



NOTICE OF A PUBLIC MEETING
TOWN OF RANCHO VIEJO
PLANNING AND ZONING COMMISSION
JANUARY 14, 2020
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, January 14, 2020 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 – September 17, 2019
4. Public Hearing on Replat Request by Lorenzo Amaya, representative for Jesus Roberto Ortiz, owner of Lots 12 & 13, Block 3, Rancho Nuevo Subdivision, Phase 1, Town of Rancho Viejo, Cameron County, Texas, to Replat Two Lots into One Lot
5. Discussion/Action on Replat Request by Lorenzo Amaya, representative for Jesus Roberto Ortiz, owner of Lots 12 & 13, Block 3, Rancho Nuevo Subdivision, Phase 1, Town of Rancho Viejo, Cameron County, Texas, to Replat Two Lots into One Lot
6. 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 December 31, 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
SEPTEMBER 17, 2019

A Regular Meeting of the Planning and Zoning Commission of the Town of Rancho Viejo was held on September 17, 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 Oscar Gonzalez at 9:06 a.m.

2. ROLL CALL:

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

Mr. Oscar Gonzalez

Mr. Carmine Auditore

Mr. Filiberto Conde

Members absent: Mr. Craig Grove

A quorum was present at the meeting.

Town Administrator, Fred Blanco was also present in the meeting.

Those present in the audience were:

There were no audience members present.

3. APPROVAL OF MINUTES – JULY 16, 2019:

Motion was made by Mr. Carmine Auditore, seconded by Mr. Filiberto Conde, and unanimously carried, that the minutes of the Regular Meeting of the Planning and Zoning Commission held on July 16, 2019, be approved as written.

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

There were no audience members for comment.

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

Town Administrator Fred Blanco noted that the Strategic Planning Committee met and recommended the rezone request for approval. Motion was made by Mr. Filiberto Conde seconded by Mr. Carmine Auditore, and unanimously carried, to approve the request and recommendation to the Board of Aldermen for the rezone.

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

There were no audience members for comment.

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

Town Administrator Fred Blanco noted that the Strategic Planning Committee met and recommended the rezone request for approval. 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.

8. ADJOURN:

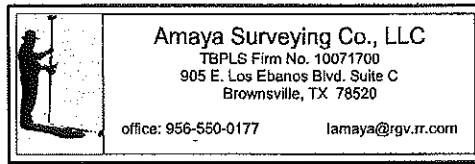
Motion was made by Mr. Filiberto Conde, seconded by Mr. Carmine Auditore and unanimously carried, to adjourn the meeting at 9:15 A.M.

After the meeting adjourned Mr. Gonzalez wanted to add to the record his concern about the correlation between condominiums/apartments and increased calls to the Rancho Viejo Police Department.

BY: _____
Fred Blanco, Town Administrator

APPROVED: _____
Oscar Gonzalez, Chairman

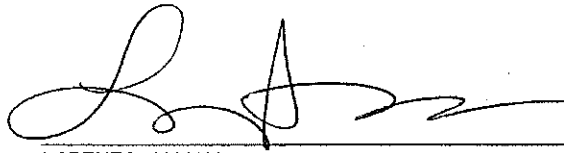
DATE: _____



TOWN OF RANCH VIEJO

TOWN ADMINISTRATOR:
FRED BLANCO

WE ARE SUBDIVIDING THESE TWO LOTS 12, & 13 BLOCK 3, RANCH NUEVO SUBDIVISION PHASE I, TO MAKE A ONE LOT SUBDIVISION FOR OUR CUSTOMER JESUS ROBERTO ORITEZ HIS CELL PHONE (956) 459-9313 HIS CURRENT ADDRESS 7004 AUSTRIAN PINE BROWNSVILLE, TEXAS 78526. SO HE CAN BUILD HIS FUTURE HOME FOR HIS FAMILY .WE WOULD APPRECIATE IF THE TOWN OF RANCH VIEJO COULD PUT US ON THE AGENDA



