



NOTICE OF A PUBLIC MEETING
TOWN OF RANCHO VIEJO
PLANNING AND ZONING COMMISSION
SEPTEMBER 17, 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, September 17, 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 – July 16, 2019
4. Public Hearing on Rezone Request from Rancho Estates, LP, concerning 21.10 Acres, More or Less, of Land Out of Share 1, Espiritu Santo Grant, Cameron County, Texas at the Northeast Corner of FM 1732 and Carmen Avenue, to Rezone 9.75 Acres from Recreational District to Business District and 11.35 Acres from Recreational District to Multi-Family District
5. Discussion/Action on Rezone Request from Rancho Estates, LP, concerning 21.10 Acres, More or Less, of Land Out of Share 1, Espiritu Santo Grant, Cameron County, Texas at the Northeast Corner of FM 1732 and Carmen Avenue, to Rezone 9.75 Acres from Recreational District to Business District and 11.35 Acres from Recreational District to Multi-Family District
6. Public Hearing on Rezone Request from Monica Holdings, LTD, concerning 2.53 Acres and 2.47 of Land out of Share 1 Espiritu Santo Grant, at the Corner of FM 1732 and Paso del Rio Drive, to Rezone 2.53 Acres from Recreational District to Business District and 2.47 Acres from Recreational District to Multi-Family District
7. Discussion/Action on Rezone Request from Monica Holdings, LTD, concerning 2.53 Acres and 2.47 of Land out of Share 1 Espiritu Santo Grant, at the Corner of FM 1732 and Paso del Rio Drive, to Rezone 2.53 Acres from Recreational District to Business District and 2.47 Acres from Recreational District to Multi-Family District
8. 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 August 23, 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
JULY 16, 2019

A Regular Meeting of the Planning and Zoning Commission of the Town of Rancho Viejo was held on July 16, 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 Craig Grove at 9:07a.m.

2. ROLL CALL:

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

Mr. Carmine Auditore

Mr. Filiberto Conde

Mr. Craig Grove

Members absent: Mr. Oscar Gonzalez

A quorum was present at the meeting.

Those present in the audience were:

Howard T. Linkous

Alejandro Najera

Irma Sandra Najera

3. APPROVAL OF MINUTES – FEBRUARY 11, 2019:

Motion was made by Mr. Filiberto Conde, seconded by Mr. Carmine Auditore, and unanimously carried, that the minutes of the Regular Meeting of the Planning and Zoning Commission held on February 11, 2019, be approved as written.

4. 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 CHANGD FROM SINGLE-FAMILY DWELLING DISTRICT TO BUSINESS DISTRICT:

Mr. Craig Grove opened the public hearing. Mr. Howard Linkous expressed his support for the rezone. Mr. Alejandro Najera noted that the property would be more in use for office space with regular office hours. Mr. Craig Grove closed the public hearing.

5. 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 CHANGD FROM SINGLE-FAMILY DWELLING DISTRICT TO BUSINESS DISTRICT:

Town Administrator Fred Blanco noted that the strategic planning committee recommended the planning and zoning committee to approve rezone request. Motion was made by Mr. Carmine Auditore

seconded by Mr. Filiberto Conde, and unanimously carried, to approve the request and recommendation to the board of aldermen for the rezone.

6. ADJOURN:

Motion was made by Mr. Carmine Auditore, seconded by Mr. Filiberto Conde and unanimously carried, to adjourn the meeting at 9:13 A.M.

BY: _____
Fred Blanco, Town Administrator

APPROVED: _____
Oscar Gonzalez, Chairman

DATE: _____

**RANCHO ESTATES, LP.
608 ZAPATA AVE. RANCHO VIEJO
TEXAS, 78575**

July 26, 2019

 ORIGINAL

Mr. Fred Blanco
Town Administrator Administrator
Town of Rancho Viejo, Texas

Dear Mr. Blanco;

Please introduce this Petition letter to the Planning and Zoning Commission for their consideration and approval.

