



NOTICE OF A PUBLIC MEETING
TOWN OF RANCHO VIEJO
STRATEGIC PLANNING COMMITTEE
MAY 21, 2019
6:00 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 Tuesday, May 21, 2019, at 6:00 P.M., in the TOWN MUNICIPAL OFFICE, 3301 CARMEN AVENUE, RANCHO VIEJO, TEXAS to consider the following items:

1. Review and Possible Action of Old Business
2. Review plan for Rezone request by Ms. Irma Najera and Mr. Alejandro Najera, owners of lot 5500 Rancho Viejo Subdivision Section 5, to be changed from Single-Family Dwelling District to Business District
3. Discussion on Installation of Small Cell Nodes Network in the Town of Rancho Viejo to Boost Cell Phone Coverage and Reception
4. Discussion on Installation of Solar Powered Blinking Stop Signs at Major Intersections of the Town
5. Discussion/Consideration/Action to Amend Ordinance Chapter 70 Article III. Zoning Districts Rules, Division 2. Recreational Vehicles Sec. 70-273. Prohibited Parking and/or Storage AND Division 3. Parking Regulations Sec. 70-303. Prohibited Parking and/or Storage
6. Discussion on Right of Way Maintenance on area between the Expressway and Hidalgo Ave
7. Discussion on the Installation of Street Lights in Dark Areas around Town
8. Discussion on Registering Town Vehicles with the Town
9. Discussion on Appointing New Member to the Strategic Planning Committee
10. Adjourn

Fred Blanco, Town Administrator



In the spirit of full disclosure as advocated by the Texas Open Meetings 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 5/21/2019 at 6:00 P.M. 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 Town business, except as may be incidental to a committee meeting, or action on Town business will take place by or among the Aldermen.

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 17, 2019 at 5:00 P.M. and which will be continuously posted for a period of seventy-two (72) hours prior to the date and time said meeting was convened.

ATTEST:
Fred Blanco, Town Administrator

Town of Rancho Viejo

3/04/2019

Request for a Rezone of property from residential to commercial zoning or MDU.

The following request is regarding property located on:

102 Morelos Ave. (Corner with Carmen Ave)
Rancho Viejo, Texas 78575

Legal description: RANCHO VIEJO-RANCHO VIEJO SEC 5 LOT 5500
Geographic ID: 52-0050-0050-5000-00

Currently the home is situated in front of an office building as well to an apartment building and Multi Family Units. The home has a substantial size of a lot for which options which we are requesting to make a changes to would apply.

We are property owners at Rancho Viejo owning at least a total of 8 properties for which we pride ourselves on constantly renovating and improving the homes, yet this particular property has the advantage of it being surrounded by MDU, Commercial, etc etc.

VMUD has expressed to me their interest in possibly relocating the small plant they have on Carmen Ave attached to the apartment buildings and in the past have mentioned my willingness to agree to have that small plant in my property, it didn't make sense at the time as we were not planning on converting the home to offices, yet now that this opportunity could potentially represent itself, it seems all of us including VMUD would benefit from this rezoning request.

Furthermore, the improvements made to the property regarding our neighbor, would dramatically improve his property value as he would have an actual driveway for his home and not have to trespass our property every time (we have no concerns for him doing this as he is a person we know and is a friend of the family) for him to reach his home from Morelos Ave to his residence.

All in all, we are requesting to make Rancho Viejo nicer, cleaner looking with enough space for everyone to be comfortable from VMUD, Town of Rancho Viejo and ourselves as these offices would be used on a regular M-F 9-5 schedule and will NOT BE RETAIL SPACES.

