

ORDINANCE NO. 583

AN ORDINANCE REZONING CERTAIN PROPERTIES LOCATED ON THE NORTH SIDE OF WEST OCEAN BOULEVARD / HIGHWAY 100, CITY OF LOS FRESNOS, TEXAS, FROM R-1 SINGLE-FAMILY RESIDENTIAL DISTRICT TO C-2 GENERAL COMMERCIAL DISTRICT, AS MORE PARTICULARLY DESCRIBED IN EXHIBIT “A”; AMENDING THE OFFICIAL ZONING MAP; PROVIDING FOR PUBLICATION; AND PROVIDING AN EFFECTIVE DATE.

This ordinance was introduced and submitted to the City Council for passage and adoption after the second reading of the Ordinance. After presentation and discussion of the Ordinance, a motion was made by _____ that the Ordinance be finally passed and adopted in accordance with the City’s Home Rule Charter. The motion was seconded by _____ and carried by the following voted:

Mayor Alejandro Flores	___ For ___ Against ___ Abstained
Mayor Pro-tem Alberto Escobedo	___ For ___ Against ___ Abstained
Councilmember Andrew Gonzales	___ For ___ Against ___ Abstained
Councilmember Juan Munoz	___ For ___ Against ___ Abstained
Councilmember Luis Gonzalez	___ For ___ Against ___ Abstained
Councilmember Leonel Casanova Jr.	___ For ___ Against ___ Abstained

WHEREAS, the Planning and Zoning Commission of the City of Los Fresnos held a public hearing and made a recommendation regarding the proposed rezoning; and

WHEREAS, the City Council of the City of Los Fresnos, Texas held a public hearing as required by law and determined that the requested zoning change promotes the health, safety, morals, and general welfare of the community;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOS FRESNOS, TEXAS:

SECTION 1. In accordance with Chapter 48 (Zoning), Article II, of the Code of Ordinances of the City of Los Fresnos, Texas, the properties described in Exhibit “A”, attached hereto and incorporated herein for all purposes, are hereby rezoned from R-1 Single-Family Residential District to C-2 General Commercial District.

SECTION 2. The Official Zoning Map of the City of Los Fresnos is hereby amended to reflect the zoning change described herein and illustrated in Exhibit “B”.

SECTION 3. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4. If any section, subsection, sentence, clause, or phrase of this ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portions of this ordinance.

SECTION 5. This Ordinance shall take effect upon its final passage and after publication of the caption as required by law.

INTRODUCED and APPROVED on first reading this _____ day of _____, 2026.

APPROVED and PASSED on second and final reading this _____ day of _____, 2026.

Alejandro Flores, Mayor

ATTEST:

Jacqueline Moya, City Secretary

EXHIBIT “A”

Property Descriptions – Rezoning to C-2 General Commercial District

The following properties located on the north side of West Ocean Boulevard / Highway 100 are hereby rezoned:

1. ABST. 2 – F.L. & I. CO., Block 164, PT W18.48, 6.422 acres out of 8.222 acres (Property ID 138155)
2. Fresnos Land & Irrigation Co. Subdivision, 8.85 acres and 0.172 acres out of Block 164 (Property ID 138156)
3. Fresnos Land & Irrigation Co. Subdivision, 10.1220 acres out of Block 164 (Property ID 138159)
4. Fresnos Land & Irrigation Co. Subdivision, 2.229 acres of 3.059 acres out of Blocks 164 & 165 (Property ID 138164)
5. Fresnos Land & Irrigation Co. Subdivision, 5.965 acres out of Blocks 164 & 165 (Property ID 138165)
6. Abst. 2 – Unsubdivided, SE 8.34 Share 12 Tract V-1, 1.2600 acres (Property ID 161933)
7. Abst. 2 – Unsubdivided, SE 8.34 Share 12 Tract V-1, 1.2600 acres (Property ID 161936)
8. Abst. 2 – Unsubdivided, SE 8.34 Share 12 Tract V-1, 2.5200 acres (Property ID 161937)
9. Abst. 2 – Unsubdivided, SE 8.34 Share 12 Tract V-1, 1.2600 acres (Property ID 161941)
10. Abst. 2 – Unsubdivided, SE 8.34 Share 12 Tract V-1, 1.9900 acres (Property ID 161943)
11. Abst. 2 – F.L. & I. Co., Block 164, PT W18.48, 1.80 acres out of 8.222 acres (Property ID 241923)

EXHIBIT “B”

Zoning Map – West Ocean Boulevard / Highway 100 Rezoning Area

