

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

October 28, 2025

TO: PROPERTY OWNERS

FROM: CITY OF LOS FRESNOS

SUBJECT: PUBLIC HEARING FOR A VARIANCE REQUEST FOR THE CUL-DE-SACS LENGTHS WHICH EXCEED THE MAXIMUM REQUIRED LENGTH OF 600 FT. WITHIN THE PROPOSED FALCONS LANDING SUBDIVISION.

The Los Fresnos Planning and Zoning Commission will hold a public hearing to receive comments from residents regarding a variance request for the length of the cul-de-sacs within the proposed subdivision exceeding required maximum length of 600 ft.

The variance request pertains to the following proposed streets:

- Peregrine Way: cul-de-sac length of 607 ft.
- Osprey Way: cul-de-sac length of 919 ft.
- Red Tail Way: cul-de-sac length of 1067 ft.

Location: Los Fresnos City Hall, 520 E Ocean Blvd., Los Fresnos, TX 78566

Date: Monday, November 17, 2025

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 Milum, City Manager at (956) 233-5768.

Moore Land Surveying, LLC

14216 Palis Drive
La Feria, TX 78552

(956)245-0988
(956)245-4651

TBPLS Firm No. 10194186
TBPE Firm No. 19190

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

September 14, 2025

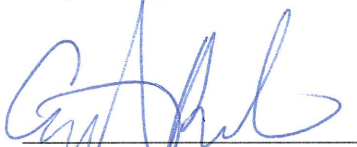
RE: FALCON'S LANDING VARIANCE

Ms. Moya:

On behalf of our client, we would like to request a variance for the length of the cul-de-sacs within the proposed subdivision exceeding the maximum length of 600 ft. (*Chapter 38, Section 38-73 – Street Design*). At this point in the design of the proposed subdivision, the cul-de-sac street being named Peregrine Way has a length of 607 feet, the cul-de-sac street being named Osprey Way has a length of 919 feet, and the cul-de-sac street being named Red Tail Way has a length of 1067 feet.

Should you have any questions feel free to contact myself at 956-929-1615.

