

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

April 1, 2026

TO: PROPERTY OWNERS

FROM: CITY OF LOS FRESNOS

SUBJECT: PUBLIC HEARING FOR A CONDITIONAL USE PERMIT TO ALLOW DUPLEXES TO BE BUILT ON ABST 2- F L & I CO BLK 200, 3.7800 ACRES LOCATED AT THE CORNER OF S MESQUITE AND W. 8TH STREET.

The Los Fresnos Planning and Zoning Commission will hold a public hearing to receive comments from residents regarding a variance 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.

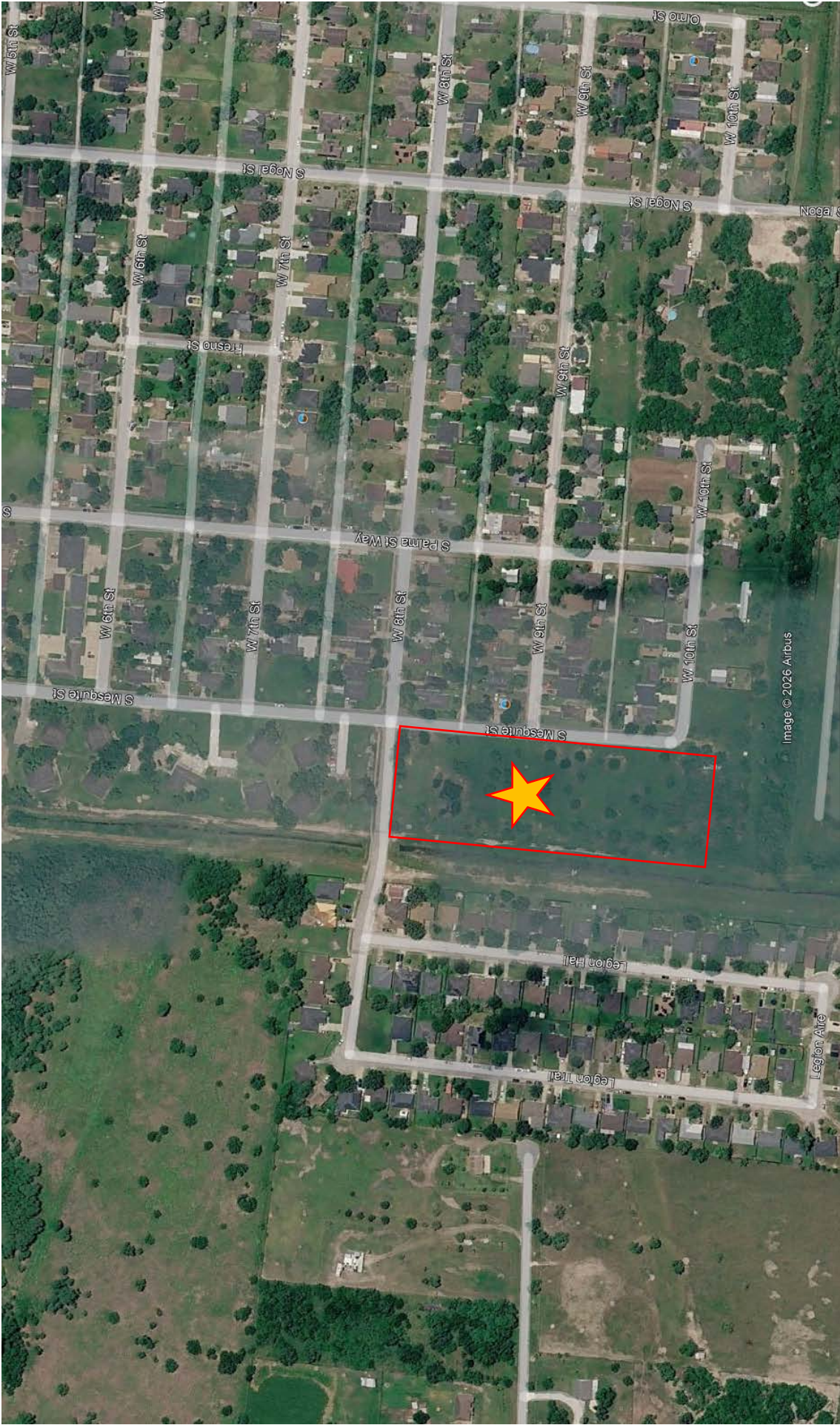
Location: Los Fresnos City Hall, 520 E Ocean Blvd., Los Fresnos, TX 78566

Date: Monday, April 20, 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 Milum, City Manager at (956) 233-5768.





Vegastar Holding LLC
28263 Bass Blvd
Harlingen, TX 78552

March 24, 2026

To: City of Los Fresnos - Planning & Zoning Commission

RE: Conditional Use Permit – Duplex Development (W 8th St & Mesquite)

My name is Dr. Israel Vega, and I'm with Vegastar Holdings. I'm writing to request a conditional use permit for our property on W 8th Street in Los Fresnos.

The property is about 3.78 acres, and we're planning to develop it into a small residential subdivision with duplex-style homes.

Our goal is to build something that feels like a normal neighborhood, not an apartment complex. These will be luxury duplex homes, with only one duplex per lot, helping maintain a clean and low-density layout. The layout includes an internal street, sidewalks, and parking for each unit. We've also worked on making sure drainage and access are properly planned out.

We believe this is a good use of the land. It helps bring more housing to the area while keeping a residential look and feel. Everything is being designed to fit in with the surrounding area and not create issues with traffic or congestion.

