



Planning and Zoning Commission Meeting Agenda

Monday, February 24, 2025 at 6:00 PM

City Hall – 520 East Ocean Blvd. Los Fresnos, TX 78566

<https://cityoflosfresnos.com/meetings>

NOTICE OF SAID MEETING IS HEREBY GIVEN BY THE CITY OF LOS FRESNOS PURSUANT TO CHAPTER 551, TITLE 5 OF THE TEXAS GOVERNMENT CODE, THE TEXAS OPEN MEETINGS ACT.

A. CALL MEETING TO ORDER

B. VISITORS REMARKS

To speak, you must sign in with the City Secretary prior to the meeting. You have a limit of 5 minutes to speak.

C. PUBLIC HEARING

1. Public hearing to receive comments from residents concerning the application for conditional use permit to allow a duplex to locate at 512 Canal St. Lot # 88977 zoned Single Family District.

D. ACTION ITEMS

1. Consideration and ACTION to approve an application for conditional use permit to allow a duplex to locate at 512 Canal St. (Lot #88977) zoned Single Family District.
2. Consideration and ACTION to approve the minutes from January 20, 2025.

E. ADJOURNMENT

This is to certify that I, Jacqueline Moya, posted this agenda on the front bulletin board of the City Hall and the city website at www.cityoflosfresnos.com on February 21, 2025 on or before 05:30 p.m. and it shall remain so posted continuously for at least 72 hours preceding the scheduled time of said meeting.

/s/ Jacqueline Moya, City Secretary

Persons with any disabilities that would like to attend meetings must notify City Secretary 24 hours in advance so that the City can make arrangements for that disabled person.

ACTION ITEM REPORT



Item Title:

Public hearing to receive comments from residents concerning the application for conditional use permit to allow a duplex to locate at 512 Canal St. Lot # 88977 zoned Single Family District.

Recommendation:

This is the area discussed at other meetings located on Canal Street just east of Mesquite Street across from Lopez-Riggins Elementary. This time is allotted to hear from the public.

November of 2024

To whom it may concern:

As you are aware, the community of Los Fresnos is continuously growing and development of commercial and residential opportunities is fundamental to the city's economic improvement; for this, I respectfully address you to request authorization to initiate the construction of a duplex building in a R1A zone; on 00 W Canal St. Los Fresnos, TX 78566 lot# 88977.

By allowing this development, you will be contributing to the opportunity for more families to reside near Ocean Boulevard which is one of the main streets connecting Los Fresnos with its adjacent cities. This benefit will extend in providing access to the Lopez-Riggings Elementary School allowing for young families to have access to this institution at walking distance and for residents to live near a dozen of local businesses which could translate into an financial influx as well.

Currently, the land area in which my company intends to invest does not have any habitational buildings, by granting your authorization for this development, a constant supervision by residents and tenants could improve the safety and upkeeping of the area as well.

I appreciate the consideration given to this request and I stay confident that you will make a decision that could benefit the city and this community.

Thank you in advance.

Blanca E. Lopez

Luna Treba LLC.







January 15, 2025

TO: PROPERTY OWNERS

FROM: CITY OF LOS FRESNOS

SUBJECT: PUBLIC HEARING FOR A CONDITIONAL USE PERMIT TO ALLOW A DUPLEX TO LOCATE AT 512 CANAL STREET - LOT#88977 (RIGHT ACROSS FROM LOPEZ-RIGGINS ELEMENTARY).

The Los Fresnos Planning and Zoning Commission will hold a public hearing at City Hall, 520 E Ocean Blvd., Los Fresnos, TX 78566, to receive comments from residents concerning the application for conditional use permit to allow a duplex to locate at 512 Canal Street - Lot # 88977 (right across from Lopez-Riggins Elementary), zoned Single Family District.

The public hearing will be held at the Planning and Zoning Commission meeting on Monday, February 24, 2025 at 6:00 p.m.

