



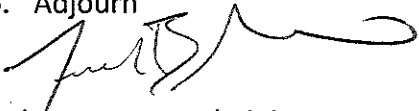
NOTICE OF A PUBLIC MEETING
TOWN OF RANCHO VIEJO
STRATEGIC PLANNING COMMITTEE
FEBRUARY 25, 2020
5:30 P.M.

NOTICE is hereby given of a MEETING of the STRATEGIC PLANNING COMMITTEE of the TOWN OF RANCHO VIEJO, TEXAS, to be held on Tuesday, February 25, 2020, at 5:30 P.M., in the TOWN MUNICIPAL OFFICE, 3301 CARMEN AVENUE, RANCHO VIEJO, TEXAS to consider the following items:

1. Review Plans for Rezone Request by Tony McDermid, representative for Golf & Resorts Investments, LLC, Owner of El Diablo Rancho Viejo Subdivision, 0.522 acre tract, out of "el diablo golf course" and described as a 139.143 acre tract in assumption warranty deed recorded in volume 19067, page 104, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 4, recorded in volume 26, page 45, and adjacent to Rancho Viejo 1986 subdivision, recorded in cabinet 1, slot 706-A, map records of Cameron County, Texas to Rezone from Recreational District to Single-Family District
2. Review Plans for Rezone Request by Tony McDermid, representative for Golf & Resorts Investments, LLC, Owner of El Angel Rancho Viejo Subdivision No.1, 1.433 acre tract, out of "el angel golf course" and described as a 154.488 acre tract in assumption warranty deed recorded in volume 18183, page 168, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 7, according to the map or plat thereof recorded in volume 26, page 37, map records of Cameron County, Texas and, 0.783 acre tract, out of "el angel golf course" and described as tract II-50.373 acres in assumption warranty deed recorded in volume 18183, page 168, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 8, according to the map or plat thereof recorded in volume 26, page 37, map records of Cameron County, Texas to Rezone from Recreational District to Single-Family District
3. Review Plans for Rezone Request by Tony McDermid, representative for Golf & Resorts Investments, LLC, Owner of El Angel Rancho Viejo Subdivision No.2, 1.070 acre tract, out of "el angel golf course" and described as a 154.488 acre tract in assumption warranty deed recorded in volume 18183, page 168, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 7, according to the map or plat thereof recorded in volume 26, page 37, map records of Cameron County, Texas and, 0.803 acre tract, out of "el angel golf course" and described as tract II-50.373 acres in assumption warranty deed recorded in volume 18183, page 168, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 8, according to the map or plat thereof recorded in volume 26, page 37, map records of Cameron County Texas to Rezone from Recreational District to Single-Family District

4. Review Plans for Rezone Request by Tony McDermid, representative for Golf & Resorts Investments, LLC, Owner of El Angel Rancho Viejo Subdivision No.3, 08.16 acre tract, out of "el angel golf course" and described as a 154.488 acre tract in assumption warranty deed recorded in volume 18183, page 168, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 7, according to the map or plat thereof recorded in volume 26, page 37, map of records of Cameron County, Texas and, 0.677 acre tract, out of "el angel golf course" and described as a 154.488 acre tract in assumption warranty deed recorded in volume 18183, page 168, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 7, according to the map or plat thereof recorded in volume 26, page 37, map of records of Cameron County, Texas to Rezone from Recreational District to Single-Family District
5. Review variance request by CPM Design, representative for Sandra Ellis, owner, Lot 55 Section 3 Rancho Viejo Subdivision, 55 Alvarado Avenue, Rancho Viejo, Texas 78575, to provide for a variance from Ordinance, Chapter 70, Sec. 70-252, Fence and Wall Regulations, (a)Any fence that is constructed or erected within the town shall meet the following requirements: (3)Any portion of a fence that is above two feet must be constructed of wrought iron, ornamental iron, other decorative metal, or rigid poly vinyl chloride (PVC) designed and manufactured for sale as a fence. Metal pickets shall be no smaller than one-half inch square or three-fourths inch diameter, except for occasional stabilizing piers which may be built of solid masonry construction to match dwelling. Spacing between pickets shall be no closer than 1¾ inches and not to exceed the building code requirements for swimming pools or to not allow a four-inch ball to pass through. (d)Any wall that is constructed or erected within the town shall meet the following requirements: (2)The wall must be constructed of face brick or of a masonry material covered with stucco that is attached and compatible with the dwelling to which it is appurtenant in terms of its design and material composition. (e)Notwithstanding any provision to the contrary contained within the ordinances of the town, walls erected in compliance with this article may be built on the side or common property line with the following setback requirements:(1)No wall may be permitted to extend more than ten feet past a point on the common property line that intersects a line that would be drawn from the rear walls of the two dwellings on the adjoining lots. This is for the installation of a metallic fence.

6. Adjourn



Fred Blanco, Town Administrator

In the spirit of full disclosure as advocated by the Texas Open Meetings Act, the Town of Rancho Viejo posts this advisory to report that a quorum of the Town of Rancho Viejo Board of Aldermen may attend this meeting of the Strategic Planning Committee on February 25, 2020 at 5:30 P.M. at Town Hall. The Board of Aldermen is not responsible for the meeting, as the Strategic Planning Committee is a purely advisory body. No deliberation of Town business, except as may be incidental to the committee meeting, or action on Town business will take place by or among the Aldermen.

