



Planning and Zoning Commission Meeting Agenda

Monday, October 26, 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 concerning the application for conditional use permit to allow an Automotive Repair Shop at 910 S. Arroyo Blvd. Suite C3.

D. ACTION ITEMS

1. Consideration and ACTION to approve an application for conditional use permit to allow an Automotive Repair Shop at 910 S. Arroyo Blvd. Suite C3.
2. Consideration and ACTION to reapprove the previously approved Preliminary Plat for Los Fresnos Oaks Subdivision, reflecting a name change to Meridian Estates Subdivision and revised street names, with no other changes to the previously approved Preliminary Plat.
3. Consideration and ACTION to elect the Commission Role of a Chairman and Vice Chairman.
4. Consideration and ACTION to approve the preliminary plat for Stanford Estates Subdivision.
5. Consideration and ACTION to approve the minutes from September 21, 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 October 20, 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 concerning the application for conditional use permit to allow an Automotive Repair Shop at 910 S. Arroyo Blvd. Suite C3.

Recommendation:

Good evening, President and Board Members,

We are here today to conduct a public hearing regarding an application for a Conditional Use Permit to allow the operation of an automotive repair shop.

The subject property is currently zoned C-4, Heavy Commercial District. Under subsection (c), Conditional Uses, items 2 and 3, the City may consider this type of use through the conditional use permit process.

In accordance with our zoning ordinance, staff mailed the required public notices to property owners within a 200-foot radius of the subject property. The City did not receive any written opposition or comments regarding this application.

Additionally, similar automotive related businesses have previously been permitted in this area, which consists primarily of commercial warehouses and related uses.

Based on the proposed use, existing zoning, and surrounding commercial development, staff recommend approval of the Conditional Use Permit, subject to compliance with all applicable City ordinances and regulations.

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

October 14, 2026

TO: PROPERTY OWNERS

FROM: CITY OF LOS FRESNOS

SUBJECT: PUBLIC HEARING FOR A CONDITIONAL USE REQUEST TO ALLOW AN
AUTOMOTIVE REPAIR SHOP TO LOCATE AT 910 S ARROYO BLVD
SUITE C3.

The Los Fresnos Planning and Zoning Commission will hold a public hearing to receive comments from residents regarding a conditional use request to allow an automotive repair shop to locate at 910 S Arroyo Blvd. Suite C3.

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

Date: Monday, October 26, 2026 **RESCHEDULED**

Time: 6:00 p.m.

Please note: This request only affects the specific property 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 at (956) 233-5768.

LEGACY AUTO REPAIR AND SERVICES LLC
Automotive Repair & Services
910 S. Arroyo Blvd., C3 • Los Fresnos, TX 78566
956-538-1788



September 2, 2026
City of Los Fresnos
Building & Development Services

To Whom It May Concern:

CERTIFICATE OF OCCUPANCY REQUEST FOR LEGACY AUTO REPAIR AND SERVICES LLC

Business Name: Legacy Auto Repair and Services LLC
Property Address: 910 S. Arroyo Blvd., C3, Los Fresnos, TX 78566
Property/Parcel ID: 769900-0010-005000
Proposed Use: Automotive repair and service facility

APPROVAL / CONDITION OF USE

Legacy Auto Repair and Services LLC respectfully requests approval for a Certificate of Occupancy to operate an automotive repair and service facility at the above-referenced location.

The proposed business will provide general automotive repair and maintenance services, including diagnostics, oil changes, brake service, preventive maintenance, tune-ups, mechanical repairs, and related services customarily offered by an automotive repair facility.

The business will comply with all applicable City ordinances, zoning requirements, building and fire codes, parking rules, environmental regulations, permit conditions, and any additional requirements set by the City of Los Fresnos.

We are committed to operating in a clean, safe, organized, and professional manner that respects neighboring properties and supports the standards of the Los Fresnos community.

COMMUNITY PURPOSE AND COMMITMENT

Legacy Auto Repair and Services LLC is being established as a dependable local business focused on honest service, quality repairs, and long-term trust within the community.

Reliable transportation is essential for work, school, appointments, and daily responsibilities. By offering professional automotive services locally, the business will help residents access dependable repairs close to home.

Our approach is centered on clear communication, fair treatment, and responsible service. Customers will receive respectful assistance, straightforward explanations, and repair options that help them make informed decisions.

As a local business, Legacy Auto Repair and Services LLC intends to contribute positively to Los Fresnos by serving area families, supporting nearby businesses, creating future job opportunities for residents, and maintaining a reputation for integrity, reliability, and responsible service.

LEGAL DESCRIPTION

Property Address: 910 S. Arroyo Blvd., C3, Los Fresnos, TX 78566

Property/Parcel ID: 769900-0010-005000

Official Legal Description: To be verified by the City of Los Fresnos and/or applicable Cameron County property records.

