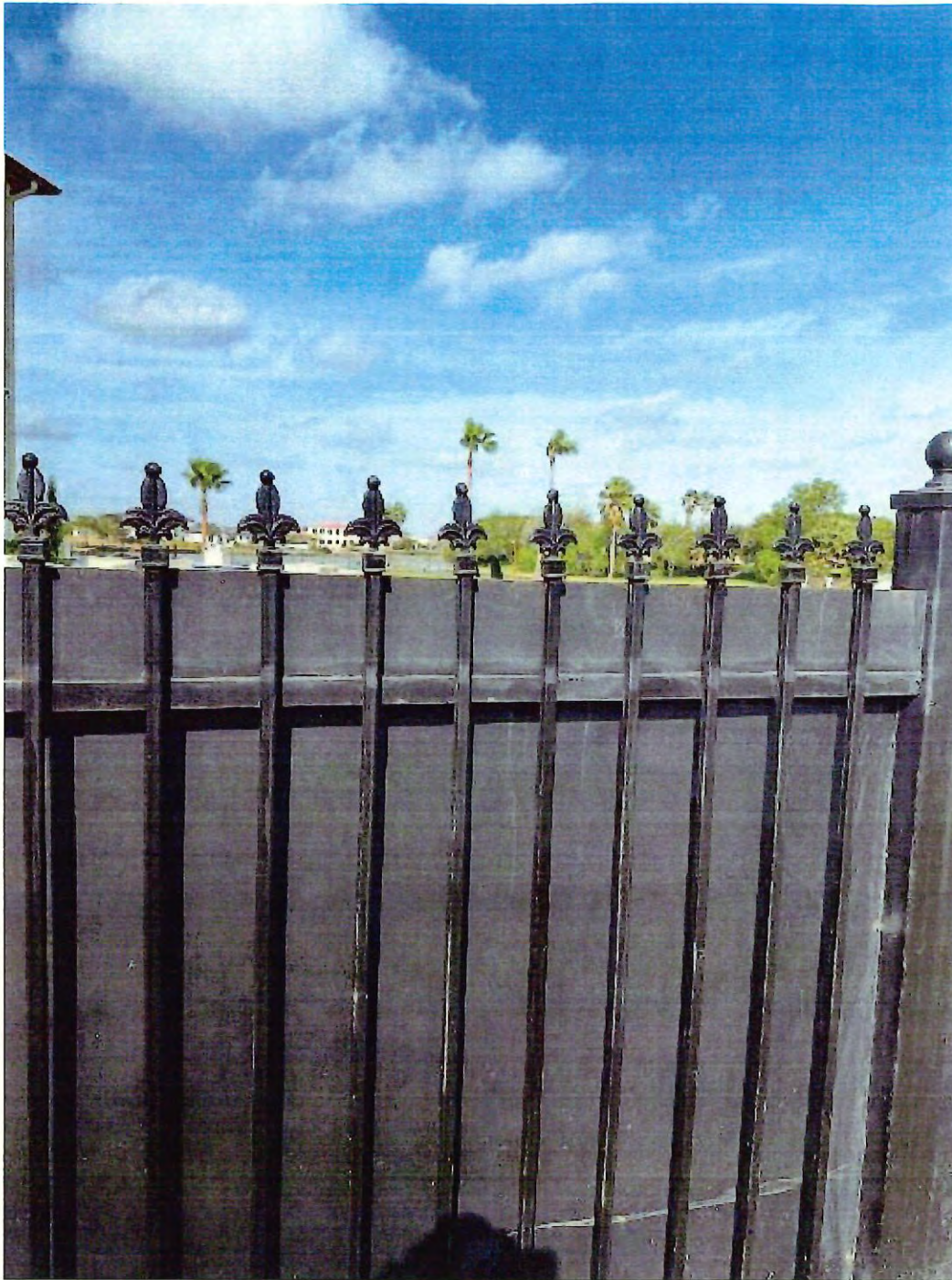






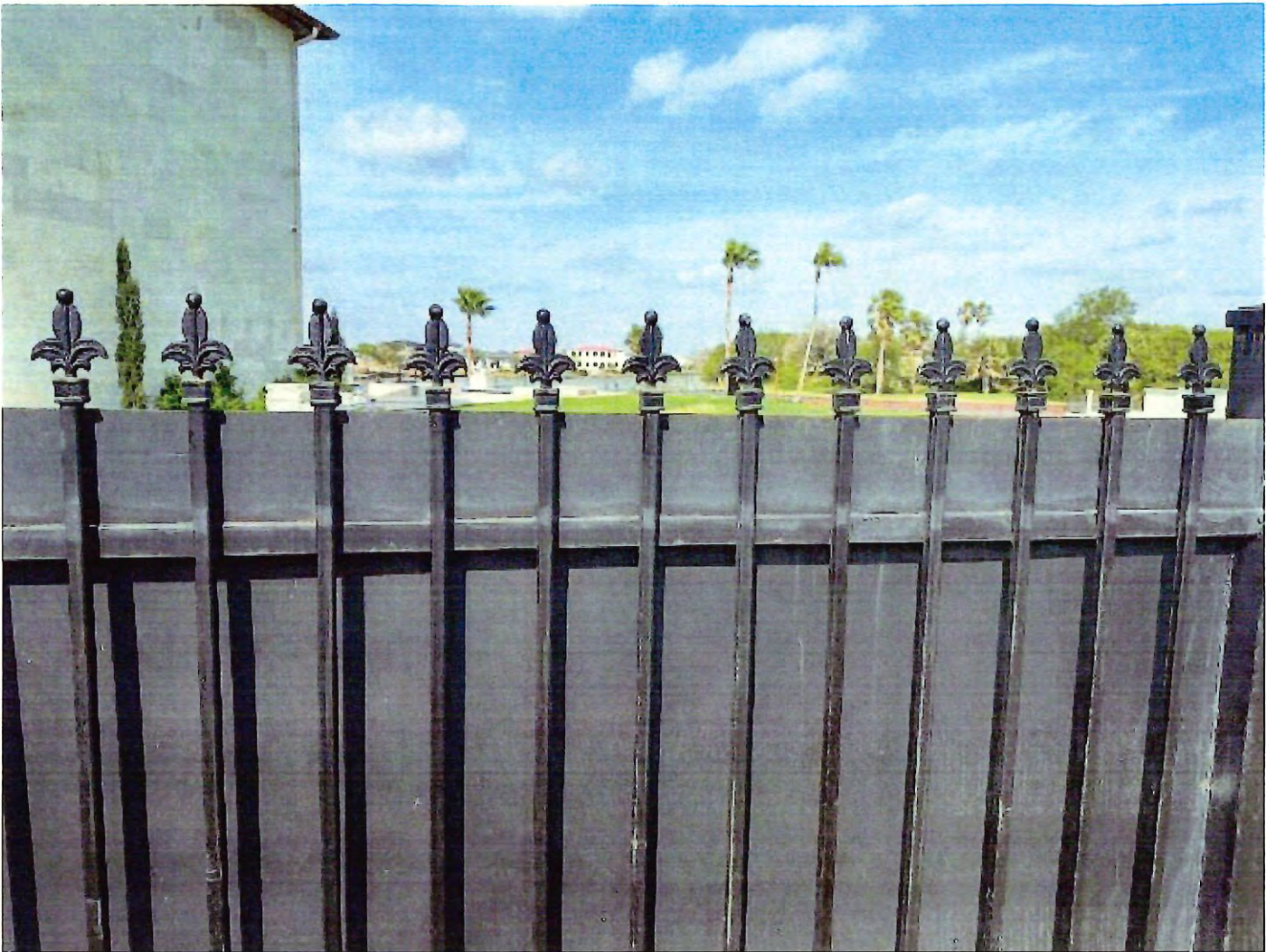
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APR 01 2026



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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)

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"

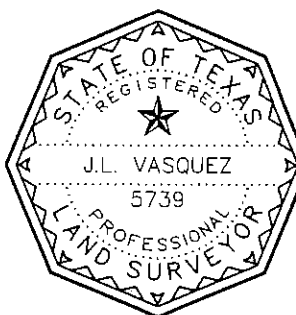
CLEAN-OUT TELEPHONE PEDESTAL
CABLE TV PEDESTAL
CORRUGATED STORM SEWER PIPE

R=242.20', L=125.00'

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

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

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.

