



CITY OF LOS FRESNOS, TEXAS

Los Fresnos Comprehensive Plan: 2027–2037

Presentation to the City Council

Public Hearing ▪ September 22, 2026 ▪ 6:00 p.m. ▪ City Hall

Prepared with GrantWorks, Inc. | Texas GLO Resilient Communities Program (TxCDBG-MIT Contract No. 23-160-015-E338)

Tonight's Purpose & the Path to Adoption

1

P&Z Review

Planning & Zoning Committee, reviews the proposed plan (TLGC § 213.003) and recommends adoption.

2

Public Hearing

Council receives oral testimony and written comments from the public, following published notice.

3

Council Action

The City Council considers adopting Los Fresnos 2037 as its official Comprehensive Plan.

What the plan does and does not do:

- Los Fresnos Comprehensive Plan: 2027-2037 serves as the City's official policy guide for growth, development, and capital investment, superseding the 2014 plan.
- The Plan is not a Zoning Ordinance (TLGC § 213.005): the plan and its maps do not create zoning regulations, district boundaries, or entitlements for any property.

One Plan, Five Components + Implementation



Land Use Plan

Future Land Use Map & hazard-aware growth framework



Transportation Plan

Street & pedestrian priorities, phased rehabilitation and new streets



Capital Improvements Plan

Water, wastewater, & storm drainage projects



Community Facilities Plan

Public buildings and services, proposed new facilities

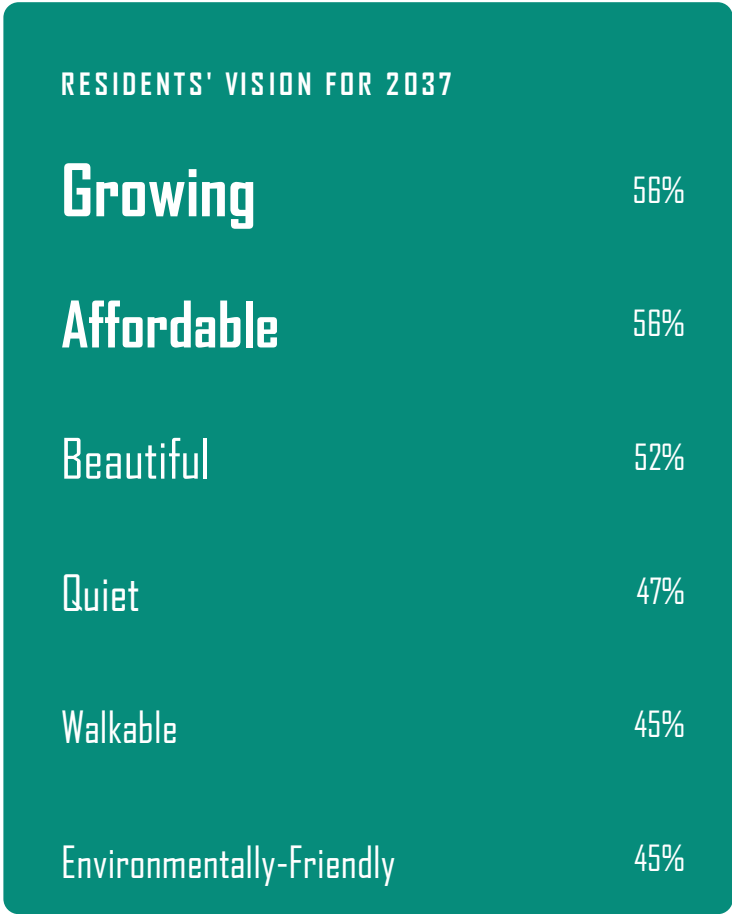
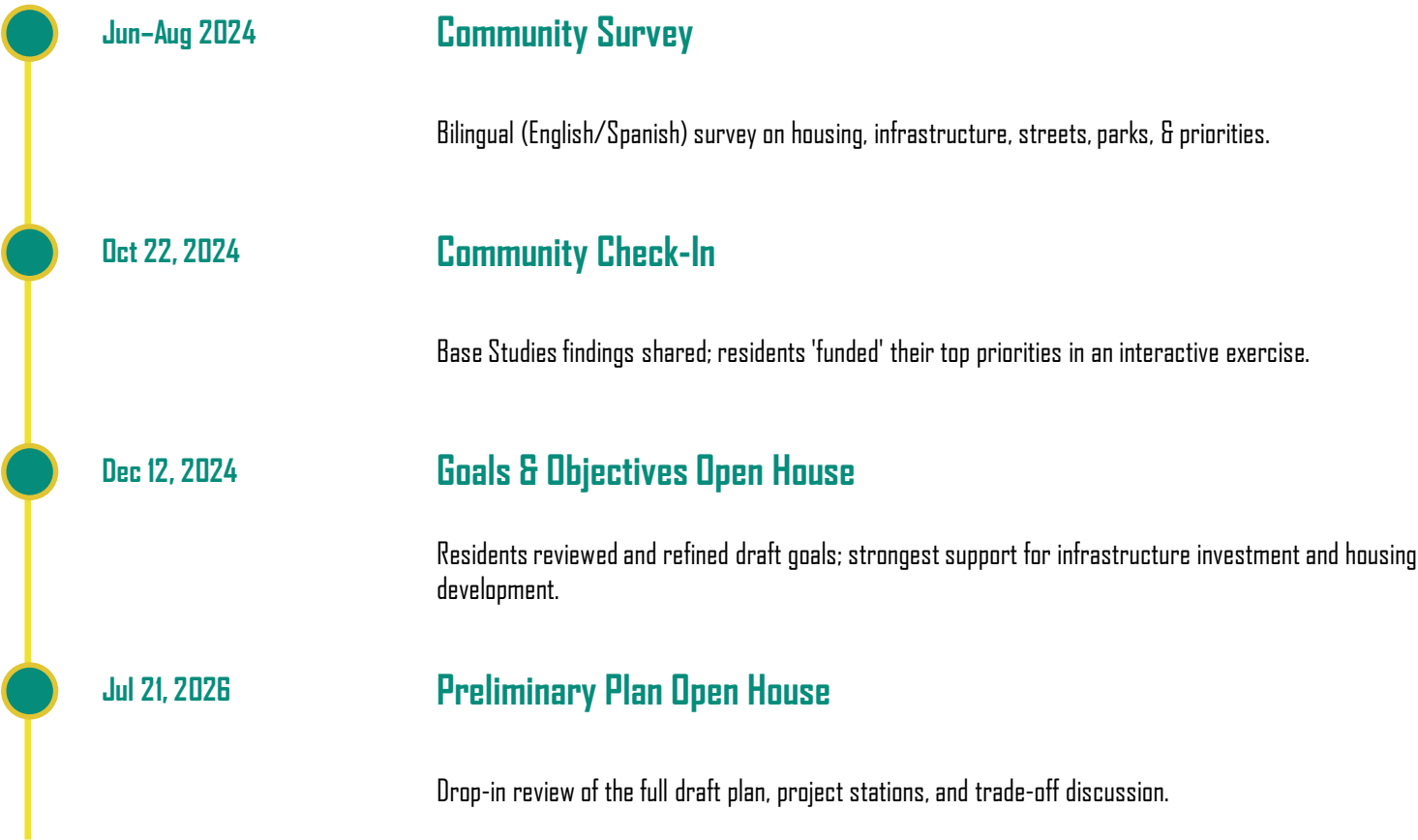


Recreation & Open Space Study

Parks level-of-service & Master Parks Plan

Implementation Strategy: every recommendation is tied to a goal, a timeline (short 1–2 yrs / mid 3–6 / long 7+), a responsible party, and potential funding sources with a year-by-year plan maintenance schedule through 2037.

Built on Two Years of Community Input



What Residents Told Us to Fix First

1

Improve drainage & flood prevention

Consistently a high priority across the first workshop and survey.

2

Improve street conditions

Pothole repair, curb maintenance, and rehabilitation of aging pavement.

