



Business Incentive Grant Committee Meeting Agenda

Monday, July 06, 2026 at 5:45 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. ACTION ITEMS

1. Consideration and ACTION to approve the minutes June 1, 2026.
2. Consideration and ACTION to approve a sign grant for Empowered Counselling Services, PLLC located at 324 W Ocean Blvd, Ste 203B, 204, 205AB
3. Consideration and ACTION to approve a sign grant for Chopstix located at 31230 State HWY 100.
4. Consideration and ACTION to approve a storefront grant for Chopstix located at 31230 State HWY 100.
5. Consideration and ACTION to approve a landscaping grant for Chopstix located at 31230 State HWY 100.
6. Consideration and ACTION to approve an interior grant for Chopstix located at 31230 State Hwy 100.

C. 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 www.cityoflosfresnos.com on June 29, 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: Consideration and ACTION to approve the minutes June 1, 2026.

Recommendation:

I recommend approval.



Business Incentive Grant Committee Meeting Minutes

Monday, June 01, 2026 at 5:45 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

Committee member Marcos Huerta called the meeting to order at 5:45 p.m.

PRESENT

- Place 4 Marco Huerta
- Place 5 Gordon Cappon
- Place 6 Claudia Villarreal

B. ACTION ITEMS

1. Consideration and ACTION to approve the minutes from May 4, 2026.

Motion was made and seconded to approve the minutes from May 4, 2026.

Motion made by Place 5 Cappon, Seconded by Place 6 Villarreal.

Voting Yea: Place 4 Huerta, Place 5 Cappon, Place 6 Villarreal

2. Consideration and ACTION to approve an interior grant for Eternal Love Health Care located at 33478 FM 803 Suite B2.

Mr. Milum gave a brief description of where the business was located and recommended to approve the lowest quote in the amount of \$6,000.

Motion was made and seconded to approve an interior grant for Eternal Love Health Care located at 33478 FM 803 Suite B2 to the lowest bid in the amount of \$6,000 with the CDC portion being \$3,000.

Motion made by Place 4 Huerta, Seconded by Place 6 Villarreal.

Voting Yea: Place 4 Huerta, Place 5 Cappon, Place 6 Villarreal

3. Consideration and ACTION to approve a sign grant for Nikki Slice located at 315 N Arroyo Blvd. Suite 4.

Mr. Milum and the board discussed the type of business due to the unique name, Mr. Milum clarified it would be a barbershop. He recommended approving the lowest quote in the amount of \$2,500.

Motion was made and seconded to approve a sign grant for Nikki Slice located at 315 N Arroyo Blvd. Suite 4 to the lowest bid in the amount of \$2,500 with the CDC portion being \$1,250.

Motion made by Place 5 Cappon, Seconded by Place 6 Villarreal.

Voting Yea: Place 4 Huerta, Place 5 Cappon, Place 6 Villarreal

C. ADJOURNMENT

Meeting was adjourned at 5:49 p.m.

Jacqueline Moya, City Secretary

ACTION ITEM REPORT



Item Title:

Consideration and ACTION to approve a sign grant for Empowered Counselling Services, PLLC located at 324 W Ocean Blvd, Ste 203B, 204, 205AB

Recommendation:



Community Development Corporation
520 E Ocean, Los Fresnos, TX 78566
(956) 233-5768 Phone
(956) 233-9879 Fax

APPLICATION

1. Name of Applicant & Business: EMPOWERED COUNSELING SERVICES, PLLC
2. Applicant: (check one) Property Owner X Tenant
3. Property Address: 324 West Ocean Blvd, Ste 203B, 204, 205AB, LOS FRESNOS TX 78566
4. Mailing Address: SAME
5. Phone: 956-641-8829 (w) 956-278-0021 (c) E-mail Address: griselda.alaniz@empoweredrgv.com

Type of Project: (circle one) Sign Option 1 or Option 2 Storefront Landscaping Interior

Description of proposed improvements(s):

Install storefront sign.

Table with 2 columns: Name of contractors (attach bid copies, including color design) and Amount of bids (DO NOT INCLUDE TAX). Rows include FAST SIGNS (\$17,391.00), Industrial Signs (\$12,000), and Grafik Spot (\$10,000.00 - 10,200).

I have read and understand the information on the Business Incentive Program. I understand that any regular changes to the project after the grant is approved may jeopardize funding. I further agree that if a grant is awarded and area of improvement is altered for any reason within one year of construction, I will reimburse the CDC the full amount of the grant.

Contact Person for this project:

Griselda Alaniz, LPC-S, LCDC
Signature
Griselda A Alaniz
Print Name
6/5/2026
Date

Mahmoud Rafati (Jun 10, 2026 19:46:29 CDT)
Property Owner Signature
Mahmoud Diab Rafati
Print Name
Date 10/06/2026

FOR STAFF USE
Staff Recommendation: Low quote of \$10,200, Max to K is \$5,100, CDC max \$5,000

Committee Recommendation:

Grant Approved: Name of Vendor Approved:

Grant Amount to be paid to: Business Vendor Meeting Date:

EMPOWERED Counseling Services PLLC

PEDIATRIC CLINIC

IRUIANT AVAREZ MD

OPEN 6 DAYS

956-233-2163

DAY NIGHT CLINIC

Notice: Under Article 27 of the Joint Ethics Committee Code for Fair Practice. All art designed by The Grafik Spot, LLC is owned and copyrighted to The Grafik Spot LLC and cannot be reproduced in whole or in part without our expressed written consent or compensation therefor.

