



3301 CARMEN AVE, 78575

Phone 956-350-4093

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NOTICE OF A PUBLIC MEETING
TOWN OF RANCHO VIEJO
PLANNING AND ZONING COMMISSION

JANUARY 8, 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 January 8, 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 - May 6, 2013
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 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.
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 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

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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.

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 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.

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 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.

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 PRELIMINARY 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

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JANUARY 8, 2014

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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.

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 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.

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 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

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 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

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of a 104.115 Acre (El Angel Golf Course) and recorded in Volume 18183, Page 168, Official Records of Cameron County, Texas

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 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

16. Adjourn


Cheryl J. Kretz
Town Administrator

TOWN OF RANCHO VIEJO
PLANNING AND ZONING COMMISSION
MAY 6, 2013

A Regular Meeting of the Planning and Zoning Commission of the Town of Rancho Viejo was held on May 6, 2013 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. Glenn McGehee
Mrs. Laura Partridge

A quorum was present at the meeting.

Those present in the audience were:

Jean Hager
Katia Cano, RVPC
Ryan Waters
Arturo Garcia, RVPC
Cyndie Rathbun

APPROVAL OF MINUTES:

Motion was made by Mr. McGehee, seconded by Mr. Conde, and unanimously carried, that the Minutes of the Regular Meeting held on March 7, 2013 be approved as written.

PUBLIC HEARING TO CONSIDER A SPECIFIC USE PERMIT APPLICATION BY ARTURO GARCIA, RANCHO VIEJO PET CLUB, LLC, 3470 CARMEN AVENUE, RANCHO VIEJO, TEXAS FOR DOG BOARDING:

Mrs. Partridge opened the public hearing. She requested to see the location for the proposed dog boarding. Motion was made by Mr. McGehee, seconded by Mr. Champion, and unanimously carried to temporarily adjourn the meeting at 9:06 A.M.

The meeting was reconvened at 9:21 A.M. Mrs. Cyndie Rathbun reviewed the application and noted that the Strategic Planning Committee unanimously recommended for the Specific Use Permit Application by Arturo Garcia, Rancho Viejo Pet Club, LLC, 3470 Carmen Avenue, Rancho Viejo, Texas for Dog Boarding to move forward.

After everyone was given an opportunity to speak on the matter, the public hearing was closed.

CONSIDERATION, DISCUSSION AND ACTION ON FINAL RECOMMENDATION TO THE BOARD OF ALDERMEN ON A SPECIFIC USE PERMIT APPLICATION BY ARTURO GARCIA, RANCHO VIEJO PET CLUB, LLC, 3470 CARMEN AVENUE, RANCHO VIEJO, TEXAS FOR DOG BOARDING:

Motion was made by Mr. Champion, seconded by Mr. Conde, and unanimously carried, to approve the Specific Use Permit Application by Arturo Garcia, Rancho Viejo Pet Club, LLC, 3470 Carmen Avenue, Rancho Viejo, Texas for Dog Boarding.

PUBLIC HEARING TO CONSIDER AN ORDINANCE OF THE TOWN OF RANCHO VIEJO, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE, ESTABLISHING MULTI FAMILY COMPLEX PRIVACY WALL PROVISION, PROVIDING FOR AN EFFECTIVE DATE, AND PUBLICATION IN CAPTION FORM:

Mrs. Partridge opened the public hearing. Mrs. Cyndie Rathbun reviewed the application and noted that the Strategic Planning Committee unanimously recommended approval of this ordinance. There were several questions and comments. Mr. Waters, representative for the Las Casitas Homeowner's Association talked about the materials on their patios. After everyone was given an opportunity to speak on the matter, the public hearing was closed.

CONSIDERATION, DISCUSSION AND ACTION ON FINAL RECOMMENDATION TO THE BOARD OF ALDERMEN ON ORDINANCE OF THE TOWN OF RANCHO VIEJO, TEXAS AMENDING THE COMPREHENSIVE ZONING ORDINANCE, ESTABLISHING MULTI FAMILY COMPLEX PRIVACY WALL PROVISION, PROVIDING FOR AN EFFECTIVE DATE, AND PUBLICATION IN CAPTION FORM:

Motion was made by Mr. McGehee, seconded by Mr. Conde, and unanimously carried, to approve the Final Recommendation to the Board of Aldermen on Ordinance of the Town of Rancho Viejo, Texas Amending the Comprehensive Zoning Ordinance, Establishing Multi Family Complex Privacy Wall Provision, Providing for an Effective Date, and Publication in Caption Form.

