



Planning and Zoning Commission Meeting Agenda

Monday, April 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

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 residents regarding a request for a conditional use permit to allow duplexes to be built on ABST 2- F L & I CO BLK 200, 3.7800 acres located the corner of S Mesquite and W. 8th Street, zoned R1A Single Family district.
2. Public hearing to receive comments from residents regarding a request for a variance at 122 Heron Drive, reducing the required rear yard setback from six (6) feet to one foot six inches (1'6") and the required side yard setback from six (6) feet to one (1) foot in order to allow for the installation of an in-ground concrete swimming pool.

D. ACTION ITEMS

1. Consideration and ACTION to approve a conditional use permit to allow duplexes to be built on ABST 2- F L & I CO BLK 200, 3.7800 acres located the corner of S Mesquite and W. 8th Street, zoned R1A Single Family district.
2. Consideration and ACTION to approve variance request at 122 Heron Drive, reducing the required rear yard setback from six (6) feet to one foot six inches (1'6") and the required side yard setback from six (6) feet to one (1) foot in order to allow for the installation of an in-ground concrete swimming pool.
3. Consideration and ACTON to approve Coastal King-Los Fresnos Subdivision final plat.
4. Consideration and ACTION to approve the minutes from March 16, 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 April 14, 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 receive comments from residents regarding a request for a conditional use permit to allow duplexes to be built on ABST 2- F L & I CO BLK 200, 3.7800 acres located the corner of S Mesquite and W. 8th Street, zoned R1A Single Family district.

Recommendation:

This is currently vacant land. The Public will be allowed to make comments concerning this request.



City of Los Fresnos

520 E Ocean Blvd. Los Fresnos, TX. 78566
Phone: (956) 233-5768 Fax: (956) 233-9879
www.cityoflosfresnos.com

NOTICE OF PUBLIC HEARING

April 1, 2026

TO: PROPERTY OWNERS
FROM: CITY OF LOS FRESNOS
SUBJECT: PUBLIC HEARING FOR A CONDITIONAL USE PERMIT TO ALLOW DUPLEXES TO BE BUILT ON ABST 2- F L & I CO BLK 200, 3.7800 ACRES LOCATED AT THE CORNER OF S MESQUITE AND W. 8TH STREET.

The Los Fresnos Planning and Zoning Commission will hold a public hearing to receive comments from residents regarding a variance request for a conditional use permit to allow duplexes to be built on ABST 2- F L & I CO BLK 200, 3.7800 acres located the corner of S Mesquite and W. 8th Street, zoned R1A Single Family district.

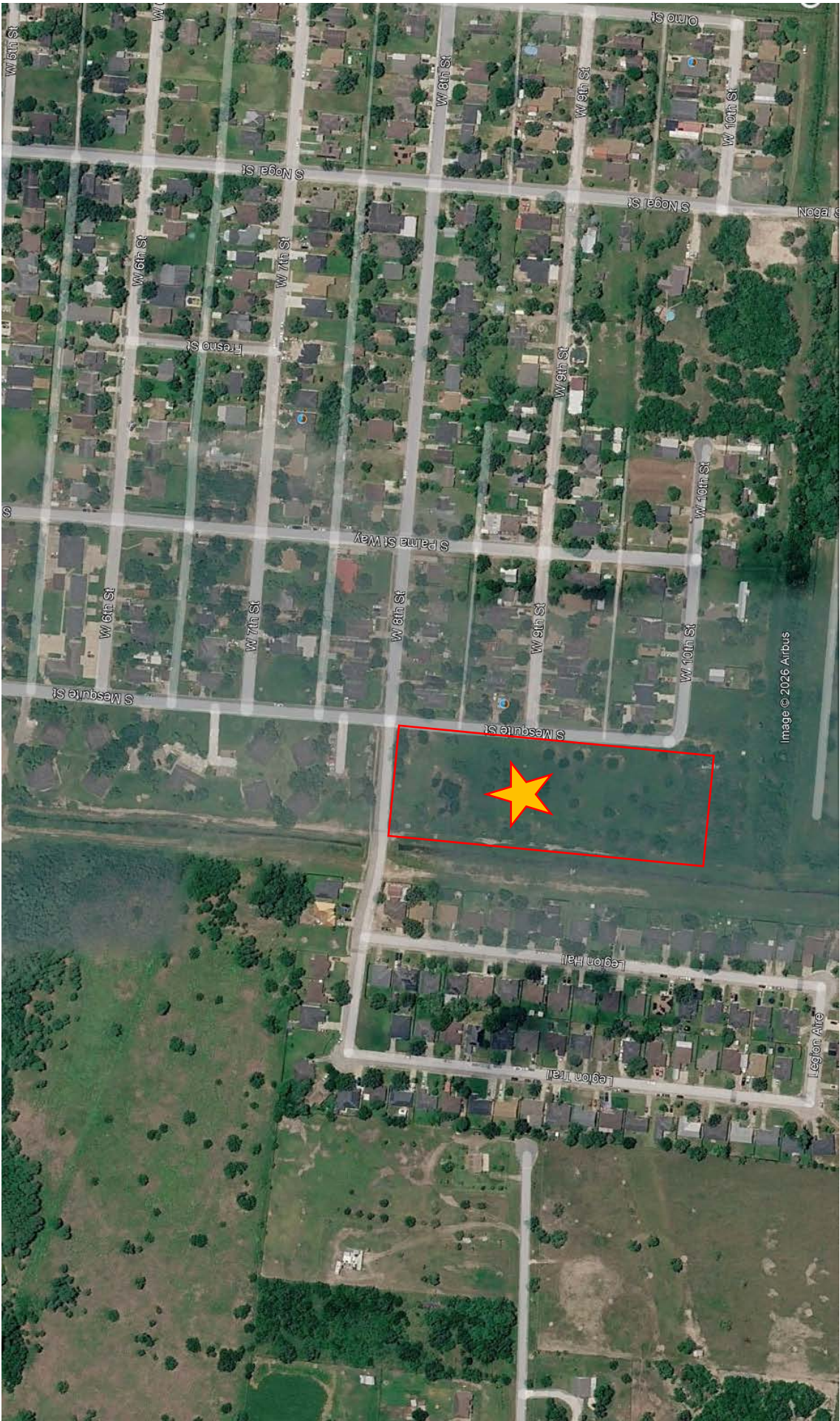
Location: Los Fresnos City Hall, 520 E Ocean Blvd., Los Fresnos, TX 78566

Date: Monday, April 20, 2026

Time: 6:00 p.m.

Please note: This variance request only affects the specific properties listed above. If you are receiving this notice, it is because your property is located within 200 feet of the area requesting the variance. As required by city ordinance, we are notifying all nearby property owners of this request.

If you have any questions concerning the above, please contact Jacqueline Moya, City Secretary or Mark Milum, City Manager at (956) 233-5768.





Vegastar Holding LLC
28263 Bass Blvd
Harlingen, TX 78552

March 24, 2026

To: City of Los Fresnos - Planning & Zoning Commission

RE: Conditional Use Permit – Duplex Development (W 8th St & Mesquite)

My name is Dr. Israel Vega, and I'm with Vegastar Holdings. I'm writing to request a conditional use permit for our property on W 8th Street in Los Fresnos.

The property is about 3.78 acres, and we're planning to develop it into a small residential subdivision with duplex-style homes.

Our goal is to build something that feels like a normal neighborhood, not an apartment complex. These will be luxury duplex homes, with only one duplex per lot, helping maintain a clean and low-density layout. The layout includes an internal street, sidewalks, and parking for each unit. We've also worked on making sure drainage and access are properly planned out.

We believe this is a good use of the land. It helps bring more housing to the area while keeping a residential look and feel. Everything is being designed to fit in with the surrounding area and not create issues with traffic or congestion.

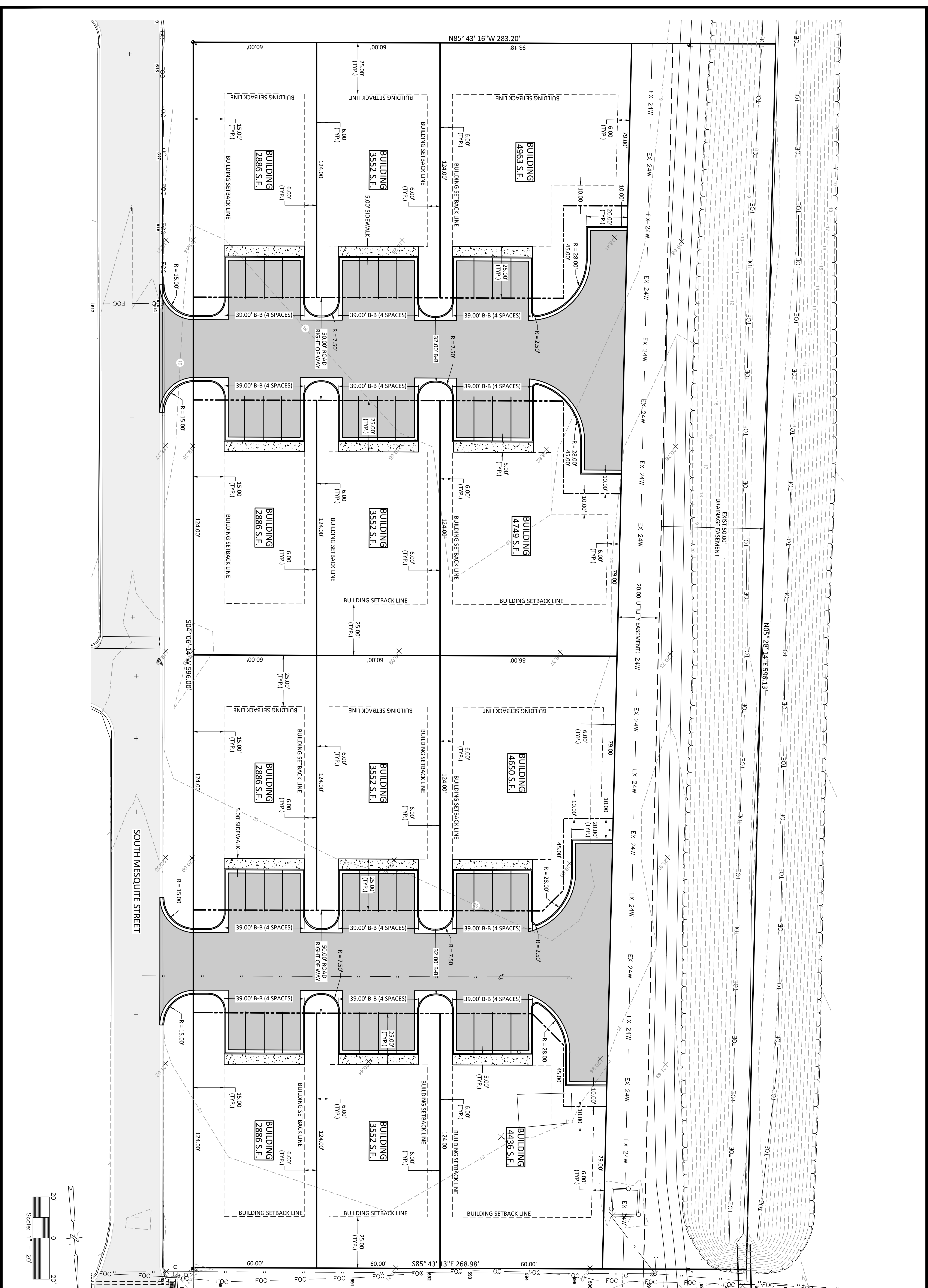
We've already put thought into the layout and overall design, so it's organized and not overcrowded. The intent is to create a clean, well-planned community.

I have attached the preliminary plan for your review.

We would appreciate your consideration and approval of this request. I am happy to answer any questions if needed.

Thank you for your time.

Dr. Israel Vega
President
Vegastar Holdings LLC
(956) 459-6701



SCALE: 1" = 30'
DRAWN BY: A.C.
FILE: 1189-001
DATE: 12/19/2025

REVISIONS:

Plans are interim
Client Review
Not For Construction
Purpose
December 19, 2025
David H. Flinn
Texas P.E. #28337

FERRIS, FLINN & MEDINA, LLC
ENGINEERS SURVEYORS
1405 N. STUART PLACE ROAD
PALM VALLEY, TEXAS 78552
PHONE (956) 364-2236 FAX (956) 364-1023
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS
FIRM REGISTRATION NO.: 100370-00
TEXAS BOARD OF PROFESSIONAL ENGINEERS
FIRM REGISTRATION NO.: F-897







ACTION ITEM REPORT



Item Title:

Public hearing to receive comments from residents regarding a request for a variance at 122 Heron Drive, reducing the required rear yard setback from six (6) feet to one foot six inches (1'6") and the required side yard setback from six (6) feet to one (1) foot in order to allow for the installation of an in-ground concrete swimming pool.

Recommendation:

The Public will be allowed to make comments concerning this request.



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NOTICE OF PUBLIC HEARING

April 9, 2026

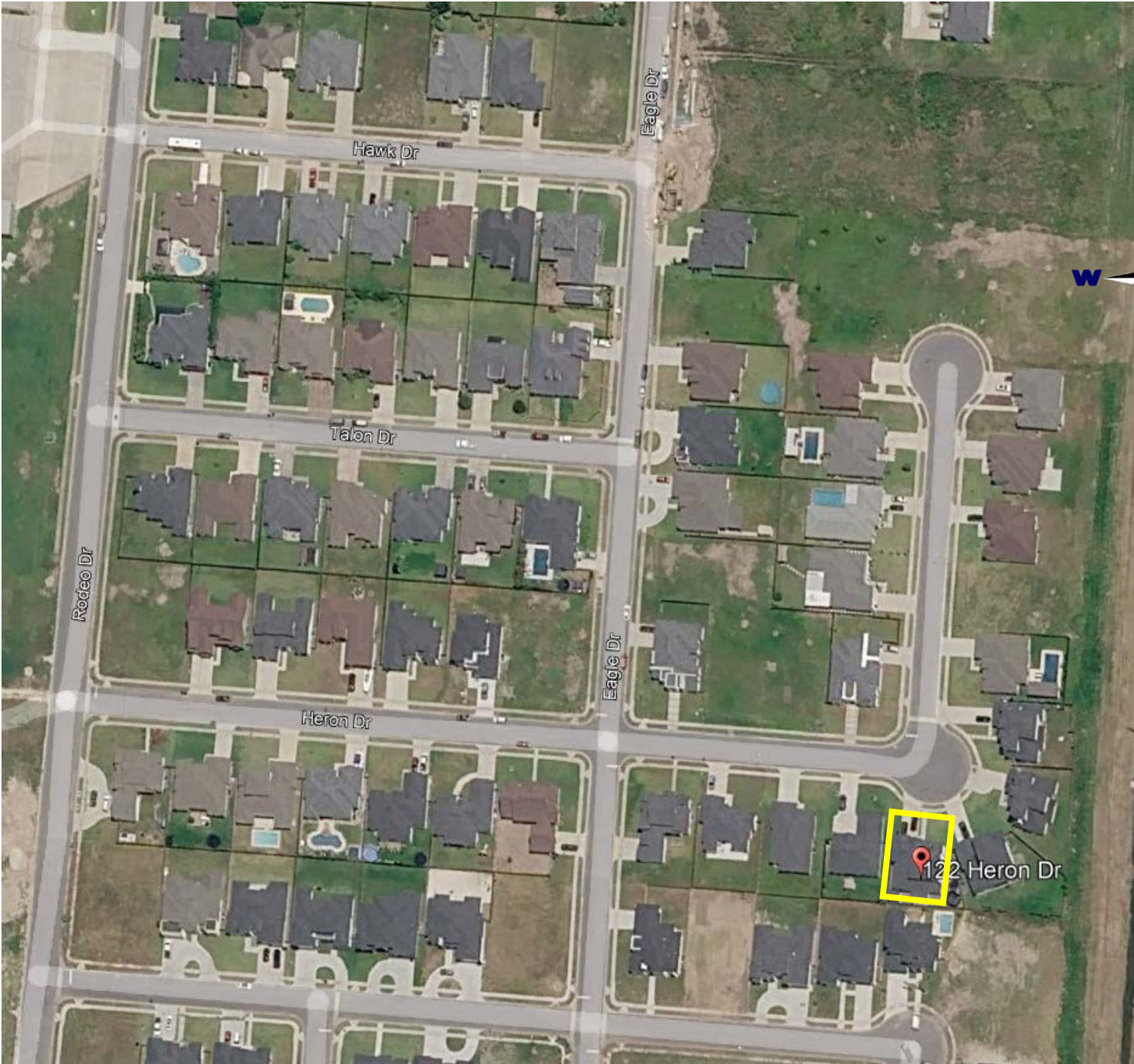
TO: PROPERTY OWNERS
FROM: CITY OF LOS FRESNOS
SUBJECT: PUBLIC HEARING FOR A VARIANCE REQUEST ON THE REAR SET BACK AND SIDE SETBACK FEET AT 122 HERON DRIVE.

The Los Fresnos Planning and Zoning Commission will hold a public hearing to receive comments from residents regarding a request for a variance at 122 Heron Drive. The request seeks to reduce the required rear yard setback from six (6) feet to one foot six inches (1'6") and the required side yard setback from six (6) feet to one (1) foot in order to allow for the installation of an in-ground concrete swimming pool.

