



Community Development Corporation
 520 E Ocean, Los Fresnos, TX 78566
 (956) 233-5768 Phone
 (956) 233-9879 Fax

APPLICATION

1. Name of Applicant & Business: Tracy Lai - Chopstix

2. Applicant: (check one) Property Owner Tenant

3. Property Address: 31230 Hwy. 100, Los Fresnos Tx. 78566

4. Mailing Address: 31230 Hwy. 100, Los Fresnos Tx. 78566

5. Phone: 956-233-2305 (w) 956-2662259 (c) E-mail Address: tracy@chopstixco.com

Type of Project: (circle one) Sign: Option 1 or Option 2 Storefront **Landscaping** Interior

Description of proposed improvements(s): Landscaping and exterior beautification improvements intended to improve traffic visibility pedestrian appearance, community aesthetic, and overall presentation of the property as a welcoming destination within Los Fresnos commercial corridor.

Name of contractors: (attach bid copies, including color design)	Amount of bids: (DO NOT INCLUDE TAX)
1. <u>Go Superior Improvement</u>	\$ <u>8,500</u>
2. <u>Villarreal's Gardening Services</u>	\$ <u>8,800</u>
3. <u>JG Landscaping</u>	\$ <u>7,950</u>

I have read and understand the information on the Business Incentive Program. I understand that any regular changes to the project after the grant is approved may jeopardize funding. I further agree that if a grant is awarded and area of improvement is altered for any reason within one year of construction, I will reimburse the CDC the full amount of the grant.

Contact Person for this project:

[Signature]
 Signature

Alfredo Obregon
 Print Name

06/22/2026
 Date

[Signature]
 Property Owner Signature

Tracy Lai
 Print Name

06/22/2026
 Date

FOR STAFF USE
 Staff Recommendation: Low quote of \$8,500, Maximum of \$3,750

Committee Recommendation: _____

Grant Approved: _____ Name of Vendor Approved: _____

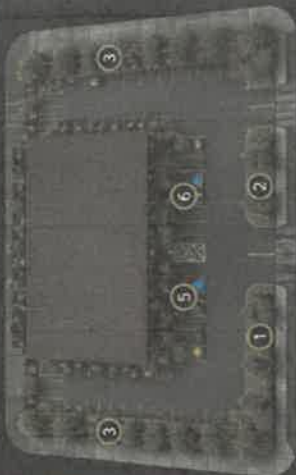
Grant Amount to be paid to: _____ Business _____ Vendor Meeting Date: _____

CHOPSTIX STOREFRONT & LANDSCAPE CONCEPT

CITY OF LOS FRESNOS GRANT SUBMITTAL



OVERALL SITE PLAN (NOT TO SCALE)



LANDSCAPE LEGEND

- FRONT PORCH PLANTER BEDS (CONTINUOUS)**
Full accent plants between each column with box shrubs and grasses on each side. Clean, structured, and low-maintenance look.
- MAIN ENTRANCE PLANTERS**
Two side architectural planters flanking the main entrance.
- SOB. YARD SCALE PLANTING**
Decorative screens for exterior A/C units with climbing vines.
- PERIMETER LANDSCAPE**
Low-maintenance plantings around the perimeter to soften the property and add a polished look.
- HANDICAP SIGN & BOLLARD AREAS**
Low plantings around light and bollards, with clean, professional look.
- A/C LINE SCREENING (SOB. YARD)**
Decorative screens with climbing vines and low plantings to conceal A/C units.

KEY PLAN (NOT TO SCALE)



1. FRONT PORCH PLANTER BEDS (CONTINUOUS)	2. MAIN ENTRANCE PLANTERS	3. HANDICAP SIGN & BOLLARD AREAS	4. PERIMETER LANDSCAPE	5. EXTERIOR BOLLARD LIGHTING
<p>Full accent plants between each column with box shrubs and grasses on each side. Clean, structured, and low-maintenance look.</p>	<p>Two side, square architectural planters flanking the main entrance with vertical accent plants for a premium, welcome appearance.</p>	<p>Low plantings around handicap sign and bollards with durable shrubs and groundcovers for a neat, professional appearance.</p>	<p>Low-maintenance plantings around the perimeter to soften the property and add a polished look.</p>	<p>Low plantings at base of existing bollards to blend with the overall landscape.</p>

PLANT PALETTE (SOUTH TEXAS APPROPRIATE)

Red Yucca (Accent)	Small Mexican Holly (Structure)	Populatus (Structure)	Lambertia (Thicket)	Gulf Hardy Grass (Turfgrass)	Alpine Blue Grass (Accent)	Society Garlic (Groundcover)	Fossil Fern (Foliage/Structure)	Small Indian Hibiscus (Flowering)
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MATERIALS & FINISHES

- Dark bronze finish to all metal.
- Low-profile metal or stone lighting.
- Historic stone or brick planter walls (where allowed).
- Warm white (3000K) LED lighting.
- Irrigation system to all lawn/landscape areas.