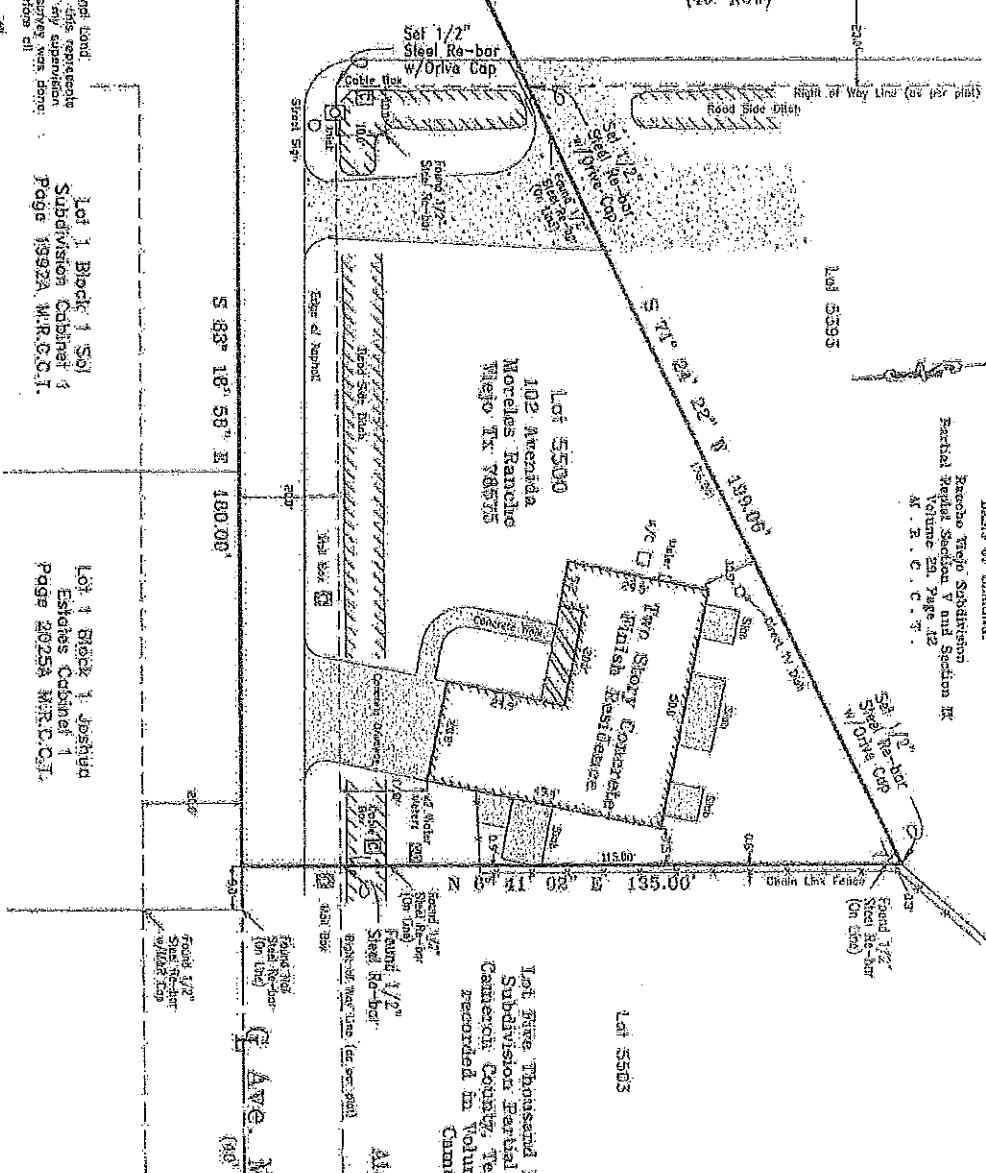
Attached please find all documentation requested, sincerely,

Irma Sandra Najera
956-579-9708
1035 Avenida Estrellas

Alejandro Najera
956-561-064
alex@gruporecimex.com
2133 Santa Ana Ave



Right of Way Line
 5 8° 41' 02" W 50.00'
Carmen Avenue
 (40' ROW)



BASES OF BEARING:
 Rancho Trigo Subdivision
 Partial Replat Section V and Section X
 Volume 29, Page 12
 M. R. C. C. S.

Survey of:
 Lot Five Thousand Five Hundred (5500), Rancho Trigo
 Subdivision Partial Replat Section V and Section X,
 Cameron County, Texas, according to the map or plat
 recorded in Volume 29, Page 12, Map Records of
 Cameron County, Texas.

Survey for:
 Alejandro Najera

Lot 1 Block 1 Subdiv 1
 Subdivision Cabinet 4
 Page 1992A M.R.C.C.T.

Lot 1 Block 1 Joshua
 Estates Cabinet 1
 Page 2025A M.R.C.C.T.

Job # 2018-217

Don't let the quality of the land affect your investment. Invest in a survey prepared by a professional surveyor. This survey was done on the 14th day of January, 2018. The survey was done at the office of the Surveyor. The Surveyor is not responsible for any errors or omissions in this survey. The Surveyor is not responsible for any errors or omissions in this survey.

MARKET G. DRIVE DR. R.F.L.S. # 5550

Notes:
 * Improvements along the Boundary lines have been encroached for clarity purposes and are Not to Scale.
 * This Survey and their use is the property of One Land Surveying, LLC. Any other use of this survey other than the entry for which it was surveyed for, is strictly prohibited. Reproduction or reuse of this Document without the written consent of One Land Surveying, LLC, will be subject to claims and or damages.

O P I V E
 Land Surveying, LLC
 5580 Barredas Lane Rd.
 Brownsville, TX 78526
 Registration Number: 100265--D0
 Office Number: (361) 541-9805
 Email: opivesurveying@gmail.com



- 2 or 3 office suites.
 - Professional design according to Rancho Viejo Town Hall architecture style.



- Parking space with landscape and green areas.