Location: Los Fresnos City Hall, 520 E Ocean Blvd., Los Fresnos, TX 78566
Date: Monday, April 20, 2026
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If you have any questions concerning the above, please contact Jacqueline Moya, City Secretary or Mark Milum, City Manager at (956) 233-5768.





Premier Pools & Spas Rio Grande Valley

3201 S Expressway 83, Unit E
Harlingen, TX 78550

April 7, 2026

City of Los Fresnos

Planning & Zoning Commission
520 East Ocean Blvd
Los Fresnos, TX 78566

**RE: Variance Request – 122 Heron Drive, Los Fresnos, TX 78566
Lot 27, Feather Ridge Subdivision Phase 2**

Dear Members of the Planning & Zoning Commission,

On behalf of the property owners, Mr. Heriberto Barrientos & Mrs. Zairy Barrientos, Premier Pools & Spas Rio Grande Valley respectfully submits this request for a variance for the property located at 122 Heron Drive, Los Fresnos, Texas 78566 (Lot 27, Feather Ridge Subdivision Phase 2).

The purpose of this request is to allow for the construction of a new in-ground concrete swimming pool that will encroach into the required setback lines of 6.0' on the rear and side property lines. Specifically, we are requesting approval for a maximum encroachment of **4.5 feet into the rear setback** and **5 feet into the east side setback** (the minimum distance from the outside of pool coping to property lines shall be 1.5 feet and 1.0 foot respectively) - SEE EXHIBITS A & B.

For clarification, the encroachment applies only to the **permanent structural elements** of the project, which include the concrete swimming pool shell and the 12-inch-wide pool coping. In addition, a surrounding patio will be constructed using pavers installed over a sand and gravel substrate. This patio is **non-permanent in nature** and, as such, should not be considered a structural encroachment into the setback areas.



This variance is necessary due to the limited yard space available on the property. Without the requested relief, it would not be feasible to construct a pool of reasonable size and functionality for the homeowners. The proposed design has been carefully planned to maximize usability while minimizing impact to adjacent properties.

Mr. and Mrs. Barrientos, along with Premier Pools & Spas Rio Grande Valley, respectfully request that the Commission consider placing this item on the agenda for the **April 20, 2026** Planning & Zoning meeting, rather than postponing review until May. Given that this request pertains to a swimming pool, timely consideration is important to allow construction to be completed in time for the Summer 2026 season.

We appreciate your time and consideration of this request and are happy to provide any additional information or documentation needed to assist in your review. You may contact Premier Pools & Spas at 956-202-6272 (Anna Mandeia cell) or ammandea@ppas.com.

A drawing of the proposed swimming pool is attached in EXHIBITS A & B.

Respectfully submitted,

A handwritten signature in blue ink, appearing to be "A. Mandeia", is written over a horizontal line.

Premier Pools & Spas Rio Grande Valley

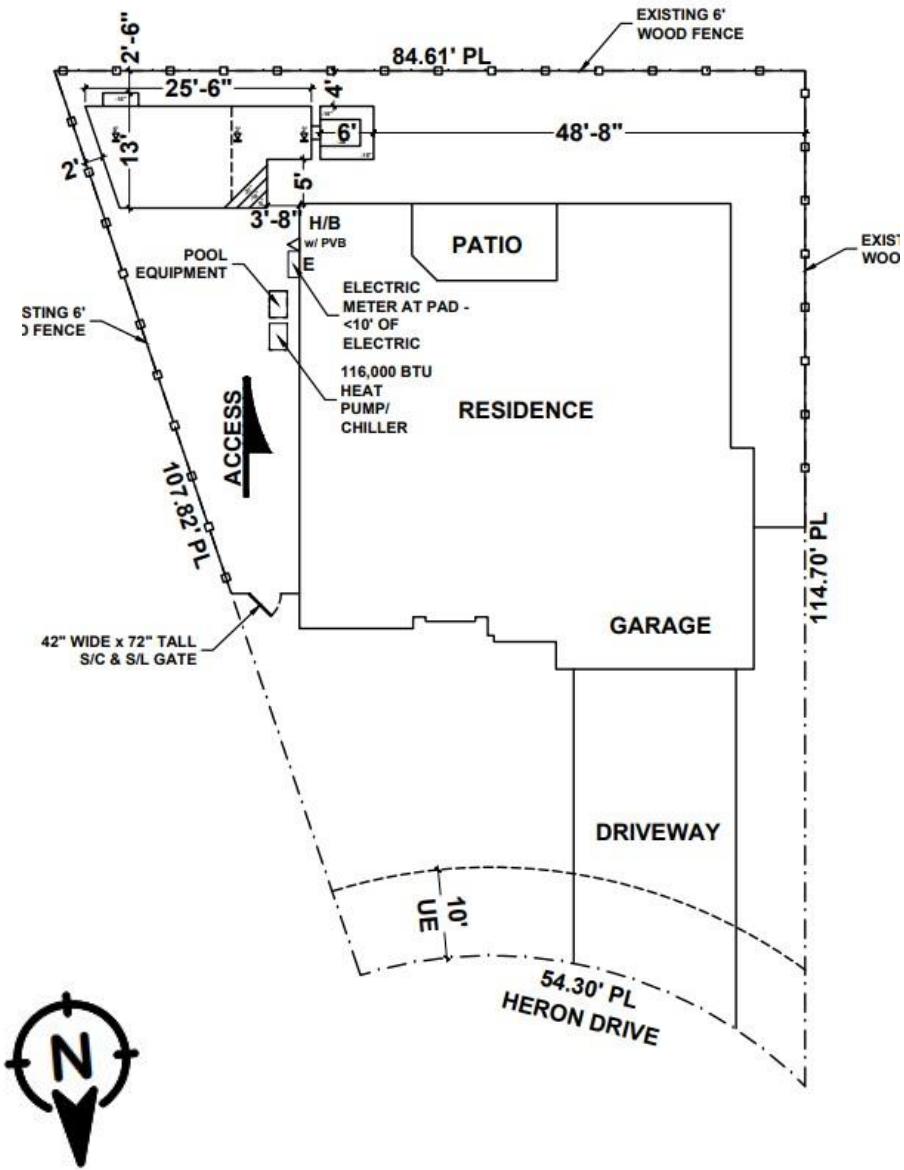
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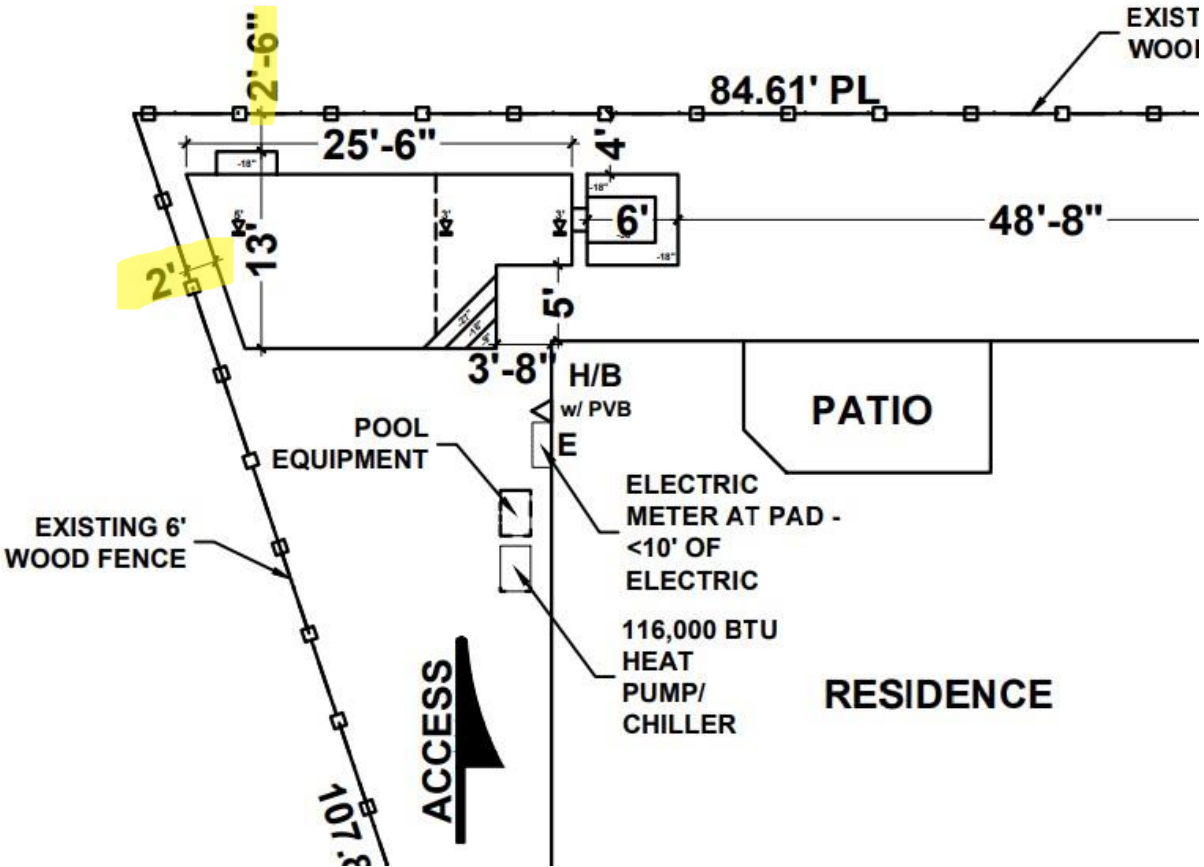
On behalf of
Mr. Heriberto Barrientos, Property Owner



EXHIBIT A – PLOT PLAN

Note: Plot Plan provides tie downs from property lines to pool water line. The pool coping is not shown in the Plot Plan. Coping extends an additional 12" beyond water line, making total encroachment 4.5' into rear setback & 5' into (east) side setback.





Note: Coping not shown. Add 12" beyond water line to account for pool coping.

ACTION ITEM REPORT



Item Title:

Consideration and ACTION to approve a conditional use permit to allow duplexes to be built on ABST 2- F L & I CO BLK 200, 3.7800 acres located the corner of S Mesquite and W. 8th Street, zoned R1A Single Family district.

Recommendation:

Owners of the property are requesting a conditional use permit to construct duplexes on the southwest corner of West 8th Street and South Mesquite. The land is currently vacant. The structures to the north on the same side of Mesquite Street are duplexes, mainly for the elderly. Across the street is single family housing but the houses do not face Mesquite. They face 8th, 9th and 10th Streets. There is also single family housing across the drainage ditch to the west. Due to the location and facing of the property, duplexes seem to fit fine in this area.

I recommend approval.



City of Los Fresnos

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April 1, 2026

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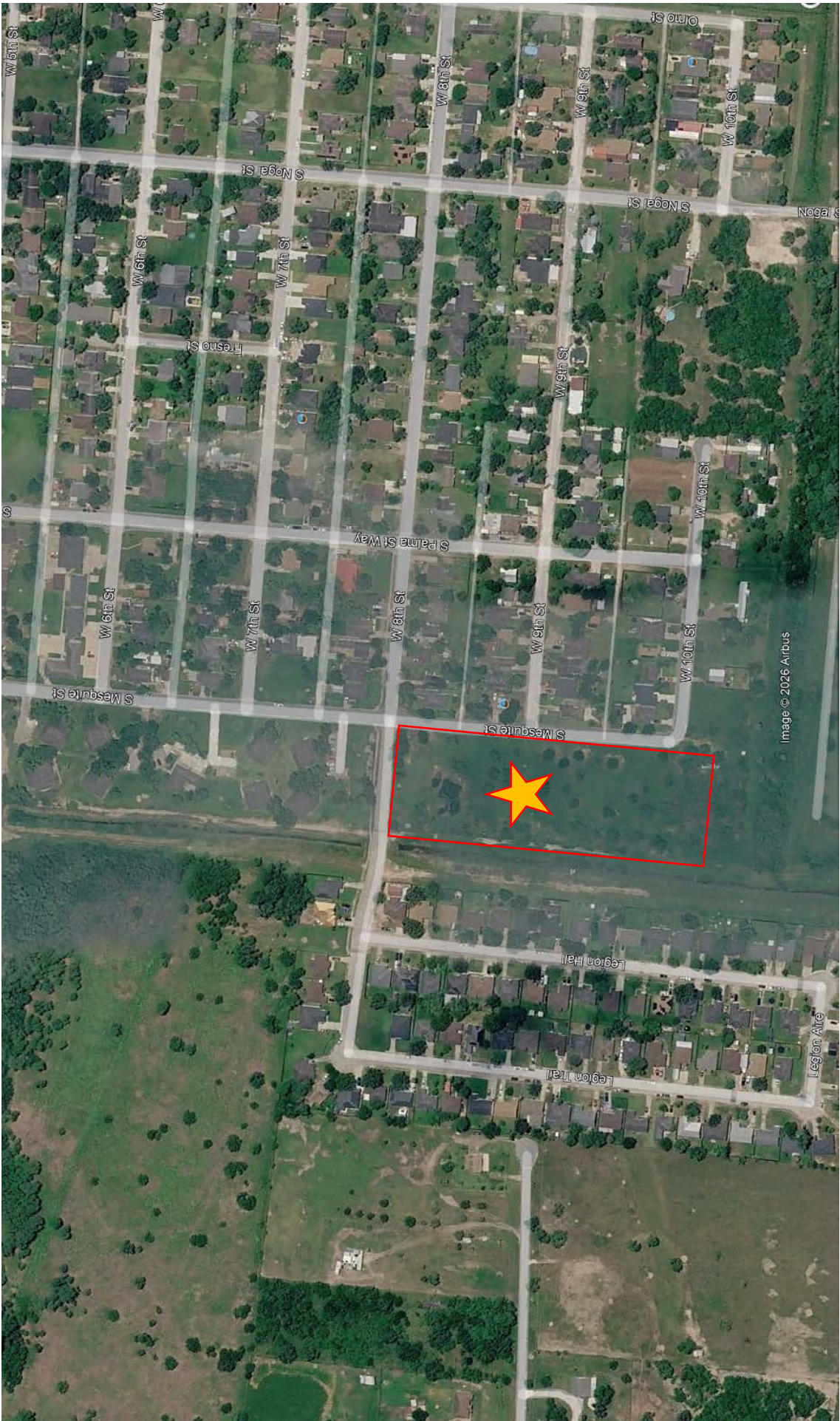
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Vegastar Holding LLC
28263 Bass Blvd
Harlingen, TX 78552

March 24, 2026

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RE: Conditional Use Permit – Duplex Development (W 8th St & Mesquite)

My name is Dr. Israel Vega, and I'm with Vegastar Holdings. I'm writing to request a conditional use permit for our property on W 8th Street in Los Fresnos.

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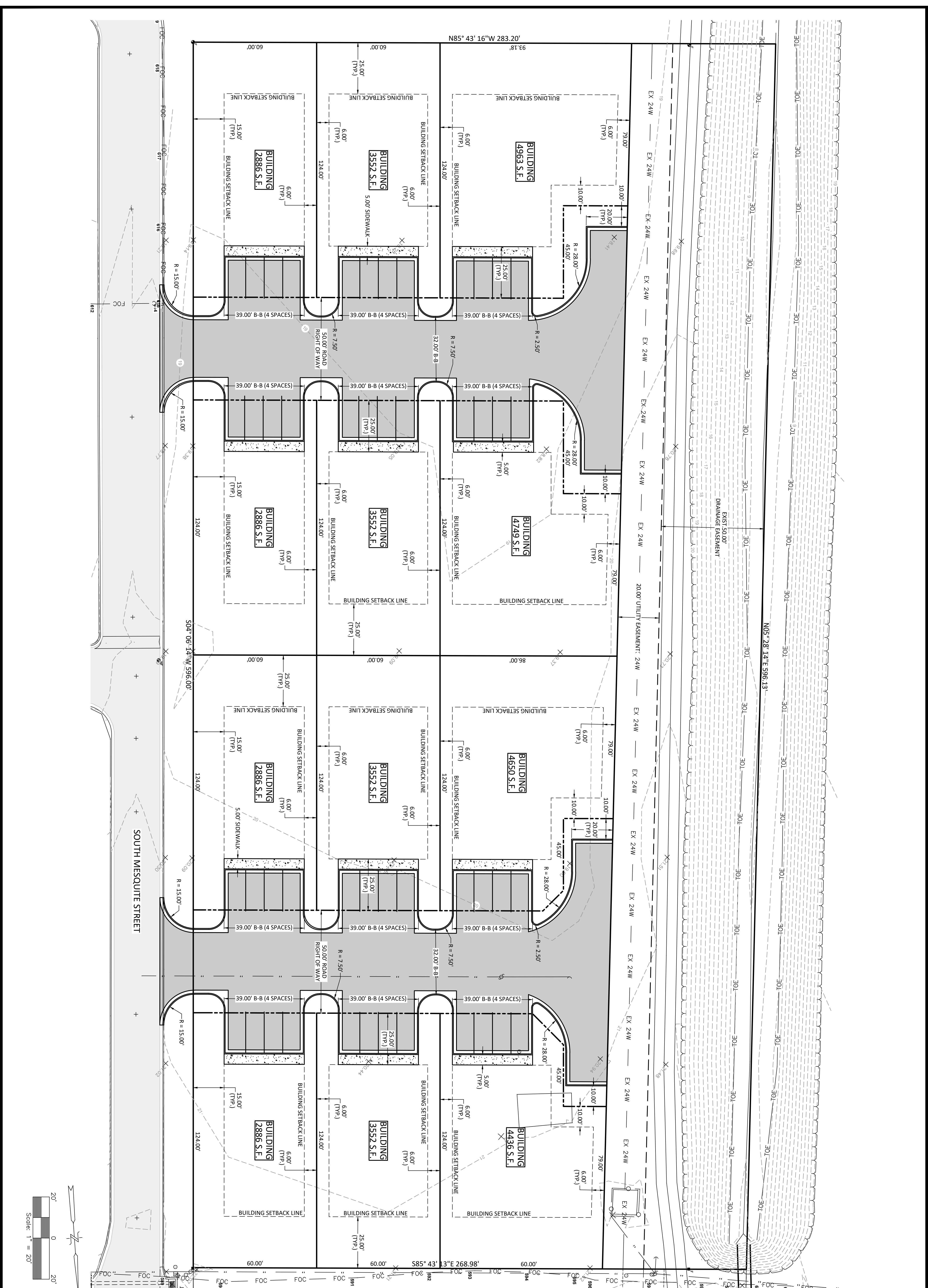
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DRAWN BY: A.C.
FILE: 1189-001
DATE: 12/19/2025

REVISIONS:

Plans are interim
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Purpose
December 19, 2025
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ACTION ITEM REPORT



Item Title:

Consideration and ACTION to approve variance request at 122 Heron Drive, reducing the required rear yard setback from six (6) feet to one foot six inches (1'6") and the required side yard setback from six (6) feet to one (1) foot in order to allow for the installation of an in-ground concrete swimming pool.