LORENZO AMAYA
REGISTERED PROFESSIONAL LAND SURVEYOR # 4834

CAUTION: EDWARDS ABSTRACT AND TITLE CO. ASSUMES NO LIABILITY FOR ERRORS OR OMISSIONS IN THIS REPORT OR FOR VERBAL STATEMENTS. The Title Certificate is furnished solely as an accommodation to the party requesting same, and represents the status of title as found by Edwards Abstract and Title Co. examiner. This certificate is not intended to be relied upon, and should not be relied upon, as a representation or warranty as to the title to the property described below. None of the information contained herein, or the absence of other information, constitutes a representation to any party as to the status of title to such property. Edwards Abstract and Title Co. assumes no liability whatsoever for the accuracy of this certificate, and shall under no circumstance be liable hereunder for any omission or error with respect hereto. If a policy of title insurance is subsequently purchased, any liability thereunder shall be determined solely by the terms of such policy. If any encumbrance or title defect should exist which is not disclosed herein, Edwards Abstract and Title Co. shall not be liable to any party for having furnished this report or for any verbal statements related to this report or to the status of title.

TITLE REPORT

EFFECTIVE DATE: October 2, 2019

FILE NO.: 2019-925356

Examination from: Records of EDWARDS ABSTRACT AND TITLE CO.

Subject to: Claims of present occupants; discrepancies in area and boundaries; unpaid bills for labor or material in connection with repairs or new improvements; unpaid taxes.

RECORD TITLE AT THE EFFECTIVE DATE HEREOF IS VESTED IN:

JESUS ROBERTO ORTIZ

DESCRIPTION OF PROPERTY:

Lots 12 and 13, Block 3, RANCHO NUEVO SUBDIVISION, PHASE I, Town of Rancho Viejo, Cameron County, Texas, according to the map or plat thereof recorded in Cabinet 1, Slots 2718A and 2718B, Map Records, Cameron County, Texas.

SCHEDULE B EXCEPTIONS:

1. Right of way Easement dated April 7, 1949, executed by G. Philip Wardner, Trustee for Dan Mercer to Carthage Hydrocol, recorded in Volume 464, Page 531, Deed Records of Cameron County, Texas.
2. Statutory rights in favor of Cameron County Irrigation District Number Six (6), pursuant to applicable sections of the Texas Water Code.
3. Easement and Right of way dated December 20, 1993, filed February 2, 1994, executed by Kincannon Farms to Central Power and Light Company, recorded in Volume 2755, Page 130, Official Records of Cameron County, Texas.
4. Easement and Right of way filed February 2, 1994, executed by Kincannon Farms Partnership to Central Power and Light Company, recorded in Volume 2755, Page 134, Official Records of Cameron County, Texas.
5. Boundary Agreement dated November 26, 1996, filed December 23, 1996, executed by Milton E. Kincannon to Pedro Erasmo Gonzalez and Juanita C. Gonzalez, recorded in Volume 4158, Page 135, Official Records of Cameron County, Texas.
6. Boundary Agreement dated February 21, 2000, filed February 26, 2000, executed by Milton E. Wentz, Jr. and wife, Jeannine Elizabeth Wentz (hereafter jointly referred to as "Wentz"), residents of Cameron County, Texas to Kincannon Farms (hereafter referred to as "Kincannon"), a Texas Partnership, recorded in Volume 6131, Page 224, Official Records of Cameron County, Texas.

7. Conveyance of Water Rights, as described in document, dated May 18, 2005, filed July 8, 2005, executed by Rio Rancho Nuevo Phase I to Valley Municipal Utility District No. 2, recorded in Volume 11529, Page 121, of the Official Public Records of Cameron County, Texas.
8. CONTRACT, EASEMENT AND USE RESTRICTION dated July 3, 2006, filed August 3, 2006, entered into by and between AEP Texas Central Company, a Texas Corporation and Rio Rancho Nuevo Phase I, L.L.P, recorded in Volume 12874, Page 150, and First Amendment recorded in Volume 13260, Page 149, of the Official Public Records of Cameron County, Texas.
9. A Resolution to Valley Municipal Utility District No. 2 Title of instrument] dated July 23, 2013, recorded in Volume 19547, Page 58, Official Public Records, Cameron County, Texas.
10. Easements, rules, regulations and rights in favor of Valley Municipal Utility District No. 2.
11. Easements, rules, regulations and rights in favor of Cameron County Drainage District No. 1.
12. Minimum floor elevation; Fifteen feet (15') utility easement; Twenty-five feet (25') minimum setback line along the front; Five feet (5') minimum setback line along the side; Twenty-five feet (25') minimum setback line along the rear; Ten feet utility easement along the rear, as per map or plat recorded in Cabinet 1, Slot 2718a, Map Records, Cameron County, Texas.
13. Encroachment Agreement dated March 10, 2008, recorded in Volume 19812, Page 19, Official Records, Cameron County, Texas.

