



NOTICE OF A PUBLIC MEETING  
TOWN OF RANCHO VIEJO  
BOARD OF ALDERMEN  
REGULAR MEETING  
OCTOBER 15, 2019  
6:00 P.M.

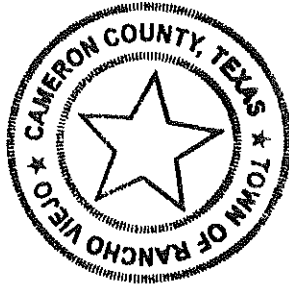
NOTICE is hereby given of a REGULAR MEETING of the BOARD OF ALDERMEN of the TOWN OF RANCHO VIEJO, TEXAS, to be held on OCTOBER 15, 2019 at 6:00 P.M., in the TOWN MUNICIPAL OFFICE, 3301 CARMEN AVENUE, RANCHO VIEJO, TEXAS to consider the following items:

1. Call to Order
2. Roll Call
3. Invocation and Pledge
4. Public Comments
5. Approval of Minutes- Regular Meeting September 10, 2019
6. Announcement – Reindeer Run – Saturday, December 7, 2019
7. Announcement – Fall Sweep Cleanup - Saturday, October 19, 2019 from 9:00 A.M. to 12:00 P.M.
8. AEP Announcement on Donation for Beautification Improvements – Daniel Lucio, AEP Representative
9. USDA Announcement on Pest Alert (Citrus Canker) – Michael Morgan, Plant Health Safeguarding Specialist
10. 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
11. 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
12. 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

13. 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
14. Presentation/Discussion by Republic Services on Contract Extension for Solid Waste, Brush, and Bulk and Commercial Services for the Town of Rancho Viejo
15. Consideration/Action of Extension of Contract for Solid Waste Collection and Brush Removal and Authorize Mayor to Sign Contract
16. Street Committee Report
17. September 2019 Police Report - Police Chief
18. Public Comment
19. Executive Session: Pursuant to the following Section of the Texas Government Code: Section 551.074 to Consider the reappointment, employment, evaluation, or duties of the Town Administrator and to Consider a New Proposed Contract for the Town Administrator
20. Possible Action on Matters Discussed in Executive Session
21. 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 REGULAR MEETING of the Board of Aldermen 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 October 11, 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

# 1. Call to Order

By Mayor Rathbun

## 2. Roll Call

By Eunice Salinas

Alderman Grove

Alderwoman Guerrero

Alderwoman Salinas

Alderman Tumlinson

Alderman Vera

Legal Counsel, Daniel Rentfro, Jr.

Town Administrator, Fred Blanco.

### 3. Invocation and Pledge

The pledge of allegiance to the United States Flag:

*“I pledge allegiance to the Flag of the United States of America, and to the Republic for which it stands, one nation under God, indivisible, with liberty and justice for all.”*

**And** the pledge of allegiance to the Texas State Flag is,

*“Honor the Texas Flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible.”*

# 4. Public Comment

## 5. Approval of Minutes-

Regular Meeting September 10,  
2019

MINUTES OF A REGULAR MEETING  
TOWN OF RANCHO VIEJO  
September 10, 2019

A REGULAR MEETING of the BOARD OF ALDERMEN of the TOWN OF RANCHO VIEJO, TEXAS, was held on, September 10, 2019 at 6:00 P.M., in the TOWN MUNICIPAL OFFICE, 3301 CARMEN AVENUE, RANCHO VIEJO, TEXAS to consider the following items:

1. CALL TO ORDER

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The meeting was called to order by Mayor Cyndie Rathbun at 6:02 p.m.

2. ROLL CALL

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

Mr. Craig Grove  
Mrs. Maribel Guerrero (6:21p.m.)  
Ms. Grace Salinas  
Mr. Javier Vera  
Mr. David Tumlinson

A quorum was present at the meeting.

Legal Counsel Daniel Rentfro Jr. and Town Administrator Fred Blanco were also present.

Those present in the audience were:

Esiquio Luna, Jr.      Omar Rodriguez (Republic Services)      Chief M. Cruz

3. INVOCATION AND PLEDGE

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Alderwoman Salinas led the group in the invocation and the pledge of allegiance to the American and Texas flag.

4. PUBLIC COMMENT

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Motion to open public comment was made by Alderman Tumlinson, seconded by Alderwoman Salinas, and carried unanimously.

There were no public comments.

Motion to close public comment was made by Alderman Grove, seconded by Alderman Tumlinson and carried unanimously.



5. APPROVAL OF MINUTES –SPECIAL MEETING AUGUST 12, 2019, REGULAR MEETING AUGUST 13, 2019, SPECIAL MEETING AUGUST 27, 2019, SPECIAL MEETING SEPTEMBER 3, 2019

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Motion to approve all minutes collectively was made by Alderman Tumlinson, seconded by Alderman Vera and carried unanimously.

6. PRESENTATION/DISCUSSION BY REPUBLIC SERVICES ON CONTRACT EXTENSION FOR SOLID WASTE, BRUSH, AND BULK AND COMMERCIAL SERVICES FOR THE TOWN OF RANCHO VIEJO

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Omar Rodriguez, municipal service manager for Republic Services presented on the contract solid waste, brush, bulk and commercial services for Rancho Viejo. Discussion Ensued.

Alderman Vera requested Mr. Rodriguez come back with data that will reflect a 4% CPI cap and the data with the amount of residents signed up for service in Rancho Viejo.

*Alderwoman Guerrero entered at 6:21 pm*

7. CONSIDERATION/ACTION OF EXTENSION OF CONTRACT FOR SOLID WASTE COLLECTION AND BRUSH REMOVAL AND AUTHORIZE MAYOR TO SIGN CONTRACT

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Motion was made by Alderman Tumlinson, seconded by Alderwoman Salinas to extend the contract for 30 days until more data is received.

8. A RESOLUTION OF THE BOARD OF ALDERMEN OF THE TOWN OF RANCHO VIEJO, CAMERON COUNTY, TEXAS, AUTHORIZING THE PARTICIPATION OF THE TOWN IN THE CAMERON COUNTY URBAN COUNTY PROGRAM CONSORTIUM; AND AUTHORIZING THE MAYOR TO ACT AS THE TOWN'S EXECUTIVE OFFICER AND AUTHORIZED REPRESENTATIVE IN ALL MATTERS PERTAINING TO THE TOWN'S PARTICIPATION IN THE CAMERON COUNTY URBAN COUNTY PROGRAM CONSORTIUM.

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Motion to table was made by Alderman Tumlinson, seconded by Alderwoman Guerrero and carried unanimously.