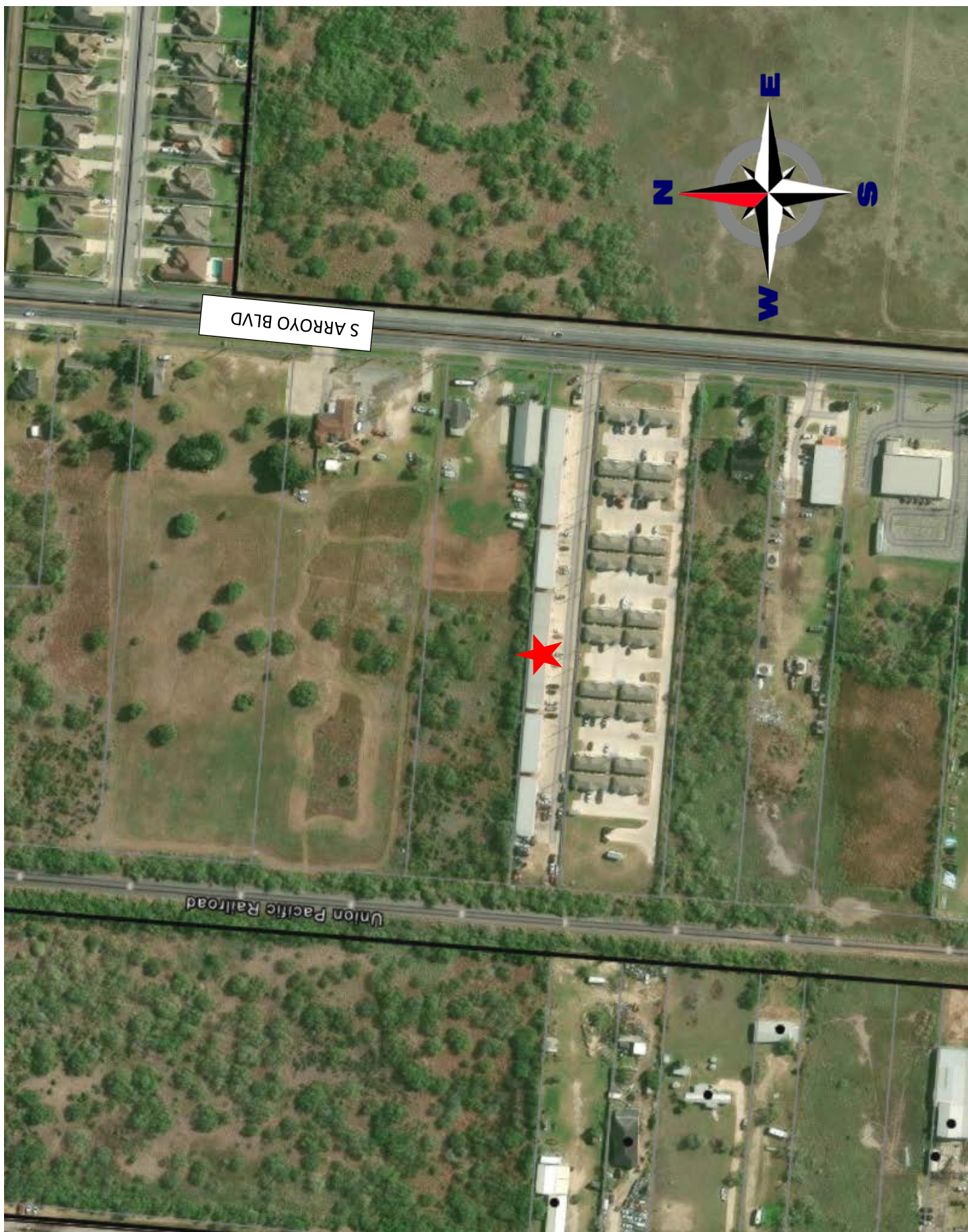
For these reasons, Legacy Auto Repair and Services LLC respectfully requests that the City of Los Fresnos approve the proposed use and issue the Certificate of Occupancy once all applicable requirements have been met.

Thank you for your time, consideration, and support of responsible local business development in Los Fresnos. We look forward to the opportunity to serve the community and contribute positively to its continued growth.

Respectfully,



Tanairi Bermudez
Owner / Authorized Representative
Legacy Auto Repair and Services LLC
956-538-1788, 956-374-9908



ACTION ITEM REPORT



Item Title:

Consideration and ACTION to approve an application for conditional use permit to allow an an Automotive Repair Shop at 910 S. Arroyo Blvd. Suite C3.

Recommendation:

City of Los Fresnos

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



Section D, Item # 1.

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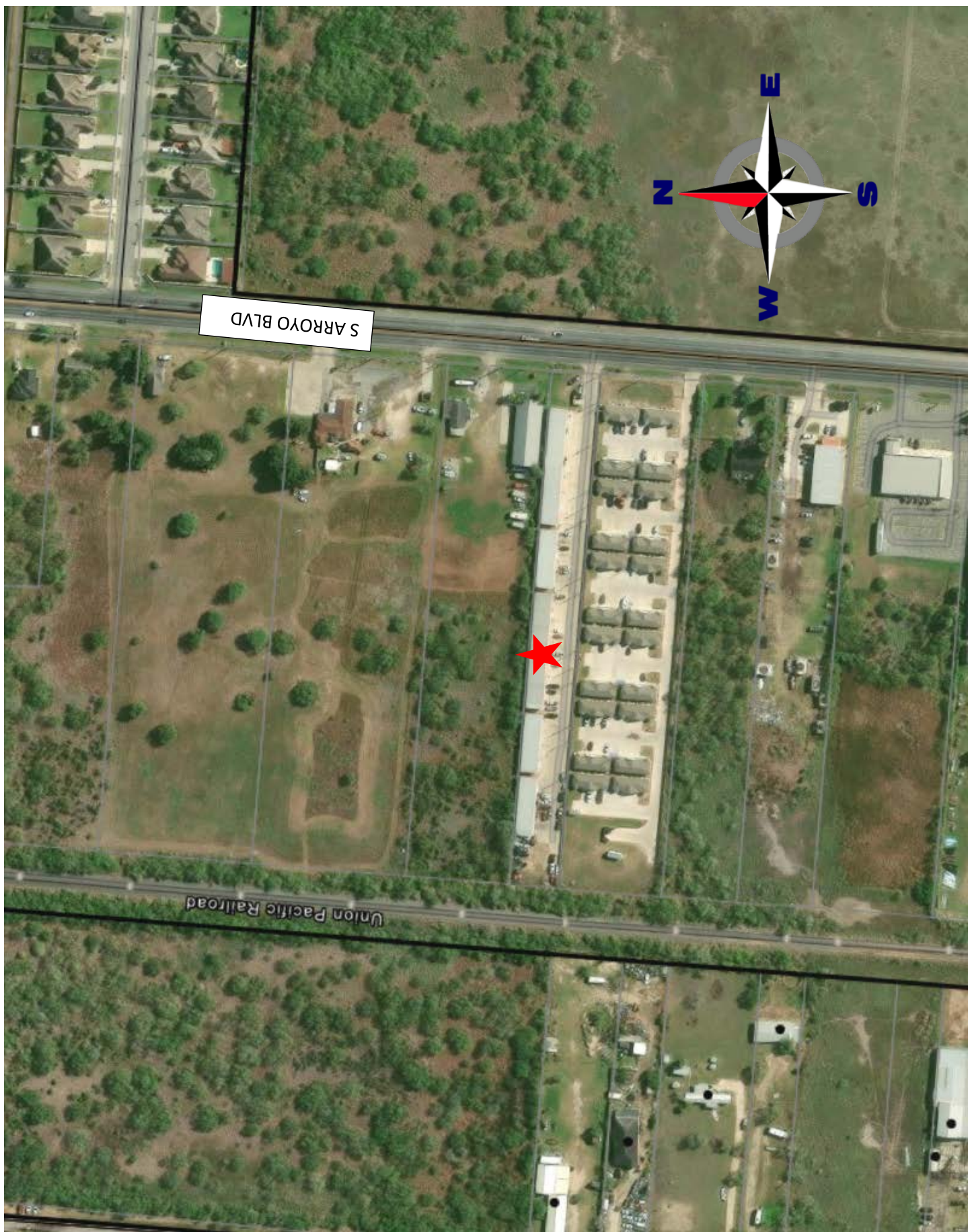
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Respectfully,



Tanairi Bermudez
Owner / Authorized Representative
Legacy Auto Repair and Services LLC
956-538-1788, 956-374-9908





ACTION ITEM REPORT



Item Title:

Consideration and ACTION to reapprove the previously approved Preliminary Plat for Los Fresnos Oaks Subdivision, reflecting a name change to Meridian Estates Subdivision and revised street names, with no other changes to the previously approved Preliminary Plat.