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

VICINITY MAP



Schedule of Drawings

Revised 6/9/2024

EXHIBIT "A"

SHEET INDEX	
C-0	COVER SHEET
C-1	SITE PLAN
A-1	FLOOR PLAN 1

General Notes

CUBIC DESIGN & CONSTRUCTION INC
 1447 W. PRICE RD. SUITE 7 APARTMENT 426
 BROWNSVILLE TX. 78520



CUBIC DESIGN
& CONSTRUCTION, INC.

No.	Revision/Issue	Date

DRAWN BY:
JJAVALOS

PROJECT NAME:
LUNA TREBA DUPLEX

LEGAL DESCRIPTION:
**TRACT 6 0.246 ACRE OUT OF BLOCK 170
FRINGS LAND AND IRRIGATION COMP
SUBDIVISION LOS PRENSOS TXL**

ADDRESS:

CUSTOMER:
**LUNA TREBA INC
1781 LAUREL LN, BROWNSVILLE TX
CONTACT PERSON: BLANCA ESTHELA LOPEZ
PHONE: 956-250-8038
ELANCA@GMAIL.COM**

Project Sheet

COVER SHEET

Date

11/12/2024

Scale

AS SHOWN

C-0

General Notes

CUBIC DESIGN & CONSTRUCTION INC

1447 W. PRICE RD, SUITE 7 APARTMENT 426
BROWNSVILLE TX, 78520



No.	Revisions/Issues	Date

DRAWN BY: JJAVALOS

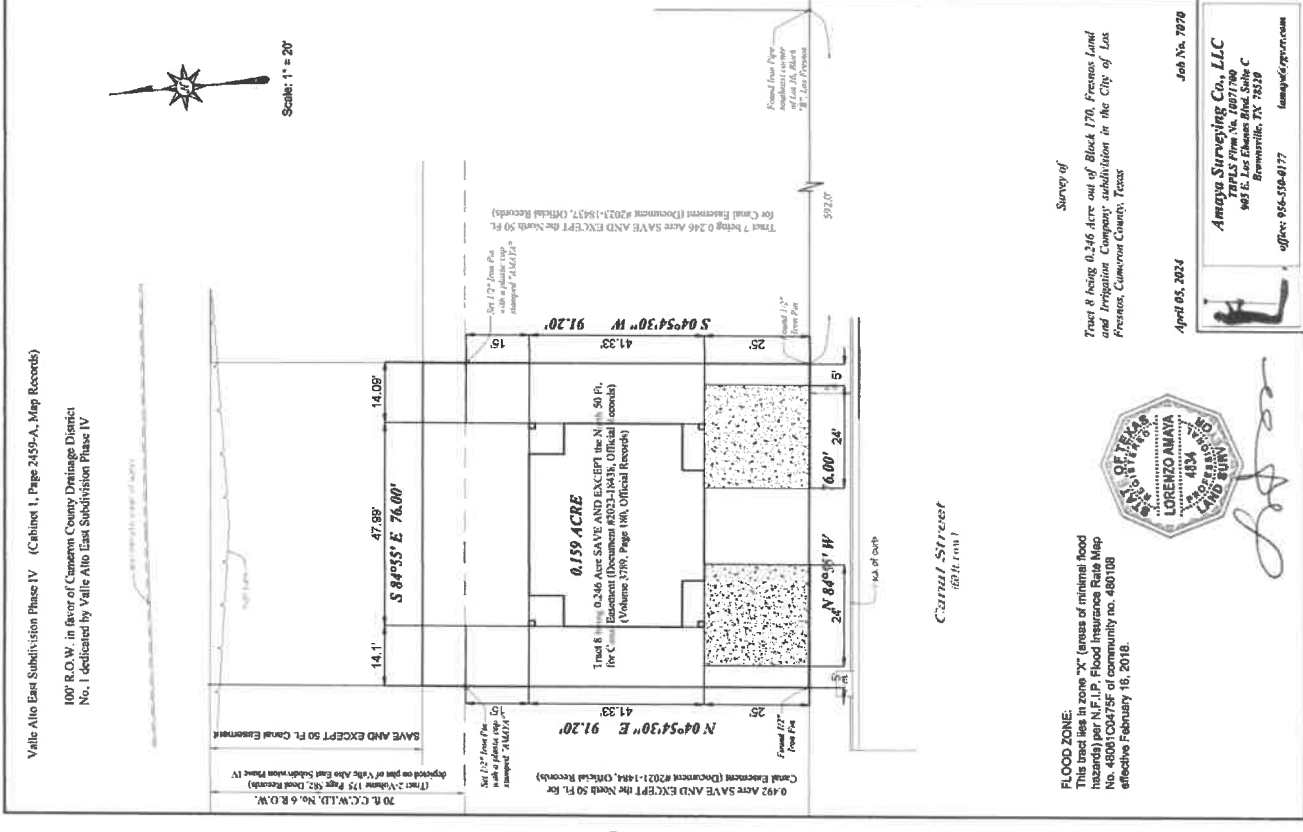
PROJECT NAME:
LUNA TREBA DUPLEX

TRACT 8 BEING 0.246 ACRE OUT OF BLOCK 170, FRESNOS LAKE AND IRRIGATION COMPANY SUBDIVISION LOS FRESNOS TX.

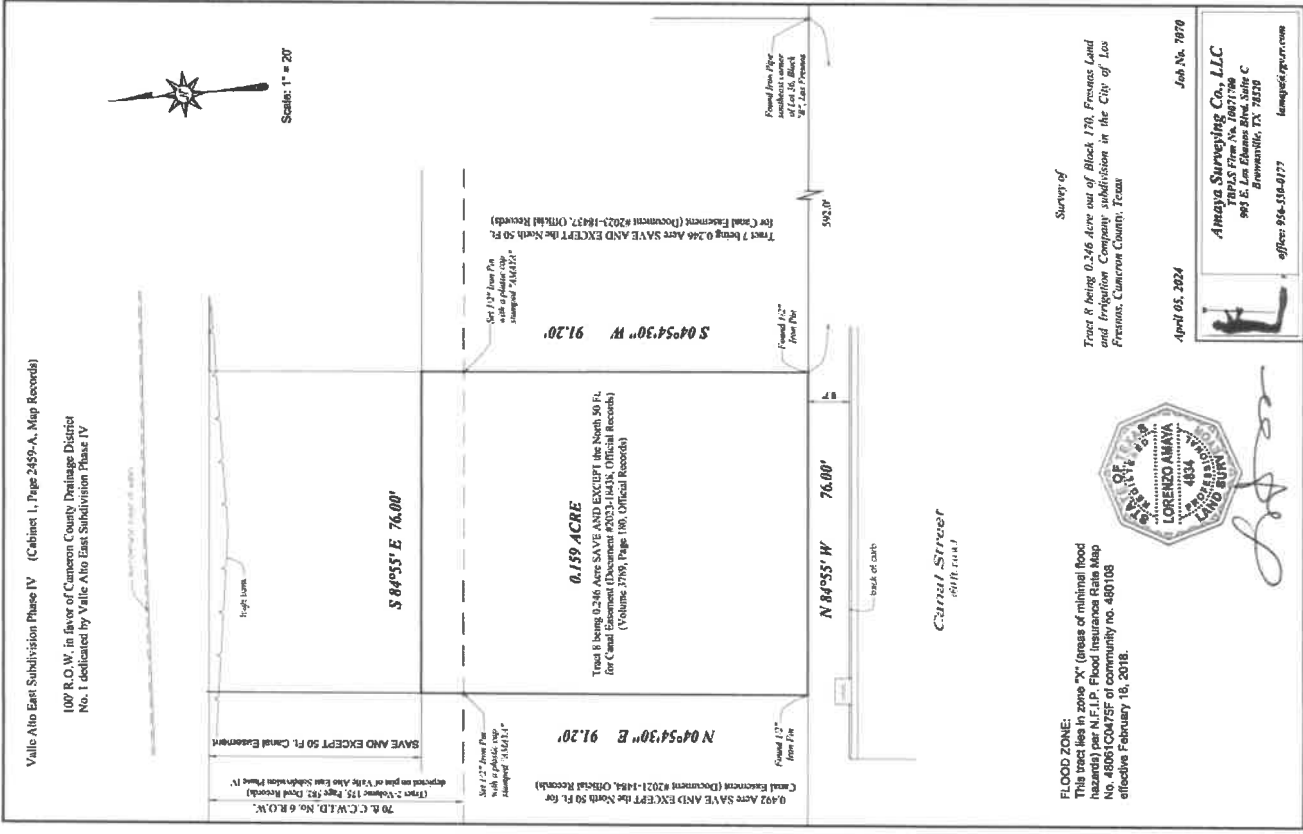
ADDRESS:

CUSTOMER:
LUNA TREBA INC
1781 LAUREL LN, BROWNSVILLE TX
CONTACT PERSON: BLANCA ESTHELA LOPEZ
PHONE: 996-380-8038
BLANCACUARTAY93@GMAIL.COM

Project	Sheet
SITE PLAN	C-1
Date	11/11/2024
Scale	AS SHOWN



6



6

Site Plan
1"=20'-0"

General Notes

CUBIC DESIGN & CONSTRUCTION INC

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CUBIC DESIGN
& CONSTRUCTION INC

No.	Revision/Issue	Date

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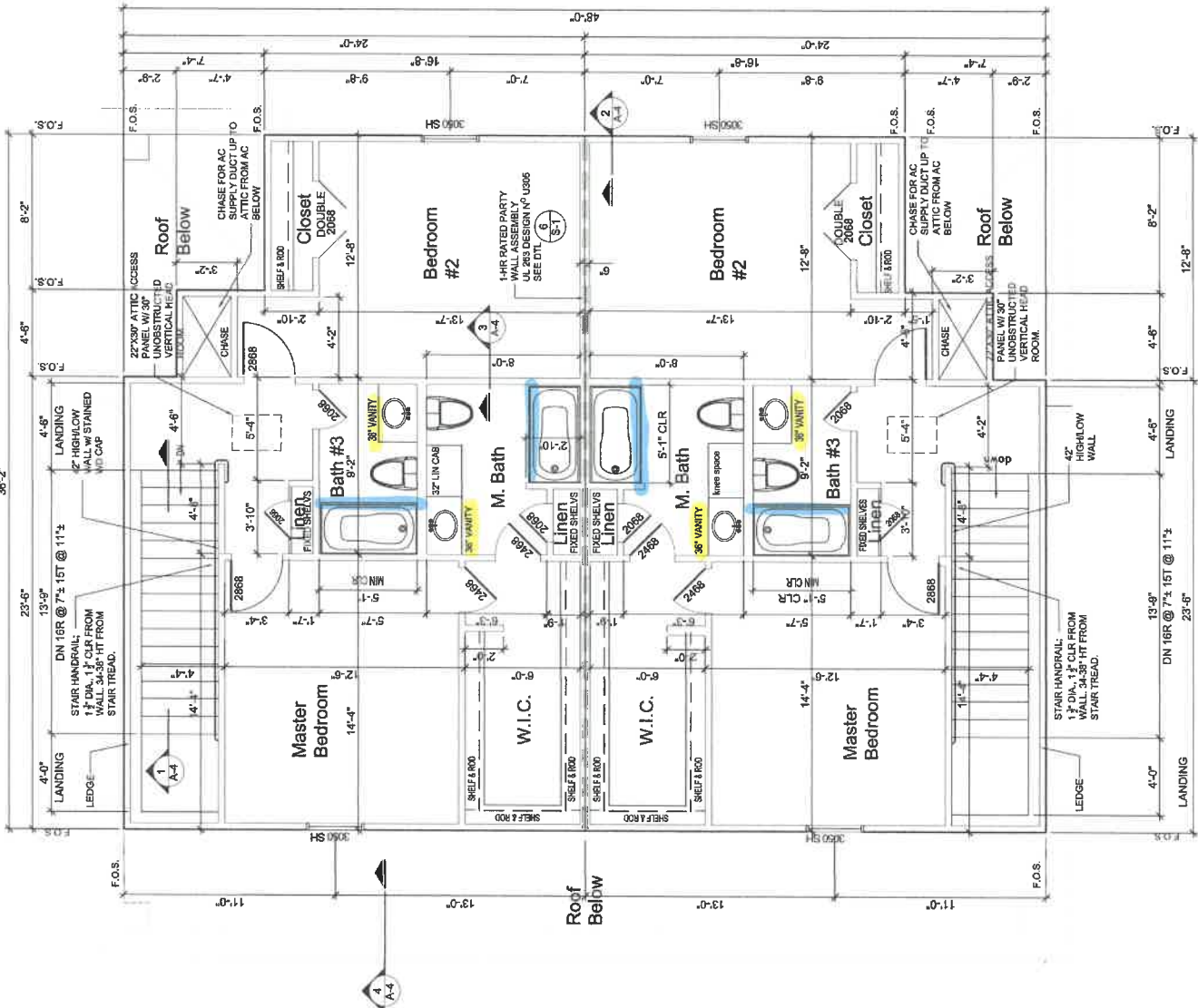
PROJECT NAME:
LUNA TREBA DUPLEX