3

Diverse housing development

Developing attainable housing to accommodate future growth.

4

Quality of life

Parks, trails, and healthcare.

A THEME ACROSS ALL INPUT

Infrastructure first.

When residents 'funded' their priorities, drainage and streets drew the most support, reinforcing that day-to-day reliability of local infrastructure is the foundation for everything else in this plan.

Notably, improvements to water and wastewater infrastructure was not a principal priority, but this may be accounted for by the ongoing work to replace aging lines and improve the treatment plants and lift stations.

The plan responds: investments in infrastructure are its largest component.

Eight Goals, Measurable Objectives

	Capital Improvements	G1	The City's water and sewer systems reliably and efficiently serve the community, protecting public health and mitigating the impact of disruptive events.
		G2	Effective stormwater management protects neighborhoods from flooding and helps keep local resacas clean, supporting a safer and healthier community.
	Transportation	G3	Vehicles can move safely and efficiently throughout the city, ensuring reliable access for residents, businesses, and emergency services.
		G4	Residents and local leaders investigate opportunities to expand multi-modal transportation.
	Land Use	G5	New development strengthens our existing neighborhoods, avoids unnecessary utility expansion costs, and limits hazard risks.
		G6	Residents and local leaders consider opportunities to enhance quality of life through open space conservation and natural resource protection.
	Community Facilities	G7	Residents enjoy safe, reliable, and high-quality community amenities, resources, and services.
	Safety & Resilience	G8	Our community prepares for, manages, recovers from, and adapts to prevent weather-related hazard risks and disruptive events.

Land Use: Build Inwardly, Grow Safely

915 acres

of undeveloped land (city)

596 acres

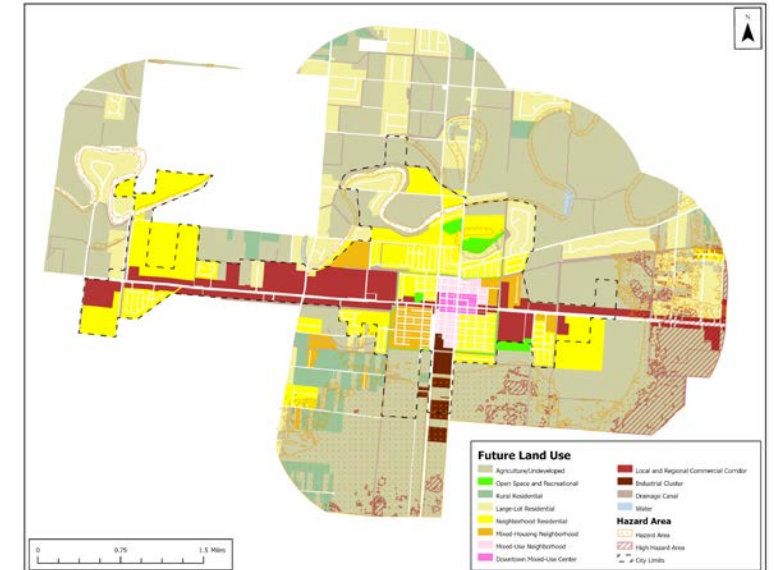
are 'easily developed', meaning near water, sewer, and roads & outside hazard areas

73%

of undeveloped land (city + ETJ) lies outside of the Hazard Overlay

The Future Land Use Map illustrates four community-driven trends:

- **Development occurs outside the Hazard Overlay:** steering growth away from flood and wildfire risk.
- **Residential development provides a variety of housing types:** new development includes housing that is attainable for all residents.
- **Development in central Los Fresnos supports a thriving Central Business District:** residential and commercial development around Ocean Boulevard and Arroyo Boulevard increases commercial activity.
- **Prioritize infill development:** new housing is encouraged on vacant lots within existing, already-served neighborhoods.



Reminder: The Future Land Use Map is a policy vision. It is not zoning and assigns no entitlements (TLGC § 213.005).

Transportation: Rehabilitate and Connect

Street Repairs: Repair all damaged streets

Includes areas in central Los Fresnos and subdivisions to the north and west.

