



Planning and Zoning Commission Meeting Agenda

Monday, June 15, 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 variance request to reduce the front yard setback requirement from 25 feet to 20 feet for the proposed Valle Alto East Subdivision, Phase 7 & 8, Block 1, Lots 15-16, Block 4, Lots 42-46, 55-59, Block 5, Lots 12-16, 25-29, 38-40.

D. ACTION ITEMS

1. Consideration and ACTION to approve the minutes from April 20, 2026.
2. Consideration and ACTION to approve a variance request to reduce the front yard setback requirement from 25 feet to 20 feet for the proposed Valle Alto East Subdivision, Phase 7 & 8, Block 1, Lots 15-16, Block 4, Lots 42-46, 55-59, Block 5, Lots 12-16, 25-29, 38-40.

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 June 10, 2026 on or before 6:00 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 variance request to reduce the front yard setback requirement from 25 feet to 20 feet for the proposed Valle Alto East Subdivision, Phase 7 & 8, Block 1, Lots 15-16, Block 4, Lots 42-46, 55-59, Block 5, Lots 12-16, 25-29, 38-40.

Recommendation:

This is the last 2 phases of the residential area of Valle Alto. The public is allowed to give input on 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

June 3, 2026

TO: PROPERTY OWNERS
FROM: CITY OF LOS FRESNOS
SUBJECT: PUBLIC HEARING FOR A VARIANCE REQUEST FOR THE PROPOSED VALLE ALTO EAST SUBDIVISION, PHASE 7 & 8 ON FRONT YARD SETBACKS FROM 25 FEET TO 20 FEET ON BLOCK 1, LOTS 15-16, BLOCK 4, LOTS 42-46, 55-59 AND BLOCK 5, LOTS 12-16, 25-29, 38-40.

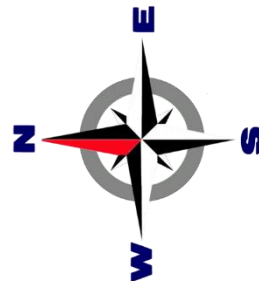
The Los Fresnos Planning and Zoning Commission will hold a public hearing to receive comments from residents regarding a variance request for the proposed Valle Alto East Subdivision, Phase 7 & 8. The request seeks to reduce the front yard setback requirement from 25 feet to 20 feet for the following properties:

- Block 1, Lots 15-16
- Block 4, Lots 42-46, 55-59
- Block 5, Lots 12-16, 25-29, 38-40

Location: Los Fresnos City Hall, 520 E Ocean Blvd., Los Fresnos, TX 78566
Date: Monday, June 15, 2026
Time: 6:00 p.m.

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

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



REQUEST FOR VARIANCE

City of Los Fresnos
520 East Ocean Blvd.
Los Fresnos, Texas 78566
Attn: Planning and Zoning Committee

June 1, 2025

RE: Valle Alto East Subdivision, Phase Seven -Request for Variance of Front Setback Distance
On Cul-de-sac and Other Irregular Lots

Dear Members of the Planning and Zoning Committee,

I am hereby requesting a variance from the 25 feet front yard setback for the cul-de-sac and other irregular lots in the Valle Alto East Subdivision, Phase Seven & Eight to a 20 feet setback.

The reason being as before that the cul-de-sac and other irregular lots have a smaller front yard but very large back yard. The 25 feet setback restricts use of a high percentage of lot area.

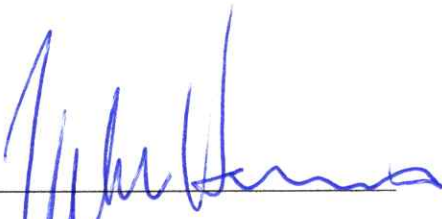
Reduction to 20 feet allows for house area and still large area for back yard.

The attached map shows lots for which the variance is requested.

They are Block 1, Lots 15-16, Block 4, Lots 42-46, 55-59, and Block 5, Lots 12-16, 25-29, 38-40 as shown.

Please let me or the engineer know if you have any questions or need anything else from us in order for this to be placed on your agenda for approval.

