



Planning and Zoning Commission Meeting Agenda

Monday, August 17, 2026 at 6:00 PM

City Hall – 520 East Ocean Blvd. Los Fresnos, TX 78566

<https://cityoflosfresnos.com/meetings>

NOTICE OF SAID MEETING IS HEREBY GIVEN BY THE CITY OF LOS FRESNOS PURSUANT TO CHAPTER 551, TITLE 5 OF THE TEXAS GOVERNMENT CODE, THE TEXAS OPEN MEETINGS ACT.

A. CALL MEETING TO ORDER

B. VISITORS REMARKS

To speak, you must sign in with the City Secretary prior to the meeting. You have a limit of 5 minutes to speak.

C. PUBLIC HEARING

1. Public Hearing to present and receive comments from residents regarding Los Fresnos Comprehensive Plan: 2027-2037, associated with TxCDBG Planning Grant Contract No. 23-160-015-E338.

D. ACTION ITEMS

1. Consideration and ACTION to recommend adoption of Los Fresnos Comprehensive Plan: 2027-2037, associated with TxCDBG Planning Grant Contract No. 23-160-015-E338, as the official comprehensive plan of the City of Los Fresnos.
2. Consideration and ACTION to approve the final plat of Valle Alto East Commercial Subdivision IV.
3. Consideration and ACTION to approve the preliminary plat for Valle Alto East Subdivision Phase VII & VIII.
4. Consideration and ACTION to approve the minutes from July 20, 2026.

E. ADJOURNMENT

This is to certify that I, Jacqueline Moya, posted this agenda on the front bulletin board of the City Hall and the city website at www.cityoflosfresnos.com on August 11, 2026 on or before 5:30 p.m. and it shall remain so posted continuously for at least 3 business days preceding the scheduled time of said meeting.

/s/ Jacqueline Moya, City Secretary

Persons with any disabilities that would like to attend meetings must notify City Secretary 24 hours in advance so that the City can make arrangements for that disabled person.

ACTION ITEM REPORT



Item Title:

Public Hearing to present and receive comments from residents regarding Los Fresnos Comprehensive Plan: 2027-2037, associated with TxCDBG Planning Grant Contract No. 23-160-015-E338.

Recommendation:

CITY OF LOS FRESNOS, TEXAS

Los Fresnos Comprehensive Plan: 2027–2037

Presentation to the Planning & Zoning Committee

Public Hearing • August 17, 2026 • 6:00 p.m. • City Hall

Prepared with GrantWorks, Inc. | Texas GLO Resilient Communities Program (TxCDBG-MIT Contract No. 23-160-015-E338)

Tonight's Purpose & the Path to Adoption

1

P&Z Review

Planning & Zoning Committee, reviews the proposed plan (TLGC § 213.003) and recommends adoption.

2

Public Hearing

Council receives oral testimony and written comments from the public, following published notice.

3

Council Action

The City Council considers adopting Los Fresnos 2037 as its official Comprehensive Plan.

What the plan does and does not do:

- Los Fresnos Comprehensive Plan: 2027-2037 serves as the City's official policy guide for growth, development, and capital investment, superseding the 2014 plan.
- The Plan is not a Zoning Ordinance (TLGC § 213.005): the plan and its maps do not create zoning regulations, district boundaries, or entitlements for any property.