63,744 LF

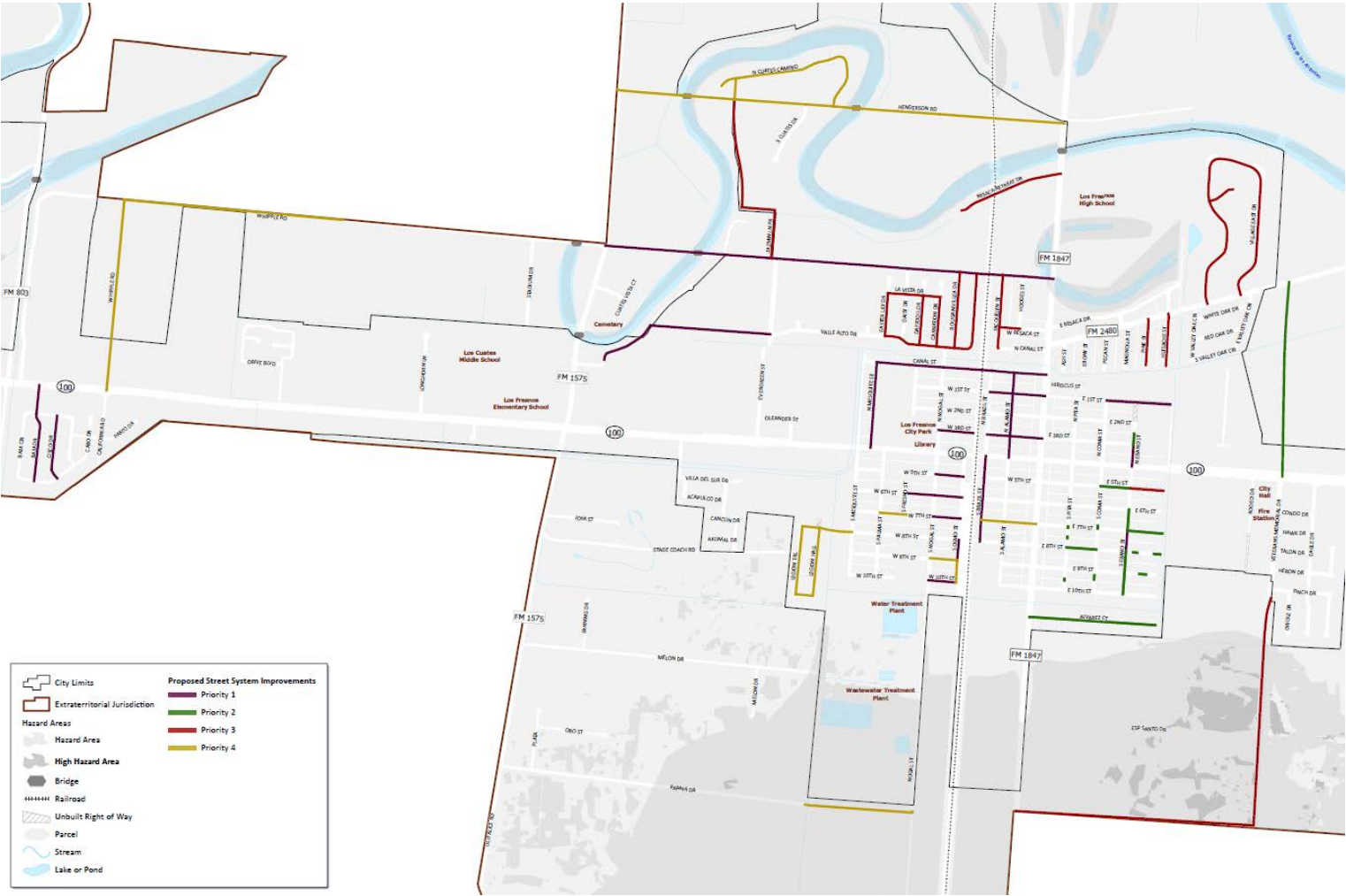
\$14,413,854

New Streets: Improving connectivity

New streets in central, eastern, and northern Los Fresnos to provide additional routes through the city

24,304 LF

\$65,020,233



Street repairs are sequenced alongside planned waterline and wastewater line work because coordinating underground utilities with paving avoids excavating new roads.