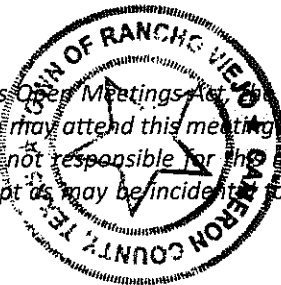
State of Texas
County of Cameron
Town of Rancho Viejo

I, the undersigned authority, do hereby certify that the above NOTICE OF MEETING of the Strategic Planning Committee 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 February 21, 2020 at 5:00 PM 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



01/31/2020

Town of Rancho Viejo

Request – Re-Zoning

Present zoning – Recreational

Rezone to – Residential

Owners – Golf & Resorts Investments, LLC Property ID

Description of land to be rezoned

El Diablo Rancho Viejo Subdivision No. 1, 1 Residential Lot

0.522 acre tract, out of “el diablo golf course” and described as a 139.143 acre tract in assumption warranty deed recorded in volume 19067, page 104, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 4, recorded in volume 26, page 45, and adjacent to Rancho Viejo 1986 subdivision, recorded in cabinet 1, slot 706-A, map records of Cameron County, Texas

El Angel Rancho Viejo Subdivision No. 1, 3 Residential Lots

1.433 acre tract, out of “el angel golf course” and described as a 154.488 acre tract in assumption warranty deed recorded in volume 18183, page 168, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 7, according to the map or plat thereof recorded in volume 26, page 37, map records of Cameron County, Texas

0.783 acre tract, out of “el angel golf course” and described as tract II – 50.373 acres in assumption warranty deed recorded in volume 18183, page 168, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 8, according to the map or plat thereof recorded in volume 26, page 37, map records of Cameron County, Texas

El Angel Rancho Viejo Subdivision No. 2, 3 Residential Lots

1.070 acre tract, out of “el angel golf course” and described as a 154.488 acre tract in assumption warranty deed recorded in volume 18183, page 168, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 7, according to the map or plat thereof recorded in volume 26, page 37, map records of Cameron County, Texas

RECEIVED
JAN 31 2020

BY: JG

0.803 acre tract, out of "el angel golf course" and described as tract II – 50.373 acres in assumption warranty deed recorded in volume 18183, page 168, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 8, according to the map or plat thereof recorded in volume 26, page 37, map records of Cameron County, Texas

El Angel Rancho Viejo Subdivision No. 3, 2 Residential Lots

0.816 acre tract, out of "el angel golf course" and described as a 154.488 acre tract in assumption warranty deed recorded in volume 18183, page 168, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 7, according to the map or plat thereof recorded in volume 26, page 37, map records of Cameron County, Texas

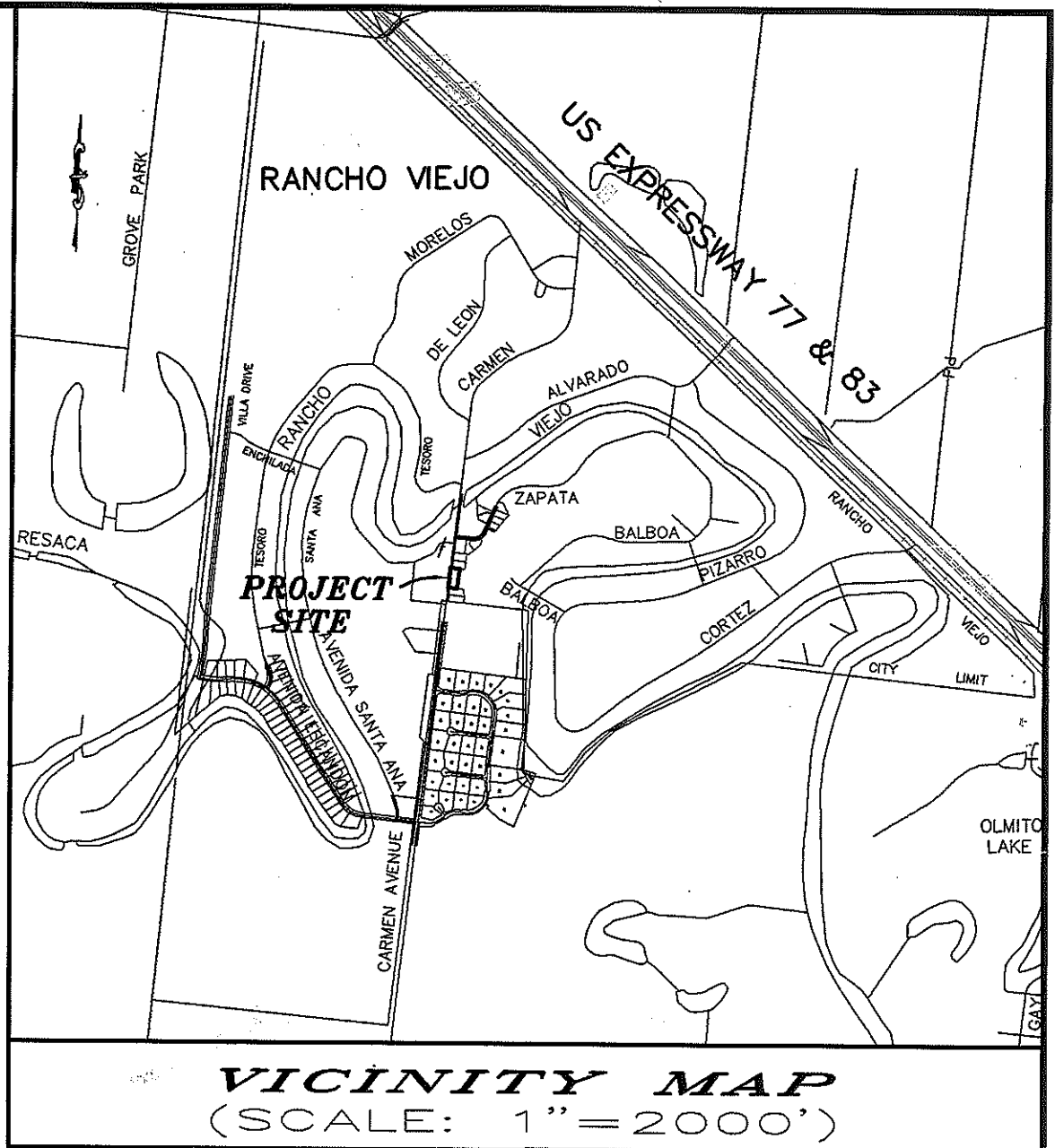
0.677 acre tract, out of "el angel golf course" and described as a 154.488 acre tract in assumption warranty deed recorded in volume 18183, page 168, official records of Cameron County, Texas and being adjacent to Rancho Viejo subdivision, section 7, according to the map or plat thereof recorded in volume 26, page 37, map records of Cameron County, Texas

Regards

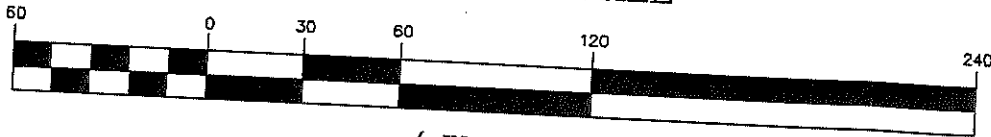
Tony McDermid (Representatives)

956-350-4000

[REDACTED]



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

"EL DIABLO GOLF COURSE"
RESIDUE OF 139.143 ACRE TRACT
(VOLUME 19067, PAGE 104, O.R.C.C., TX.)