Contractor - Jose Altamirano
The Grafik Spot, LLC - Texas Electrical Sign Contractor (Insured & Bonded)
TDLR - License #48725 | TSCL - License #18964

render 01

the grafik Spot
LED SIGNS

Payment Terms: Cash Customer

Created Date: 6/3/2026

DESCRIPTION: Alum. Reversed Lit Channel Letters:Empowered Counseling Services

Bill To: Empowered Counseling Services
324 W. Ocean Blvd
Los Fresnos, TX 78566
US

Installed: Empowered Counseling Services
Jorge Hernandez
324 W. Ocean Blvd
Los Fresnos, TX 78566
US

Requested By: Jorge Hernandez
Email: jorgehdzjr@empoweredrgv.com
Work Phone: (956) 755-3988

Salesperson: Sonia Chacon
Work Phone: 9564280007

NO.	Product Summary	QTY	UNIT PRICE	AMOUNT
1	Empowered Counseling Services Description: Alum. Reversed Lit Channel Letters:Empowered Counseling Services	1	\$17,391.00	\$17,391.00
1.1	Special Projects/Orders - Part Qty: 1 Width: 300.00" Height: 66.00" Depth: 1.00" Sides: 1 Notes: Fabrication of Dimensional Lit Letters w/ Permit **Quote does NOT include removal			

Subtotal:	\$17,391.00
Taxes:	\$1,434.76
Grand Total:	\$18,825.76
Deposit Required:	\$9,412.88

PLEASE NOTE:

All Estimates provided are valid for a period of 30 days from the date of issuance

Pricing and lead times are subject to change based on availability and current cost of materials.

The Estimate is APPROXIMATE and additional charges for Time, Mileage and Materials may apply.

Installation (Labor) charges are ESTIMATED and are subject to change based on ACTUAL time spent onsite.

If Applicable, Shipping Charges, Permits, and Permit Fees will be included on final invoice or billed separately.

Industrial Signs and Welding, L.L.C

512 S. 24th St.
 Donna, TX 78537
 Office: 956-464-1181
 Indy Mobile 956-784-2875

Estimate

Date	Estimate #
6/9/2026	1009

Name / Address
Empowered 324 W. Ocean Blvd. Los Fresnos, Tx 78566

Project

Description	Qty	Rate	Total
Fabricate and install one set of front LED illuminated channel letters 5' Tall x 62' Long	1	11,750.00	11,750.00T
Sign Permit procurement fee	1	250.00	250.00T
Primary electrical is customer responsibility			

Thank you for the opportunity to do business with you.	Subtotal	\$12,000.00
	Sales Tax (8.25%)	\$990.00
	Total	\$12,990.00

The Grafik Spot LLC
1265 N Expressway
Brownsville, TX 78520
+19566210381
billingdept@thegrafikspot.net
www.thegrafikspot.net



Quote

ADDRESS
Jorge Hernandez
Empowered

QUOTE #	DATE
17666	06/09/2026

ACTIVITY	QTY	RATE	AMOUNT
signs LED Front-Illuminated Channel Letter Sign - Approx. 5' x '62'	1	10,000.00	10,000.00
FEE Permit Fees	1	200.00	200.00
SUBTOTAL			10,200.00
TAX			825.00
TOTAL			\$11,025.00

A 3% convenience fee will be added to all credit card payments.
Artwork must be approved by the client ,before a job can be entered into production.
Please be sure to double-check design, spelling, grammar and layout before approving artwork. If a proof containing errors and is approved by the client, the client is responsible for payment of all original costs of printing,no refunds or claims accepted. The image sent for approval is only a representation of design and color scheme, colors may vary upon print.

Accepted By

Accepted Date

ACTION ITEM REPORT



Item Title: Consideration and ACTION to approve a sign grant for Chopstix located at 31230 State HWY 100.

Recommendation:



Community Development Corporation
520 E Ocean, Los Fresnos, TX 78566
(956) 233-5768 Phone
(956) 233-9879 Fax

APPLICATION

1. Name of Applicant & Business: Tracy Lai - Chopstix

2. Applicant: (check one) Property Owner Tenant

3. Property Address: 31230 State Hwy. 100, Los Fresnos, TX 78566

4. Mailing Address: 31230 State Hwy. 100, Los Fresnos, TX 78566

5. Phone: 956-233-2305 (w) 956-266-2259 (c) E-mail Address: tracy@chopstixco.com

Type of Project: (circle one) Sign: Option 1 or Option 2 Storefront Landscaping Interior

Description of proposed improvements(s): Installation of updated exterior street signage designed to modernize visibility, strengthen corridor identity, elevate community presentation, and reinforce Chopstix as a signature destination business for Los Fresnos

Name of contractors: (attach bid copies, including color design)

Amount of bids: **(DO NOT INCLUDE TAX)**

1. The Grafik Led Signs

\$ ~~15,046~~ ⁷⁶⁰⁰ 13,090.00 ~~12,140~~

2. Industrial Signs + Welding LLC

\$ ~~13,046.75~~ 13,900

3. _____

\$ _____

I have read and understand the information on the Business Incentive Program. I understand that any regular changes to the project after the grant is approved may jeopardize funding. I further agree that if a grant is awarded and area of improvement is altered for any reason within one year of construction, I will reimburse the CDC the full amount of the grant.

