

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.

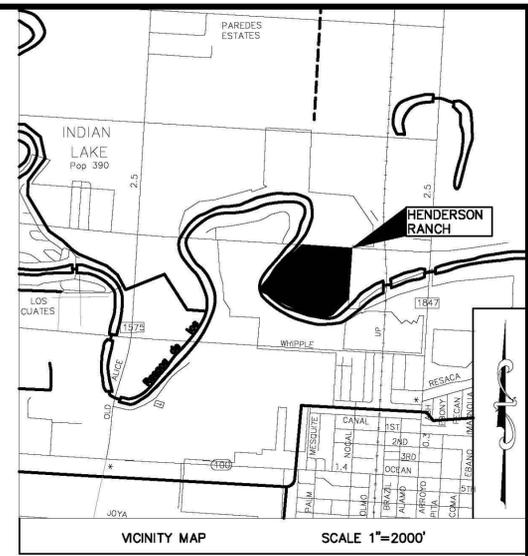
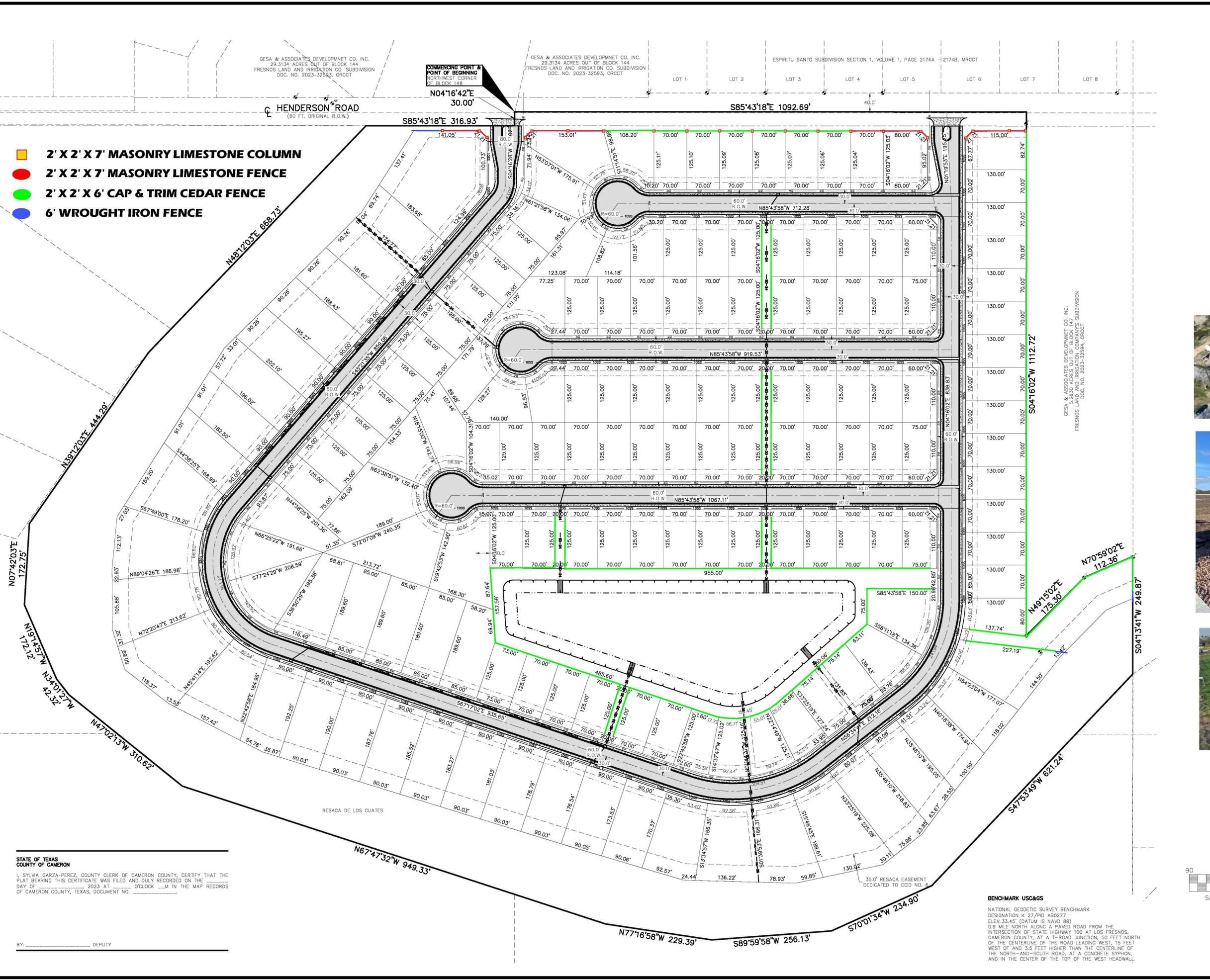
At the easements within the community, we intend to install walking paths to allow homeowners a route to the wildlife park in the stormwater detention area. At these easements we would like to extend the columns and fences to the back of the utility easements instead of the 25' setback, to provide more 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, RECORDS OF VOLUME 15, 2018.

2. ABOVE TOP
 ONE.

3. FENCE CODE
 MINIMUM STATE

4. WATER WILL BE PROVIDED BY: CITY OF LOS FRESNOS

5. ELECTRICAL WILL BE PROVIDED BY: AEP



NO. 6 AND

THE WATER, IMPROVEMENTS, THE HOA AND

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

PLAT 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

SHEET 1 OF 2

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

1	IRON ROD FOUND
2	CONC. MONUMENT SET
3	NAIL FOUND
4	NAIL SET
5	IRON ROD SET WITH CAP
6	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

