



Planning and Zoning Commission Meeting Agenda

Monday, February 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

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 conditional use request to allow an auto dealership to operate at 1106 S Arroyo Blvd.
2. Public hearing to receive comments from residents regarding a variance request to allow a 7'4 height masonry wall and columns exceeding the maximum height of 6 ft along Henderson Rd. and various locations within the proposed Falcons Landing subdivision.

D. ACTION ITEMS

1. Consideration and ACTION to approve a conditional use request to allow an auto dealership to operate at 1106 S Arroyo Blvd.
2. Consideration and ACTION to approve a variance request to allow a 7'4 height masonry wall and columns exceeding the maximum height of 6ft along Henderson Rd. and various locations within the proposed Falcons landing subdivision.
3. Consideration and ACTION to approve Coastal King-Los Fresnos Subdivision preliminary plat.
4. Consideration and ACTION to approve the minutes from December 15, 2025.

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 February 10, 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 conditional use request to allow an auto dealership to operate at 1106 S Arroyo Blvd.

Recommendation:

This time is to listen to the public 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

January 29, 2026

TO: PROPERTY OWNERS
FROM: CITY OF LOS FRESNOS
SUBJECT: PUBLIC HEARING FOR A CONDITIONAL USE REQUEST TO ALLOW AN AUTO DEALERSHIP TO OPERATE AT 1106 S. ARROYO BLVD. LOS FRESNOS, TX.

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 auto dealership to operate at the following location:

- 1106 S. Arroyo Blvd. Los Fresnos TX.

Location: Los Fresnos City Hall, 520 E Ocean Blvd., Los Fresnos, TX 78566
Date: Monday, February 16, 2026
Time: 6:00 p.m.

Please note: This conditional use 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 conditional use. 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.

January 14, 2026

Arturo Ramos

4549 Osborne Ave
Brownsville, TX 78520

Planning & Zoning Department

Los Fresnos, TX 78566

Dear Members of the Planning & Zoning Department,

I am respectfully requesting approval for a Conditional Use Permit to operate an auto dealership at the property located at **1106 S. Arroyo Blvd, Los Fresnos, TX 78566**, which is zoned as a **C-4 Commercial District**.

The proposed use of the property is for an auto sales dealership. As part of this project, we plan to create local employment opportunities by hiring **two to three sales staff members and a manager** to operate the business. Our goal is to contribute positively to the local economy and provide services to the community of Los Fresnos.

In addition, a new office building will be constructed on the property in full compliance with all applicable requirements and regulations set forth by the City of Los Fresnos.

Enclosed, please find the site plan and all supporting documentation required for your review and consideration.

Thank you for your time and consideration of this request. Should you need any additional information or clarification, please do not hesitate to contact me at **(956) 617-3933**.

Sincerely,

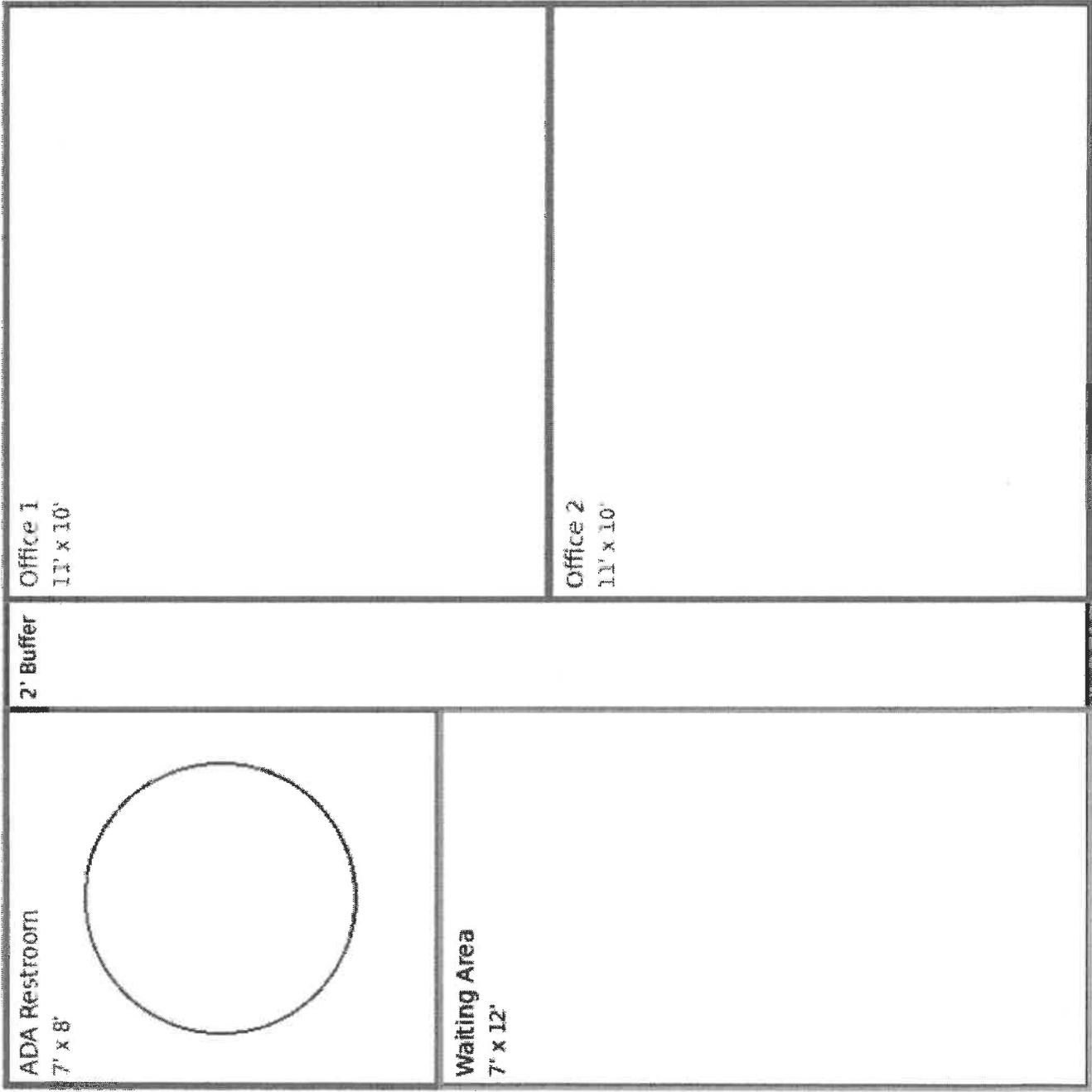
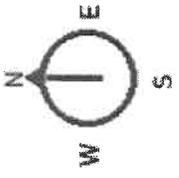
Arturo Ramos

Google Maps



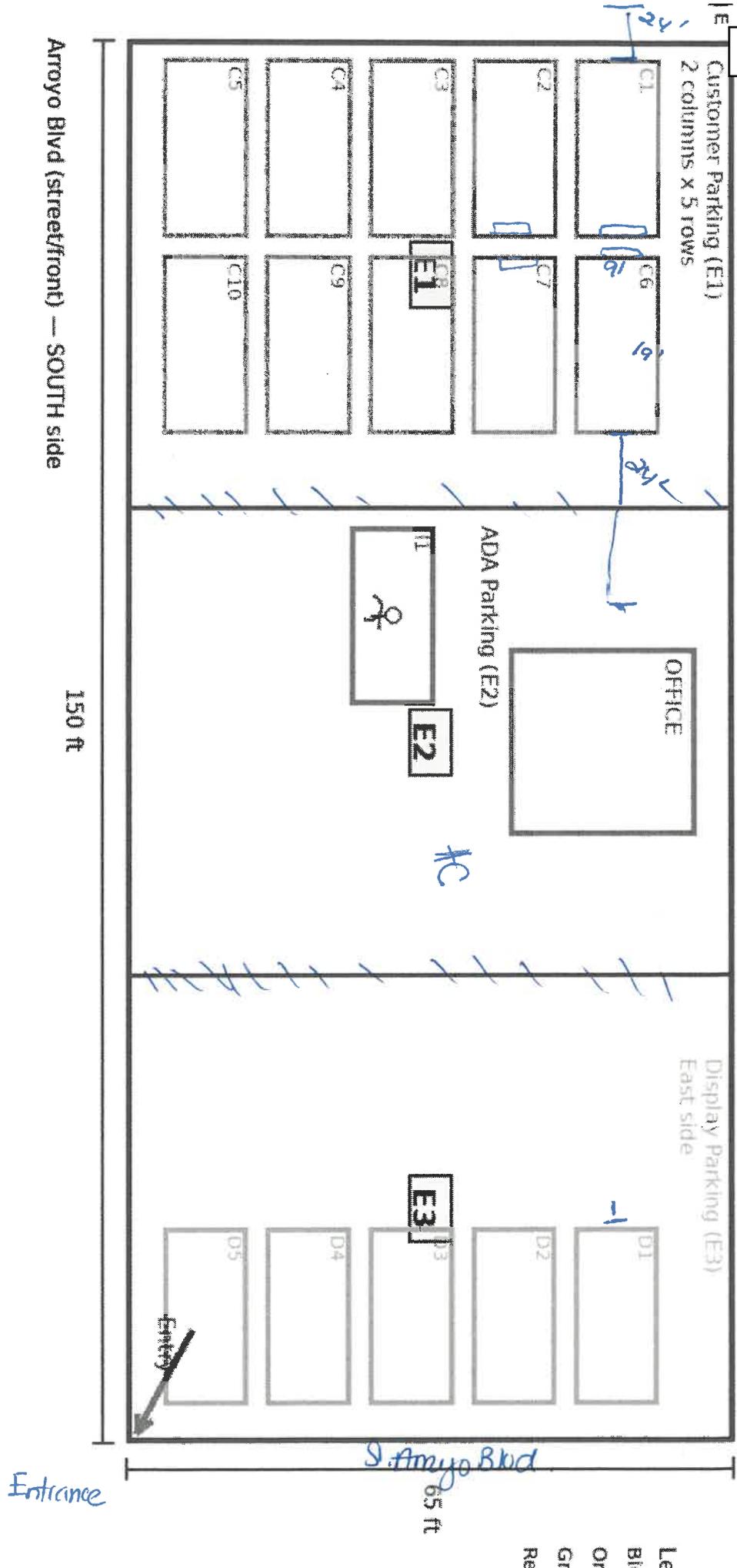
Imagery ©2026 Airbus, Imagery ©2026 Airbus, Maxar Technologies, Map data ©2026 Google 50 ft

- 1- Warehouse - Machinery
- 2- Hoose (Palapa)
- 3- Hoose
- 4- Office Industrial Supplies (Pending)
- 5- Car lot (conditional use)