Contact Person for this project:

 Signature
 Jose Altamirano
 Print Name
 06/22/2026
 Date

Property Owner Signature
 Tracy Lai
 Print Name
 06/22/2026
 Date

FOR STAFF USE

Staff Recommendation: _____

Committee Recommendation: _____

Grant Approved: _____ Name of Vendor Approved: _____

Grant Amount to be paid to: _____ Business _____ Vendor Meeting Date: _____



Notice: Under Article 27 of the Joint Ethics Committee Code for Fair Practice: All art designed by The Grafik Spot, LLC is owned and copyrighted to The Grafik Spot LLC and cannot be reproduced in whole or in part without our expressed written consent or compensation thereof.

Representative - Alfredo de la O
Project Manager - Jose Altamirano
The Grafik Spot, LLC - Texas Electrical Sign Contractor (Insured & Bonded)
TDLR - License #48725 | **TSCL** - License #18964

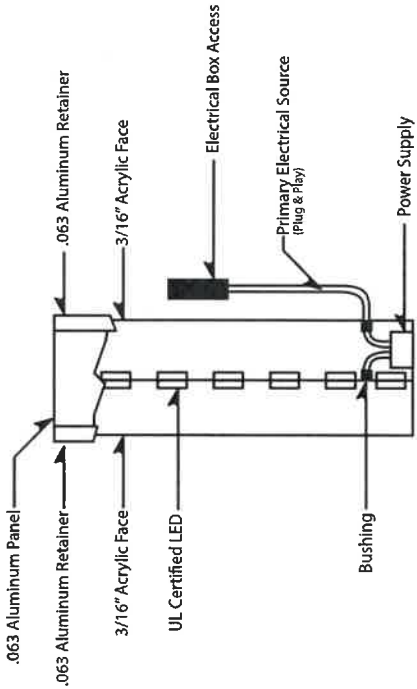
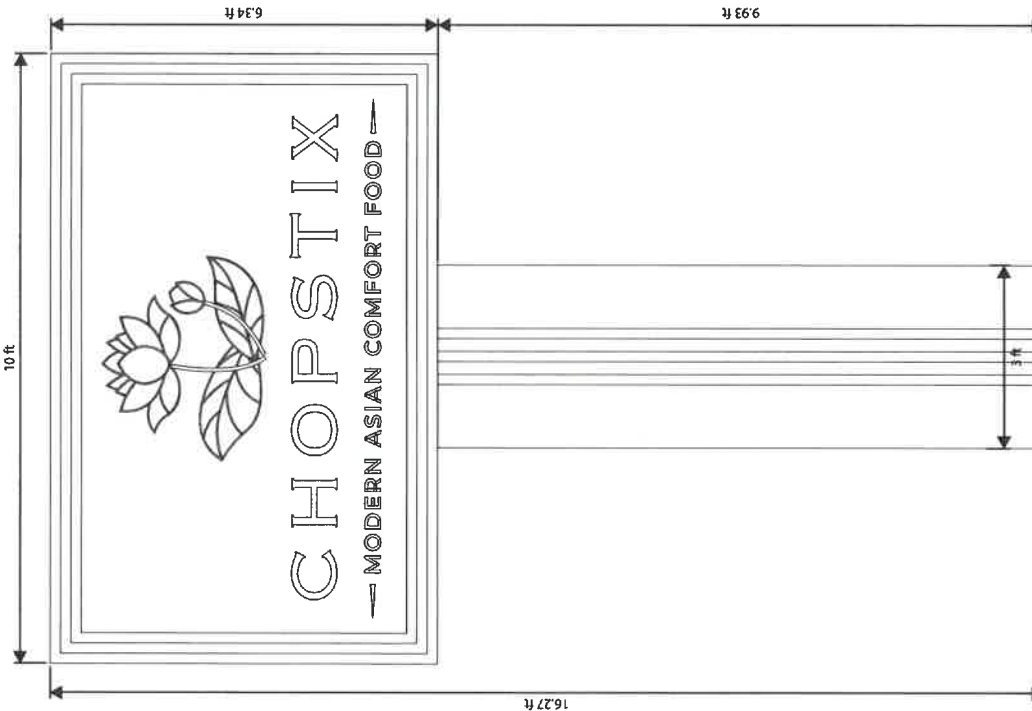
render 01

the **grafik** Spot
LEDSIGNS

Section B, Item # 3.