Recommendation:

This variance request is to build a swimming pool within the setbacks. The request is for the rear yard setback be 1 foot 6 inches from the property line instead of 6 feet and the side yard setback be 1 foot instead of 6 feet. We have allowed variances in the past but never closer than 3 feet to assure access during emergencies.

I recommend to deny this request.



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NOTICE OF PUBLIC HEARING

April 9, 2026

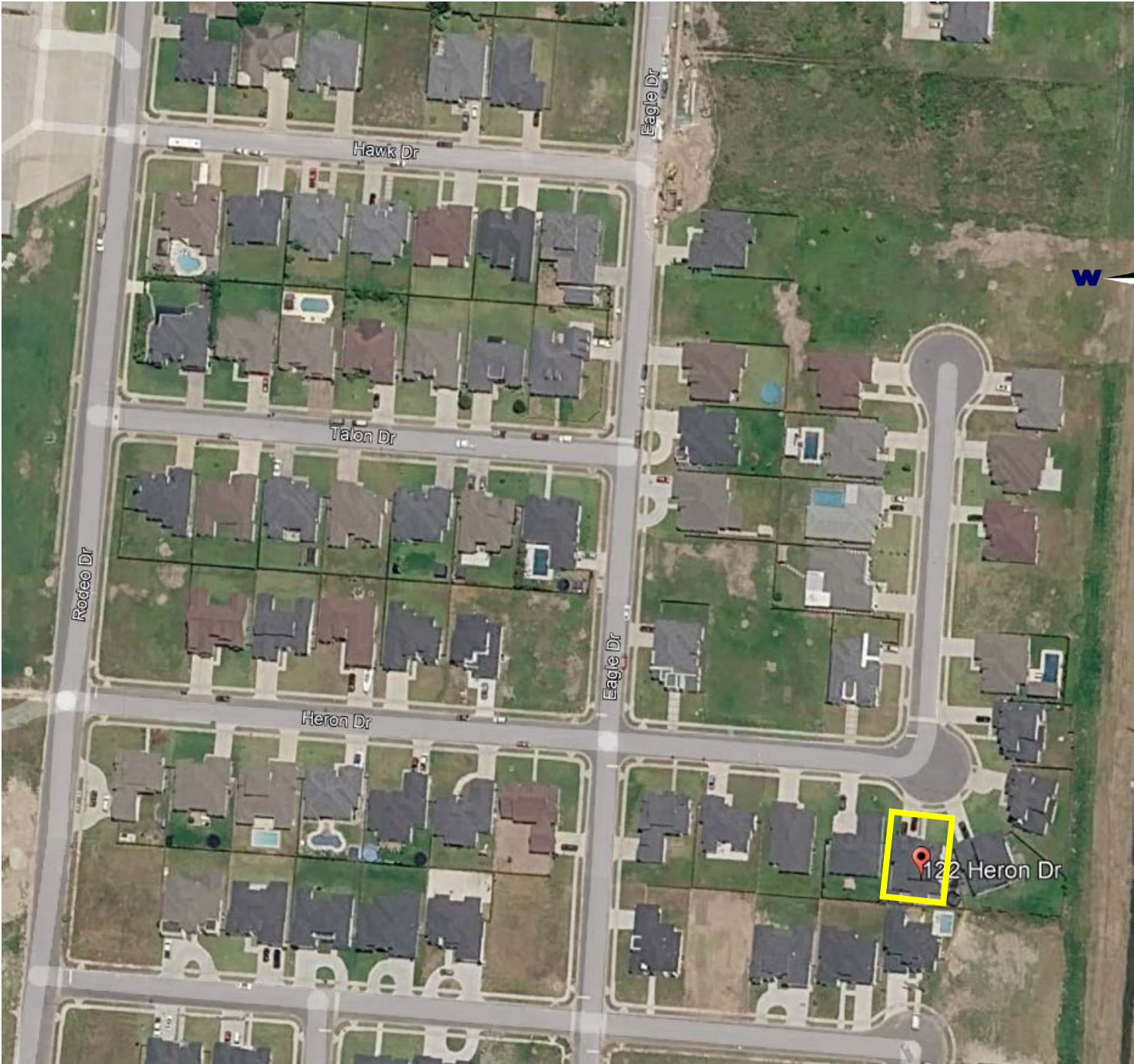
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Premier Pools & Spas Rio Grande Valley

3201 S Expressway 83, Unit E
Harlingen, TX 78550

April 7, 2026

City of Los Fresnos

Planning & Zoning Commission
520 East Ocean Blvd
Los Fresnos, TX 78566

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Lot 27, Feather Ridge Subdivision Phase 2**

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A drawing of the proposed swimming pool is attached in EXHIBITS A & B.

Respectfully submitted,

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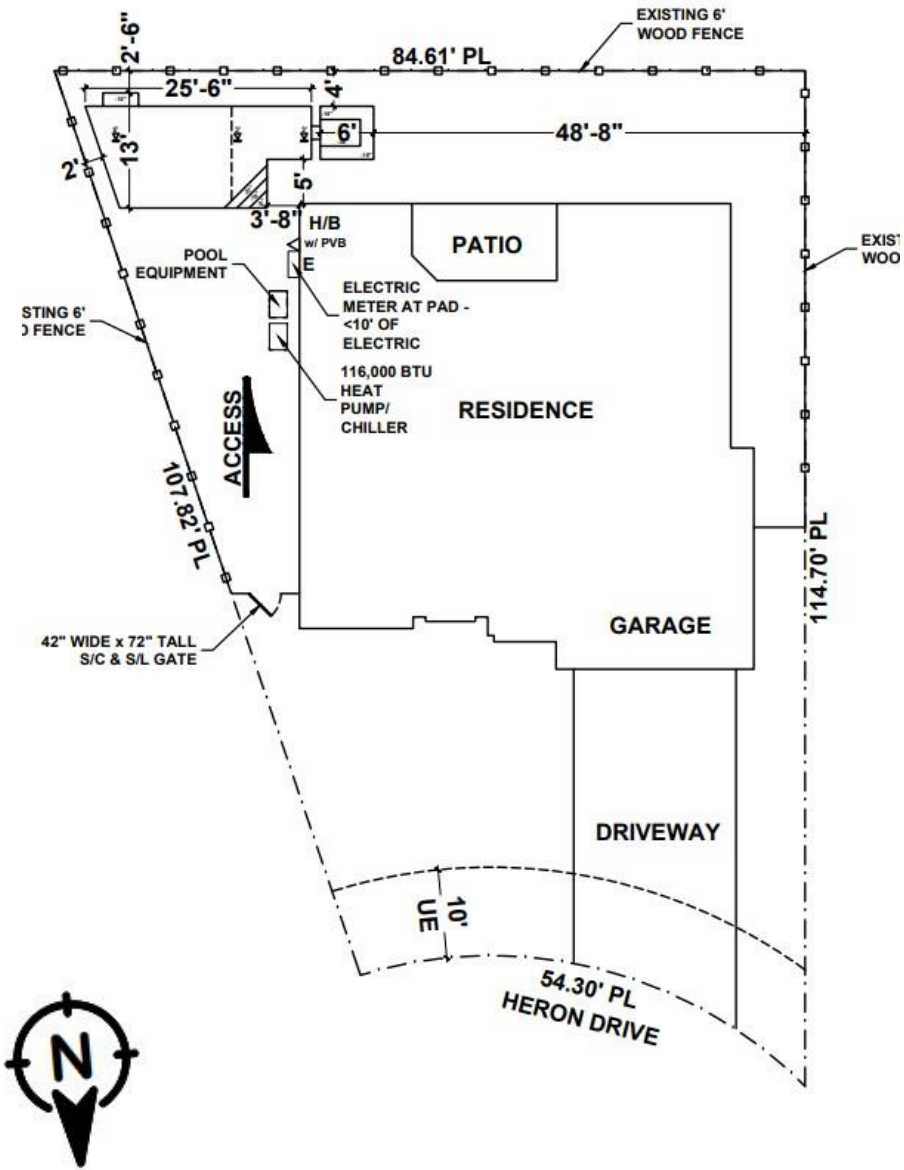
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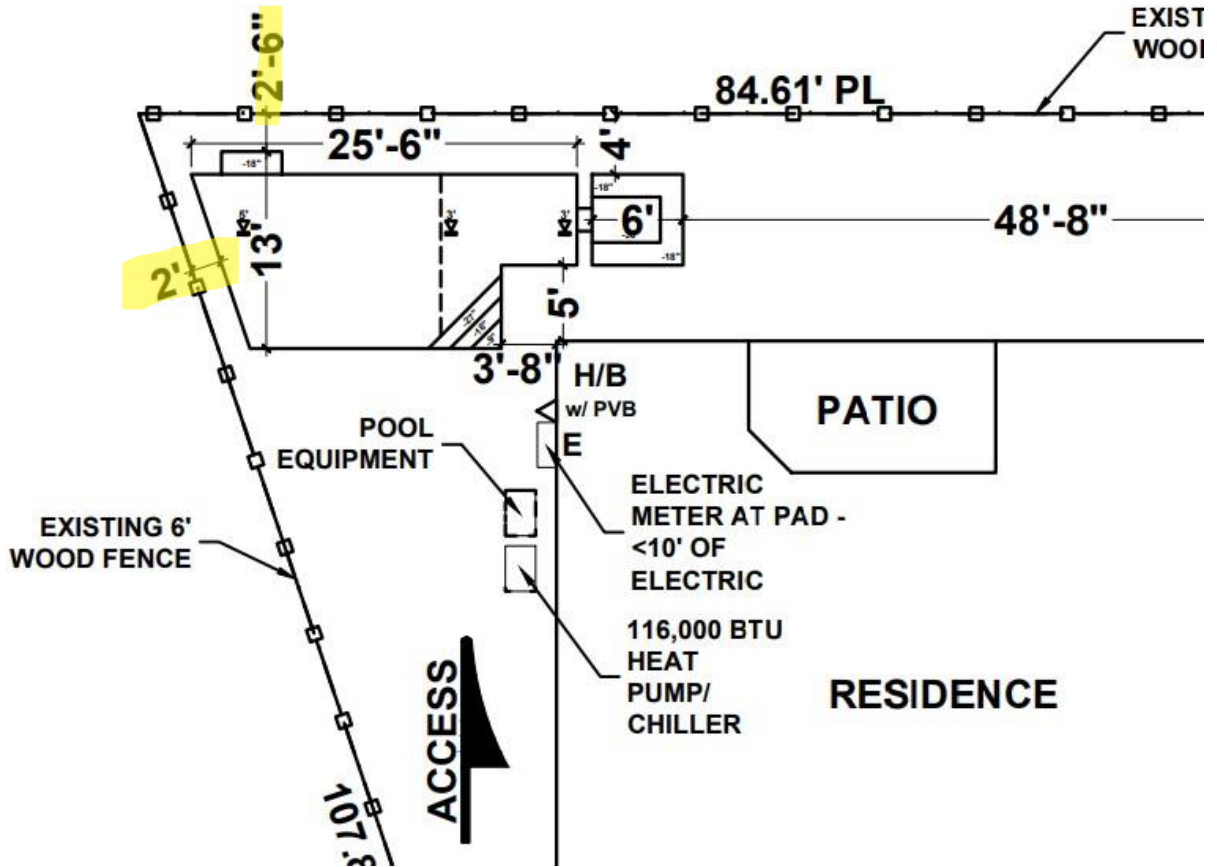
On behalf of
Mr. Heriberto Barrientos, Property Owner



EXHIBIT A – PLOT PLAN

Note: Plot Plan provides tie downs from property lines to pool water line. The pool coping is not shown in the Plot Plan. Coping extends an additional 12" beyond water line, making total encroachment 4.5' into rear setback & 5' into (east) side setback.





Note: Coping not shown. Add 12" beyond water line to account for pool coping.

ACTION ITEM REPORT



Item Title: Consideration and ACTON to approve Coastal King-Los Fresnos Subdivision final plat.

Recommendation:

Staff and Hanson Professional Services have reviewed the final plat. Everything is in compliance according to the ordinance.

I recommend approval subject to all the work being completed.

MEMORANDUM

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

CC: Mark W. Milum
City Manager **mmilum@losfresnostx.gov**

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

DATE: March 31, 2026

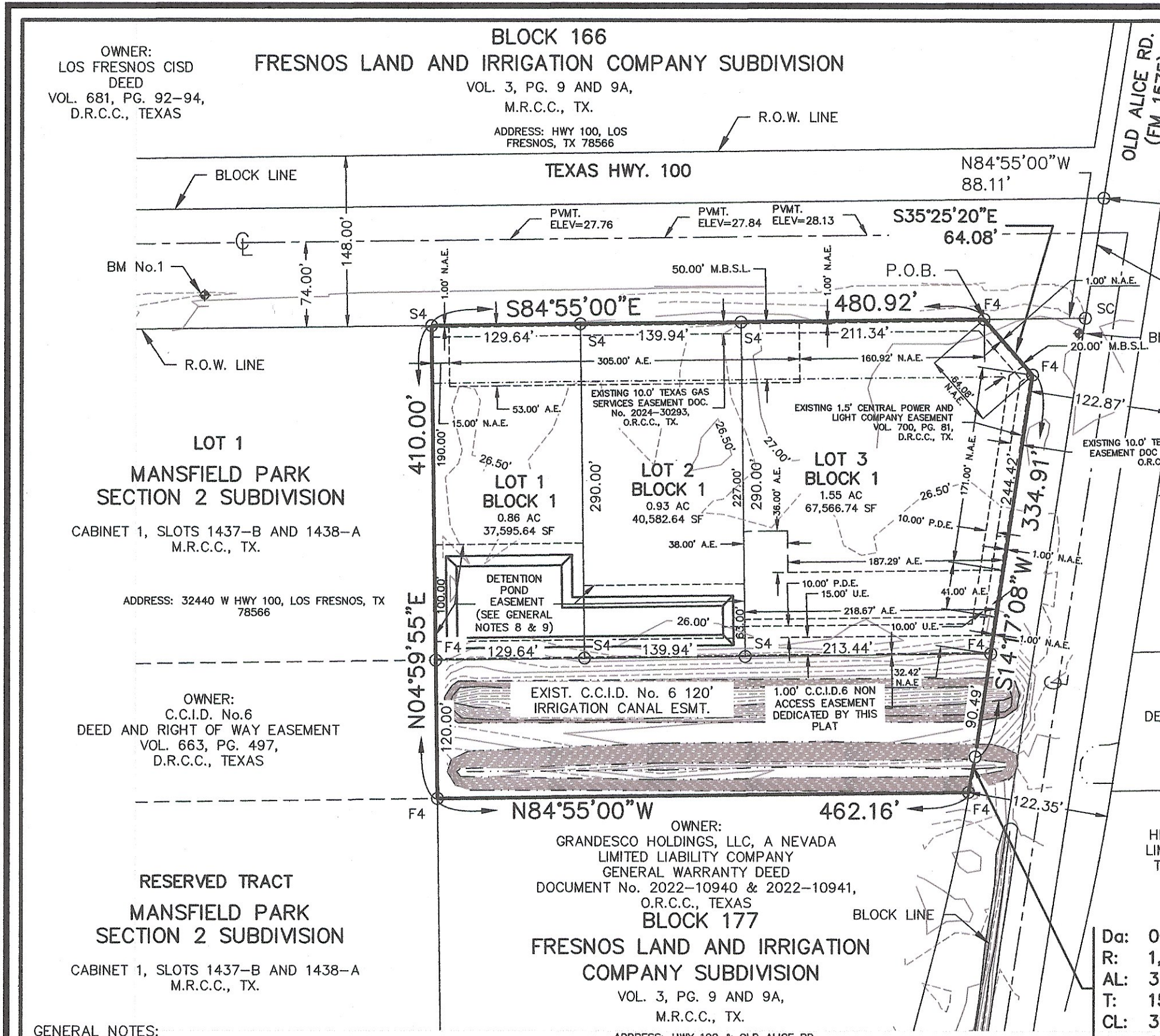
SUBJECT: Final Plat Review of Coastal King Subdivision

We have reviewed the final plat of Coastal King Subdivision for compliance with the City of Los Fresnos Subdivision Ordinance and have the following comments:

Final Plat

1. Provide copy of CCDD1 approval letter and financial guarantee for drainage improvements.
2. Sanitary sewer improvements must be installed or submit copy of financial guarantee.
3. Subdivision perimeter corners must be monumented in concrete.
4. Tax Assessor for Cameron County is Edelmiro "Eddie" Garcia.
5. Provide approval signatures on plat.
6. Submit mylar.