RESTRICTIONS:

Volume 942, Page 399 and Amendment recorded in Volume 964, Page 802; and Correction to the Amendment recorded in Volume 968, Page 20, all recorded in the Deed Records of Cameron County, Texas.

Volume 13018, Page 234, Official Public Records, and in Cabinet 1, Slot 2718A and 2718B, Map Records, Cameron County, Texas.

CURATIVE MATTERS:

1. EDWARDS ABSTRACT AND TITLE COMPANY searched its title plant for possible involuntary liens recorded against Jesus Roberto Ortiz and found the following:
2. Abstract of Judgment filed July 26, 2016, in the amount of \$1,268.83, plus costs, interest and attorney's fees in favor of Lacks Valley Stores, Ltd. against Jesus Ortiz, recorded in Volume 21928, Page 39, Official Records, Cameron County, Texas.
3. Abstract of Judgment filed March 7, 2013, in the amount of \$1,500.00, plus costs, interest and attorney's fees in favor of Conn's Appliances, Inc. d/b/a Conn's against Jesus Ortiz, Jr., recorded in Volume 19181, Page 95, Official Records, Cameron County, Texas.
4. **PLEASE CTRL+CLICK HERE TO ACCESS ALL SUPPORTING DOCUMENTS.**

This report does not cover and therefore excludes any examination or statement as to taxes, zoning, ordinances, discrepancies as to boundaries, shortages in area, overlapping of improvements, encroachments, protrusions, rights of parties in possession, adverse possession, easements which may be visible and apparent, but unrecorded, and all other matters not of record.

By acceptance of this report, the addressee accepts that Edwards Abstract and Title Co. shall be limited in its liability, if any, to the sum charged and paid for this report as liquidated damages. This report is for the sole use of addressee herein above and may not be used or relied upon by anyone other than Addressee.

Dalia Salinas

BY:

Dalia Salinas

DATE: October 8, 2019

CAMERON COUNTY TAX OFFICE

Tony Yzaguirre, Jr Tax Assessor Collector

835 E. Levee

Brownsville TX 78520

(956) 544-0800

ACCOUNT NUMBER: 79/1414/0030/0120/00

PROPERTY OWNER:

PROPERTY DESCRIPTION:

FOOTE BETSSABE D
PO BOX 777
LA FERIA, TX 78559-0777

LOT 12 BLK 3 RANCHO NUEVO SUBDIVIS
ION PHASE I C1-2718-AB CC

CAUSE # ACRES .3444 MIN? .000000000000 TYPE
BANKRUPTCY # USER CODES

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS OF THIS OFFICE
THE FOLLOWING DELINQUENT TAXES, PENALTIES, AND INTERESTS ARE DUE AS OF:
DESCRIBED PROPERTY OF THE FOLLOWING TAX UNIT(S):

Table with columns: YEAR, ENTITY, BASE TAX, P & I, COLLECTION FEES, TOTAL. Rows include 2019 SOUTH TEXAS ISD, TOWN OF RANCH VIEJO, BROWNSVILLE NAVIG., CAMERON COUNTY, DRAINAGE DIST #1, TX SOUTHMOST COLLEGE, VALLEY MUD #2.

TOTAL SEQUENCE 0

TOTAL TAX: * ALL PAID *
UNPAID FEES: * NONE *
INTEREST ON FEES: * NONE *
COMMISSION: * NONE *
TOTAL DUE ==> * ALL PAID *

TAXES PAID FOR YEAR 2019 \$653.35

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2019 EXCEPT FOR UNPAID
YEARS LISTED ABOVE.