31230



LED Internally Illuminated Cabinet Box Sign

Retro Fit NEW LED & Acylic Faces + New Paint / NEW Internally Illuminated Monument Sign

Site Address: 31230 TX-100, Los Fresnos, TX 78566

specs 01

Representative - Alfredo de la O
 Project Manager - Jose Alkamirano
 The Grafrik Spot, LLC - Texas Electrical Sign Contractor (Insured & Bonded)
 TDLR - License #48725 | TSCL - License #18964

siteplan



Existing Sign Location

Proposed Sign Location

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Representative - Alfredo de la O
Project Manager - Jose Altamirano
The Grafrik Spot, LLC - Texas Electrical Sign Contractor (Insured & Bonded)
TDLR - License #48725 | **TSCL** - License #18964

The Grafik Spot LLC
 1265 N Expressway
 Brownsville, TX 78520
 +19566210381
 billingdept@thegrafikspot.net
 www.thegrafikspot.net



Quote

ADDRESS
 Tracy Lai
 CHOPSTIX

QUOTE #	DATE
17660	06/08/2026

ACTIVITY	QTY	RATE	AMOUNT
signs NEW LED Retrofit Existing Cabinet - Approx. 76" x 120"	1	1,750.00	1,750.00T
signs NEW Faces & Translucency Vinyls Approx. 76" x 120"	2	1,750.00	3,500.00T
signs NEW Aluminum Pole Cover/Skirt - Approx. 10' x 3'	1	2,250.00	2,250.00T
FEE Permit Fee	1	100.00	100.00
SUBTOTAL			7,600.00
TAX			618.75
TOTAL			\$8,218.75

A 3% convenience fee will be added to all credit card payments.
 Artwork must be approved by the client ,before a job can be entered into production.
 Please be sure to double-check design, spelling, grammar and layout before approving artwork. If a proof containing errors and is approved by the client, the client is responsible for payment of all original costs of printing,no refunds or claims accepted. The image sent for approval is only a representation of design and color scheme, colors may vary upon print.

Accepted By

Accepted Date

ACTION ITEM REPORT



Item Title: Consideration and ACTION to approve a storefront grant for Chopstix located at 31230 State HWY 100.

Recommendation:



Community Development Corporation
520 E Ocean, Los Fresnos, TX 78566
(956) 233-5768 Phone
(956) 233-9879 Fax

APPLICATION

1. Name of Applicant & Business: Tracy Lai - Chopstix
2. Applicant: (check one) [X] Property Owner [] Tenant
3. Property Address: 31230 Hwy. 100, Los Fresnos Tx. 78566
4. Mailing Address: 31230 Hwy. 100, Los Fresnos Tx. 78566
5. Phone: 956-233-2305 (w) 956-266-2259 (c) E-mail Address: tracy@chopstixco.com

Type of Project: (circle one) Sign: Option 1 or Option 2 Storefront Landscaping Interior

Description of proposed improvements(s): Exterior storefront modernization including facade enhancement, architectural finish upgrades, painting, customer-facing improvements, decorative lighting enhancement, and visual corridor improvements designed to strengthen curb appeal and contribute positively to the continued revitalization and economic growth of Los Fresnos

Table with 2 columns: Name of contractors, Amount of bids. Includes entries for Go Superior Improvements (\$17,500), Zuniga Construction & Remodeling (\$18,000), and Manny's Painting (\$16,900).

I have read and understand the information on the Business Incentive Program. I understand that any regular changes to the project after the grant is approved may jeopardize funding. I further agree that if a grant is awarded and area of improvement is altered for any reason within one year of construction, I will reimburse the CDC the full amount of the grant.

Contact Person for this project:

Signature: Alfredo Obregon
Print Name: Alfredo Obregon
Date: 06/22/2026

Property Owner Signature: Tracy Lai
Print Name: Tracy Lai
Date: 06/22/2026

FOR STAFF USE

Staff Recommendation: Low Quote at \$16,900, Maximum \$7,500

Committee Recommendation:

Grant Approved: Name of Vendor Approved:

Grant Amount to be paid to: Business Vendor Meeting Date:









GO SUPERIOR IMPROVEMENT LLC

GO SUPERIOR IMPROVEMENT
302 KINGS HWY, SUITE 208
BROWNSVILLE TX. 78521

Phone: 956-543-7015
Phone: 956-592-9705
gosuperiorim@gmail.com

Storefront Proposal

Bill To:

CHOPSTIX
31230 TX-100,
LOS FRESNOS, TX 78566

Date	Your Order #	Our Order #	Sales Rep.	FOB	Ship Via	Terms	Tax ID
06/13/2026							

Project Description:
 Comprehensive exterior modernization and storefront beautification project including replacement of exterior doors, decking improvements, exterior painting and trim upgrades, drive-thru enhancements, relocation and screening of mechanical equipment, patio improvements, façade enhancements, and customer-facing exterior improvements designed to enhance the overall appearance, functionality, and economic vitality of the property.

- Propose work includes:
- Replacement of all exterior doors (front entrance, patio doors, kitchen/service doors, upper-level access doors)
 - Exterior building painting, trims improvements, and finish upgrades
 - Replacement and modernization of exterior decking and outdoor customer-use areas with new weather-resistant materials
 - Relocation of mini-split HVAC equipment and associated piping required for exterior improvements and decking installation
 - Mechanical equipment screening and exterior utility concealment improvements
 - Drive-thru appearance enhancements and customer experience improvements
 - Patio and outdoor customer area improvements
 - Exterior architectural enhancements, façade improvements, and general site beautification

Please note there is a 10% fee included allocated for unforeseen items replacement.

Final inspection and touch-ups to ensure customer satisfaction.
Complete cleanup and disposal of materials and debris.

