



NOTICE OF A PUBLIC MEETING  
TOWN OF RANCHO VIEJO  
PLANNING AND ZONING COMMISSION  
FEBRUARY 18, 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, February 18, 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 – January 14, 2020
4. Public Hearing on Rezone Request by Anthony De Ponce, Representative for Brosatiah Investment Group LLC, Owner of lots 1 and 2 Block 9 Las Haciendas at Rancho Viejo Subdivision Section 1 Amended Plat, to Rezone from Single Family District to Business District
5. Discussion/Action on Rezone Request by Anthony De Ponce, Representative for Brosatiah Investment Group LLC, Owner of lots 1 and 2 Block 9 Las Haciendas at Rancho Viejo Subdivision Section 1 Amended Plat, to Rezone from Single Family District to Business District
6. Public Hearing on Rezone Request by Tony McDermid, representative for Golf & Resorts Investments, LLC, Owner of 12.371 acres of land, more or less, out of Rancho Viejo subdivision in the Town of Rancho Viejo, Cameron County, Texas as recorded in volume 25, pages 34-36 of the Cameron County map records and being comprised of a portion of a 21.688 acre golf course, being a part of a 177.744 acre tract described as "Parcel 1 (A) Golf Course No.1"; all of a 1.278 acre tract described as "Parcel 2(B) putting green"; all as recorded in volume 1140, pages 756-775 of the Cameron County deed records; a 1.173 acre tract described as "Parcel 5, parking area and pro shop", in volume 1140 pages 745-755 of the Cameron County deed records; and a portion of a 9.864 acre tract described as "Parcel 2(C) Driving Range and Chipping Green". All as recorded in volume 1140, pages 756-775 of the Cameron County deed records and all of a 1.887 acre tract described as "Tract 1" in a sheriff's deed recorded in volume 41, page 540 of the Cameron County official records, to Rezone from Recreational District to Business District
7. Discussion/Action on Rezone Request by Tony McDermid, representative for Golf & Resorts Investments, LLC, Owner of 12.371 acres of land, more or less, out of Rancho Viejo subdivision in the Town of Rancho Viejo, Cameron County, Texas as recorded in volume 25, pages 34-36 of the Cameron County map records and being comprised of a portion of a 21.688 acre golf course, being a part of a 177.744 acre tract described as "Parcel 1 (A) Golf Course No.1"; all of a 1.278 acre tract described as "Parcel 2(B) putting green"; all as recorded in volume 1140, pages 756-775 of the Cameron County deed records; a 1.173 acre tract described as "Parcel 5, parking area and pro shop", in volume 1140 pages 745-755 of the Cameron County deed records; and a portion of a 9.864 acre tract described as "Parcel 2(C) Driving Range and Chipping Green". All as recorded in volume 1140, pages 756-775 of the Cameron County deed records and all of a 1.887 acre tract described as "Tract 1" in a sheriff's deed recorded in volume 41, page 540 of the Cameron County official records, to Rezone from Recreational District to Business 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 January 31, 2020 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  
JANUARY 14, 2020

A Regular Meeting of the Planning and Zoning Commission of the Town of Rancho Viejo was held on January 14, 2020 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

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The meeting was called to order by Oscar Gonzalez at 9:01 a.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  
Mr. Oscar Gonzalez  
Mr. Carmine Auditore  
Mr. Filiberto Conde

A quorum was present at the meeting.

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

Those present in the audience were:

Gerardo Evia  
Benito Lopes

3. APPROVAL OF MINUTES – SEPTEMBER 17, 2019

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Motion was made by Mr. Craig Grove, seconded by Mr. Carmine Auditore, and unanimously carried, that the minutes of the Regular Meeting of the Planning and Zoning Commission held on September 17, 2019, be approved as written.

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

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Town Administrator Fred Blanco advised the board that the Strategic Planning Committee met and recommended approval for the replat in question.

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

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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 replat.

6. ADJOURN

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The meeting was adjourned at 9:07 a.m.