Recommendation:

This request is solely to rename Oaks Subdivision to Meridian Estates Subdivision.



Engineering Firm Reg # 10602 Surveying Firm Reg # 101416-00
2721 Fountaing Blvd., Edinburg, Texas 78539 Phone: (956) 702-8880

October 19, 2026

Atte: Jaqueline Moay – City Secretary
City of Los Fresnos
520 E. Ocean Blvd., Los Fresnos Texas 78566

RE: LOS FRESNOS OAKS SUBDIVISION, CHANGE OF NAME REQUEST

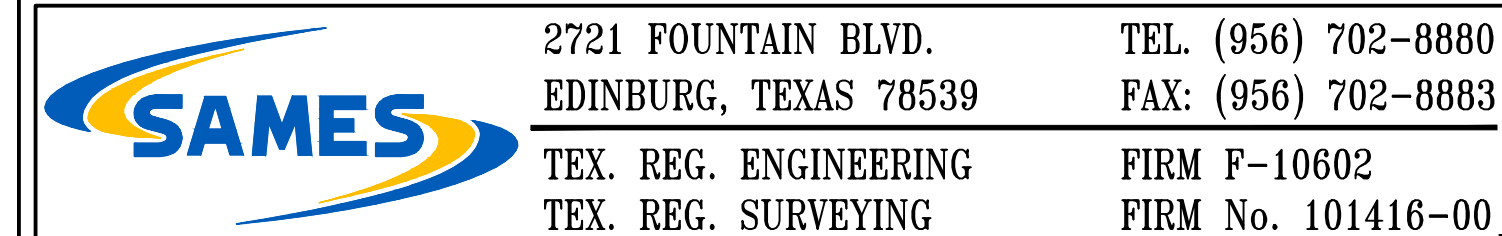
Dear City of Los Fresnos,

We are formally writing you this letter request for the Name change for Los Fresnos Oaks Subdivision, Developer have considered a new name to his subdivision and would like to Rename it to **Meridian Estates Subdivision**, attached please review all the required plats to be addressed with this new name change. Along with this request the street names will be changed as well as shown on the new submitted plat. These are the only changes to be made to the subdivision plat and we kindly request to be considered by the board of City of Los Fresnos for approval.

If there should be any questions or comments regarding this letter, please feel free to contact me.

Best regards,

Luis A. Mendez
Project Manager
SAMES, Inc.



• **GENERAL NOTES:**

1. FLOOD ZONE CLASSIFICATION: "ZONE X" – ZONE X IS AN AREA OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% CHANCE FLOOD WITH AVERAGE DEPTH OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

COMMUNITY–PANEL NUMBER: 48061 0475F
MAP REVISED: FEBRUARY 16, 2018.
2. BENCHMARK INFORMATION:

NGS ABO289 ELEV. 19.10' (NAVD 88) – STATION IS LOCATED ABOUT 22 KM (13.65 MI) NORTH OF BROWNSVILLE, 25 KM (15.55 MI) EAST–SOUTHEAST OF HARLINGEN, 14 KM (8.70 MI) WEST OF THE COAST LINE OF THE GULF OF MEXICO, AND 8 KM (4.95 MI) NORTH OF LOS FRESNOS, IN A SMALL CLEARING SURROUNDED BY BRUSH AND CACTUS IN A LINE OF TREES JUST WEST OF A NORTH–SOUTH POWERLINE OWNERSHIP—GEORGE COMBE, 7006 RIVERTON DRIVE, AUSTIN, TX 78729. PHONE 512–219 0228. TO REACH FROM THE JUNCTION OF STATE HIGHWAY 100 AND FARM ROAD 1847 IN LOS FRESNOS, GO NORTH ON FARM ROAD 1847 FOR 6.5 KM (4.05 MI) TO A PAVED CROSSROAD (FARM ROAD 510). CONTINUE NORTH ON FARM ROAD 1847 FOR 1.9 KM (1.20 MI) TO THE STATION ON THE RIGHT. STATION IS SET IN THE TOP OF A 25–CM EGG SHAPED CONCRETE POST PROJECTING 5 CM. IT IS ABOUT 23 M (75.5 FT) EAST FROM A FENCE LINE ON THE EAST SIDE OF FARM ROAD 1847. DUE TO THE LOW AND DENSE BRUSH SURROUNDING THE AREA, AN ELECTRONIC DISTANCE METER IS NEEDED TO MAKE ANY OTHER MEASUREMENTS.