9. CONSIDERATION/ACTION TO DESIGNATE AN AUDITOR FOR FISCAL YEAR ENDING SEPTEMBER 30, 2019

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Town Administrator Fred Blanco presented an engagement letter from Cascos and Associates for auditing services for 1 year at \$7,800.00.

Motion to approve was made by Alderman Tumlinson, seconded by Alderwoman Guerrero and carried unanimously.

10. CONSIDERATION/ADOPTION OF BUDGET ORDINANCE FOR FISCAL YEAR OCTOBER 1, 2019 TO SEPTEMBER 30, 2020

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Motion was made by Alderman Vera, seconded by Alderwoman Guerrero, and unanimously carried to approve Ordinance No. 235- AN ORDINANCE OF THE BOARD OF ALMDERMEN APPROVING AND ADOPTING THE BUDGET FOR THE TOWN OF RANCHO VIEJO, TEXAS, AS PREPARED BY THE MAYOR FOR THE FISCAL YEAR 2019-2020. The adoption of said budget is contingent upon a correction to add 2019 property tax line item.

11. CONSIDERATION/RATIFICATION OF THE PROPERTY TAX (REVENUE) INCREASE REFLECTED IN THE BUDGET FOR FISCAL YEAR OCTOBER 1, 2019 TO SEPTEMBER 30, 2020

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Motion was made by Alderman Vera, seconded by Alderwoman Guerrero and unanimously carried to ratify that this budget will raise more total property taxes than last year's budget by \$ 35,989 or 2.999034% \$18,289 tax revenue from new property added to the roll next year.

12. CONSIDERATION/ADOPTION OF ORDINANCE TO ESTABLISH AD VALOREM TAX RATE TO PROVIDE FOR BUDGET EXPENSES FOR FISCAL YEAR 2019 – 2020

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Motion was made by Alderman Tumlinson, seconded by Alderwoman Guerrero and unanimously carried, that the property tax rate be increased by the adoption of a tax rate of .450000, which is effectively a 2.062730 percent increase in the tax rate; and to pass, adopt and approve Ordinance No. 236 – AN ORDINANCE ESTABLISHING THE AD VALOREM AND PERSONAL PROPERTY TAX RATE FOR THE TAX YEAR 2019, SETTING THE ASSESSED VALUATION AT ONE HUNDRED PERCENT (100%) OF THE FAIR MARKET VALUE, PROVIDING FOR A HOMESTEAD EXEMPTION OF \$5,000, PROVIDING FOR DISCOUNTS IN THE EVENT OF EARLY PAYMENT, AND PROVIDING FOR PENALTY AND INTEREST IN ACCORDANCE WITH STATE LAW AND PROVIDING FOR SEVERABILITY. The total tax rate adopted was \$0.450000.

13. JULY 2019 FINANCIAL REPORT - TOWN ADMINISTRATOR

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Town Administrator Fred Blanco presented the July 2019 Financial Report to the Board.

14. CONSIDERATION/ACTION ON BUDGET AMENDMENT FOR 2018/2019

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Motion to approve was made by Alderman Tumlinson, seconded by Alderwoman Salinas and carried unanimously.

15. AUGUST 2019 POLICE REPORT - POLICE CHIEF

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Chief M. Cruz presented the August 2019 Police report.

16. PUBLIC COMMENT

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Motion to open public comment was made by Alderman Vera, seconded by Alderwoman Salinas and carried unanimously.

Mr. Luna spoke on his views on paperless, monthly and quarterly billing.

Motion to close public comment was made by Alderman Tumlinson, seconded by Alderman Grove and carried unanimously.

17. ADJOURN

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Motion was made by Alderman Tumlinson, seconded by Alderman Grove and carried unanimously to adjourn the meeting at 7:49 P.M.

BY: \_\_\_\_\_

Fred Blanco, Town Administrator

APPROVED: \_\_\_\_\_

Cyndie Rathbun, Mayor

DATE: \_\_\_\_\_

# 6. Announcement – Reindeer Run – Saturday, December 7, 2019

7. Announcement – Fall Sweep  
Cleanup - Saturday, October  
19, 2019 from 9:00 A.M. to  
12:00 P.M.



The Town of Rancho Viejo will hold the  
Fall Sweep Cleanup Event on

**October 19, 2019**

**9:00 A.M. to 12:00 Noon**

**at Rancho Viejo Town Hall**

The acceptable items will include construction materials, including corrugated metal, sheetrock, lumber, shingles (no asbestos), cardboard boxes, block/brick (limited quantities due to weight), and household garbage. Please note that the acceptable items from our monthly brush/bulky service are also allowed.

We will also have “Recycling” on this day. Please make sure that recycling materials fall under the “Acceptable Items” list.

For more information or to become a member of the Beautification Committee please call Town Hall at (956) 350-4093.

Beautification Committee members: Janie Alvarado, Rocio Fierro, Maria V. Garza, Andrea Luna, Benilde Olvera, Delma Tercero, Rosalinda Tijerina, Tim Trapp

**OUR COMMUNITY IS INVITED TO PARTICIPATE IN KEEPING  
RANCHO VIEJO BEAUTIFUL**

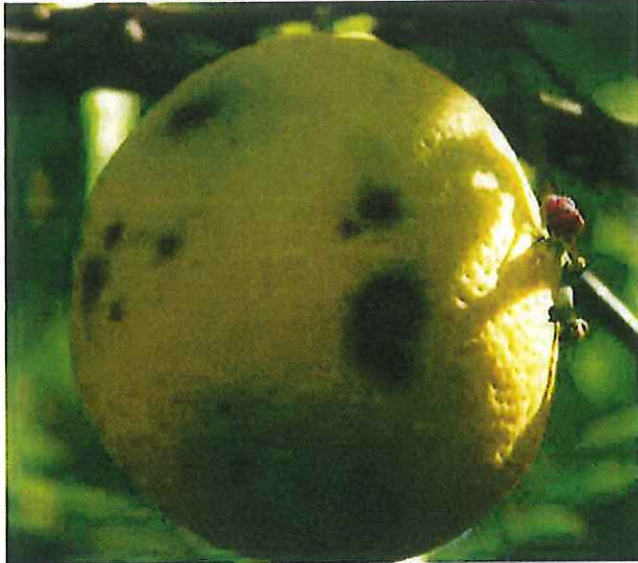
8. AEP Announcement on  
Donation for Beautification  
Improvements – Daniel Lucio,  
AEP Representative

9. USDA Announcement on Pest  
Alert (Citrus Canker) – Michael  
Morgan, Plant Health  
Safeguarding Specialist



## PEST ALERT

*Xanthomonas axonopodis* pv. *citri*  
(*Xac*)  
Citrus Canker



Citrus Canker symptoms on Persian Lime Fruit  
Photo: USDA-PPQ, Los Indios, TX

*Xanthomonas axonopodis* is the causal agent of Citrus Canker, a serious disease to commercial citrus varieties.

