



3301 CARMEN AVE, 78575

Phone 956-350-4093

Fax 956-350-4156

NOTICE OF A PUBLIC MEETING
TOWN OF RANCHO VIEJO
PLANNING AND ZONING COMMISSION
FEBRUARY 7, 2014
9:00 A.M.

NOTICE is hereby given of a MEETING of the PLANNING AND ZONING COMMISSION of the TOWN OF RANCHO VIEJO, TEXAS, to be held on February 7, 2014, 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 - January 8, 2014

4. Public Hearing on Request for ZONING CHANGE by Mr. Eduardo H. Mejia, Mejia and Rose, Inc., agent for Golf & Resorts Investments, LLC, owners, from "A" Recreational District to "B" Single-Family Dwelling District for the following described property - being 1.623 Acres out of El Angel Golf Course and described as Tract II - 50.373 Acres in Assumption Warranty Deed recorded in Volume 18183, Page 168, Official Records of Cameron County, Texas and being adjacent to Rancho Viejo Subdivision, Section VIII, Cameron County Texas according to the map or plat thereof recorded in Volume 26, Page 35, Map Records, Cameron County Texas.

5. Consideration and Action on FINAL Recommendation to the Board of Aldermen to approve Request for ZONING CHANGE by Mr. Eduardo H. Mejia, Mejia and Rose, Inc., agent for Golf & Resorts Investments, LLC, owners, from "A" Recreational District to "B" Single-Family Dwelling District for the following described property - being 1.623 Acres out of El Angel Golf Course and described as Tract II - 50.373 Acres in Assumption Warranty Deed recorded in Volume 18183, Page 168, Official Records of Cameron County, Texas and being adjacent to Rancho Viejo Subdivision, Section VIII, Cameron County Texas according to the map or plat thereof recorded in Volume 26, Page 35, Map Records, Cameron County Texas.

6. Public Hearing on Request by Mr. Eduardo H. Mejia, Mejia and Rose, Inc., agent for Golf & Resorts Investments, LLC, owners, to obtain Recommendation to the Board of Aldermen to approve the FINAL PLAT for the Santa Ana Lake Subdivision No. 1, Lots 1-4, being 1.623 Acres out of El Angel Golf Course and described as Tract II - 50.373 Acres in Assumption Warranty Deed recorded in Volume 18183, Page 168, Official Records of Cameron County, Texas and being adjacent to Rancho Viejo Subdivision, Section VIII, Cameron County Texas according to the map

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or plat thereof recorded in Volume 26, Page 35, Map Records, Cameron County Texas. This proposed subdivision is near the intersection of Enchilada and Santa Ana.

7. Consideration and Action on Recommendation to the Board of Aldermen on Request by Mr. Eduardo H. Mejia, Mejia and Rose, Inc., agent for Golf & Resorts Investments, LLC, owners, to obtain Recommendation to the Board of Aldermen to approve the FINAL PLAT for the Santa Ana Lake Subdivision No. 1, Lots 1-4, being 1.623 Acres out of El Angel Golf Course and described as Tract II - 50.373 acres in Assumption Warranty Deed recorded in Volume 18183, Page 168, Official Records of Cameron County, Texas and being adjacent to Rancho Viejo Subdivision, Section VIII, Cameron County Texas according to the map or plat thereof recorded in Volume 26, Page 35, Map Records, Cameron County Texas. This proposed subdivision is near the intersection of Enchilada and Santa Ana.

8. Public Hearing on Request for ZONING CHANGE by Mr. Eduardo H. Mejia, Mejia and Rose, Inc., agent for Golf & Resorts Investments, LLC, owners, from "A" Recreational District to "B" Single-Family Dwelling District for the following described property - being 1.896 Acres out of El Angel Golf Course and described as Tract II - 50.373 Acres in Assumption Warranty Deed Recorded in Volume 18183, Page 168, Official Records of Cameron County, Texas and being adjacent to Rancho Viejo Subdivision, Section VIII, Cameron County, Texas, according to map or plat thereof recorded in Volume 26, Page 35, Map Records, Cameron County, Texas and said 1.896 Acres being Tract I - 0.690 Acres and Tract II - 1.206 Acres.

