



April 7, 2025

TO: PROPERTY OWNERS

FROM: CITY OF LOS FRESNOS

SUBJECT: PUBLIC HEARING FOR A CONDITIONAL USE PERMIT TO
ALLOW A MOBILE AUTOMOTIVE REPAIR SERVICE BUSINESS
AT 910 S. ARROYO BLVD. SUITE C2.

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 mobile automotive repair service business at 910 S Arroyo Blvd. Suite C2, Los Fresnos, TX 78566.

The public hearing will be held at the Planning and Zoning Commission meeting on Monday, April 21, 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.

Jesse Aguilar
PO Box 31
Olmito, TX 78575
956-505-1340
sensefleetrepair@gmail.com
March 20, 2025

City of Los Fresnos Planning & Zoning Commission
520 E. Ocean Blvd.
Los Fresnos, TX 78566

Subject: Application for Conditional Use Permit

Dear Planning Department,

I am submitting this letter as part of my application for a Conditional Use Permit to operate SENSE FLEET REPAIR, LLC at 910 S. Arroyo Blvd. Suite C2, Los Fresnos, TX 78566. Below are the required details as per the city's application process:

1. Owner/Applicant Information:

- Name: Jesse Aguilar
- Address: 1207 Julissa, Los Fresnos, TX 78566
- Phone: 956-505-1340
- Email: sensefleetrepair@gmail.com

2. Property Information:

- Address: 910 S. Arroyo Blvd. Suite C2, Los Fresnos, TX 78566

3. Ownership Statement:

I am a potential lessee of the property and have obtained authorization from the property owner to apply for this Conditional Use Permit.

4. Description of Proposed Use and Operations:

SENSE FLEET REPAIR, LLC currently operates as a mobile automotive repair service, providing vehicle diagnostics, maintenance, and repairs to customers throughout Brownsville and the surrounding areas. Our mobile service has been highly effective in restoring vehicles to operational condition the same day. As part of our expansion strategy, we seek to establish a physical location at this property to better serve fleet accounts and enhance the range of services we offer. After all, it just makes SENSE.

Our facility will operate Monday through Saturday from 8:00 AM to 6:00 PM and 8:00 AM to 3:00 PM on Sunday, with peak traffic expected on weekends. The shop will feature two dedicated repair bays to ensure efficient service delivery. We are committed to maintaining compliance with all industrial processing regulations while minimizing noise, odor, and environmental impact. The property includes five


designated parking spaces to accommodate customers and staff, along with adequate parking and loading zones for seamless vehicle flow. Our goal is to provide high-quality, same-day repairs whenever possible, reducing the number of vehicles requiring extended parking outside the facility.

5. Site Plan and Drawings:

Since the space is already built, attached are detailed site plans illustrating the building dimensions and shop layout.

We appreciate your time and consideration of our request for a Conditional Use Permit. Please let us know if additional information or modifications are needed to proceed with the approval process. We look forward to working with the City of Los Fresnos and contributing to the community.

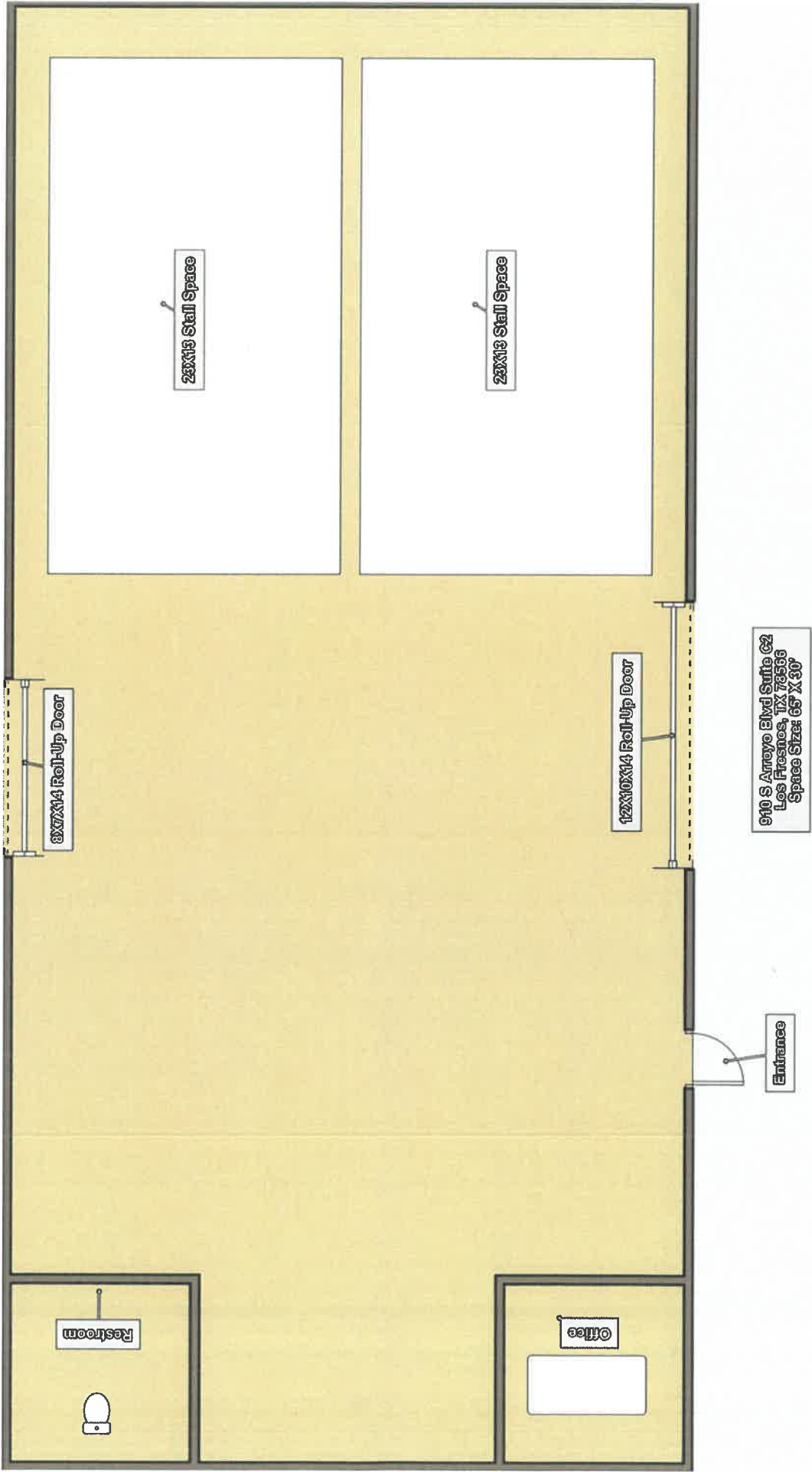
Sincerely,

A handwritten signature in black ink, appearing to read 'Jesse Aguilar', is written over the printed name.

Jesse Aguilar
SENSE FLEET REPAIR, LLC
956-505-1340
PO Box 31
Olmito, TX 78575



910 S ARROYO BLVD STE C2





SOUTH ARROYO BLVD



C4

Nopal St