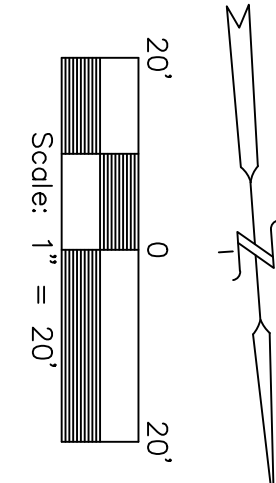
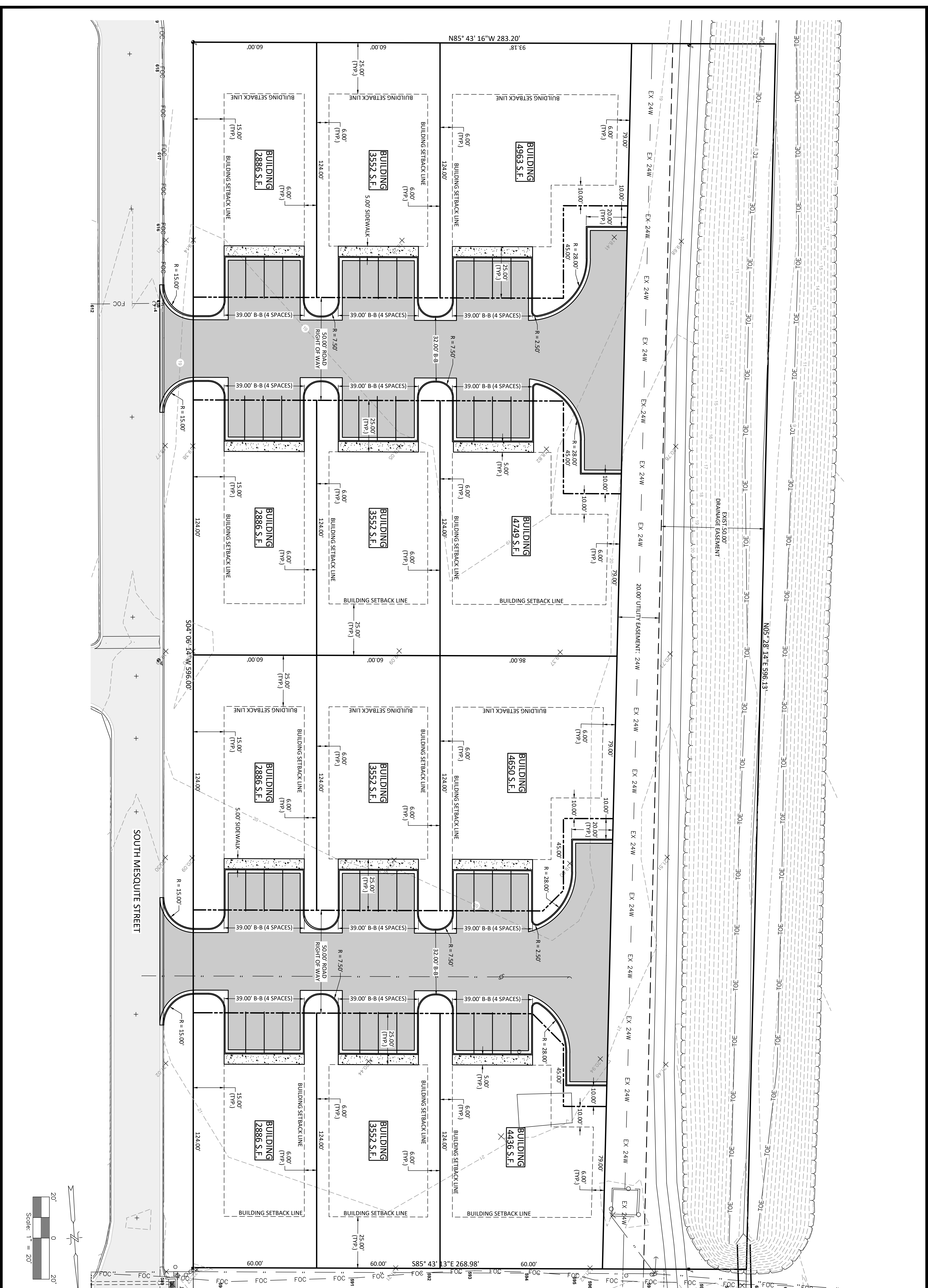
We've already put thought into the layout and overall design, so it's organized and not overcrowded. The intent is to create a clean, well-planned community.

I have attached the preliminary plan for your review.

We would appreciate your consideration and approval of this request. I am happy to answer any questions if needed.

Thank you for your time.

Dr. Israel Vega
President
Vegastar Holdings LLC
(956) 459-6701



VEGASTAR SUBDIVISION
 CONCEPTUAL LOT PLAN

SCALE: 1" = 30'
 DRAWN BY: A.C.
 FILE: 1189-001
 DATE: 12/19/2025

1

REVISIONS:
 Plans are interim
 Client Review
 Not For Construction
 Purpose
 December 19, 2025
 David H. Flinn
 Texas P.E. #28337

FERRIS, FLINN & MEDINA, LLC
 ENGINEERS SURVEYORS

1405 N. STUART PLACE ROAD
 PALM VALLEY, TEXAS 78552

PHONE (956) 364-2236 FAX (956) 364-1023

TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS
 FIRM REGISTRATION NO.: 100370-00

TEXAS BOARD OF PROFESSIONAL ENGINEERS
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