9. Consideration and Action on FINAL Recommendation to the Board of Aldermen to approve Request for ZONING CHANGE by Mr. Eduardo H. Mejia, Mejia and Rose, Inc., agent for Golf & Resorts Investments, LLC, owners, from "A" Recreational District to "B" Single-Family Dwelling District for the following described property - being 1.896 Acres out of El Angel Golf Course and described as Tract II - 50.373 Acres in Assumption Warranty Deed Recorded in Volume 18183, Page 168, Official Records of Cameron County, Texas and being adjacent to Rancho Viejo Subdivision, Section VIII, Cameron County, Texas, according to map or plat thereof recorded in Volume 26, Page 35, Map Records, Cameron County, Texas and said 1.896 Acres being Tract I - 0.690 Acres and Tract II - 1.206 Acres.

10. Public Hearing on Request by Mr. Eduardo H. Mejia, Mejia and Rose, Inc., agent for Golf & Resorts Investments, LLC, owners, to obtain Recommendation to the Board of Aldermen to approve the FINAL PLAT for the Santa Ana Lake Subdivision No. 2, Lots 5-8, being 1.896 Acres out of El Angel Golf Course and described as Tract II - 50.373 Acres in Assumption Warranty Deed Recorded in Volume 18183, Page 168, Official Records of Cameron County, Texas and being adjacent to Rancho Viejo Subdivision, Section VIII, Cameron County, Texas, according to map or

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plat thereof recorded in Volume 26, Page 35, Map Records, Cameron County, Texas and said 1.896 Acres being Tract I – 0.690 Acres and Tract II – 1.206 Acres. This proposed subdivision is near the intersection of Enchilada and Santa Ana.

11. Consideration and Action on Recommendation to the Board of Aldermen on Request by Mr. Eduardo H. Mejia, Mejia and Rose, Inc., agent for Golf & Resorts Investments, LLC, owners, to obtain Recommendation to the Board of Aldermen to approve the FINAL PLAT for Santa Ana Lake Subdivision No. 2, Lots 5-8, being 1.896 Acres out of El Angel Golf Course and described as Tract II - 50.373 Acres in Assumption Warranty Deed Recorded in Volume 18183, Page 168, Official Records of Cameron County, Texas and being adjacent to Rancho Viejo Subdivision, Section VIII, Cameron County, Texas, according to map or plat thereof recorded in Volume 26, Page 35, Map Records, Cameron County, Texas and said 1.896 Acres being Tract I – 0.690 Acres and Tract II – 1.206 Acres. This proposed subdivision is near the intersection of Enchilada and Santa Ana.

12. Public Hearing on Request for ZONING CHANGE by Mr. Eduardo H. Mejia, Mejia and Rose, Inc., agent for Golf & Resorts Investments, LLC, owners, from "A" Recreational District to "B" Single-Family Dwelling District for the following described property – being 0.397 Acre out of a 104.115 Acre (El Angel Golf Course) and recorded in Volume 18183, Page 168, Official Records of Cameron County, Texas. This area is to be combined with part of Lot 132, Section VII to create the Tesoro Corner Subdivision No. 1

13. Consideration and Action on FINAL Recommendation to the Board of Aldermen to approve Request for ZONING CHANGE by Mr. Eduardo H. Mejia, Mejia and Rose, Inc., agent for Golf & Resorts Investments, LLC, owners, from "A" Recreational District to "B" Single-Family Dwelling District for the following described property - being 0.397 Acre out of a 104.115 Acre (El Angel Golf Course) and recorded in Volume 18183, Page 168, Official Records of Cameron County, Texas. This area is to be combined with part of Lot 132, Section VII to create the Tesoro Corner Subdivision No. 1