THE ABOVE DESCRIBED PROPERTY MAY BE SUBJECT TO SPECIAL VALUATION BASED ON ITS
USE, AND ADDITIONAL ROLLBACK TAXES MAY BE DUE. (SECTION 23.55, STATE PROPERTY
TAX CODE.)
THE ISSUANCE OF THIS CERTIFICATE DOES NOT PRECLUDE A SUBSEQUENT SUPPLEMENTAL
ASSESSMENT ON THE PROPERTIES ABOVE BY THE APPRAISAL DISTRICT AND DOES NOT
REFLECT WHETHER OR NOT THE TAXPAYER OWES COURT COST IN ANY DELINQUENT TAX COLLEC
TION LAWSUITS (WHICH MUST BE CHECKED WITH THE COLLECTION ATTORNEYS).
PURSUANT TO *31.08 OF THE PROPERTY TAX CODE, THERE IS A FEE ON ALL TAX
CERTIFICATES.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 10/14/2019

Fee Paid: \$10.00

Tony Yzaguirre Jr.
Tax Assessor & Collector

By: Jose Ignacio Perez DEPUTY

CAMERON COUNTY TAX OFFICE

Tony Yzaguirre, Jr Tax Assessor Collector

835 E. Levee

Brownsville TX 78520

(956) 544-0800

ACCOUNT NUMBER: 79/1414/0030/0130/00

PROPERTY OWNER:

FOOTE BETSSABE D
PO BOX 777
LA FERIA, TX 78559-0777

PROPERTY DESCRIPTION:

LOT 13 BLK 3 RANCHO NUEVO SUBDIVIS
ION PHASE I C1-2718-AB CC

CAUSE # ACRES .3859 MIN% .000000000000 TYPE
BANKRUPTCY # USER CODES

THIS IS TO CERTIFY THAT AFTER A CAREFUL CHECK OF THE TAX RECORDS OF THIS OFFICE
THE FOLLOWING DELINQUENT TAXES, PENALTIES, AND INTERESTS ARE DUE AS OF:
DESCRIBED PROPERTY OF THE FOLLOWING TAX UNIT(S):

Table with columns: YEAR, ENTITY, BASE TAX, P & I, COLLECTION FEES, TOTAL. Rows include 2019 taxes for South Texas ISD, Town of Ranch Viejo, Brownsville Navig., Cameron County, Drainage Dist #1, TX Southmost College, and Valley Mud #2.

TOTAL SEQUENCE 0

TOTAL TAX: * ALL PAID *
UNPAID FEES: * NONE *
INTEREST ON FEES: * NONE *
COMMISSION: * NONE *
TOTAL DUE ==> * ALL PAID *

TAXES PAID FOR YEAR 2019 \$732.13

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 2019 EXCEPT FOR UNPAID
YEARS LISTED ABOVE.

THE ABOVE DESCRIBED PROPERTY MAY BE SUBJECT TO SPECIAL VALUATION BASED ON ITS
USE, AND ADDITIONAL ROLLBACK TAXES MAY BE DUE. (SECTION 23.55, STATE PROPERTY
TAX CODE.)

THE ISSUANCE OF THIS CERTIFICATE DOES NOT PRECLUDE A SUBSEQUENT SUPPLEMENTAL
ASSESSMENT ON THE PROPERTIES ABOVE BY THE APPRAISAL DISTRICT AND DOES NOT
REFLECT WHETHER OR NOT THE TAXPAYER OWES COURT COST IN ANY DELINQUENT TAX COLLEC
TION LAWSUITS (WHICH MUST BE CHECKED WITH THE COLLECTION ATTORNEYS).
PURSUANT TO *31.08 OF THE PROPERTY TAX CODE, THERE IS A FEE ON ALL TAX
CERTIFICATES.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 10/14/2019

Fee Paid: \$10.00

Tony Yzaguirre Jr.
Tax Assessor & Collector

By: Jose Ignacio Ferrer DEPUTY