Rancho Estates, LTD. Owns and recently Annexed to the Town of Rancho Viejo 21.10 Acres located at the interception of Carmen Ave. and FM 1732 and at present time we are in the process of replotting these property according with our primary petition of annexation to the Town of Rancho Viejo. ("attached legal description and preliminary drawings").

We are currently projecting the construction of Residential Multi-Family Townhomes complex and retail commercial buildings for which we need the rezoning of the 21.10 Acres as follows:

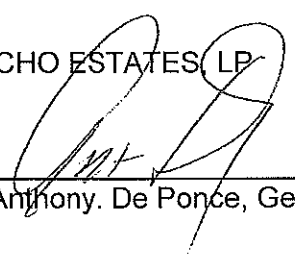
1. Lot One, Block 1 for Retail Commercial (see attached preliminary projection Drawings").
2. Lot 2, Block 1 for Residential Multi-Family Apartments Townhomes Complex ("see attached preliminary projection Drawings").

Please take notice that designs may vary according with demand but under Town Of Rancho Viejo building requirements.

We respectfully request final approval by the Planning and Zoning Board for of these two Lots at your earliest opportunity in order to finalized our projected construction and financial needs.

With kindest regards

RANCHO ESTATES, LP.

By: 
Anthony. De Ponce, General Partner

Attached: Preliminary Designs Drawings and Metes and Bounds

ONE Gas Map



752.3
0 376.17 752.3
Feet
WGS, 1984, Web Mercator Auxiliary Sphere
© Latitude Geographics Group Ltd.

DISCLAIMER: This document and information herein is a visual representation and approximation of ONE Gas facilities and is subject to revision at any time without notice. It is an informational tool and is not guaranteed, warranted, or represented to be to scale, complete, accurate, or depicting depth. ONE Gas disclaims any and all liability for same. Call 811 by dialing 811 prior to and excavation.

Notes

1:4,514



Legend

- Designer Drip
- Designer Test Point
- Designer Anode
- Designer Rectifier
- Designer Bond Junction
- Designer Ground Bed
- Designer Cable
- Bond Wire
- Rectifier Cable
- Designer Rural Tap
- Designer Gas Pipe Casing
- Casing
- Insertion
- Designer Meter Setting
- Designer Non-Controllable Fitting
- Coupling
- Ell
- End Cap
- Expansion Joint
- Flange
- Reducer
- Reinforcing Sleeve
- Screw
- Tee
- Transition
- Purge Point
- Threaded O-ring
- Unknown
- Designer Gas Valve
- Designer Location Notes
- Designer Controllable Fitting
- Short Stop
- Three-Way Tee
- Designer Regulator Station
- Designer Town Border Station
- Designer Utility Easement
- Designer Abandon Service Line
- to be Removed (Contains Gas)
- Removed (No Longer Contains Gas)
- Abandoned (No Longer Contains Gas)
- Designer Service Line
- Status Not Available
- New Design - Status Pending
- Proposed
- Approved
- Under Construction
- Operating
- Designer Abandon Mains
- to be Removed (Contains Gas)
- to be Abandoned (Contains Gas)
- Removed (No Longer Contains Gas)
- Abandoned (No Longer Contains Gas)
- Designer Mains
- Status Not Available
- New Design - Status Pending
- Proposed
- Approved
- Under Construction