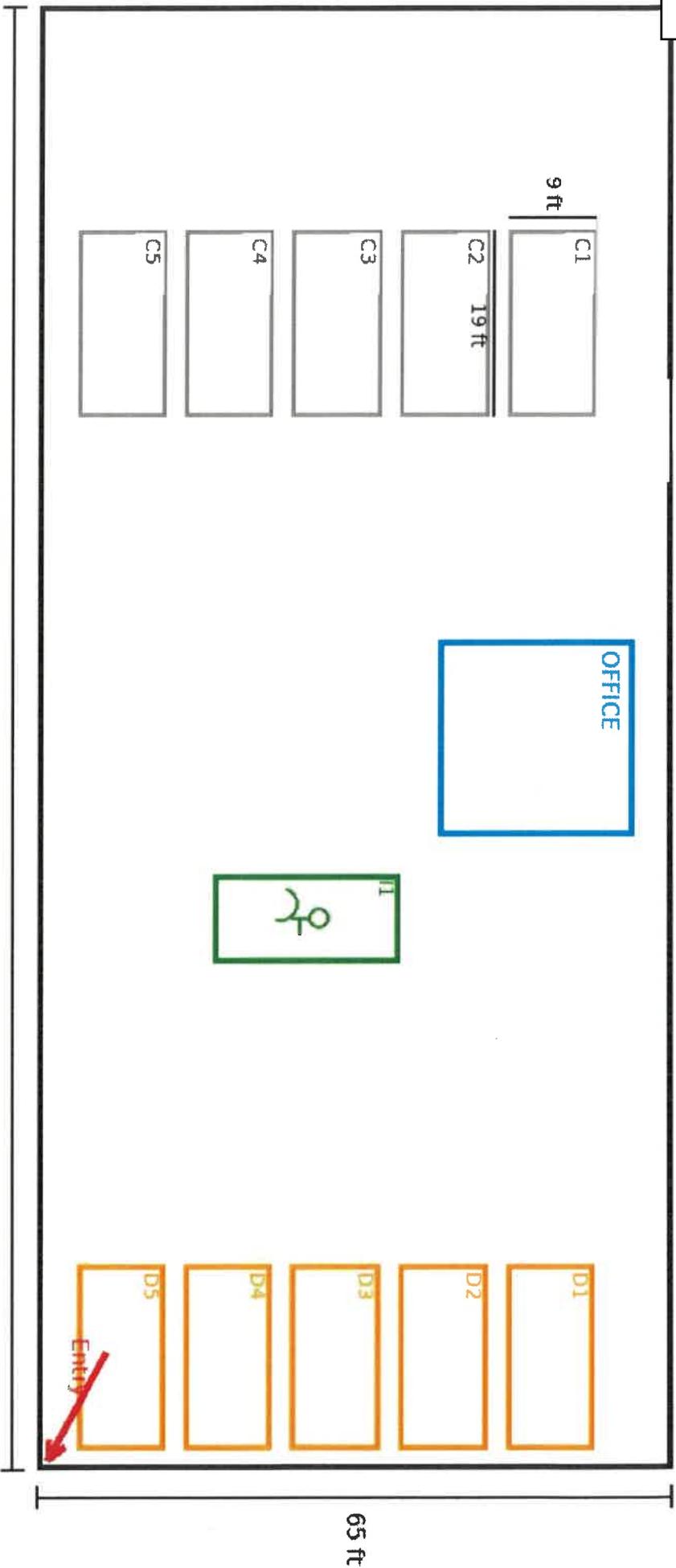


Notes:

Concept Layout - Parking Contained Within Each Quadrant



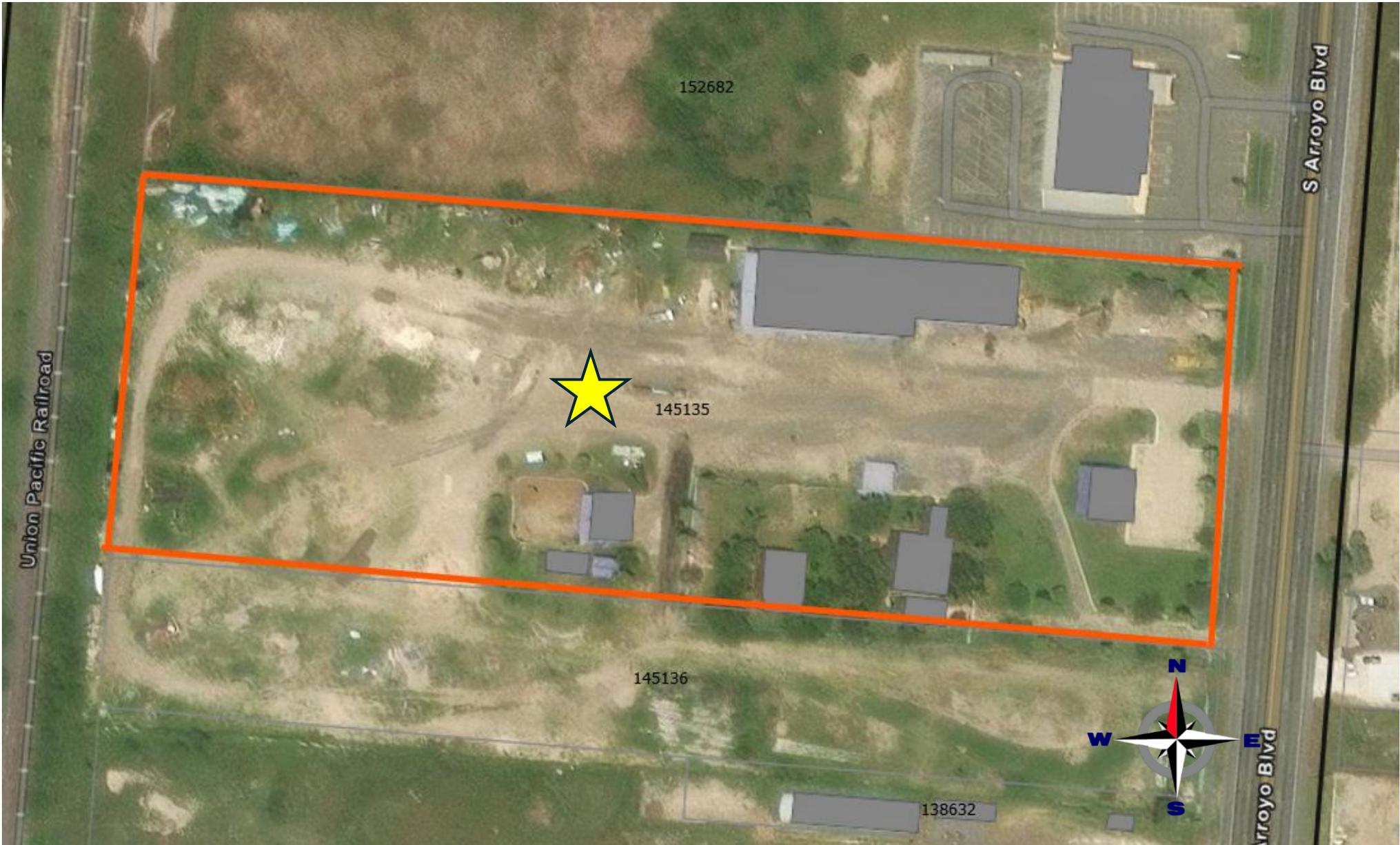
Site Plan (Clean) - Original Stall Layout Preserved



Arroyo Blvd (streetfront) — SOUTH side

150 ft

65 ft



ACTION ITEM REPORT



Item Title:

Public hearing to receive comments from residents regarding a variance request to allow a 7'4 height masonry wall and columns exceeding the maximum height of 6 ft along Henderson Rd. and various locations within the proposed Falcons Landing subdivision.

Recommendation:

This time is to listen to the residents concerning this request.



City of Los Fresnos

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www.cityoflosfresnos.com

NOTICE OF PUBLIC HEARING

January 29, 2026

TO: PROPERTY OWNERS
FROM: CITY OF LOS FRESNOS
SUBJECT: PUBLIC HEARING FOR A VARIANCE REQUEST TO ALLOW A 7'4 HEIGHT MASONRY WALL AND COLUMNS EXCEEDING THE MAXIMUM HEIGHT OF 6 FT ALONG HENDERSON RD. AND VARIOUS LOCATIONS WITHIN THE PROPOSED FALCON'S LANDING SUBDIVISION.

The Los Fresnos Planning and Zoning Commission will hold a public hearing to receive comments from residents regarding a variance to allow 7'4 height masonry wall and columns exceeding the maximum height of 6 ft along Henderson Rd. and various locations within the proposed Falcons Landing Subdivision.

Location: Los Fresnos City Hall, 520 E Ocean Blvd., Los Fresnos, TX 78566
Date: Monday, February 16, 2026
Time: 6:00 p.m.

Please note: This variance 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 or Mark Milum, City Manager at (956) 233-5768.



January 20, 2026

Jacqueline Moya
City of Los Fresnos
520 E. Ocean Blvd.
Los Fresnos, TX 78566

Re: FALCONS LANDING VARIANCE

Ms. Moya,

I'm writing to request a variance to exceed the 6'0" height described in Chapter 48-209 of the Unified Development Ordinance.

Our request is to allow the height to be extended up to 7'4" for the masonry walls and columns along Henderson Rd and various locations within the gated community. The purpose of the request is so that we can stay consistent with our branding throughout the RGV, providing a grander sense of arrival and privacy to the community.

At the easements within the community, we intend to install walking paths to allow homeowners a route to the wildlife park in the stormwater detention area. At these easements we would like to extend the columns and fences to the back of the utility easements instead of the 25' setback, to provide more privacy for the homeowners on either side of the paths.

Please feel free to contact me with questions.