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



OWNER:
LOS FRESNOS CISD
DEED
VOL. 681, PG. 92-94,
D.R.C.C., TEXAS

OWNER:
HARVEY'S LP GAS COMPANY, INC.
WARRANTY DEED WITH VENDOR'S LIEN
VOL. 4861, PG. 131,
O.R.C.C., TEXAS
ADDRESS: 33023 W HWY
100, LOS FRESNOS, TX
78566

OWNER:
GRANDESCO HOLDINGS, LLC, A NEVADA
LIMITED LIABILITY COMPANY
GENERAL WARRANTY DEED
DOCUMENT NO. 2022-10940 & 2022-10941,
O.R.C.C., TEXAS
BLOCK 177
FRESNOS LAND AND IRRIGATION
COMPANY SUBDIVISION
VOL. 3, PG. 9 AND 9A,
M.R.C.C., TX
ADDRESS: HWY 100 & OLD ALICE RD

OWNER:
C.C.I.D. No. 6
DEED AND RIGHT OF WAY EASEMENT
VOL. 663, PG. 497,
D.R.C.C., TEXAS

OWNER:
HISPANIA PROPERTIES, LTD., A TEXAS
LIMITED PARTNERSHIP, ACTING BY AND
THROUGH JOSÉ PEREZ, ITS GENERAL
PARTNER
GENERAL WARRANTY DEED
VOL. 11034, PG. 71,
O.R.C.C., TEXAS

OWNER:
C.C.I.D. No. 6
DEED AND RIGHT OF WAY EASEMENT
VOL. 663, PG. 497,
D.R.C.C., TEXAS

OWNER:
C.C.I.D. No. 6
DEED AND RIGHT OF WAY EASEMENT
VOL. 663, PG. 497,
D.R.C.C., TEXAS

METES AND BOUNDS DESCRIPTION

A 4.65 ACRE TRACT OF LAND OUT OF BLOCK 177, FRESNOS LAND IRRIGATION COMPANY SUBDIVISION, CAMERON COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 3, PAGE 9 AND PAGE 9A, MAP RECORDS OF CAMERON COUNTY, TEXAS, SAID 4.65 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS:

COMMENCING AT THE NORTHEAST CORNER OF BLOCK 177, FRESNOS LAND IRRIGATION COMPANY SUBDIVISION; THENCE, SOUTH 14 DEGREES 30 MINUTES 59 SECONDS WEST, WITH THE EAST LINE OF BLOCK 177, FRESNOS LAND IRRIGATION COMPANY SUBDIVISION, A DISTANCE OF 105.43 FEET TO A COTTON PICKER SPINDLE SET FOR A TURNING POINT; THENCE, NORTH 84 DEGREES 55 MINUTES 00 SECONDS WEST, A DISTANCE OF 88.11 FEET TO A NO. 4 REBAR FOUND FOR THE MOST NORTHERLY NORTHEAST CORNER OF THIS TRACT OF LAND AND THE POINT OF BEGINNING;

THENCE, SOUTH 35 DEGREES 25 MINUTES 20 SECONDS EAST, WITH A CORNER CLIP OF TEXAS HIGHWAY 100 AND OLD ALICE ROAD, A DISTANCE OF 64.08 FEET TO A NO. 4 REBAR FOUND FOR THE MOST SOUTHERLY NORTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 14 DEGREES 17 MINUTES 08 SECONDS WEST, WITH THE WEST R.O.W. LINE OF SAID OLD ALICE ROAD, A DISTANCE OF 244.42 FEET PASS A NO. 4 REBAR FOUND AT THE EXISTING NORTH IRRIGATION CANAL EASEMENT LINE, AT A TOTAL DISTANCE OF 334.91 FEET TO A POINT OF CURVATURE OF THIS TRACT OF LAND;

THENCE, IN A SOUTHWESTERLY DIRECTION WITH THE WEST R.O.W. LINE OF SAID OLD ALICE ROAD, WITH A CURVE TO THE RIGHT HAVING A DELTA ANGLE OF 00 DEGREES 57 MINUTES 42 SECONDS, A RADIUS OF 1864.77 FEET, AN ARC LENGTH OF 31.30 FEET, A TANGENT OF 15.65 FEET, A CHORD LENGTH OF 31.30 FEET AND A CHORD BEARING OF SOUTH 16 DEGREES 32 MINUTES 06 SECONDS WEST, TO A NO. 4 REBAR FOUND FOR THE SOUTHEAST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 84 DEGREES 55 MINUTES 00 SECONDS WEST, WITH THE EXISTING SOUTH IRRIGATION CANAL EASEMENT LINE, A DISTANCE OF 462.16 FEET TO A NO. 4 REBAR FOUND FOR THE SOUTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, NORTH 04 DEGREES 59 MINUTES 55 SECONDS EAST, WITH THE EAST LINE OF LOT 1, MANSFIELD PARK SECTION 2 SUBDIVISION AS PER CABINET 1, SLOTS 1437-B AND 1437-A, M.R.C.C., TX., AT A DISTANCE OF 120.00 FEET PASS A NO. 4 REBAR FOUND AT THE EXISTING NORTH IRRIGATION CANAL EASEMENT LINE, AT A TOTAL DISTANCE OF 410.00 FEET TO A NO. 4 REBAR SET (WITH A YELLOW CAP STAMPED "RGEC"), AT THE SOUTH RIGHT OF WAY LINE OF TEXAS HIGHWAY 100, FOR THE NORTHWEST CORNER OF THIS TRACT OF LAND;

THENCE, SOUTH 84 DEGREES 55 MINUTES 00 SECONDS EAST, WITH THE SOUTH RIGHT OF WAY LINE OF SAID TEXAS HIGHWAY 100, A DISTANCE OF 480.92 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.65 ACRES OF LAND, MORE OR LESS.

ENGINEERS CERTIFICATION

STATE OF TEXAS §
COUNTY OF HIDALGO §

I, RAMIRO GUTIERREZ, P.E. A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.

PRELIMINARY-SUBJECT TO REVISION
RAMIRO GUTIERREZ, P.E.
REGISTERED PROFESSIONAL ENGINEER No. 65948
R. GUTIERREZ ENGINEERING CORP.
130 E. PARK, PHARR, TEXAS 78577

SURVEYOR CERTIFICATION

I, PABLO SOTO, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECTLY MADE AND IS PREPARED FROM AN ACTUAL SURVEY ON THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT ALL ASPECTS OF IT ARE IN ACCORDANCE WITH HIDALGO COUNTY SUBDIVISION ORDINANCE AND ALL STATE STATUTES GOVERNING SURVEYS.

PRELIMINARY-SUBJECT TO REVISION
PABLO SOTO, JR., R.F.L.S. No. 4541
R. GUTIERREZ ENGINEERING CORPORATION
130 E. PARK AVENUE
4541
PHARR, TEXAS 78577

LEGEND

F4- FOUND No. 4 REBAR
S4- SET No. 4 REBAR (WITH A YELLOW CAP STAMPED RGEC) IN CONCRETE
U.E.- UTILITY EASEMENT
A.E.- ACCESS EASEMENT
N.A.E.- NON ACCESS EASEMENT
M.B.S.L.- MINIMUM BUILDING SETBACK LINE
P.M.T.- PAVEMENT
P.D.E.- PRIVATE DRAINAGE EASEMENT

CAMERON COUNTY IRRIGATION DISTRICT No. 6 CERTIFICATION

THIS PLAT OF "COASTAL KING - LOS FRESNOS" SUBMITTED TO AND CONSIDERED BY CAMERON COUNTY IRRIGATION DISTRICT NO. 6 OF CAMERON COUNTY, TEXAS, AND IS HEREBY APPROVED BY SUCH DISTRICT AS IT RELATES TO AND MAY AFFECT FACILITIES OF THIS DISTRICT. THIS DISTRICT DOES NOT WARRANT THE ADEQUACY OF ITS DRAINAGE FACILITIES IN CASE OF HEAVY RAINFALL, AND THAT IT WILL NOT BE CALLED UPON, BY OUR PRESENT OR FUTURE OWNERS OF ANY LOT OR LOTS IN THIS SUBDIVISION, TO CORRECT ANY DRAINAGE OR FLOODING PROBLEMS ON ANY OF THE LOTS IN SAID SUBDIVISION, NO CONSIDERATION HAS BEEN GIVEN TO ANY OTHER MATTER, ANY CHANGES TO THIS PLAT AFTER THIS DATE SHALL CAUSE THIS APPROVAL TO BECOME VOID.

DATED THIS _____ DAY OF _____ 20__

1. OWNERS DO HEREBY COVENANT AND AGREE THAT ALL OF THE PROPERTY WITHIN THE BOUNDARIES OF THIS PLAT ADJACENT TO ANY IRRIGATION AND/OR DRAINAGE EASEMENT, DITCH, GULLY, CREEK, RESACA OR NATURAL DRAINAGE WAY SHALL HEREBY BE RESTRICTED TO KEEP ALL IRRIGATION AND DRAINAGE EASEMENTS AND/OR RIGHT OF WAYS CLEAR OF ANY FENCES, BUILDINGS, PLANTINGS AND OTHER OBSTRUCTIONS THAT MAY INTERFERE WITH THE DISTRICT'S OPERATIONS AND MAINTENANCE OF ITS FACILITIES. ANY UNAUTHORIZED STRUCTURE OR OBSTRUCTION IN THE EASEMENT AREA IS SUBJECT TO REMOVAL. NO PART OF THIS PROPERTY SHALL BE PERMITTED TO DRAIN INTO ANY IRRIGATION OR DRAINAGE FACILITY OF CAMERON COUNTY IRRIGATION DISTRICT NO. 6.

2. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO CAMERON COUNTY IRRIGATION DISTRICT NO. 6 AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT EXPRESSED APPROVAL.

3. NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY CAMERON COUNTY IRRIGATION DISTRICT NO. 6 FACILITY, EASEMENT OR RIGHT OF WAY WITH LINES, POLES, OPEN DITCHES, PIPELINES OR OTHER USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE DISTRICT.

ROSELIO SANCHEZ, GENERAL MANAGER
CAMERON COUNTY IRRIGATION DISTRICT NO. 6

LIENHOLDER ACKNOWLEDGMENT

LIENHOLDER _____

WE, _____ OWNER AND HOLDER OF A LIEN AGAINST A 4.65 ACRE TRACT OF LAND OUT OF BLOCK 177, FRESNOS LAND IRRIGATION COMPANY SUBDIVISION, CAMERON COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 3, PAGE 9 AND 9A, MAP RECORDS OF CAMERON COUNTY, TEXAS, WITHIN THE PROPOSED "COASTAL KING - LOS FRESNOS SUBDIVISION" CAMERON COUNTY, TEXAS, DO HEREBY IN ALL THINGS SUBORDINATE OUR INTEREST IN SAID PROPERTY TO THE PURPOSES AND EFFECTS OF SAID PLAN AND DEDICATIONS AND RESTRICTIONS SHOWN HEREIN, AND WE DO HEREBY CONFIRM THAT WE ARE THE PRESENT OWNERS OF SAID LIEN AND HAVE NOT ASSIGNED THE SAME NOR ANY PART THEREOF.

WITNESS MY HAND ON THIS THE _____ DAY OF _____ 20__

OWNER'S NAME _____

STATE OF TEXAS §
COUNTY OF CAMERON §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED _____ KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND ON THIS THE _____ DAY OF _____ 20__

NOTARY PUBLIC IN AND FOR CAMERON COUNTY, TEXAS

PRINTED NAME: _____ MY COMMISSION EXPIRES _____

CITY ENGINEER CERTIFICATE

CITY OF LOS FRESNOS

I HAVE REVIEWED THIS PLAT, IDENTIFIED AS "COASTAL KING - LOS FRESNOS SUBDIVISION" PREPARED BY PABLO SOTO JR., REGISTERED PROFESSIONAL LAND SURVEYOR No. 4541 AND THE RELATED CONSTRUCTION DOCUMENTS, PREPARED BY RAMIRO GUTIERREZ, REGISTERED PROFESSIONAL ENGINEER No. 65948 AND HAVE FOUND THEM AND THE INFORMATION FURNISHED THEREIN IN GENERAL COMPLIANCE WITH THE APPLICABLE PORTION OF THE SUBDIVISION ORDINANCES OF THE CITY OF LOS FRESNOS, TEXAS.

THIS _____ DAY OF _____ 202__

CITY ENGINEER _____

PLANNING AND ZONING CERTIFICATION

CITY OF LOS FRESNOS

I, THE UNDERSIGNED, CHAIRMAN OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF LOS FRESNOS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREBY MY APPROVAL IS REQUIRED.

CHAIRMAN, PLANNING COMMISSION: _____ DATE _____
ROBERT WALSDORF

COUNTY CLERK CERTIFICATION

STATE OF TEXAS §
COUNTY OF CAMERON §

I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, TEXAS, CERTIFY THAT THE PLAT BEARING THIS CERTIFICATE WAS FILED AND DULY RECORDED IN THE _____ DAY OF _____ 20__ AT _____ O'CLOCK _____ M IN THE MAP RECORDS OF CAMERON COUNTY, TEXAS, DOCUMENT NO. _____

BY: _____ DEPUTY

OLMITO WATER SUPPLY CERTIFICATION

THIS PLAT OF "COASTAL KING - LOS FRESNOS SUBDIVISION" HAS BEEN SUBMITTED TO AND CONSIDERED BY THE OLMITO WATER SUPPLY CORPORATION OF CAMERON COUNTY, TEXAS, AND IS HEREBY APPROVED BY SUCH CORPORATION AND WE HEREBY CERTIFY THAT POTABLE WATER AND SANITARY SEWER IS AVAILABLE UPON REQUEST FOR SUBJECT SUBDIVISION LOT.

DATED THIS _____ DAY OF _____ 20__

APPROVED: _____ PRESIDENT

TAX CERTIFICATION

STATE OF TEXAS §
COUNTY OF CAMERON §

THE UNDERSIGNED HEREBY CERTIFIES THAT ALL VALOREM TAXES OWED TO ALL OF THE TAXING UNITS REPRESENTED BY THE UNDERSIGNED ARE CURRENTLY PAID IN FULL FOR THE AREA INSIDE THE BOUNDARIES OF "COASTAL KING - LOS FRESNOS SUBDIVISION".

WITNESS MY HAND ON THIS _____ DAY OF _____ 20__

EDELMIRO "EDDIE" GARCA
ASSESSOR AND COLLECTOR OF TAXES, CAMERON COUNTY, TEXAS

OWNER ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF NUECES §
OWNER'S DEDICATION, CERTIFICATION AND ATTESTATION:

KNOWN ALL MEN BY THESE PRESENTS, THAT I, ROBERT HART, OWNER OF A 4.65 ACRE TRACT OF LAND OUT OF BLOCK 177, FRESNOS LAND IRRIGATION COMPANY SUBDIVISION, CAMERON COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 3, PAGE 9 AND 9A, MAP RECORDS OF CAMERON COUNTY, TEXAS, DO HEREBY ADOPT THE FOREGOING MAP AND PLAN FOR SUBDIVIDING THE ABOVE DESCRIBED PROPERTY AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER, THE RIGHTS-OF-WAY AND EASEMENTS AS SHOWN HEREON FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

WITNESS MY HAND ON THIS THE _____ DAY OF _____ 20__

ROBERT HART, OWNER OF COASTAL KING, LTD.

STATE OF TEXAS §
COUNTY OF HIDALGO §

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED _____ KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND ON THIS THE _____ DAY OF _____ 20__

NOTARY PUBLIC IN AND FOR HIDALGO COUNTY, TEXAS

PRINTED NAME: _____ MY COMMISSION EXPIRES _____

MAYOR'S CERTIFICATION

CITY OF LOS FRESNOS

I, THE UNDERSIGNED, MAYOR OF THE CITY OF LOS FRESNOS, HEREBY CERTIFY THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THIS CITY WHEREBY MY APPROVAL IS REQUIRED.