1/4" = 1'-0"
TOTAL AREA PER UNIT = 3,484 S.F.

ADDRESS:

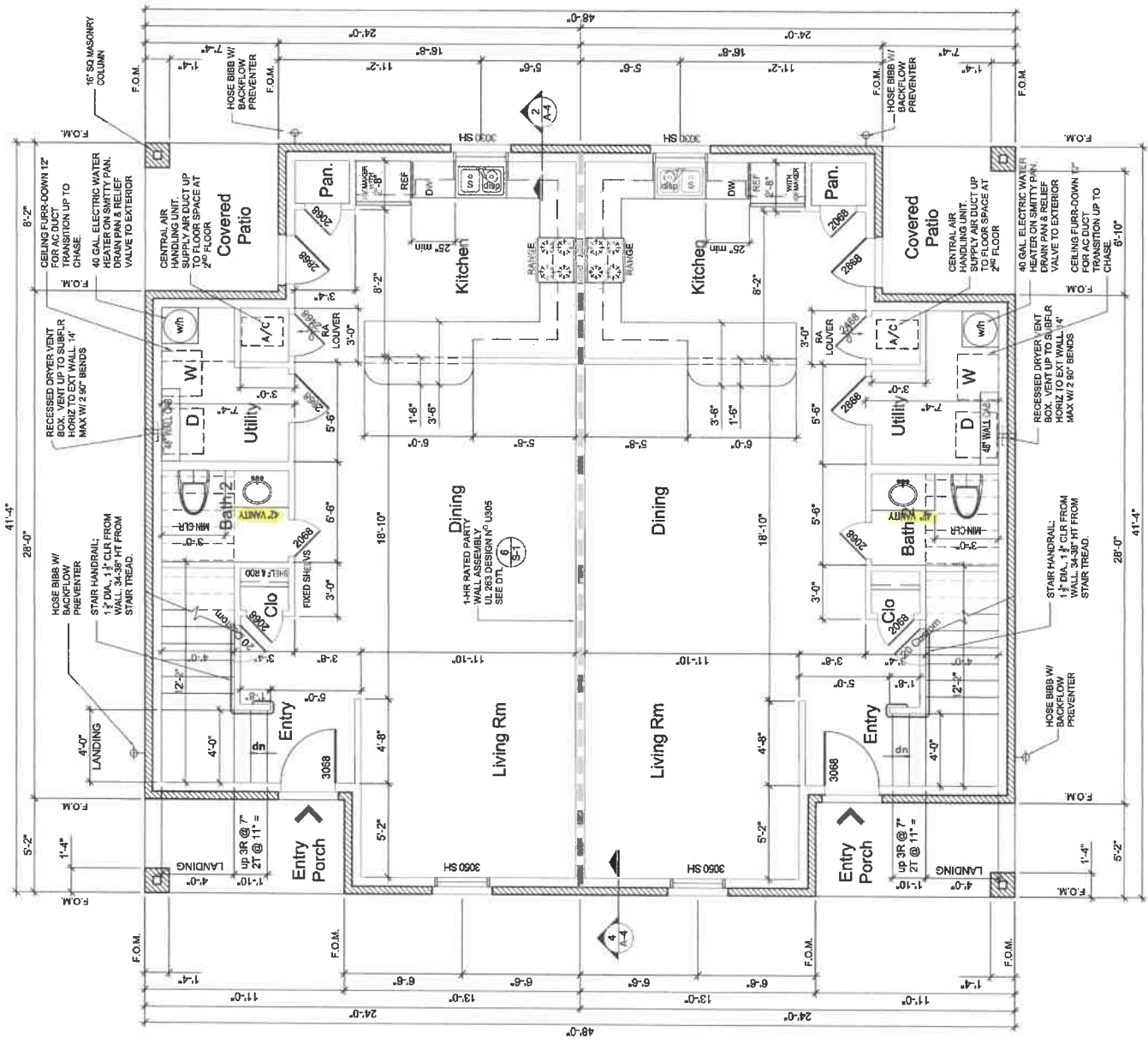
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BLANCACUARTA7@gmail.com