One Plan, Five Components + Implementation



Land Use Plan

Future Land Use Map & hazard-aware growth framework



Transportation Plan

Street & pedestrian priorities, phased rehabilitation and new streets



Capital Improvements Plan

Water, wastewater, & storm drainage projects



Community Facilities Plan

Public buildings and services, proposed new facilities

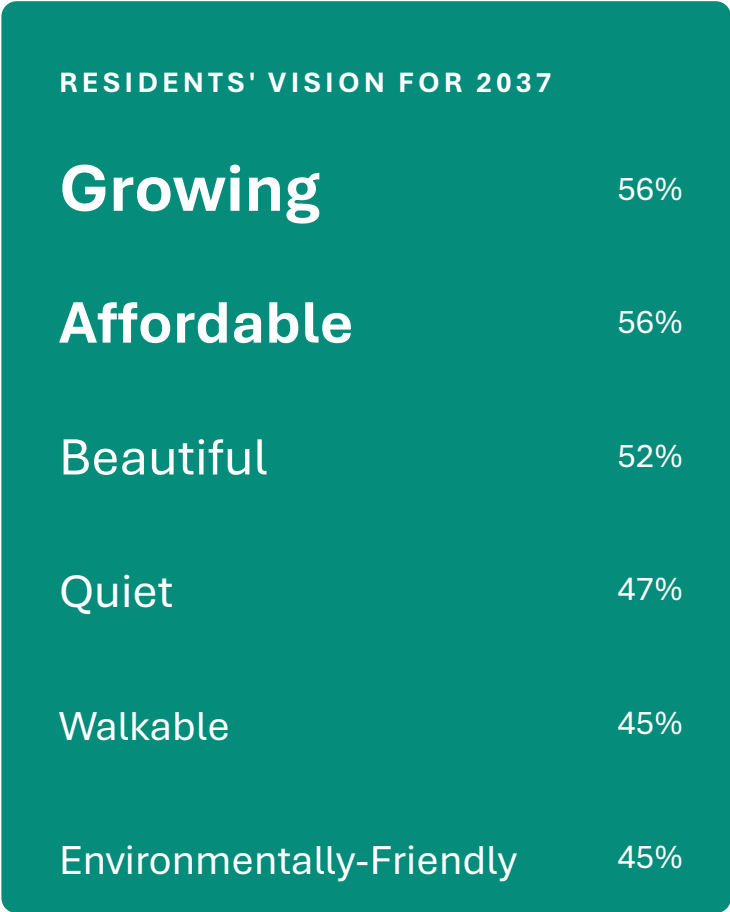
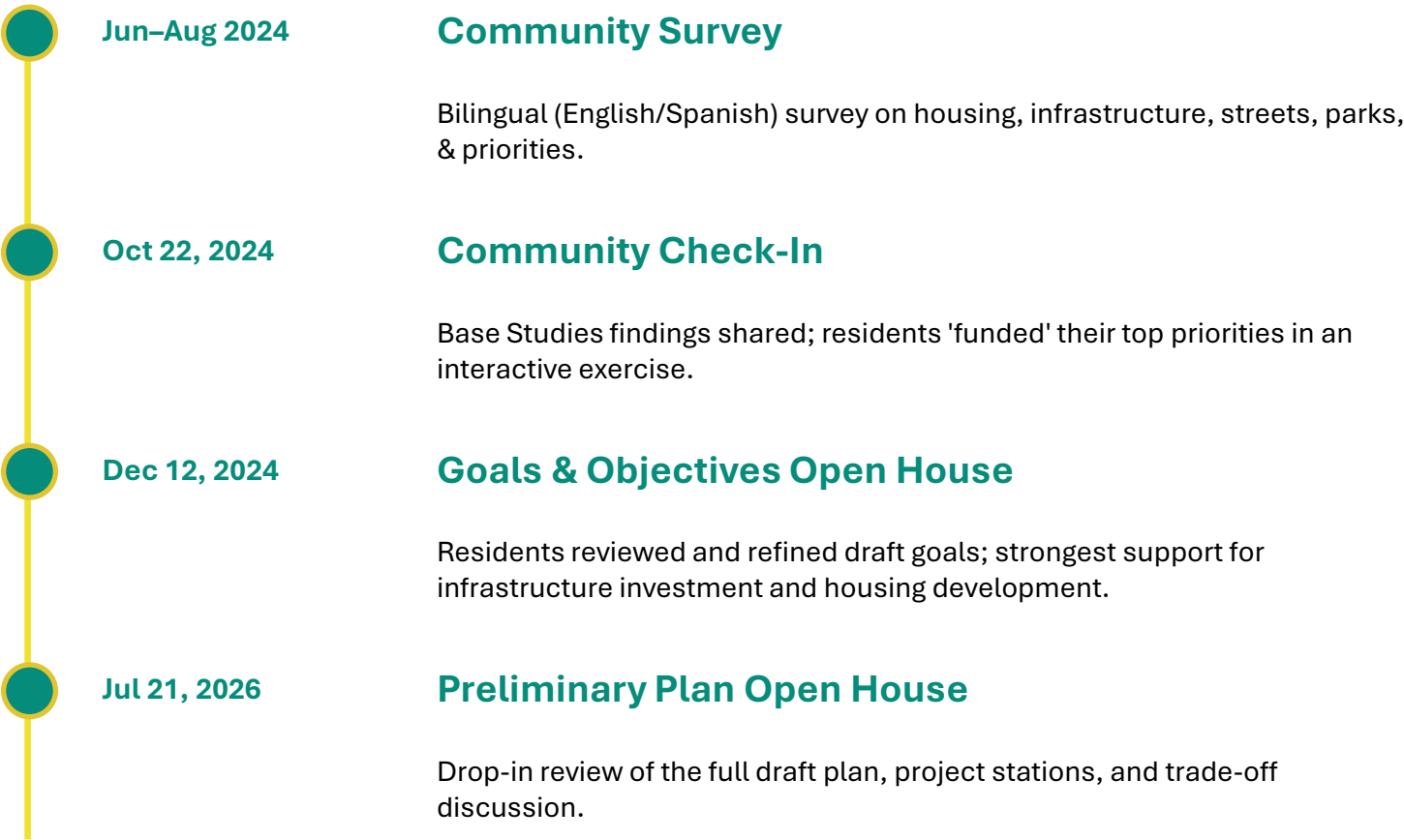


Recreation & Open Space Study

Parks level-of-service & Master Parks Plan

Implementation Strategy: every recommendation is tied to a goal, a timeline (short 1–2 yrs / mid 3–6 / long 7+), a responsible party, and potential funding sources with a year-by-year plan maintenance schedule through 2037.

Built on Two Years of Community Input



What Residents Told Us to Fix First

1

Improve drainage & flood prevention

Consistently a high priority across the first workshop and survey.

2

Improve street conditions

Pothole repair, curb maintenance, and rehabilitation of aging pavement.

3

Diverse housing development

Reliability, water quality, and reduced service interruptions.

4

Quality of life

Parks, trails, and healthcare.

A THEME ACROSS ALL INPUT

Infrastructure first.

When residents 'funded' their priorities, drainage and streets drew the most support, reinforcing that day-to-day reliability of local infrastructure is the foundation for everything else in this plan.

Notably, improvements to water and wastewater infrastructure was not a principal priority, but this may be accounted for by the ongoing work to replace aging lines and improve the treatment plants and lift stations.

The plan responds: investments in infrastructure are its largest component.

Eight Goals, Measurable Objectives

	Capital Improvements	G1 The City's water and sewer systems reliably and efficiently serve the community, protecting public health and mitigating the impact of disruptive events. G2 Effective stormwater management protects neighborhoods from flooding and helps keep local resacas clean, supporting a safer and healthier community.
	Transportation	G3 Vehicles can move safely and efficiently throughout the city, ensuring reliable access for residents, businesses, and emergency services. G4 Residents and local leaders investigate opportunities to expand multi-modal transportation.
	Land Use	G5 New development strengthens our existing neighborhoods, avoids unnecessary utility expansion costs, and limits hazard risks. G6 Residents and local leaders consider opportunities to enhance quality of life through open space conservation and natural resource protection.
	Community Facilities	G7 Residents enjoy safe, reliable, and high-quality community amenities, resources, and services
	Safety & Resilience	G8 Our community prepares for, manages, recovers from, and adapts to prevent weather-related hazard risks and disruptive events.