Signed: _____



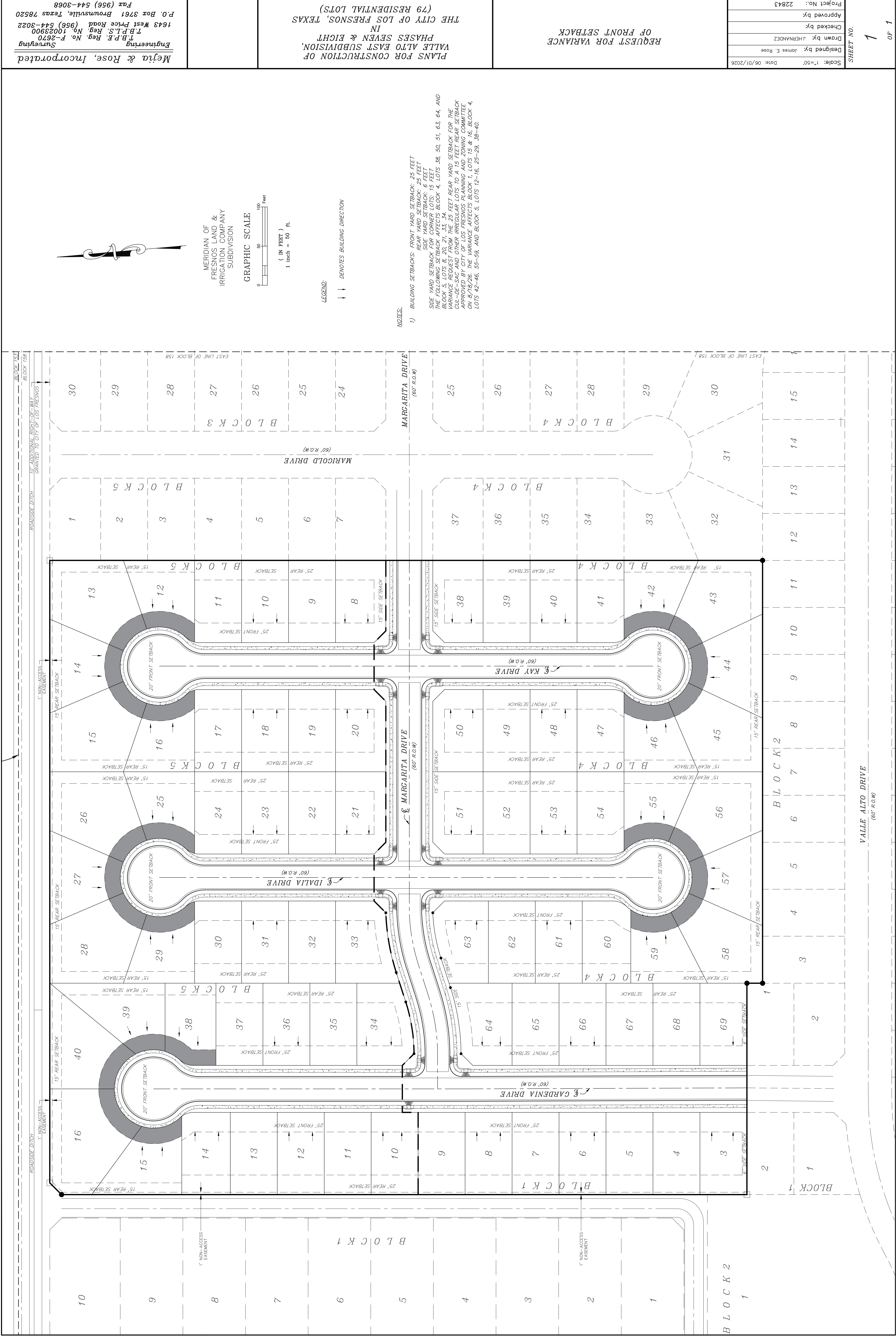
Michael Harris, For:
Los Fresnos Development, Ltd. Co., Owner
101 Valle Alto
Hidalgo, Texas 78557
(956) 778-8936

Scale: 1"=50'	Date: 06/01/2026
Designed by: James E. Rose	
Drawn by: JHERNANDEZ	
Checked by:	
Approved by:	
Project No.: 22843	

REQUEST FOR VARIANCE OF FRONT SETBACK

PLANS FOR CONSTRUCTION OF VALLE ALTO EAST SUBDIVISION, PHASES SEVEN & EIGHT IN THE CITY OF LOS FRESNOS, TEXAS (79 RESIDENTIAL LOTS)

Mejia & Rose, Incorporated
 Engineering
 T.B.P.E. Reg. No. F-2670
 T.B.P.L.S. Reg. No. 10023900
 1643 West Price Road (956) 544-3022
 P.O. Box 3761 Brownsville, Texas 76520
 Fax (956) 544-3068



NOTES.