MAYOR CITY OF LOS FRESNOS: _____ DATE _____
ALEJANDRO FLORES

ATTEST: CITY OF LOS FRESNOS, SECRETARY: _____ DATE _____
JACQUELINE MOYA

CAMERON COUNTY DRAINAGE DISTRICT No. 1 CERTIFICATION

STATE OF TEXAS §
COUNTY OF CAMERON §

APPROVED BY DRAINAGE DISTRICT:

CAMERON COUNTY DRAINAGE DISTRICT NO. 1 HEREBY CERTIFIES THAT THE DRAINAGE PLANS FOR THIS SUBDIVISION COMPLY WITH THE MINIMUM STANDARDS OR THE DISTRICT ADOPTED UNDER TEX. WATER CODE SECTION 49.21(c). THE DISTRICT HAS NOT REVIEWED AND DOES NOT CERTIFY THAT THE DRAINAGE STRUCTURES DESCRIBED ARE APPROPRIATE FOR THE SPECIFIC SUBDIVISION, BASED ON GENERALLY ACCEPTED ENGINEERING CRITERIA. IT IS THE RESPONSIBILITY OF THE DEVELOPER OF THE SUBDIVISION AND ITS ENGINEER TO MAKE THESE DETERMINATIONS.

CAMERON COUNTY DRAINAGE DISTRICT No. 1

BOARD MEMBER/GENERAL MANAGER _____ DATE _____

- GENERAL NOTES:**
- THIS PROPERTY IS LOCATED IN FLOOD ZONE X, AREA OF MINIMAL FLOOD HAZARD, ACCORDING TO COMMUNITY PANEL NUMBER: 48061C0475F, EFF. DATE: FEBRUARY 02, 2018 AS PREPARED BY FEMA, BASED ON GRAPHICAL REPRESENTATION.
 - LOTS 1-3 SHALL CONTINUE GENERAL COMMERCIAL DISTRICT USE.
 - MINIMUM BUILDING SETBACK LINES ARE AS FOLLOWS:
FRONT (HWY 100):
a) ALL BUILDINGS SHALL BE SETBACK FROM THE PROPERTY LINE A DISTANCE OF 50 FEET. IF THERE ANY EXISTING BUILDINGS WITHIN 500 FEET ON THE SAME SIDE OF THE ROADWAY, THEN SAID BUILDING SETBACK LINE MAY BE REDUCED TO THE AVERAGE OF THOSE EXISTING BUILDINGS BUT IN NO CASE TO LESS THAN 25 FEET.
b) FILING STATION PUMPS AND PUMP ISLANDS MAY BE LOCATED WITHIN A REQUIRED YARD, BUT IN NO CASE SHALL BE LESS THAN 15 FEET FROM ANY STREET-OF-WAY LINE. FILING STATION PUMPS AND PUMP ISLANDS SHALL NOT BE CLOSER THAN 100 FEET FROM ANY RESIDENTIAL DISTRICT.
SIDE
(c) LOTS 1, 2, AND LOT 3 (WEST SIDE): IN ACCORDANCE WITH ZONING ORDINANCE
(d) LOT 3 (EAST SIDE) (FM 1575 - OLD ALICE ROAD): 20 FEET
REAR:
15.00 FEET OR EASEMENT LINE, WHICHEVER IS GREATER
CORNER:
20.00 FEET
 - BASIS OF BEARINGS: AS PER TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
 - BENCH MARK 1: SQUARE CUT ON TOP OF CURB INLET LOCATED APPROXIMATELY 500 FEET WEST OF THIS SUBDIVISION
ELEVATION: 27.07 (NAD 83-NAVD 88)(ZONE 4205 TX.SOUTH)
NORTHING: 1653272.93
EASTING: 1312161.35
BENCH MARK 2: SQUARE CUT ON TOP OF GRATED INLET LOCATED AT THE NORTHEAST CORNER OF THIS SUBDIVISION
ELEVATION: 26.81 (NAD 83-NAVD 88)(ZONE 4205 TX.SOUTH)
NORTHING: 1653173.39
EASTING: 1312916.39
 - FINISHED FLOOR ELEVATIONS SHALL BE 18" ABOVE THE CENTER LINE OF STREET OR 18" ABOVE NATURAL GROUND, WHICHEVER IS GREATER.
LOT 1 FFE=29.26, LOT 2 FFE=29.34, LOT 3 FFE=29.63
 - DRAINAGE: IN ACCORDANCE WITH THE CAMERON COUNTY DRAINAGE DISTRICT NO. 1 REQUIREMENTS, THIS DEVELOPMENT WILL BE REQUIRED TO DETAIN A TOTAL OF 35,988 CUBIC FEET (0.826 ACRE-FEET) OF STORM WATER RUNOFF. DRAINAGE DETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: THE DEVELOPER SHALL BE RESPONSIBLE TO DETAIN AND ACCOMMODATE MORE THAN THE DETAINED VOLUME SHOWN ABOVE IF IT DETERMINES AT THE DEVELOPMENT PERMIT STAGE THAT THE DETENTION REQUIREMENTS ARE GREATER THAN STATED DUE TO THE IMPERVIOUS AREA BEING GREATER THAN THE ENGINEER CONSIDERED FOR HIS CALCULATIONS OF THIS SUBDIVISION.
 - DRAINAGE EASEMENTS IN FAVOR OF CAMERON COUNTY DRAINAGE DISTRICT NO. 1 ARE HEREBY CREATED TO ENSURE THAT REQUIRED DETENTION VOLUME MAY BE PROVIDED AND ENDURE FOR THE LIFE OF THE DEVELOPMENT. DRAINAGE EASEMENTS SHALL ENDURE UNLESS AN ALTERNATE DRAINAGE DETENTION METHOD IS APPROVED BY THE DISTRICT BOARD AT WHICH TIME THE BOARD SHALL ABANDON ALL OR A PORTION OF SAID EASEMENTS. THE MAINTENANCE AND OPERATION OF THE PRIVATE DETENTION PONDS COVERED UNDER THESE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNERS OF THE PROPERTY WHICH THE DETENTION ARE LOCATED ON. THE DISTRICT SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR OPERATION OF THESE PONDS OR ANY RELATED INFRASTRUCTURE SUCH AS DRAINAGE STRUCTURES OR PUMPS.
 - CITY OF LOS FRESNOS SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OR OPERATION OF DETENTION POND OR PRIVATE STORM SEWER SYSTEM.
 - DRAINAGE SYSTEM TO BE MAINTAINED BY LOT OWNERS.
 - LANDSCAPING REQUIREMENTS AS PER CITY ORDINANCE.
 - NO PERMANENT STRUCTURES ARE PERMITTED OVER ANY EASEMENTS. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES AND OTHER PLANTINGS (EXCEPT LOW, LESS AN 18" MATURE HEIGHTS, GROUND COVER, GRASS OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
 - ADDITIONAL FIRE PROTECTION MAY BE REQUIRED DURING THE BUILDING PERMIT PHASE IN ORDER TO PROVIDE ANY ADDITIONAL FIRE PROTECTION REQUIREMENT.
 - EROSION & SEDIMENTATION CONTROL SHALL COMPLY WITH CURRENT T.P.D.E.S. & SWPPP GUIDELINES.
 - ACCESS EASEMENT SHALL REMAIN FREE AND CLEAR OF ANY OBSTRUCTIONS SO THAT INCOMING AND OUTGOING TRAFFIC MAY TRAVEL FREELY. THE INDIVIDUAL LOT OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE PAVING AND DRAINAGE IMPROVEMENTS WITHIN THE ROAD ACCESS EASEMENT WITHIN HIS RESPECTIVE SECTION.
 - A 6.0 FOOT SECURITY FENCE SHALL BE REQUIRED ON THE NORTH SIDE OF THE CAMERON COUNTY IRRIGATION DISTRICT NO.6 NON-ACCESS EASEMENT.

PRINCIPAL CONTACTS		
NAME	ADDRESS	PHONE No.
OWNER: COASTAL KING, LTD.	4123 S. STAPLES, CORPUS CHRISTI, TEXAS 78411	(361) 882-4100
ENGINEER: RAMIRO GUTIERREZ, PE	130 E. PARK AVE. PHARR, TEXAS 78577	(956) 782-2557
SURVEYOR: PABLO PENA, JR., PE,RPLS	130 E. PARK AVE. PHARR, TEXAS 78577	(956) 782-2557

R. Gutierrez
Engineering
Corporation

Professional Engineers & Land Surveyors

130 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 956 782-2557 • (FAX) 956 782-2558
ENGINEERING FIRM No.: 486 • SURVEYING FIRM No.: 101650-00

CITY ENGINEER CERTIFICATE

CITY OF LOS FRESNOS

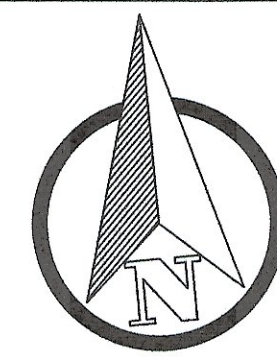
I HAVE REVIEWED THIS PLAT, IDENTIFIED AS "COASTAL KING - LOS FRESNOS SUBDIVISION" PREPARED BY PABLO SOTO JR., REGISTERED PROFESSIONAL LAND SURVEYOR No. 4541 AND THE RELATED CONSTRUCTION DOCUMENTS, PREPARED BY RAMIRO GUTIERREZ, REGISTERED PROFESSIONAL ENGINEER No. 65948 AND HAVE FOUND THEM AND THE INFORMATION FURNISHED THEREIN IN GENERAL COMPLIANCE WITH THE APPLICABLE PORTION OF THE SUBDIVISION ORDINANCES OF THE CITY OF LOS FRESNOS, TEXAS.

THIS _____ DAY OF _____ 202__

CITY ENGINEER _____

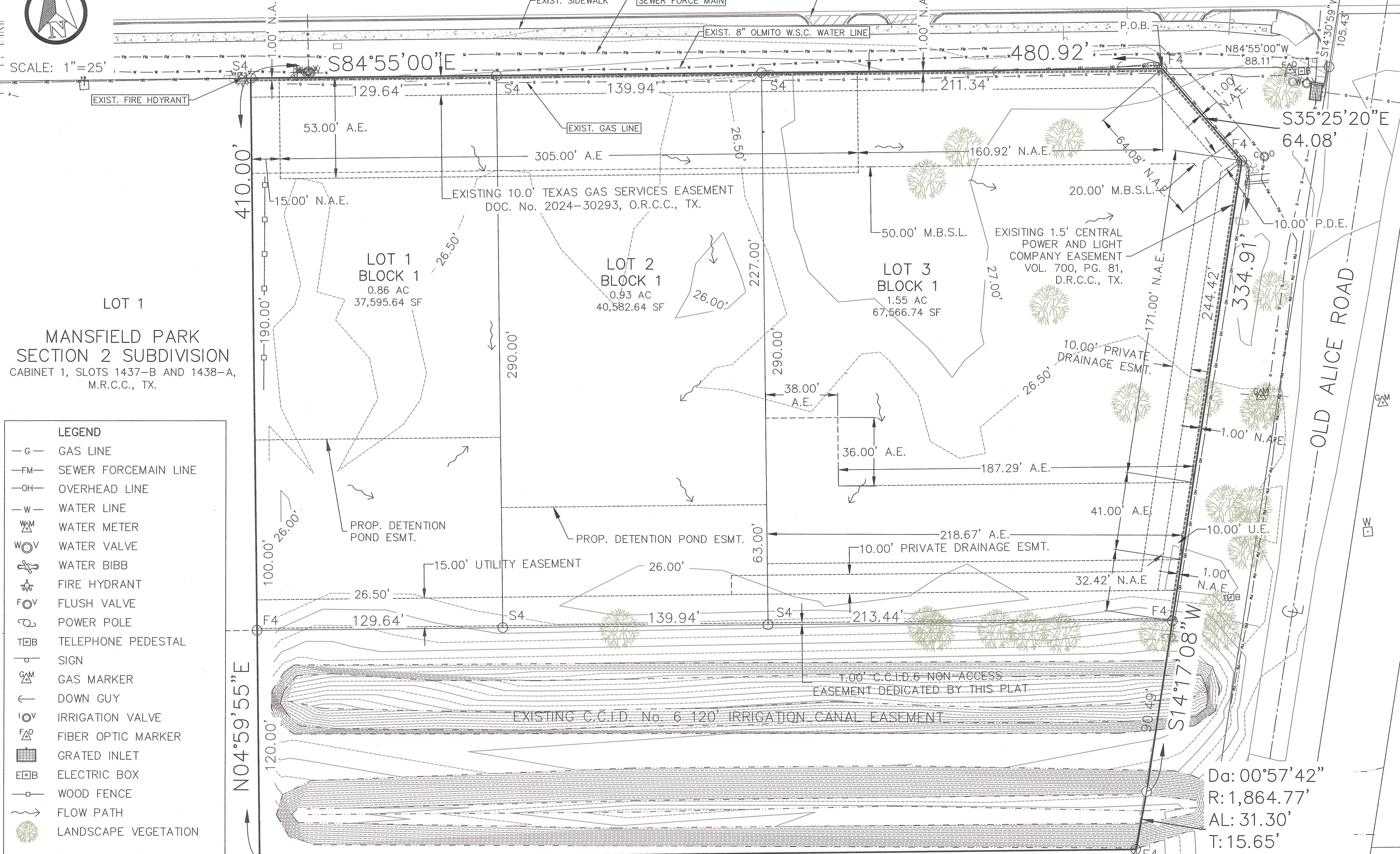
FINAL SUBDIVISION PLAT
OF
COASTAL KING - LOS FRESNOS SUBDIVISION

A 4.65 ACRE TRACT OF BLOCK 177, FRESNOS AND IRRIGATION COMPANY SUBDIVISION LOS FRESNOS, CAMERON COUNTY, TEXAS, AS PER MAP RECORDED IN VOLUME 3, PAGES 9 AND 9A, M.R.C.C., TEXAS.



SCALE: 1"=25'

TEXAS HIGHWAY 100



- LEGEND**
- G- GAS LINE
 - FM- SEWER FORCEMAIN LINE
 - OH- OVERHEAD LINE
 - W- WATER LINE
 - WM WATER METER
 - WOV WATER VALVE
 - WB WATER BIBB
 - FHV FIRE HYDRANT
 - FV FLUSH VALVE
 - PP POWER POLE
 - TBP TELEPHONE PEDESTAL
 - SIGN
 - GM GAS MARKER
 - DOWN GUY
 - IV IRRIGATION VALVE
 - FOM FIBER OPTIC MARKER
 - GI GRATED INLET
 - EB ELECTRIC BOX
 - WF WOOD FENCE
 - FP FLOW PATH
 - LV LANDSCAPE VEGETATION

LOT 1
MANSFIELD PARK
SECTION 2 SUBDIVISION
CABINET 1, SLOTS 1437-B AND 1438-A,
M.R.C.C., TX.

BLOCK 177
FRESNOS LAND AND IRRIGATION COMPANY SUBDIVISION
VOL. 3, PG. 9 AND 9A,
M.R.C.C., TX.

OWNER:
GRANDESCO HOLDINGS, LLC, A NEVADA LIMITED
LIABILITY COMPANY
GENERAL WARRANTY DEED
DOCUMENT No. 2022-10940 & 2022-10941,
O.R.C.C., TEXAS

Da: 00°57'42"
R: 1,864.77'
AL: 31.30'
T: 15.65'
CL: 31.30'
CB: S16°32'06"W

R. Gutierrez
Professional Engineers & Land Surveyors
Engineering Corporation
130 E. PARK AVENUE • PHARR, TEXAS 78877
(TEL) 956 762-2557 • (FAX) 956 762-2558
FIRM No. 486

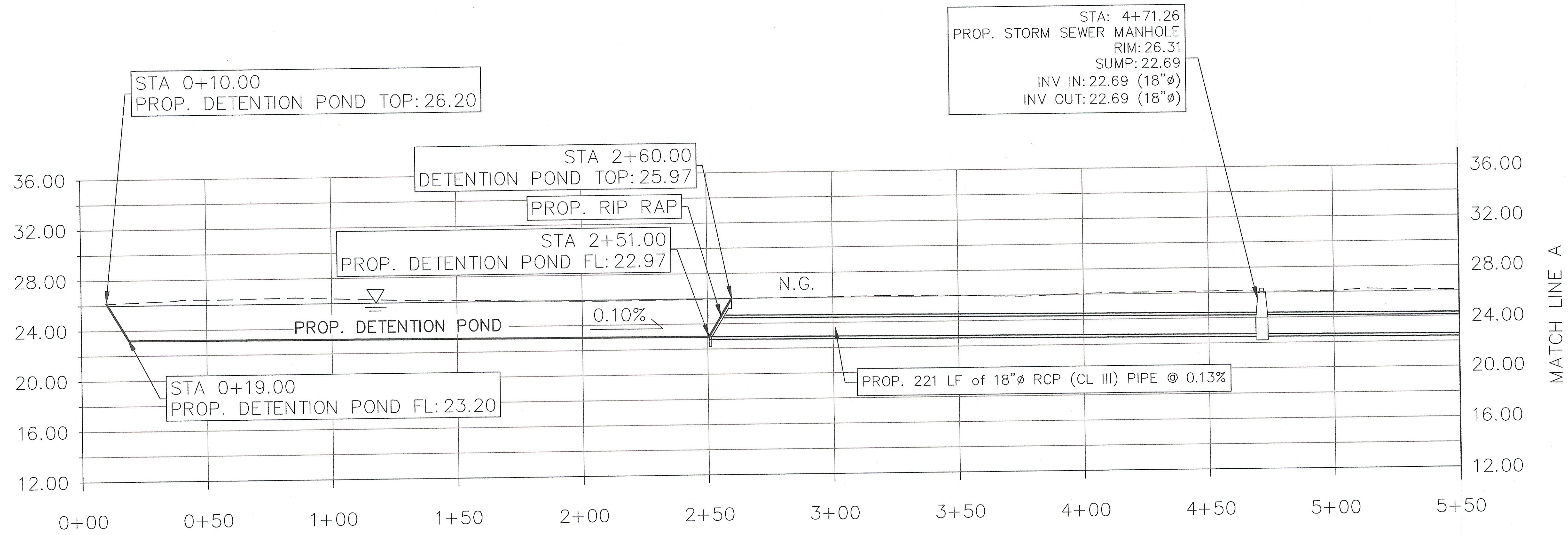


THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY RAMIRO GUTIERREZ, P.E. 65948, DATE: 12-13-26. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW.

