

REQUEST FOR ZONING CHANGE

City of Los Fresnos
Attn: Mark Milam, City Manager
520 East Ocean Blvd.
Los Fresnos, Texas 78566

RE: Master Plan – Centaurus A Subdivision

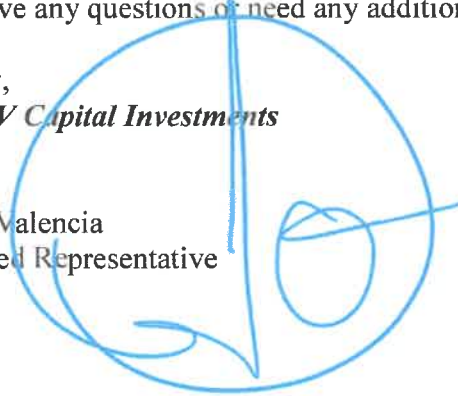
Dear Mr. Milam:

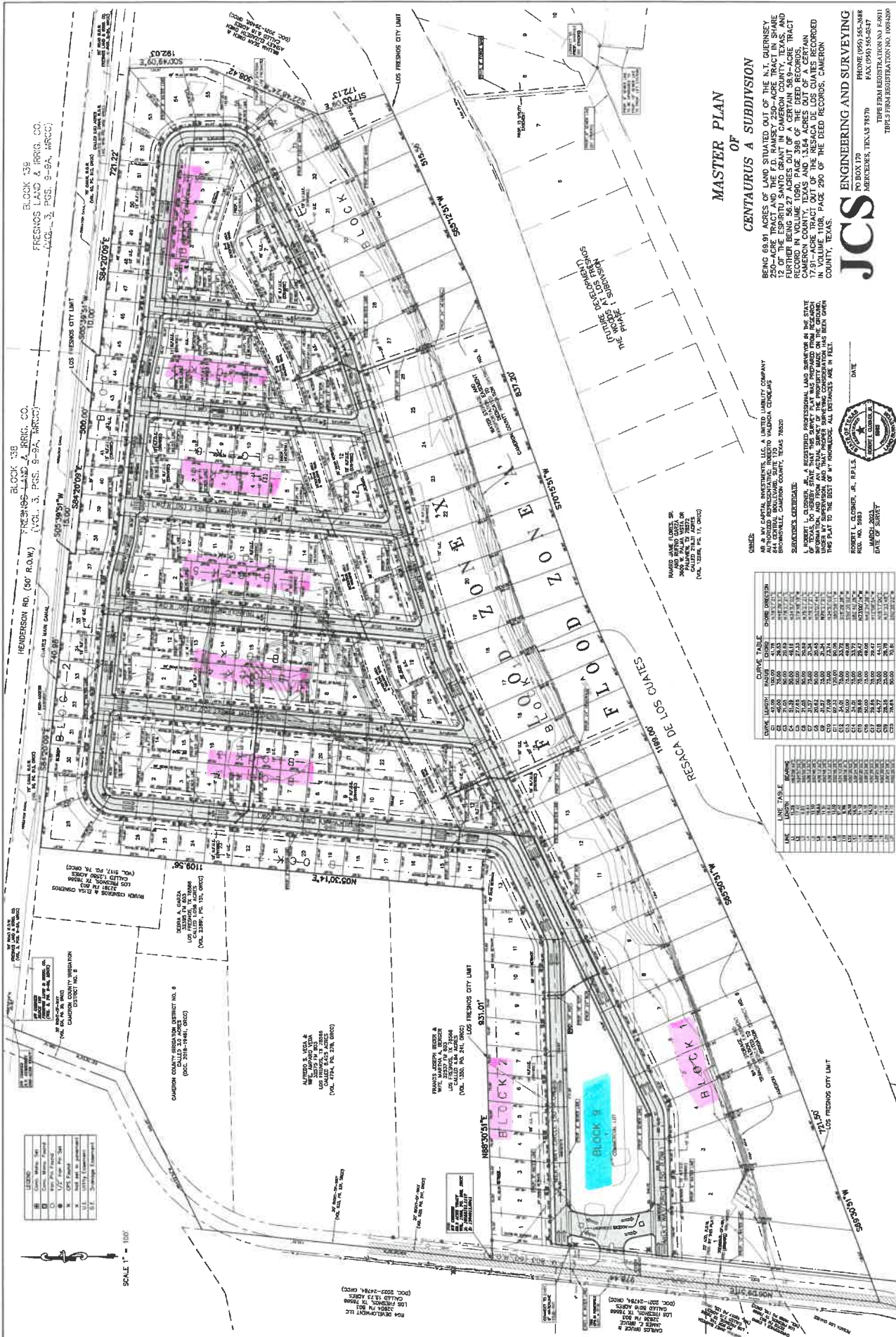
We are hereby requesting a zoning change for the Master Plan of Centaurus A Subdivision. We are requesting a zoning change to residential for proposed Block 1 – Block 8 and to commercial for proposed Block 9, as shown on the Master Plan.