\$3,750,740



Capital Improvements: Water



Water System — \$18,653,680

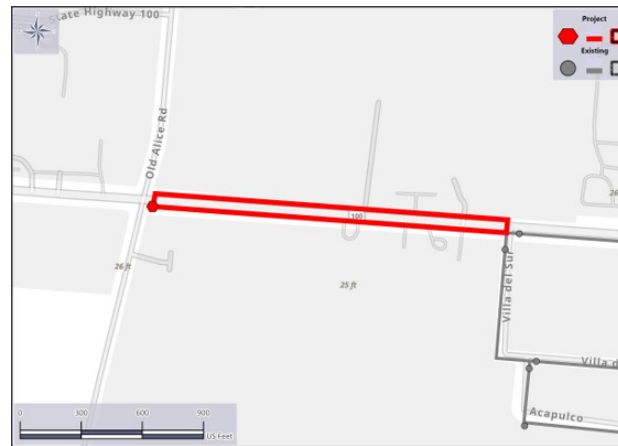
- **Water line replacements:** \$13,252,390 (Mandatory, short-term); replaces 70,583 LF of aging and deteriorating water lines; funding awarded through a TWDB grant/loan package.
- **Water line extensions:**
 - **South Nogal Street:** \$905,650 (Desirable, mid-term); extends service to unserved residents.
 - **Highway 100:** \$671,064 (Necessary, long-term); extends municipal water system to FM 1575 and connects into Olmito WSC
- **Water reservoir upgrades:** \$3,824,676 (Necessary, long-term); cleaning and regrading of water reservoir; installing upgraded equipment.



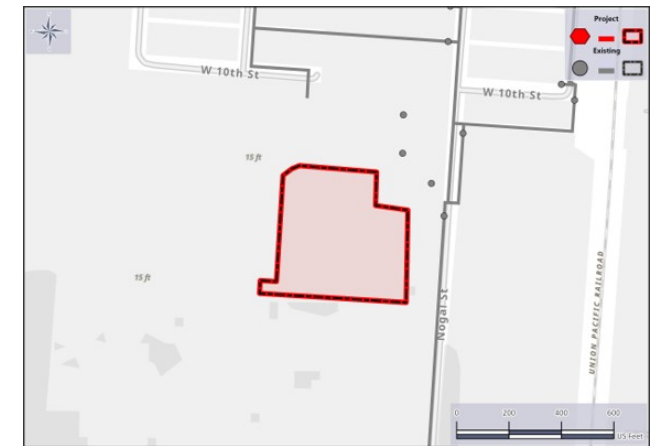
Central City Water Line Improvements



South Nogal Street Line Extension



Highway 100 Line Extension



Reservoir Upgrades

Capital Improvements: Drainage



Drainage System – \$7,754,524

- **Valle Alto channel and pond:** \$115,000 (Mandatory, short-term); regrade ditch and improve connection to detention pond.
- **Whipple Road channels and culverts:** \$204,500 (Mandatory, short-term); regrade drainage ditches and upsize culverts.
- **California Crossing channels, culverts, storm sewer, and pond:** \$1,083,160 (Mandatory, short-term); regrade ditches and pond, upsize culverts and storm sewers.
- **West Whipple Road channels and culverts:** \$584,996 (Mandatory, mid-term); regrade ditches and upsize culverts.

- **Los Fresnos Elementary Lateral channel and culverts:** \$329,917 (Necessary, mid-term); regrade ditch and upsize culverts.
- **East Second Street study:** \$4,780 (Necessary, mid-term); drainage study to identify the source of flooding.
- **North Canal Street storm sewer:** \$407,909 (Mandatory, long-term); upsize storm sewer and replace curb and grate inlets.
- **Community Park channels and storm sewers:** \$3,239,262 (Mandatory, long-term); regrade drainage ditches, upsize storm sewers, replace manholes and curb and gutter inlets.
- **South Nogal Street pond:** \$1,000,000 (Mandatory, long-term); construct a detention/retention pond.
- **Holly Lane storm sewer:** TBD (Necessary, long-term); replace storm sewer and inlet.

