

## 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

January 29, 2026

TO: PROPERTY OWNERS

FROM: CITY OF LOS FRESNOS

SUBJECT: PUBLIC HEARING FOR A VARIANCE REQUEST TO ALLOW A 7'4  
HEIGHT MASONRY WALL AND COLUMNS EXCEEDING THE  
MAXIMUM HEIGHT OF 6 FT ALONG HENDERSON RD. AND VARIOUS  
LOCATIONS WITHIN THE PROPOSED FALCON'S LANDING  
SUBDIVISION.

The Los Fresnos Planning and Zoning Commission will hold a public hearing to receive comments from residents regarding a variance to allow 7'4 height masonry wall and columns exceeding the maximum height of 6 ft along Henderson Rd. and various locations within the proposed Falcons Landing Subdivision.

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

**Date:** Monday, February 16, 2026

**Time:** 6:00 p.m.

Please note: This variance request only affects the specific property 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.



January 20, 2026

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

Re: FALCONS LANDING VARIANCE

Ms. Moya,

I'm writing to request a variance to exceed the 6'0" height described in Chapter 48-209 of the Unified Development Ordinance.

Our request is to allow the height to be extended up to 7'4" for the masonry walls and columns along Henderson Rd and various locations within the gated community. The purpose of the request is so that we can stay consistent with our branding throughout the RGV, providing a grander sense of arrival and privacy to the community.

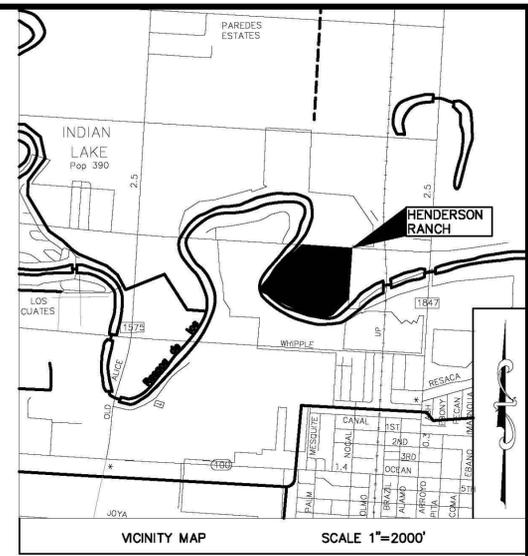
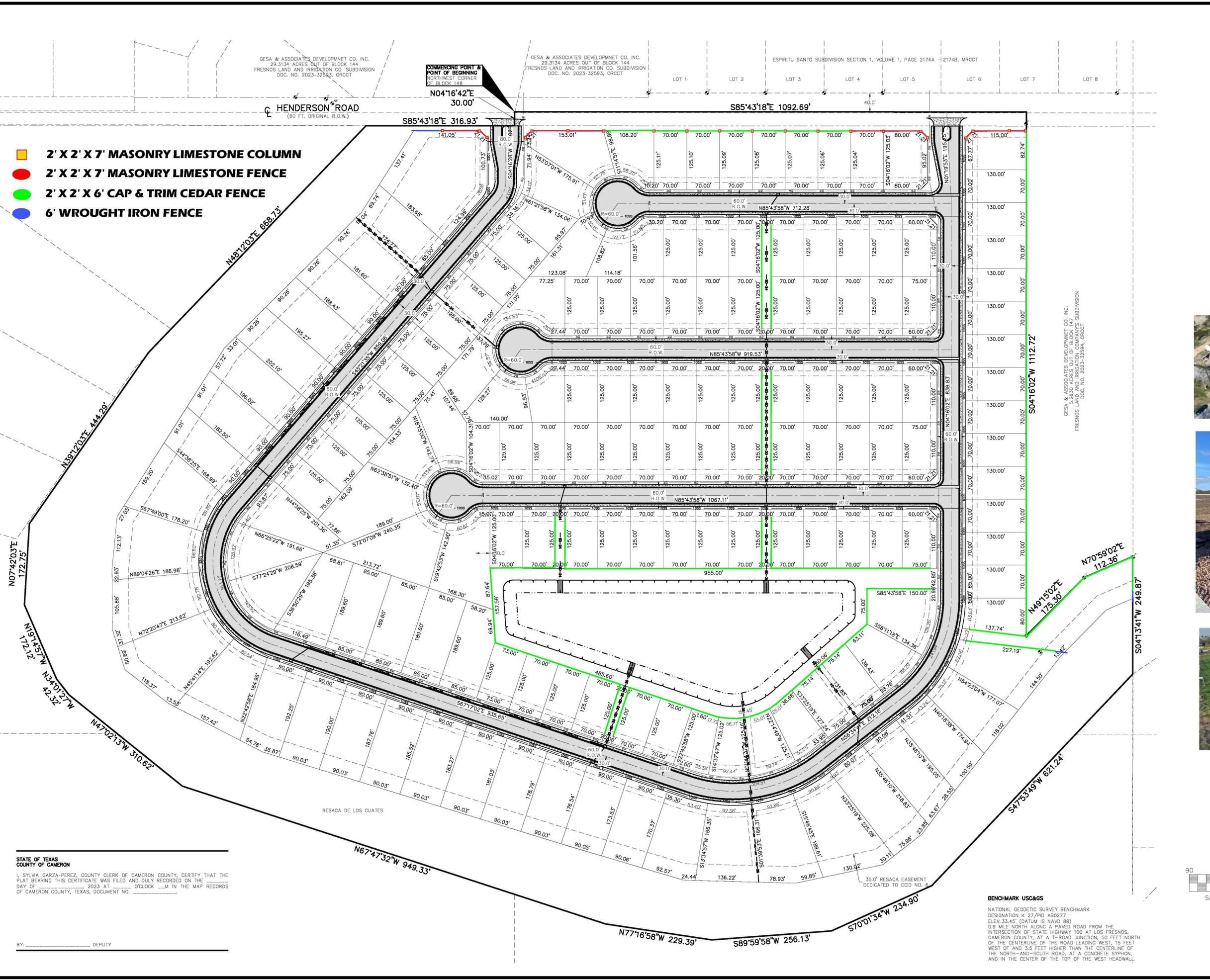
At the easements within the community, we intend to install walking paths to allow homeowners a route to the wildlife park in the stormwater detention area. At these easements we would like to extend the columns and fences to the back of the utility easements instead of the 25' setback, to provide more privacy for the homeowners on either side of the paths.