Respectfully,

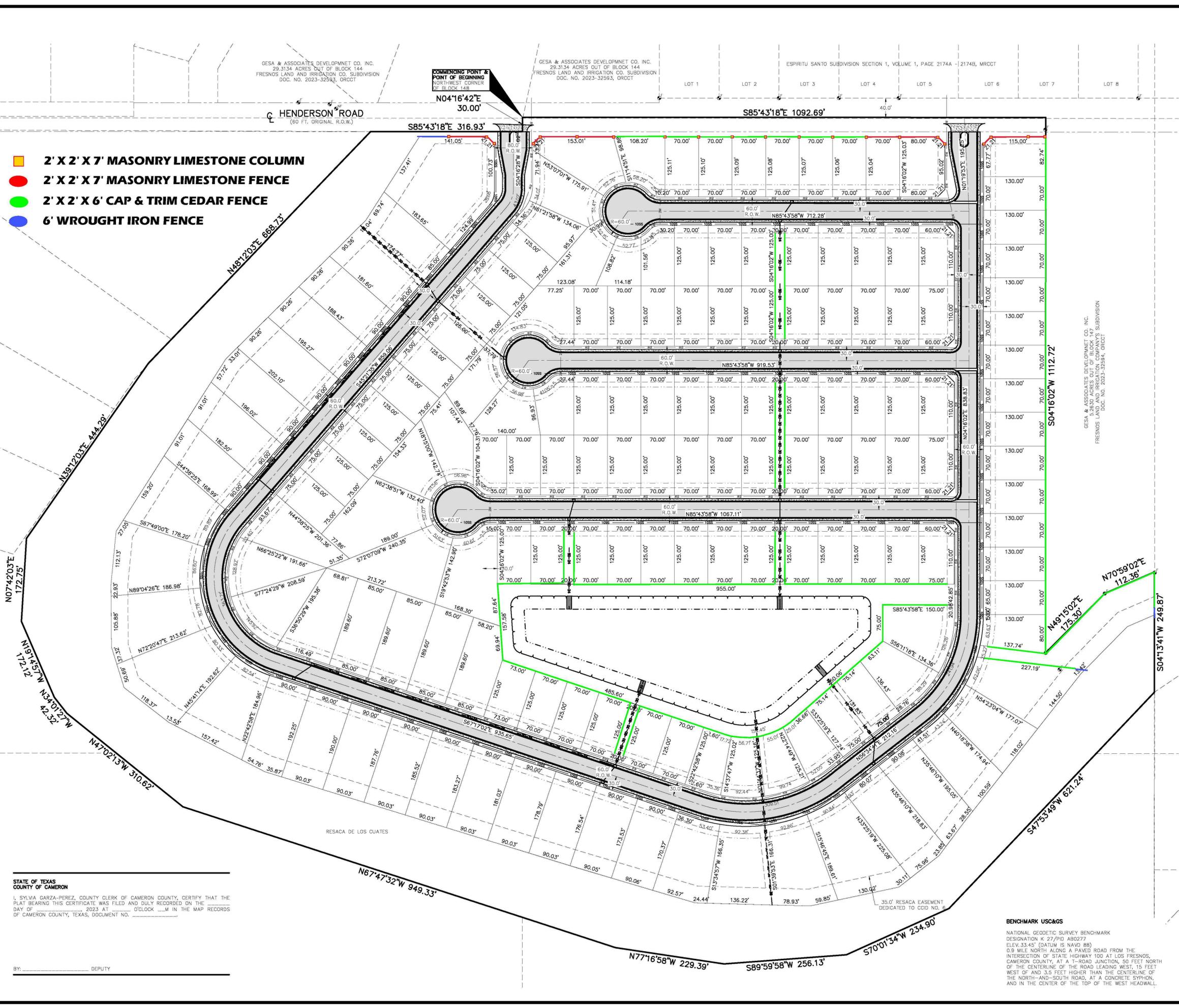
A handwritten signature in blue ink, appearing to read 'Dave Floodman', with a long, sweeping underline.

Dave Floodman
Cell: (830) 777-6969

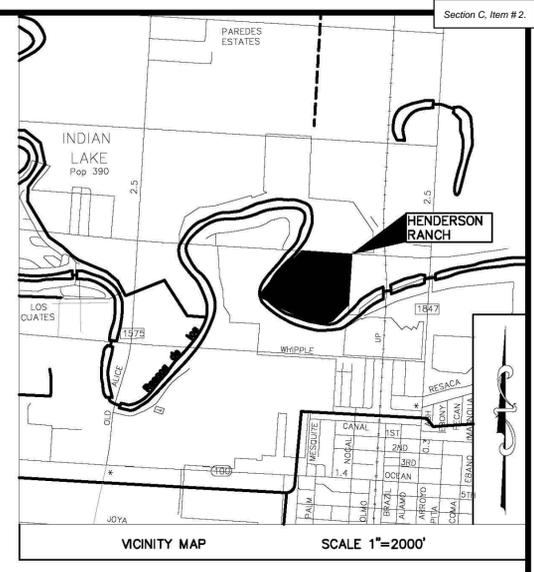
GES & ASSOCIATES DEVELOPMENT CO., INC.
29.3134 ACRES OUT OF BLOCK 144
FRESNOS LAND AND IRRIGATION CO. SUBDIVISION
DOC. NO. 2023-32593, ORCCT

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ESPIRITU SANTO SUBDIVISION SECTION 1, VOLUME 1, PAGE 2174A - 2174B, MRCTT



- 2' X 2' X 7' MASONRY LIMESTONE COLUMN
- 2' X 2' X 7' MASONRY LIMESTONE FENCE
- 2' X 2' X 6' CAP & TRIM CEDAR FENCE
- 6' WROUGHT IRON FENCE



NOTES

1. FLOOD ZONE CLASSIFICATION
THIS SUBDIVISION LIES IN ZONE "X" AS PER THE NATIONAL FLOOD INSURANCE RATE MAP OF
FRESNOS COUNTY, TEXAS, EFFECTIVE DATE: FEBRUARY 15, 2018



A) WATER WILL BE PROVIDED BY: CITY OF LOS FRESNOS

B) ELECTRICAL WILL BE PROVIDED BY: AEP



NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY
DISTRICT EASEMENT OR RIGHT-OF-WAY WITH LINES, POLES, OPEN DITCHES, PIPELINES, OR OTHER



Scale: 1" = 90'

LEGEND

	IRON ROD FOUND
	CONC. MONUMENT SET
	NAIL FOUND
	NAIL SET
	IRON ROD SET WITH CAP STAMPED "MOORE-6370"

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 2023 AT O'CLOCK IN THE MAP RECORDS
OF CAMERON COUNTY, TEXAS, DOCUMENT NO. _____

BY: _____ DEPUTY

BENCHMARK USCGS
NATIONAL GEODETIC SURVEY BENCHMARK
DESIGNATION K 27/PID A80277
ELEV. 33.45' (DATUM IS NAVD 88)
0.9 MILE NORTH ALONG A PAVED ROAD FROM THE
INTERSECTION OF STATE HIGHWAY 100 AT LOS FRESNOS,
CAMERON COUNTY, AT A T-ROAD JUNCTION, 50 FEET NORTH
OF THE CENTERLINE OF THE ROAD LEADING WEST, 15 FEET
WEST OF AND 3.5 FEET HIGHER THAN THE CENTERLINE OF
THE NORTH-AND-SOUTH ROAD, AT A CONCRETE SYMPHON,
AND IN THE CENTER OF THE TOP OF THE WEST HEADWALL.

**FINAL PLAT OF:
FALCONS LANDING
SUBDIVISION**

71.66 ACRES OF LAND COMPRISED OF 23.84
ACRES OUT OF BLOCK 147; 34.54 ACRES OUT
OF BLOCK 148; 3.90 ACRES OUT OF BLOCK 153
AND 9.38 ACRES OUT OF BLOCK 154 OF
THE FRESNOS LAND AND IRRIGATION COMPANY
SUBDIVISION RECORDED IN VOLUME 3, PAGES 9
AND 9A, MAP RECORDS OF CAMERON COUNTY,
TEXAS

MAURO DEVELOPMENT CO., LTD
SUBDIVIDED FOR: 221 W. OCEAN BLVD.
LOS FRESNOS, TEXAS 78566
(956) 739-4570

PLOT DATE: 14 MAY 2025 JOB NO: 434008

**Moore Land
Surveying, LLC**

14216 Pails Drive, La Feria, TX 78559
(956)245-0988 TBP's Firm No. 10194186
(956)245-4651 TBP's Firm No. 19190



ACTION ITEM REPORT



Item Title: Consideration and ACTION to approve a conditional use request to allow an auto dealership to operate at 1106 S Arroyo Blvd.

Recommendation:

South Arroyo has a variety of businesses. On this particular property, there is plenty of room for a place to sell vehicles and will not negatively affect the area and possible be a good source of vehicles for residents.

I recommend approval.



City of Los Fresnos

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NOTICE OF PUBLIC HEARING

January 29, 2026

TO: PROPERTY OWNERS
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SUBJECT: PUBLIC HEARING FOR A CONDITIONAL USE REQUEST TO ALLOW AN AUTO DEALERSHIP TO OPERATE AT 1106 S. ARROYO BLVD. LOS FRESNOS, TX.

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 auto dealership to operate at the following location:

- 1106 S. Arroyo Blvd. Los Fresnos TX.

Location: Los Fresnos City Hall, 520 E Ocean Blvd., Los Fresnos, TX 78566
Date: Monday, February 16, 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.

January 14, 2026

Arturo Ramos

4549 Osborne Ave

Brownsville, TX 78520

Planning & Zoning Department

Los Fresnos, TX 78566

Dear Members of the Planning & Zoning Department,

I am respectfully requesting approval for a Conditional Use Permit to operate an auto dealership at the property located at **1106 S. Arroyo Blvd, Los Fresnos, TX 78566**, which is zoned as a **C-4 Commercial District**.

The proposed use of the property is for an auto sales dealership. As part of this project, we plan to create local employment opportunities by hiring **two to three sales staff members and a manager** to operate the business. Our goal is to contribute positively to the local economy and provide services to the community of Los Fresnos.

In addition, a new office building will be constructed on the property in full compliance with all applicable requirements and regulations set forth by the City of Los Fresnos.

Enclosed, please find the site plan and all supporting documentation required for your review and consideration.

Thank you for your time and consideration of this request. Should you need any additional information or clarification, please do not hesitate to contact me at **(956) 617-3933**.

