

November of 2024

To whom it may concern:

As you are aware, the community of Los Fresnos is continuously growing and development of commercial and residential opportunities is fundamental to the city's economic improvement; for this, I respectfully address you to request authorization to initiate the construction of a duplex building in a R1A zone; on 00 W Canal St. Los Fresnos, TX 78566 lot# 88977.

By allowing this development, you will be contributing to the opportunity for more families to reside near Ocean Boulevard which is one of the main streets connecting Los Fresnos with its adjacent cities. This benefit will extend in providing access to the Lopez-Riggings Elementary School allowing for young families to have access to this institution at walking distance and for residents to live near a dozen of local businesses which could translate into an financial influx as well.

Currently, the land area in which my company intends to invest does not have any habitational buildings, by granting your authorization for this development, a constant supervision by residents and tenants could improve the safety and upkeeping of the area as well.

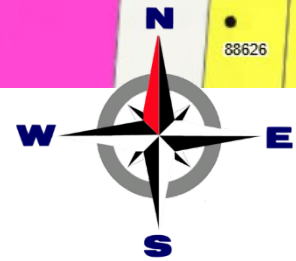
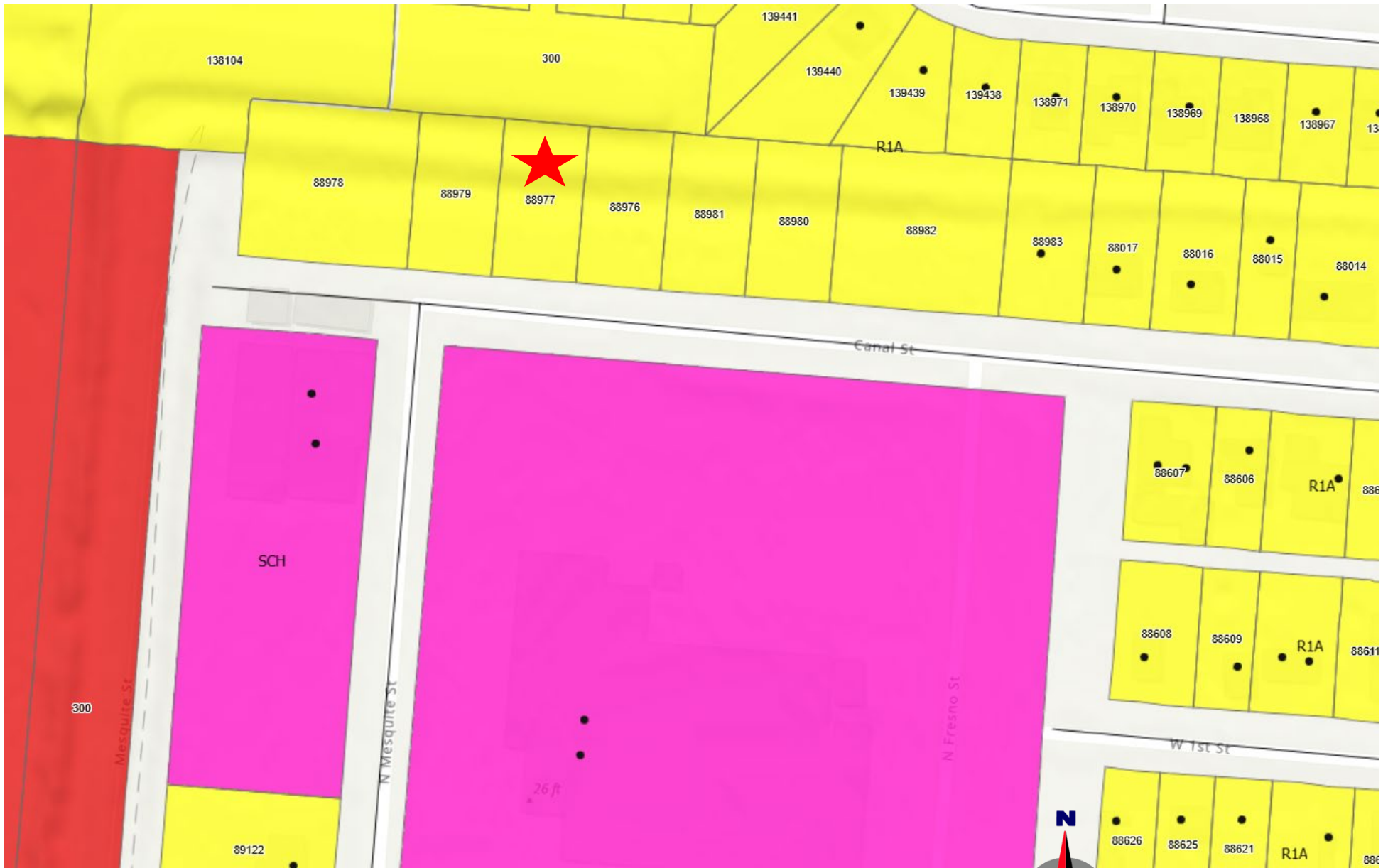
I appreciate the consideration given to this request and I stay confident that you will make a decision that could benefit the city and this community.