TOTAL							\$17,500
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THANK FOR YOUR BUSINESS

Zuniga Construction & Remodeling
956-525-8487

CHOPSTIX
31230 Hwy. 100, Los Fresnos, Tx. 78566

Storefront Proposal

Scope of work

Comprehensive exterior modernization and storefront beautification project including replacement of exterior doors, decking improvements, exterior painting and trim upgrades, drive-thru enhancements, relocation and screening of mechanical equipment, patio improvements, façade enhancements, and customer-facing exterior improvements designed to enhance the overall appearance, functionality, and economic vitality of the property.

Replacement of all exterior doors, front entrance, patio doors, kitchen/service doors, upper-level access doors.

Exterior building painting, trims improvements, and finish upgrades.

Replacement and modernization of exterior decking and outdoor customer-use areas with new weather-resistant materials.

Relocation of mini-split HVAC equipment and associated piping required for exterior improvements and decking installation.

Mechanical equipment screening and exterior utility concealment improvements.

Drive-thru appearance enhancements and customer experience improvements.

Patio and outdoor customer area improvements.

Exterior architectural enhancements, façade improvements, and general site beautification

Inspection and touch-ups to ensure customer satisfaction.

Complete cleanup and disposal of materials and debris.

Total cost of work: \$18,000

6-15-2026

CHOPSTIX
Painting
31230 hwy. 100,
6191
Los Fresnos

Contractor: Manny's
Cell number: 956-545-
06/13/2026

Storefront proposal

Comprehensive exterior modernization and storefront beautification project including replacement of exterior doors, decking improvements, exterior painting and trim upgrades, drive-thru enhancements, relocation and screening of mechanical equipment, patio improvements, façade enhancements, and customer-facing exterior improvements designed to enhance the overall appearance, functionality, and economic vitality of the property.

- Replacement of all exterior doors, front entrance, patio doors, kitchen/service doors, upper-level access doors.
- Exterior building painting, trims improvements, and finish upgrades.
- Replacement and modernization of exterior decking and outdoor customer-use areas with new weather-resistant materials.
- Relocation of mini-split HVAC equipment and associated piping required for exterior improvements and decking installation.
- Mechanical equipment screening and exterior utility concealment improvements.
- Drive-thru appearance enhancements and customer experience improvements.
- Patio and outdoor customer area improvements.
- Exterior architectural enhancements, façade improvements, and general site beautification

Inspection and touch-ups to ensure customer satisfaction.
Complete cleanup and disposal of materials and debris.

Total \$16,900

ACTION ITEM REPORT



Item Title:

Consideration and ACTION to approve a landscaping grant for Chopstix located at 31230 State HWY 100.

Recommendation:



Community Development Corporation
520 E Ocean, Los Fresnos, TX 78566
(956) 233-5768 Phone
(956) 233-9879 Fax

APPLICATION

1. Name of Applicant & Business: Tracy Lai - Chopstix

2. Applicant: (check one) Property Owner Tenant

3. Property Address: 31230 Hwy. 100, Los Fresnos Tx. 78566

4. Mailing Address: 31230 Hwy. 100, Los Fresnos Tx. 78566

5. Phone: 956-233-2305 (w) 956-2662259 (c) E-mail Address: tracy@chopstixco.com


Type of Project: (circle one) Sign: Option 1 or Option 2 Storefront Landscaping Interior

Description of proposed improvements(s): Landscaping and exterior beautification improvements intended to improve traffic visibility pedestrian appearance, community aesthetic, and overall presentation of the property as a welcoming destination within Los Fresnos commercial corridor.

Name of contractors: (attach bid copies, including color design)	Amount of bids: <u>(DO NOT INCLUDE TAX)</u>
1. <u>Go Superior Improvement</u>	\$ <u>8,500</u>
2. <u>Villarreal's Gardening Services</u>	\$ <u>8,800</u>
3. <u>JG Landscaping</u>	\$ <u>7,950</u>

I have read and understand the information on the Business Incentive Program. I understand that any regular changes to the project after the grant is approved may jeopardize funding. I further agree that if a grant is awarded and area of improvement is altered for any reason within one year of construction, I will reimburse the CDC the full amount of the grant.

Contact Person for this project:


 Signature
Alfredo Obregon
 Print Name
06/22/2026
 Date


 Property Owner Signature
Tracy Lai
 Print Name
06/22/2026
 Date

Staff Recommendation: FOR STAFF USE Low quote of \$8,500, Maximum of \$3,750

Committee Recommendation: _____

Grant Approved: _____ Name of Vendor Approved: _____

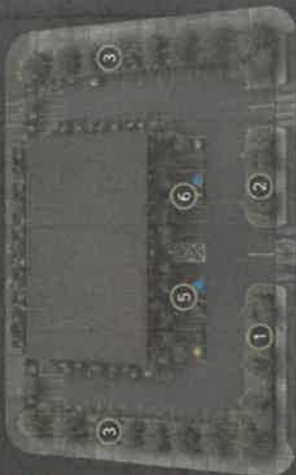
Grant Amount to be paid to: _____ Business _____ Vendor Meeting Date: _____

CHOPSTIX STOREFRONT & LANDSCAPE CONCEPT

CITY OF LOS FRESNOS GRANT SUBMITTAL



OVERALL SITE PLAN (NOT TO SCALE)