H O M E L A N D L A N D S U R V E Y I N G C O M P A N Y

P.O. BOX 598, OLMITO, TEXAS 78575

homelandsurveying@yahoo.com

CELL (956) 341-7683

ESTIMATE FOR PROFESSIONAL LAND SURVEYING SERVICES

TO: *Anthony Deponce*
Rancho Viejo, Texas

August 23, 2019

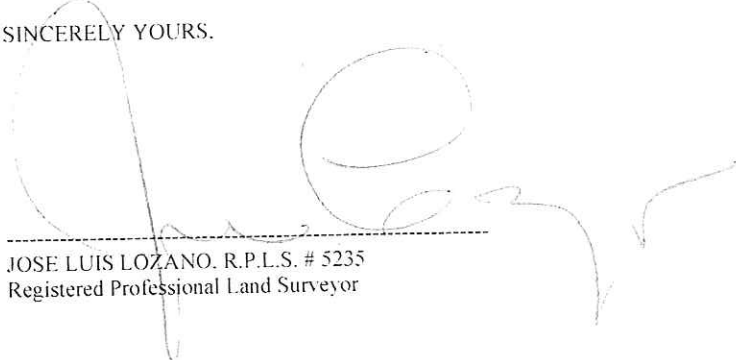
HOMELAND SURVEYING COMPANY IS PLEASED TO SUBMIT THIS ESTIMATE TO PERFORM PROFESSIONAL LAND SURVEYING SERVICES CONNECTED WITH THE FOLLOWING PIECE OF LAND:

- 1.- BOUNDARY SURVEY OF:
21.10 ACRES OF LAND SITUATED IN CAMERON COUNTY, TEXAS. AND BEING OUT OF A 50.71 ACRE TRACT IN SHARE 1, ESPIRITU SANTO GRANT:
Said 50.71 acre tract. conveyed to Fernando Nunez and Margarita Nunez by Deed recorded in Volume 2448. Page 102. of the Cameron County DEED records of Cameron County, Texas.
- 2.- BOUNDARY SURVEY OF:
THE NORTH HALF OF OF THE ABOVE MENTIONED 21.10 ACRE TRACT.
- 3.- BOUNDARY SURVEY OF:
THE SOUTH HALF OF THE ABOVE MENTIONED 21.10 ACRE TRACT.

ALL OF THE TASKS ABOVE ARE ESTIMATED TO BE PERFORMED FOR A LUMP SUM FEE OF \$ 6,000 + tax.

HOMELAND APPRECIATES YOUR BUSINESS.

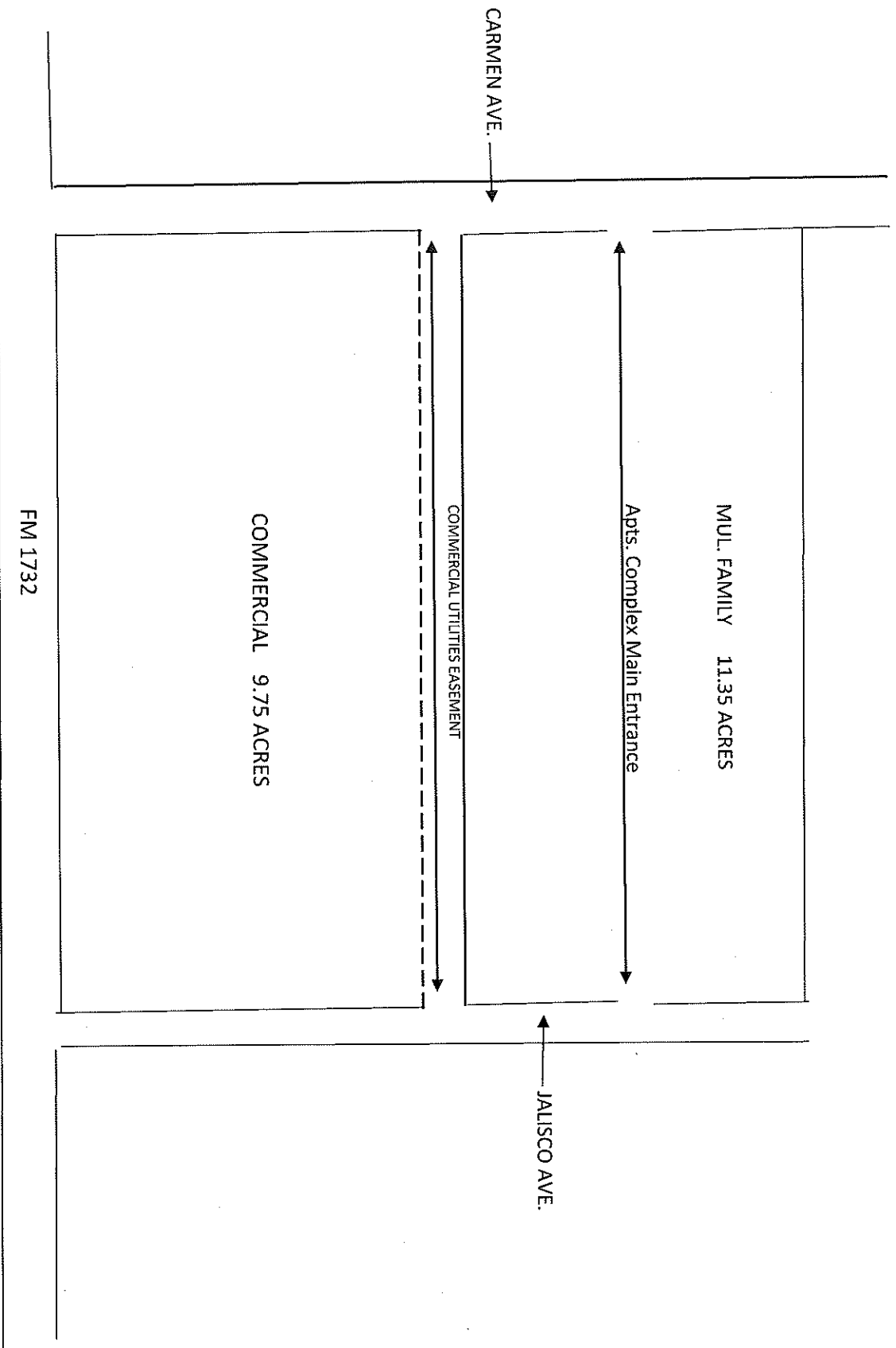
SINCERELY YOURS.