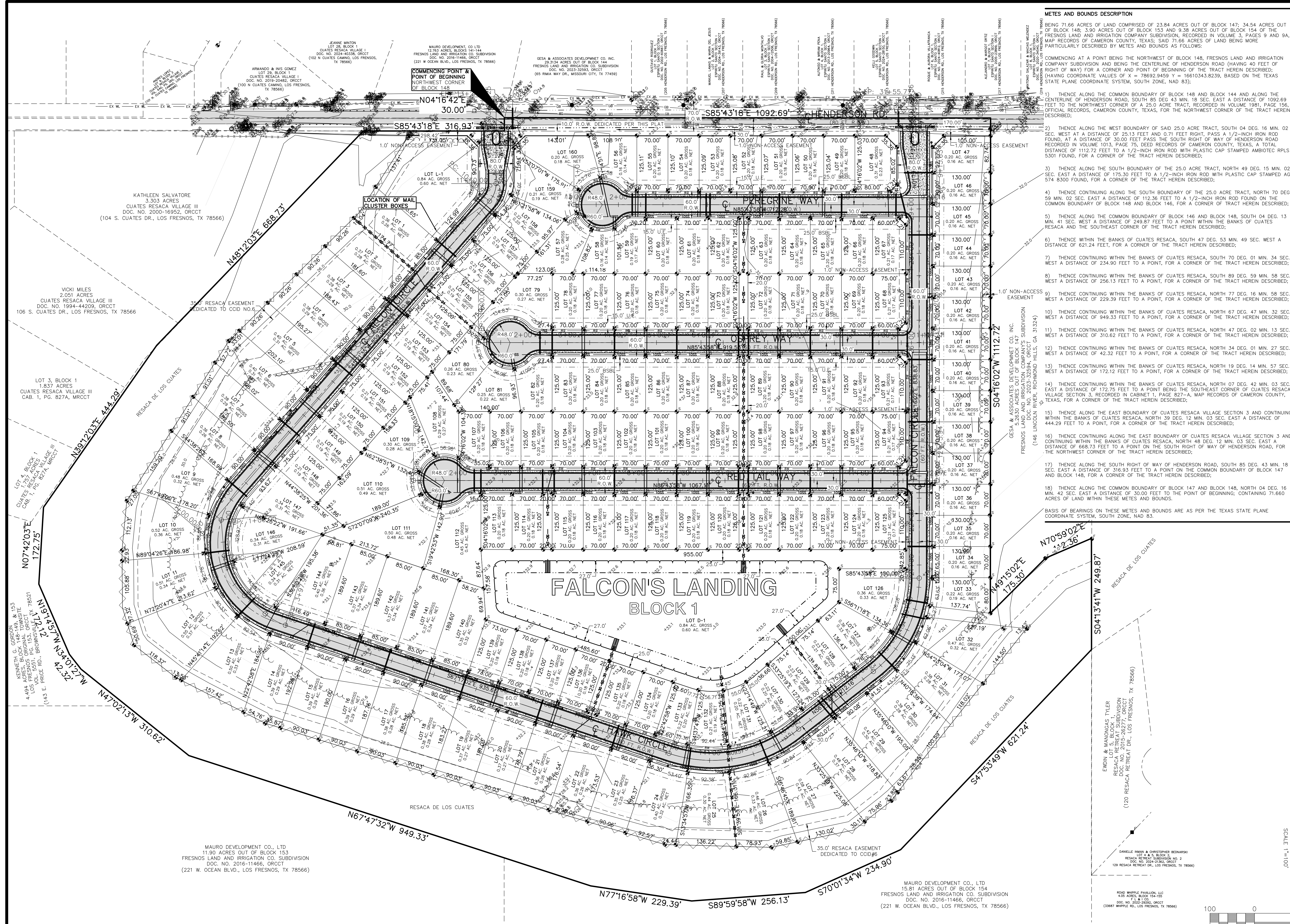
Respectfully,



Emiliano Rosel, PE
Moore Land Surveying, LLC



David Floodman
URH Development, LLC



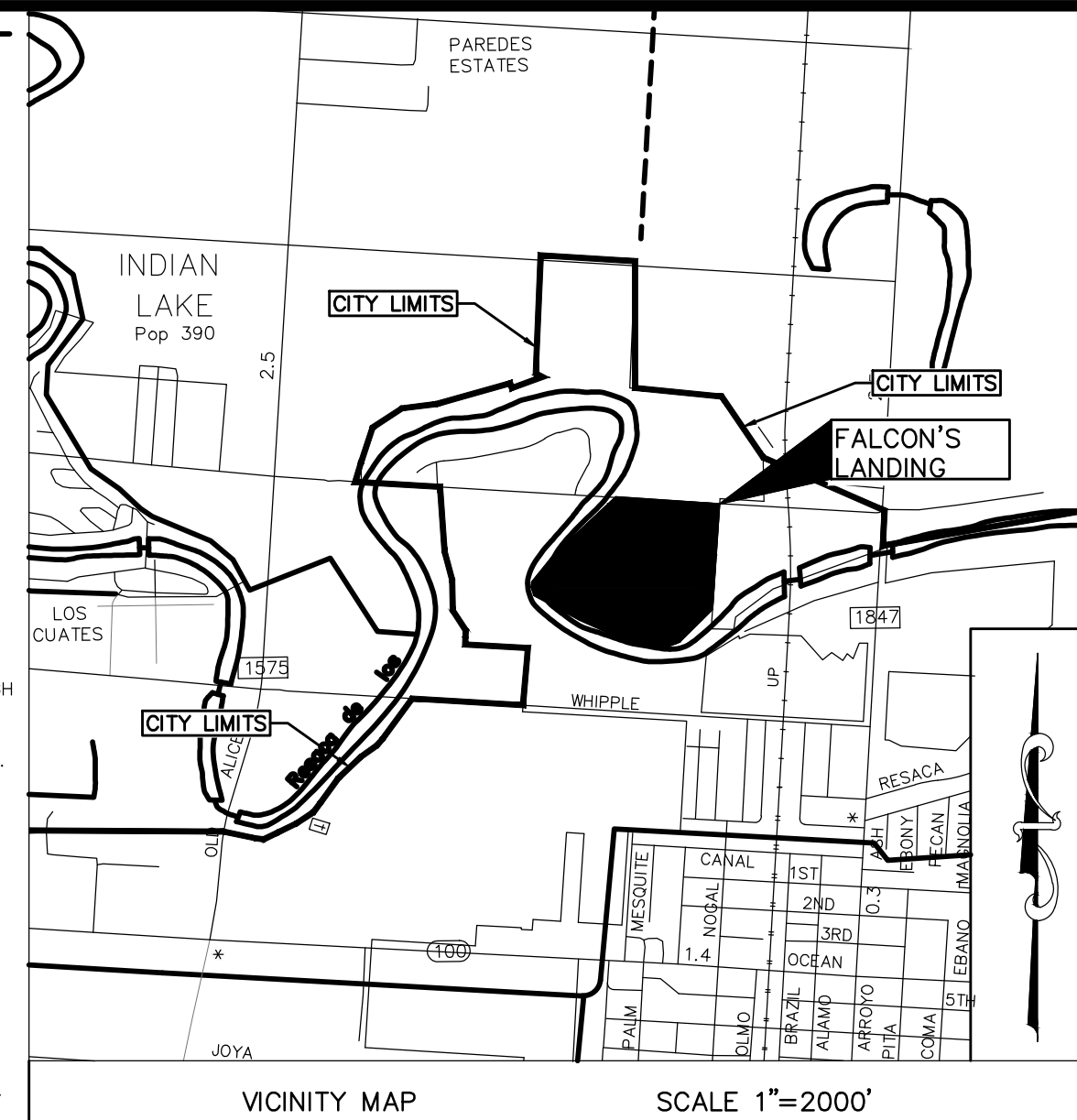
METES AND BOUNDS DESCRIPTION

BEING 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; SAID 71.66 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A POINT BEING THE NORTHWEST OF BLOCK 148, FRESNOS LAND AND IRRIGATION COMPANY SUBDIVISION AND BEING THE CENTERLINE OF HENDERSON ROAD (HAVING 40 FEET OF RIGHT OF WAY) FOR A CORNER AND POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED; HAVING COORDINATE VALUES OF X = 78692.9459 Y = 16610343.8239, BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83;