ADJOURNMENT:

Motion was made by Mr. Champion, seconded by Mr. Conde, and unanimously carried, that the meeting be adjourned at 9:36 A.M.

May 6, 2013

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BY: _____
Isabel Perales, Assistant Town Secretary

APPROVED: _____
Laura Partridge, Chairperson

DATE: _____

SANTA ANA

52

SUBDIVISION
N
ORDS) 8

"SANTA ANA LAKE SUBDIVISION. NO. 1"

AND BEING
4 RESIDENTIAL LOTS
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.

PREPARED FOR:

GOLF & RESORTS INVESTMENTS, LLC

(DECEMBER 11, 2013)

Mejia & Rose, Incorporated

Engineering

Surveying

T.B.P.E. Reg. No. F-2670

1643 West Price Road (956) 544-3022

P.O. Box 3761 Brownsville, Texas 78520

Fax (956) 544-3068

email: mandrinc@cngmail.com

G.P. NO. N/A
18963E PLAT.DWG

JOB NO. 18963
Gene G. Orive Jr

67

65

63

61

59

RANCHO VIEJO SUBDIVISION SECTION 8

(VOLUME 26, PAGES 33-43, MAP RECORDS)

IT OF
NNING

0 STEEL
INDOLE

E AV. SANTA ANA

R=1647.05' L=280.92'
(CH: N04°26'46"E 280.58')

N00°26'24"W

159.08'

FOUND STEEL
SPINDLE

L=60.92'

L=110.00'

L=110.00'

110.0'

49.08'

L=60.00'

L=108.35'

L=108.33'

7/8
AP
R SET
S89°33'39" W
165.00'

LOT 1

0.417 ACRE
(18,150 SQ. FT.)
LESS 0.063 R.O.W.
0.354 AC. NET

LOT 2

0.406 ACRE
(17,706 SQ. FT.)
LESS 0.063 R.O.W.
0.343 AC. NET

LOT 3

0.399 ACRE
(17,386 SQ. FT.)
LESS 0.063 R.O.W.
0.336 AC. NET

LOT 4

0.401 ACRE
(17,459 SQ. FT.)
LESS 0.063 R.O.W.
0.338 AC. NET

N69°33'36"E 165.0'

N82°10'4"W 168.87'

141.85'

N84°20'36"W 165.00'

143.30'

S80°40'04"E 168.30'

110.0'

49.08'

54.81'

98.92'

S00°26'24"E 159.08'

S02°31'58"W 153.79'

S09°19'56"W 98.91'

1 W/A
CAP
INC

SET 1/2" IRON PIN W/A
YELLOW PLASTIC CAP
STAMPED "M&R INC"

SET 1/2" IRON PIN W/A
YELLOW PLASTIC CAP
STAMPED "M&R INC"

SET 1/2" IRON P
YELLOW PLASTIC
STAMPED "M&R

G O L F C O U R S E

RESIDUE OF
50.373 ACRES
(VOLUME 18183, PAGE 168,
OFFICIAL RECORDS)

ANA

SUBDIVISION
B

"SANTA ANA LAKE SUBDIVISION, NO. 2"

AND BEING
4 RESIDENTIAL LOTS
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 THE MAP OR PLAT THEREOF RECORDED IN
VOLUME 26, PAGE 35 MAP RECORDS, CAMERON COUNTY, TEXAS.

PREPARED FOR:

GOLF & RESORTS INVESTMENTS, LLC

(DECEMBER 11, 2013)

Mejia & Rose, Incorporated

Engineering

Surveying

T.B.P.E. Reg. No. F-2670

1643 West Price Road (956) 544-3022

P.O. Box 3761 Brownsville, Texas 78520

Fax (956) 544-3068

email: mandrinc@engmail.com

G.P. NO. N/A
18963F PLAT.DWG

JOB NO. 18963
Gene G. Orive Jr

SET 1/2" IRON PIN W/A
YELLOW PLASTIC CAP
STAMPED "H&R INC"

N09°26'26" E
137.42'

111.97'

E ENCHILADA STREET
S 68°47'39" E
389°47'38" E 208.72'

LOT 8
0.690 ACRE
(30,056 SQ. FT.)
LESS 0.187 R.O.W.
0.493 AC. NET

1/2" IRON PIN W/A
YELLOW PLASTIC CAP
STAMPED "H&R INC" SET
IN A 8" X 8" CONCRETE
MONUMENT

110.0'