E AVENIDA ZAPATA
(40 FT. R.O.W.)

ROUND PK NAIL

LOT 2403

LOT 2401

LOT 2402

RANCHO VIEJO SUBDIVISION
SECTION 4
(VOLUME 26, PAGE 45, M.R.C.C.T.)

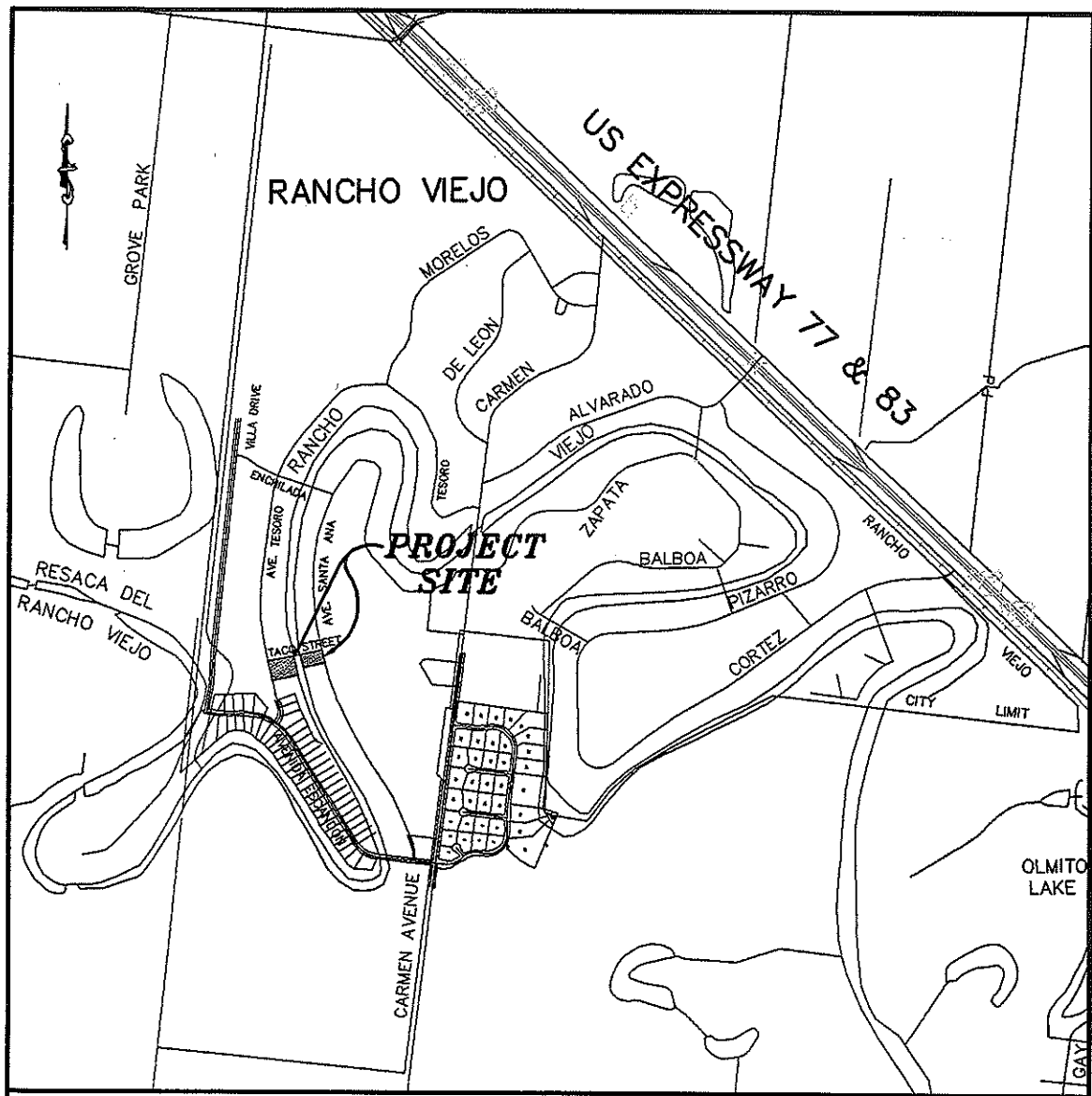
"EL DIABLO GOLF COURSE"
RESIDUE OF 139.143 ACRE TRACT
(VOLUME 19067, PAGE 104, O.R.C.C., TX.)

E AVENIDA CARMEN
(50 FT. R.O.W.)

LOT 4

VIEJO 1986
SUBDIVISION
(VOLUME 708-A, M.R.C.C.T.)

240



VICINITY MAP
(SCALE: 1" = 2000')

LOT 36

RANCHO VIEJO SUBDIVISION
SECTION 7
(VOLUME 26, PAGE 37, M.R.C.C.T.)

POINT OF BEGINNING
LOT 39

RANCHO VIEJO 1986 SUBDIVISION,
(CABINET I, SLOT 709 A, M.R.C.C.T.)

LOT 38

SET 1/2" IRON PIN
WITH A YELLOW PLASTIC
CAP STAMPED "M&R INC"

E AVENIDA
(50 FT. R.O.W.)