- 1) THENCE ALONG THE COMMON BOUNDARY OF BLOCK 148 AND BLOCK 144 AND ALONG THE CENTERLINE OF HENDERSON ROAD, SOUTH 85 DEG. 43 MIN. 18 SEC. EAST A DISTANCE OF 1092.69 FEET TO THE NORTHWEST CORNER OF A 25.0 ACRE TRACT, RECORDED IN VOLUME 158, PAGE 153, OFFICIAL RECORDS, CAMERON COUNTY, TEXAS; FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;
- 2) THENCE ALONG THE WEST BOUNDARY OF SAID 25.0 ACRE TRACT, SOUTH 04 DEG. 16 MIN. 02 SEC. WEST AT A DISTANCE OF 251.33 FEET AND 0.71 FEET RIGHT, PASS A 1/2-INCH IRON ROD FOUND, AT A DISTANCE OF 30.00 FEET PASS THE SOUTH RIGHT OF WAY OF HENDERSON ROAD RECORDED IN VOLUME 1013, PAGE 75, DEED RECORDS OF CAMERON COUNTY, TEXAS, A TOTAL DISTANCE OF 1112.72 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED AMBITEC RFLS 5301 FOUND, FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
- 3) THENCE ALONG THE SOUTH BOUNDARY OF THE 25.0 ACRE TRACT, NORTH 49 DEG. 15 MIN. 02 SEC. EAST A DISTANCE OF 175.30 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED AGH 574 8300 FOUND, FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
- 4) THENCE CONTINUING ALONG THE SOUTH BOUNDARY OF THE 25.0 ACRE TRACT, NORTH 70 DEG. 59 MIN. 02 SEC. EAST A DISTANCE OF 112.36 FEET TO A 1/2-INCH IRON ROD FOUND ON THE COMMON BOUNDARY OF BLOCK 148 AND BLOCK 146, FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
- 5) THENCE ALONG THE COMMON BOUNDARY OF BLOCK 146 AND BLOCK 148, SOUTH 04 DEG. 13 MIN. 41 SEC. WEST A DISTANCE OF 249.87 FEET TO A POINT WITHIN THE BANKS OF CUATES RESACA AND THE SOUTHEAST CORNER OF THE TRACT HEREIN DESCRIBED;
- 6) THENCE WITHIN THE BANKS OF CUATES RESACA, SOUTH 47 DEG. 53 MIN. 49 SEC. WEST A DISTANCE OF 621.24 FEET, FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
- 7) THENCE CONTINUING WITHIN THE BANKS OF CUATES RESACA, SOUTH 70 DEG. 01 MIN. 34 SEC. WEST A DISTANCE OF 234.90 FEET TO A POINT, FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
- 8) THENCE CONTINUING WITHIN THE BANKS OF CUATES RESACA, SOUTH 89 DEG. 59 MIN. 58 SEC. WEST A DISTANCE OF 256.13 FEET TO A POINT, FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
- 9) THENCE CONTINUING WITHIN THE BANKS OF CUATES RESACA, NORTH 77 DEG. 16 MIN. 58 SEC. WEST A DISTANCE OF 229.39 FEET TO A POINT, FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
- 10) THENCE CONTINUING WITHIN THE BANKS OF CUATES RESACA, NORTH 67 DEG. 47 MIN. 32 SEC. WEST A DISTANCE OF 949.33 FEET TO A POINT, FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
- 11) THENCE CONTINUING WITHIN THE BANKS OF CUATES RESACA, NORTH 47 DEG. 02 MIN. 13 SEC. WEST A DISTANCE OF 310.62 FEET TO A POINT, FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
- 12) THENCE CONTINUING WITHIN THE BANKS OF CUATES RESACA, NORTH 34 DEG. 01 MIN. 27 SEC. WEST A DISTANCE OF 42.32 FEET TO A POINT, FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
- 13) THENCE CONTINUING WITHIN THE BANKS OF CUATES RESACA, NORTH 19 DEG. 14 MIN. 57 SEC. WEST A DISTANCE OF 172.12 FEET TO A POINT, FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
- 14) THENCE CONTINUING WITHIN THE BANKS OF CUATES RESACA, NORTH 07 DEG. 42 MIN. 03 SEC. EAST A DISTANCE OF 172.75 FEET TO A POINT BEING THE SOUTHEAST CORNER OF CUATES RESACA VILLAGE SECTION 3, RECORDED IN CABBET 1, PAGE 827-A, MAP RECORDS OF CAMERON COUNTY, TEXAS, FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
- 15) THENCE ALONG THE EAST BOUNDARY OF CUATES RESACA VILLAGE SECTION 3 AND CONTINUING WITHIN THE BANKS OF CUATES RESACA, NORTH 39 DEG. 12 MIN. 03 SEC. EAST A DISTANCE OF 444.29 FEET TO A POINT, FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
- 16) THENCE CONTINUING ALONG THE EAST BOUNDARY OF CUATES RESACA VILLAGE SECTION 3 AND CONTINUING WITHIN THE BANKS OF CUATES RESACA, NORTH 48 DEG. 12 MIN. 03 SEC. EAST A DISTANCE OF 668.73 FEET TO A POINT ON THE SOUTH RIGHT OF WAY OF HENDERSON ROAD, FOR THE NORTHWEST CORNER OF THE TRACT HEREIN DESCRIBED;
- 17) THENCE ALONG THE SOUTH RIGHT OF WAY OF HENDERSON ROAD, SOUTH 85 DEG. 43 MIN. 18 SEC. EAST A DISTANCE OF 316.33 FEET TO A POINT ON THE COMMON BOUNDARY OF BLOCK 147 AND BLOCK 148, FOR A CORNER OF THE TRACT HEREIN DESCRIBED;
- 18) THENCE ALONG THE COMMON BOUNDARY OF BLOCK 147 AND BLOCK 148, NORTH 04 DEG. 16 MIN. 42 SEC. EAST A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING, CONTAINING 71.660 ACRES OF LAND WITHIN THESE METES AND BOUNDS.

BASES OF BEARINGS ON THESE METES AND BOUNDS ARE AS PER THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83.