TEMPORARY BENCHMARK: TOP OF SANITARY SEWER MANHOLE.
NORTHING:16552493.7800, EASTING: 1325555.1160, ELEVATION: 19.319.
APPROXIMATELY 2,331.50 FEET WEST OF LOS FRESNOS OAKS SUBDIVISION AND 85.20 FEET NORTH OF THE EXISTING STATE HIGHWAY 100.
3. BASIS OF BEARING AS PER THE TEXAS STATE PLANE COORDINATE SYSTEM SOUTH ZONE 4205, NAD83.
4. MINIMUM SETBACK LINES FOR SINGLE FAMILY LOTS SHALL BE AS FOLLOWS:
FRONT – 25.0'
SIDE – 6.0'
REAR – 25.0'
CORNER– 15.0'
OR EASEMENT WHICH EVER IS GREATER IN ALL CASES.
MAXIMUM BUILDING HEIGHT – 35.0'
5. MINIMUM SETBACK LINES FOR COMMERCIAL BUSINESS LOTS SHALL BE AS FOLLOWS:
FRONT – 50.0'
SIDE – 6.0'
REAR – 25.0'
CORNER– 50.0'
OR EASEMENT WHICH EVER IS GREATER IN ALL CASES.
MAXIMUM BUILDING HEIGHT – 35.0'
6. THIS SUBDIVISION IS A MIX USE OF SINGLE FAMILY LOTS OF BLOCK 1 – BLOCK 3, AND COMMERCIAL LOT BLOCK 4 FOR THIS SUBDIVISION DEVELOPMENT.
7. THIS SUBDIVISION IS WITHIN THE CITY OF LOS FRESNOS ETJ CAMERON COUNTY.
8. GENERAL NOTE FOR SINGLE FAMILY RESIDENCES:
NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLING SHALL BE LOCATED ON EACH LOT. THIS MUST BE STIPULATED ON ALL DEEDS AND CONTRACTS FOR DEED. APPLICATIONS FOR CONSTRUCTION ARE REQUIRED PRIOR OCCUPYING THE LOT.
9. GENERAL NOTE FOR COMMERCIAL BUSINESS:
THE PURPOSE OF THE C–1 NEIGHBORHOOD COMMERCIAL DISTRICT IS TO PROVIDE FOR OFFICE AND LIMITED BUSINESS ACTIVITIES WHICH MAY BE LOCATED ADJUTING RESIDENTIAL NEIGHBORHOODS AND WHICH WILL FIT HARMONIOUSLY INTO AND WILL SERVICE PRIMARILY THE ADJACENT NEIGHBORHOODS.
10. ALL INTERIOR LOT CORNERS WILL BE MARKED BY A SET 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED SAMES.
11. MINIMUM FINISH FLOOR NOTE:
MINIMUM FINISH FLOOR ELEVATION SHALL BE 18 INCHES ABOVE ADJACENT TOP OF CURB OR CENTER OF LOT, WHICHEVER IS GREATER. ELEVATION CERTIFICATE MAY BE REQUIRED FOR ALL LOTS LOCATED OUTSIDE A DESIGNATED FLOOD ZONE AT THE TIME FOR APPLICATION FOR CONSTRUCTION TO VERIFY PRE AND POST CONSTRUCTION FINISH FLOOR ELEVATIONS. AN ELEVATION CERTIFICATE SHALL BE REQUIRED FOR ALL LOTS WITHIN A DESIGNATED FLOOD ZONE AT THE TIME FOR DEVELOPMENT PERMIT APPLICATION, OR ONE FOOT (1) ABOVE THE ESTIMATED BASE FLOOD ELEVATION, WHICHEVER IS GREATER, ESTIMATED BASE FLOOD ELEVATION OF 18.2'.
12. NO STRUCTURE SHALL BE PERMITTED OVER ANY EASEMENT OR LOT LINE. EASEMENTS SHALL BE KEPT CLEAR OF BUILDINGS, SHEDS, SHRUBS, TREES, AND OTHER PLANTINGS (EXCEPT LOW, LESS THAN 18 INCHES MATURE HEIGHT, GROUND COVER, GRASS, OR FLOWERS) AND OTHER OBSTRUCTIONS THAT WOULD INTERFERE WITH THE OPERATIONS AND MAINTENANCE OF THE EASEMENT.
13. ALL CONSTRUCTION SHALL COMPLY WITH STORM WATER POLLUTION PREVENTION PLAN (SW3P) REQUIREMENTS.
14. THIS SUBDIVISION IS SERVED BY CITY OF LOS FRESNOS MUNICIPAL UTILITY CCN.
15. ALL LOTS SHALL HAVE A POST DEVELOPMENT FINISHED GRADE FROM THE REAR OF THE LOT TO THE CURB AND/OR ROADSIDE AT A 0.25% SLOPE TO ACCOMPLISH POSITIVE DRAINAGE. THIS IS AN ACCORDANCE WITH CAMERON COUNTY CONSTRUCTION SPECIFICATIONS.
16. THE PURCHASER OF EACH LOT SHALL BE RESPONSIBLE TO INSTALL CONCRETE DRIVEWAY, AND A 5 FOOT SIDEWALK ALONG THE FRONT OF LOT AND AT ABUTTING STREET, WITH WHEELCHAIR RAMPS AND LANDINGS AS PER ADA. AND CITY OF LOS FRESNOS AND OR COUNTY ORDINANCES REQUIREMENTS.
17. DEVELOPER IS REQUIRED TO PROVIDE A STREET LIGHT LAYOUT AT CONSTRUCTION PLAN SET PHASE.
18. DEVELOPER IS REQUIRED TO ESTABLISH AN HOA. AS PART OF THE SUBDIVISION PROCESS.
19. IN ACCORDANCE WITH THE CITY OF LOS FRESNOS AND CAMERON COUNTY REQUIREMENTS, MERIDIAN ESTATES SUBDIVISION WILL BE REQUIRED TO DETAIN A TOTAL OF 279,417 CUBIC-FEET (6.415 AC.-FT.) OF STORM WATER RUNOFF. DRAINAGE RETENTION IN ACCORDANCE WITH THE LOCAL REQUIREMENTS WILL BE ACCOMPLISHED AS FOLLOWS: (SEE SHEET NO. 5 FOR STORM SEWER IMPROVEMENTS.)
20. THIS SUBDIVISION IS IN COMPLIANCE WITH REQUIREMENTS OF LOCAL GOVERNMENT CODE 232.032 AND WATER, AND ELECTRICAL CONNECTIONS TO THE LOTS WILL MEET ALL MINIMUM STATE STANDARDS.
WATER WILL BE PROVIDED BY: CITY OF LOS FRESNOS
ELECTRICAL WILL BE PROVIDED BY: AMERICAN ELECTRIC POWER (AEP)
WASTEWATER SERVICE WILL BE PROVIDED BY: ON–SITE SEWAGE FACILITY
GARBAGE WASTE WILL BE DISPOSED BY: EACH INDIVIDUAL LOT OWNER
21. A PERMIT IS REQUIRED BEFORE ANY CONSTRUCTION OR OTHER DEVELOPMENT BEGINS INCLUDING THE INITIAL DISTURBANCE OF SOILS ASSOCIATED WITH CLEARING, GRADING OR EXCAVATION ACTIVITIES. THE CONSTRUCTION OR OTHER DEVELOPMENT SHALL COMPLY WITH THE LATEST CAMERON COUNTY FLOODPLAIN MANAGEMENT REGULATIONS.
22. CAMERON COUNTY SHALL NOT BE RESPONSIBLE FOR MAINTAINING ANY DRAINAGE IMPROVEMENTS WITHIN DRAINAGE EASEMENTS DEDICATED BY THIS PLAT.
23. THE FOLLOWING RESIDENCES WILL FACE IN THE DIRECTION AS INDICATED BELOW:
• BLOCK 2, LOT 18 WILL FACE SEATURTLE STREET.
• BLOCK 2, LOT 19 WILL FACE SEATURTLE STREET.
• BLOCK 3, LOT 1 WILL FACE SEATURTLE STREET.
• BLOCK 3, LOT 2 WILL FACE SEATURTLE STREET.
• BLOCK 3, LOT 3 WILL FACE SEATURTLE STREET.
• BLOCK 3, LOT 14–17 WILL FACE MOURNING DOVE STREET.
• BLOCK 2, LOT 28–29 WILL FACE MOURNING DOVE STREET.
24. THERE ARE NO WATER WELLS WITHIN A 100 FT. RADIUS FROM THE SUBDIVISION.
25. EMERALD ISLAND INVESTMENTS, LTD., THE OWNERS AND SUBDIVIDERS OF MERIDIAN ESTATES SUBDIVISION, RETAINS A BLANKET EASEMENT FOR THE PURPOSE OF INSTALLING AN APPROVED OSSF.