The pathogen causes necrotic lesions on leaves, stems and fruit. Severe infections can cause defoliation, badly blemished fruit, premature fruit drop, twig dieback and general tree decline. As to 2007 a total of 16,523,176 trees had been destroyed due to this disease.

What does citrus canker look like?

Symptoms on leaves and fruit are brown, raised lesions surrounded by an oily, water-soaked margin and a yellow ring or halo. Old lesions in leaves may fall out, creating a shot-hole effect.

Is the disease harmful to humans and animals?

No, citrus canker does not harm humans or animals or plant life other than citrus.

Does canker affect only orange trees?

Citrus canker affects all types of citrus, including oranges, sour oranges, grapefruit, tangerines, lemons and limes. Canker causes the citrus tree to continually decline in health and fruit production. Ultimately, the tree will produce no fruit at all.

The bacterial pathogen enters plant tissues through natural openings (stomates) and wounds.

The pathogen is not systemic in the host plant. *Xac* can remain viable as long as host cells in the vicinity of the lesion remain viable, though the bacterial titer will drop considerably.

Citrus canker is highly contagious and can be spread rapidly by:

- Windborne rain
- Lawnmowers and other landscaping equipment
- People carrying the infection on their hands, clothing, or equipment
- Moving infected or exposed plants or plant parts



Citrus Canker lesion on Citrus leaves.  
Photo: USDA, Dan Robl

USDA Office: (956) 205 - 7702

SaveOurCitrus.org

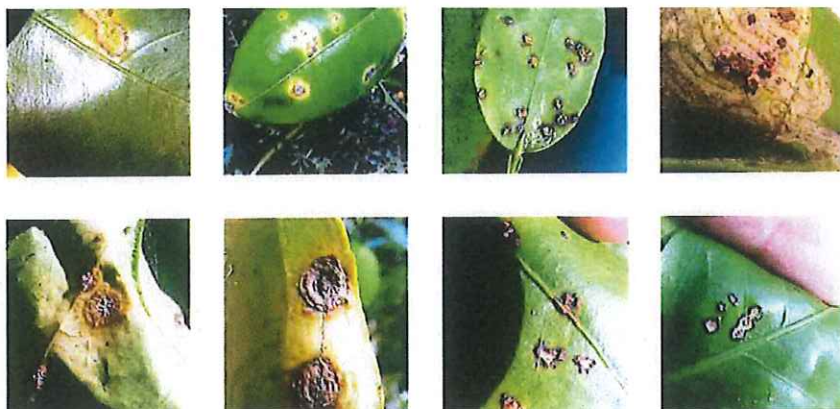
Team # \_\_\_\_\_

# USDA CHRP Program

Citrus Canker Quarantine 2019

## Citrus Canker





Citrus Canker lesions on leaves



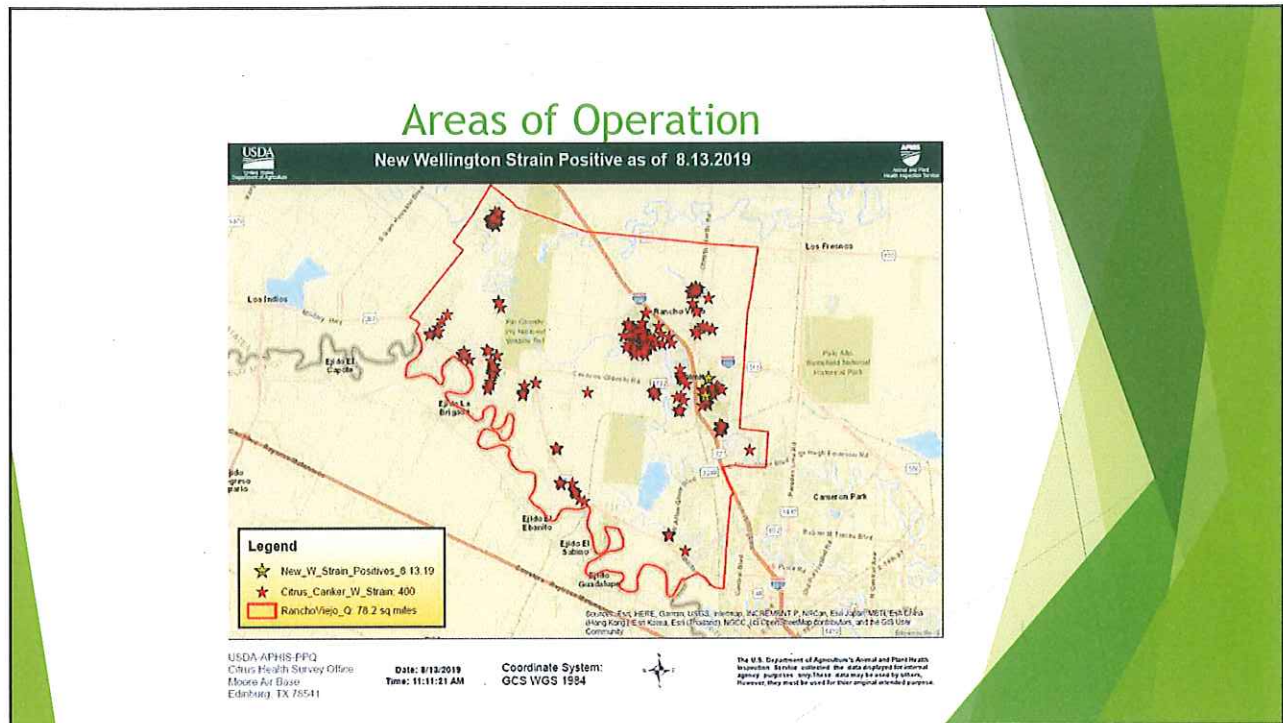
Citrus Canker on fruit

## Pathology

- ▶ Spread by the bacteria *Xanthomonas citri*.
- ▶ This is a gram negative, aerobic and rod shaped bacteria.
- ▶ Opportunistic bacteria will enter the plant through the plants stomata or wounds in the leaves.
- ▶ It is an airborne pathogen that is carried by rain, wind and cross contamination.
- ▶ Leads to shoot die back and fruit drop.
- ▶ Cosmetic damage to the fruit that will damage its table top value.