Thank you in advance.

Blanca E. Lopez

Luna Treba LLC.

A handwritten signature in black ink, appearing to be 'BL' or similar initials, enclosed in a circular flourish.





January 15, 2025

TO: PROPERTY OWNERS

FROM: CITY OF LOS FRESNOS

SUBJECT: PUBLIC HEARING FOR A CONDITIONAL USE PERMIT TO ALLOW A DUPLEX TO LOCATE AT 512 CANAL STREET - LOT#88977 (RIGHT ACROSS FROM LOPEZ-RIGGINS ELEMENTARY).

The Los Fresnos Planning and Zoning Commission will hold a public hearing at City Hall, 520 E Ocean Blvd., Los Fresnos, TX 78566, to receive comments from residents concerning the application for conditional use permit to allow a duplex to locate at 512 Canal Street - Lot # 88977 (right across from Lopez-Riggins Elementary), zoned Single Family District.

The public hearing will be held at the Planning and Zoning Commission meeting on Monday, February 24, 2025 at 6:00 p.m.

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

# VICINITY MAP



## Schedule of Drawings

Revised 6/9/2024

### EXHIBIT "A"

SHEET INDEX	
C-0	COVER SHEET
C-1	SITE PLAN
A-1	FLOOR PLAN 1

General Notes

**CUBIC DESIGN & CONSTRUCTION INC**  
 1447 W. PRICE RD. SUITE 7 APARTMENT 426  
 BROWNSVILLE TX. 78520



No.	Revision/Issue	Date

DRAWN BY:  
**JJAVALOS**

PROJECT NAME:  
 LUNA TREBA DUPLEX

LEGAL DESCRIPTION:  
 TRACT 6 0.246 ACRE OUT OF BLOCK 170  
 FRINGS LAND AND IRRIGATION COMP  
 SUBDIVISION LOS PRENSOS TXL

ADDRESS:

CUSTOMER:  
 LUNA TREBA INC  
 1781 LAUREL LN, BROWNSVILLE TX  
 CONTACT PERSON: BLANCA ESTHELA LOPEZ  
 PHONE: 956-250-8038  
 EMAIL: CACUARTA77@GMAIL.COM

Project Sheet

COVER SHEET

Date

11/11/2024

Scale

AS SHOWN

C-0

General Notes

CUBIC DESIGN & CONSTRUCTION INC

1447 W. PRICE RD, SUITE 7 APARTMENT 426  
BROWNSVILLE TX, 78520



CUBIC DESIGN  
& CONSTRUCTION, INC.