Sincerely,

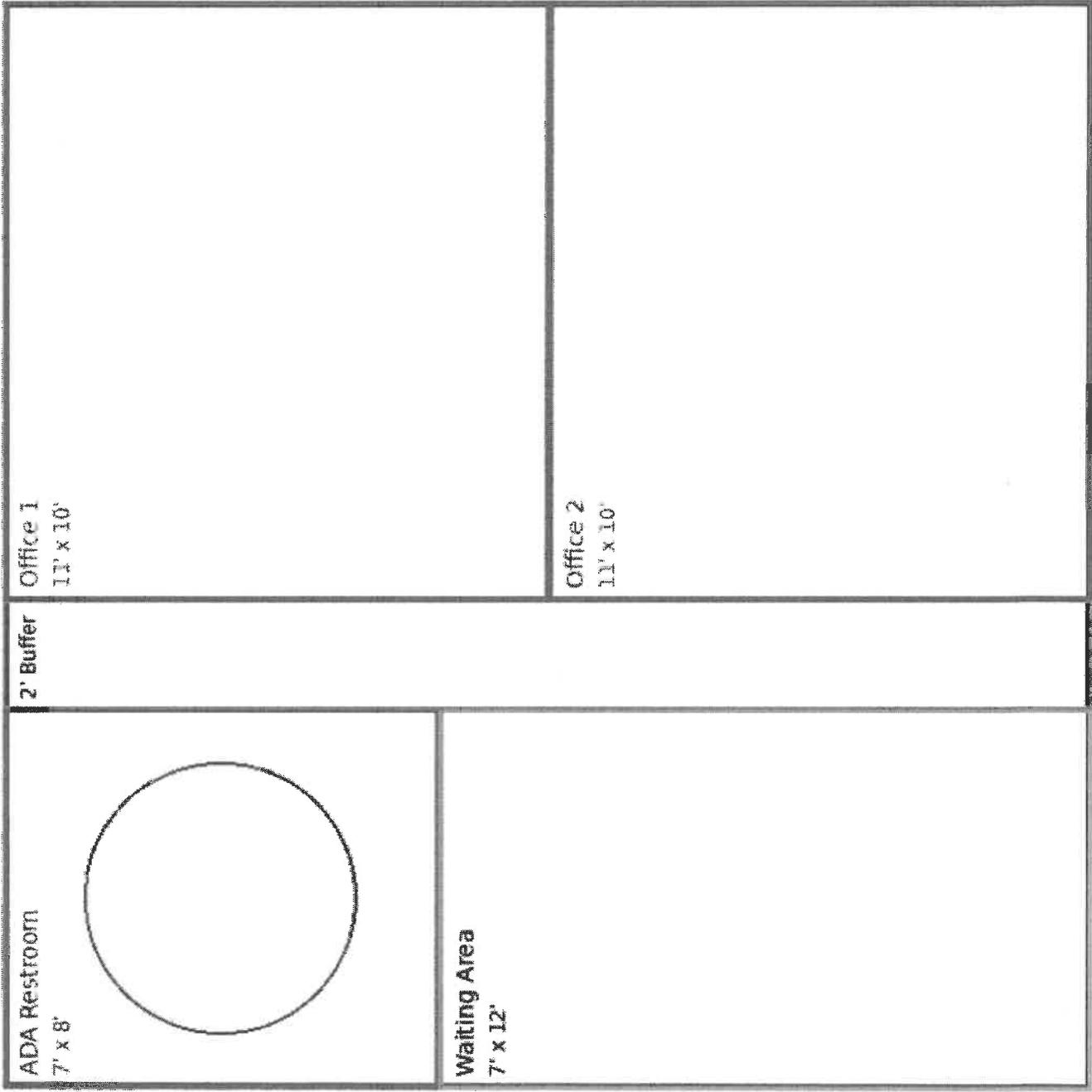
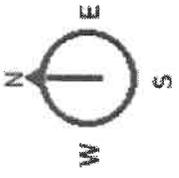
Arturo Ramos

Google Maps



Imagery ©2026 Airbus, Imagery ©2026 Airbus, Maxar Technologies, Map data ©2026 Google 50 ft

- 1- Warehouse - Machinery
- 2- Hoose (Palapa)
- 3- Hoose
- 4- Office Industrial Supplies (Pending)
- 5- Car lot (conditional use)

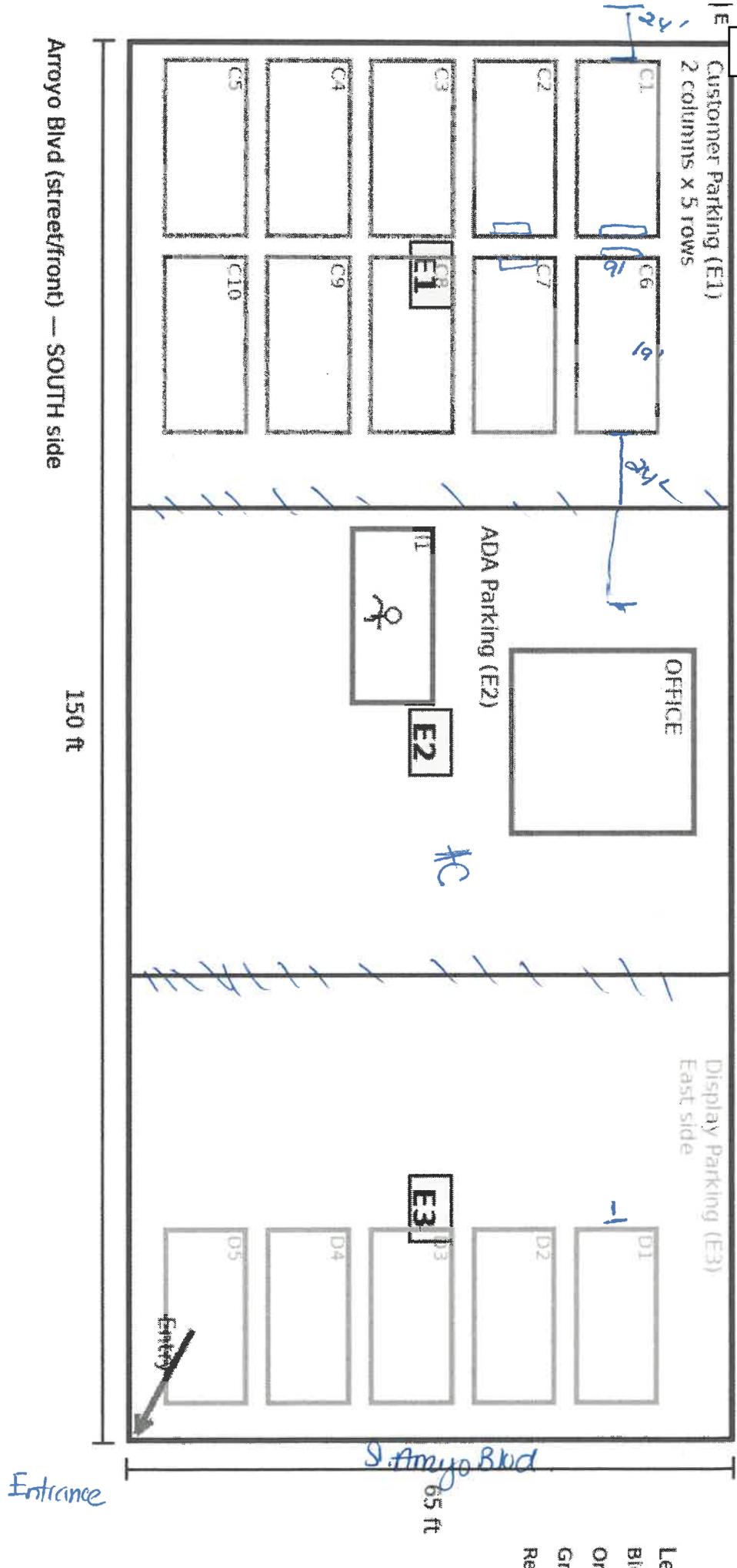


20 ft

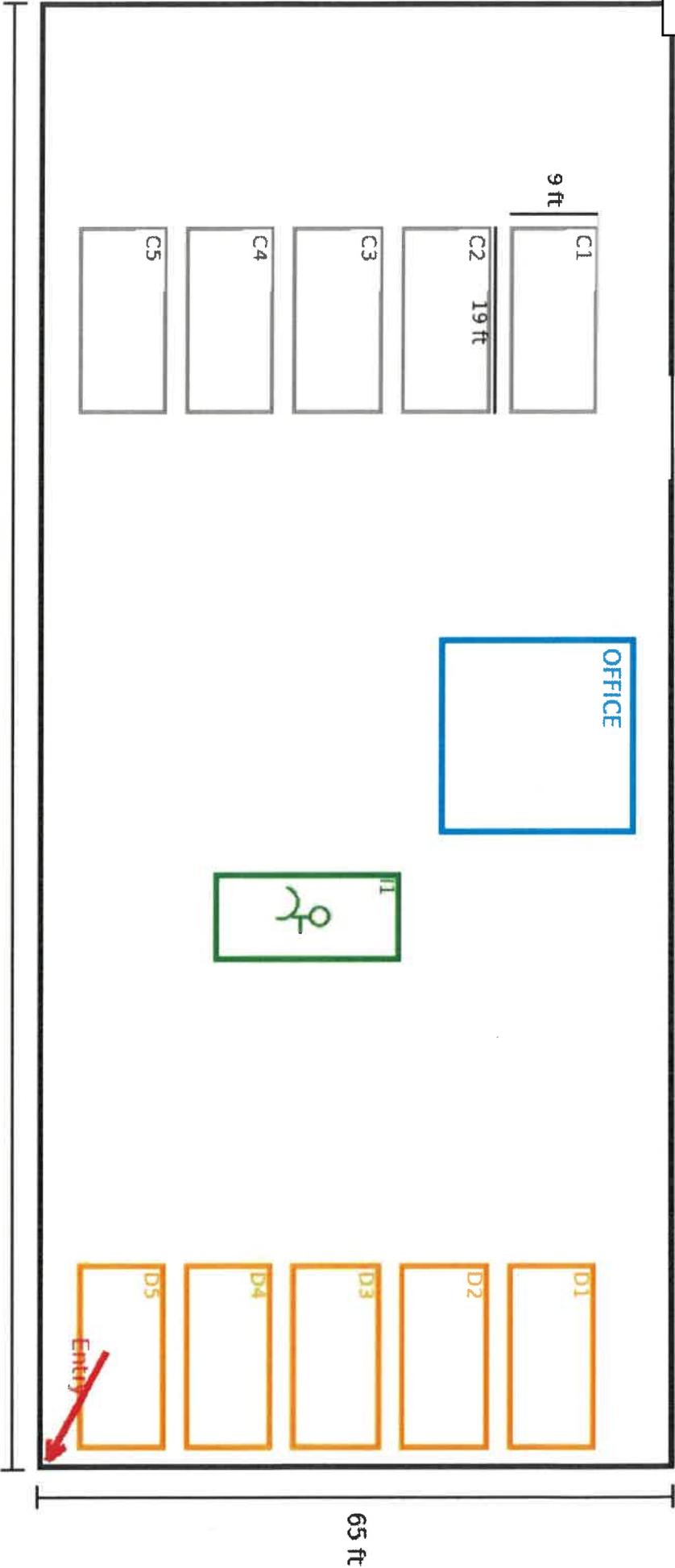
20 ft

Notes:

Concept Layout - Parking Contained Within Each Quadrant



Site Plan (Clean) - Original Stall Layout Preserved



Arroyo Blvd (streetfront) — SOUTH side

150 ft

65 ft



ACTION ITEM REPORT



Item Title: Consideration and ACTION to approve a variance request to allow a 7'4 height masonry wall and columns exceeding the maximum height of 6ft along Henderson Rd. and various locations within the proposed Falcons landing subdivision.

Recommendation:

1-Along Henderson Road: Ordinance limits fences to 6 feet. The developer would like to have the fence extend to 7 feet 4 inches on the masonry part and the columns with the wood part being 6 feet. The only fence in the city above 6 feet is the subdivision fence for Alvarez Court. That fence is 7 feet tall with the columns being 7 feet 8 inches tall.

Since this is a subdivision fence, I do not think it is a problem and recommend approval.

2-Inside the development: There are easements within the development for sanitary sewer and or storm sewer. There will be hike and bike trails along these areas within the easements as well. The developer would like to have the solid 6-foot fence in the front in these areas that extend from the front edge of the house to the front property line along the street. The reasoning is this would keep the hike and bike folks out of the front yards of residences. There are 8 locations affecting 16 properties.