LOT 40

N09°53'10"W
148.91'

N80°06'50"E 228.00'

"GOLF CART" SIGN

LIGHT POLE
CABLE TV
PEDESTAL

(2) ELECTRIC
TRANSFORMERS

CONCRETE BASE

SEWER LIFT STATION

GRATE INLETS

600 SQ. FT. EASEMENT
TO VALLEY MUNICIPAL
UTILITY DISTRICT NO. 2
(DEDICATED BY THIS PLAT)

SET 1/2" IRON PIN
WITH A YELLOW PLASTIC
CAP STAMPED "M&R INC"

LOT 1

0.778 ACRE GROSS
(33,878 SQ. FT.)
LESS 0.202 ACRE R.O.W.
0.576 ACRE NET

SWALE

ASPHALT GOLF
CART TRAIL

N80°05'41"E 202.11'

N80°06'50"E
25.00'

SET 1/2" IRON PIN
WITH A YELLOW PLASTIC
CAP STAMPED "M&R INC"

SET 1/2" IRON PIN
WITH A YELLOW PLASTIC
CAP STAMPED "M&R INC"

LOT 2

0.655 ACRE GROSS
(28,537 SQ. FT.)
LESS 0.079 ACRE R.O.W.
0.576 ACRE NET

R=1248.53'
L=139.57'

L=136.77'

PUMP HOUSE

CONCRETE
BOX INLET

CONCRETE PIPE
184.20'

SET 1/2" IRON PIN
WITH A YELLOW PLASTIC
CAP STAMPED "M&R INC"

S73°42'36"W 220.0'
(S70°57'19"W RECORD)
LOT 41A

SUBDIVISION OF LOTS 41, 43, 45 AND 47,
RANCHO VIEJO, SECTION 7
(CABINET I, SLOT 558 A, M.R.C.C.T.)

(2) WATER
METERS

CONCRETE
DRIVE

FOUND
IRON PI

S09°32'34"E 263.65'

123.85'

114.80'