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

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
Firm No. 10084100

9. Consideration/Action on Variance Request for 216 Zapata Avenue

Lot 501N Section #4 Rancho Viejo Sub, 95787
216 Zapata Avenue
OBOVE -GROUND POOL

To whom it may concern:

It's come to our attention that above ground pools are not allowed as per Article III, Sec. 70-250. While we understand that this applies to everyone, we humbly request you to consider our request for an exception to Ordinance No. 211. My spouse is a disabled USMC Veteran who was rated disabled by the VA & Social Security Administration. His doctor has prescribed water aerobics to help with his condition. As we rent this property on 216 Zapata Avenue (Property ID: 95787), our only option to incorporate water aerobics is going to be an above ground pool. We are able to move said pool to a fenced area of the backyard (photos attached) 10 feet away from any property lines. We would be extremely grateful for the approval to set up the pool in this area. All the necessary documentation required is included in this request.

Sincerely,

Sylvia Juarez (common-law spouse to Jose Arizmendi Jr.)

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APR 20 2026
BY: AH

Chapter 70 – Zoning Article III. Zoning Regulations, Division 1. Generally Section 70-250. Regulations applicable to all districts. (k) Pools. No pool, as measured from the edge of the water, or any portion thereof, may be located any closer than ten feet from any waterway (resaca), ten feet from any side or rear property line, and 30 feet from any front property line. In the event that a pool is located within 25 feet from the edge of a paved street, said pool shall in all other respects comply with all other codes thereto applicable, if any. **No above ground swimming pools**, portable swimming pools, seasonal swimming pools, or other swimming pools not consistent with the definition of "pool" in section 14-197 are allowed, except for children's swimming pools with a maximum depth of 16 inches and a maximum volume of 168 gallons.

Pool shall mean either: (1) A permanent swimming pool located below ground, filled or empty and at least 18 inches deep if public or semi-public, and at least three feet deep if private; or (2) A private hot tub or spa located above ground and being at least three feet deep.

Above ground swimming pools, portable swimming pools, seasonal swimming pools, or other swimming pools are hereby found to not be consistent with the definition of "pool" herein.



216 Zapata Avenue



216 Zapata Avenue

10. Street Plan Review

**Street Assessment
for The Town of
Rancho Viejo, Texas**

November 2024



Jose Luis Munoz
11/21/2024

Prepared by:



Texas Registered Engineering Firm F-8017
2020 E. Expressway 83
Mercedes, Texas 78570
P: (956) 565-4637 F: (956) 565-4636

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1.0 Introduction

Guzman & Munoz Engineering and Surveying, Inc. (GMES) performed an updated assessment of the existing street conditions for the town of Rancho Viejo, Texas, from March 14th, 2024, through May 13th, 2024. All the streets within the town were carefully and thoroughly inspected for observable damage utilizing our drone images.

After completion of the inspections, the streets were categorized based on the severity as well as the overall damage. This document provides an overview of the street assessment which includes inspection, mapping and classification of existing conditions, prioritization of repairs and an examination of costs for repairs or maintenance.

2.0 Street Inspections

A total of approximately seventeen miles of streets were inspected throughout the months of March 2024 and May 2024. These inspections included all streets in the town's city limits including the previously inspected cul de sacs on the streets of Balboa, Carmen, and Zapata Avenues.