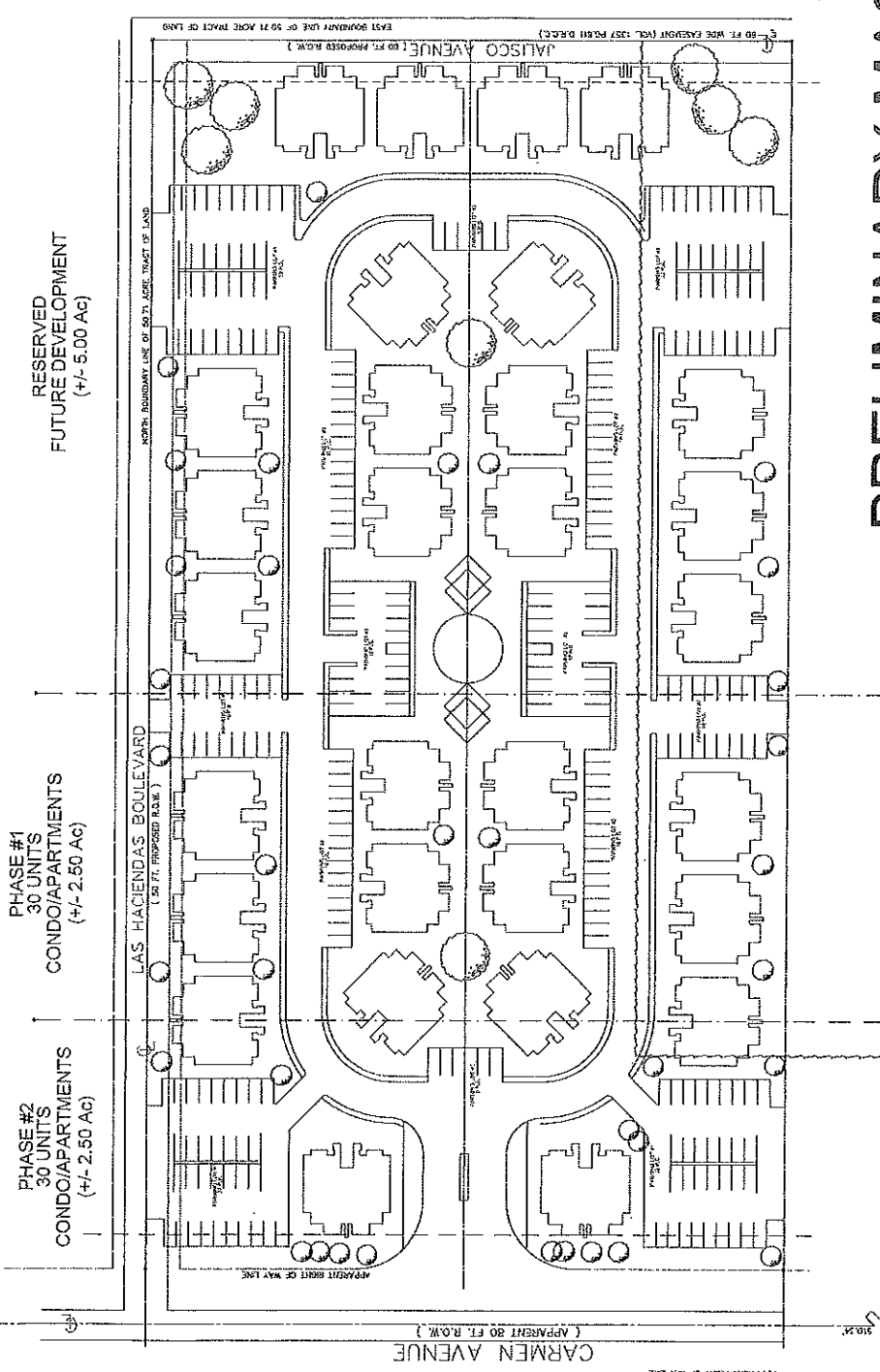
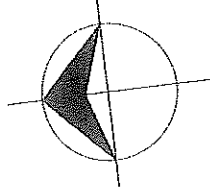
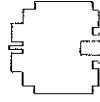
JOSE LUIS LOZANO, R.P.L.S. # 5235
Registered Professional Land Surveyor