BY: \_\_\_\_\_  
Fred Blanco, Town Administrator

APPROVED: \_\_\_\_\_  
Oscar Gonzalez, Chairman

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

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

**Dear Mr. Blanco**

**Now comes Anthony De Ponce legal representative for Brosatiah Investment Group and respectfully submit this request for you to set me up at your first meeting to change the Zoning of Lot 1 and 2, Block 9 Las haciendas at Rancho Viejo, Cameron County, Rancho Viejo, Texas.**

**Attached you would find copy of recorded plat. This Rezoning is of important in order for us to start process of construction details.**

**Your assistance is highly appreciated,**

**Respectfully,**



**C. Anthony De Ponce**

**Attached**

January 3, 2020

Mr. Fred Blanco  
Town Administrator  
Rancho Viejo, Texas

Ref. Rezoning

Dear Mr. Blanco,

Please serve this notice as my request to obtain rezoning for Lots 1 and 2< Block 9, Las Haciendas at Rancho Viejo, Cameron County, Texas.

This Lots would need to be Rezoning from the existing records to Commercial Lots in order to start the process of obtaining building permits for construction of Lot 2, Projected a Services Station, Lot 1, Projected a Commercial Plaza.

Your help to introduced this request to your next Board Meeting is highly appreciated.

Respectfully



Anthony De Ponce

Brosatiah Investment Group

Attached: Recorded Plat of the property requested



Town of Rancho Viejo

Request – Re-Zoning

Present zoning – Recreational

Rezone to – Commercial

Owners – Golf & Resorts Investments, LLC Property ID 95540

Description of land to be rezoned

12.31 acres of land, more or less, out of Rancho Viejo subdivision in the Town of Rancho Viejo, Cameron County, Texas as recorded in volume 25, page 34-36 of the Cameron County map records and being comprised of a portion of a 21.688 acre golf course, being a part of 177.744 acre tract described as "Parcel 1(A) Golf Course No. 1; all of a 1.278 acre tract described as Parcel 2(B) putting green"; all as recorded in volume 1140, page 756-775 of the Cameron County deed records; a 1.173 acre tract described as "Parcel 5, parking area and proshop", in volume 1140 page 745-755 of the Cameron County deed records and a portion of a 9.864 acre tract described as "Parcel 2(C) Driving Range and Chipping Green".

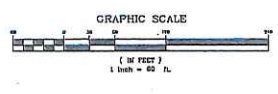
All as recorded in 1140, pages 756-775 of the Cameron County deed records and all of a 1.887 acre tract described as "Tract 1" in sheriff's deed recorded in volume 41, page 540 of the Cameron County official records.