## The Mission

- ▶ Create public awareness of the citrus industry and the economic impact it has in the Rio Grande Valley.
- ▶ Federal and state governments spent over 1.4 billion dollars in the eradication efforts in Florida and failed.
- ▶ Strategize on how to use current resources to educate the public of the citrus disease and its symptoms.
- ▶ Establish a relationship with local and state agencies.
- ▶ Create a strategic approach on preventing the spread Citrus Canker.
- ▶ Regulatory practices and approaches in containing the pathogen.
- ▶ Ultimately eradicate the disease from our community.



## The Approach

- ▶ Since the quarantine was first established in Rancho Viejo in the fall of 2015 the USDA has taken an Emergency Response.
- ▶ TDA (Texas Department of Agriculture) will lead in the removal of any infected plant material. This will include the destruction of the infected trees.
- ▶ The biggest threats to a successful eradication are cross contamination.
- ▶ The approach is to issue a compliance agreements between the USDA and the landscaping entities, waste managements, nursery owners and any business that is contact with the live plant tissue.
- ▶ We have a citrus hotline available to aid with any questions about the program. 956-205-7702 M-F 8-4pm.

## Method

- ▶ The quarantine is created by half a mile radius from the latest confirm positive.
- ▶ Split the area by grids and assigned to teams for sampling and tagging of possible positive findings.
- ▶ Surveying door to door and take plant samples for confirmation of disease.
- ▶ Educate the consumer of disease and ways we can stop the spread the disease.
- ▶ Reach out to public officials to provide support and generate new approaches on containment.

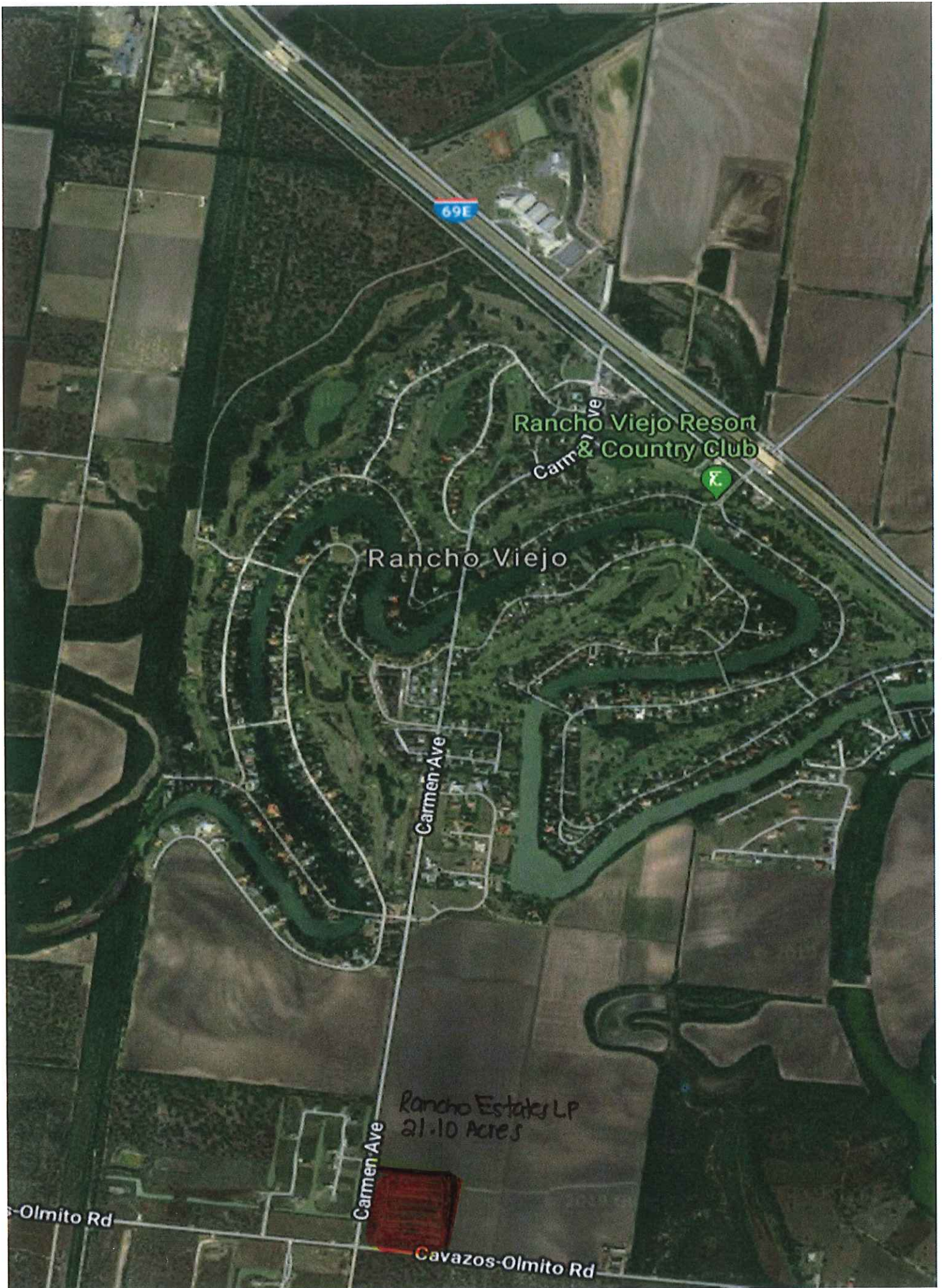
## Open to questions



Thank you!!!

10. 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





69E

Rancho Viejo Resort  
& Country Club



Rancho Viejo

Carmen Ave

Rancho Estates LP  
21.10 Acres

Carmen Ave

Olmito Rd

Cavazos-Olmito Rd

**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:

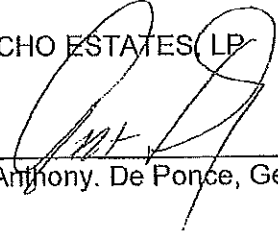
1. Lot One, Block 1 for Retail Commercial (see attached preliminary projection Drawings).
2. Lot 2, Block 1 for Residential Multi-Family Apartments Townhomes Complex (see attached preliminary projection Drawings).

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.