STATE OF TEXAS

COUNTY OF CAMERON
CAMERON COUNTY DRAINAGE DISTRICT NO. 1 APPROVAL

THIS PLAT OF "MERIDIAN ESTATES SUBDIVISION" HAS BEEN SUBMITTED TO CAMERON COUNTY DRAINAGE DISTRICT NO. 1 OF CAMERON COUNTY, TEXAS. APPROVAL IS HEREBY GIVEN TO THE SUBDIVISION AS IT RELATES TO AND MAY AFFECT FACILITIES OF THIS DISTRICT. NO CONSIDERATION HAS BEEN GIVEN TO ANY OTHER MATTER. ANY CHANGES IN THIS PLAT AFTER THIS DATE SHALL CAUSE APPROVAL TO BECOME VOID. FAILURE TO RECORD THIS PLAT IN THE MAP RECORDS OF CAMERON COUNTY WITHIN ONE YEAR AFTER THIS DATE SHALL CAUSE THIS APPROVAL TO BECOME VOID.

THIS _____ DAY OF _____, 20____

BY: _____
ALBERT BARREDA, GENERAL MANAGER

STATE OF TEXAS

COUNTY OF CAMERON

WE, THE UNDERSIGNED, JORGE ARANGO– PRESIDENT, OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS MERIDIAN ESTATES SUBDIVISION, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC (AS APPLICABLE) ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, WATER LINES, SEWER LINES, STORM SEWERS, FIRE HYDRANTS AND PUBLIC PLACES WHICH ARE INSTALLED OR DEDICATED UNDER THE SUBDIVISION APPROVAL PROCESS OF THE CITY OF LOS FRESNOS, ALL THE SAME, FOR THE PURPOSES THEREIN EXPRESSED, EITHER ON THE PLAT HEREOF OR ON THE OFFICIAL MINUTES OF THE APPLICABLE AUTHORITIES OF THE CITY OF LOS FRESNOS.

EMERALD ISLAND INVESTMENTS, LTD. _____ DATE
JORGE ARANGO – PRESIDENT
1103 N. RAUL LONGORIA ROAD
SAN JUAN, TX 78589

STATE OF TEXAS

COUNTY OF CAMERON

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, JORGE ARANGO, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20____

NOTARY PUBLIC, CAMERON COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF CAMERON

THE UNDERSIGNED HERBY CERTIFIES THAT ALL AD VALOREM TAXES OWED TO ALL OF THE TAXING UNITS REPRESENTED BY THE UNDERSIGNED ARE ARE CURRENTLY PAID IN FULL FOR THE YEAR 20____ FOR THE AREA INSIDE THE BOUNDARIES OF LOS FRESNOS OAKS SUBDIVISION.

WITNESS MY HAND ON THIS THE _____ DAY OF _____, 20____

TONY YZAGUIRRE, JR. _____ DATE
TAX ASSESSOR–COLLECTOR

BY: _____
DEPUTY.

STATE OF TEXAS

COUNTY OF CAMERON

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

BY: _____ DEPUTY.

CITY COUNCIL OF
LOS FRESNOS, TEXAS

THIS PLAT IS HEREBY APPROVED BY THE CITY COUNCIL OF LOS FRESNOS, TEXAS.

THIS _____ DAY OF _____, 2026.

MAYOR

PLANNING & ZONING COMMISSION

I, THE UNDERSIGNED, PLANNING AND ZONING COMMISSION OF THE CITY OF LOS FRESNOS, TEXAS HAS APPROVED THIS _____, 2026 VERSION OF THE FINAL PLAT OF MERIDIAN ESTATES SUBDIVISION WITH SAID PLAT CONSISTING OF A TOTAL OF THREE (3) SHEETS AND HEREBY DECLARE THAT ANY TAMPERING WITH SAID PLAT AFTER THE AFOREMENTIONED DATE SHALL CAUSE SUCH APPROVAL TO BECOME VOID.

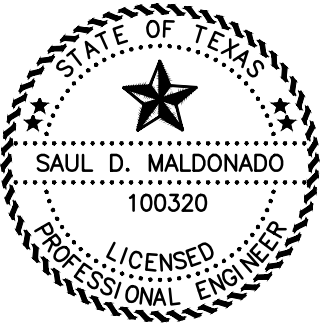
WITNESS MY HAND ON THIS THE _____ DAY OF _____, 2026.

CHAIRMAN, PLANNING AND ZONING COMMISSION

JACQUELINE MOYA,
CITY SECRETARY

STATE OF TEXAS
COUNTY OF CAMERON

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAVE BEEN GIVEN TO THIS PLAT.



SAUL D. MALDONADO, PE _____ No. 100320 _____ DATE

STATE OF TEXAS
COUNTY OF CAMERON

I, THE UNDERSIGNED, 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 OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND FURTHER CERTIFY THAT PROPER CONSIDERATION HAS BEEN GIVEN TO THIS PLAT.