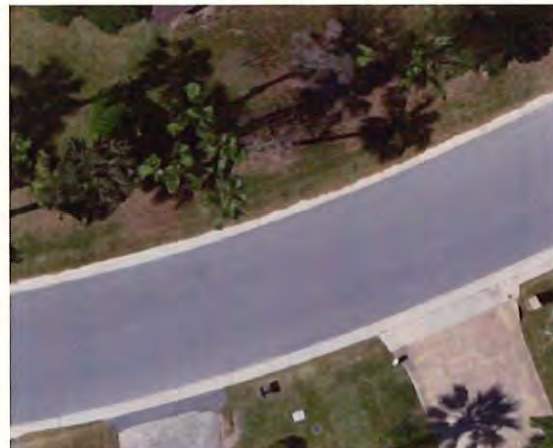
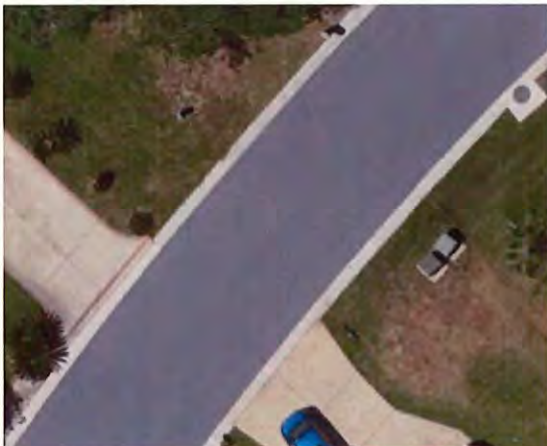
A street assessment of each roadway surface with respect to damage severity and observable conditions utilizing aerial photography was used to update the previous assessment completed in March 2015. Based on the completed street inspections, each street was given one of four ratings of the overall existing condition of the street: Very Good, Good, Fair, or Poor. Some streets have multiple classifications due to previous improvements in certain sections and differing existing conditions. The results of the assessment are provided in Section 3.

3.0 Mapping and Cataloguing of Street Conditions

Each street was mapped and catalogued using ArcGIS software. The following link provides the source mapping of Rancho Viejo.

<https://gmes.maps.arcgis.com/apps/mapviewer/index.html?webmap=40b409d8e15d4d318f98a7ac491c75d2>

Streets were classified using one of four categories: Very Good, Good, Fair, and Poor. Streets categorized as “Very Good” generally had very minimal levels of distress or had been recently repaired. In these cases, it was determined that the street should hold up well for several years and there is no immediate need for repairs. Some streets can be classified as Very Good and have very minimal overall damage which need minor repairs or general street maintenance such as sealing small cracks to avoid further propagation and prevent progressive deterioration. Examples of streets classified as being in “Very Good” condition are presented in Figures 1 & 2 below.



Figures 1 & 2. Examples of a street classified as being in “Very Good” condition.

To receive a classification of “Good”, the street exhibited only minor levels of distress, typically cracking on only portions of the street where the cracks are less than 1/4-inches in width with or without minor utility patching and/or potholes. In these cases, the use of a pavement seal or a street overlay (with or without minor spot repairs) are recommended for repairing and prolonging the longevity of the street. Examples of streets classified as being in “Good” condition are presented in Figures 3 & 4 below.



Figures 3 & 4. Examples of streets classified as being in “Good” condition. Here there is evidence of minor cracking. However, the cracking can be addressed with minor seal coating.

Streets classified as “Fair” exhibited more substantial levels of distress either in the way of cracking, potholes, utility patching, etc. A more substantial level of distress could mean that either an overall high percentage of the street was observed to display various levels of stress, or that the distress observed was of a higher level of severity than those observed on the “Good” streets (i.e. wider cracks, fatigue cracking, larger potholes, etc.). These streets generally require a more substantial level of repair, typically scarification of the street with or without spot repairs. Examples of streets classified as being in “Fair” condition are presented in Figures 5 & 6 below.



Figures 5 & 6. Examples of streets classified as being in “Fair” condition. Here there is a moderate level of cracking or deterioration throughout the whole street, however the thickness of the cracks is still relatively low.

Finally, streets classified as “Poor” exhibit more severe levels of distress and are degraded to the point where other reparation methods besides reconstruction would be ineffective. Examples of streets classified as being in “Poor” condition are presented in Figures 7 & 8 below.



Figures 7 & 8. Examples of a street classified as being in “Poor” condition. Here there is a significant level of cracking and potholes with a higher level of separation between the cracks.

The results of the existing street classifications may be viewed in Figure 9 and Tables 1 - 2 on the following pages.