Land Use: Build Inwardly, Grow Safely

915 acres

of undeveloped land (city)

596 acres

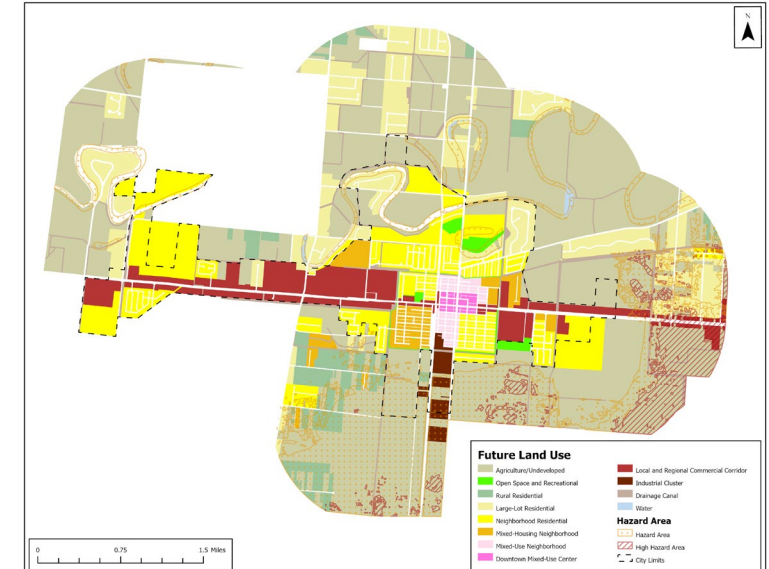
are 'easily developed', meaning near water, sewer, and roads & outside hazard areas

73%

of undeveloped land (city + ETJ) lies outside of the Hazard Overlay

The Future Land Use Map illustrates four community-driven trends:

- **Development occurs outside the Hazard Overlay:** steering growth away from flood and wildfire risk.
- **Residential development provides a variety of housing types:** new development includes housing that is attainable for all residents.
- **Development in central Los Fresnos supports a thriving Central Business District:** residential and commercial development around Ocean Boulevard and Arroyo Boulevard increases commercial activity.
- **Prioritize infill development:** new housing is encouraged on vacant lots within existing, already-served neighborhoods.



Reminder: The Future Land Use Map is a policy vision. It is not zoning and assigns no entitlements (TLGC § 213.005).

Transportation: Rehabilitate and Connect

Street Repairs: Repair all damaged streets

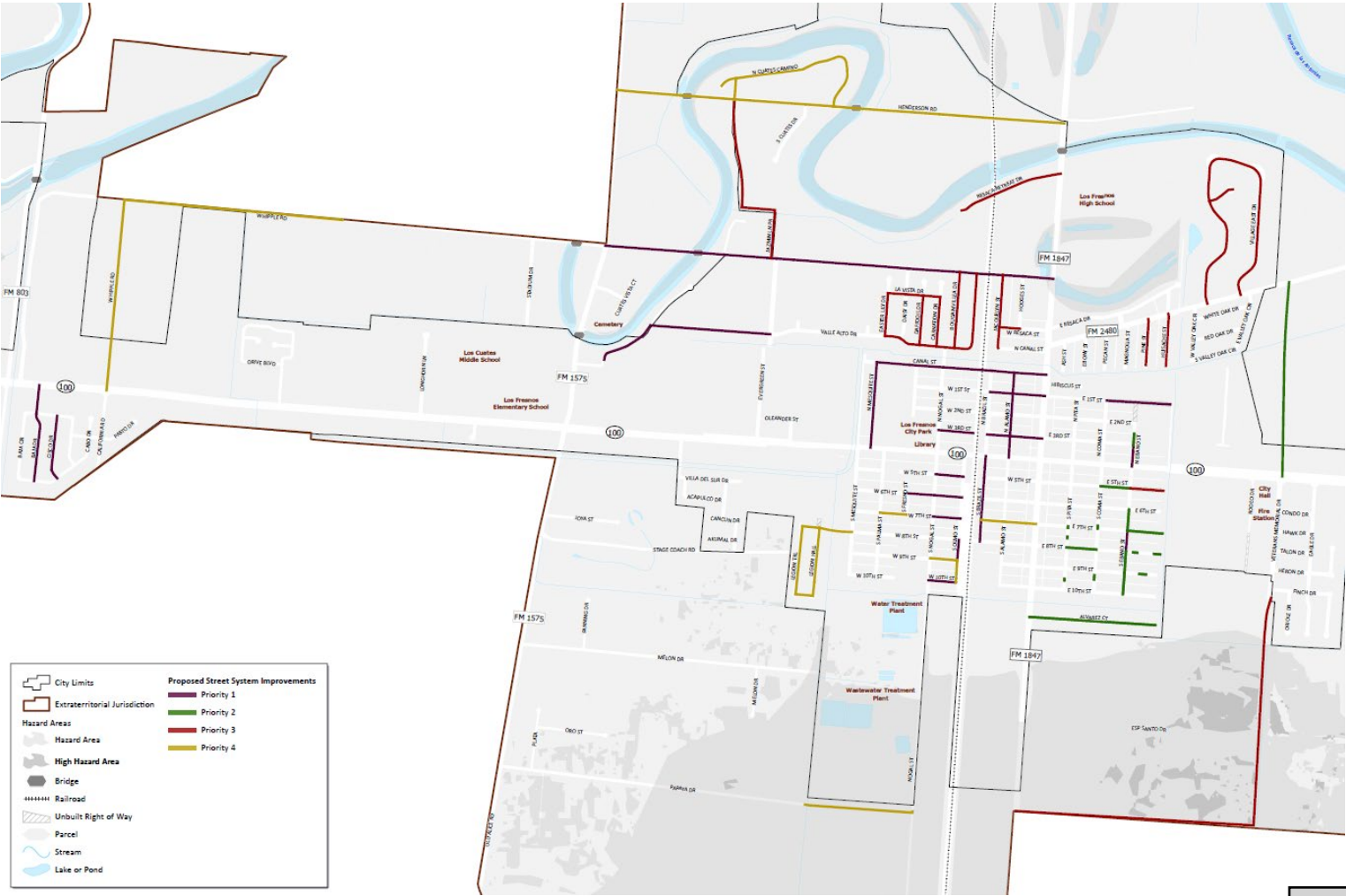
Includes areas in central Los Fresnos and subdivisions to the north and west.