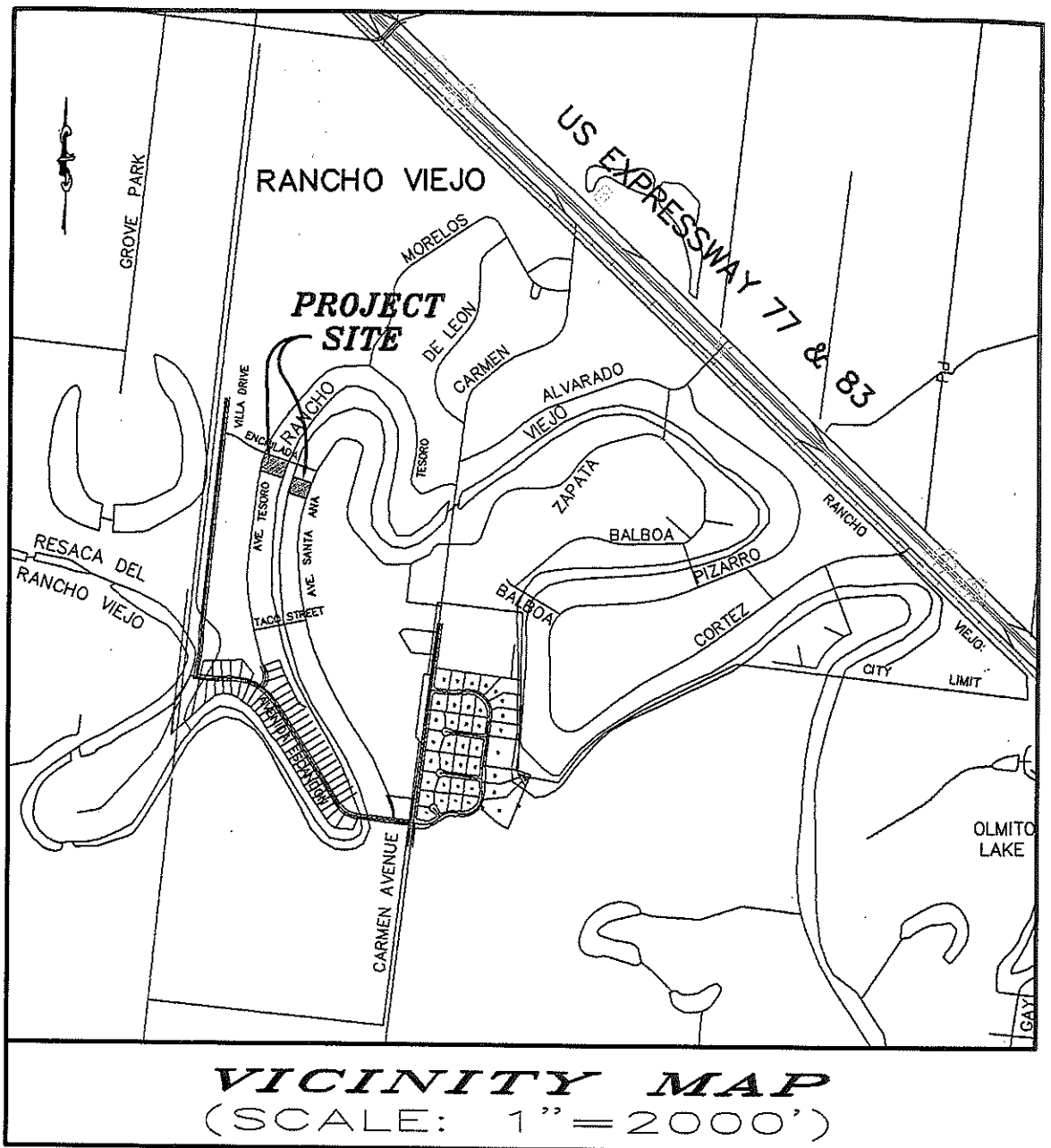
REI

CONC
RETAI
WALL

LIGHT PO

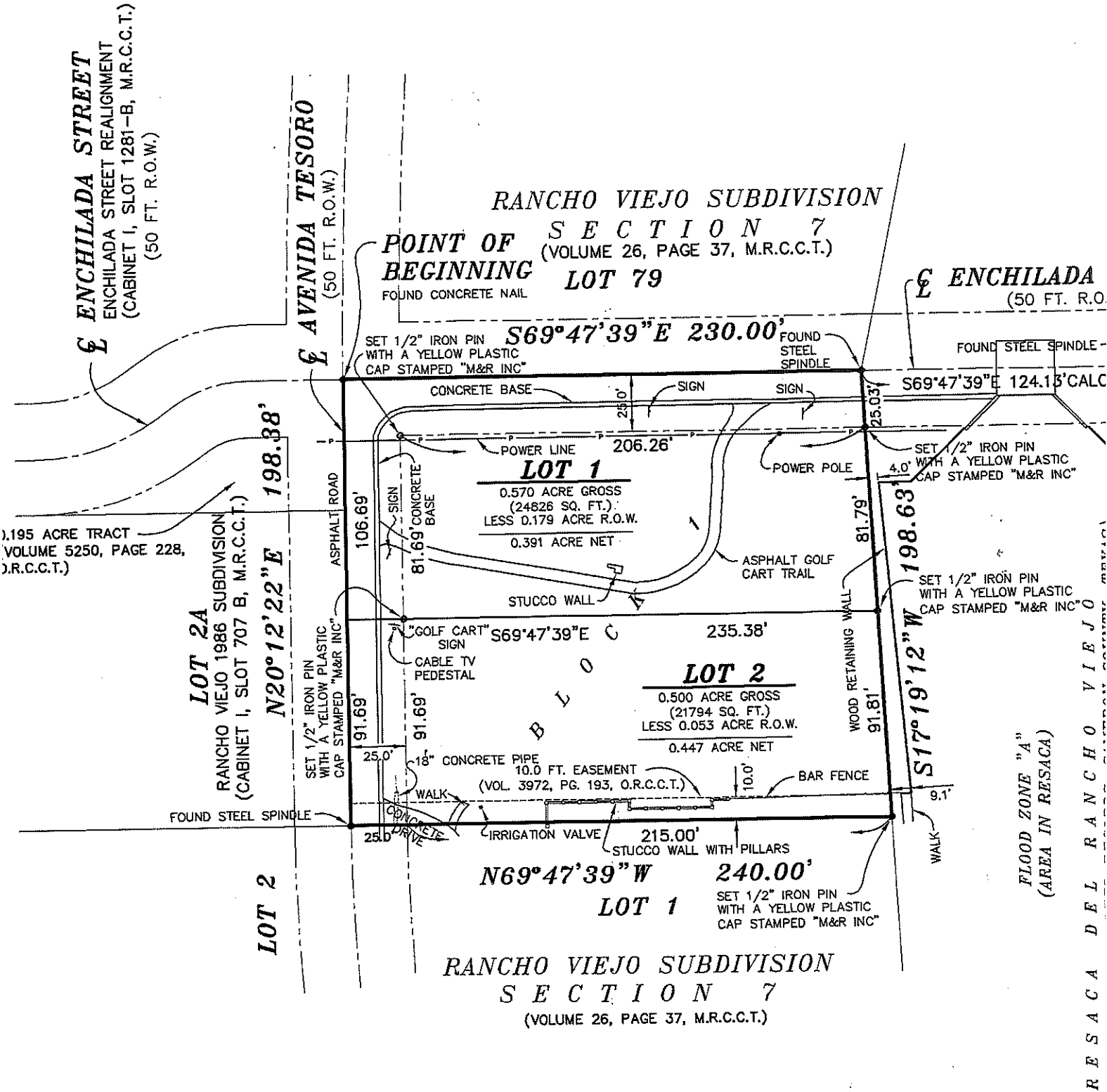
BOAI
RETAI
WALL

CON
CUL



25 FT.
5 FT.
25 FT.

CONTAINING 1.070 ACRES, MORE OR LESS.



NOTES:

ANCHO VIEJO SUBDIVISION
 SECTION 8
 (VOLUME 26, PAGE 37, M.R.C.C.T.)

LOT 53

FOUND CONCRETE NAIL

S69°47'39"E 235.47'

15.0 FT. UTILITY EASEMENT
(CAB. I, SLOT 3252, M.R.C.C.T.)

LOT 8

SANTA ANA LAKE SUBDIVISION NO. 2
(CABINET I, SLOT 3252, M.R.C.C.T.)

SET 1/2" IRON PIN
WITH A YELLOW PLASTIC
CAP STAMPED "M&R INC"

SET 1/2" IRON PIN
WITH A YELLOW PLASTIC
CAP STAMPED "M&R INC"

S69°47'39"E 209.80'

164.80'
ASPHALT GOLF CART TRAIL

SET 1/2" IRON PIN
WITH A YELLOW PLASTIC
CAP STAMPED "M&R INC"

LOT 1

0.803 ACRE GROSS
(34,984 SQ. FT.)
LESS 0.100 ACRE R.O.W. 2
0.703 ACRE NET

600 SQ. FT. EASEMENT
TO VALLEY MUNICIPAL
UTILITY DISTRICT NO. 2
(DEDICATED BY THIS
PLAT)

GRATE INLET SIGN
SEWER LIFT STATION

CONCRETE BASE
ASPHALT ROAD

R=1647.05'
L=131.49'

LOT 7

SANTA ANA LAKE SUBDIVISION NO. 2
(CABINET I, SLOT 3252, M.R.C.C.T.)

E AVENIDA SANTA ANA
(50 FT. R.O.W.)

POINT OF
BEGINNING

N74°22'06"W 180.00'

LOT 55

RANCHO VIEJO SUBDIVISION
 SECTION 8
 (VOLUME 26, PAGE 37, M.R.C.C.T.)

LOT 52

LOT 54

LOT 6

RESIDUE OF 50.373 ACRE TRACT
(VOL. 18183, PAGE 168, O.R.C.C.T.)

