



NOTICE OF A PUBLIC MEETING
TOWN OF RANCHO VIEJO
PLANNING AND ZONING COMMISSION
JULY 16, 2019
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 Tuesday, July 16, 2019 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 – February 11, 2019
1. Public Hearing on 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
2. Discussion/Action on 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
4. Adjourn

Fred Blanco, Town Administrator

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 Planning and Zoning Commission 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 June 28, 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
PLANNING AND ZONING COMMISSION
FEBRUARY 11, 2019

A Regular Meeting of the Planning and Zoning Commission of the Town of Rancho Viejo was held on February 11, 2019 at 9:00 A.M. at the Town Municipal Office, 3301 Carmen Avenue, Rancho Viejo, Texas, the same being open to the public.

1. CALL TO ORDER:

The meeting was called to order by Mr. Oscar Gonzalez at 9:09 A.M.

2. ROLL CALL:

Roll call was made by Isabel Perales, Assistant Town Secretary. Members present at the meeting were:

Mr. Carmine Auditore
Mr. Filiberto Conde
Mr. Oscar Gonzalez
Mr. Craig Grove

Members absent: Mr. John Champion

A quorum was present at the meeting.

Those present in the audience were:

Kaye Fullerton	Dick Lowry	Edmundo Gonzalez
Jean Hager	Fred Blanco	Anthony DePonce

3. APPROVAL OF MINUTES – AUGUST 7, 2018:

Motion was made by Mr. Carmine Auditore, seconded by Mr. Craig Grove, and unanimously carried, that the minutes of the Regular Meeting of the Planning and Zoning Commission held on August 7, 2018, be approved as written.

4. PUBLIC HEARING ON REQUEST BY HENRY CORONA, JR., REPRESENTATIVE FOR JAVIER DIAZ COVARRUBIAS AND ANA MEZA, OWNERS OF LOT 1 AND LOT 3 SECTION 11 RANCHO VIEJO SUBD., TO REPLAT INTO ONE LOT:

Mr. Oscar Gonzalez opened the public hearing. Ms. Kaye Fullerton asked about the replat. Ms. Jean Hager, Chairman to the Strategic Planning Committee stated that the committee had questions on the replat but after discussion unanimously agreed to recommend approval for the replat request. After everyone was given an opportunity to speak on the matter, motion was made by Mr. Grove, seconded by Mr. Auditore, and unanimously carried, that the public hearing be closed.

5. CONSIDERATION/ACTION ON REQUEST BY HENRY CORONA, JR., REPRESENTATIVE FOR JAVIER DIAZ COVARRUBIAS AND ANA MEZA, OWNERS OF LOT 1 AND LOT 3 SECTION 11 RANCHO VIEJO SUBD., TO REPLAT INTO ONE LOT:

Motion was made by Mr. Craig Grove, seconded by Mr. Filiberto Conde, and unanimously carried, to approve the request by Henry Corona, Jr., Representative for Javier Diaz Covarrubias and Ana Meza, owners of Lot 1 and Lot 3 Section 11 Rancho Viejo Subd., to replat into one Lot.

6. PUBLIC HEARING ON REQUEST BY EDMUNDO R. GONZALEZ, JR., REPRESENTATIVE FOR EMILIA TAFICH DE TALAMAS, OWNER OF LOT 15 AND LOT 17 SECTION 11 RANCHO VIEJO SUBD., TO REPLAT TWO LOTS INTO ONE LOT:

Mr. Oscar Gonzalez opened the Public Hearing. Mr. Edmundo Gonzalez, Jr. gave a brief explanation for the request and answered several questions from the members. Ms. Jean Hager, Chairman for the Strategic Planning Committee said that after review the committee unanimously recommended approval of the request to replat. After everyone was given an opportunity to speak on the matter, motion was made by Mr. Grove, seconded by Mr. Auditore, and unanimously carried, that the public hearing be closed.

7. CONSIDERATION/ACTION ON REQUEST BY EDMUNDO R. GONZALEZ, JR., REPRESENTATIVE FOR EMILIA TAFICH DE TALAMAS, OWNER OF LOT 15 AND LOT 17 SECTION 11 RANCHO VIEJO SUBD., TO REPLAT TWO LOTS INTO ONE LOT:

Motion was made by Mr. Craig Grove, seconded by Mr. Carmine Auditore, and unanimously carried, to approve the request by Edmundo R. Gonzalez, Jr., representative for Emilia Tafich de Talamas, owner of lot 15 and lot 17 Section 11 Rancho Viejo Subd., to replat two lots into one lot.