63,744 LF \$14,413,854

New Streets: Improving connectivity

New streets in central, eastern, and northern Los Fresnos to provide additional routes through the city

24,304 LF \$65,020,233



Street repairs are sequenced alongside planned waterline and wastewater line work because coordinating underground utilities with paving avoids excavating new roads.

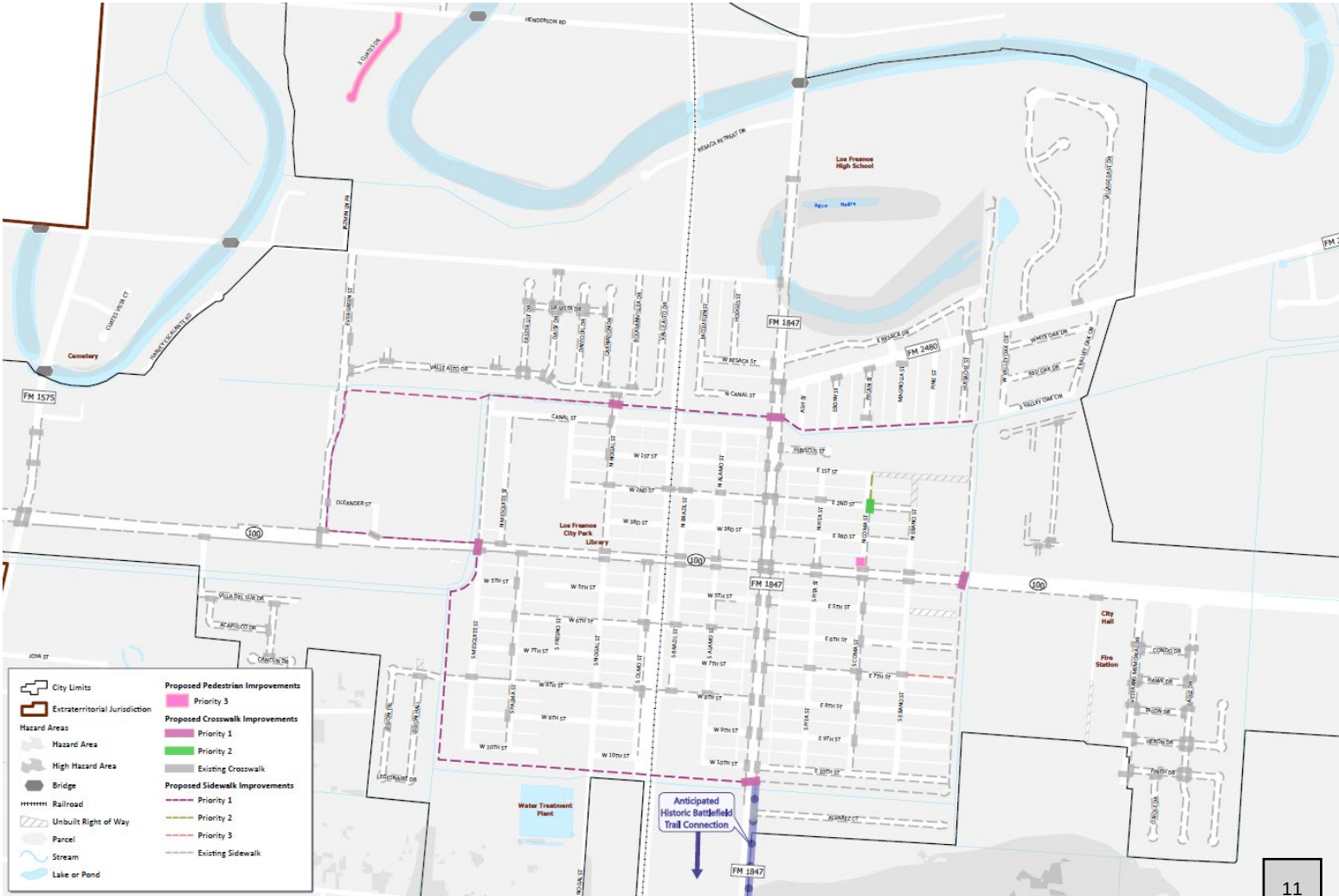
Transportation: Pedestrian Amenities

Pedestrian infrastructure: New sidewalks, streetlights, and Hike and Bike Trail

Completing the Hike and Bike Trail loop, building new sidewalks in central neighborhoods, and installing streetlights.

15,057 LF

\$3,750,740



Capital Improvements: Water



Water System — \$18,653,680

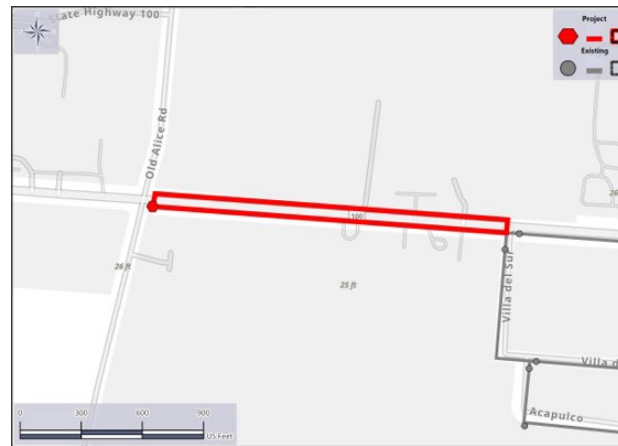
- **Water line replacements:** \$13,252,390 (Mandatory, short-term); replaces 70,583 LF of aging and deteriorating water lines; funding awarded through a TWDB grant/loan package.
- **Water line extensions:**
 - **South Nogal Street:** \$905,650 (Desirable, mid-term); extends service to unserved residents.
 - **Highway 100:** \$671,064 (Necessary, long-term); extends municipal water system to FM 1575 and connects into Olmito WSC
- **Water reservoir upgrades:** \$3,824,676 (Necessary, long-term); cleaning and regrading of water reservoir; installing upgraded equipment.