SET STEEL
SPINDLE
FOUND

S30°12'21" W
135.00'

1/2" IRON PIN W/A
YELLOW PLASTIC CAP
STAMPED "H&R INC" SET
IN A 8" X 8" CONCRETE
MONUMENT

54

RANCHO MEJO SUBDIV
S E C T I O N
(VOLUME 3, PAGES 33-43, MAP RECORDS)

52

SET 1/2" IRON PIN W/A
YELLOW PLASTIC CAP
STAMPED "H&R INC"

SET 1/2" IRON PIN W/A
YELLOW PLASTIC CAP
STAMPED "H&R INC"

N69°47'39" W 208.80'

RESIDUE OF
50.373 ACRES
(VOLUME 18183, PAGE 188,
OFFICIAL RECORDS)

SET 1/2" IRON PIN W/A
YELLOW PLASTIC CAP
STAMPED "H&R INC"

N80°15'21" W
135.00'

SET STEEL
SPINDLE
FOUND

50.20'

569°47'39" E
166.00'

LOT 7
0.404 ACRE
(17,606 SQ. FT.)
LESS 0.063 R.O.W.
0.341 AC. NET

140.00'

168°47'38" W

N74°22'08" W
150.00'

55

R=1047.05'
(CH: N14°00'00" E 312.11')
L=110.00'

L=110.00'

L=108.33'

LOT 6
0.401 ACRE
(17,459 SQ. FT.)
LESS 0.063 R.O.W.
0.338 AC. NET

80°58'27" W
185.00'

LOT 5
0.401 ACRE
(17,459 SQ. FT.)
LESS 0.063 R.O.W.
0.338 AC. NET

100.88'

S76°58'24" W 199.57'

S09°10'35" W
98.50'

POINT OF
BEGINNING
SET STEEL
SPINDLE

57

51

RESIDUE OF
50.373 ACRES
(VOLUME 18183, PAGE 188,
OFFICIAL RECORDS)

"TESORO CORNER SUBDIVISION, NO. 1"

BEING A SUBDIVISION PLAT

OF

0.938 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 18189, PAGE 168,
OFFICIAL RECORDS OF CAMERON COUNTY, TEXAS.

PREPARED FOR:

GOLF & RESORTS INVESTMENTS, LLC

(AUGUST 20, 2013)

AVE. TESORO
(50 FT. R.O.W.)

S62°10'02" E
25.00'

SET
STEEL
SPINDLE

SET 1/2" IRON PIN
W/A YELLOW PLASTIC CAP
STAMPED "M&R INC"

S28°14'23" E 188.05'

SIDE YARD
SETBACK LINE

1/2" IRON PIN
W/A YELLOW PLASTIC CAP
STAMPED "M&R INC" SET IN
A 6" CONCRETE MONUMENT

0.396 AC.
FRONT YARD
SETBACK LINE

COURSE

VACATED PORTION
OF LOT 132
(BY THIS PLAT)
(RETAINED BY GOLF
& RESORTS
INVESTMENTS, LLC.)
ORIGINAL LOT
LINE OF LOT 132

S65°53'09" E 120.96'

SET 1/2" IRON PIN
W/A YELLOW PLASTIC CAP
STAMPED "M&R INC"

REAR YARD
SETBACK LINE

LOT 132 0.933 ACRE NET
40,632 SQ. FT.
LESS 0.181 ACRE R.O.W.

0.752 ACRE NET
LOT 1 - BLOCK 1

L=268.97'

R = 575.00'
(CH: N67°24'57" W 278.92')
L = 281.73'

FOUND 1/2" IRON PIN

S26°22'23" E
72.41'

S38°05'09" E 98.78'
0.017 AC.

SET 1/2" IRON PIN
W/A YELLOW PLASTIC CAP
STAMPED "M&R INC"

SIDE YARD
SETBACK LINE

LOT 133

N08°32'51" E
232.18'

1/2" IRON PIN
W/A YELLOW PLASTIC CAP
STAMPED "M&R INC" SET IN
A 6" CONCRETE MONUMENT

AVE. ESCANDON
(50 FT. R.O.W.)

POINT OF
BEGINNING

SOUTHWEST CORNER OF LOT
132, FOUND STEEL
SPINDLE

133

LOT 134

RANCHO VIEJO SUBDIVISION, SECTION 7

131