14. Public Hearing on Request by Mr. Eduardo H. Mejia, Mejia and Rose, Inc., agent for Golf & Resorts Investments, LLC, owners, to obtain Recommendation to the Board of Aldermen to approve the FINAL PLAT for the Tesoro Corner Subdivision No. 1, being 0.933 Acre of land, more or less, and being 0.536 Acres out of Lot 132, Rancho Viejo Subdivision, Section VII, in Cameron County, Texas as recorded in Volume 26, Page 35, Map Records and 0.397 Acre out of a 104.115 Acre (El Angel Golf Course) and recorded in Volume 18183, Page 168, Official Records of Cameron County, Texas

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15. Consideration and Action on Recommendation to Board of Aldermen on Request by Mr. Eduardo H. Mejia, Mejia and Rose, Inc., agent for Golf & Resorts Investments, LLC, owners, to obtain Recommendation to the Board of Aldermen to approve the FINAL PLAT for the Tesoro Corner Subdivision No. 1, being 0.933 Acre of land, more or less, and being 0.536 Acres out of Lot 132, Rancho Viejo Subdivision, Section VII, in Cameron County, Texas as recorded in Volume 26, Page 35, Map Records and 0.397 Acre out of a 104.115 Acre (El Angel Golf Course) and recorded in Volume 18183, Page 168, Official Records of Cameron County, Texas

16. Adjourn


Cheryl J. Kretz
Town Administrator

TOWN OF RANCHO VIEJO
PLANNING AND ZONING COMMISSION
JANUARY 8, 2014

A Regular Meeting of the Planning and Zoning Commission of the Town of Rancho Viejo was held on January 8, 2014 at the Town Municipal Office, 3301 Carmen Avenue, Rancho Viejo, Texas, the same being open to the public. Mrs. Laura Partridge, Chairperson, called the meeting to order at 9:00 A.M. Roll call by made by Isabel Perales, Assistant Town Secretary.

Members present at the meeting were:

Mr. John Champion
Mr. Filiberto Conde
Mr. Oscar Gonzalez
Mrs. Laura Partridge

A quorum was present at the meeting.

Those present in the audience were:

| | |
|------------------|-------------------|
| Edmundo Gonzalez | Xavier Montemayor |
| Eduardo H. Mejia | Cyndie Rathbun |
| Jean Hager | E. J. Chaney |
| Scott Fry | Cheryl J. Kretz |
| Daniel Rentfro | David Irwin |

APPROVAL OF MINUTES:

Motion was made by Mr. Gonzalez, seconded by Mr. Champion, and unanimously carried, that the Minutes of the Regular Meeting held on May 6, 2013 be approved as written.

PUBLIC HEARING ON REQUEST FOR ZONING CHANGE BY MR. EDUARDO H. MEJIA, MEJIA AND ROSE, INC., AGENT FOR GOLF & RESORTS INVESTMENTS, LLC, OWNERS, FROM "A" RECREATIONAL DISTRICT TO "B" SINGLE-FAMILY DWELLING DISTRICT FOR THE FOLLOWING DESCRIBED PROPERTY - BEING 1.623 ACRES OUT OF EL ANGEL GOLF COURSE AND DESCRIBED AS TRACT II - 50.373 ACRES IN ASSUMPTION WARRANTY DEED RECORDED IN VOLUME 18183, PAGE 168, OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS AND BEING ADJACENT TO RANCHO VIEJO SUBDIVISION, SECTION VIII, CAMERON COUNTY TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 26, PAGE 35, MAP RECORDS, CAMERON COUNTY TEXAS:

Mrs. Partridge opened the public hearing. Alderwoman Cyndie Rathbun, Chairperson for the Strategic Planning Committee, noted that the Strategic Planning Committee unanimously recommended approval of the Zoning Change.

After everyone was given an opportunity to speak on the matter, motion was made by Mr. Champion, seconded by Mr. Gonzalez, and unanimously carried, that the public hearing be closed.