If you have any questions or need any additional information, please let us know.

Sincerely,
AB & MV Capital Investments

Roberto Valencia
Authorized Representative





MASTER PLAN OF CENTAURUS A SUBDIVISION

BEING 69.91 ACRES OF LAND SITUATED OUT OF THE N.T. QUERNSEY 250-ACRE TRACT AND THE F.D. RAMSEY 250-ACRE TRACT IN SHARPE COUNTY, TEXAS, AND FURTHER BEING 58.07 ACRES OUT OF CERTAIN 58.9-ACRE TRACT RECORDED IN VOLUME 1080, PAGE 398 OF THE DEED RECORDS, SHARPE COUNTY, TEXAS, AND 3.64 ACRES OUT OF CERTAIN 7.97-ACRE TRACT RECORDED IN VOLUME 1118, PAGE 290 OF THE DEED RECORDS, SHARPE COUNTY, TEXAS.

JCS
ENGINEERING AND SURVEYING
PO BOX 170
MERCERSBURG, TEXAS 78170
PHONE (361) 652-2485
FAX (361) 652-4847
TERRITORY REGISTRATION NO. 45811
TYPE 3 FROM REGISTRATION NO. 1084280

OWNER:
AR & M CAPITAL INVESTMENTS, L.L.C., A LIMITED LIABILITY COMPANY
244 CENTRAL BOULEVARD, SUITE 1710 • MADISON, GEORGIA 30417
BRUNSWICK, GEORGIA COUNTY, GEORGIA 30405

ENGINEER:
JAMES W. GUYTON, D.S.
10821 WINDY HILLS DR.
DALLAS, TEXAS 75243
(VOL. 1279, P. 1) (CERT.)



OWNER'S TABLE

BLK	LOT	AREA (S.F.)	AREA (AC)	CONT.	DIVISION
01	01	45.00	1.02	0.00	0.00
01	02	45.00	1.02	0.00	0.00
01	03	45.00	1.02	0.00	0.00
01	04	45.00	1.02	0.00	0.00
01	05	45.00	1.02	0.00	0.00
01	06	45.00	1.02	0.00	0.00
01	07	45.00	1.02	0.00	0.00
01	08	45.00	1.02	0.00	0.00
01	09	45.00	1.02	0.00	0.00
01	10	45.00	1.02	0.00	0.00
01	11	45.00	1.02	0.00	0.00
01	12	45.00	1.02	0.00	0.00
01	13	45.00	1.02	0.00	0.00
01	14	45.00	1.02	0.00	0.00
01	15	45.00	1.02	0.00	0.00
02	01	45.00	1.02	0.00	0.00
02	02	45.00	1.02	0.00	0.00
02	03	45.00	1.02	0.00	0.00
02	04	45.00	1.02	0.00	0.00
02	05	45.00	1.02	0.00	0.00
02	06	45.00	1.02	0.00	0.00
02	07	45.00	1.02	0.00	0.00
02	08	45.00	1.02	0.00	0.00
02	09	45.00	1.02	0.00	0.00
02	10	45.00	1.02	0.00	0.00
02	11	45.00	1.02	0.00	0.00
02	12	45.00	1.02	0.00	0.00
02	13	45.00	1.02	0.00	0.00
02	14	45.00	1.02	0.00	0.00
02	15	45.00	1.02	0.00	0.00
03	01	45.00	1.02	0.00	0.00
03	02	45.00	1.02	0.00	0.00
03	03	45.00	1.02	0.00	0.00
03	04	45.00	1.02	0.00	0.00
03	05	45.00	1.02	0.00	0.00
03	06	45.00	1.02	0.00	0.00
03	07	45.00	1.02	0.00	0.00
03	08	45.00	1.02	0.00	0.00
03	09	45.00	1.02	0.00	0.00
03	10	45.00	1.02	0.00	0.00
03	11	45.00	1.02	0.00	0.00
03	12	45.00	1.02	0.00	0.00
03	13	45.00	1.02	0.00	0.00
03	14	45.00	1.02	0.00	0.00
03	15	45.00	1.02	0.00	0.00