SEE FEATURES SUMMARY

- Low-Maintenance "Drylight" Irrigation
- Warm LED Lighting for Safety & Ambiance
- A/C Screening for Clean, Modern Professional Look
- Accessible Parking with Clear Signage
- Improve the Usability of the Area

ALL PLANTS & SHRUBS TO BE DETERMINED AS PROJECT IT'S BEEN EXECUTED.

front end
 19' x 19' - Landscaping Around sign
 30" x 40" - front parking lot
 4' x 12' - Landscaping small sign

Left side
 36' x 19' - Landscaping Bed
 32" x 160" - Bollard fence

Right side
 30' x 114' - driveway side

Back Side
 32" x 100'

CHOPSTIX – REAR OFFICE BALCONY MODERNIZATION

UPDATED MOCK-UP – ACCURATE LAYOUT & APPROVED FINISHES

- EXTERIOR WALLS**
WARM TAUPE
(Match approved storefront modernization color)
- EXISTING BRICK**
STONE BEIGE
(Existing brick cleaned and refinished as needed)
- TRIM, FASCIA & STRUCTURE**
BLACK WALNUT
(Match storefront trim package)
- EXISTING SERVICE DOOR**
BLACK WALNUT
(Existing door remains for attic / service access)
- NEW SERVICE DOOR**
BLACK FRAME
(Primary office entrance)
- RAILING SYSTEM**
BLACK ALUMINUM
(Vertical pickets, commercial style)
- STAIR SYSTEM**
EXISTING ORIENTATION MAINTAINED
(Parallel to rear wall for safety & circulation)
- DECKING**
DARK WALNUT
COMPOSITE DECKING
(Boards parallel to building)

AC UNIT SCREEN
BLACK WALNUT
HORIZONTAL SLAT SCREEN
(Visual screening while maintaining airflow)

STRUCTURAL POSTS
BLACK WALNUT FINISH
(Existing structural posts painted to match trim)

LEFT ANGLE VIEW

EVENING VIEW (LIGHTING)

MATERIAL & COLOR PALETTE

DESIGN NOTES

WARM TAUPE (Exterior Wall) | **STONE BEIGE** (Existing Brick) | **BLACK WALNUT** (Trim, Fascia, Doors, Railing) | **BLACK ALUMINUM** (Railing) | **DARK WALNUT COMPOSITE** (Decking)

- Balcony extended full width to AC area
- Existing service door remains for attic / mechanical access
- New sliding door provides direct access to office
- Stairs remains parallel to building for safety and drive-thru clearance
- All new wood elements stained or painted Black Walnut
- Railing system: black aluminum vertical pickets

SAFE & FUNCTIONAL
Stair orientation maintained for maximum safety and traffic separation.

NATURAL LIGHT
New sliding door brings light into the office and improves daily experience.

PRIVATE OFFICE ACCESS
Direct entrance to office without passing through attic / service areas.

DURABLE & LOW MAINTENANCE
Composite decking, aluminum railings, and quality finishes built for long-term performance.

CONSISTENT BRAND IMAGE
Colors and materials match the approved Chopstix modernization concept.

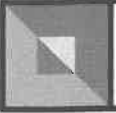
APEX DESIGN STRATEGY
AESTHETICS • FUNCTION • VALUE

TENTATIVE MATERIAL TO BE USED FOR DECK; TREX DECKING. TIMBERTECH OR PRESSURE TREATED WOOD.

Deck Dimensions
7' X 29'
Rise 11"

Stair Run 16'-6"
railing

Swing open door



GO SUPERIOR IMPROVEMENT LLC

GO SUPERIOR IMPROVEMENT
302 KINGS HWY, SUITE 208
BROWNSVILLE TX. 78521

Phone: 956-543-7015
Phone: 956-592-9705
gosuperiorim@gmail.com

Landscaping Proposal

Bill To:

CHOPSTIX
31230 TX-100,
LOS FRESNOS, TX 78566

Date	Your Order #	Our Order #	Sales Rep.	FOB	Ship Via	Terms	Tax ID
06/13/2026							

Propose work includes
 Entire Chopstix site Preparation
 Remove existing weeds, debris, and unwanted vegetation.
 Grade and prepare planting areas as needed.
 Dispose of all removed materials.

Landscaping and exterior beautification improvements to include, replacement of all flower beds around front signs, front end of property, and around the building. install planters at the front entrance of the building. Clean all palm trees.

Supply and install all native shrubs, low maintenance perennials/flowers
 Apply planting soil amendments, mulch and decorative rocks as needed.

Hardscape
 Install edging, flower planters.

Cleanup
 Remove all construction debris.
 Final site cleanup and inspection.

TOTAL

\$8,500

THANK FOR YOUR BUSINESS

CHOPSTIX
31230 hwy. 100,
Los Fresnos

Villarreal's Gardening Services
956-291-2660

6-15-26

Scope of work and site Preparation;

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- Dispose of all removed materials.
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Hardscape: Install edging, flower planters.

Remove all construction debris.
Final site cleanup and inspection.

\$8,800

Labor & Material