Please feel free to contact me with questions.

Respectfully,



Dave Floodman  
Cell: (830) 777-6969



**NOTES**

1. FLOOD ZONE CLASSIFICATION  
 THIS SUBDIVISION LIES IN ZONE "X" AS PER THE NATIONAL FLOOD INSURANCE RATE MAP OF  
 FRESNO COUNTY, TEXAS, DATED FEBRUARY 15, 2018.



A) WATER WILL BE PROVIDED BY: CITY OF LOS FRESNOS

B) ELECTRICAL WILL BE PROVIDED BY: AEP



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



BOUNDARIES, CREEK, GATION AND  
 NTINGS AND  
 INTERCHANGE  
 AREA IS  
 TO ANY

**FINAL PLAT OF:  
 FALCONS 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 FRESNO LAND AND IRRIGATION COMPANY  
 SUBDIVISION RECORDED IN VOLUME 3, PAGES 9  
 AND 9A, MAP RECORDS OF CAMERON COUNTY,  
 TEXAS.

MAURO DEVELOPMENT CO., LTD  
 SUBDIVIDED FOR: 221 W. OCEAN BLVD.  
 LOS FRESNOS, TEXAS 78566  
 (956) 739-4570

PLOT DATE: 14 MAY 2025 JOB NO: 434008

**Moore Land  
 Surveying, LLC**

14216 Pails Drive, La Feria, TX 78559  
 (956) 245-0988 TBP's Firm No. 10194186  
 (956) 245-4651 TBP's Firm No. 19190

STATE OF TEXAS  
 COUNTY OF CAMERON

I, SYLVIA GARZA-PEREZ, COUNTY CLERK OF CAMERON COUNTY, CERTIFY THAT THE  
 PLAT BEARING THIS CERTIFICATE WAS FILED AND DULY RECORDED ON THE  
 DAY OF 2023 AT O'CLOCK IN THE MAP RECORDS  
 OF CAMERON COUNTY, TEXAS, DOCUMENT NO. \_\_\_\_\_

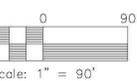
BY: \_\_\_\_\_ DEPUTY

**BENCHMARK USCGS**

NATIONAL GEODETIC SURVEY BENCHMARK  
 DESIGNATION K 27/PID A80277  
 ELEV. 33.45' (DATUM IS NAVD 88)  
 0.9 MILE NORTH ALONG A PAVED ROAD FROM THE  
 INTERSECTION OF STATE HIGHWAY 100 TO LOS FRESNOS,  
 CAMERON COUNTY, AT A T-ROAD JUNCTION, 50 FEET NORTH  
 OF THE CENTERLINE OF THE ROAD LEADING WEST, 15 FEET  
 WEST OF AND 3.5 FEET HIGHER THAN THE CENTERLINE OF  
 THE NORTH-AND-SOUTH ROAD, AT A CONCRETE SYMPHON,  
 AND IN THE CENTER OF THE TOP OF THE WEST HEADWALL.

**LEGEND**

	IRON ROD FOUND
	CONC. MONUMENT SET
	NAIL FOUND
	NAIL SET
	IRON ROD SET WITH CAP STAMPED "MOORE-6370"





Henderson Rd

N Cuates Camino

Henderson Rd

Henderson Rd

S Cuates Camino

Boys and  
Girls Club of  
Los Fresnos

FM 1847

FM 1847

