



NOTICE OF A PUBLIC MEETING
TOWN OF RANCHO VIEJO
PLANNING AND ZONING COMMISSION
AUGUST 19, 2026
10:00 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 Wednesday, August 19, 2026, at 10:00 A.M., in the TOWN MUNICIPAL OFFICE, 3301 CARMEN AVENUE, RANCHO VIEJO, TEXAS, to consider the following items:

This Notice and Meeting Agenda are posted online at: www.ranchoviejotexas.com. The agenda packet will also be posted online no less than 24 hours before the meeting.

1. Call to Order
2. Roll Call
3. Approval of Minutes – April 14, 2026
4. Public Hearing on Replat Request by Keila Posada, Mejia & Rose, Inc., representative for Ziwa Holdings, LTD, Jorge de la Garza, Member/Manager/Owner of Rancho Viejo Subd. Section 1 Opp Lot 232, 4.539 Acres; to regulate the current right-of-way of the El Dorado/Juarez Avenue, and to correct the boundary lines in the Town of Rancho Viejo, by:
 - a. Dedicating the road right-of-way to the Town of Rancho Viejo, this being 0.64 acres out of the 3.094 acres, and
 - b. To transfer ownership of this dedicated right-of-way to the Town of Rancho Viejo and reduce the current lot to 2.46 acres out of 3.094 Acres Maintenance Area, out of 4.539 Acre tract out of Rancho Viejo Subd. Section 1, in the Town of Rancho Viejo, Cameron County, Texas as recorded in Volume 25, Pages 34-46 of the CCMR and said 4.539-Acre tract being the same tract described as “parcel 4 Convention Center Section 1” in Volume 1140, Pages 745-755 of the CCDD, and
 - c. Abandoning the existing right-of-way labeled as Hidalgo Avenue as recorded on Subdivision Section 1; on the subject property
5. Discussion/Action Replat Request by Keila Posada, Mejia & Rose, Inc., representative for Ziwa Holdings, LTD, Jorge de la Garza, Member/Manager/Owner of Rancho Viejo Subd. Section 1 Opp Lot 232, 4.539 Acres; to regulate the current right-of-way of the El Dorado/Juarez Avenue, and to correct the boundary lines in the Town of Rancho Viejo, by:
 - a. Dedicating the road right-of-way to the Town of Rancho Viejo, this being 0.64 acres out of the 3.094 acres, and
 - b. To transfer ownership of this dedicated right-of-way to the Town of Rancho Viejo and reduce the current lot to 2.46 acres out of 3.094 Acres Maintenance Area, out of 4.539 Acre tract out of Rancho Viejo Subd. Section 1, in the Town of Rancho Viejo, Cameron County, Texas as recorded in Volume 25, Pages 34-46 of the CCMR and said 4.539-Acre tract being the same tract described as “parcel 4 Convention Center Section 1” in Volume 1140, Pages 745-755 of the CCDD, and

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- c. Abandoning the existing right-of-way labeled as Hidalgo Avenue as recorded on Subdivision Section 1; on the subject property
6. Public Hearing on Replat Request by Albert Garcia, representative for Marcela Morales de Gonzalez, owner of Lots 41 & 43 Section 3; to replat two lots into one lot
7. Discussion/Action on Replat Request by Albert Garcia, representative for Marcela Morales de Gonzalez, owner of Lots 41 & 43 Section 3; to replat two lots into one lot
8. Adjourn


Patty Flores, Town Administrator

NOTE: Pursuant to Section 551.127, Texas Government Code, one or more members may attend this meeting remotely using videoconferencing technology. The video and audio feed of the videoconferencing equipment can be viewed and heard by the public at the address posted above as the location of the meeting.



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 August 7, 2026 at 9:00 A.M. and which will be continuously posted for a period of three (3) business days prior to the date and time said meeting was convened.

ATTEST:

Patty Flores, Town Administrator