Figure 9. Map of Existing Street Conditions, Town of Rancho Viejo, Texas

Street Name	Existing Street Condition
Alvarado Avenue	Very Good
Angelitas Street	Very Good
Balboa Avenue (mid section)	Very Good
Bolivar Avenue	Very Good
Cortez Avenue(west section)	Very Good
De Leon Avenue	Very Good
Escandon Avenue	Very Good
Estrellas Avenue (south section)	Very Good
Hidalgo Avenue (mid & south sections)	Very Good
Morelos Avenue	Very Good
Orchard Road	Very Good
Plantation Drive	Very Good
Quintin Street	Very Good
Rancho Escondido Drive	Very Good
Rancho Perdido Drive	Very Good
Resaca Bend	Very Good
Zapata Avenue	Very Good
Carmen Avenue(north section up to current header)	Good
Cortez Avenue(east section)	Good
Enchilada Street (east section)	Good
Hidalgo Avenue (north Section)	Good
Inca Street	Good
Jacklyn Circle/Street	Good
Nicholas Street	Good
Rancho Viejo Drive	Good
Santa Ana Avenue(between Estrellas & Escandon Ave.)	Good
Taco Street	Good
Tesoro Avenue	Good
Villa Boulevard	Good
Balboa Avenue(north & south sections)	Fair
Canteros Drive	Fair
Carmen Avenue (south section)	Fair
Enchilada Street (west section)	Fair
Estrellas Avenue (north section)	Fair
Pima Street	Fair
Pizarro Avenue	Fair
Santa Ana Avenue(east of Estrellas Ave. intersection)	Fair
Santa Ana Avenue(south of Escandon Ave.)	Fair
El Dorado Avenue	Poor
Hidalgo Avenue(section north of Cortez Ave.)	Poor

Table 1. Existing Street Conditions, Town of Rancho Viejo, Texas

Cul De Sac	Existing Condition
Balboa Avenue 1(from the North)	Fair
Balboa Avenue 3(from the North)	Fair
Balboa Avenue 4(from the North)	Fair
Carmen Avenue 2(from the North)	Fair
Zapata Avenue 2(from the North)	Fair
Balboa Avenue 2(from the North)	Poor
Balboa Avenue 5(from the North)	Poor
Carmen Avenue 1(from the North)	Poor
Zapata Avenue 1(from the North)	Poor

Table 2. Existing Cul De Sac Conditions, Town of Rancho Viejo, Texas

4.0 Engineering Estimate for the Continuation of Headers and Reconstruction of Streets

Based on the results of the street assessment, the cost of continuing the completion of header curbs in both public streets and cul de sacs is approximately \$449,760. This cost includes contingencies, surveying, engineering, construction inspection, and materials testing. A breakdown of the costs by street is shown below.

Street Name	Estimated Cost
Balboa Avenue	\$ 15,000.00
Carmen Avenue	\$ 52,500.00
El Dorado Avenue	\$ 33,900.00
Enchilada Street	\$ 17,400.00
Hidalgo Avenue	\$ 5,400.00
Pizarro Avenue	\$ 102,600.00
SubTotal	\$ 226,800.00
Contingencies (15%)	\$ 34,000.00
SubTotal Construction Costs	\$ 260,800.00
Surveying, Engineering, Construction Inspection and Material Testing (17%)	\$ 44,300.00
TOTAL ESTIMATED COSTS	\$ 305,100.00

Table 3. Engineering Estimate for Town of Rancho Viejo, Street Header Curbs

Cul De Sac	Estimated Cost
Balboa Avenue 1 (from the north)	\$ 10,200.00
Balboa Avenue 2 (from the north)	\$ 12,150.00
Balboa Avenue 3 (from the north)	\$ 13,500.00
Balboa Avenue 4 (from the north)	\$ 9,600.00
Balboa Avenue 5 (from the north)	\$ 9,600.00
Carmen Avenue 1 (from the north)	\$ 15,000.00
Carmen Avenue 2 (from the north)	\$ 15,000.00
Zapata Avenue 1 (from the north)	\$ 13,500.00
Zapata Avenue 2 (from the north)	\$ 9,000.00
SubTotal	\$ 107,550.00
Contingencies (15%)	\$ 16,110.00
SubTotal Construction Costs	\$ 123,660.00
Surveying, Engineering, Construction Inspection and Material Testing (17%)	\$ 21,000.00
TOTAL ESTIMATED COSTS	\$ 144,660.00

Table 4. Engineering Estimate for Town of Rancho Viejo, Cul De Sac Header Curbs

Based on the results of the street assessment, the cost of rehabilitation in both public streets and cul de sacs is approximately \$470,900. This cost includes contingencies, surveying, engineering, construction inspection, and materials testing. A breakdown of the costs by street is shown below.