Central City Water Line Improvements



South Nogal Street Line Extension



Highway 100 Line Extension



Reservoir Upgrades

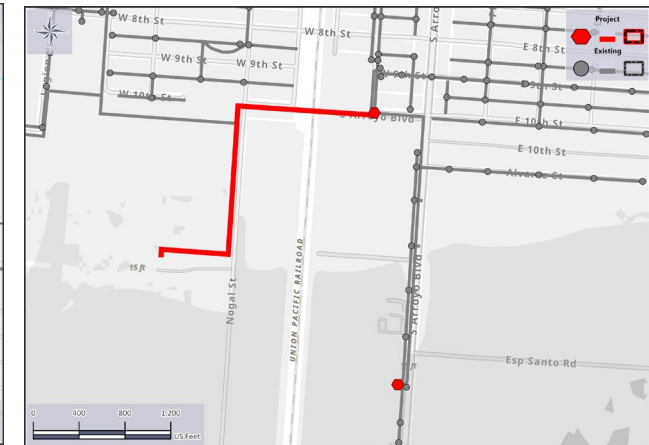
Capital Improvements: Wastewater

Wastewater System — \$14,285,618

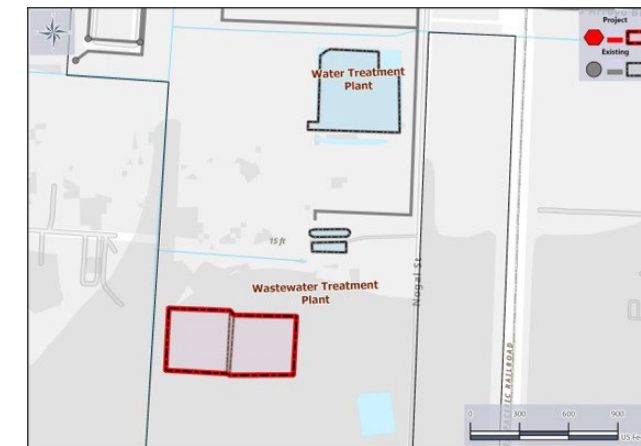
- **Water line replacements:** \$5,787,618 (Mandatory, short-term); replaces 23,070 LF of aging and deteriorating wastewater lines; funding awarded through a TWDB grant/loan package.
- **Lift Station Improvements:**
 - **North Arroyo Boulevard:** \$2,000,000 (Necessary, mid-term); increase capacity and install direct connection to West Ocean Lift Station.
 - **South Alamo Street:** \$1,200,000 (Necessary, mid-term); increase capacity.
 - **South Arroyo Boulevard:** TBD (Necessary, mid-term); increase capacity, tie into abandoned line to direct flow away from South Alamo Street Lift Station.
- **Wastewater Treatment Plant improvements:**
 - **Plant Expansion:** \$4,598,000 (Desirable, long-term); replace and upgrade equipment.
 - **North Clarifier and Drying Beds:** \$700,000 (Desirable, long-term); upgrade or replace clarifier and drying beds.
 - **Reclaimed Water:** TBD (Acceptable, long-term); \$387,500 grant from Bureau of Reclamation to study the possibility and potential construction of reclamation facilities.



Central City Wastewater Line Improvements



South Arroyo Boulevard Lift Station Upgrades



Wastewater Treatment Plant Expansion, North Clarifier and Drying Beds Upgrades, and Reclaimed Water

Capital Improvements: Drainage



Wastewater System — \$7,754,524

- **Valle Alto channel and pond:** \$115,000 (Mandatory, short-term); regrade ditch and improve connection to detention pond.
- **Whipple Road channels and culverts:** \$204,500 (Mandatory, short-term); regrade drainage ditches and upsize culverts.
- **California Crossing channels, culverts, storm sewer, and pond:** \$1,083,160 (Mandatory, short-term); regrade ditches and pond, upsize culverts and storm sewers.
- **West Whipple Road channels and culverts:** \$584,996 (Mandatory, mid-term); regrade ditches and upsize culverts.

- **Los Fresnos Elementary Lateral channel and culverts:** \$329,917 (Necessary, mid-term); regrade ditch and upsize culverts.
- **East Second Street study:** \$4,780 (Necessary, mid-term); drainage study to identify the source of flooding.
- **North Canal Street storm sewer:** \$407,909 (Mandatory, long-term); upsize storm sewer and replace curb and grate inlets.
- **Community Park channels and storm sewers:** \$3,239,262 (Mandatory, long-term); regrade drainage ditches, upsize storm sewers, replace manholes and curb and gutter inlets.
- **South Nogal Street pond:** \$1,000,000 (Mandatory, long-term); construct a detention/retention pond.
- **Holly Lane storm sewer:** TBD (Necessary, long-term); replace storm sewer and inlet.

BEYOND THE PROJECTS

- A stormwater maintenance calendar builds toward full annual inspection coverage of the system by 2037 (Objective 2.2).
- The Future Land Use Map keeps new development out of the floodplain.
- Hazard-mitigation alignment with the Cameron County Hazard Mitigation Plan positions projects for grant funding.

Downtown, Facilities & Parks: Quality of Life



Facilities & Recreation

- Today, four parks provide a total of 41.1 acres of recreation space that serve approximately 85% of households.
- Proposed extension to the Hike and Bike Trail: approximately 3 miles, creating a loop around the center of the city.
- Proposed new park: practice facilities for local sports teams and new park facilities (playground, restrooms, lighting)
- Improvements to existing park amenities, prioritized through the Master Parks Plan.