Our ordinance calls for a solid 3-foot fence in the front from the front edge of the house to the property line or a 4-foot see through fence from the front edge of the house to the property line.

Since this is just to provide separation, I believe a 3-foot solid fence from the front edge of the house to the property line accomplishes that and it meets the ordinance. Additionally, the 6-foot solid fence in the front would create high barriers and hiding places that would be a detriment to proper policing, negatively affect the adjoining properties as far as looks and more importantly negatively affect the entire development.

Due to this, I believe this part of the variance should be denied.



City of Los Fresnos

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NOTICE OF PUBLIC HEARING

January 29, 2026

TO: PROPERTY OWNERS
FROM: CITY OF LOS FRESNOS
SUBJECT: PUBLIC HEARING FOR A VARIANCE REQUEST TO ALLOW A 7'4
HEIGHT MASONRY WALL AND COLUMNS EXCEEDING THE
MAXIMUM HEIGHT OF 6 FT ALONG HENDERSON RD. AND VARIOUS
LOCATIONS WITHIN THE PROPOSED FALCON'S LANDING
SUBDIVISION.

The Los Fresnos Planning and Zoning Commission will hold a public hearing to receive comments from residents regarding a variance to allow 7'4 height masonry wall and columns exceeding the maximum height of 6 ft along Henderson Rd. and various locations within the proposed Falcons Landing Subdivision.

Location: Los Fresnos City Hall, 520 E Ocean Blvd., Los Fresnos, TX 78566
Date: Monday, February 16, 2026
Time: 6:00 p.m.

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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.



January 20, 2026

Jacqueline Moya
City of Los Fresnos
520 E. Ocean Blvd.
Los Fresnos, TX 78566

Re: FALCONS LANDING VARIANCE

Ms. Moya,

I'm writing to request a variance to exceed the 6'0" height described in Chapter 48-209 of the Unified Development Ordinance.

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At the easements within the community, we intend to install walking paths to allow homeowners a route to the wildlife park in the stormwater detention area. At these easements we would like to extend the columns and fences to the back of the utility easements instead of the 25' setback, to provide more privacy for the homeowners on either side of the paths.

Please feel free to contact me with questions.

Respectfully,

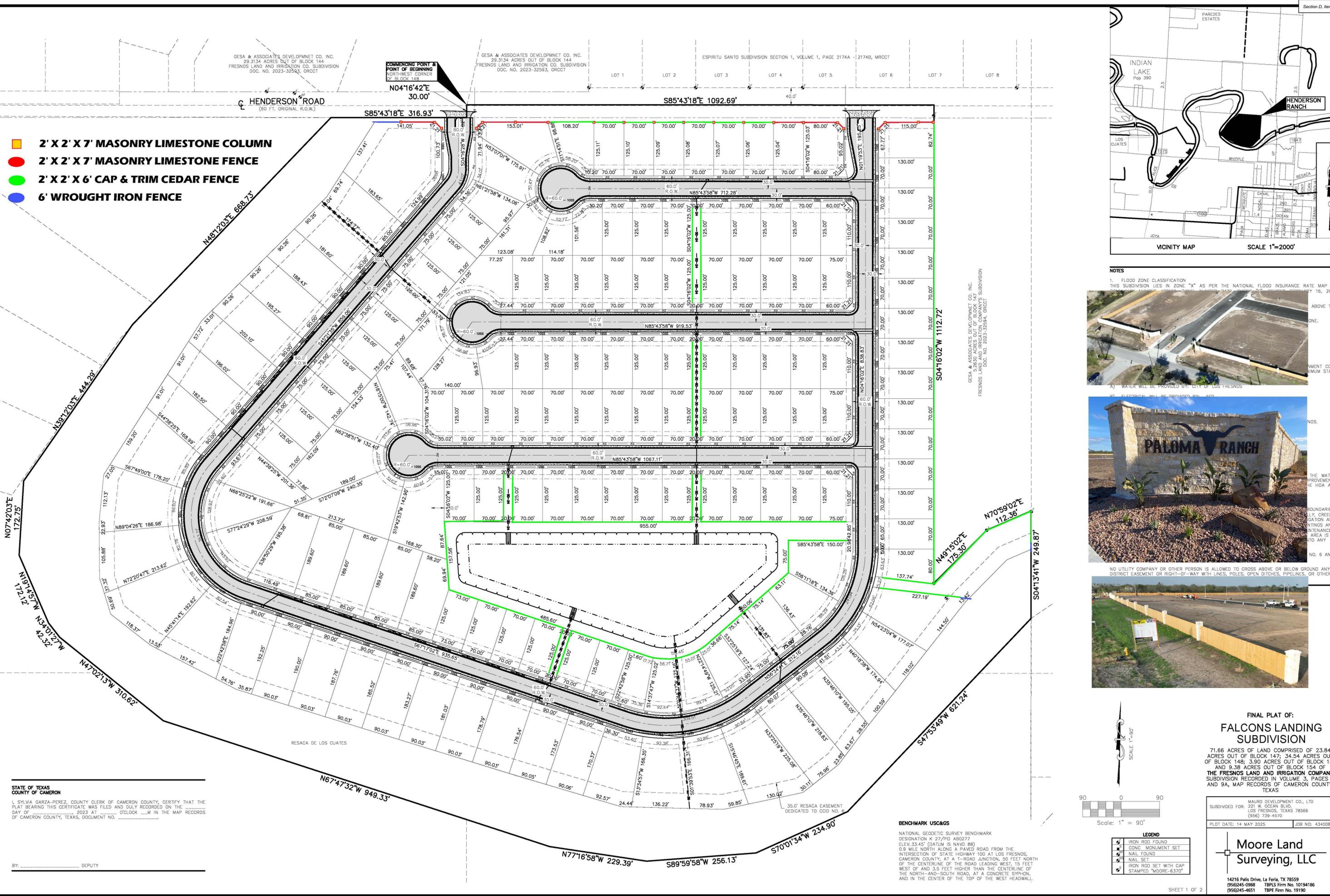


Dave Floodman
Cell: (830) 777-6969

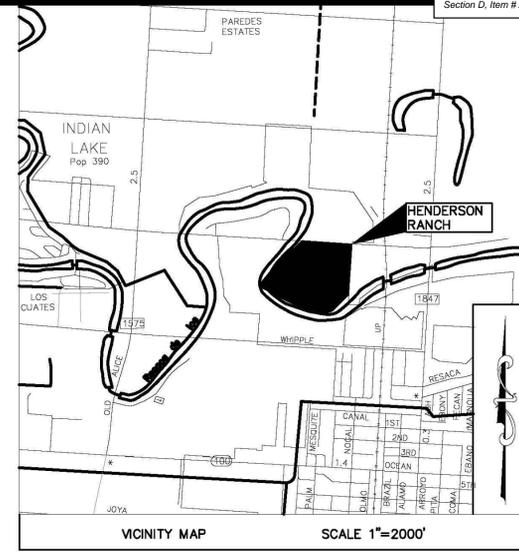
GESA & ASSOCIATES DEVELOPMENT CO., INC.
29.3134 ACRES OUT OF BLOCK 144
FRESNOS LAND AND IRRIGATION CO. SUBDIVISION
DOC. NO. 2023-32593, ORCCT

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DOC. NO. 2023-32593, ORCCT

ESPIRITU SANTO SUBDIVISION SECTION 1, VOLUME 1, PAGE 2174A - 2174B, MRCTT



- 2' X 2' X 7' MASONRY LIMESTONE COLUMN
- 2' X 2' X 7' MASONRY LIMESTONE FENCE
- 2' X 2' X 6' CAP & TRIM CEDAR FENCE
- 6' WROUGHT IRON FENCE



NOTES

1. FLOOD ZONE CLASSIFICATION
THIS SUBDIVISION LIES IN ZONE "X" AS PER THE NATIONAL FLOOD INSURANCE RATE MAP OF
FRESNOS COUNTY, TEXAS, EFFECTIVE DATE: FEBRUARY 15, 2018



A) WATER WILL BE PROVIDED BY: CITY OF LOS FRESNOS

B) ELECTRICAL WILL BE PROVIDED BY: AEP



NO UTILITY COMPANY OR OTHER PERSON IS ALLOWED TO CROSS ABOVE OR BELOW GROUND ANY
DISTRICT EASEMENT OR RIGHT-OF-WAY WITH LINES, POLES, OPEN DITCHES, PIPELINES, OR OTHER



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 2023 AT O'CLOCK _____ IN THE MAP RECORDS
OF CAMERON COUNTY, TEXAS, DOCUMENT NO. _____

BY: _____ DEPUTY



LEGEND

	IRON ROD FOUND
	CONC. MONUMENT SET
	NAIL FOUND
	NAIL SET
	IRON ROD SET WITH CAP STAMPED "MOORE-6370"

BENCHMARK USCGS
NATIONAL GEODETIC SURVEY BENCHMARK
DESIGNATION K 27/PID A80277
ELEV. 33.45' (DATUM IS NAVD 88)
0.9 MILE NORTH ALONG A PAVED ROAD FROM THE
INTERSECTION OF STATE HIGHWAY 100 AT LOS FRESNOS,
CAMERON COUNTY, AT A T-ROAD JUNCTION, 50 FEET NORTH
OF THE CENTERLINE OF THE ROAD LEADING WEST, 15 FEET
WEST OF AND 3.5 FEET HIGHER THAN THE CENTERLINE OF
THE NORTH-AND-SOUTH ROAD, AT A CONCRETE SYMPHON,
AND IN THE CENTER OF THE TOP OF THE WEST HEADWALL.