8. PUBLIC HEARING ON PETITION FOR ANNEXATION FROM RANCHO CORDILLERA, LLC, CONCERNING 9.66 ACRES OF LAND OUT OF SHARE 1 ESPIRITU SANTO GRANT, AT THE NORTHWEST CORNER OF LAS HACIENDAS AT RANCHO VIEJO SUBDIVISION IN ACCORDANCE WITH SECTION 2-164 OF THE TOWN'S ORDINANCES:

Mr. Oscar Gonzalez opened the Public Hearing. Mr. Tony DePonce answered several questions from the members and pointed out the location of the land in question. After everyone was given an opportunity to speak on the matter, motion was made by Mr. Craig Grove, seconded by Mr. Carmine Auditore, and unanimously carried, to close the public hearing.

9. DISCUSSION/ACTION ON PETITION FOR ANNEXATION FROM RANCHO CORDILLERA, LLC, CONCERNING 9.66 ACRES OF LAND OUT OF SHARE 1 ESPIRITU SANTO GRANT, AT THE NORTHWEST CORNER OF LAS HACIENDAS AT RANCHO VIEJO SUBDIVISION IN ACCORDANCE WITH SECTION 2-164 OF THE TOWN'S ORDINANCES:

Motion was made by Mr. Filiberto Conde, seconded by Mr. Craig Grove, and unanimously carried, to approve the Petition for Annexation from Rancho Cordillera, LLC, concerning 9.66 Acres of land out of Share 1 Espiritu Santo Grant, at the Northwest Corner of Las Haciendas at Rancho Viejo Subdivision in accordance with Section 2-164 of the Town's Ordinances.

10. PUBLIC HEARING ON PETITION FOR ANNEXATION FROM MONICA HOLDINGS, LTD TEXAS LIMITED PARTNERSHIP, CONCERNING 2.53 ACRES AND 2.47 ACRES MULTIFAMILY, OF LAND OUT OF SHARE 1 ESPIRITU SANTO GRANT, AT THE CORNER OF FM 1732 AND PASO DEL RIO DRIVE IN ACCORDANCE WITH SECTION 2-164 OF THE TOWN'S ORDINANCES:

Mr. Gonzalez opened the public hearing. There were several questions from the board about the location and the zoning and they type of funding for the projected projects on the land. After everyone was given an opportunity to speak on the matter, motion was made by Mr. Grove, seconded by Mr. Conde, and unanimously carried, to close the public hearing.

11. DISCUSSION/ACTION ON PETITION FOR ANNEXATION FROM MONICA HOLDINGS, LTD TEXAS LIMITED PARTNERSHIP, CONCERNING 2.53 ACRES AND 2.47 ACRES MULTIFAMILY, OF LAND OUT OF SHARE 1 ESPIRITU SANTO GRANT, AT THE CORNER OF FM 1732 AND PASO DEL RIO DRIVE IN ACCORDANCE WITH SECTION 2-164 OF THE TOWN'S ORDINANCES:

Motion was made by Mr. Auditore, seconded by Mr. Grove, and unanimously carried, to approve the Petition for Annexation from Monica Holdings, LTD Texas Limited Partnership, concerning 2.53 Acres and 2.47 Acres Multifamily, of land out of Share 1 Espiritu Santo Grant, at the corner of FM 1732 and Paso del Rio Drive in accordance with Section 2-164 of the Town's Ordinances.

12. ADJOURN:

Motion was made by Mr. Craig Grove, seconded by Mr. Carmine Auditore, and unanimously carried, to adjourn the meeting at 9:32 A.M.

BY: _____
Fred Blanco, Town Administrator

APPROVED: _____
Oscar Gonzalez, Chairman

DATE: _____

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 6500

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.