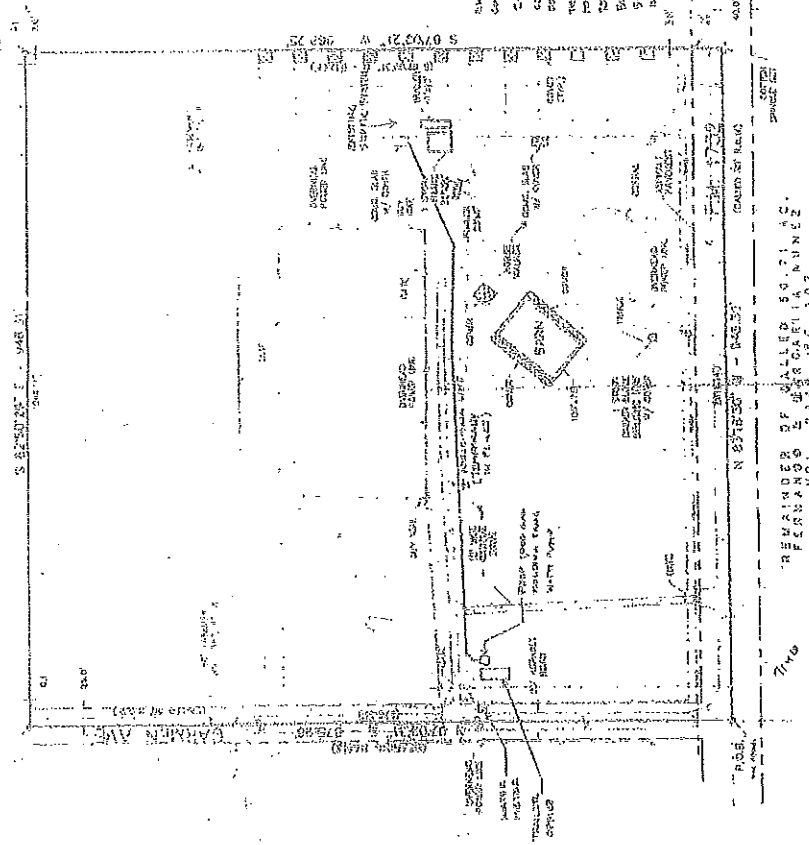
With kindest regards

RANCHO ESTATES, LP

By:   
Anthony. De Ponce, General Partner

Attached: Preliminary Designs Drawings and Metes and Bounds

REMAINDER OF CALLED 120.77 AC.  
 VOL 135, P. 311



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STATIONARY SIGNAL SYSTEM  
 CONSIDERED TO A  
 C-200 AND TRUCKS  
 CONSIDERED TO A  
 2000000000  
 THIS STATION WILL SET UP  
 FOR A ROAD TEST VIDEO  
 TO BE IN THIS PROXIMITY  
 BUT WERE REMOVED FROM  
 SERVICE IN OTHER RELATIONS  
 BE PLACED.



*Robert D. Conway #12*  
 5/21/68

REMAINDER OF CALLED 50.71 AC.  
 PENNA. VOL. 248, P. 102

210 ACRES, BEING ON LOTS 151 AS A LOT ACRE THAT  
 IS LOTS 1, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

PAGE TWENTY TWO



752.3

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 scale, complete, accurate, or depicting depth. ONE Gas disclaims any and all liability for same. Call 811 by dialing 811 prior to any 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
- ⊙ Reciller 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
- ⊦ Rerigging 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)
- ⊷ to be Abandoned (Contains Gas)
- ⊸ Removed (No Longer Contains Gas)
- ⊹ Abandoned (No Longer Contains Gas)
- ⊺ Designer Service Line
- ⊻ Status Not Available
- ⊼ New Design - Status Pending
- ⊽ 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
- ⊤ Unknown

**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

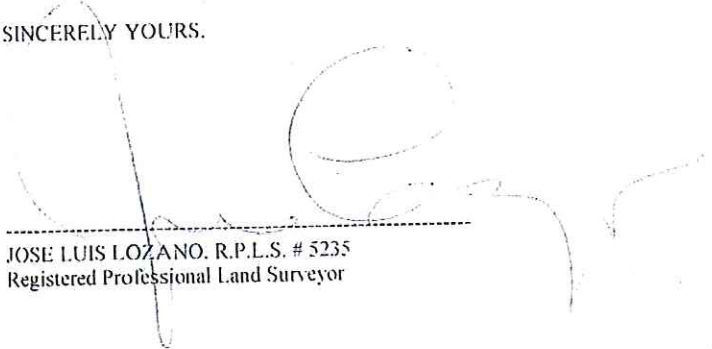
**HOMELAND SURVEYING COMPANY IS PLEASED TO SUBMIT THIS ESTIMATE TO PERFORM PROFESSIONAL LAND SURVEYING SERVICES CONNECTED WITH THE FOLLOWING PIECE OF LAND:**

- 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.**

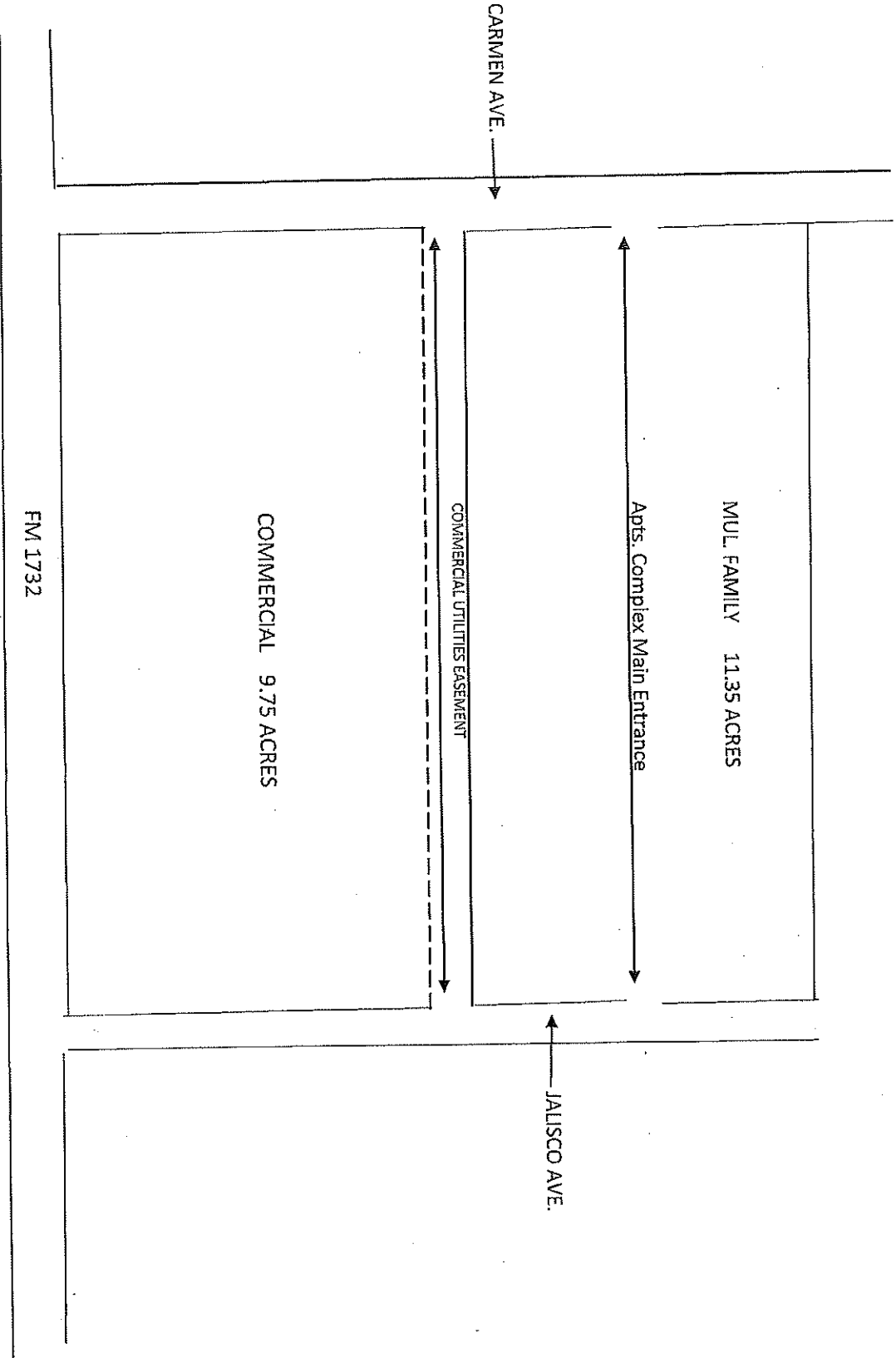
HOMELAND APPRECIATES YOUR BUSINESS.