RETAINING WALL WITH
BAR FENCE ON TOP

4" PVC PIPE
BAR FENCE 155.0' (2) ELECTRIC
TRANSFORMERS

FOUND CONCRETE MONUMENT
0.4' EAST OF CORNER

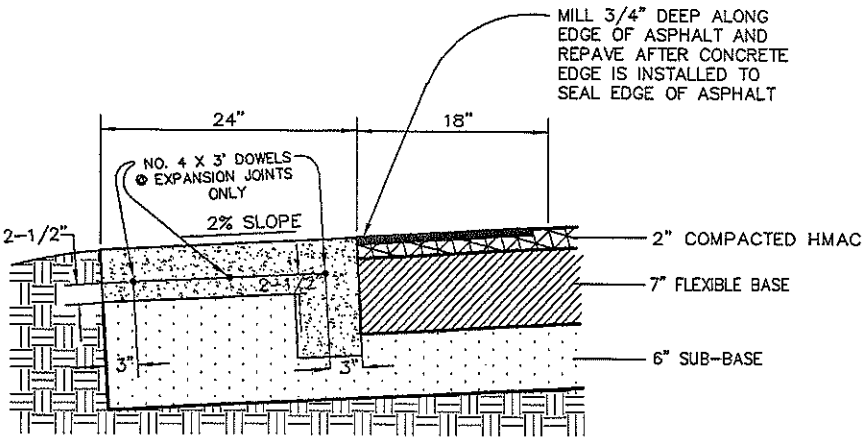
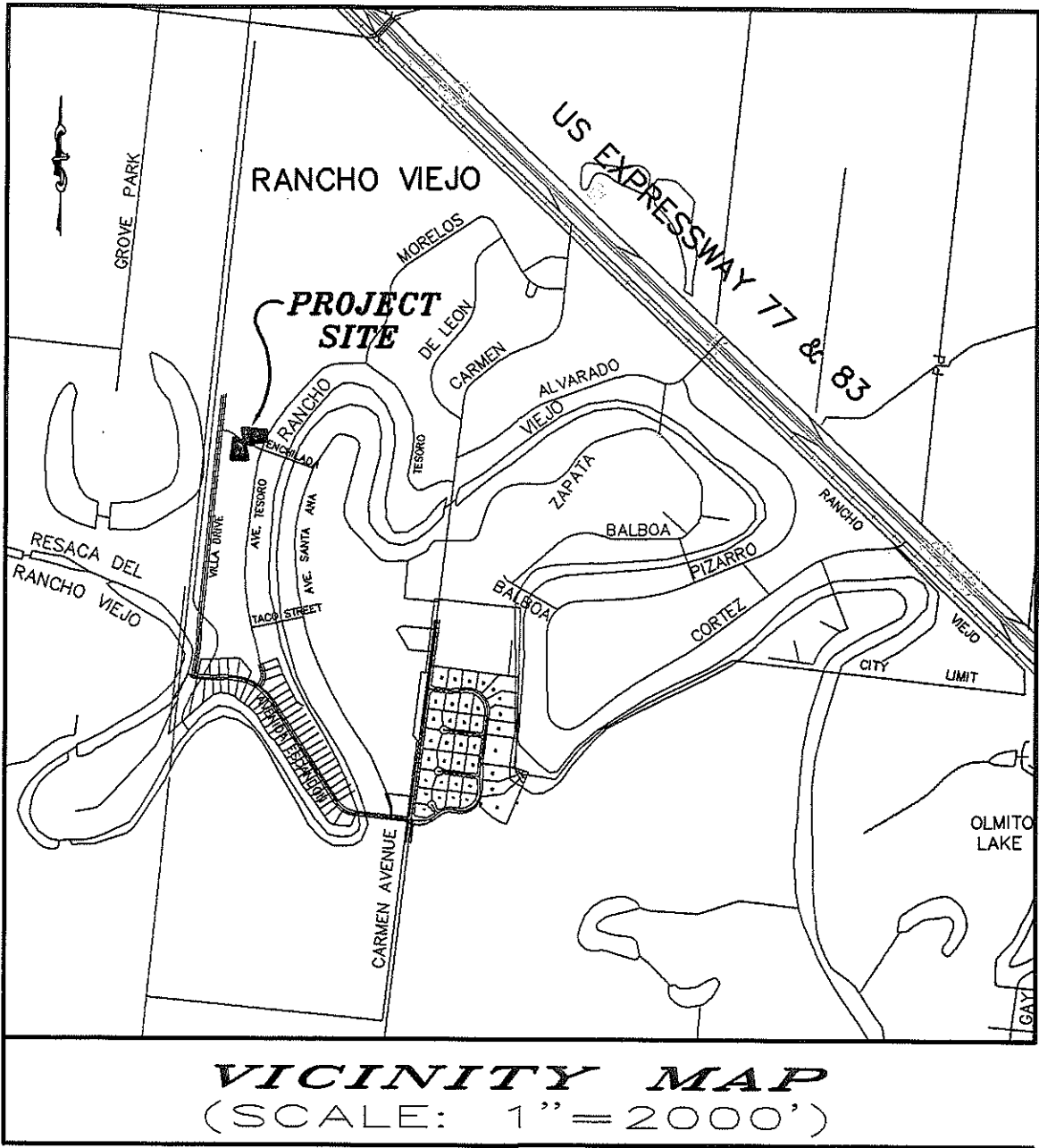
CABLE TV
PEDESTAL

S20°12'22"W 135.00'

S20°12'22"W 41.63'