No.	Revisions/Issues	Date

DRAWN BY:  
JJAVALOS

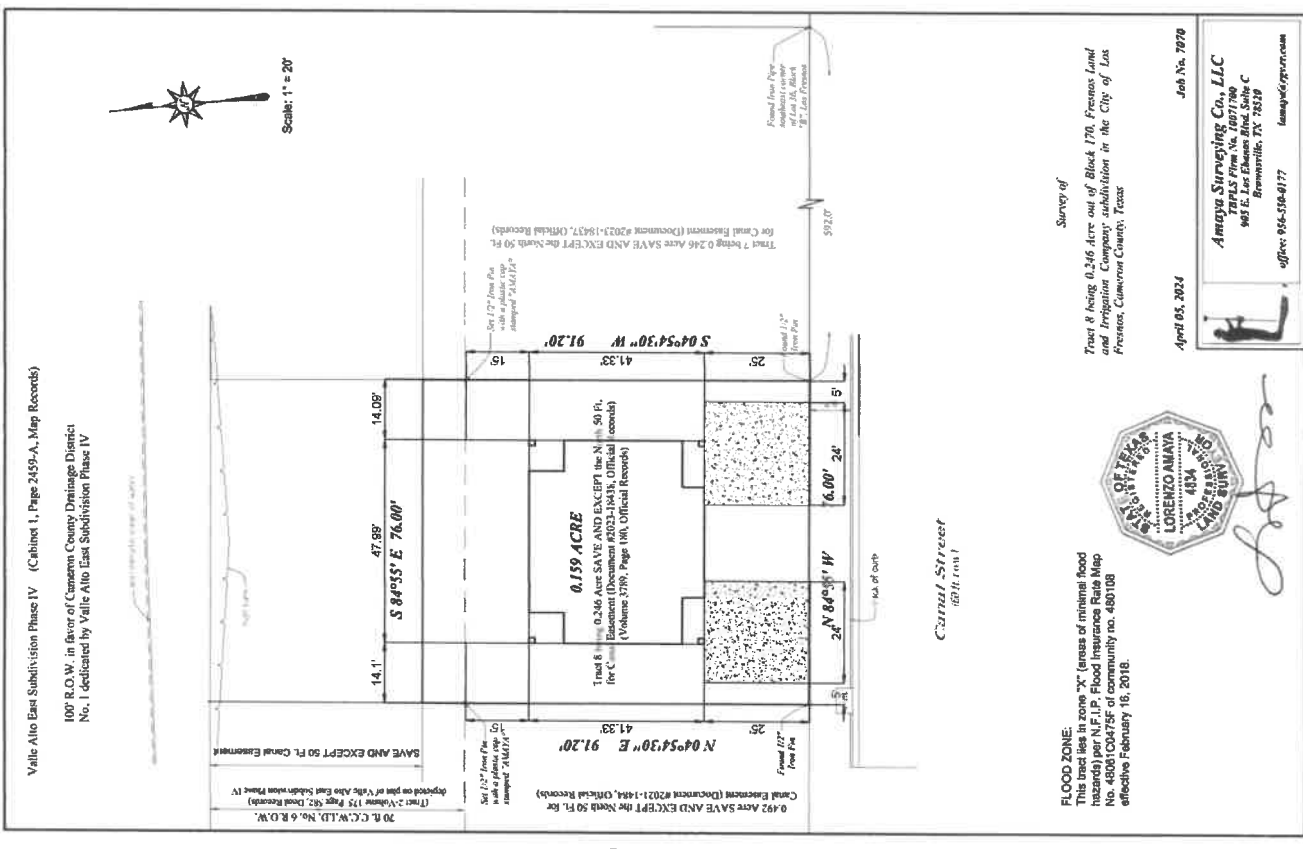
PROJECT NAME:  
LUNA TREBA DUPLEX

TRACT 8 BEING 0.246 ACRE OUT OF BLOCK 170, FRESNOS LAND AND IRRIGATION COMPANY SUBDIVISION LOS FRESNOS TX

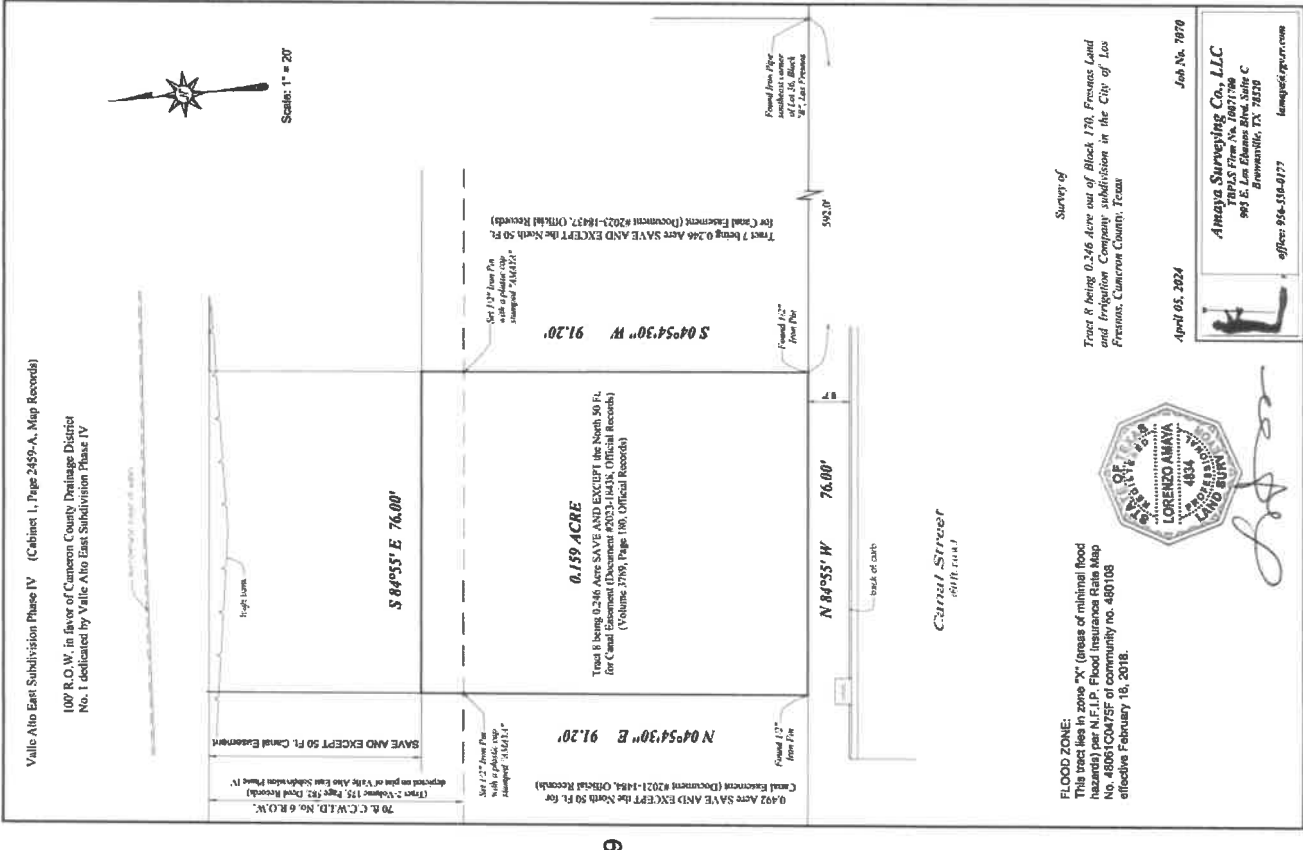
ADDRESS:

CUSTOMER:  
LUNA TREBA INC  
1781 LAUREL LN, BROWNSVILLE TX  
CONTACT PERSON: BLANCA ESTHELA LOPEZ  
PHONE: 996-380-8038  
BLANCACUARTAY93@GMAIL.COM

Project	Sheet
SITE PLAN	C-1
Date	11/17/2024
Scale	AS SHOWN



6



6

Site Plan  
1"=20'-0"