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 acre 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**



## 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

---





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

August 20, 2019

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

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

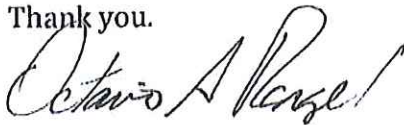
Mr. De Ponce,

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.

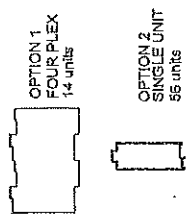


Octavio Rangel  
Texas Gas Service  
[Octavio.Rangel@onegas.com](mailto:Octavio.Rangel@onegas.com)

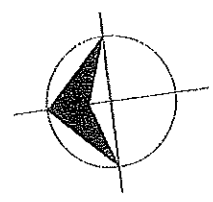
Attachments:

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



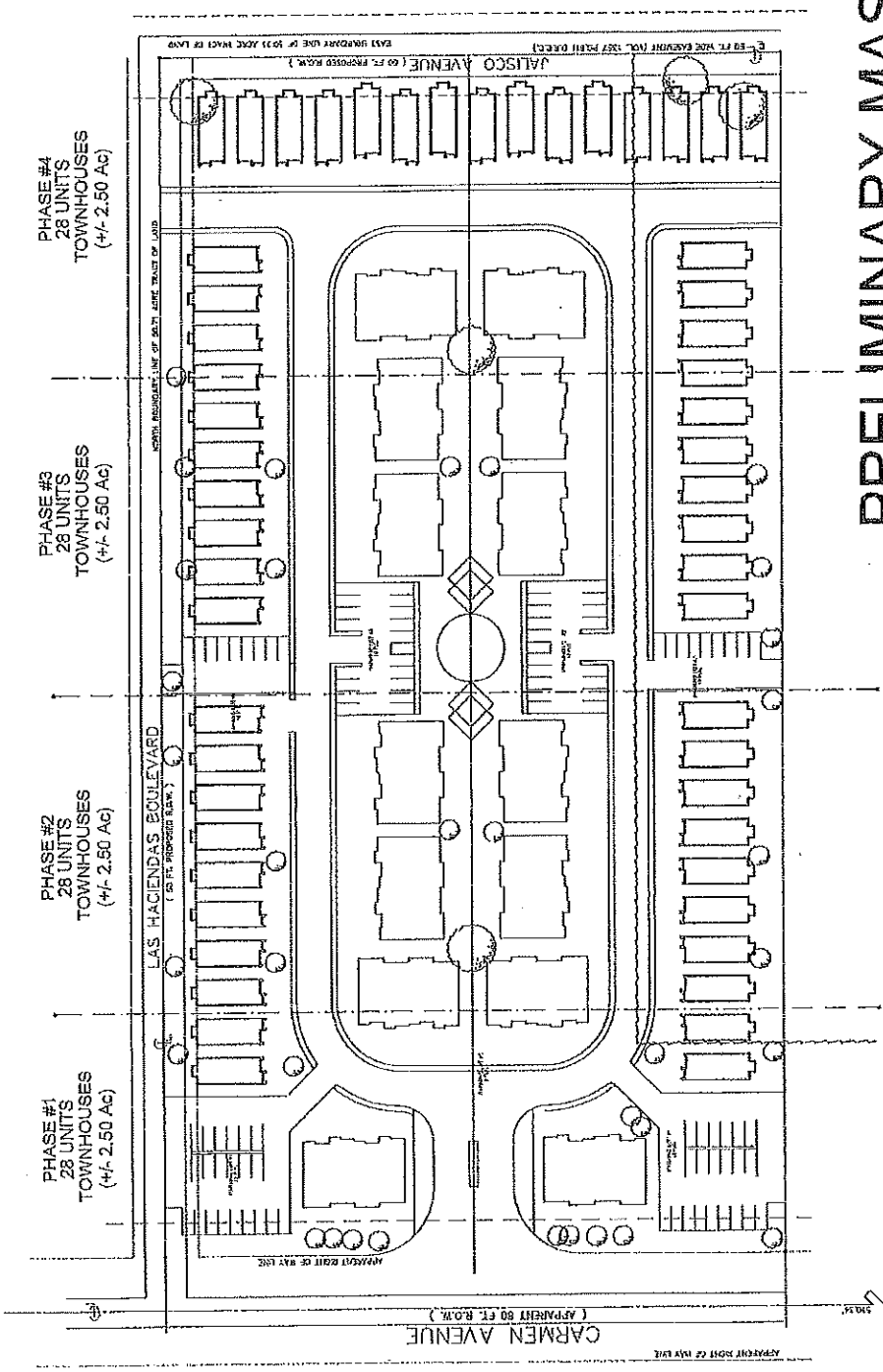


TOTAL: 112 TOWNHOUSES

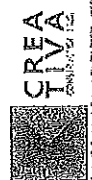


# PRELIMINARY MASTER PLAN

## RANCHO VIEJO TOWNHOUSES



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



CREA TIVA  
CONSULTING, INC.  
1244 Parkside Dr., Suite 412, Carrollton, TX 75007, 972-463-5755

11. 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

12. 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



69E

Rancho Viejo Resort  
& Country Club

E

Rancho Viejo

Carmen Ave

Carmen Ave

MONICA HOLD  
2 53 AD  
3 470

Carmen Ave

Olmito Rd

Cavazos-Olmito Rd

**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

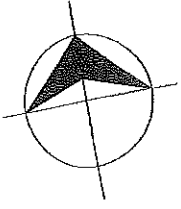
MONICA HOLDINGS, LTD.