**FINAL PLAT OF:
FALCONS LANDING
SUBDIVISION**
71.66 ACRES OF LAND COMPRISED OF 23.84
ACRES OUT OF BLOCK 147; 34.54 ACRES OUT
OF BLOCK 148; 3.90 ACRES OUT OF BLOCK 153
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AND 9A, MAP RECORDS OF CAMERON COUNTY,
TEXAS

MAURO DEVELOPMENT CO., LTD
SUBDIVIDED FOR: 221 W. OCEAN BLVD.
LOS FRESNOS, TEXAS 78566
(956) 739-4570

PLOT DATE: 14 MAY 2025 JOB NO: 434008

**Moore Land
Surveying, LLC**

14216 Pails Drive, La Feria, TX 78559
(956)245-0988 TBP's Firm No. 10194186
(956)245-4651 TBP's Firm No. 19190



ACTION ITEM REPORT

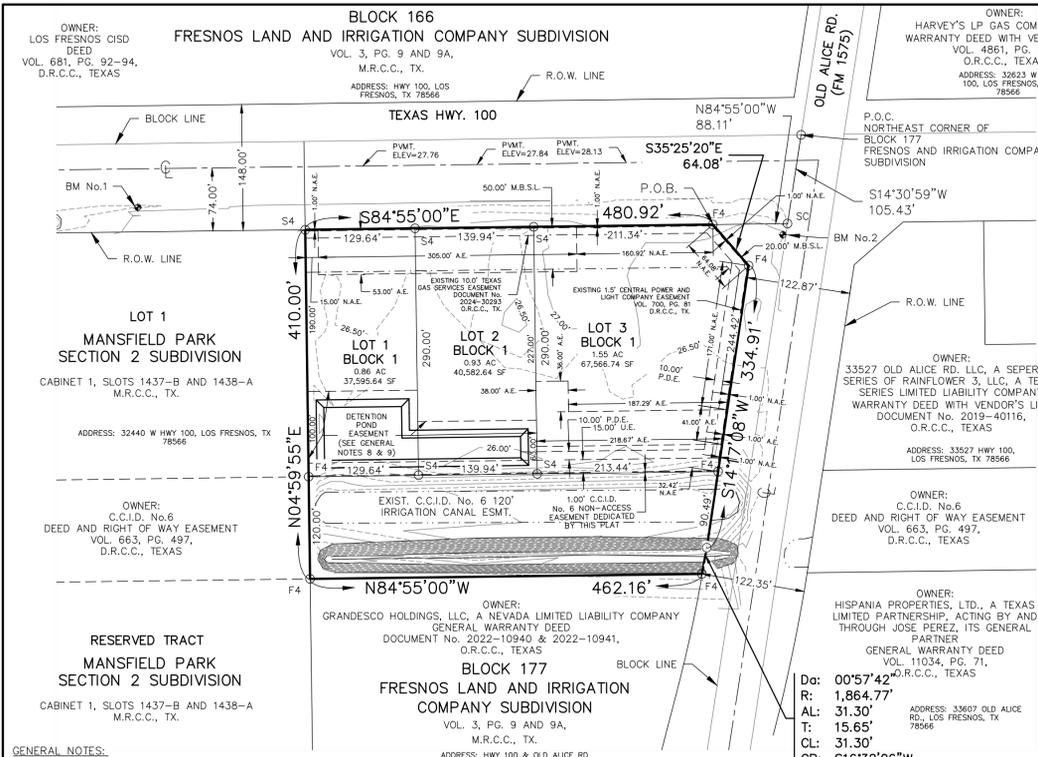


Item Title: Consideration and ACTON to approve Coastal King-Los Fresnos Subdivision preliminary plat.

Recommendation:

City staff and Hanson Professional Services have reviewed the Preliminary Plat. The current ordinances and regulations have been met.

I recommend approval.



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;

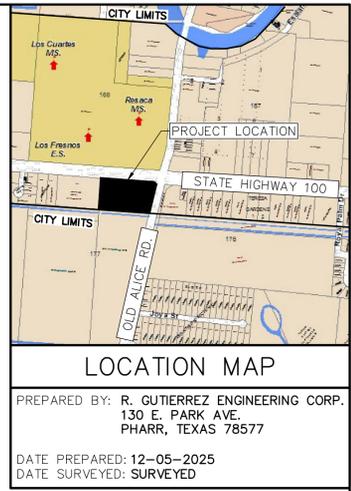
THENCE, SOUTH 14 DEGREES 17 MINUTES 08 SECONDS WEST, WITH THE WEST R.O.W. LINE OF SAID OLD ALICE ROAD, A DISTANCE OF 244.42 FEET PASS A NO. 4 REBAR FOUND AT THE EXISTING NORTH IRRIGATION CANAL EASEMENT LINE, AT A TOTAL DISTANCE OF 334.91 FEET TO A POINT OF CURVATURE OF THIS TRACT OF LAND;

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 "RGE"), WITH 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.



- 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 ARE 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: 16553272.93
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: 16553173.91
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.

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 THE 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 WAY'S 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.

ROGELIO 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 _____

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

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 _____

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.P.L.S. No. 4541
R. GUTIERREZ ENGINEERING CORPORATION
130 E. PARK AVENUE
PHARR, TEXAS 78577

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

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

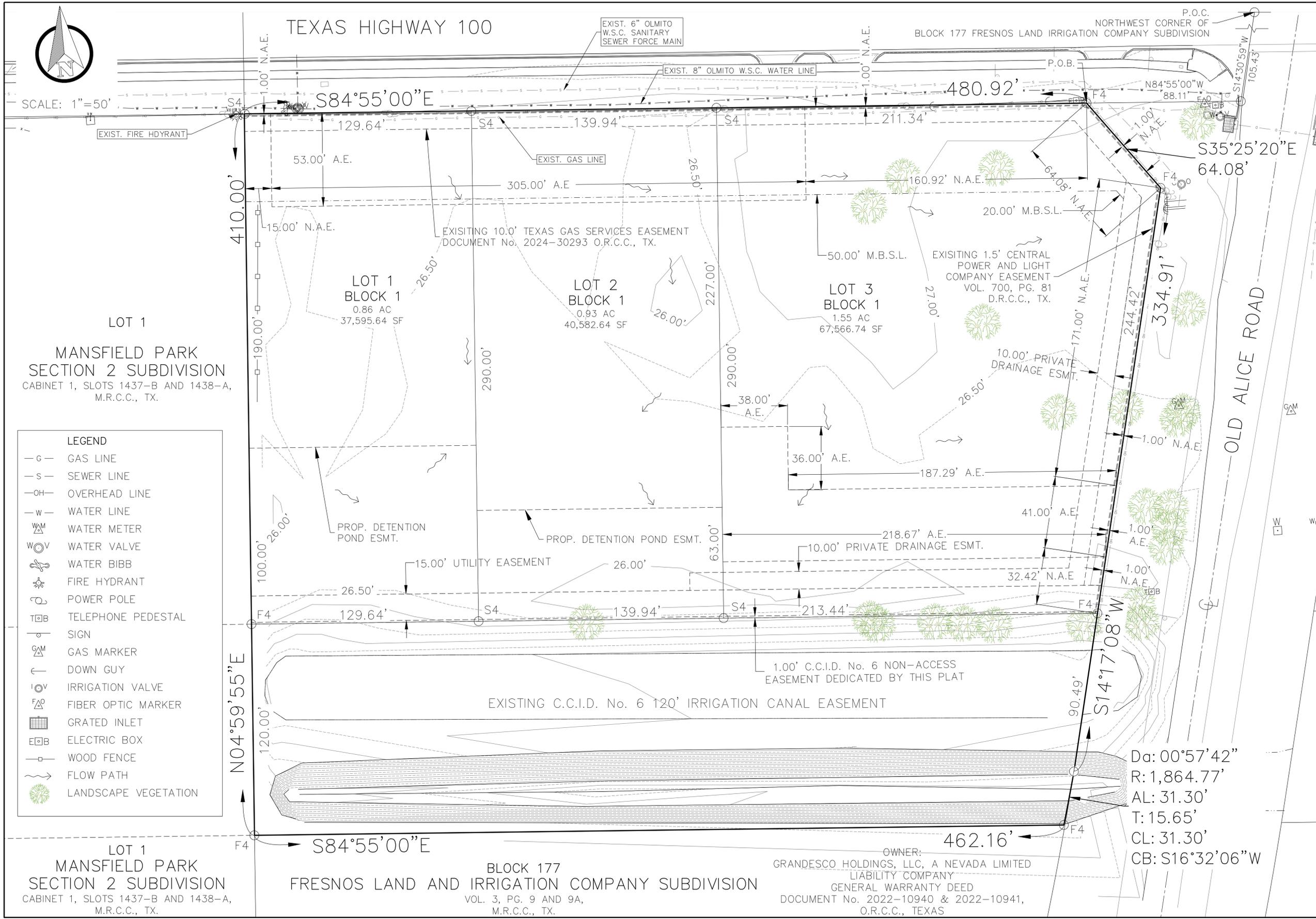
130 E. PARK AVENUE • PHARR, TEXAS 78577
(TEL) 956 782-2557 • (FAX) 956 782-2558
ENGINEERING FIRM No.: 486 • SURVEYING FIRM No.: 101650-00

INDEX OF SHEETS FOR PLAT OF COASTAL KING - LOS FRESNOS SUBDIVISION

S	H	E	E	T
1	2	3	4	5 & 7

PRELIMINARY 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"=50'

- LEGEND**
- G — GAS LINE
 - S — SEWER LINE
 - OH — OVERHEAD LINE
 - W — WATER LINE
 - WM WATER METER
 - WV WATER VALVE
 - WB WATER BIBB
 - PP POWER POLE
 - TPB TELEPHONE PEDESTAL
 - SIGN
 - GAM GAS MARKER
 - ↓ DOWN GUY
 - IV IRRIGATION VALVE
 - F4 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.

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

TEXAS HIGHWAY 100

S84°55'00"E

LOT 1 BLOCK 1
 0.86 AC
 37,595.64 SF

LOT 2 BLOCK 1
 0.93 AC
 40,582.64 SF

LOT 3 BLOCK 1
 1.55 AC
 67,566.74 SF

EXISTING C.C.I.D. No. 6 120' IRRIGATION CANAL EASEMENT

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

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. 668

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 RAMIRO GUTIERREZ 65948 PE# _____ Date _____
 Print Name PE# _____