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01	05	45.00	1.02	0.00	0.00
01	06	45.00	1.02	0.00	0.00
01	07	45.00	1.02	0.00	0.00
01	08	45.00	1.02	0.00	0.00
01	09	45.00	1.02	0.00	0.00
01	10	45.00	1.02	0.00	0.00
01	11	45.00	1.02	0.00	0.00
01	12	45.00	1.02	0.00	0.00
01	13	45.00	1.02	0.00	0.00
01	14	45.00	1.02	0.00	0.00
01	15	45.00	1.02	0.00	0.00
02	01	45.00	1.02	0.00	0.00
02	02	45.00	1.02	0.00	0.00
02	03	45.00	1.02	0.00	0.00
02	04	45.00	1.02	0.00	0.00
02	05	45.00	1.02	0.00	0.00
02	06	45.00	1.02	0.00	0.00
02	07	45.00	1.02	0.00	0.00
02	08	45.00	1.02	0.00	0.00
02	09	45.00	1.02	0.00	0.00
02	10	45.00	1.02	0.00	0.00
02	11	45.00	1.02	0.00	0.00
02	12	45.00	1.02	0.00	0.00
02	13	45.00	1.02	0.00	0.00
02	14	45.00	1.02	0.00	0.00
02	15	45.00	1.02	0.00	0.00
03	01	45.00	1.02	0.00	0.00
03	02	45.00	1.02	0.00	0.00
03	03	45.00	1.02	0.00	0.00
03	04	45.00	1.02	0.00	0.00
03	05	45.00	1.02	0.00	0.00
03	06	45.00	1.02	0.00	0.00
03	07	45.00	1.02	0.00	0.00
03	08	45.00	1.02	0.00	0.00
03	09	45.00	1.02	0.00	0.00
03	10	45.00	1.02	0.00	0.00
03	11	45.00	1.02	0.00	0.00
03	12	45.00	1.02	0.00	0.00
03	13	45.00	1.02	0.00	0.00
03	14	45.00	1.02	0.00	0.00
03	15	45.00	1.02	0.00	0.00

BLOCK 13B
FRESHOSH LAND & BRICK CO.
(VOL. 3, P. 95A, BRCC)
BLOCK 13A
FRESHOSH LAND & BRICK CO.
(VOL. 3, P. 95A, BRCC)

BLOCK 2
FRESHOSH LAND & BRICK CO.
(VOL. 3, P. 95A, BRCC)
BLOCK 1
FRESHOSH LAND & BRICK CO.
(VOL. 3, P. 95A, BRCC)

BLOCK 3
FRESHOSH LAND & BRICK CO.
(VOL. 3, P. 95A, BRCC)
BLOCK 4
FRESHOSH LAND & BRICK CO.
(VOL. 3, P. 95A, BRCC)

BLOCK 5
FRESHOSH LAND & BRICK CO.
(VOL. 3, P. 95A, BRCC)
BLOCK 6
FRESHOSH LAND & BRICK CO.
(VOL. 3, P. 95A, BRCC)

BLOCK 7
FRESHOSH LAND & BRICK CO.
(VOL. 3, P. 95A, BRCC)
BLOCK 8
FRESHOSH LAND & BRICK CO.
(VOL. 3, P. 95A, BRCC)

SCALE 1" = 100'

FOR RECORDS ONLY
NO. 2094, P. 10
LOS FRESNOS, TX 77808
CALLED 12.7.2009
(VOL. 2022-20784, BRCC)



November 6, 2024

TO: PROPERTY OWNERS ON PORTIONS OF NORTH FM 803

FROM: CITY OF LOS FRESNOS

SUBJECT: REQUEST TO RE-ZONE PROPERTY ON (69 Acres) ON THE EAST SIDE OF NORTH FM 803 FROM THE RESACA TO HENDERSON ROAD.

You are being notified of a proposed zoning change near your property. The City is required to notify all property owners within 200 of the property being re zoned.

The property listed below is currently zoned AG Agricultural District and is in the process of being subdivided into Centaurus Subdivision.

- Espirito Santo Grant Share 12-69.91 acres of 76.11 TR V-1 & TRX-1 Property ID 161935

The request is to rezone Block 1 through Block 8 to R-1 Single Family District and Block 9 to C-2 General Commercial District of the proposed Centaurus Subdivision.

The **Planning and Zoning Commission** will hold a public hearing on Monday, December 16, 2024 at 6:00 p.m. in City Hall, 520 E Ocean Blvd., Los Fresnos, TX. 78566 to receive comments from the property owners concerning the rezoning request.

If the request is granted by the Planning and Zoning Commission, the **City Council** of the City of Los Fresnos will hold a public hearing on Tuesday, January 14, 2025 at 6:00 p.m. in City Hall, 520 E Ocean Blvd., Los Fresnos, TX. 78566 to receive comments from the property owners concerning the rezoning request.

If you have any questions concerning the above, please contact Jacqueline Moya, City Secretary or Mark Milum, City Manager at (956) 233-5768.