- LANDSCAPE LEGEND**
- FRONT PORCH PLANTER BEDS (CONTINUOUS)**
Full accent plants between each column with box shrubs and grasses on each side. Crown, structured, and low-maintenance look.
 - MAIN ENTRANCE PLANTERS**
Two side architectural planters flanking the main entrance.
 - SOB. YARD SCALE ENDS**
Decorative screens for concrete A/C units with climbing vines.
 - PERIMETER LANDSCAPE**
Low-maintenance plantings around the perimeter to soften the property and add a polished look.
 - HANDICAP SIGN & BOLLARD AREAS**
Low plantings around light and bollards, with lawn, professional look.
 - A/C LINE SCREENING (LOW MAINT)**
Decorative screens with climbing vines and low plantings to conceal A/C units.

PLANT PALETTE (SOUTH TEXAS APPROPRIATE)

Red Yucca (Accent)	Small Mexican Holly (Structure)	Populatus (Structure)	Lamarras (Thicket)	Gulf Hardy Grass (Tussock)	Alpine Blue Grass (Accent)	Society Garlic (Groundcover)	Fossil Fern (Foliage/Structure)	Small Indian Hibiscus (Flgng)
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MATERIALS & FINISHES

- Dark brown metal in all beds
- Low-profile metal or stone edging
- Neutral stone or brick planter walls (where shown)
- Warm white (3000K) LED lighting
- Irrigation added to all year-landscape areas

6. EXISTING AND BOLLARD LIGHTING
Low plantings at base of existing bollards to blend with the overall landscape.

5. PERIMETER LANDSCAPE
Low-maintenance plantings around the perimeter to soften the property and add a polished look.

KEY PLAN (NOT TO SCALE)

7. FRONT PORCH PLANTER BEDS (CONTINUOUS)
Full accent plants between each column with box shrubs and grasses on each side. Crown, structured, and low-maintenance look.

8. MAIN ENTRANCE PLANTERS
Two side architectural planters flanking the main entrance.

9. SOB. YARD SCALE ENDS
Decorative screens for concrete A/C units with climbing vines.

10. PERIMETER LANDSCAPE
Low-maintenance plantings around the perimeter to soften the property and add a polished look.

11. HANDICAP SIGN & BOLLARD AREAS
Low plantings around light and bollards, with lawn, professional look.

12. A/C LINE SCREENING (LOW MAINT)
Decorative screens with climbing vines and low plantings to conceal A/C units.

13. DRIVEWAY SIDE
Decorative screens with climbing vines and low plantings to conceal A/C units.

14. DRIVEWAY SIDE
Decorative screens with climbing vines and low plantings to conceal A/C units.

15. DRIVEWAY SIDE
Decorative screens with climbing vines and low plantings to conceal A/C units.

16. DRIVEWAY SIDE
Decorative screens with climbing vines and low plantings to conceal A/C units.

17. DRIVEWAY SIDE
Decorative screens with climbing vines and low plantings to conceal A/C units.

18. DRIVEWAY SIDE
Decorative screens with climbing vines and low plantings to conceal A/C units.

19. DRIVEWAY SIDE
Decorative screens with climbing vines and low plantings to conceal A/C units.

20. DRIVEWAY SIDE
Decorative screens with climbing vines and low plantings to conceal A/C units.

21. DRIVEWAY SIDE
Decorative screens with climbing vines and low plantings to conceal A/C units.

22. DRIVEWAY SIDE
Decorative screens with climbing vines and low plantings to conceal A/C units.

23. DRIVEWAY SIDE
Decorative screens with climbing vines and low plantings to conceal A/C units.

24. DRIVEWAY SIDE
Decorative screens with climbing vines and low plantings to conceal A/C units.

25. DRIVEWAY SIDE
Decorative screens with climbing vines and low plantings to conceal A/C units.

26. DRIVEWAY SIDE
Decorative screens with climbing vines and low plantings to conceal A/C units.

27. DRIVEWAY SIDE
Decorative screens with climbing vines and low plantings to conceal A/C units.

28. DRIVEWAY SIDE
Decorative screens with climbing vines and low plantings to conceal A/C units.

29. DRIVEWAY SIDE
Decorative screens with climbing vines and low plantings to conceal A/C units.

30. DRIVEWAY SIDE
Decorative screens with climbing vines and low plantings to conceal A/C units.

31. DRIVEWAY SIDE
Decorative screens with climbing vines and low plantings to conceal A/C units.

32. DRIVEWAY SIDE
Decorative screens with climbing vines and low plantings to conceal A/C units.

33. DRIVEWAY SIDE
Decorative screens with climbing vines and low plantings to conceal A/C units.

34. DRIVEWAY SIDE
Decorative screens with climbing vines and low plantings to conceal A/C units.

35. DRIVEWAY SIDE
Decorative screens with climbing vines and low plantings to conceal A/C units.

36. DRIVEWAY SIDE
Decorative screens with climbing vines and low plantings to conceal A/C units.

37. DRIVEWAY SIDE
Decorative screens with climbing vines and low plantings to conceal A/C units.

38. DRIVEWAY SIDE
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100. DRIVEWAY SIDE
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Section B, Item # 5.