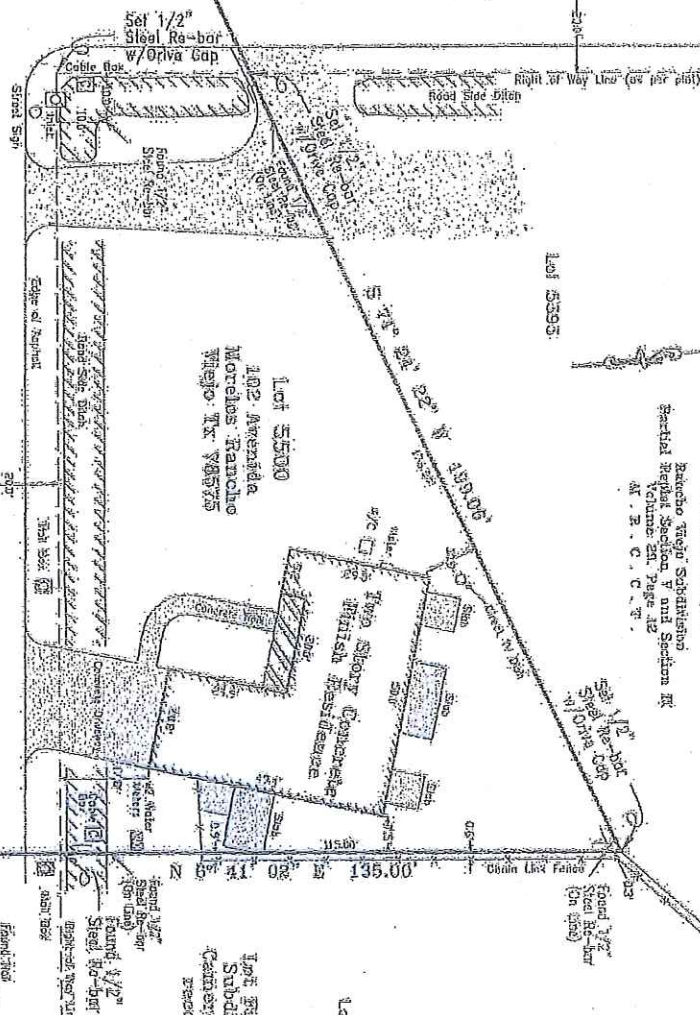
Attached please find all documentation requested, sincerely,

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
S 8° 41' 02" W 50.00'
Carman Avenue
(40' ROW)



Partial Replat Subdivision
Volume 21, Page 12
A. E. C. C. T.

Lot 5503

Survey of:
1st Five Thousand Five Hundred (5500) Ranch Tracto
Subdivision Partial Replat Section V and Section IX,
Carmichael County, Texas, according to the map or plat
recorded in Volume 29, Page 12, Map Records of
Carmichael County, Texas.

Survey for:

Alejandro Najera

Ave. Morelos
(40' ROW)

Lot 1 Block 1 S81
Subdivision Cabinet 1
Page 1992A W.R.C.O.T.

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

DRIVER: G. ORTEGA, JR. R.P.L.S. 11-5565

Job # 2018-217

O P L T E
Land Surveying, LLC
5580 Barabes Line Rd.
Brownsville, TX 78526
Registration Number: 100265-10
Office Number: (361) 561-2506
Email: orivesurveying@gmail.com

BY GRAPHIC PLATTING ONLY. THIS PROPERTY
WAS SCALED TO BE IN ZONE "X" OF THE
FLOOD INSURANCE RATE MAP, COMMUNITY No.
48666C, PANEL 0487 E, WHICH BEARS AN
EFFECTIVE DATE OF FEBRUARY 16, 2018. NO
FIELD SURVEYING WAS PERFORMED TO
DETERMINE FLOOD ZONE. AN ELEVATION
CERTIFICATE MAY BE NEEDED TO DETERMINE
THE FLOOD ZONE.

Notes:
Improvements along the boundary lines have
been designated for utility purposes and are
not to scale.

This Survey and their use is the property of
Ortega Land Surveying, LLC. Any other use of this
Survey other than the one for which it was
surveyed for is strictly prohibited. Reproduction
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consent of Ortega Land Surveying, LLC, will be
subject to claims and/or damages.



- 2 or 3 office suites.
- Professional design according to Rancho Viejo Town Hall architecture style.
- Parking space with landscape and green areas.