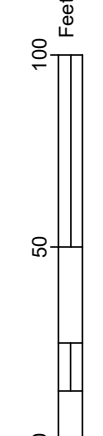
- 1) BUILDING SETBACKS: FRONT YARD SETBACK: 25 FEET
 REAR YARD SETBACK: 25 FEET
 SIDE YARD SETBACK: 6 FEET
 SIDE YARD SETBACK FOR CORNER LOTS: 15 FEET
 THE FOLLOWING SETBACK AFFECTS BLOCK 4, LOTS 38, 50, 51, 63, 64, AND
 BLOCK 5, LOTS 8, 20, 21, 33, 34.
 VARIANCE REQUEST FROM THE 25 FEET REAR YARD SETBACK FOR THE
 CUL-DE-SAC AND OTHER IRREGULAR LOTS TO A 15 FEET REAR SETBACK
 AND A 15 FEET SIDE SETBACK. THIS VARIANCE AFFECTS LOTS 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

LEGEND:

↑ ↓ DENOTES BUILDING DIRECTION

MERIDIAN OF FRESNO LAND & IRRIGATION COMPANY SUBDIVISION

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.



ACTION ITEM REPORT



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

Recommendation:

I recommend approval.



Planning and Zoning Commission Meeting Minutes

Monday, April 20, 2026 at 6:00 PM

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

<https://cityoflosfresnos.com/meetings>

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

A. CALL MEETING TO ORDER

Committee member Henry Bebon called the meeting to order at 6:00 p.m.

PRESENT

Place 3 Juan Sierra

Place 4 Anita Matta

Place 5 Henry Bebon

Place 6 Larry Meade

Place 7 Javier Rodriguez

ABSENT

Place 1 Robert Walsdorf

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

Public hearing opened at 6:00 p.m.

Board member Juan Sierra arrived at 6:01 p.m.

There was no discussion.

Public hearing closed at 6:01 p.m.

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

Public hearing opened at 6:01 p.m.

A representative for the homeowner and pool contractor explained the variance request to reduce the rear and side yard setbacks for construction of an in ground pool and clarified that the stated reductions reflect the excavation line only. The representative confirmed the pool water line will comply with National Pool Code setback requirements.

Public hearing closed at 6:02 p.m.

D. ACTION ITEMS

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

Mr. Milum explained the proximity of existing multifamily development, including Raintree apartments to the north and the orientation of surrounding streets. The proposed design was described as compatible with the surrounding area. Parking requirements were discussed, with confirmation that a minimum of two parking spaces per unit will be provided.

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

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

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

Mr. Milum explained the concerns regarding emergency access and minimum clearance around the pool, noting a preference for maintaining a three foot setback where feasible. The applicant explained site constraints, National Pool Code requirements and available access points to the rear yard.

Board member, Anita Matta motioned to deny, there was no second the motion died.

Motion was made and seconded to approve the variance subject to reconfiguration of the pool to provide a minimum three foot clearance.

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

- 3. Consideration and ACTON to approve Coastal King-Los Fresnos Subdivision final plat.

Mr. Milum explained that the preliminary plat had been approved at a prior meeting and recommended approval of the final plat. Board members discussed drainage and detention. Mr. Milum confirming that the required detention has been engineered, reviewed and approved by both the developer's engineer and the City's engineer and that TxDOT has reviewed the drainage design in coordination with planned roadway improvements. He also noted that drainage will flow away from Highway 100 and discharge toward Old Alice Road with adequate overflow capacity.

Motion was made and seconded to approve Coastal King-Los Fresnos Subdivision final plat.

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

- 4. Consideration and ACTION to approve the minutes from March 16, 2026.

Motion was made and seconded to approve the minutes from March16, 2026.

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

E. ADJOURNMENT

The meeting was adjourned at 6:23 p.m.

Henry Bebon, Board member

ATTEST:

Jacqueline Moya, City Secretary

ACTION ITEM REPORT



Item Title:

Consideration and ACTION to approve a variance request to reduce the front yard setback requirement from 25 feet to 20 feet for the proposed Valle Alto East Subdivision, Phase 7 & 8, Block 1, Lots 15-16, Block 4, Lots 42-46, 55-59, Block 5, Lots 12-16, 25-29, 38-40.

Recommendation:

This is the last 2 phases of the residential development of Valle Alto. The request is to reduce the setback in the front of the home by 5 feet to 20 feet instead of 25 feet. They were already granted a variance of 10 feet for the rear yard setback to 15 feet instead of 25 feet due to it being in a cul-de-sac. I believe this puts the house too close to the road where the vehicles parked in the driveway barely fit without getting into the road right-of-way. Additionally, it would set a precedence that is not good.

I recommend to deny this request.