All PLANTS & SHRUBS TO BE DETERMINED AS PROJECT IT'S BEEN EXECUTED.

front End
 19' x 19' - Landscaping Around sign
 30" x 40" - front parking lot
 4' x 12' - Landscaping small sign

Left side
 36' x 19' - Landscaping Bed
 32" x 160' - Backlog fence

Right side
 30" x 114' - driveway side

Back
 32" x

CHOPSTIX – REAR OFFICE BALCONY MODERNIZATION

UPDATED MOCK-UP – ACCURATE LAYOUT & APPROVED FINISHES

- EXTERIOR WALLS**
WARM TAUPE
(Match approved storefront modernization color)
- EXISTING BRICK**
STONE BEIGE
(Existing brick cleaned and refinished as needed)
- TRIM, FASCIA & STRUCTURE**
BLACK WALNUT
(Match storefront trim package)
- EXISTING SERVICE DOOR**
BLACK WALNUT
(Existing door remains for attic / service access)
- NEW SERVICE DOOR**
BLACK FRAME
(Primary office entrance)
- RAILING SYSTEM**
BLACK ALUMINUM
(Vertical pickets, commercial style)
- STAIR SYSTEM**
EXISTING ORIENTATION MAINTAINED
(Parallel to rear wall for safety & circulation)
- DECKING**
DARK WALNUT
COMPOSITE DECKING
(Boards parallel to building)

AC UNIT SCREEN
BLACK WALNUT
HORIZONTAL SLAT SCREEN
(Visual screening while maintaining airflow)

STRUCTURAL POSTS
BLACK WALNUT FINISH
(Existing structural posts painted to match trim)

LEFT ANGLE VIEW

EVENING VIEW (LIGHTING)

MATERIAL & COLOR PALETTE

DESIGN NOTES

WARM TAUPE (Exterior Wall) | **STONE BEIGE** (Existing Brick) | **BLACK WALNUT** (Trim, Fascia, Doors, Slat)

BLACK ALUMINUM (Railing) | **BLACK WALNUT** (Dark Walnut Composite Decking)

DESIGN NOTES

- Balcony extended full width to AC area
- Existing service door remains for attic / mechanical access
- New sliding door provides direct access to office
- Stairs remains parallel to building for safety and drive-thru clearance
- All new wood elements stained or painted Black Walnut
- Railing system: black aluminum vertical pickets

APEX DESIGN STRATEGY
AESTHETICS • FUNCTION • VALUE

SAFE & FUNCTIONAL
Stair orientation maintained for maximum safety and traffic separation.

NATURAL LIGHT
New sliding door brings light into the office and improves daily experience.

PRIVATE OFFICE ACCESS
Direct entrance to office without passing through attic / service areas.

DURABLE & LOW MAINTENANCE
Composite decking, aluminum railings, and quality finishes built for long-term performance.

CONSISTENT BRAND IMAGE
Colors and materials match the approved Chopstix modernization concept.

Section B, Item # 5.

TENTATIVE MATERIAL TO BE USED FOR DECK; TREX DECKING. TIMBERTECH OR PRESSURE TREATED WOOD.

Deck Dimensions Rise 11" 7' X 29'

Stair Run 16'-6" railing

Swing open door



GO SUPERIOR IMPROVEMENT LLC

GO SUPERIOR IMPROVEMENT
302 KINGS HWY, SUITE 208
BROWNSVILLE TX. 78521

Phone: 956-543-7015
Phone: 956-592-9705
gosuperiorim@gmail.com

Landscaping Proposal

Bill To:

CHOPSTIX
31230 TX-100,
LOS FRESNOS, TX 78566

Date	Your Order #	Our Order #	Sales Rep.	FOB	Ship Via	Terms	Tax ID
06/13/2026							

Propose work includes
 Entire Chopstix site Preparation
 Remove existing weeds, debris, and unwanted vegetation.
 Grade and prepare planting areas as needed.
 Dispose of all removed materials.

Landscaping and exterior beautification improvements to include, replacement of all flower beds around front signs, front end of property, and around the building. install planters at the front entrance of the building. Clean all palm trees.

Supply and install all native shrubs, low maintenance perennials/flowers
 Apply planting soil amendments, mulch and decorative rocks as needed.

Hardscape
 Install edging, flower planters.

Cleanup
 Remove all construction debris.
 Final site cleanup and inspection.

TOTAL							\$8,500
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THANK FOR YOUR BUSINESS

CHOPSTIX
31230 hwy. 100,
Los Fresnos

Villarreal's Gardening Services
956-291-2660

6-15-26

Scope of work and site Preparation;

Landscaping and exterior beautification improvements to include, replacement of all flower beds around front signs, front end of property, and around the building. Install planters at the front entrance of the building. Clean all palm trees.

- Remove existing weeds, debris, and unwanted vegetation.
- Grade and prepare planting areas as needed.
- Dispose of all removed materials.
- Supply and install all native shrubs, low maintenance perennials/flowers
- Apply planting soil amendments, mulch and decorative rocks as needed.

Hardscape: Install edging, flower planters.

Remove all construction debris.
Final site cleanup and inspection.

Labor & Material

\$8,800

ACTION ITEM REPORT



Item Title: Consideration and ACTION to approve an interior grant for Chopstix located at 31230 State Hwy 100.