By:   
Mercedes A. De Ponce, General Partner

Attached: Recorded Plat and Preliminary Designs Drawings







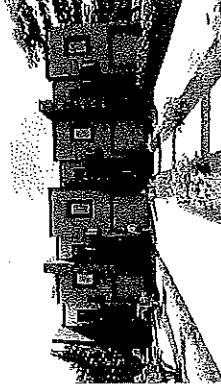
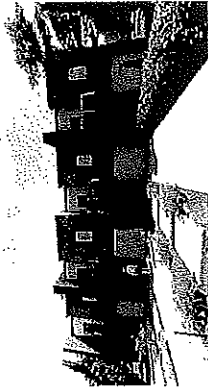
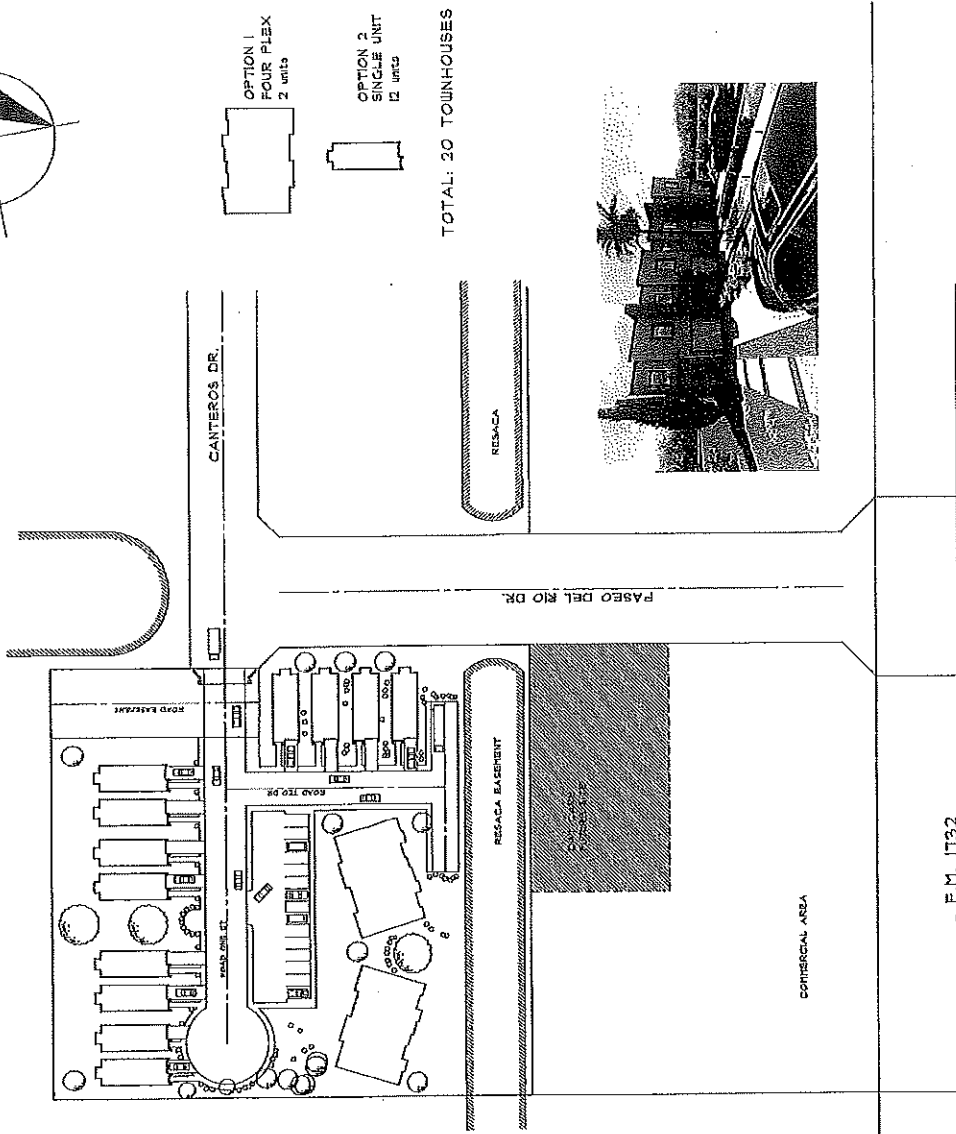
OPTION 1  
FOUR PLEX  
2 UNITS



