



NOTICE OF A PUBLIC MEETING  
TOWN OF RANCHO VIEJO  
PLANNING AND ZONING COMMISSION  
MARCH 4, 2021  
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 MARCH 4, 2021 at 9:00 A.M via Zoom Teleconference Meeting ONLY by logging on at <https://us02web.zoom.us/j/82915488439> Meeting ID: 829 1548 8439

This Notice and Meeting Agenda, are posted online at: [www.ranchoviejotexas.com](http://www.ranchoviejotexas.com). The Agenda packet will also be posted online no less than 24 hours before the meeting.

The members of the public wishing to participate in the meeting hosted through Zoom Teleconference may do so toll-free by logging on at <https://us02web.zoom.us/j/82915488439> Meeting ID: 829 1548 8439 or by calling in to one of the following numbers (charges may apply):

One tap mobile  
+13462487799,,82915488439# US (Houston)  
+16699006833,,82915488439# US (San Jose)

Dial by your location  
+1 346 248 7799 US (Houston)  
+1 669 900 6833 US (San Jose)  
+1 312 626 6799 US (Chicago)  
Meeting ID: 829 1548 8439

1. Call to Order
2. Roll Call
3. Approval of Minutes – June 30, 2020, July 30, 2020
4. Discussion/Action on Recommendation to the Board of Aldermen to establish a Tree Preservation Ordinance
5. Discussion/Action on Recommendation to the Board of Aldermen on the Creation of an Ordinance to Regulate Short Term Rental through Agencies such as HomeAway, VRBO, Airbnb, TripAdvisor and Booking.com or Similar Agencies
6. Discussion/Action on Recommendation to the Board of Aldermen to Amend the Town of Rancho Viejo Code of Ordinances Chapter 70 – Parking Regulations, Division 3 – Prohibited parking and/or storage. No vehicle or other mobile equipment of any nature shall be parked, stored or left to stand on any lot or property except a driveway of any lot located within a "B" single-family dwelling, or "C" multifamily dwelling, apartments, townhouses and condominiums district as defined by this chapter for more than 24 hours. Duly licensed passenger vehicles, including pickup trucks, are included in this restriction.


7. 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 February 26, 2021 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  
JUNE 30, 2020

A Regular Meeting of the Planning and Zoning Commission of the Town of Rancho Viejo was held on JUNE 30, 2020 at 9:00 A.M via Zoom Teleconference Meeting ONLY by logging on at <https://us02web.zoom.us/j/89522722954> Meeting ID: 895 2272 2954

1. Call to Order

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The meeting was called to order by Chairman Oscar Gonzalez at 9:08 am

2. Roll Call

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Members present at the meeting were:

Mr. Oscar Gonzalez  
Mr. Craig Grove  
Mr. Filiberto Conde

Members Absent:

Mr. Carmine Auditore

A quorum was present at the meeting.

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

Those present in the audience were:

Fred Kennedy	Jack Phiifer	Ruth Meyer	Rose Mary
Tomas Castella	Francisco Medrano	Jorge Vela	Alberto Najera
Christian Callejas	Reynaldo Garza	Greggs	Mayor Cyndie Rathbun
Yasmine Maldonado	Pat Pace	Markus Armenta	

3. Approval of Minutes – February 18, 2020

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Motion to approve the minutes of February 18, 2020 was made by Craig Grove, seconded by Filiberto Conde and carried unanimously.

4. Public Hearing on Replat Request by Francisco Medrano Jr., representative for Carlos De Leon, owner of RANCHO VIEJO SUBD SECTION I LOTS 1 & 2, RANCHO VIEJO 1986 SUBD (CAB 1 SLOT 704-A CCMR), Town of Rancho Viejo, Cameron County, Texas, to replat two lots into one lot

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Public hearing was opened by Chairman Gonzalez

Francisco Medrano Jr. representative for Carlos De Leon explained the request to the Committee. The Committee mentioned they had no objections to the replat. Mayor Rathbun representative for the Strategic Planning Committee advised that the Committee is recommending approval for the replat.

Motion to close public hearing was made by Craig Grove, seconded by Filiberto Conde and carried unanimously.

5. Discussion/Action on Replat Request by Francisco Medrano Jr., representative for Carlos De Leon, owner of RANCHO VIEJO SUBD SECTION I LOTS 1 & 2, RANCHO VIEJO 1986 SUBD (CAB 1 SLOT 704-A CCMR), Town of Rancho Viejo, Cameron County, Texas, to replat two lots into one lot
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Motion to approve the request to replat Rancho Viejo Subdivision Section I Lots 1&2 to one lot was made by Craig Grove, seconded by Filiberto Conde and carried unanimously.

6. Public Hearing on 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
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Public Hearing was opened by Chairman Gonzalez

Mayor Rathbun as representative for the Strategic Planning Committee recommended delaying approval of the above mentioned rezone and the others ,as there is not an updated comprehensive plan for the Town of Rancho Viejo.

7. Discussion/Action on 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
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Motion to table all items for rezone until a comprehensive plan for the Town is in place was made by Craig Grove, seconded by Filiberto Conde and carried unanimously.

8. Public Hearing on 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
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Tabled collectively with item 7

9. Discussion/Action on 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
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Tabled collectively with item 7

10. Public Hearing on 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
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Tabled collectively with item 7

11. Discussion/Action on 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
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Tabled collectively with item 7

12. Public Hearing on 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
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Tabled collectively with item 7

13. Discussion/Action on 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
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Tabled collectively with item 7

14. Adjourn

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Motion to Adjourn at 9:35 am was made by Filiberto Conde, seconded by Craig Grove and carried unanimously.