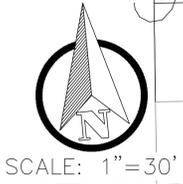
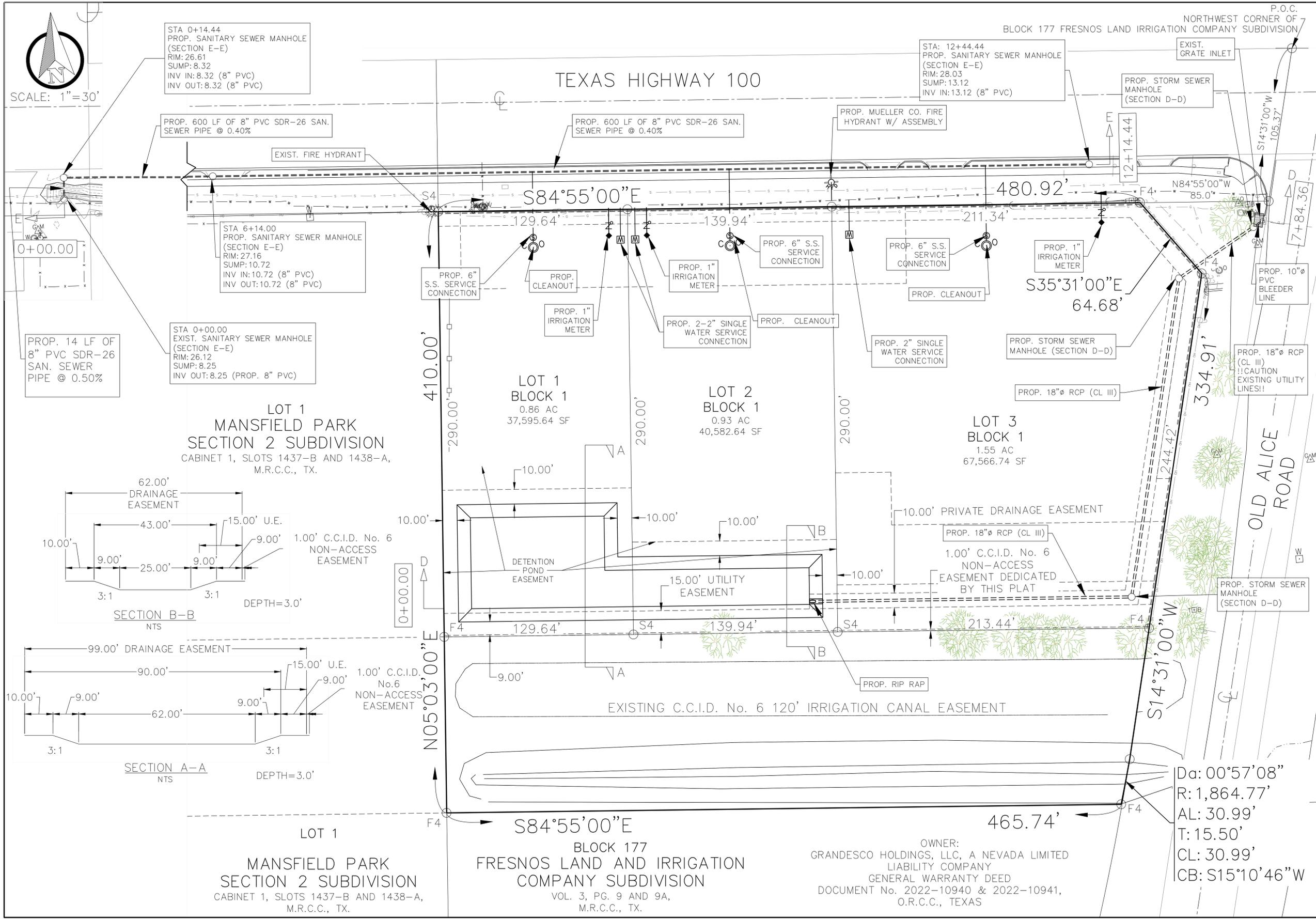
COASTAL KING — LOS FRESNOS SUBDIVISION

TOPOGRAPHY MAP

SCALE: AS SHOWN	DATE:	DATE:	REVISION	DATE	BY

SHEET
2

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



STA 0+14.44
PROP. SANITARY SEWER MANHOLE
(SECTION E-E)
RIM: 26.61
SUMP: 8.32
INV IN: 8.32 (8" PVC)
INV OUT: 8.32 (8" PVC)

PROP. 600 LF OF 8" PVC SDR-26 SAN.
SEWER PIPE @ 0.40%

STA 6+14.00
PROP. SANITARY SEWER MANHOLE
(SECTION E-E)
RIM: 27.16
SUMP: 10.72
INV IN: 10.72 (8" PVC)
INV OUT: 10.72 (8" PVC)

STA 0+00.00
EXIST. SANITARY SEWER MANHOLE
(SECTION E-E)
RIM: 26.12
SUMP: 8.25
INV OUT: 8.25 (PROP. 8" PVC)

PROP. 14 LF OF
8" PVC SDR-26
SAN. SEWER
PIPE @ 0.50%

STA: 12+44.44
PROP. SANITARY SEWER MANHOLE
(SECTION E-E)
RIM: 28.03
SUMP: 13.12
INV IN: 13.12 (8" PVC)

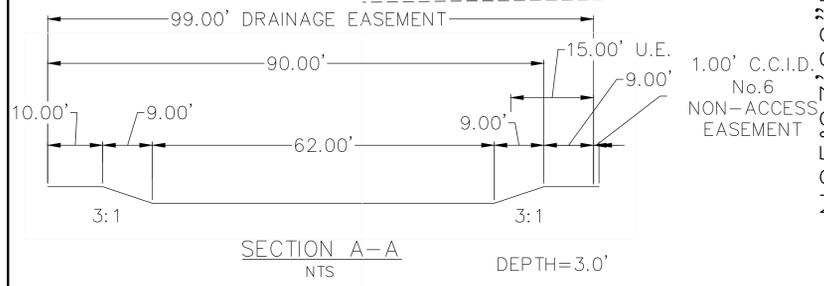
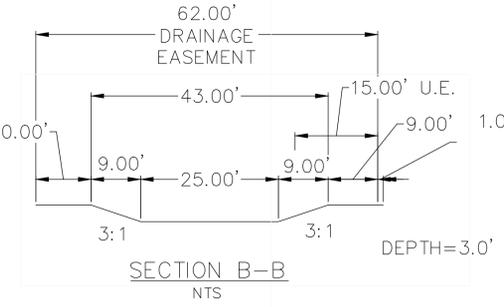
PROP. STORM SEWER
MANHOLE
(SECTION D-D)

LOT 1
BLOCK 1
0.86 AC
37,595.64 SF

LOT 2
BLOCK 1
0.93 AC
40,582.64 SF

LOT 3
BLOCK 1
1.55 AC
67,566.74 SF

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



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

LOT 1
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°57'08"
R: 1,864.77'
AL: 30.99'
T: 15.50'
CL: 30.99'
CB: S15°10'46" W

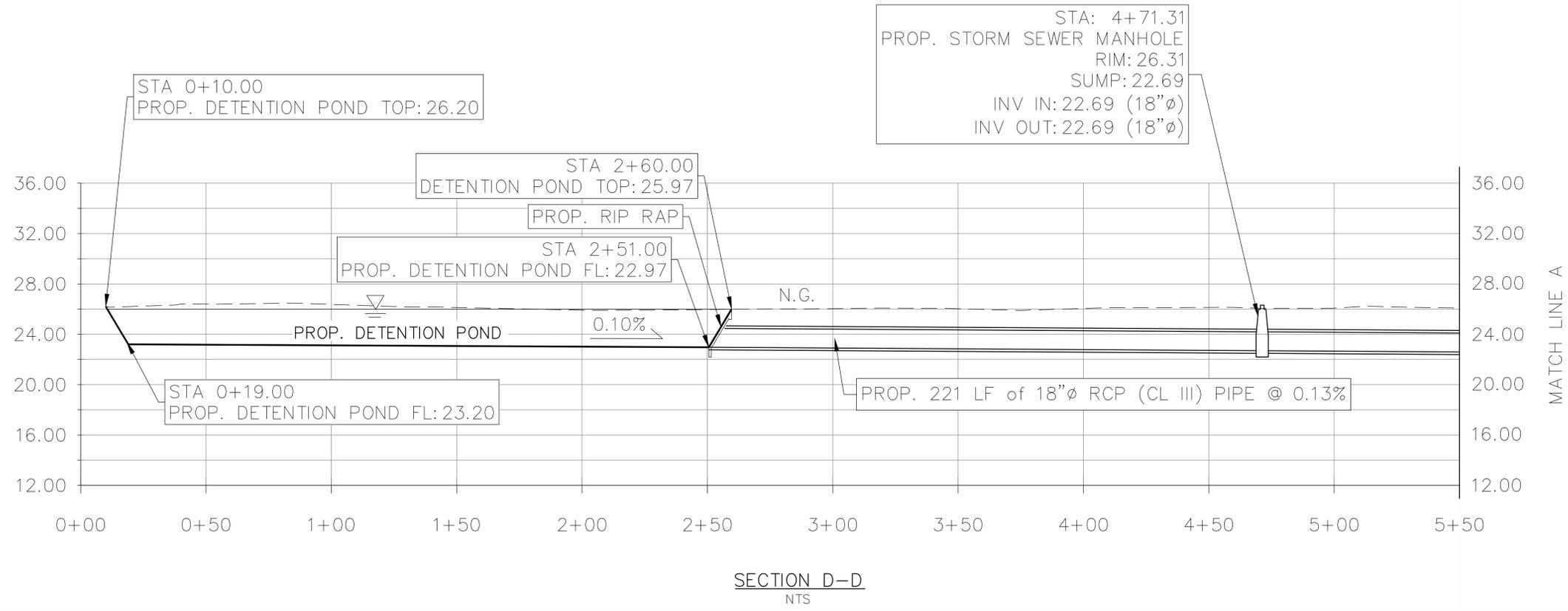
R. Gutierrez
Professional Engineers & Land Surveyors
Engineering Corporation
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(TEL) 956 782-2557 • (FAX) 956 782-2558
FIRM No. 468

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RAMIRO GUTIERREZ 65948 PE#
Print Name PE# Date

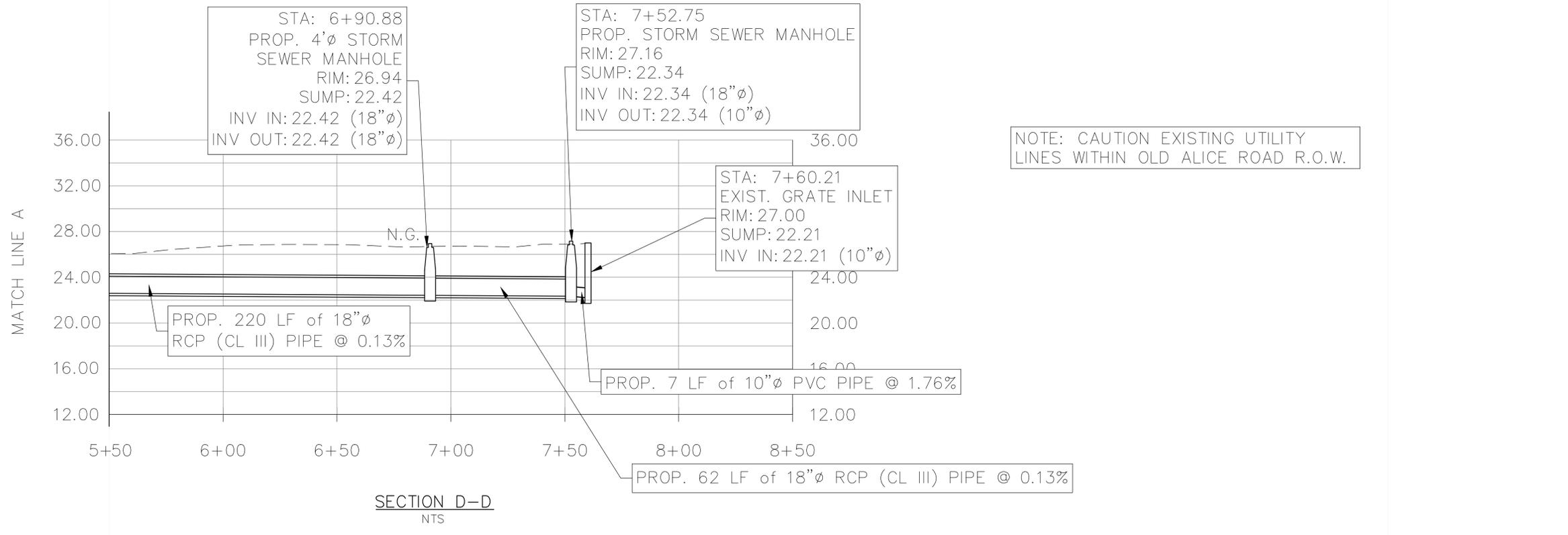
COASTAL KING - LOS FRESNOS
SUBDIVISION
DRAINAGE & UTILITY LAYOUT

SCALE: AS SHOWN	DATE:	BY:	REVISION	DATE	BY

SHEET
3



SECTION D-D
NTS



NOTE: CAUTION EXISTING UTILITY LINES WITHIN OLD ALICE ROAD R.O.W.