SAMUEL D. MALDONADO, R.P.L.S. _____ No. 6027 _____ DATE

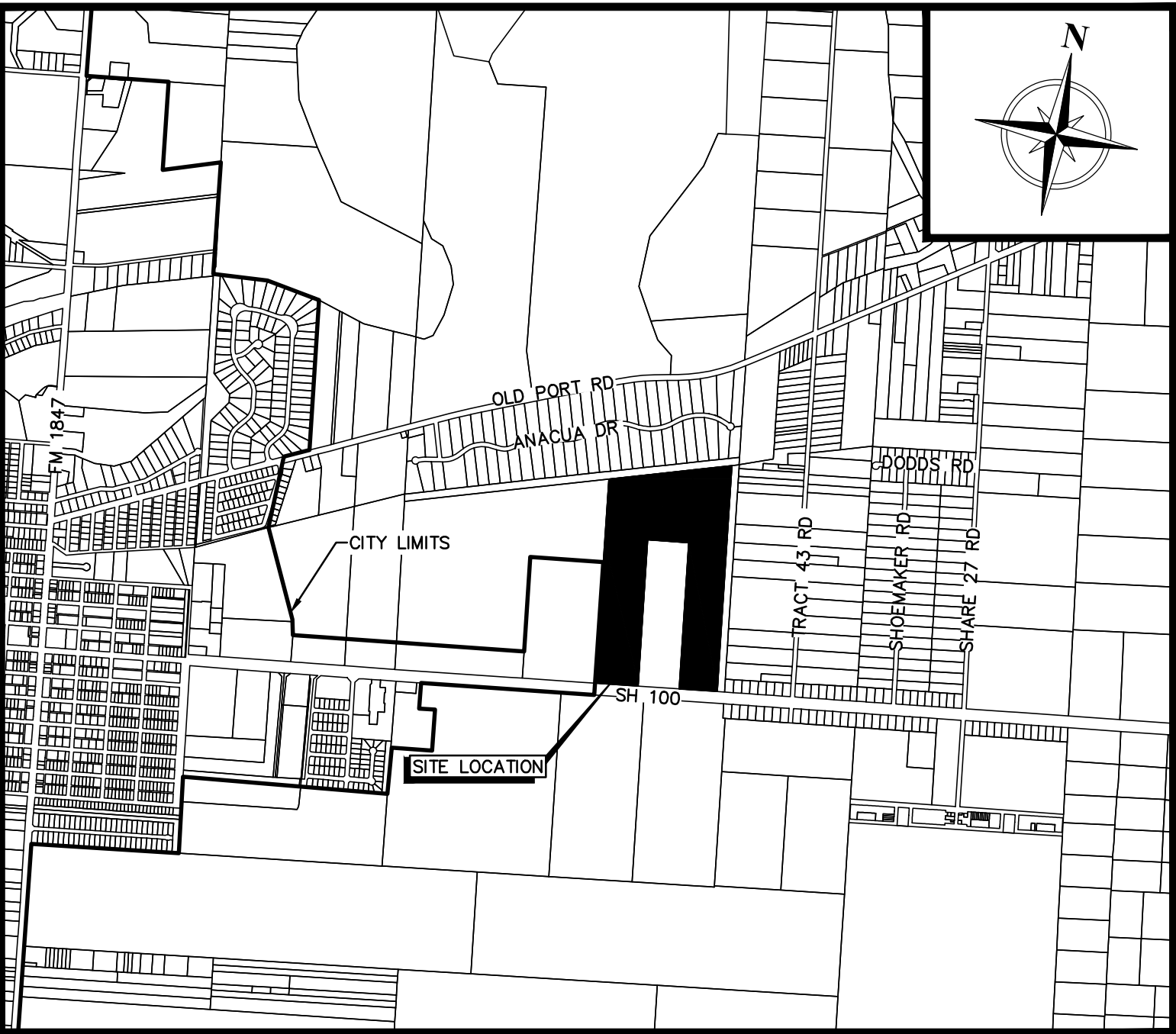
CITY ENGINEER'S APPROVAL

I HAVE REVIEWED THIS PLAT, IDENTIFIED AS MERIDIAN ESTATES SUBDIVISION PREPARED BY _____, REGISTERED PROFESSIONAL LAND SURVEYOR NO. _____ AND THE RELATED DOCUMENTS PREPARED BY _____, REGISTERED PROFESSIONAL ENGINEER NO. _____, DA TED _____, AND LAST REVISED ON _____, AND HAVE FOUND THEM AND THE INFORMATION FURNISHED THEREON IN GENERAL COMPLIANCE WITH THE APPLICABLE PORTIONS OF THE SUBDIVISION ORDINANCES, (PAVING AND DRAINAGE IMPROVEMENTS), OF THE CITY OF LOS FRESNOS, TEXAS.

RICHARD A. RIGGINS, P.E., R.P.L.S. _____ DATE

SURVEY NOTES:

1. BASIS OF BEARING THE NORTH RIGHT OF WAY LINE OF STATE HIGHWAY 100, AS PER THE MAP OR PLAT THEREOF RECORDED IN VOLUME 8, PAGE 27, MAP RECORDS OF CAMERON COUNTY, TEXAS.
2. ALL COORDINATES, BEARINGS, AND DISTANCES, ARE BASED ON THE TEXAS COORDINATE SYSTEM, (NAD 83) ADJUSTMENT (2011), TEXAS STATE PLANES, SOUTH ZONE (4205), US SURVEY FEET, GRID. CONVERSION FROM GRID TO SURFACE THE TxDOT SCALE ADJUSTMENT FACTOR OF 0.999960, BEARINGS AND DISTANCES SHOWN IN PARENTHESES ARE BASED ON RECORDED DOCUMENT.
3. ALL HORIZONTAL CONTROL ON THIS PROJECT WAS ESTABLISHED UTILIZING RTK GPS METHODS.
4. ELEVATIONS ON THIS PROJECT ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)



LOCATION MAP – SCALE: 1"=2000'

MERIDIAN ESTATES SUBDIVISION

BEING A 95.02 (4,139,178.11 SQ. FT.) ACRE GROSS; 93.21 (4,060,042.07 SQ. FT.) ACRE NET; TRACT OF LAND COMPRISED OF 35.71 (1,555,625.87 SQ. FT.) ACRES OUT OF TRACT I, 14.29 (622,513.10 SQ. FT.) ACRES OUT OF TRACT II, AND 45.02 (1,961,039,1380 SQ. FT.) ACRE BEING ALL OF TRACT III, CONVEYED TO EMERALD ISLAND INVESTMENTS, LTD., AS RECORDED IN DOCUMENT NUMBER 2007–45699, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS, OUT OF TRACT 44, SUBDIVISION F, AS RECORDED IN VOLUME 11, PAGE 57, DEED RECORDS, CAMERON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