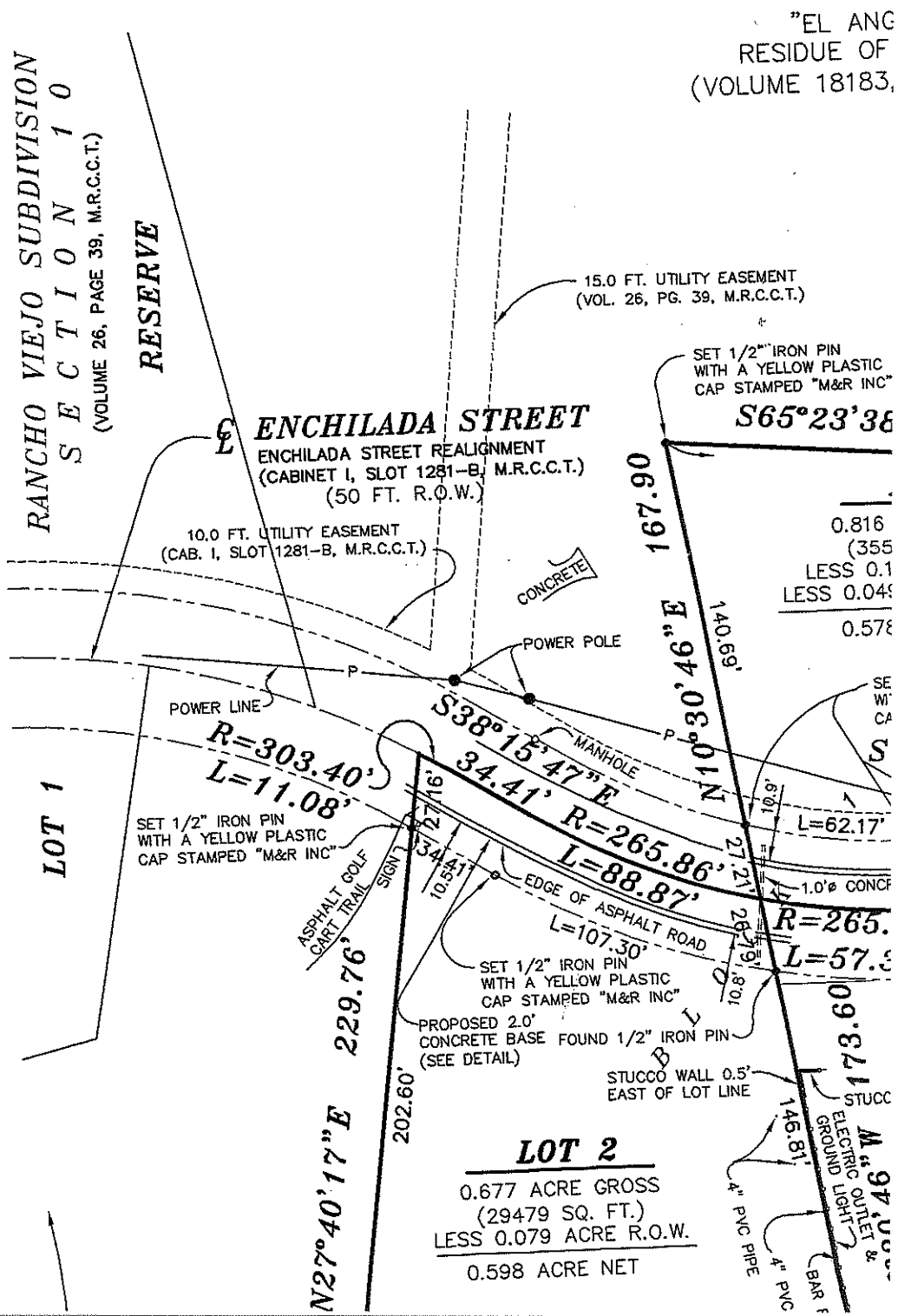
S20°12'22"W 41.63'

S20°12'22"W 41.63'



CORNER OF LOT 2A, FOR THE NORTHEAST CORNER OF LOT 2A, SOUTH 10 DEG. 30 MIN. 46 SEC. WEST, A
THENCE, ALONG THE WEST LOT LINE OF SAID LOT 2A, SOUTH 10 DEG. 30 MIN. 46 SEC. WEST, A
26.79 FEET A ONE-HALF INCH IRON PIN FOUND AT THE SOUTH RIGHT-OF-WAY LINE OF ENCHILADA
TOTAL DISTANCE OF 173.60 FEET TO THE POINT OF BEGINNING;

CONTAINING 0.677 ACRES, MORE OR LESS.





RECEIVED
FEB 19 2020
BY: E.S.

February 18, 2020

AT'N. MR. FRED BLANCO
TOWN ADMINISTRATOR
RANCHO VIEJO, TX

In reference to the refusal on your part of the installation of a metallic fence on 55 ALVARADO ST., Our proposal for this fence is in compliance with Rancho Viejo **Code of Ordinances, Chapter 70, Article I In General, Sec. 70-252 Fence and Wall Regulations** in all its items and parts; The reason you are denying this metallic fence is because of its design, but in none of the ordinance's items or parts mentions anything about the type of design and if it needs to be approved by the Town of Rancho Viejo.

Our metallic fence design addresses three main points:

1. The issue of privacy, since the property is beside a golf pad, the owners requested a fence that allows privacy to be achieved in the area of the pool and the lawn, while also permitting a see-through capability for compliance with the fence building protocols.
2. The second point addresses that the architectural proposal of the home requires a design that goes with the house, that a solid stucco wall and an ordinary fence does not achieve.
3. The third point is that the owners of the house have pets that require a perimeter fence, so that they are unable to leave the property while outside.

It is for these reasons that we request that you reconsider your rejection for the installation of the metallic fence and be favored with your response.

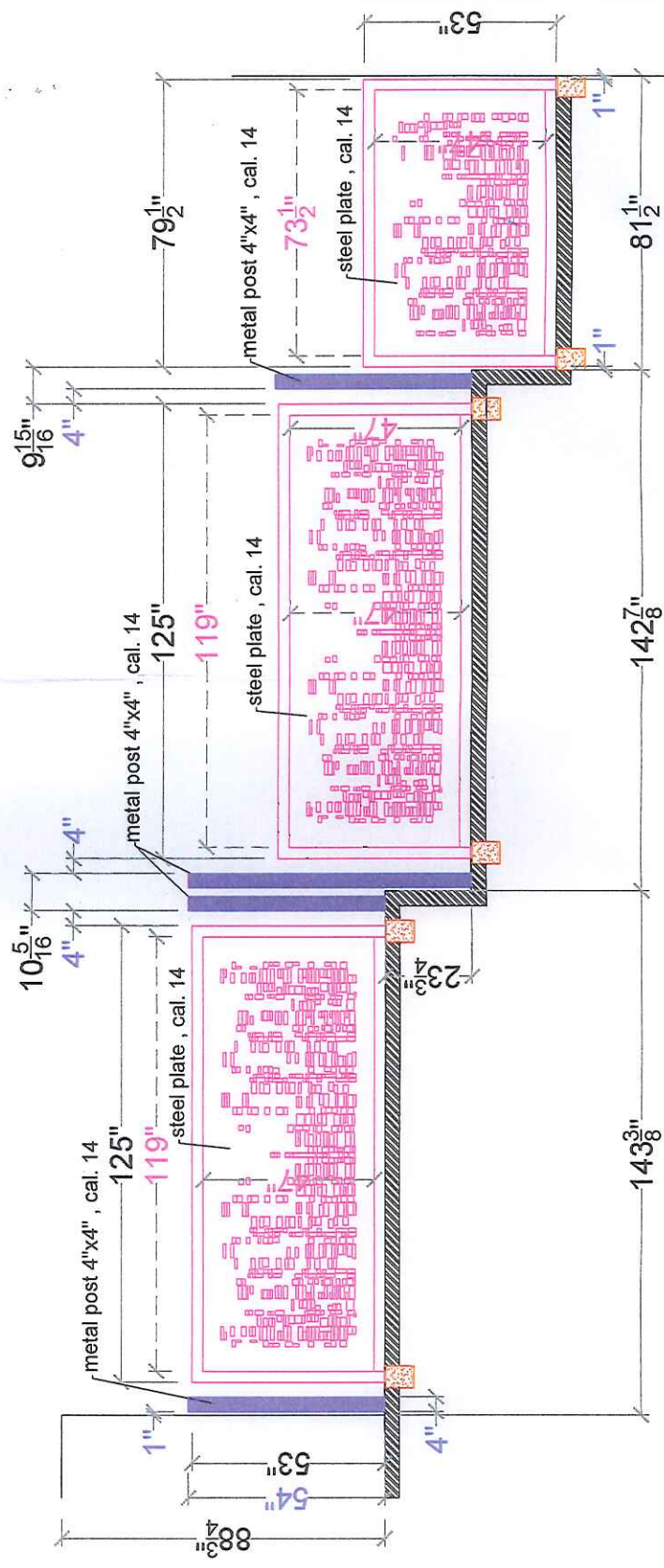
For further details, revise the floor plan and the elevations submitted for the design of the fence.
A-1