BEYOND THE PROJECTS

- A stormwater maintenance calendar builds toward full annual inspection coverage of the system by 2037 (Objective 2.2).
- The Future Land Use Map keeps new development out of the floodplain.
- Hazard-mitigation alignment with the Cameron County Hazard Mitigation Plan positions projects for grant funding.

Facilities & Parks: Quality of Life



Facilities & Recreation

- Today, four parks provide a total of 41.1 acres of recreation space that serve approximately 85% of households.
- Proposed extension to the Hike and Bike Trail: approximately 3 miles, creating a loop around the center of the city.
- Proposed new park: practice facilities for local sports teams and new park facilities (playground, restrooms, lighting)
- Improvements to existing park amenities, prioritized through the Master Parks Plan.

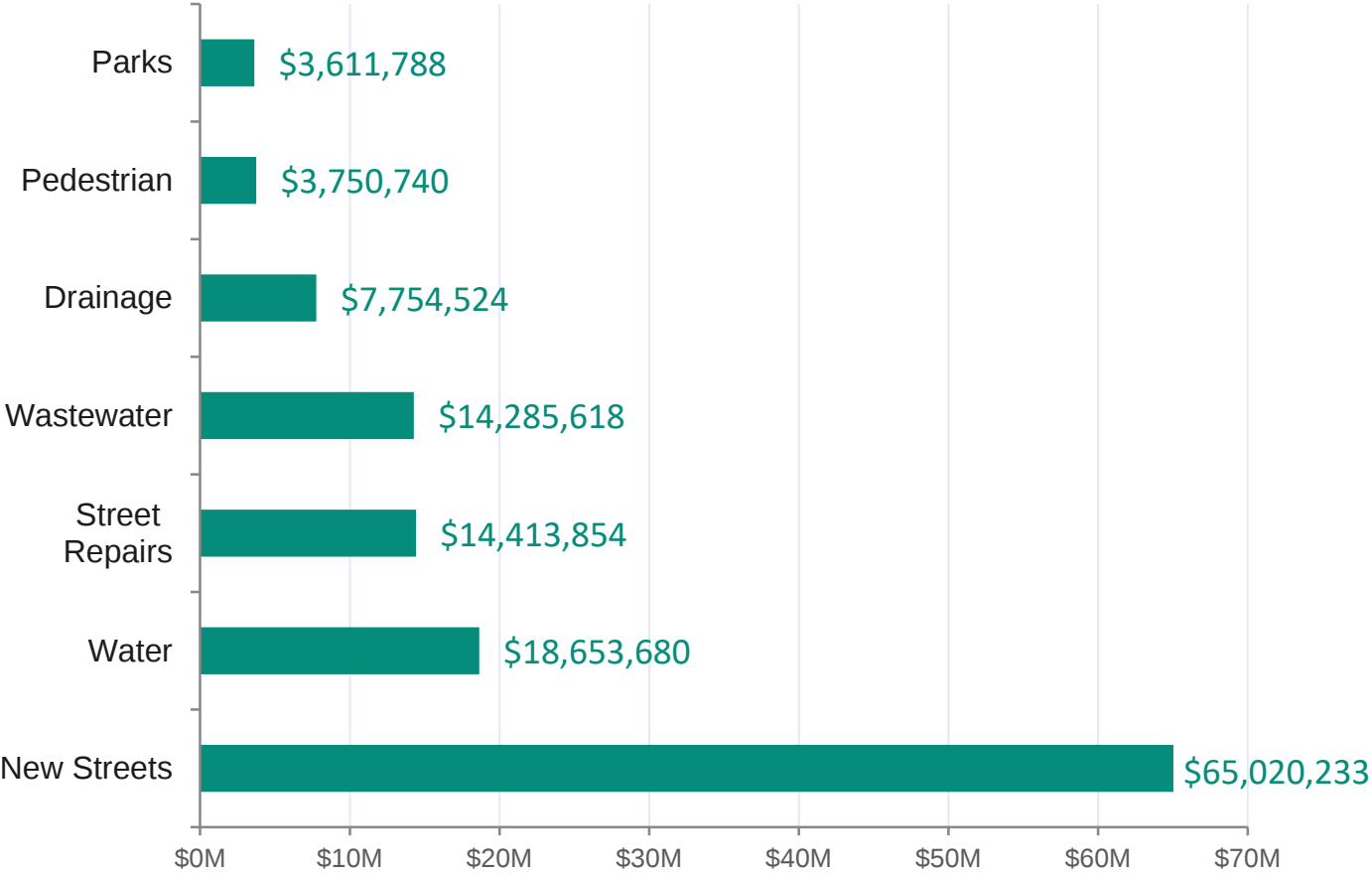


Los Fresnos Loop (Hike and Bike Trail)



Practice Fields and New Park

A ~\$123.9M Prioritized Capital Program



HOW PROJECTS ARE PRIORITIZED

Mandatory

addresses an imminent threat to life or health

Necessary

improves existing systems/replaces obsolete facilities

Desirable

improves aesthetics or quality of life

Acceptable

primarily reduces the City's operating costs

Each project sheet states priority, timing, cost, and whether it enables infrastructure in hazard areas.

Implementation: Assigned, Scheduled, Fundable



Every action assigned

Each action names a responsible party: City lead, with partners including Cameron County and TxDOT.



Every action scheduled

Annual/ongoing, short (1–2 yrs), mid (3–6 yrs), or long-term (7+ yrs) with a plan maintenance calendar: component reviews, public input in 2032, and full update by 2037.



Every action fundable

Potential sources identified per action: local funds, grants (TxCDBG, USDA, TPWD), bonds, and partnerships.



Zoning is the strongest tool

The plan calls out the Zoning Ordinance as the most effective instrument for delivering the community's vision and hazard resiliency.