Being 21.10 acres of land situated in Cameron County, Texas and being out of a 50.71 acre tract in Share 1, Espiritu Santo Grant; said 50.71 acres tract being conveyed to Fernand Nunez and Margarita Nunez by Deed recorded in Volume 2448, Page 102 of the Cameron County Deed Records of Cameron County, Texas and said 21.10 acre tract being more particularly described by metes and bounds as follows; BEGINNING at a 1/2 inch iron rod found for the Northwest corner of said 50.71 acre tract and the Northwest corner of said tract herein described, said iron rod also being located on the centerline of Cameron Avenue (50 feet wide); THENCE South 82 degrees 50 minutes 29 seconds East, 946.11 feet with the North line of said 50.71 acre tract to a 1.2 inch iron rod found for the Northeast corner of said 50.71 acre tract and the Northeast corner of said tract herein described; THENCE South 07 degrees 09 minutes 31 seconds West, with the East line of said 50.71 acre tract, at a distance of 927.6 feet pass a 1/2 inch iron rod found for reference on the North right of way line F.M. 1732 (80 feet wide) and continuing for a total distance of 967.65 feet to a nail found for the Southeast corner of said tract herein described; THENCE, North 83 degrees 18 minutes 30 seconds West, 946.14 feet with centerline of said F.M. 1732 to a nail found for the Southwest corner of said tract herein described; THENCE North 7 degrees 09 minutes 31, seconds West line of said 50.71 acre tract and with the centerline of Carmen Avenue to the POINT OF BEGINNING, containing 21.57, more or less.