Sincerely:


Sergio Perales
CPM DESIGN LLC
7765 Padre Island Hwy
Brownsville Tx.



Mrs. Sandra Ellis
55 Alvarado
Rancho Viejo Tx



north side wall -

Sec. 70-252. - Fence and wall regulations.

- (a) Any fence that is constructed or erected within the town shall meet the following requirements:
- (1) The total fence height including posts or any other attachments may not exceed six feet measured to the ground on both sides along the length of said fence.

(2) The fence may contain a base wall which must be constructed of face brick or of masonry material covered with stucco that is attached and is compatible with the dwelling or building to which it is appurtenant in terms of its design and material composition, and may not exceed two feet in height.

(3) Any portion of a fence that is above two feet must be constructed of wrought iron, ornamental iron, other decorative metal, or rigid poly vinyl chloride (PVC) designed and manufactured for sale as a fence. The PVC must also be formulated to resist impact and be treated for ultra violet stabilization meeting ASTM D1784. Metal pickets shall be no smaller than one-half inch square or three-fourths inch diameter, except for occasional stabilizing piers which may be built of solid masonry construction to match dwelling. Spacing between pickets shall be no closer than 1¾ inches and not to exceed the building code requirements for swimming pools or to not allow a four-inch ball to pass through. The minimum profile dimensions for PVC are as follows:

	Cross Section	Wall Thickness	Corner Radius
Posts	4" × 4"	0.140"	11/32"
Rails	1½" × 1½"	0.120"	7/32"
Pickets	7/8" × 1½"	0.160"	3/16"

- (4) No fence shall obstruct or interfere with drainage.

(5) No wood or chain link fence, wood site barrier, wood landscape device, wood lattice screen, wood privacy screen, or wood decorative screen will be permitted any where on a lot, regardless if it is inside or outside of the setback.
- (b) Notwithstanding any provision to the contrary contained within the ordinances of the town, fences erected in compliance with this article may be built on the side or common property line with the following setback requirements:
- (1) No fence may extend to less than 25 feet from the edge of a street or the property line, whichever is more restrictive.

(2) Fences parallel to streets must be at least 25 feet from the edge of the street or the property line, whichever is more restrictive.

(3) No fence may extend past the front wall of the house or into the front yard setback, whichever is more restrictive.

- (4) For property located on waterways and/or resacas, the fence may extend along the side or common property line to the water's edge.
- (5) Fences may run parallel to a resaca as long as the same does not exceed six feet in height and are constructed in the manner herein provided.
- (6) Fence on non-address sides. No fence may extend to less than 25 feet from the edge of a street or the property line, whichever is more restrictive, except the fence on the non address sides need only be five feet from the edge of the street or the property line, whichever is more restrictive.
- (c) Any fence or wall that is constructed or erected to comply with the requirements of the Standard Swimming Pool Code shall comply with both the requirements of said Code and this chapter.
- (d) Any wall that is constructed or erected within the town shall meet the following requirements:
 - (1) The total wall height including trim or pilasters may not exceed six feet when measured to the ground from both sides along the lengths of said wall.
 - (2) The wall must be constructed of face brick or of a masonry material covered with stucco that is attached and compatible with the dwelling to which it is appurtenant in terms of its design and material composition.
 - (3) No wall shall obstruct or interfere with drainage.
 - (4) Solid wooden gates may be located and permitted in solid masonry walls.
- (e) Notwithstanding any provision to the contrary contained within the ordinances of the town, walls erected in compliance with this article may be built on the side or common property line with the following setback requirements:
 - (1) No wall may be permitted to extend more than ten feet past a point on the common property line that intersects a line that would be drawn from the rear walls of the two dwellings on the adjoining lots.
 - (2) If a wall is built on a property line where there is a dwelling on just one of the lots, the wall may extend only ten feet past the point where the rear corner of the dwelling closest to the property line would make a line perpendicular to the property line. This would give the future owner a choice in positioning the new dwelling.
 - (3) Any addition to an existing wall would have to match in material, color and height of the existing wall.
 - (4) Any fence may be connected to and extend past the wall in accordance with the fence regulations.
 - (5) No wall may extend into the front yard or waterway setback.
 - (6) A wall must be constructed entirely within the property line of the person building the wall.
 - (7) Both sides of the wall must be completely finished in a proper and attractive manner.
 - (8) The owner of the wall must maintain the structural integrity of the wall.
 - (9) Reserved.

(Ord. No. 18, art. IVD, 3-13-1990; Ord. No. 18M, § 1, 5-13-1995; Ord. No. 18N, § 1, 8-12-1997; Ord. No. 18O, § 1, 10-14-1997; Ord. No. 18P, § 1, 5-12-1998; Ord. No. 18X, §§ 5, 6, 12-11-2001; Ord. No. 18EE, §§ 3—8, 7-10-2007; Ord. No. 178, § 2, 1-13-2009)