

## **ORDINANCE 584**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOS FRESNOS, TEXAS, ADOPTING THE LOS FRESNOS COMPREHENSIVE PLAN: 2027–2037 AS THE OFFICIAL COMPREHENSIVE PLAN OF THE CITY; ESTABLISHING THE PLAN AS A GUIDE FOR THE ORDERLY GROWTH, DEVELOPMENT, REDEVELOPMENT, AND PRESERVATION OF THE COMMUNITY; SUPERSEDING AND REPEALING ALL PRIOR COMPREHENSIVE PLANS; PROVIDING THAT THE PLAN DOES NOT CONSTITUTE ZONING REGULATIONS OR ESTABLISH ZONING DISTRICT BOUNDARIES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City Council of the City of Los Fresnos, Texas ("City"), seeks to provide for the health, safety, and welfare of its residents and to provide for the orderly development and use of land within its corporate limits and its extraterritorial jurisdiction; and

**WHEREAS**, Chapter 213 of the Texas Local Government Code authorizes the governing body of a municipality to adopt a comprehensive plan for the long-range development of the municipality to promote public health, safety, and welfare, and provides that such a plan may be adopted or amended by ordinance following a public hearing and review by the municipality's planning commission or department, if one exists; and

**WHEREAS**, the City Council has determined that an updated comprehensive plan is necessary to address current conditions, anticipated growth, and the future needs of the community, and intends by this Ordinance to adopt a single, official comprehensive plan for the City and to supersede and replace the 2014 comprehensive plan and any other prior plan or planning document, whether adopted, accepted, or otherwise used as a policy guide; and

**WHEREAS**, the City has prepared the Los Fresnos Comprehensive Plan: 2027–2037 ("Comprehensive Plan") to establish a long-range vision for the City's future and to provide policy guidance for decisions relating to land use, transportation, public infrastructure, parks and open space, public facilities, and community character; and

**WHEREAS**, the Comprehensive Plan was developed through a public planning process that included multiple opportunities for input from residents, property owners, business owners, public officials, and other stakeholders to ensure the Plan reflects the needs and priorities of Los Fresnos residents; and

**WHEREAS**, the Comprehensive Plan integrates strategies addressing hazard risk reduction, infrastructure reliability, hazard mitigation, and long-term community resilience in alignment with the Texas General Land Office's Resilient Communities Program (RCP),

funded through the Texas Community Development Block Grant Mitigation (TxCDBG-MIT) program, Contract No. 23-160-015-E338; and

**WHEREAS**, the Planning and Zoning Committee of the City reviewed and approved the proposed Comprehensive Plan, on the condition that it be regularly reviewed and updated during the planning period, at their regularly scheduled meeting on August 17, 2026, in satisfaction of the review requirement of Section 213.003 of the Texas Local Government Code; and

**WHEREAS**, on September 1, 2026, following notice as required by law, the City Council held a public hearing on the Comprehensive Plan at which members of the public were given the opportunity to provide testimony and present written evidence, in accordance with Section 213.003 of the Texas Local Government Code; and

**WHEREAS**, the City Council has reviewed the Comprehensive Plan, has received and considered any testimony and evidence presented at the public hearing, and determines that adoption of the Comprehensive Plan advances the health, safety, and general welfare of the community by providing a coordinated framework for the City's future growth and development; and

**WHEREAS**, the City Council finds that the Comprehensive Plan is intended to serve as a policy guide for future public and private development and that the Plan may be amended from time to time in accordance with applicable law as community needs and conditions evolve.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOS FRESNOS, TEXAS, THAT:**

**SECTION 1. FINDINGS OF FACT:** The recitals are hereby found to be true and correct and are incorporated into this Ordinance by reference as findings of fact as expressly set forth herein.

**SECTION 2. OPEN MEETINGS:** It is hereby officially found and determined that the meeting at which this Ordinance was adopted was properly noticed and open to the public as required by the Texas Open Meetings Act, Chapter 551 of the Texas Government Code.

**SECTION 3. ADOPTION:** The City Council hereby adopts the Los Fresnos Comprehensive Plan: 2027-2037, together with all maps, exhibits, appendices, and supporting documents incorporated therein by reference (see Exhibit A), as the official Comprehensive Plan of the City of Los Fresnos, Texas.

**SECTION 4. SUPERSESSON AND REPEAL OF PRIOR PLANS:** Any and all comprehensive plans or planning documents heretofore adopted, accepted, or used by the City as a comprehensive plan or as a policy guide for long-range development, and all amendments thereto, are hereby superseded in their entirety and, to the extent any such plan or document was adopted or otherwise given legal effect, repealed. The Comprehensive Plan adopted by this Ordinance shall constitute the sole official Comprehensive Plan of the City of Los Fresnos, Texas.

**SECTION 5. PLAN NOT ZONING:** In accordance with Section 213.005 of the Texas Local Government Code, the Comprehensive Plan, including all maps contained therein, does not constitute zoning regulations and does not establish zoning district boundaries. Nothing in this Ordinance or in the Comprehensive Plan shall be construed to grant, deny, or modify any zoning classification or development entitlement for any property.

**SECTION 6. IMPLEMENTATION AND CONSISTENCY:** City staff, the City Council, and the Planning and Zoning Committee shall use the Comprehensive Plan as a policy guide in future decision-making, including the evaluation of proposed amendments to the City's development regulations, zoning and subdivision decisions, and capital improvement planning, and to evaluate such actions for consistency with the goals, policies, and recommendations of the Comprehensive Plan. Nothing in this Section shall be construed to make the Comprehensive Plan a binding regulation or to limit the legislative discretion of the City Council.

**SECTION 7. PLAN MAINTENANCE:** City staff shall periodically report to the City Council on the implementation of the Comprehensive Plan, and the City Council may review and, as appropriate, update the Comprehensive Plan from time to time as community needs and conditions warrant, in accordance with applicable law.

**SECTION 8. AVAILABILITY:** A copy of the adopted Comprehensive Plan shall be kept on file in the office of the City Secretary and shall be available for public inspection during normal business hours.

**SECTION 9. SEVERABILITY:** If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions of this Ordinance.

**SECTION 10. EFFECTIVE DATE:** This Ordinance shall take effect upon passage and publication as required by law.

**PASSED AND APPROVED** by the City Council of the City of Los Fresnos, Texas, on this 1st day of September 2026.

**CITY OF LOS FRESNOS, TEXAS**

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Alejandro Flores, Mayor

ATTEST:

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Jacqueline Moya, City Secretary