NOTES

1. FLOOD ZONE CLASSIFICATION THIS SUBDIVISION LIES IN ZONE "X" AS PER THE NATIONAL FLOOD INSURANCE RATE MAP OF COMMUNITY NUMBER 480106, PANEL NUMBER 0475, SUFFIX "T", REVISED FEBRUARY 16, 2018 (MAP: 48061C0475).
2. MINIMUM FINISH FLOOR ELEVATION SHALL BE 34.50 FEET MSL OR 30 INCHES ABOVE TOP OF CURB, WHICHEVER IS GREATER.
3. BASIS OF BEARINGS: AS PER TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
4. SETBACKS
A) FRONT = 25 FEET
B) SIDE = 6 FEET
C) REAR = 25 FEET
D) CORNER = 15 FEET
COMPLY WITH SETBACKS OR EASEMENT WIDTH WHICHEVER IS GREATER.
5. THIS SUBDIVISION IS IN COMPLIANCE WITH THE REQUIREMENTS OF LOCAL GOVERNMENT CODE 32.032 AND WATER, AND ELECTRICAL CONNECTIONS TO THE LOTS WILL MEET ALL MINIMUM STATE STANDARDS.
6. WATER WILL BE PROVIDED BY: CITY OF LOS FRESNOS
7. ELECTRICAL WILL BE PROVIDED BY: AEP
8. WASTEWATER SERVICE WILL BE PROVIDED BY: CITY OF LOS FRESNOS
9. ALL GARBAGE AND TRASH SHALL BE PLACED IN SUITABLE CONTAINERS AND DISPOSAL OF THE SAME SHALL BE IN A SANITARY MANNER BY SOLID WASTE COMPANY THE CITY OF LOS FRESNOS IS UNDER CONTRACT WITH.
10. ALL INTERIOR LOT CORNERS ARE MARKED BY A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED MOORE 6370.
11. SUBDIVISION IS INTENDED TO BE A SINGLE FAMILY RESIDENTIAL SUBDIVISION.
12. A BUILDING PERMIT IS REQUIRED PRIOR TO CONSTRUCTION OF ANY IMPROVEMENT.
13. THIS TRACT LIES WITHIN THE CITY LIMITS OF LOS FRESNOS.
14. THE CITY OF LOS FRESNOS WILL ACCEPT FOR OWNERSHIP AND MAINTENANCE THE WATER, WASTEWATER COLLECTION SYSTEM, ALL STREET IMPROVEMENTS ONCE ALL SAID IMPROVEMENTS HAVE BEEN COMPLETED AND ARE FULLY OPERATIONAL WILL BE TURNED OVER TO THE HOA AND SHALL REMAIN PRIVATE.
15. RESTRICTIONS IMPOSED BY CAMERON COUNTY IRRIGATION DISTRICT NO. 6:
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 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.
16. ALL IRRIGATION EASEMENTS ARE EXCLUSIVE TO CAMERON COUNTY IRRIGATION DISTRICT NO. 6 AND THE DISTRICT ALLOWS NO OTHER UTILITIES OR USE WITHOUT EXPRESSED APPROVAL.
17. 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 USE WITHOUT FIRST OBTAINING A CROSSING PERMIT FROM THE DISTRICT.
18. NO MORE THAN ONE SINGLE FAMILY DWELLING SHALL BE LOCATED ON EACH LOT.
19. THE SUBDIVISION IS INTENDED TO BE PRIVATE. LOT D-1 WILL BE MAINTAINED BY AN HOA & SPECIFIC NAME OF ORGANIZATION WILL BE PROVIDED BEFORE PLAT APPROVAL.
20. THE CITY OF LOS FRESNOS SHALL HAVE THE RIGHT OF ACCESS, INSPECTION, MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL PUBLIC WATER AND SANITARY SEWER FACILITIES WITHIN THE PRIVATE RIGHT OF WAY.

PRELIMINARY PLAT OF:

FALCON'S 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

SUBDIVIDED FOR: URB DEVELOPMENT, LLC (DAVID FLOODMAN) 4847 S. JACKSON, UNIT D EDINBURG, TX 78539 (956) 739-4570

PLOT DATE: 14 MAY 2025 JOB NO: 434008

Moore Land Surveying, LLC

14216 Palis Drive, La Feria, TX 78559 (956)245-0888 T8P5 Firm No. 10194186 (956)245-4651 T8P6 Firm No. 19190