SECTION D-D
NTS

Professional Engineers & Land Surveyors
 130 E. PARK AVENUE • PHARR, TEXAS 78577
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RAMIRO GUTIERREZ - 65948

Print Name

PE#

Date

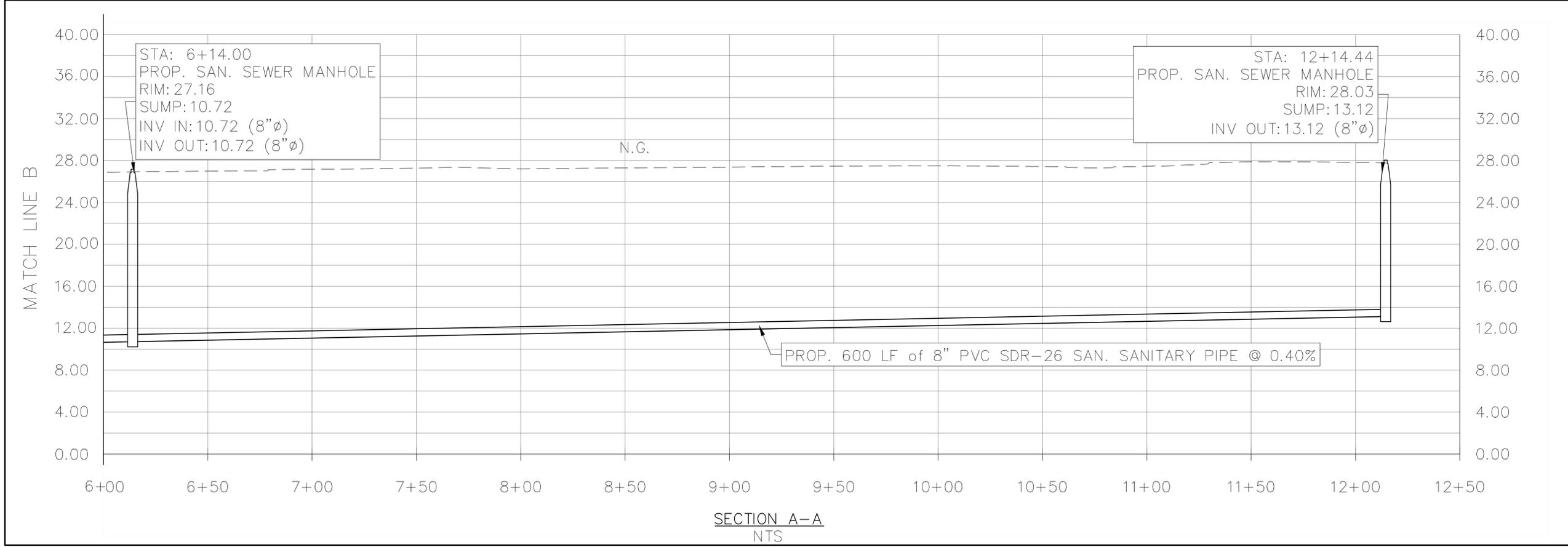
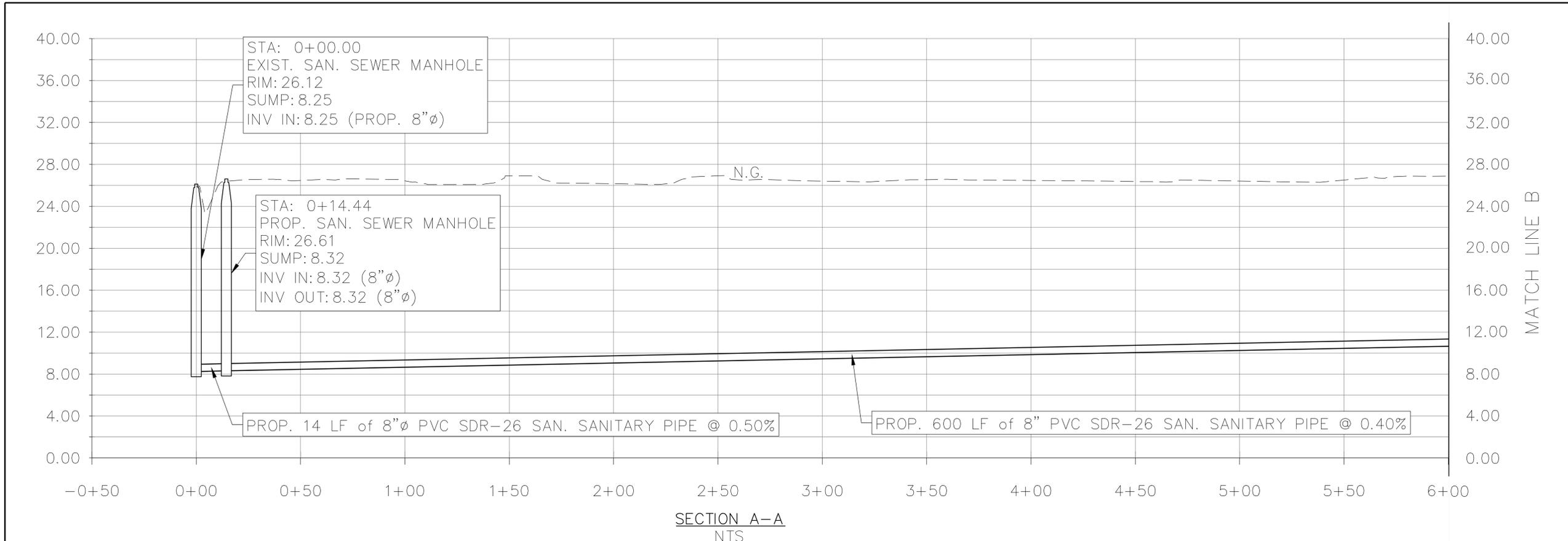
COASTAL KING — LOS FRESNOS SUBDIVISION

DRAINAGE DETAILS

SCALE: AS SHOWN	DATE	REVISION	DATE	BY

SHEET

4



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RAMIRO GUTIERREZ PE# 65948 Date _____
Print Name PE#

**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
5**

MEMORANDUM

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

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

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

DATE: February 9, 2026

SUBJECT: Preliminary Plat Review of Coastal King Subdivision

We have reviewed the preliminary plat of Coastal King Subdivision for compliance with the City of Los Fresnos Subdivision Ordinance and recommend preliminary plat approval.

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 December 15, 2025.

Recommendation:

I recommend approval.



Planning and Zoning Commission Meeting Minutes

Monday, December 15, 2025 at 6:00 PM

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

<https://cityoflosfresnos.com/meetings>

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

A. CALL MEETING TO ORDER

The meeting was called to order at 6:00 p.m.

PRESENT

- Place 1 Robert Walsdorf
- Place 2 Jacob Wasonga
- Place 3 Juan Sierra
- Place 4 Anita Matta
- Place 5 Henry Bebon
- Place 6 Larry Meade
- Place 7 Javier Rodriguez

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 variance request to reduce the front building setback from 20 feet to 10 feet on the property at 32832 Harvey Escalante Rd.

Public hearing opened at 6:00 p.m.

Victoria, the project manager, explained that based on guidance from the building permits office, the project is allowed a 10-foot setback for the open porch, while the remainder of the structure must comply with the 20-foot setback requirement. She noted that two small corners of the building encroach on the 20-foot setback and requested a variance for those areas only. The purpose of the request is to avoid positioning the structure too close to the water and to ensure a stable foundation.

Public hearing closed at 6:02 p.m.

D. ACTION ITEMS

1. Consideration and ACTION to approve a variance request to reduce the front building setback from 20 feet to 10 feet on the property at 32832 Harvey Escalante Rd.

Mr. Milum explained his recommendation for approval was based on the unique characteristics of the lot, which is unusually narrow and positioned near the resaca, creating concerns about stability and proximity to water. Additional factors supporting approval included the limited traffic on the non-through street, the presence of a cul-de-sac, and the 60-foot right-of-way providing extra space beyond the typical curb-to-curb width.

Motion was made and seconded to approve a variance request to reduce the front building setback from 20 feet to 10 feet on the property at 32832 Harvey Escalante Rd.

Motion made by Place 3 Sierra, Seconded by Place 2 Wasonga.
Voting Yea: Place 1 Walsdorf, Place 2 Wasonga, Place 3 Sierra, Place 4 Matta, Place 5 Bebon, Place 6 Meade, Place 7 Rodriguez

2. Consideration and ACTION to approve the preliminary plat of Falcons Landing Subdivision.

Several residents, spoke in opposition, citing concerns about increased traffic, loss of rural character, environmental impacts, and potential strain on infrastructure. They requested that the developer reduce density and preserve the area’s natural features. The developer responded that the design complies with zoning requirements, includes larger lot sizes than originally proposed, maintains standard setbacks, and provides three private parks within a gated community. Mr. Milum noted that lot sizes were increased to 70, 80, and 90 feet to address prior concerns and that future roadway improvements are planned for Henderson Road.

Motion was made and seconded to approve the preliminary plat of Falcons Landing Subdivision.

Motion made by Place 6 Meade, Seconded by Place 2 Wasonga.
Voting Yea: Place 1 Walsdorf, Place 2 Wasonga, Place 3 Sierra, Place 4 Matta, Place 6 Meade, Place 7 Rodriguez
Voting Nay: Place 5 Bebon

3. Consideration and ACTION to approve the minutes from November 17, 2025.

Motion was made and seconded to approve the minutes from November 17, 2025.

Motion made by Place 6 Meade, Seconded by Place 2 Wasonga.
Voting Yea: Place 1 Walsdorf, Place 2 Wasonga, Place 3 Sierra, Place 4 Matta, Place 5 Bebon, Place 6 Meade, Place 7 Rodriguez

E. ADJOURNMENT

Meeting was adjourned at 6:29 p.m.

Robert Walsdorf, Chairman

ATTEST:

Jacqueline Moya, City Secretary