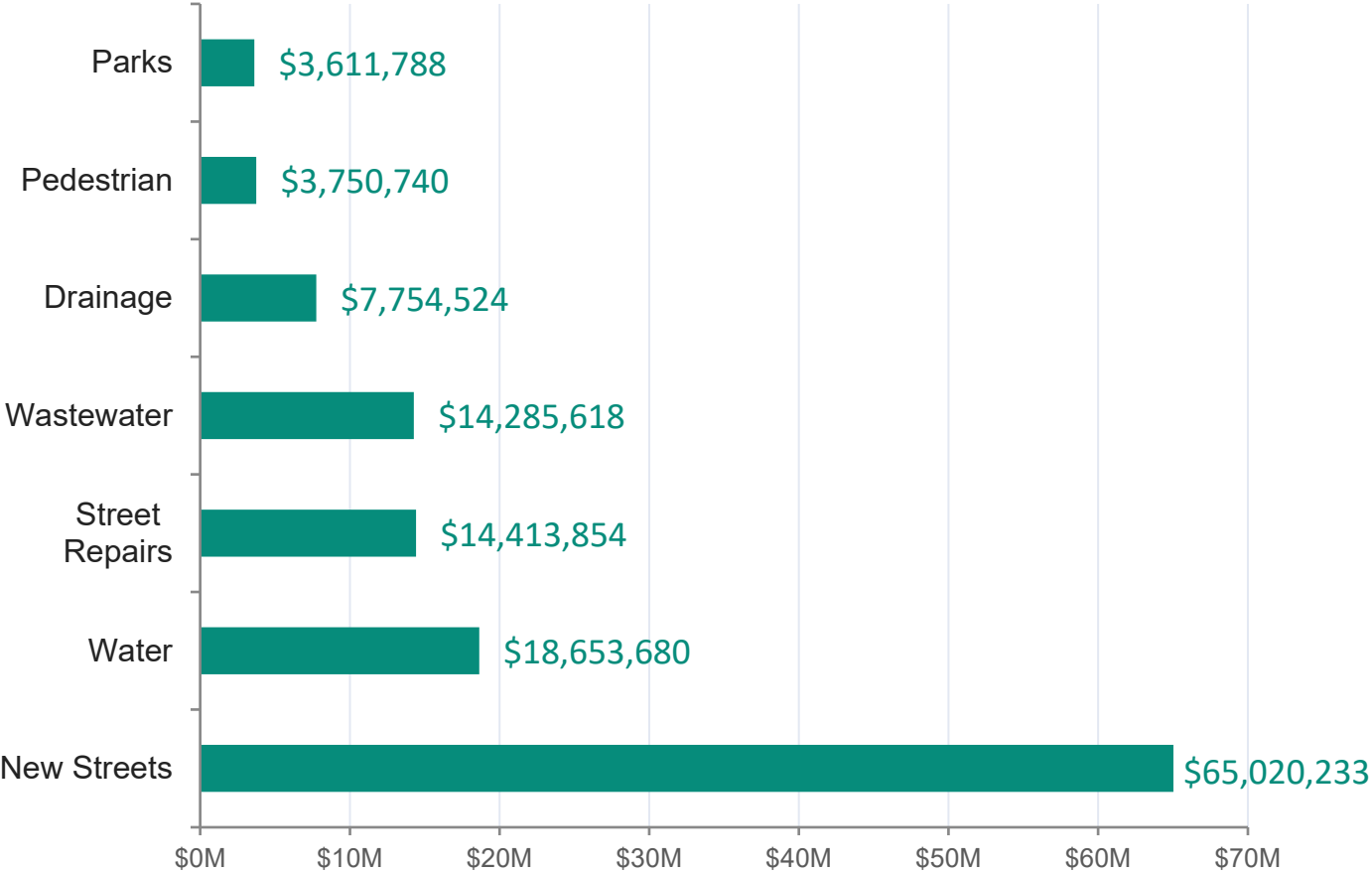


Los Fresnos Loop (Hike and Bike Trail)



Practice Fields and New Park

A ~\$123.9M Prioritized Capital Program



HOW PROJECTS ARE PRIORITIZED

Mandatory
addresses an imminent threat to life or health

Necessary
improves existing systems/replaces obsolete facilities

Desirable
improves aesthetics or quality of life

Acceptable
primarily reduces the City's operating costs

Each project sheet states priority, timing, cost, and whether it enables infrastructure in hazard areas.

Implementation: Assigned, Scheduled, Fundable



Every action assigned

Each action names a responsible party: City lead, with partners including Cameron County and TxDOT.



Every action scheduled

Annual/ongoing, short (1–2 yrs), mid (3–6 yrs), or long-term (7+ yrs) with a plan maintenance calendar: component reviews, public input in 2032, and full update by 2037.



Every action fundable

Potential sources identified per action: local funds, grants (TxCDBG, USDA, TPWD), bonds, and partnerships.



Zoning is the strongest tool

The plan calls out the Zoning Ordinance as the most effective instrument for delivering the community's vision and hazard resiliency.

Paying for the Plan: Capacity & Funding Toolbox

WHERE THE CITY STANDS — FY2025 AUDIT

\$15,367,000

bonded debt outstanding; full borrowing capacity untapped

\$2.78M

general fund balance

\$569M

2026 estimated actual taxable value; shows significant growth over the last decade

\$1.7M

In federal and pass-through grants won in FY2025; an active, proven pipeline

Watch item: The city’s financial health continues to strengthen. Debt obligations are decreasing and fund balances are increasing.

THE FUNDING TOOLBOX — IN ORDER OF RELIANCE



Grants carry the load

TWDB grant/loan packages, TxCDBG, USDA, TPWD, TxDOT can fund large projects. The City currently has been awarded several grants for infrastructure and recreation spaces.



General Funds and CDC Funding

A healthy general fund balance, strong revenues, and a well-established Community Development Corporation can fund small projects and grant matches.



Tax Increment Reinvestment Zone

A TIRZ exists to fund street improvements throughout the city.



Targeted, modest debt

With the current outstanding debt, the City should carefully consider whether additional debt is feasible.

The bottom line: The City’s existing grant awards, track record for future grant awards, and financial health strengthen its ability to implement the projects recommended in Los Fresnos 2037.