PROPOSED 21.10 ZONING



30 FOUR PLEX
 TOTAL: 120 APARTMENTS
 PARKING SPACES: 276 PS



PRELIMINARY MASTER PLAN

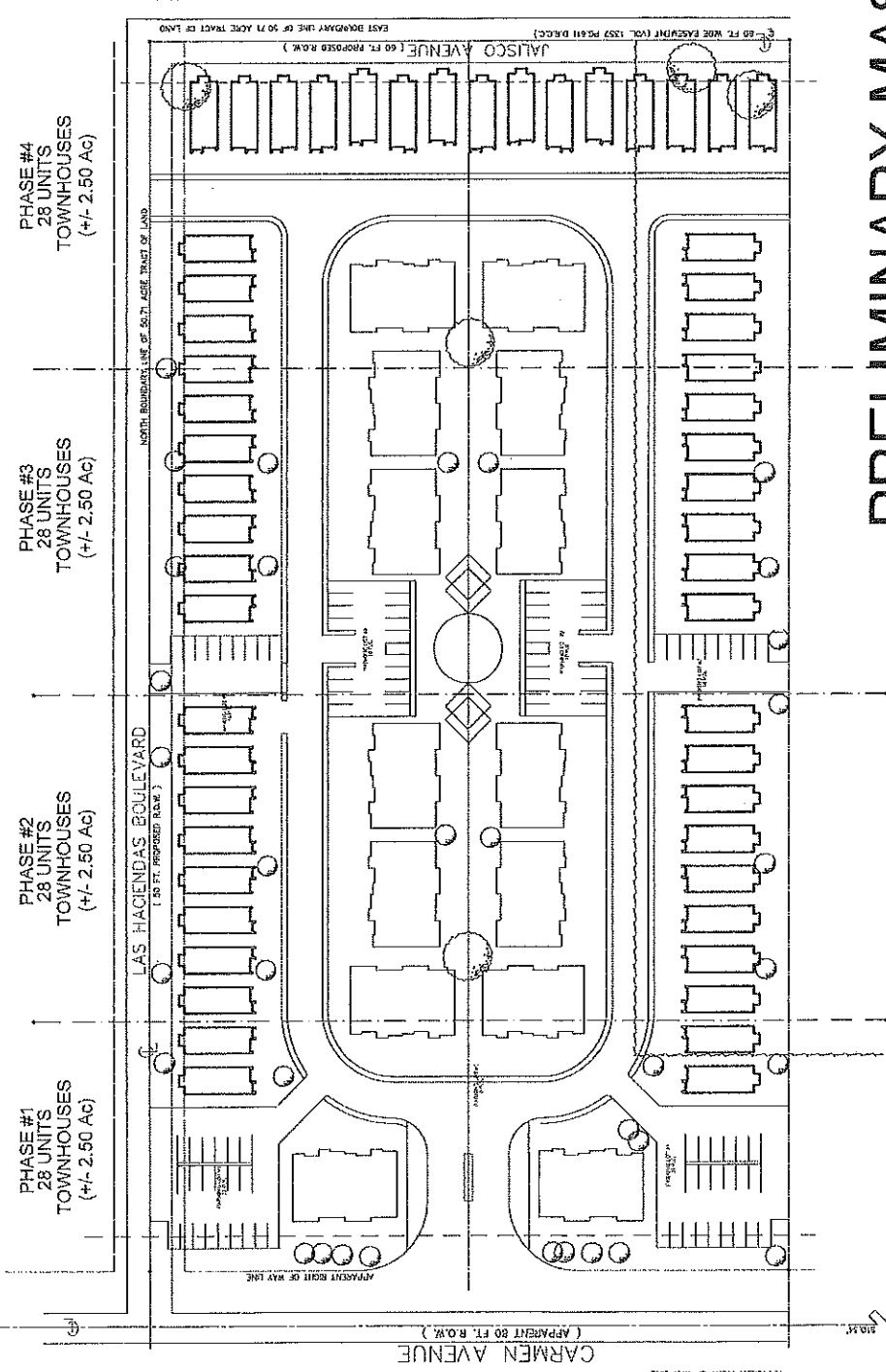
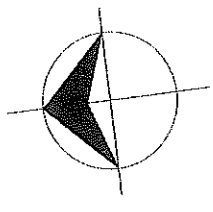
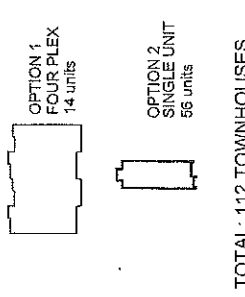
F.M. 1732
 (APPARENT 120 FT. R.O.W.)