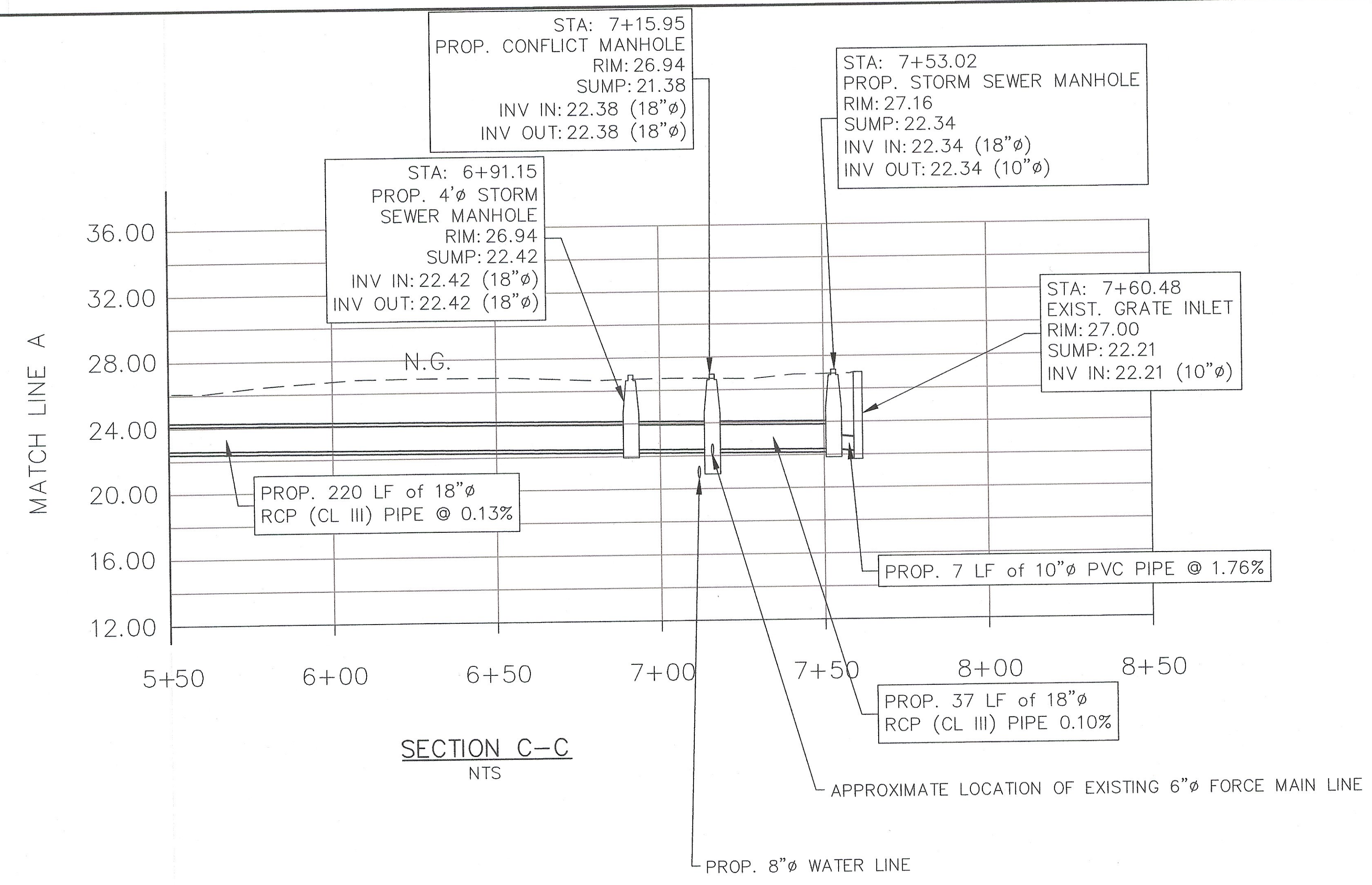
COASTAL KING - LOS FRESNOS SUBDIVISION
TOPOGRAPHY MAP

SCALE: AS SHOWN	DATE:	FB. No.:	SURVEY BY:	DRAWN BY: D.C.	PREPARED BY:	CHECKED BY: R.G.	REVISION	DATE	BY

SHEET
2



SECTION C-C
NTS

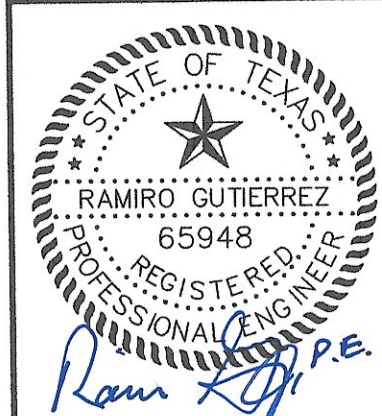


SECTION C-C
NTS

MATCH LINE A

MATCH LINE A

Professional Engineers & Land Surveyors
R. Gutierrez Engineering Corporation
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(TEL) 956 782-2557 • (FAX) 956 782-2559
FIRM No. 486



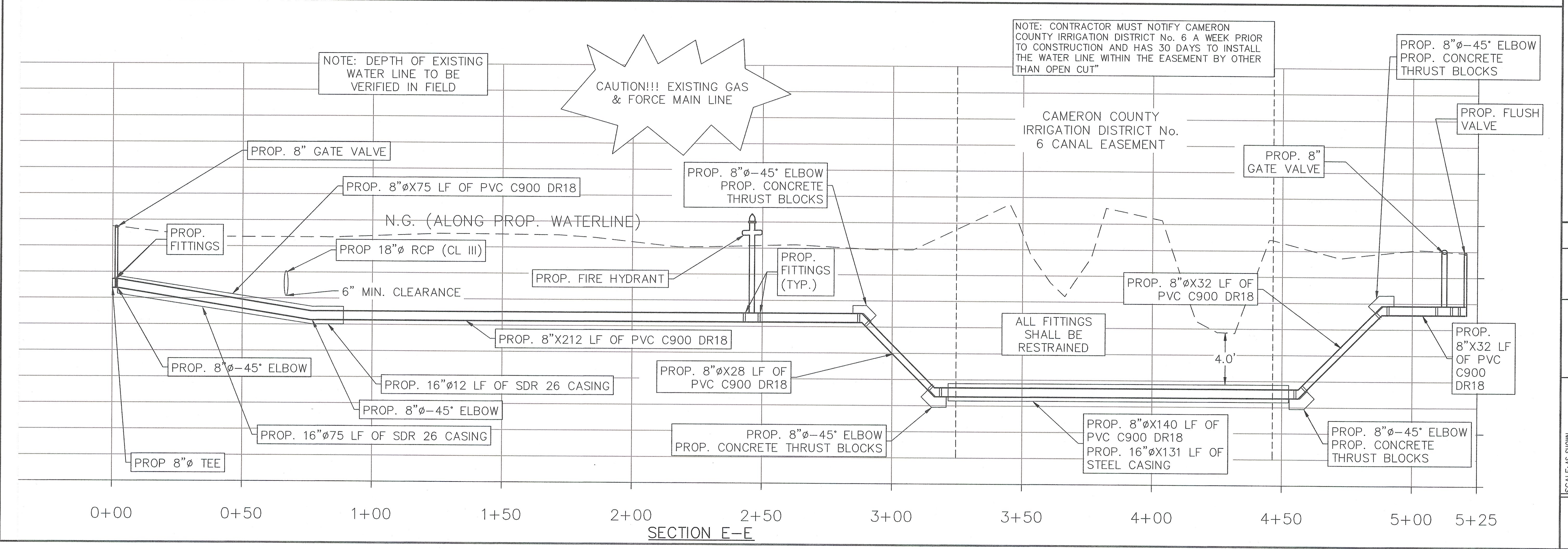
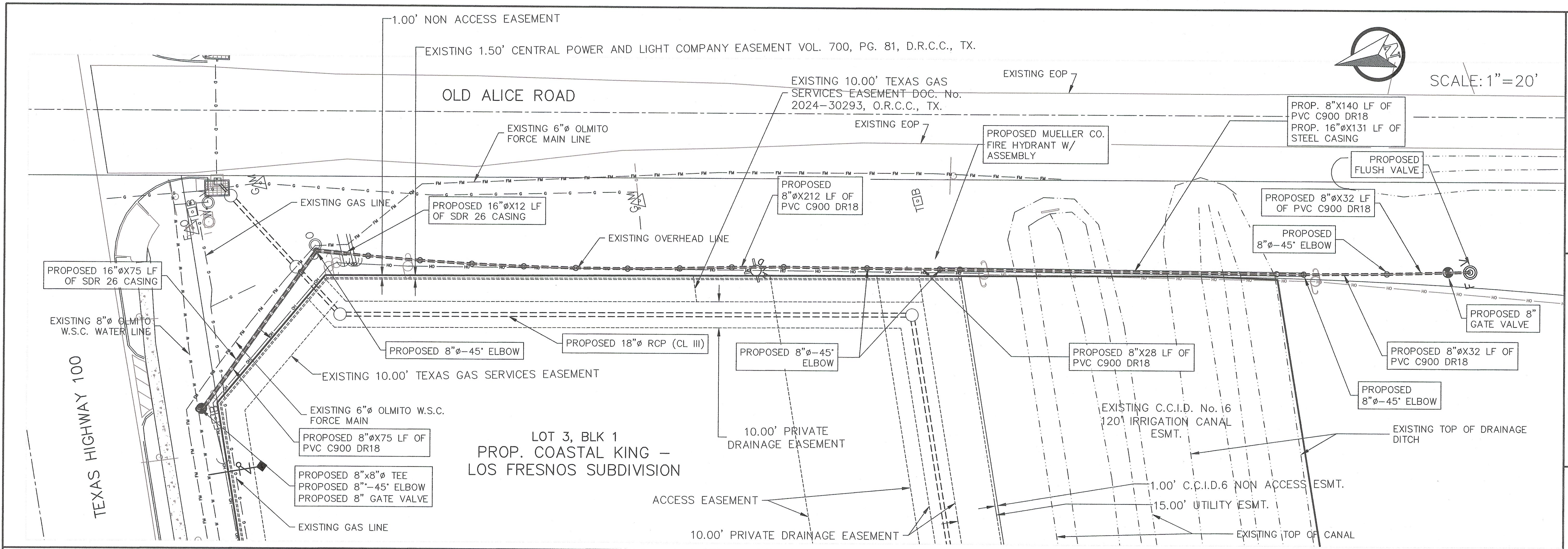
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COASTAL KING - LOS FRESNOS
SUBDIVISION

DRAINAGE DETAILS

SCALE AS SHOWN	DATE	FB. No.	SURVEY BY:	DRAWN BY: D.C.	PREPARED BY:	CHECKED BY: R.G.	REVISION	DATE	BY

SHEET
4



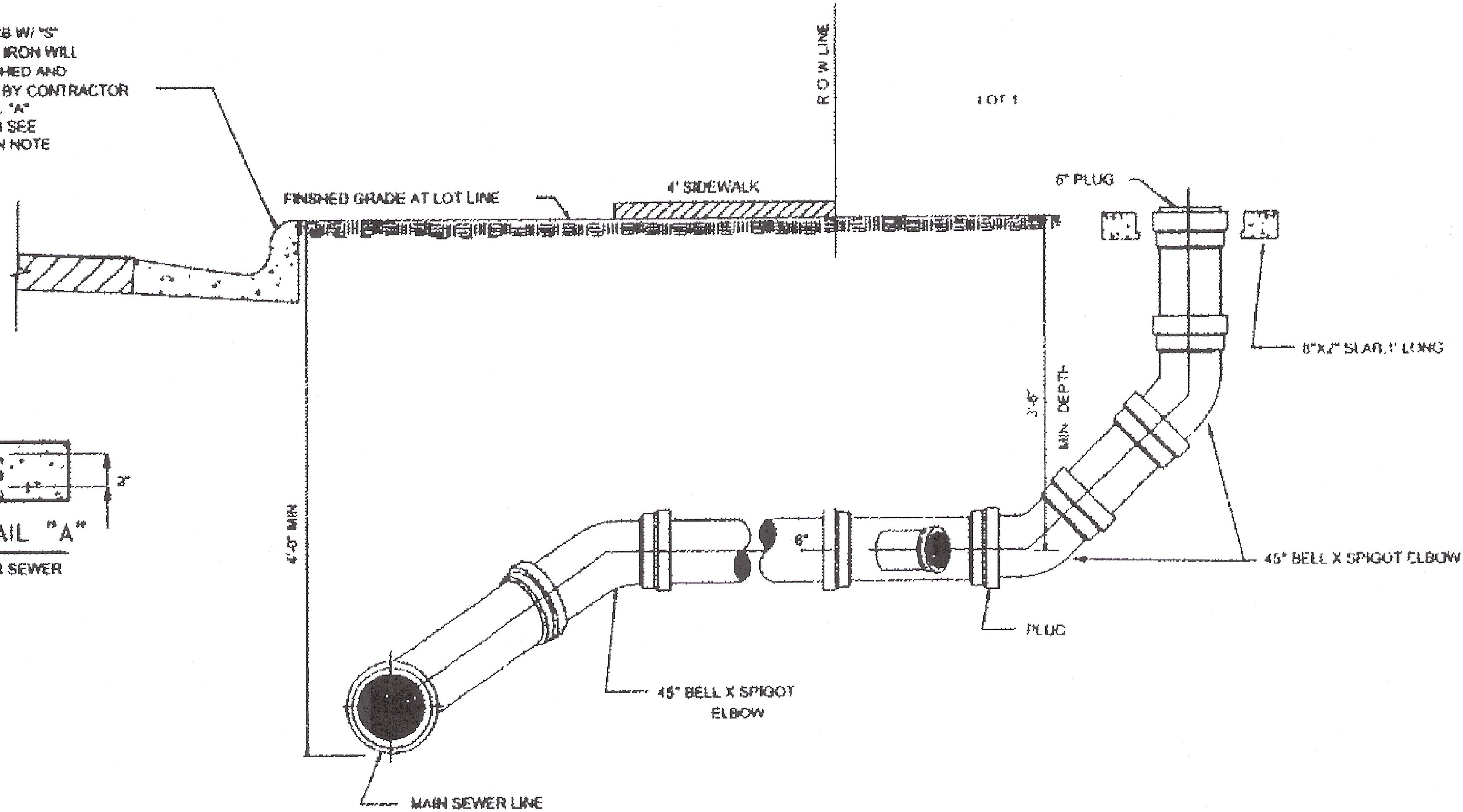
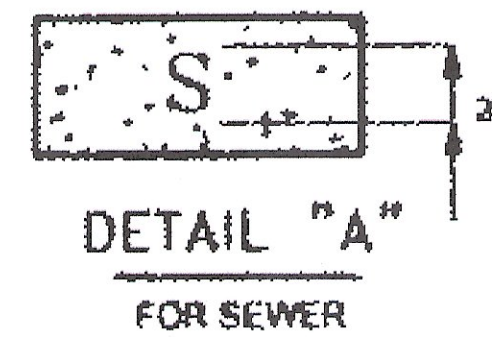
R. Gutierrez Engineering Corporation
 Professional Engineers & Land Surveyors
 130 E PARK AVENUE • PHARR, TEXAS 78877
 (TEL) 361-782-2557 • (FAX) 361-782-2558
 FIRM No. 486

STATE OF TEXAS
 RAMIRO GUTIERREZ
 P.E. 65948
 REGISTERED PROFESSIONAL ENGINEER
 DATE: 4-13-20
 THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY RAMIRO GUTIERREZ, P.E. 65948. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE LAW.