General Notes

CUBIC DESIGN & CONSTRUCTION INC

1447 W. PRICE RD. SUITE 7 APARTMENT 426  
BROWNSVILLE TX. 78520



CUBIC DESIGN  
& CONSTRUCTION INC

No.	Revision/Issue	Date

DRAWN BY: JJAVALOS

PROJECT NAME:  
LUNA TREBA DUPLEX

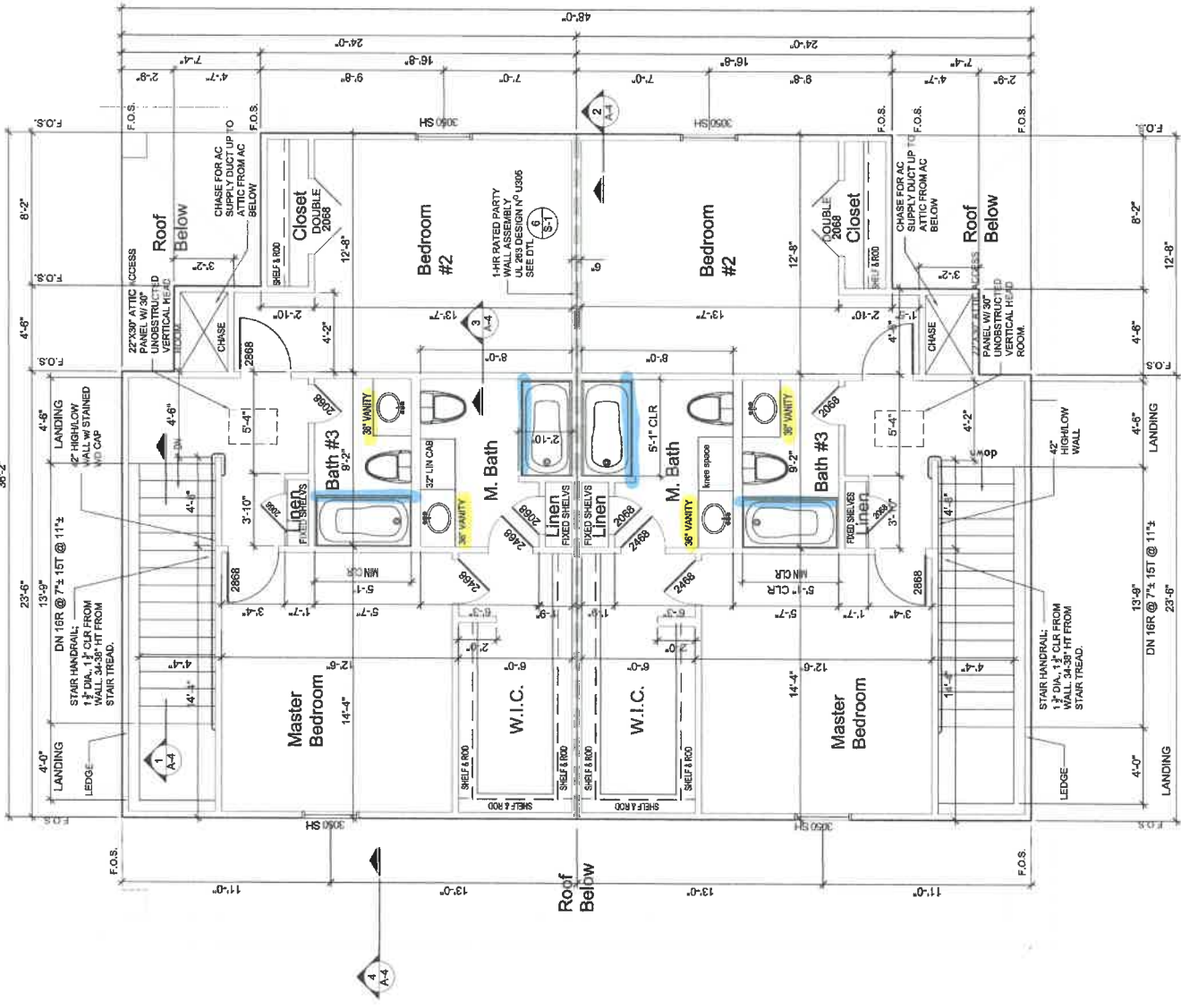
1/4" = 1'-0"  
TOTAL AREA PER UNIT = 3,484 S.F.

ADDRESS:

CUSTOMER:  
LUNA TREBA INC  
1781 LAUREL LN, BROWNSVILLE TX  
CONTACT PERSON: BLANCA ESTHELA LOPEZ  
PHONE: 956-250-8038  
BLANCACUARTA78@GMAIL.COM