METES AND BOUNDS

BEING A 95.02 (4,139,178.11 SQ. FT.) ACRE GROSS; 93.21 (4,060,042.07 SQ. FT.) ACRE NET; TRACT OF LAND COMPRISED OF 35.71 (1,555,625.87 SQ. FT.) ACRES OUT OF TRACT I, 14.29 (622,513.10 SQ. FT.) ACRES OUT OF TRACT II, AND 45.02 (1,961,039,1380 SQ. FT.) ACRE BEING ALL OF TRACT III, CONVEYED TO EMERALD ISLAND INVESTMENTS, LTD., AS RECORDED IN DOCUMENT NUMBER 2007–45699, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS, OUT OF TRACT 44, SUBDIVISION F, AS RECORDED IN VOLUME 11, PAGE 57, DEED RECORDS, CAMERON COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS, AS FOLLOWS:

COMMENCING; AT A FOUND 1/2 INCH IRON ROD, FOR THE COMMON CORNER OF LOT 8 AND LOT 9, OF SHOEMAKER ACRES UNIT I, AS RECORDED IN CABINET 1, SLOTT 968, MAP RECORDS, CAMERON COUNTY, TEXAS; THENCE, SOUTH 03°36'19" WEST, ALONG THE EAST LINE OF LOT 8, OF SAID SHOEMAKER ACRES UNIT I, AND THE WEST RIGHT OF WAY LINE OF TRACT 43 ROAD (HAVING 60.00' R.O.W.) A DISTANCE OF 252.00 FEET, TO A POINT, BEING ON THE SOUTH LINE OF SAID SHOEMAKER ACRES UNIT I, THENCE, NORTH 85°58'41" WEST, ALONG THE SOUTH LINE OF SAID SHOEMAKER ACRES UNIT I, A DISTANCE OF 893.22 FEET, TO A POINT, FOR THE SOUTHEAST CORNER OF TRACT III, CONVEYED TO SAID EMERALD ISLAND INVESTMENTS, LTD., BEING ON THE EAST LINE OF TRACT 44, OF SAID SUBDIVISION F, FOR THE POINT OF BEGINNING AND SOUTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND, HAVING A GRID COORDINATE OF N=16552122.1684', E=1329625.2078',

THENCE, NORTH 85°58'41" WEST, ALONG THE SOUTH LINE OF SAID TRACT III, CONVEYED TO EMERALD ISLAND INVESTMENTS, LTD., A DISTANCE OF 611.31 FEET, TO A POINT, FOR THE COMMON CORNER OF TRACT II AND TRACT III, CONVEYED TO SAID EMERALD ISLAND INVESTMENTS, LTD., AND A TRACT OF LAND CONVEYED TO DAN PATEL, AS RECORDED IN VOLUME 10818, PAGE 146, DEED RECORDS, CAMERON COUNTY, TEXAS, AND FOR THE EXTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, NORTH 03°36'45" EAST, ALONG THE COMMON LINE OF TRACT II AND TRACT III, CONVEYED TO SAID EMERALD ISLAND INVESTMENTS, LTD., AND SAID TRACT OF LAND CONVEYED TO DAN PATEL, AT A DISTANCE OF 52.00 FEET, PASSING A SET CONCRETE MONUMENT, FOR THE NORTH CONDITIONAL RIGHT OF WAY LINE OF STATE HIGHWAY 100, CONTINUING TO A TOTAL DISTANCE OF 1,993.10 FEET, TO A SET CONCRETE MONUMENT, FOR THE NORTHEAST CORNER OF SAID TRACT OF LAND CONVEYED TO DAN PATEL, BEING ON THE COMMON LINE OF TRACT II AND TRACT III, CONVEYED TO SAID EMERALD INVESTMENTS, LTD., FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, NORTH 85°58'41" WEST, ALONG THE NORTH LINE OF SAID TRACT OF LAND CONVEYED TO DAN PATEL, AT A DISTANCE OF 562.00 FEET, PASSING A POINT, FOR THE COMMON LINE OF TRACT I AND TRACT II, CONVEYED TO SAID EMERALD ISLAND INVESTMENTS, LTD., CONTINUING TO A TOTAL DISTANCE 655.67 FEET, TO A SET CONCRETE MONUMENT, FOR THE NORTHWEST CORNER OF SAID TRACT OF LAND CONVEYED TO DAN PATEL, AND FOR AN INTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, SOUTH 03°36'45" WEST, ALONG THE WEST LINE OF SAID TRACT OF LAND CONVEYED TO DAN PATEL, AT A DISTANCE OF 1,941.10 FEET, PASSING A SET CONCRETE MONUMENT, FOR THE EXISTING NORTH RIGHT OF WAY LINE OF STATE HIGHWAY 100, CONTINUING TO A TOTAL DISTANCE OF 1,993.10 FEET, TO A POINT, FOR THE COMMON CORNER OF TRACT I AND TRACT II, CONVEYED TO SAID EMERALD ISLAND INVESTMENTS, LTD., AND SAID TRACT OF LAND CONVEYED TO DAN PATEL, FOR THE EXTERIOR CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, NORTH 85°58'41" WEST, ALONG THE SOUTH LINE OF TRACT I, OF SAID EMERALD ISLAND INVESTMENTS, LTD., A DISTANCE OF 487.83 FEET, TO A POINT, FOR THE COMMON CORNER OF A TRACT OF LAND CONVEYED TO LOS FRESNOS'S CONSOLIDATED SCHOOL DISTRICT, AS RECORDED IN VOLUME 119, PAGE 600, DEED RECORDS, CAMERON COUNTY, TEXAS, AND TRACT I, OF SAID EMERALD ISLAND INVESTMENTS, LTD., FOR THE SOUTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, NORTH 03°36'45" EAST, ALONG THE COMMON LINE OF TRACT I, OF SAID EMERALD ISLAND INVESTMENTS, LTD., AND SAID TRACT OF LAND CONVEYED TO LOS FRESNO'S CONSOLIDATED SCHOOL DISTRICT, AT A DISTANCE OF 52.00 FEET, PASSING A SET CONCRETE MONUMENT, FOR THE EXISTING CONDITIONAL NORTH RIGHT OF WAY LINE OF STATE HIGHWAY 100, CONTINUING AT A DISTANCE OF 83.50 FEET, PASSING A FOUND HALF INCH IRON ROD, CONTINUING AT A DISTANCE OF 1,742.40 FEET, TO A POINT, FOR THE COMMON CORNER OF SAID TRACT OF LAND CONVEYED TO LOS FRESNOS CONSOLIDATED SCHOOL DISTRICT, AND OF A TRACT OF LAND CONVEYED TO JOE A. ZAYAS, AS RECORDED IN VOLUME 8345, PAGE 110, DEED RECORDS, CAMERON COUNTY, TEXAS, CONTINUING TO A TOTAL DISTANCE OF 2,943.19 FEET, TO A POINT, FOR THE NORTHEAST CORNER OF SAID TRACT OF LAND CONVEYED TO JOE A. ZAYAS, AND FOR THE NORTHWEST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, NORTH 83°39'09" EAST, ALONG THE CENTERLINE OF SAID CANAL, CONTINUING TO A TOTAL DISTANCE OF 1,781.62 FEET, TO A POINT, FOR THE NORTHEAST CORNER OF TRACT III, OF SAID EMERALD ISLAND INVESTMENTS, LTD., BEING ON THE WEST LINE OF CITRUS GARDENS SUBDIVISION NO. 4, FOR THE NORTHEAST CORNER OF THIS HEREIN DESCRIBED TRACT OF LAND;