OPTION 2  
SINGLE UNIT  
12 UNITS



TOTAL: 20 TOWNHOUSES



# PRELIMINARY PLAT

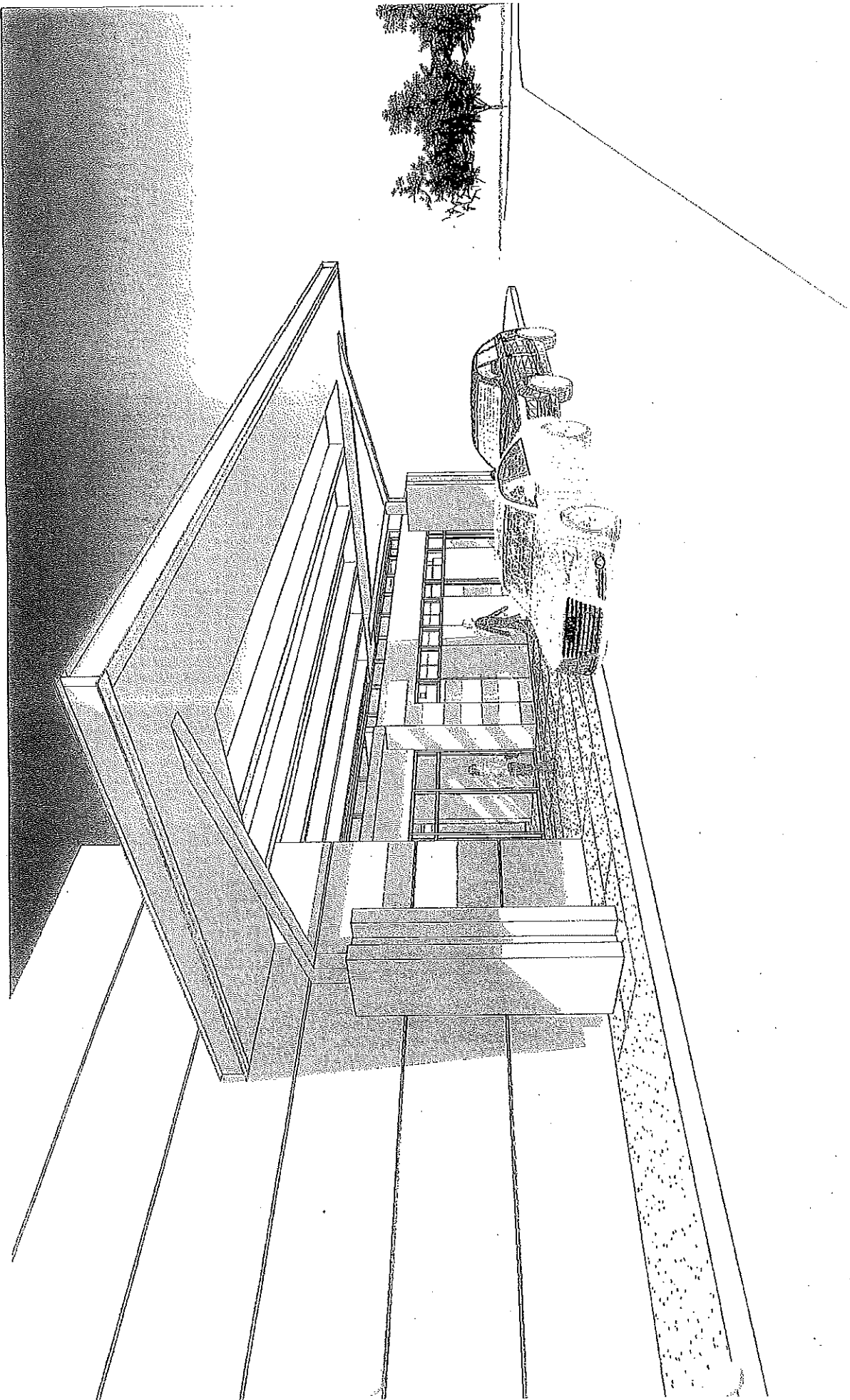
# LOS CANTEROS

# TOWNHOUSES

F.M. 1732



1044 Palmetto Ln. Suite #2, Springtown, TX 76081 (959) 465-5785



13. 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

14. Presentation/Discussion by  
Republic Services on Contract  
Extension for Solid Waste,  
Brush, and Bulk and  
Commercial Services for the  
Town of Rancho Viejo



PO Drawer 1217 La Feria, TX 78559  
o 956.423.7316 f 956.428.2045 republicservices.com

September 25, 2019

Fred Blanco  
City Manager  
3301 Carmen Ave.  
Rancho Viejo, TX 78575

**Reference:** Contract Renewal/Extension – Answers to requests for additional information as per the Board of Alderman Meeting on September 10, 2019

Dear Mr. Blanco,

As part of our ongoing discussion for extension of contract and the offer presented to the Town of Rancho Viejo, I wanted to provide you with answers to several questions and requests made from various Aldermen/Alderwomen. Below you will find Republic Services' response to their questions and/or requests as part of the negotiations.

- **Question** – If the Town of Rancho Viejo chooses to go with CPI based on 100% WST, can the CAP of annual rate be set at 4%? – **Answer:** Yes. Therefore, the highest possible rate increase from one year to another cannot be higher than 4% or explained in a different manner, may range from 0% - 4%.
- **Question** – Can monthly billing be an option? **Answer:** Yes. We can build in our system a choice for monthly billing if that is an absolute requirement or request that we provide. Keep in mind that there would be a billing fee of a \$1.50 assessed to accounts that decide to go on a monthly billing cycle. This fee is due to the increase in billings to the customer of 12 times per year rather than 4 times (quarterly billed) or one time (annually billed).
- **Question** – Can Republic Services provide 1 or 2 times per year, 1- roll-off container for special clean up projects as been provided in the past? **Answer:** Yes – Republic Services will provide the Town of Rancho Viejo with 1 – Roll-off container 2 times per year for special clean up projects so long as the items being cleaned up and placed in roll-off container are acceptable wastes that we currently service as part of our industrial Roll-off services. Any hazardous waste materials, tires or waste that would need to be manifested will not be allowed.
- **Question** – Referencing the total number of accounts that are setup for services and discussion of additional Franchise Fee revenue opportunities to be determined by way of a percentage of price (i.e., 1%, 2%, 3%, etc...of price). **Answer:** There is currently a total of 877 accounts signed up for services with Republic Services. Of these 877 accounts, 55 of them have 2 carts in place. The annual billing revenues for these accounts is approximately



PO Drawer 1217 La Feria, TX 78559  
o 956.423.7316 f 956.428.2045 republicservices.com

\$314,000. Therefore, if the Town of Rancho Viejo decides to add a flat percentage Franchise Fee, this should give you an indication of what the Town can expect in earnings.

I hope this will help answer all questions and concerns that were brought to the forefront of our conversation for the extension of the contract and hope you find the information useful in helping the Town of Rancho Viejo to make their decision. Once again, we hope that you will consider this extension/renewal offer and look forward to continuing our relationship with the Town of Rancho Viejo.

Sincerely,

A handwritten signature in blue ink that reads "Omar Rodriguez".

Omar Rodriguez  
Municipal Services Manager  
Republic Services  
956-367-0769

15. Consideration/Action of  
Extension of Contract for Solid  
Waste Collection and Brush  
Removal and Authorize Mayor  
to Sign Contract

# 16. Street Committee Report



# 17. September 2019 Police Report - Police Chief

# 18. Public Comment

## 19. Executive Session:

Pursuant to the following  
Section of the Texas  
Government Code: Section  
551.074 to Consider the  
reappointment, employment,  
evaluation, or duties of the  
Town Administrator and to  
Consider a New Proposed  
Contract for the Town  
Administrator

# 20. Possible Action on Matters Discussed in Executive Session

## 21. Adjourn