Sources: Annual Comprehensive Financial Report, FY2025 (Burton McCumber & Longoria, LLP); Comprehensive Plan Implementation Strategy

RECOMMENDED ACTION

Recommend for Adoption

Recommends that the City Council adopt the Los Fresnos Comprehensive Plan: 2027–2037 with all maps, exhibits, and appendices as the City's official comprehensive plan.

Questions & Discussion

ACTION ITEM REPORT



Item Title:

Consideration and ACTION to recommend adoption of Los Fresnos Comprehensive Plan: 2027-2037, associated with TxCDBG Planning Grant Contract No. 23-160-015-E338, as the official comprehensive plan of the City of Los Fresnos.

Recommendation:

ACTION ITEM REPORT



Item Title: Consideration and ACTION to approve the final plat of Valle Alto East Commercial Subdivision IV.

Recommendation:

MEMORANDUM

TO: Jacqueline Moya
City Secretary **jmoya@losfresnostx.gov**

CC: Roberto Baez
City Manager **rbaez@losfresnostx.gov**

FROM: Paolina Vega, P.E. **pvega@hanson-inc.com**

DATE: August 5, 2026

SUBJECT: Final Plat Review of Valle Alto East Commercial Subdivision Phase IV

We have reviewed the final plat of Valle Alto East Commercial Subdivision Phase IV for compliance with the City of Los Fresnos Subdivision Ordinance and recommend approval pending the resolution of the following comments:

Final Plat

1. Provide base flood elevation and minimum finished floor elevation
2. Provide Surveyor's signature and seal
3. Provide approval signatures on all signature blocks

All revised documents and construction plans shall be subject to further review. If you have any questions, do not hesitate to contact me at 956-551-7512 or at pvega@hanson-inc.com

ACTION ITEM REPORT



Item Title: Consideration and ACTION to approve the preliminary plat for Valle Alto East Subdivision Phase VII & VIII.

Recommendation:

MEMORANDUM

TO: Jacqueline Moya
City Secretary
jmoya@losfresnostx.gov

CC: Roberto Baez
City Manager
rbaez@losfresnostx.gov

FROM: Paolina Vega, P.E.
pvega@hanson-inc.com

DATE: August 5, 2026

SUBJECT: Preliminary Plat Review of Valle Alto East Subdivision Phase VII and VIII

We have reviewed the preliminary plat of Valle Alto East Subdivision Phase VII and VII for compliance with the City of Los Fresnos Subdivision Ordinance and recommend approval pending the resolution of the following comment:

Preliminary Plat

1. Revise note #6: No more than one single-family dwelling shall be permitted on any lot.

All revised documents and construction plans shall be subject to further review. If you have any questions, do not hesitate to contact me at 956-551-7512 or at pvega@hanson-inc.com

ACTION ITEM REPORT



Item Title: Consideration and ACTION to approve the minutes from July 20, 2026.

Recommendation:



Planning and Zoning Commission Meeting Minutes

Monday, July 20, 2026 at 6:00 PM

City Hall – 520 East Ocean Blvd. Los Fresnos, TX 78566

<https://cityoflosfresnos.com/meetings>

NOTICE OF SAID MEETING IS HEREBY GIVEN BY THE CITY OF LOS FRESNOS PURSUANT TO CHAPTER 551, TITLE 5 OF THE TEXAS GOVERNMENT CODE, THE TEXAS OPEN MEETINGS ACT.

A. CALL MEETING TO ORDER

The meeting was called to order at 6:01 p.m.

B. VISITORS REMARKS

To speak, you must sign in with the City Secretary prior to the meeting. You have a limit of 5 minutes to speak.

C. PUBLIC HEARING

1. Public hearing to receive comments from the public regarding a proposed zoning change for certain properties located on the north side of West Ocean Boulevard/Highway 100, from R-1 Single-Family Residential District to C-2 General Commercial District, generally described as portions of Block 164 and Block 165 of the Fresnos Land & Irrigation Company Subdivision and adjacent unsubdivided tracts identified by Cameron County Property IDs 138155, 138156, 138159, 138164, 138165, 161933, 161936, 161937, 161941, 161943, and 241923.

Public hearing opened at 6:01 p.m.

One property owner spoke about ongoing maintenance challenges along Highway 100, particularly the deep drainage ditch located in front of the properties. He noted that the depth of the ditch makes it difficult to maintain vegetation and keep the area clean and attractive. He requested that the City and the Texas Department of Transportation work together to address maintenance issues associated with the ditch and property entrances. He also asked whether the proposed rezoning would result in increased property taxes and requested information regarding any potential tax impacts on affected property owners.

Additional comments focused on the rationale for the rezoning request and the City's long-term vision for the corridor. Questions were raised regarding whether a developer or specific commercial project had prompted the request, what types of businesses might be allowed in the area, and whether traffic impact studies had been conducted. Residents also inquired about infrastructure improvements, protections for nearby homeowners, and possible requirements related to fencing, landscaping, buffering, lighting, noise mitigation, and hours of operation.

Further concerns were expressed regarding the broader public benefit of the rezoning and its potential effects on the existing residential neighborhood. Speakers requested information supporting the recommendation, including traffic, drainage, flood, property value, and neighborhood compatibility analyses. Questions were also raised regarding the basis for rezoning multiple properties when the request reportedly originated from a single property owner, and whether any conflicts of interest existed among officials participating in the decision-making process.

Public hearing closed at 6:14 p.m.

2. Public Hearing to present and receive comments from residents regarding proposed amendments to Articles 1, 2, and 3 of the City of Los Fresnos Zoning Ordinance relating to application requirements and review processes, the On-Site Stormwater Management

Incentive Program, the Wildfire Protection Incentive Program, and the Shaded Parking Lots Incentive Program; associated with TxCDBG Planning Grant Contract No. 23-160-015-E338.

Public hearing opened at 6:14 p.m.