City of Los Fresnos

520 E Ocean Blvd. Los Fresnos, TX. 78566
Phone: (956) 233-5768 Fax: (956) 233-9879
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NOTICE OF PUBLIC HEARING

June 3, 2026

TO: PROPERTY OWNERS
FROM: CITY OF LOS FRESNOS
SUBJECT: PUBLIC HEARING FOR A VARIANCE REQUEST FOR THE PROPOSED VALLE ALTO EAST SUBDIVISION, PHASE 7 & 8 ON FRONT YARD SETBACKS FROM 25 FEET TO 20 FEET ON BLOCK 1, LOTS 15-16, BLOCK 4, LOTS 42-46, 55-59 AND BLOCK 5, LOTS 12-16, 25-29, 38-40.

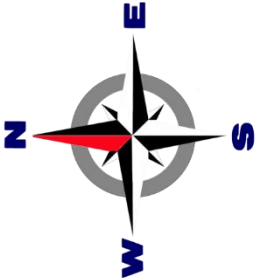
The Los Fresnos Planning and Zoning Commission will hold a public hearing to receive comments from residents regarding a variance request for the proposed Valle Alto East Subdivision, Phase 7 & 8. The request seeks to reduce the front yard setback requirement from 25 feet to 20 feet for the following properties:

- Block 1, Lots 15-16
- Block 4, Lots 42-46, 55-59
- Block 5, Lots 12-16, 25-29, 38-40

Location: Los Fresnos City Hall, 520 E Ocean Blvd., Los Fresnos, TX 78566
Date: Monday, June 15, 2026
Time: 6:00 p.m.

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

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



REQUEST FOR VARIANCE

City of Los Fresnos
520 East Ocean Blvd.
Los Fresnos, Texas 78566
Attn: Planning and Zoning Committee

June 1, 2025

RE: Valle Alto East Subdivision, Phase Seven -Request for Variance of Front Setback Distance
On Cul-de-sac and Other Irregular Lots

Dear Members of the Planning and Zoning Committee,

I am hereby requesting a variance from the 25 feet front yard setback for the cul-de-sac and other irregular lots in the Valle Alto East Subdivision, Phase Seven & Eight to a 20 feet setback.

The reason being as before that the cul-de-sac and other irregular lots have a smaller front yard but very large back yard. The 25 feet setback restricts use of a high percentage of lot area.

Reduction to 20 feet allows for house area and still large area for back yard.

The attached map shows lots for which the variance is requested.

They are Block 1, Lots 15-16, Block 4, Lots 42-46, 55-59, and Block 5, Lots 12-16, 25-29, 38-40 as shown.

Please let me or the engineer know if you have any questions or need anything else from us in order for this to be placed on your agenda for approval.

Signed: 

Michael Harris, For:
Los Fresnos Development, Ltd. Co., Owner
101 Valle Alto
Hidalgo, Texas 78557
(956) 778-8936

Scale: 1"=50'	Date: 06/01/2026
Designed by: James E. Rose	
Drawn by: JHERNANDEZ	
Checked by:	
Approved by:	
Project No.: 22843	

REQUEST FOR VARIANCE OF FRONT SETBACK

PLANS FOR CONSTRUCTION OF VALLE ALTO EAST SUBDIVISION, PHASES SEVEN & EIGHT IN THE CITY OF LOS FRESNOS, TEXAS (79 RESIDENTIAL LOTS)

Mejia & Rose, Incorporated
 Engineering
 T.B.P.E. Reg. No. F-2670
 T.B.P.L.S. Reg. No. 10023900
 1643 West Price Road (956) 544-3022
 P.O. Box 3761 Brownsville, Texas 76520
 Fax (956) 544-3068



NOTES.

- 1) BUILDING SETBACKS: FRONT YARD SETBACK: 25 FEET
 REAR YARD SETBACK: 25 FEET
 SIDE YARD SETBACK: 6 FEET
 SIDE YARD SETBACK FOR CORNER LOTS: 15 FEET
 THE FOLLOWING SETBACK AFFECTS BLOCK 4, LOTS 38, 50, 51, 63, 64, AND BLOCK 5, LOTS 8, 20, 21, 33, 34.
 VARIANCE REQUEST FROM THE 25 FEET REAR YARD SETBACK FOR THE CUL-DE-SAC AND OTHER IRREGULAR LOTS TO A 15 FEET REAR SETBACK. THIS VARIANCE REQUEST IS BASED ON THE 16' CORNER LOT ON 8/18/08. THE VARIANCE AFFECTS BLOCK 4, LOTS 15, 16, BLOCK 4, LOTS 42-46, 55-59, AND BLOCK 5, LOTS 12-16, 25-29, 38-40.