Street / Cul De Sac	Cost Estimate
El Dorado Ave.	\$ 135,600.00
Hidalgo Ave.	\$ 27,000.00
Balboa Ave. Cul de Sac 2 (from the north)	\$ 54,875.00
Balboa Ave. Cul de Sac 5 (from the north)	\$ 37,500.00
Carmen Ave. Cul de Sac 1 (from the north)	\$ 50,000.00
Zapata Ave. Cul de Sac 1 (from the north)	\$ 45,000.00
SubTotal	\$ 349,975.00
Contingencies(15%)	\$ 52,500.00
SubTotal Construction Cost	\$ 402,500.00
Surveying, Engineering, Construction Inspection and Material Testing (17%)	\$ 68,400.00
Total Estimated Costs	\$ 470,900.00

Table 5. Engineering Estimate for Town of Rancho Viejo, Reconstruction

5.0 Other Recommendations

The repairs included in this report are based on the inspections collected between the period of March 2024 and May 2024. Since the condition of the streets will continue to degrade with time and usage, it is recommended that the streets be re-assessed at a minimum frequency of every five years to ensure that road conditions and repair/cost information is kept up to date.

Throughout the inspection phase of this assessment, it was observed that there are several locations where the lack of adequate drainage is negatively impacting the condition of the streets. In some locations there are roadside swales that have either become substantially restricted or blocked all together. In other areas there are low portions of the street that appear to have no drainage outlet. This causes major street issues over time since the runoff, instead of draining into a nearby waterway, seeps into the subsurface underneath the roadway. Over time this greatly deteriorates the condition of the road and will lead to costly repairs and/or reconstructions. Examples of roadway deterioration due to inadequate drainage are shown below. Figure 10 displays an aerial view of the street damage and Figure 11 shows a closer view of a cavity forming. This specific example shows only a small area of overall damage from a section of Santa Ana Avenue and demonstrates what the lack of proper drainage can create in distress in the area of the street.



Figures 10 & 11. Sinkhole cavity in Santa Ana Avenue, Town of Rancho Viejo, Texas

Please note that this report is based on conditions observed during March 2024 and May 2024. The condition of the streets can deteriorate greatly due to continued rains, poor drainage and lack of street maintenance.

We are not responsible for any increases in materials/labor that will lead to an increase in the overall cost of construction.

Finally, this report addresses both major street repairs and general street maintenance. General street maintenance activities include repairing newly formed potholes, sealing cracks and the application of weed control product on sections of street where grass is sprouting should be completed on an as needed basis to prevent the worsening of street conditions. Regular street maintenance not only improves the aesthetics of the Town of Rancho Viejo but will help extend the longevity of the streets, saving time and money in the long run. Table 6 displays a cost estimate for the application of a seal coat to extend the lifespan of the pavement.

Street	Estimated Cost
Balboa Ave. (north section)	\$ 14,560.00
Balboa Ave. (south section)	\$ 3,264.80
Canteros Dr.	\$ 15,680.00
Carmen(south section up to Escandon intersection)	\$ 16,562.00
Enchilada(west section)	\$ 5,782.00
Estrellas Ave.(north section)	\$ 2,213.75
Pima St.	\$ 3,724.00
Pizarro Ave.	\$ 52,297.00
Santa Ana Ave.(east of Estrellas intersection)	\$ 2,268.00
Santa Ana Ave. (south section)	\$ 31,920.00
Balboa Ave. Cul de Sac 1(from the north)	\$ 3,780.00
Balboa Ave. Cul de Sac 3(from the north)	\$ 4,550.00
Balboa Ave. Cul de Sac 4(from the north)	\$ 3,150.00
Carmen Ave. Cul de Sac 2(from the north)	\$ 3,150.00
Zapata Ave. Cul de Sac 2(from the north)	\$ 3,080.00
SubTotal	\$ 165,981.55
Contingencies(15%)	\$ 24,900.00
SubTotal Construction Cost	\$ 190,884.00
Surveying, Engineering, Construction Inspection and Material Testing (17%)	\$ 32,416.00
TOTAL ESTIMATED COSTS	\$ 223,300.00

Table 6. Engineering Estimate for Town of Rancho Viejo, Seal Coat

11. Comprehensive Plan Chapter Decisions: Land Use, Parks, Housing, Economic Development, Infrastructure

12. Next steps

13. Adjourn