Nick Hill, Planner with GrantWorks, Inc., presented the proposed amendments on behalf of the City. He explained that the amendments were developed through the General Land Office (GLO) Resilient Communities Program, which fully funded the preparation of a comprehensive plan and related zoning ordinance amendments focused on hazard resilience. He noted that the amendments are intended to incorporate consideration of flood and wildfire hazards into zoning applications and decision-making processes. Proposed requirements would require applicants seeking certain zoning approvals to identify the presence of 100-year and 500-year floodplains, wildfire risk areas, and other hazard-related conditions affecting the subject property and describe how such risks would be addressed.

Mr. Hill also reviewed several additional amendments, including the addition of resiliency-related definitions, the recognition of hazard resilience as a purpose of the zoning ordinance, encouragement of shade-providing trees in required landscaping areas, and additional review criteria for variance requests. He further outlined three proposed voluntary incentive programs designed to encourage flood mitigation, wildfire protection measures, and shaded parking lots. Eligible developments participating in these programs could receive reductions in building permit fees based on the implementation of qualifying stormwater management features, wildfire protection measures, or tree and landscaping improvements.

Mr. Hill explained the available actions that could be taken by the Planning and Zoning Commission following the public hearing, including approval and recommendation, conditional approval, tabling the item for further discussion, or rejection with direction for additional revisions.

No public comments or objections were received following the presentation, and the public hearing was closed at 6:25 p.m..

D. ACTION ITEMS

1. Consideration and ACTION to approve the minutes from June 15, 2026.

Motion was made and seconded to approve the minutes from June 15, 2026.

Motion made by Place 4 Matta, Seconded by Place 5 Bebon.

Voting Yea: Place 2 Torres, Place 3 Sierra, Place 4 Matta, Place 5 Bebon

2. Consideration and ACTION to approve a proposed zoning change for certain properties located on the north side of West Ocean Boulevard/Highway 100, from R-1 Single-Family Residential District to C-2 General Commercial District, generally described as portions of Block 164 and Block 165 of the Fresnos Land & Irrigation Company Subdivision and adjacent unsubdivided tracts identified by Cameron County Property IDs 138155, 138156, 138159, 138164, 138165, 161933, 161936, 161937, 161941, 161943, and 241923

Mr. Milum responded to questions raised during the public hearing. Staff explained that drainage improvements are planned in the area and that the City would continue working with TxDOT regarding maintenance concerns along Highway 100. Questions regarding property taxes were addressed, with staff noting that residential properties would continue to be appraised as residential properties unless redeveloped for commercial use. Mr. Milum explained that the proposed rezoning was intended to align with the long-term commercial development pattern along Highway 100, citing the corridor's high traffic volume and existing commercial zoning in adjacent areas. He further explained that no specific developer was associated with the rezoning request and that commercial development would remain subject to existing requirements related to buffering, landscaping, fencing, lighting, drainage, and other

development standards designed to protect neighboring residential properties.

Several residents continued to express concerns regarding the potential long-term impacts of commercial development, including traffic, noise, lighting, quality of life, and the possibility of residential properties becoming surrounded by commercial uses.

Mr. Milum clarified that existing residences would remain legal nonconforming uses, could continue to be occupied or sold as residences, and that Longhorn Lane and surrounding residential subdivisions were not included in the rezoning request and would remain residential. Mr. Milum also discussed the City's long-term vision of expanding commercial opportunities along the Highway 100 corridor while maintaining buffers between commercial and residential areas.

During discussion, a Board Member Henry Bebon suggested tabling the item to allow for an additional public hearing and further public information; however, no motion was made to table the item.

Motion was made and seconded to approve a proposed zoning change for certain properties located on the north side of West Ocean Boulevard/Highway 100, from R-1 Single-Family Residential District to C-2 General Commercial District, generally described as portions of Block 164 and Block 165 of the Fresnos Land & Irrigation Company Subdivision and adjacent unsubdivided tracts identified by Cameron County Property IDs 138155, 138156, 138159, 138164, 138165, 161933, 161936, 161937, 161941, 161943, and 241923.

Motion made by Place 4 Matta, Seconded by Place 2 Torres.

Voting Yea: Place 2 Torres, Place 4 Matta

Voting Nay: Place 5 Bebon

Voting Abstaining: Place 3 Sierra

3. Consideration and ACTION to recommend proposed amendments to Article 1, 2, and 3 of the City of Los Fresnos Zoning Ordinance associated with TxCDBG Planning Grant Contract No. 23-160-015-E338.

GrantWorks Planner Nick Hill explained that any improvements installed under the incentive programs would be subject to long-term maintenance requirements. He stated that the obligation would be recorded with the property and disclosed in county records, ensuring that future property owners would be aware of the requirement. Mr. Hill noted that long-term maintenance provisions are standard for infrastructure-related improvements and are intended to ensure that stormwater management, wildfire protection, and heat mitigation measures continue to provide lasting public benefits. He further explained that maintenance agreements may be required by the City and would be incorporated into property records to remain in effect after a sale or transfer of ownership.

Additional discussion highlighted examples of existing drainage detention facilities and other infrastructure improvements that require ongoing maintenance. Mr. Milum explained that the proposed programs are voluntary and designed to encourage developers and property owners to implement additional resiliency measures in exchange for reductions in building permit fees. The benefits discussed included improved stormwater management, enhanced wildfire protection through construction materials and site design, and increased tree canopy within parking lots to reduce heat impacts.

Board members also confirmed that maintenance requirements would be reflected in restrictive covenants and title records, ensuring future owners are notified of their obligations.

Motion was made and seconded to recommend proposed amendments to Article 1, 2, and 3 of the City of Los Fresnos Zoning Ordinance associated with TxCDBG Planning Grant Contract No. 23-160-015-E338.

Motion made by Place 5 Bebon, Seconded by Place 4 Matta.

Voting Yea: Place 2 Torres, Place 3 Sierra, Place 4 Matta, Place 5 Bebon

E. ADJOURNMENT

The meeting was adjourned at 7:22 p.m.

Juan Sierra, Vice-Chairman

ATTEST:

Jacqueline Moya, City Secretary