THENCE, SOUTH 03°36'45" WEST, ALONG THE COMMON LINE OF SAID CITRUS GARDENS SUBDIVISION NO. 4 AND TRACT III, OF SAID EMERALD ISLAND INVESTMENTS, LTD., AT A DISTANCE 181.23 FEET, TO THE SOUTH RIGHT OF WAY LINE OF SAID CANAL, CONTINUING AT A DISTANCE OF 3,211.87 FEET, PASSING A SET CONCRETE MONUMENT, FOR THE NORTH CONDITIONAL RIGHT OF WAY LINE OF SAID STATE HIGHWAY 100, CONTINUING TO A TOTAL DISTANCE OF 3,263.87 FEET, TO THE POINT OF BEGINNING, CONTAINING A 95.02 (4,139,178.11 SQ. FT.) ACRE GROSS; 93.21 (4,060,042.07 SQ. FT.) ACRE NET; TRACT OF LAND, MORE OR LESS.

PRINCIPAL CONTACTS:

	NAME	ADDRESS	CITY & ZIP	PHONE
OWNER:	EMERALD ISLAND INVESTMENTS, LTD JORGE ARANGO – PRESIDENT	1103 N. RAUL LONGORIA RD	SAN JUAN, TX 78589	(956) 227–8787
ENGINEER:	SAUL D. MALDONADO, PE	2721 FOUNTAIN BLVD.	EDINBURG, TX 78539	(956) 702–8880
SURVEYOR:	SAMUEL D. MALDONADO RPLS.	2721 FOUNTAIN BLVD.	EDINBURG, TX 78539	(956) 702–8880

DATE OF PREPARATION: October 2025

SHEET 02 OF 02



2721 FOUNTAIN BLVD. EDINBURG, TEXAS 78539	TEL. (956) 702–8880 FAX: (956) 702–8883
TEX. REG. ENGINEERING TEX. REG. SURVEYING	FIRM F–10602 FIRM No. 101416–00

ACTION ITEM REPORT



Item Title: Consideration and ACTION to elect the Commission Role of a Chairman and Vice Chairman.

Recommendation:

Currently

Chairman Robby Walsdorf

Vice Chairman Juan Sierra

ACTION ITEM REPORT

Item Title: Consideration and ACTION to approve the preliminary plat for Stanford Estates Subdivision.

Recommendation:

Good evening, President and Board Members,

Stanford Estates Subdivision was recently annexed into the City limits and is proposing a new residential development.

The developer has submitted the preliminary plat for Phase 1. City staff and our consulting City Engineer have reviewed the submittal and recommend approval, subject to compliance with the City Engineer's comments and recommendations. Please read attachment.

Based on their review, I also recommend approval of the preliminary plat, subject to those conditions.

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: October 20, 2026

SUBJECT: Preliminary Plat of Stanford Estates Subdivision Phase I

We have reviewed the preliminary plat of Stanford Estates Subdivision Phase I for compliance with the City of Los Fresnos Subdivision Ordinance and recommend approval pending the resolution of the following comments:

Drainage Report

1. Provide an additional 2.97 ac-ft of detention capacity.
2. Provide the 25 year inlet analysis 25-yr inlet calculations
3. Use NOAA/Atlas 14 rainfall data not the TxDOT EBDLKUP spreadsheet.
 - a. Check all calculations for correct intensities
4. Verify the acreage listed in calculations is consistent throughout report.

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 September 21, 2026.

Recommendation:



Planning and Zoning Commission Meeting Minutes

Monday, September 21, 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

Board Member Anita Matta called the meeting to order at 6:00 p.m.

PRESENT

Place 2 Abel Torres

Place 4 Anita Matta

Place 6 Larry Meade

Place 7 Javier Rodriguez

ABSENT

Place 1 Robert Walsdorf

Place 3 Juan Sierra

Place 5 Henry Bebon

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.

There were none.

C. PUBLIC HEARING

1. Public hearing to receive comments from residents regarding a variance request on rear yard setbacks from 25 feet to 15 feet on Block 1, Lots 19-21, 26 & 27, Block 4, Lots 3, 4, 7-9, 11 & 12 of the proposed Feather Ridge Subdivision, Phases 5 & 6.

Public hearing opened at 6:01 p.m.

There were no public comments.

Public hearing closed at 6:02 p.m.

D. ACTION ITEMS

1. Consideration and ACTION to approve a variance request on rear yard setbacks from 25 feet to 15 feet on Block 1, Lots 19-21, 26 & 27, Block 4, Lots 3, 4, 7-9, 11 & 12 of the Feather Ridge Subdivision, Phases 5 & 6.

Mr. Baez presented a variance request to reduce the rear yard setback from 25 feet to 15 feet for 12 identified lots within the Feather Ridge Subdivision, Phases 5 and 6. He noted that the request was consistent with similar variances previously approved, particularly for properties located on cul-de-sacs, and recommended approval

Motion was made and seconded to approve a variance request on rear yard setbacks from 25 feet to 15 feet on Block 1, Lots 19-21, 26 & 27, Block 4, Lots 3, 4, 7-9, 11 & 12 of the Feather Ridge Subdivision, Phases 5 & 6.

Motion made by Place 6 Meade, Seconded by Place 7 Rodriguez.

Voting Yea: Place 2 Torres, Place 4 Matta, Place 6 Meade, Place 7 Rodriguez

2. Consideration and ACTION to approve the minutes from August 17, 2026.

There was no discussion.

Motion was made and seconded to approve the minutes from August 17, 2026.

Motion made by Place 6 Meade, Seconded by Place 2 Torres.

Voting Yea: Place 2 Torres, Place 4 Matta, Place 6 Meade, Place 7 Rodriguez

E. ADJOURNMENT

The meeting was adjourned at 6:04 p.m.

Anita Matta, Board Member

ATTEST:

Jacqueline Moya, City Secretary