CONSIDERATION AND ACTION ON PRELIMINARY RECOMMENDATION TO THE BOARD OF ALDERMEN TO APPROVE REQUEST FOR ZONING CHANGE BY MR. EDUARDO H. MEJIA, MEJIA AND ROSE, INC., AGENT FOR GOLF & RESORTS INVESTMENTS, LLC, OWNERS, FROM "A" RECREATIONAL DISTRICT TO "B" SINGLE-FAMILY DWELLING DISTRICT FOR THE FOLLOWING DESCRIBED PROPERTY - BEING 1.623 ACRES OUT OF EL ANGEL GOLF COURSE AND DESCRIBED AS TRACT II - 50.373 ACRES IN ASSUMPTION WARRANTY DEED RECORDED IN VOLUME 18183, PAGE 168, OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS AND BEING ADJACENT TO RANCHO VIEJO SUBDIVISION, SECTION VIII, CAMERON COUNTY TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 26, PAGE 35, MAP RECORDS, CAMERON COUNTY TEXAS:

Motion was made by Mr. Champion, seconded by Mr. Gonzalez, and unanimously carried, to approve PRELIMINARY Recommendation to the Board of Aldermen on Request for ZONING CHANGE by Mr. Eduardo H. Mejia, Mejia and Rose, Inc., agent for Golf & Resorts Investments, LLC, owners, from "A" Recreational District to "B" Single-Family Dwelling District for the following described property - being 1.623 Acres out of El Angel Golf Course and described as Tract II - 50.373 Acres in Assumption Warranty Deed recorded in Volume 18183, Page 168, Official Records of Cameron County, Texas and being adjacent to Rancho Viejo Subdivision, Section VIII, Cameron County Texas according to the map or plat thereof recorded in Volume 26, Page 35, Map Records, Cameron County Texas.

PUBLIC HEARING ON REQUEST BY MR. EDUARDO H. MEJIA, MEJIA AND ROSE, INC., AGENT FOR GOLF & RESORTS INVESTMENTS, LLC, OWNERS, TO OBTAIN RECOMMENDATION TO THE BOARD OF ALDERMEN TO APPROVE THE PRELIMINARY PLAT FOR THE SANTA ANA LAKE SUBDIVISION NO. 1, LOTS 1-4, BEING 1.623 ACRES OUT OF EL ANGEL GOLF COURSE AND DESCRIBED AS TRACT II - 50.373 ACRES IN ASSUMPTION WARRANTY DEED RECORDED IN VOLUME 18183, PAGE 168, OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS AND BEING ADJACENT TO RANCHO VIEJO SUBDIVISION, SECTION VIII, CAMERON COUNTY TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 26, PAGE 35, MAP RECORDS, CAMERON COUNTY TEXAS. THIS PROPOSED SUBDIVISION IS NEAR THE INTERSECTION OF ENCHILADA AND SANTA ANA:

Mrs. Partridge opened the public hearing. Alderwoman Rathbun noted that the Strategic Planning Committee unanimously approved the concept of Lots 1 -8 for Santa Ana Lake No. 1 and No. 2. After everyone was given an opportunity to speak on the matter, motion was made by Mr. Champion, seconded by Mr. Gonzalez, and unanimously carried, that the public hearing be closed.

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CONSIDERATION AND ACTION ON RECOMMENDATION TO THE BOARD OF ALDERMEN ON REQUEST BY MR. EDUARDO H. MEJIA, MEJIA AND ROSE, INC., AGENT FOR GOLF & RESORTS INVESTMENTS, LLC, OWNERS, TO OBTAIN RECOMMENDATION TO THE BOARD OF ALDERMEN TO APPROVE THE PRELIMINARY PLAT FOR THE SANTA ANA LAKE SUBDIVISION NO. 1, LOTS 1-4, BEING 1.623 ACRES OUT OF EL ANGEL GOLF COURSE AND DESCRIBED AS TRACT II - 50.373 ACRES IN ASSUMPTION WARRANTY DEED RECORDED IN VOLUME 18183, PAGE 168, OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS AND BEING ADJACENT TO RANCHO VIEJO SUBDIVISION, SECTION VIII, CAMERON COUNTY TEXAS ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 26, PAGE 35, MAP RECORDS, CAMERON COUNTY TEXAS. THIS PROPOSED SUBDIVISION IS NEAR THE INTERSECTION OF ENCHILADA AND SANTA ANA:

Motion was made by Mr. Gonzalez, seconded by Mr. Champion, and unanimously carried, to recommend approval to the Board of Aldermen on Request by Mr. Eduardo H. Mejia, Mejia and Rose, Inc., agent for Golf & Resorts Investments, LLC, owners, to obtain Recommendation to the Board of Aldermen to approve the PRELIMINARY PLAT for the Santa Ana Lake Subdivision No. 1, Lots 1-4, being 1.623 Acres out of El Angel Golf Course and described as Tract II - 50.373 acres in Assumption Warranty Deed recorded in Volume 18183, Page 168, Official Records of Cameron County, Texas and being adjacent to Rancho Viejo Subdivision, Section VIII, Cameron County Texas according to the map or plat thereof recorded in Volume 26, Page 35, Map Records, Cameron County Texas. This proposed subdivision is near the intersection of Enchilada and Santa Ana.

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Mrs. Partridge opened the public hearing. After everyone was given an opportunity to speak on the matter, motion was made by Mr. Gonzalez, seconded by Mr. Champion, and unanimously carried, that the public hearing be closed.

CONSIDERATION AND ACTION ON PRELIMINARY RECOMMENDATION TO THE BOARD OF ALDERMEN TO APPROVE REQUEST FOR ZONING CHANGE BY MR. EDUARDO H. MEJIA, MEJIA AND ROSE, INC., AGENT FOR GOLF & RESORTS INVESTMENTS, LLC, OWNERS, FROM "A" RECREATIONAL DISTRICT TO "B" SINGLE-FAMILY DWELLING DISTRICT FOR THE FOLLOWING DESCRIBED PROPERTY - BEING 1.896 ACRES OUT OF EL ANGEL GOLF COURSE AND DESCRIBED AS TRACT II - 50.373 ACRES IN ASSUMPTION WARRANTY DEED RECORDED IN VOLUME 18183, PAGE 168, OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS AND BEING ADJACENT TO RANCHO VIEJO SUBDIVISION, SECTION VIII, CAMERON COUNTY, TEXAS, ACCORDING TO MAP

OR PLAT THEREOF RECORDED IN VOLUME 26, PAGE 35, MAP RECORDS, CAMERON COUNTY, TEXAS AND SAID 1.896 ACRES BEING TRACT I - 0.690 ACRES AND TRACT II - 1.206 ACRES.

Motion was made by Mr. Gonzalez, seconded by Mr. Conde, and unanimously carried, to approve PRELIMINARY Recommendation to the Board of Aldermen on Request for ZONING CHANGE by Mr. Eduardo H. Mejia, Mejia and Rose, Inc., agent for Golf & Resorts Investments, LLC, owners, from "A" Recreational District to "B" Single-Family Dwelling District for the following described property - being 1.896 Acres out of El Angel Golf Course and described as Tract II - 50.373 Acres in Assumption Warranty Deed Recorded in Volume 18183, Page 168, Official Records of Cameron County, Texas and being adjacent to Rancho Viejo Subdivision, Section VIII, Cameron County, Texas, according to map or plat thereof recorded in Volume 26, Page 35, Map Records, Cameron County, Texas and said 1.896 Acres being Tract I - 0.690 Acres and Tract II - 1.206 Acres.