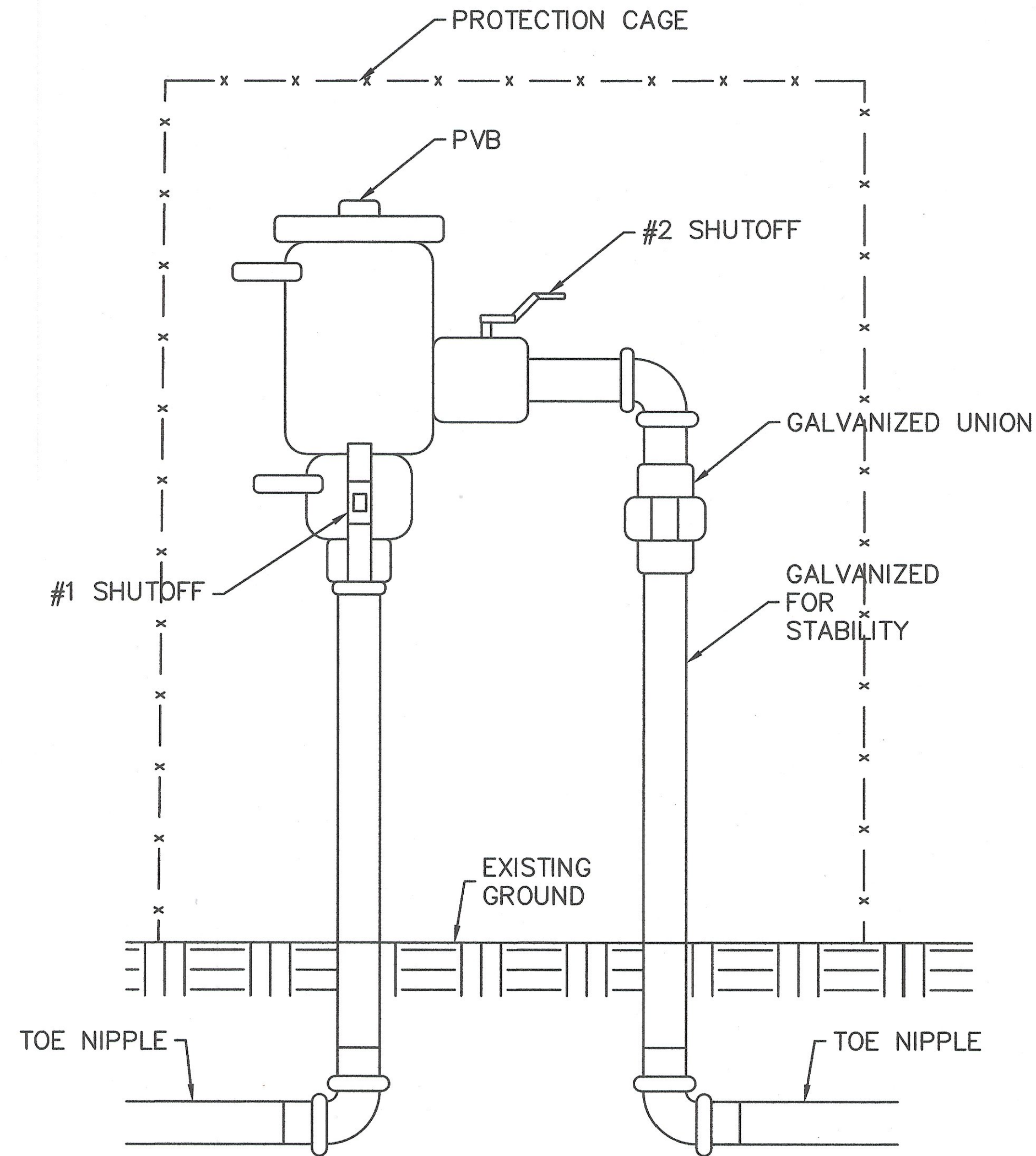
COASTAL KING - LOS FRESNOS SUBDIVISION
 UTILITY DETAILS

SCALE: AS SHOWN	DATE	BY
DATE: _____	DATE	BY
FB. No.: _____	REVISION	
SURVEY BY: _____		
DRAWN BY: D.C.		
PREPARED BY: _____		
CHECKED BY: R.G.		
SHEET		
7		

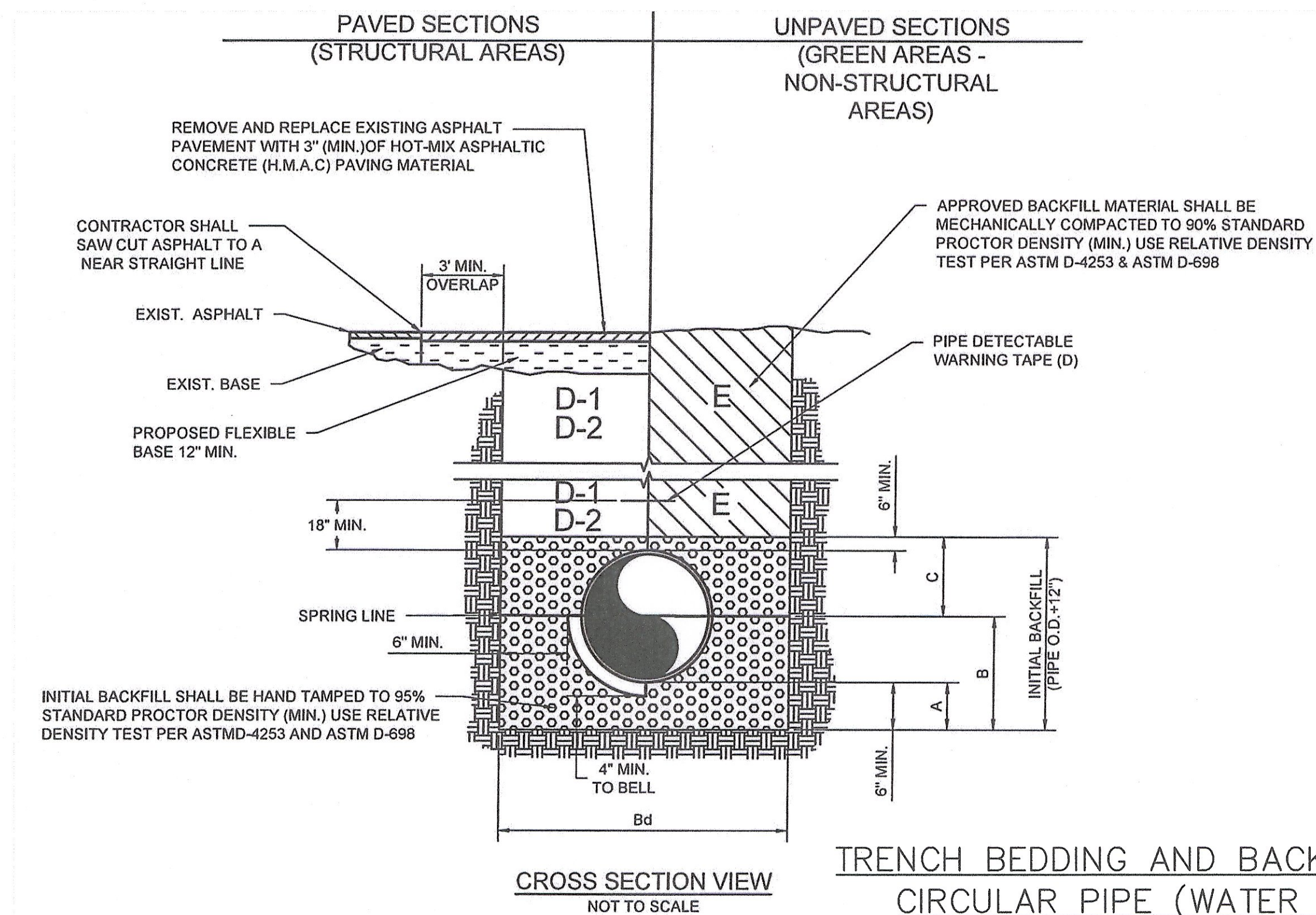
MARK CURB W/ "S"
BRANDING IRON WILL
BE FURNISHED AND
PROVIDED BY CONTRACTOR
SEE DETAIL "A"
IF NO CURB SEE
DETECTION NOTE



SHORT SERVICE CONNECTION
WITH STANDARD CLEANOUT



IRRIGATION BACKFLOW PREVENTOR DETAIL



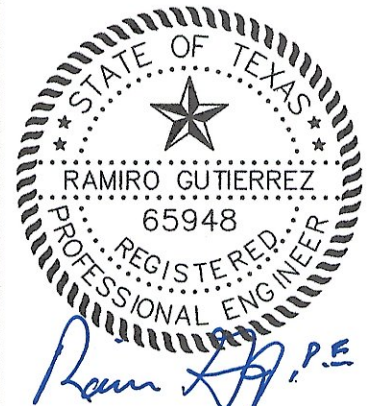
TRENCH BEDDING AND BACKFILL FOR
CIRCULAR PIPE (WATER MAIN)

GENERAL NOTES:

- A. SAND BEDDING SHALL BE PLACED, BEFORE PIPE IS LAID, UP TO FLOW LINE OF PIPE. (MIN. BEDDING THICKNESS SHALL BE 6").
- B. SAND BACKFILL SHALL BE PLACED, AFTER PIPE IS LAID, FROM BOTTOM OF PIPE TO SPRING LINE OF PIPE. (4" LIFTS, HAND TAMPED).
- Bd. TRENCH WIDTH SHALL BE BELL O.D. + 12" OR IN ACCORDANCE WITH ASTM 2331 FOR PVC PIPE.
- C. SAND BACKFILL SHALL BE PLACED FROM SPRING LINE OF PIPE TO 6" ABOVE TOP OF PIPE. (6" LIFTS, HAND TAMPED).
- D. PIPE DETECTABLE WARNING TAPE SHALL BE INSTALLED APPROXIMATELY 18" ABOVE THE PIPE, 6" IN DIAMETER AND LARGER. WARNING TAPE SHALL BE METALLIC "TERRA TAPE SENTRY LINE 620", AS MANUFACTURED BY REEF INDUSTRIES, OR APPROVED EQUAL. THE WARNING TAPE SHALL BE "BLUE", THREE INCHES WIDE, 6 MILS THICK, WITH BLACK CONTINUOUS LETTERING THAT READS "CAUTION WATER LINE BURIED BELOW", OR OTHER WORDING APPROVED BY OWNER.
- D-1. (CITY STREETS, PARKING AREA, DRIVEWAYS), APPROVED AND/OR EXCAVATED BACKFILL MATERIAL SHALL BE MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR DENSITY (MIN.) 8" LIFTS.
- D-2. (STATE MAINTAINED ROADWAYS) CEMENT STABILIZED SAND BACKFILL MATERIAL, COMPOSED OF 7% PORTLAND CEMENT, SHALL BE MECHANICALLY COMPACTED TO 95% STANDARD PROCTOR DENSITY (MIN.) USE RELATIVE DENSITY TEST AS PER ASTM D-4253.
- E. SELECT AND/OR EXCAVATED BACKFILL MATERIAL SHALL BE MECHANICALLY COMPACTED TO 90% STANDARD PROCTOR DENSITY (MIN.) IN 12" LIFTS (GREEN AREA-NON-STRUCTURAL). FOUNDATION PREPARATION (WELL POINTS, GRAVEL OR CEMENT-STABILIZED SAND, OR APPROVED SUBSTITUTE) SHALL BE REQUIRED WHEN TRENCH BOTTOM IS UNSTABLE. BACKFILLING AT STRUCTURES SHALL BE PLACED IN UNIFORM LIFTS, MOISTENED, AS REQUIRED, TO APPROXIMATE OPTIMUM MOISTURE CONTENT, AND COMPACTED TO 95% STANDARD PROCTOR DENSITY (USE RELATIVE DENSITY TEST PER ASTM D-4253 AND ASTM D-698). THE THICKNESS OF EACH LOOSE LIFT SHALL NOT EXCEED 6". APPROVED STRUCTURAL BACKFILL MATERIAL SHALL BE SAND, CEMENT-STABILIZED SAND, SELECTED SOIL, SITE SOIL, OR OTHER APPROVED SUBSTITUTE.
- F. BEFORE ATTEMPTING TO INSTALL WATER LINE PIPE IN PLACE, BE SURE THAT THE TRENCH EXCAVATION HAS BEEN BENCHING, SLOPPED, OR SHORED PROPERLY IN ACCORDANCE TO OSHA REQUIREMENTS AND STANDARDS. HOWEVER, WHEN BENCHING, SLOPPING, OR SHORING IS RESTRICTED DUE TO LIMITED WORKING AREA OR SPACE, TRENCH SHIELDS (TRENCH BOXES) CAN BE USED IN ACCORDANCE TO OSHA REQUIREMENTS AND STANDARDS.
- G. BEDDING FOR PVC SHALL BE IN ACCORDANCE WITH ASTM 231.

TRENCH BEDDING AND BACKFILL FOR
CIRCULAR PIPE (WATER MAIN)

Professional Engineers & Land Surveyors
R. Gutierrez
Engineering Corporation
130 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 956 782-2557 • (FAX) 956 782-2558
FIRM No. 466



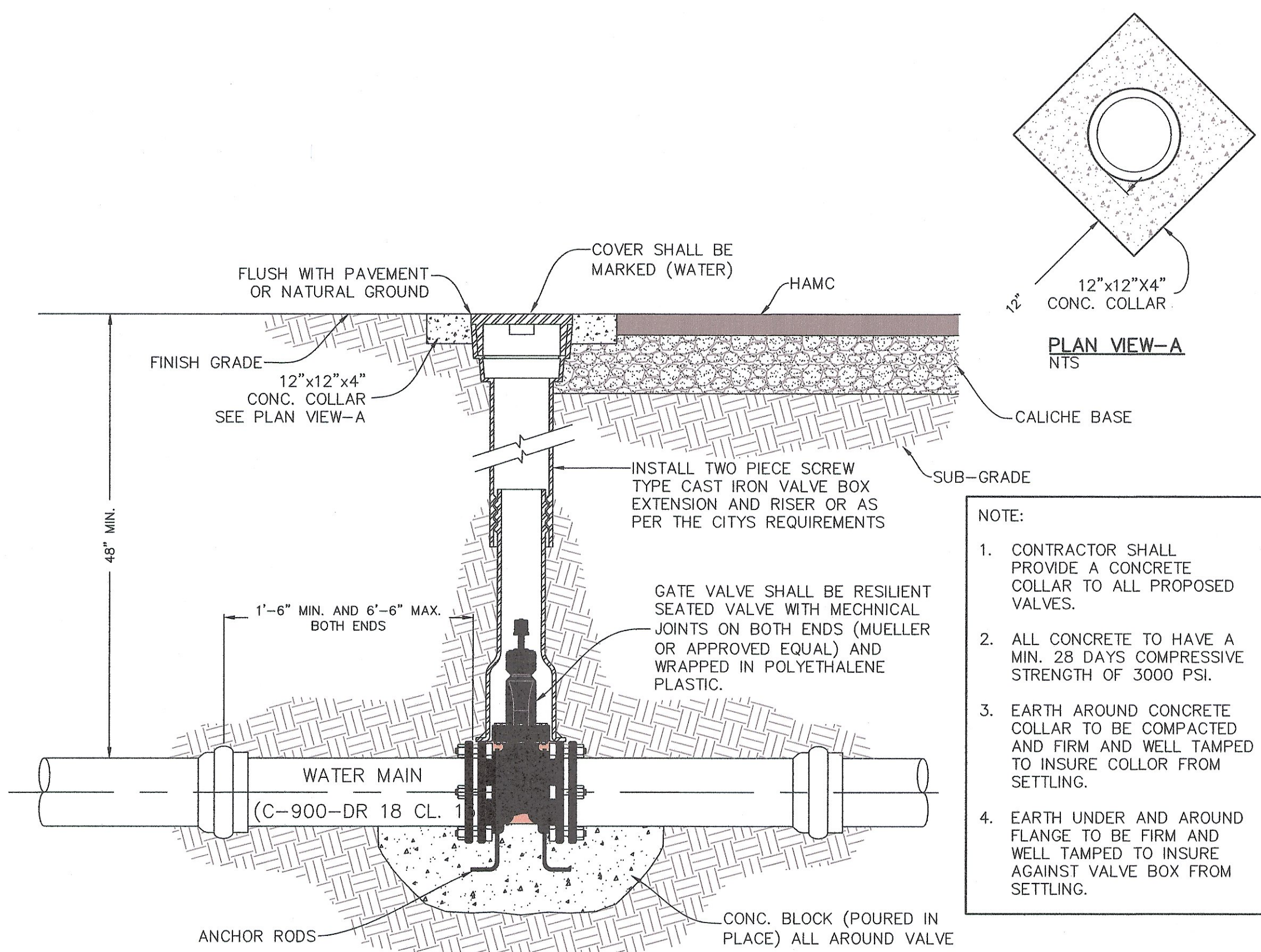
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COASTAL KING - LOS FRESNOS
SUBDIVISION