Regards

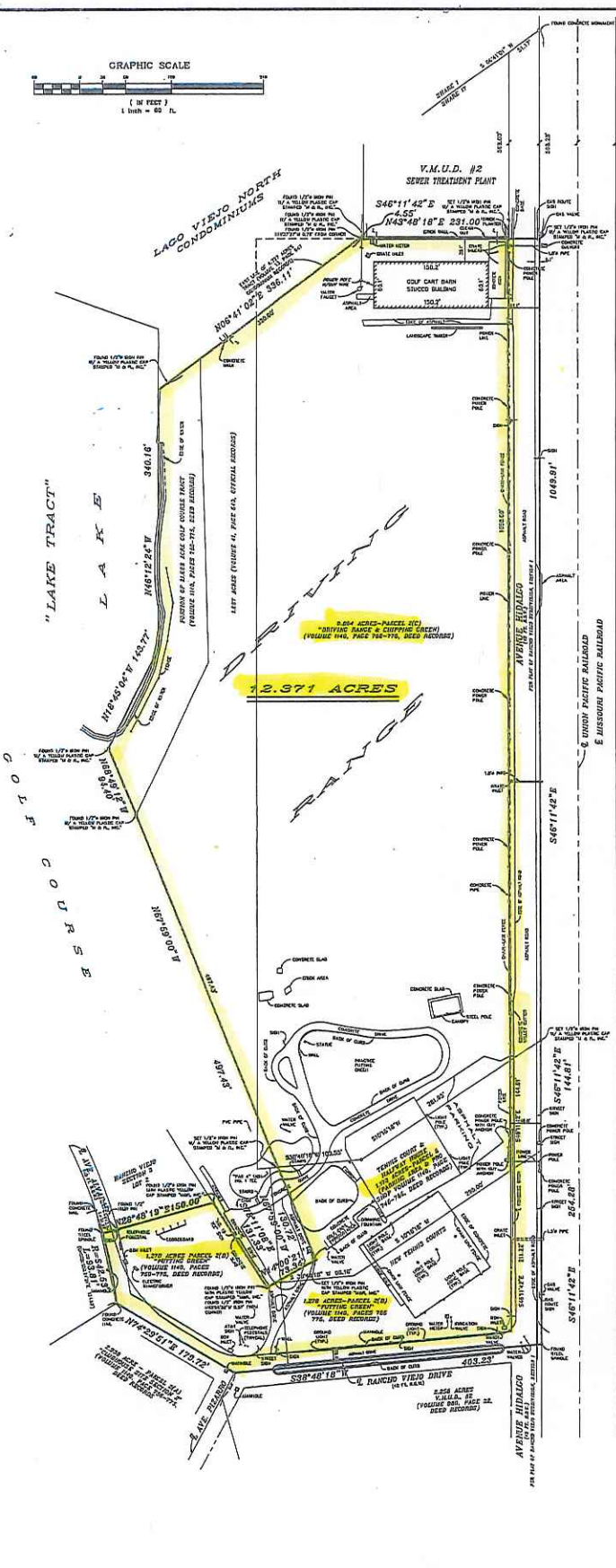
Tony McDermid (Representatives)

956-350-4000





MERIDIAN OF RANCHO VIEJO SECTION 1



U.S. EXPRESSWAY 77 & 83

**COMBINED MAP OF**  
 12.371 ACRES OF LAND, MORE OR LESS, OUT OF RANCHO VIEJO SUBDIVISION IN THE TOWN OF RANCHO VIEJO, CAMERON COUNTY, TEXAS, AS RECORDED IN VOLUME 25, PAGES 24-26 OF THE CAMERON COUNTY MAP RECORDS AND BEING COMPRISED OF A PORTION OF A 31.656 ACRE GOLF COURSE, BEING A PART OF A 177.744 ACRE TRACT DESCRIBED AS "PARCEL 1(A) GOLF COURSE NO. 1", ALL OF A 1.475 ACRE TRACT DESCRIBED AS "PARCEL 2(D) PUTTING GREEN", ALL AS RECORDED IN VOLUME 1140, PAGES 752-775 OF THE CAMERON COUNTY DEED RECORDS; A 1.172 ACRE TRACT DESCRIBED AS "PARCEL 5 PARKING AREA AND 790 SHOP" IN VOLUME 1140, PAGES 745-755 OF THE CAMERON COUNTY DEED RECORDS; AND A PORTION OF A 9.864 ACRE TRACT DESCRIBED AS "PARCEL 2(C) DRIVING RANGE AND CHIPPING GREEN" ALL AS RECORDED IN VOLUME 1140, PAGES 756-775 OF THE CAMERON COUNTY DEED RECORDS AND ALL OF A 1.457 ACRE TRACT DESCRIBED AS "TRACT 1" IN A SHERIFF'S DEED RECORDED IN VOLUME 41, PAGE 646 OF THE CAMERON COUNTY OFFICIAL RECORDS.

SCALE: 1" = 60'  
 PREPARED FOR:  
 RANCHO VIEJO GOLF AND RESORTS, LLC  
 DECEMBER 27, 2013

**Meja & Rose, Incorporated**  
 Engineering Surveying  
 T.B.P.E. Reg. No. F-002070  
 T.B.P.L.S. Reg. No. 10023900  
 1643 West Price Road (365) 544-3025  
 P.O. Box 3761 Brownsville, Texas 78520  
 Fax (361) 544-3028  
 email: mandrinc@gmail.com  
 C.P. No. 24 JOB NO. 10453