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Motion was made by Mr. Gonzalez, seconded by Mr. Champion, and unanimously carried, to recommend approval to the Board of Aldermen on Request by Mr. Eduardo H. Mejia, Mejia and Rose, Inc., agent for Golf & Resorts Investments, LLC, owners, to obtain Recommendation to the Board of Aldermen to approve the PRELIMINARY PLAT for Santa Ana Lake Subdivision No. 2, Lots 5-8, being 1.896 Acres out of El Angel Golf Course and described as Tract II - 50.373 Acres in Assumption Warranty Deed Recorded in Volume 18183, Page 168, Official Records of Cameron County, Texas and being adjacent to Rancho Viejo Subdivision, Section VIII, Cameron County, Texas, according to map or plat thereof recorded in Volume 26, Page 35, Map Records, Cameron County, Texas and said 1.896 Acres being Tract I - 0.690 Acres and Tract II - 1.206 Acres. This proposed subdivision is near the intersection of Enchilada and Santa Ana.

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Mrs. Partridge opened the public hearing. Alderwoman Rathbun reported that there was one abstention of the Strategic Planning Committee because of a tax issue with the county and appraisal district. Mr. Rentfro summarized that this issue will be clarified. After everyone was given an opportunity to speak on the matter, motion was made by Mr. Champion, seconded by Mr. Gonzalez, and unanimously carried, that the public hearing be closed.

CONSIDERATION AND ACTION ON PRELIMINARY RECOMMENDATION TO THE BOARD OF ALDERMEN TO APPROVE REQUEST FOR ZONING CHANGE BY MR. EDUARDO H. MEJIA, MEJIA AND ROSE, INC., AGENT FOR GOLF & RESORTS INVESTMENTS, LLC, OWNERS, FROM "A" RECREATIONAL DISTRICT TO "B" SINGLE-FAMILY DWELLING DISTRICT FOR THE FOLLOWING DESCRIBED PROPERTY - BEING 0.397 ACRE OUT OF A 104.115 ACRE (EL ANGEL GOLF COURSE) AND RECORDED IN VOLUME 18183, PAGE 168, OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS. THIS AREA IS TO BE COMBINED WITH PART OF LOT 132, SECTION VII TO CREATE THE TESORO CORNER SUBDIVISION NO. 1:

Motion was made by Mr. Champion, seconded by Mr. Conde, and unanimously carried, to approve PRELIMINARY Recommendation to the Board of Aldermen to approve Request for ZONING CHANGE by Mr. Eduardo H. Mejia, Mejia and Rose, Inc., agent for Golf & Resorts Investments, LLC, owners, from "A" Recreational District to "B" Single-Family Dwelling District for the following described property - being 0.397 Acre out of a 104.115 Acre (El Angel Golf Course) and recorded in Volume 18183, Page 168, Official Records of Cameron County, Texas. This area is to be combined with part of Lot 132, Section VII to create the Tesoro Corner Subdivision No. 1.

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Motion was made by Mr. Conde, seconded by Mr. Champion, and unanimously carried, to recommend approval to Board of Aldermen on Request by Mr. Eduardo H. Mejia, Mejia and Rose, Inc., agent for Golf & Resorts Investments, LLC, owners, to obtain Recommendation to the Board of Aldermen to approve the PRELIMINARY PLAT for the Tesoro Corner Subdivision No. 1, being 0.933 Acre of land, more or less, and being 0.536 Acres out of Lot 132, Rancho Viejo Subdivision, Section VII, in Cameron County, Texas as recorded in Volume 26, Page 35, Map Records and 0.397 Acre out of a 104.115 Acre (El Angel Golf Course) and recorded in Volume 18183, Page 168, Official Records of Cameron County, Texas.

ADJOURNMENT:

Motion was made by Mr. Gonzalez, seconded by Mr. Champion, and unanimously carried, to adjourn the meeting at 9:49 A.M.

BY: _____
 Cheryl J. Kretz, Town Secretary

APPROVED: _____
 Laura Partridge, Chairperson

DATE: _____