Paying for the Plan: Capacity & Funding Toolbox

WHERE THE CITY STANDS — FY2025 AUDIT

\$15,367,000

bonded debt outstanding; full borrowing capacity untapped

\$2.78M

general fund balance

\$569M

2026 estimated actual taxable value; shows significant growth over the last decade

\$1.7M

In federal and pass-through grants won in FY2025; an active, proven pipeline

Watch item: The city’s financial health continues to strengthen. Debt obligations are decreasing and fund balances are increasing.

THE FUNDING TOOLBOX — IN ORDER OF RELIANCE



Grants carry the load

TWDB grant/loan packages, TxCDBG, USDA, TPWD, TxDOT can fund large projects. The City currently has been awarded several grants for infrastructure and recreation spaces.



General Funds and CDC Funding

A healthy general fund balance, strong revenues, and a well-established Community Development Corporation can fund small projects and grant matches.



Tax Increment Reinvestment Zone

A TIRZ exists to fund street improvements throughout the city.



Targeted, modest debt

With the current outstanding debt, the City should carefully consider whether additional debt is feasible.

The bottom line: The City’s existing grant awards, track record for future grant awards, and financial health strengthen its ability to implement the projects recommended in Los Fresnos 2037.

RECOMMENDED ACTION

Adopt Los Fresnos 2037

- Adopts the Los Fresnos Comprehensive Plan: 2027–2037 with all maps, exhibits, and appendices as the City's official comprehensive plan.
- Supersedes the 2014 Comprehensive Plan and all prior plans.
- Confirms the plan is a policy guide, not zoning, and not a grant or denial of any entitlement.
- Directs use of the plan in future zoning, subdivision, and capital improvement decisions, with periodic implementation reporting.
- Keeps the adopted plan on file with the City Secretary, available for public inspection.

Effective immediately upon passage and adoption.

Questions & Discussion