Recommendation:



Community Development Corporation
520 E Ocean, Los Fresnos, TX 78566
(956) 233-5768 Phone
(956) 233-9879 Fax

APPLICATION

1. Name of Applicant & Business: Tracy Lai - Chopstix

2. Applicant: (check one) Property Owner _____ Tenant

3. Property Address: 31230 Hwy. 100, Los Fresnos TX. 78566

4. Mailing Address: 31230 Hwy. 100, Los Fresnos TX. 78566

5. Phone: 956-233-2305 (w) 956-266-2259 (c) E-mail Address: tracy@chopstixco.com

Type of Project: (circle one) Sign: Option 1 or Option 2 Storefront Landscaping Interior

Description of proposed improvements(s): Interior modernization and customer experience improvements including walls, finishes, ceilings, decorative enhancements, dining area upgrades, custom feature elements, and hospitality-focused improvements designed to elevate the overall customer experience and long-term community value of the bussiness.

Name of contractors: (attach bid copies, including color design)	Amount of bids: <u>(DO NOT INCLUDE TAX)</u>
1. <u>Go Superior Improvement</u>	\$ <u>12,500</u>
2. <u>Zuniga Construction & Remodeling</u>	\$ <u>13,000</u>
3. <u>Polo Fuentes Construction</u>	\$ <u>12,200</u>

I have read and understand the information on the Business Incentive Program. I understand that any regular changes to the project after the grant is approved may jeopardize funding. I further agree that if a grant is awarded and area of improvement is altered for any reason within one year of construction, I will reimburse the CDC the full amount of the grant.

Contact Person for this project:

[Signature]
 Signature
Alfredo Obregon
 Print Name
06/22/2026
 Date

[Signature]
 Property Owner Signature
Tracy Lai
 Print Name
06/22/2026
 Date

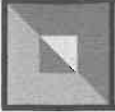
FOR STAFF USE

Staff Recommendation: Polo Fuentes Construction Low Bid \$12,200. Maximum \$5,000

Committee Recommendation: _____

Grant Approved: _____ Name of Vendor Approved: _____

Grant Amount to be paid to: _____ Business _____ Vendor Meeting Date: _____



GO SUPERIOR IMPROVEMENT LLC

GO SUPERIOR IMPROVEMENT
302 KINGS HWY, SUITE 208
BROWNSVILLE TX. 78521

Phone: 956-543-7015
Phone: 956-592-9705
gosuperiorim@gmail.com

Interior Improvement Proposal

Bill To:

CHOPSTIX
31230 TX-100,
LOS FRESNOS, TX 78566

Date	Your Order #	Our Order #	Sales Rep.	FOB	Ship Via	Terms	Tax ID
06/13/2026							

<p>Project Overview This proposal outlines the scope of work for upgrading the commercial kitchen. The objective is to improve customer-facing operational areas, and modernization of interior spaces to improve cleanliness, efficiency, customer experience, and overall presentation, while minimizing disruption to daily operations.</p> <p>Propose work includes Removal of outdated equipment and fixtures Disposal of obsolete materials Site preparation and protection of adjacent areas</p> <p>Replacement and installation of new cabinet behind cashier bar. Build new cabinet in kitchen area. Shelving and storage systems.</p> <p>Interior Improvements also includes, Floor replacement enhancement, Wall finishes and protective panels Ceiling upgrades, painting and finish of trim, base board as needed.</p> <p>Final cleaning and inspection for proper end results.</p>	
TOTAL	\$12,500

THANK FOR YOUR BUSINESS

Zuniga Construction & Remodeling
956-525-8487

CHOPSTIX
31230 Hwy. 100, Los Fresnos, Tx. 78566

Interior work Proposal

Scope of work

For upgrading the commercial kitchen at Chopstix.

The objective is to improve customer-facing operational areas, and modernization of interior spaces to improve cleanliness, efficiency, customer experience, and overall presentation, while minimizing disruption to daily operations.

Propose work includes

Removal of outdated equipment and fixtures

Disposal of obsolete materials

Site preparation and protection of adjacent areas

Replacement and installation of

new cabinet behind cashier bar.

Build new cabinet in kitchen area.

Shelving and storage systems.

Interior Improvements also includes,

Floor replacement enhancement,

Wall finishes and protective panels

Ceiling upgrades, painting and finish of trim, base board as needed.

Final cleaning and inspection for proper end results.

Total cost of work: \$13,000

6-15-2026

CHOPSTIX
31230 TX-100,
LOS FRESNOS, TX 78566

Interior work proposal:

Work to be performed is to improve customer-facing operational areas, and modernization of interior spaces to improve cleanliness, efficiency, customer experience, and overall presentation, while minimizing disruption to daily operations.

Replacement and Removal of outdated equipment and fixtures

Disposal of obsolete materials

Site preparation and protection of adjacent areas

Equipment Installation, new cabinet behind cashier bar.

Build new cabinets in kitchen area.

Shelving and storage systems.

Interior Improvements

Floor repair or replacement

Wall finishes and protective panels

Ceiling upgrades, painting and finishing of all trim, baseboard moulding.

Cleanup and disposal of all trash

Polo Fuentes Construction

Phone: 956-372-3680

Total project price: \$12,200