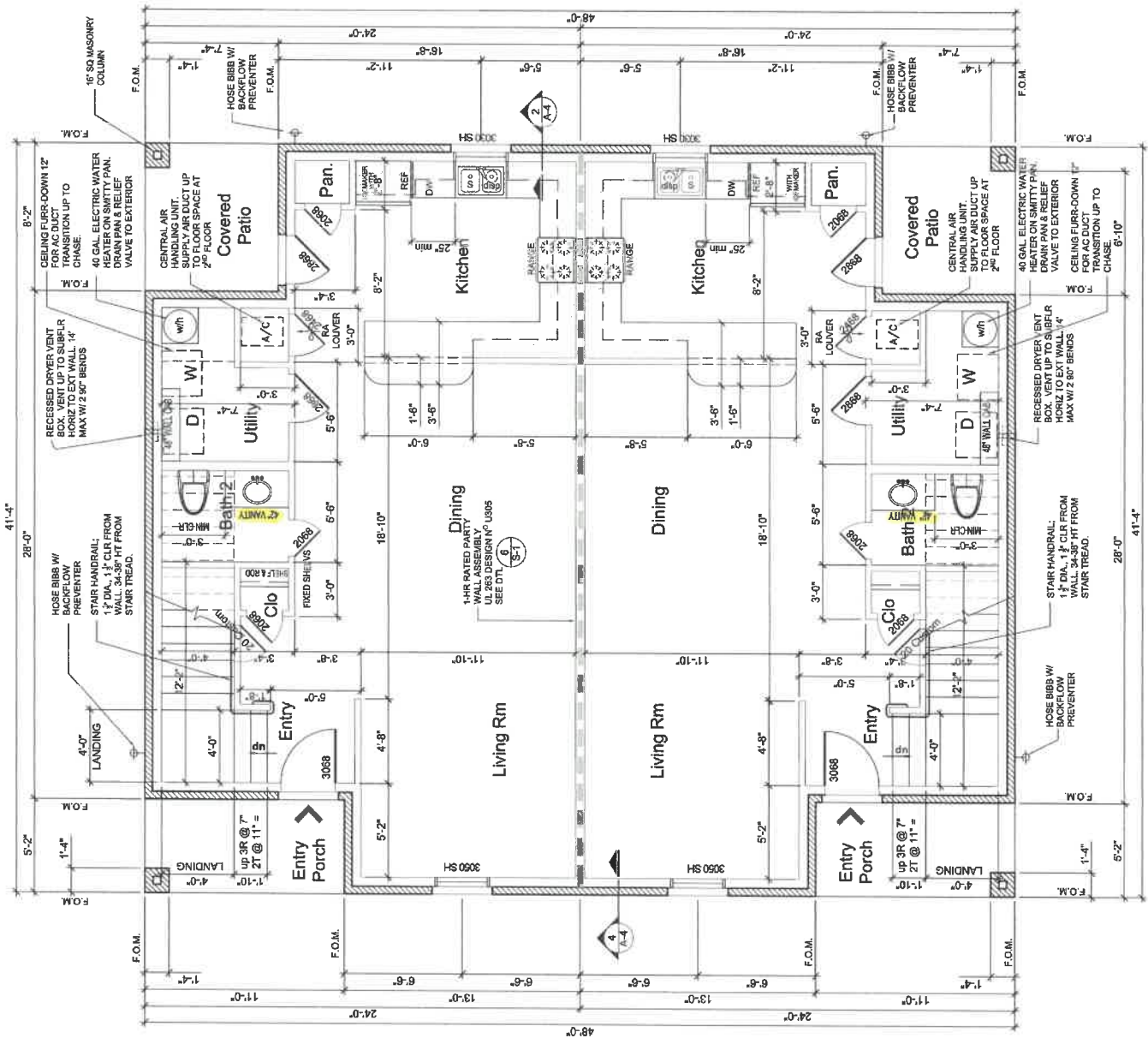
Project  
FLOOR PLAN  
Date  
11/17/2024  
Scale  
AS SHOWN

Sheet  
A-1



Duplex Model No. A1724  
Second Floor Plan  
SCALE: 1/4"=1'-0"

2 Story 2 Bedroom - 2 1/2 Bath	S.F.
Level 1 Living Area	838
Level 2 Living Area	769
Entry Porch	57
Covered Patio	60
Total Area per unit =	1,724 x 2 = 3,484 S.F.



Duplex Model No. A1724  
First Floor Plan  
SCALE: 1/4"=1'-0"

# Floor Plan

1/4"=1'-0"