CREATIVA CONSULTING, L.P.
 1224 Pineda Ln. Suite #2, Brownsville, TX 78121 (361) 465-5765

LAS HACIENDAS

LUXURY & CONTEMPORARY CONDO APARTMENTS



PRELIMINARY MASTER PLAN

F.M. 1732
(APPARENT 120 FT. R.O.W.)

RANCHO VIEJO NEW TOWNHOUSES

Valley Municipal Utility District #2

P. O. Box 939

Olmito, Texas 78575

Phone (956) 350-4136 Fax (956) 350-4575

August 21, 2019

RE: ABST 2-21.10 Acre Tract out of Unsubdivided Share 1, Tract D (Noriega Plantation)

To Whom it May Concern:

Valley Municipal Utility District No. 2 (District) owns and maintains water and wastewater infrastructure that is adjacent to and capable of serving the above mentioned tract of land (79-0110-0400-0104-00). In order to receive service, the developer of this property will have to submit a Non-Standard Service Application which can be found in the District's Service Policy Manual. The developer will also have to comply with the rules that are outlined in Section F of said Service Policy Manual. If you have any questions, please contact me at 956-350-4136.

This letter is solely intended to demonstrate that water and wastewater service exists adjacent to this tract. This letter does not guarantee that any certain amount of water or wastewater capacity exists at this site.

Sincerely,



Scott Fry

General Manager



**Texas
Gas Service.**

A Division of ONE Gas

Post Office Box 531827
Harlingen, Texas 78553-1827
800-700-2443 • texasgasservice.com

August 20, 2019

Anthony De Ponce
Dba Rancho Estates, LP
608 Zapata Ave
Rancho Viejo, Texas 78575

**RE: Rancho Estates, LP
Rancho Viejo, TX**

Mr. De Ponce,

This letter is to inform you that we have reviewed the information regarding the above mentioned request. Texas Gas Service has a 4" gas line on the north west corner of Carmen Ave and Cavazos-Olmito Rd, (FM 1732), intersection that can be used to provide natural gas service to this site.

Please contact our Texas Gas Service Project Manager, Bernardo Elizondo at (956) 238-7191 or Luis Adame at (956) 357-2519 when you are ready to initiate service. We will provide a cost and contract required for the service line.

Should you have any questions or require further information, please do not hesitate to contact me at (956)444-3929.

Thank you.

Octavio Rangel
Texas Gas Service
Octavio.Rangel@onegas.com

Attachments:

1. Original email request dated August 16, 2019
2. Texas Gas Service System Map

**MONICA HOLDINGS, LTD.
608 ZAPATA AVE. RANCHO VIEJO
TEXAS, 78575**

July 26, 2019

Mr. Fred Blanco
Town Administrator Administrator
Town of Rancho Viejo, Texas

Dear Mr. Blanco;

Please introduce this Petition letter to the Planning and Zoning Commission for their consideration and approval.

Monica Holdings, LTD. Recently Annexed to the Town of Rancho Viejo, Texas PASO DEL RIO SUBDIVISION. (**"see Recorded Plat and legal Description attached"**).

1. We are currently in the process to obtain building permits for Lot One, Block One for construction of Retail Commercial buildings, more specifically shows in attached preliminary Drawings (**"see attached preliminary projection Drawings"**).
2. We are currently in the process to obtain building permits for Lot Two, Block One for construction of Contemporary residential Townhomes, more specifically shows in attached preliminary Drawings ("see attached preliminary projection Drawings").

Please take notice that designs may vary according with demand but under Town Of Rancho Viejo building requirements.

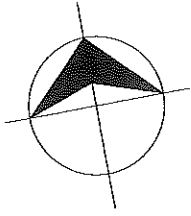
We respectfully request final approval for the Zoning of these two Lots at your earliest opportunity in order to finalized our projected construction and financial needs.

With kindest regards

MONICA HOLDINGS, LTD.