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

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

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



TOWN OF RANCHO VIEJO  
PLANNING AND ZONING COMMISSION  
JULY 30, 2020

A Regular Meeting of the Planning and Zoning Commission of the Town of Rancho Viejo was held on JULY 30, 2020 at 9:00 A.M via Zoom Teleconference Meeting ONLY by logging on at <https://us02web.zoom.us/j/89144139886> Meeting ID: 891 4413 9886

1. Call to Order

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The meeting was called to order by Chairman Oscar Gonzalez at 9:08 am

2. Roll Call

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Members present at the meeting were:

Mr. Oscar Gonzalez

Mr. Craig Grove

Mr. Filiberto Conde

Members Absent:

Mr. Carmine Auditore

A quorum was present at the meeting.

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

Those present in the audience were:

Mayor Cydie Rathbun

Marie Goga

Tomas Castella

Tony McDermit

Myrna Hunter

Alberto Najera

Dr. Yasmin Maldonado

Sandra Cuvides

3. Public Hearing on Rezone Request by Tony McDermit, 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
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Public Hearing was opened by Chairman Gonzalez

Dr. Yasmin Maldonado expressed her confusion with what was going to be done in the area to be rezoned.

Mayor Rathbun gave a brief explanation on the delay for the discussion/approval of the rezoning in question.

Alejandro Najera asked if these lots will be designated for multifamily. Mr. Grove assured that it will not be for multifamily.

Craig Grove noted that the rezone is the best use of the lots.

Oscar Gonzalez reminded the public that although a rezone request is approved, owners of the property still have to go through Building Committee for any construction on the lots.

Alberto Najera stated that he supports the rezone as long as they are within regulation.

Motion to close public hearing was made by Craig Grove, seconded by Filiberto Conde and carried unanimously.

4. Discussion/Action on 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
- 

Motion to recommend approval to the Board of Aldermen for one lot described as 0.522 acre tract out of el diablo golf course was made by Craig Grove, seconded by Filiberto Conde and carried unanimously.

5. Public Hearing on 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
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Motion to open Public Hearing was made by .....

Alejandro Najera revisited the rezone request discussed in the previous item and expressed concern over the size of the lot and the size of home that might be constructed, adding that it may decrease value of his property that is adjacent.

Mr. Grove advised Mr. Najera that the request still needs to go to the Board of Aldermen and that he is willing to further discuss the matter with him.

Myrna Hunter read a letter on behalf of Tomas Castella owner of property adjacent to 0.783 tract out of "El Angel Golf Course".

Tony McDermid representative for Golf & Resorts added that he discussed the matter with Tomas Castella regarding his property and the rezone.

Motion to close public hearing was made by Craig Grove, seconded by Filiberto Conde and carried unanimously.

6. Discussion/Action on 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
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Motion to deny recommendation to the Board of Aldermen was made by Filiberto Conde, seconded by Craig Grove and carried as follows:

1 Aye by Filiberto Conde

1 Nay by Craig Grove

The tie was broken by Chairman Oscar Salinas with an aye.

Motion to reopen discussion was made by Craig Grove, seconded by Filiberto Conde and carried unanimously.

Motion to recommend approval for 1.433 acre tract out of "el angel golf course" and deny recommendation for 0.783 acre tract out of the same was made by .....

7. Public Hearing on 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
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Motion to open public hearing was made by Craig Gove, seconded by Filiberto Conde and carried unanimously.

Tony McDermid explained the area for rezone geographically

Motion to close public hearing was made by Craig Gove, seconded by Filiberto Conde and carried unanimously.

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8. Discussion/Action on 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
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Motion to recommend approval to the Board of Aldermen for three lots described as 1.070 acre tract out of el angel golf course and 0.803 acre tract out of el angel golf course was made by Craig Grove, seconded by Filiberto Conde and carried unanimously.

9. Public Hearing on 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
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Motion to open public hearing was made by Craig Grove, seconded by Filiberto Conde and carried unanimously.

Tony McDermid explained the area for rezone geographically

Motion to close public hearing was made by Craig Grove, seconded by Filiberto Conde and carried unanimously.

10. Discussion/Action on 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
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Motion to recommend approve to the Board of Aldermen for two lots described as 0.816 acre tract out of el angel golf course and 0.677 acre tract out of el angel golf course was made by Craig Grove, seconded by Filiberto Conde and carried unanimously.

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11. Adjourn

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Motion to Adjourn at 10:15 a.m. was made by Craig Grove, seconded by Filiberto Conde and carried unanimously.

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

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

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

### DIVISION 3. - PARKING REGULATIONS

#### Sec. 70-303. - Prohibited parking and/or storage.

No vehicle or other mobile equipment of any nature shall be parked, stored or left to stand on any lot or property except a driveway of any lot located within a "B" single-family dwelling, or "C" multifamily dwelling, apartments, townhouses and condominiums district as defined by this chapter for more than 24 hours. Duly licensed passenger vehicles, including pickup trucks, are included in this restriction.

(Ord. No. 18U, § 1, 2-9-1999; Ord. No. 18X, § 7, 12-11-2001)

#### Sec. 70-304. - No violation.

Vehicles or other mobile equipment parked in a driveway, garage or carport are not deemed to be in violation of this article.

(Ord. No. 18U, § 1, 2-9-1999)