UTILITY DETAILS

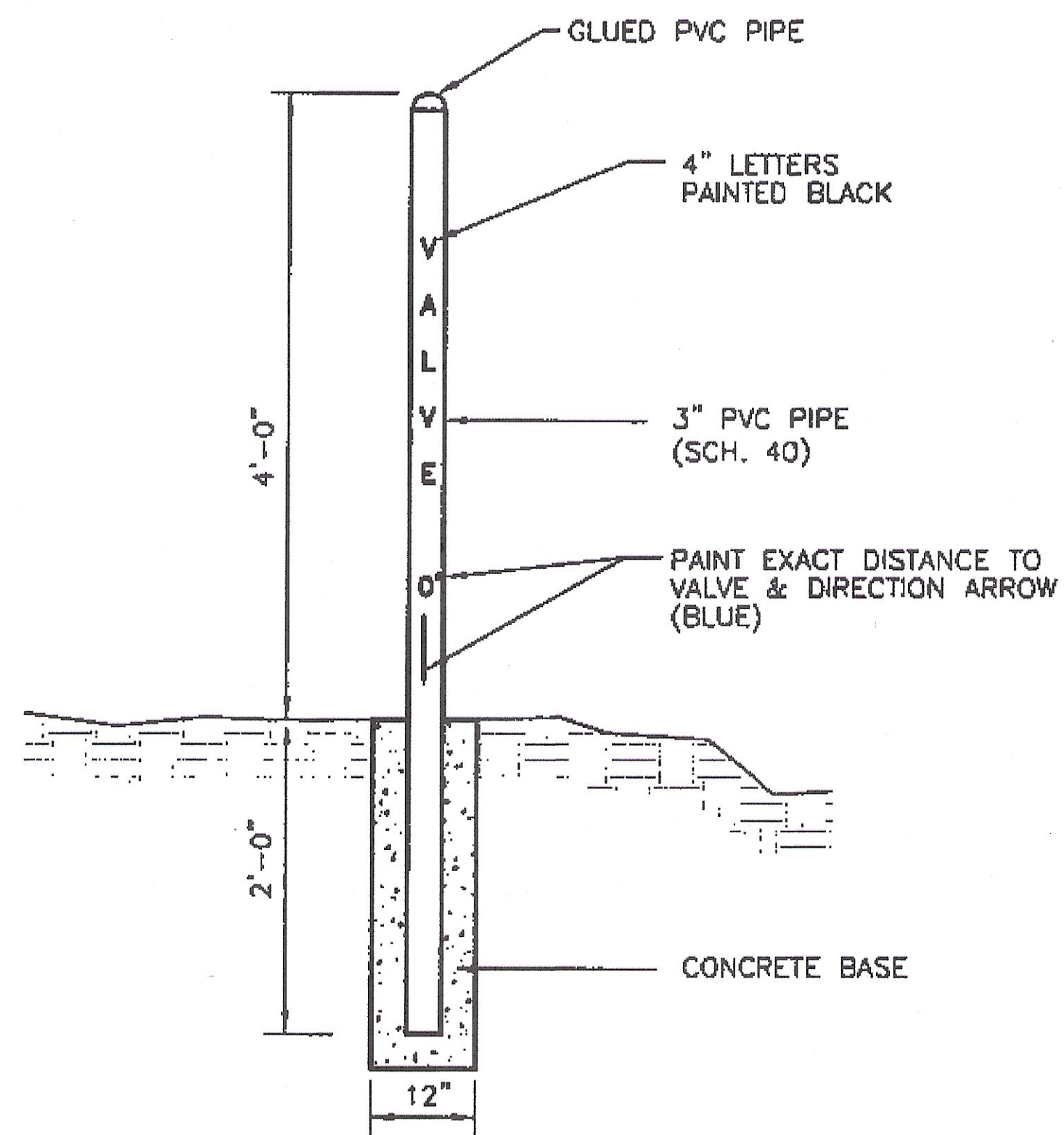
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SHEET
8

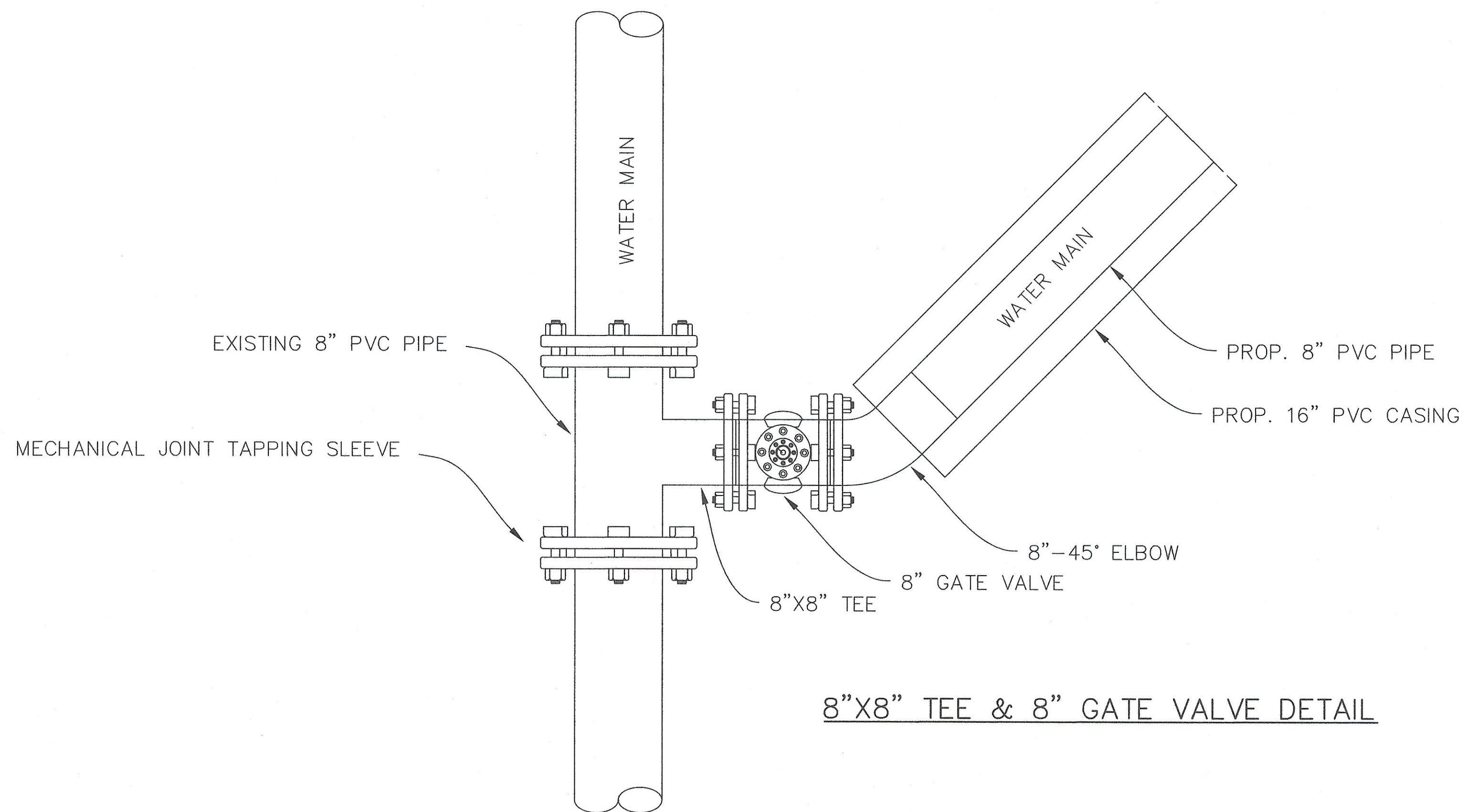


- NOTE:
1. CONTRACTOR SHALL PROVIDE A CONCRETE COLLAR TO ALL PROPOSED VALVES.
 2. ALL CONCRETE TO HAVE A MIN. 28 DAYS COMPRESSIVE STRENGTH OF 3000 PSI.
 3. EARTH AROUND CONCRETE COLLAR TO BE COMPACTED AND FIRM AND WELL TAMPED TO INSURE COLLAR FROM SETTLING.
 4. EARTH UNDER AND AROUND FLANGE TO BE FIRM AND WELL TAMPED TO INSURE AGAINST VALVE BOX FROM SETTLING.

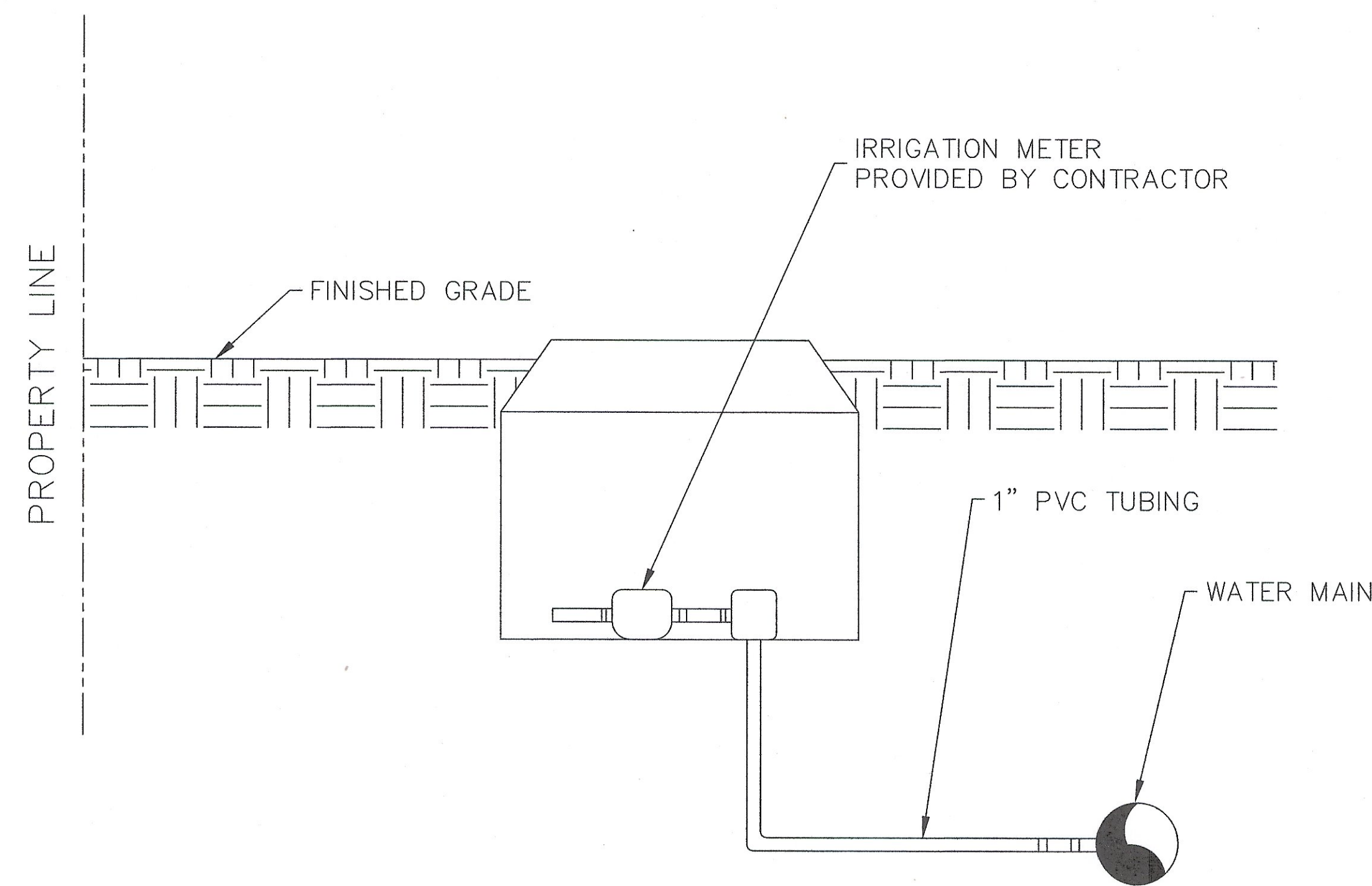
TYPICAL VALVE AND VALVE BOX
INSTALLATION ON MAIN LINE
NTS



VALVE MARKER POST DETAIL
N.T.S.

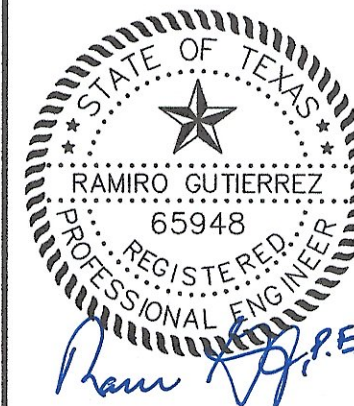


8"X8" TEE & 8" GATE VALVE DETAIL



IRRIGATION SERVICE CONNECTION DETAIL

Professional Engineers & Land Surveyors
R. Gutierrez
Engineering
Corporation
130 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 956 792-2551 • (FAX) 956 792-2558
FIRM No. 466



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COASTAL KING - LOS FRESNOS
SUBDIVISION

UTILITY DETAILS

SCALE: AS SHOWN	DATE:	FB. No.:	SURVEY BY:	DRAWN BY: D.C.	PREPARED BY:	CHECKED BY: R.G.	REVISION	DATE	BY

SHEET
11

ACTION ITEM REPORT



Item Title: Consideration and ACTION to approve the minutes from March 16, 2026.

Recommendation:

I recommend approval.



Planning and Zoning Commission Meeting Minutes

Monday, March 16, 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

Meeting was called to order at 6:00 p.m.

PRESENT

Place 1 Robert Walsdorf

Place 2 Jacob Wasonga

Place 4 Anita Matta

Place 5 Henry Bebon

Place 7 Javier Rodriguez

ABSENT

Place 3 Juan Sierra

Place 6 Larry Meade

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.

The applicant explained he requested a variance from the six foot setback requirement to allow a new concrete slab to align with an existing shed located four feet from the property line. The proposed 12 foot by 30 foot slab would vary between four and twelve feet from the property line with only a portion within the reduced setback.

Mr. Juan Cabrera, property owner at 126 N Cuates, stated concerns regarding property boundary and setback issues affecting neighboring properties. He explained the history of the lot divisions following a repossession and noted that he adjusted his own home placement to comply with code requirements when he built. He questioned why boundary or setback concerns were not addressed during previous property sales and expressed concern about changes being required now. He emphasized fairness and the long term impact on property owners and their families.

Ms. Denise Galvan, speaking on behalf of her mother, requested approval to install a fence at 503 Legion Hall due to long term conflicts with a neighboring property owner. She cited ongoing harassment and police involvement over several years and stated that law enforcement advised installing a fence to reduce confrontation. The requested fence would be six feet in height along the shared property line, exceeding the typical three foot allowance and is intended to protect the family's safety, privacy, and well being.

C. PUBLIC HEARING

1. Public hearing to receive comments from residents regarding a variance request to allow a rear yard setback from 6 feet to 4 feet at 129 N Cuates Camino.

Public hearing opened at 6:13 p.m.

Mr. James Keillor stated that there is no error associated with the property at 131 North Cuates. He explained that the request is solely for a variance from the city's six foot setback

requirement due to an existing, unpermitted storage building constructed approximately four feet from the property line by a prior owner. He noted that the proposed expansion aligns with the existing slab and remains limited in size. He stated that the Architectural Committee has reviewed the proposal, finds it acceptable for neighborhood aesthetics and has no objection to reducing the setback to four feet. He also addressed easement concerns, indicating that utility access would not be impacted.

Public hearing closed at 6:13 p.m.

- 2. Public hearing to receive public comments regarding a variance request for the property located at 503 Legion Hall to allow a 6-foot-tall wooden fence along the front side of the property, increasing the allowed height from the required 3 feet to 6 feet.

Public hearing opened at 6:20 p.m.

Ms. Kayla Ledezma, a resident of 500 Legion Hall and a neighboring property owner, expressed support for the request to install a six foot fence at 503 Legion Hall. She stated that the fence would be beneficial for the well-being of the affected residents and the surrounding neighbors.

Public hearing closed at 6:21 p.m.

D. ACTION ITEMS

- 1. Consideration and ACTION to approve a variance request to allow a rear yard setback from 6 feet to 4 feet at 129 N Cuates Camino.

Chairman Walsdorf asked Mr. Milum if he could clarify the request.

Mr. Milum explained that the proposal involves a new concrete slab extending from an existing slab associated with a storage shed, not a basketball slab. The existing shed is located four feet from the property line and the new slab would extend outward, increasing the setback to eight feet and beyond in other areas. Staff noted the request does not reduce the setback below three feet and that adequate access remains for emergency personnel. No property line conflicts were identified.

Motion was made and seconded to approve a variance request to allow a rear yard setback from 6 feet to 4 feet at 129 N Cuates Camino.

Motion made by Place 5 Bebon, Seconded by Place 4 Matta.
Voting Yea: Place 1 Walsdorf, Place 2 Wasonga, Place 4 Matta, Place 5 Bebon, Place 7 Rodriguez

- 2. Consideration and ACTION to approve a variance request to allow a 6-foot-tall wooden fence along the front side of the property, increasing the allowed height from the required 3 feet to 6 feet at 503 Legion Hall.

Mr. Milum expressed concerns regarding traffic visibility and public safety associated with allowing a six foot fence within the front yard area. It was noted that city ordinance limits front yard fence height to three feet or four feet if see through to prevent visual obstructions and potential safety issues. It would also set a precedent, and others will want to do the same thing.

Motion was made and seconded to DENY a variance request to allow a 6- foot- tall wooden fence along the front side of the property, increasing the allowed height from the required 3 feet to 6 feet at 503 Legion Hall.

Motion made by Place 5 Bebon, Seconded by Place 2 Wasonga.
Voting Yea: Place 1 Walsdorf, Place 2 Wasonga, Place 4 Matta, Place 5 Bebon, Place 7 Rodriguez

3. Consideration and ACTION to approve the minutes from February 16, 2026.

Motion was made and seconded to approve the minutes from February 16, 2026.

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

Voting Yea: Place 1 Walsdorf, Place 2 Wasonga, Place 4 Matta, Place 5 Bebon, Place 7 Rodriguez

E. ADJOURNMENT

Meeting was adjourned at 6:32 p.m.

Robert Walsdorf, Chairman

ATTEST:

Jacqueline Moya, City Secretary