By: 
Mercedes A. De Ponce, General Partner

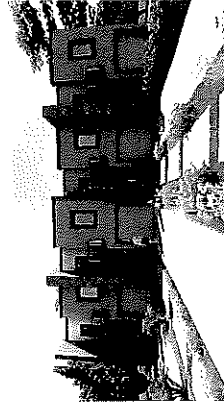
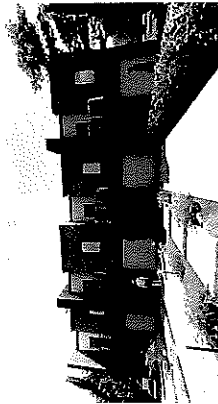
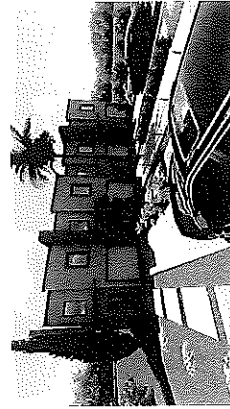
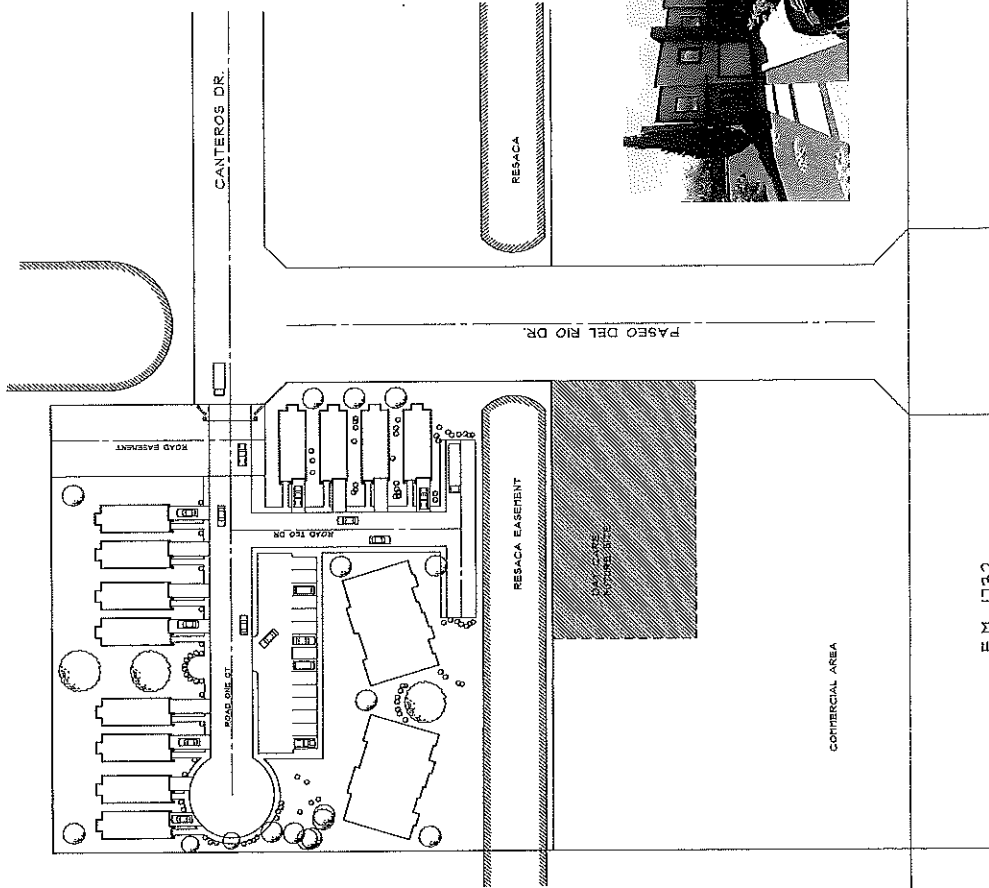
Attached: Recorded Plat and Preliminary Designs Drawings



OPTION 1
FOUR PLEX
2 units

OPTION 2
SINGLE UNIT
12 units

TOTAL: 20 TOWNHOUSES



LOS CANTEROS
TOWNHOUSES

PRELIMINARY PLAT



1254 Pineda Ln Suite 42, Seabrook, TX 77585 (836) 445 5715