Project	Sheet
FLOOR PLAN	A-1
Date	11/17/2024
Scale	AS SHOWN



Duplex Model No. A1724
Second Floor Plan
SCALE: 1/4"=1'-0"

2 Story 2 Bedroom - 2 1/2 Bath	
Area	S.F.
Level 1 Living Area	838
Level 2 Living Area	769
Entry Porch	57
Covered Patio	60
Total Area per unit = 1,724 x 2 = 3,484 S.F.	



Duplex Model No. A1724
First Floor Plan
SCALE: 1/4"=1'-0"

Floor Plan

1/4"=1'-0"

ACTION ITEM REPORT



Item Title: Consideration and ACTION to approve an application for conditional use permit to allow a duplex to locate at 512 Canal St. (Lot #88977) zoned Single Family District.

Recommendation:

This area is located on Canal Street just east of Mesquite Street across from Lopez-Riggins Elementary. The area has never been developed due to the sewer not being extended on that side of the street. It would need to be extended.

There is an irrigation easement in the rear that will always affect these properties. The canal has been placed underground but the easement cannot change as there needs to be sufficient room for maintenance and repair as needed. The drawing indicates there is sufficient room for a duplex. The property owner will have to extend sewer at their expense and then get reimbursed as the other lots connect, which once the sewer line is in I expect it to be soon. The area is zoned single family but due to the school it would seem natural to allow duplexes in this immediate area only (along Canal Street on the north side from Mesquite Street to the old Fresno Street Right of way which is where the school property ends.

I recommend approval.

November of 2024

To whom it may concern:

As you are aware, the community of Los Fresnos is continuously growing and development of commercial and residential opportunities is fundamental to the city's economic improvement; for this, I respectfully address you to request authorization to initiate the construction of a duplex building in a R1A zone; on 00 W Canal St. Los Fresnos, TX 78566 lot# 88977.

By allowing this development, you will be contributing to the opportunity for more families to reside near Ocean Boulevard which is one of the main streets connecting Los Fresnos with its adjacent cities. This benefit will extend in providing access to the Lopez-Riggings Elementary School allowing for young families to have access to this institution at walking distance and for residents to live near a dozen of local businesses which could translate into an financial influx as well.

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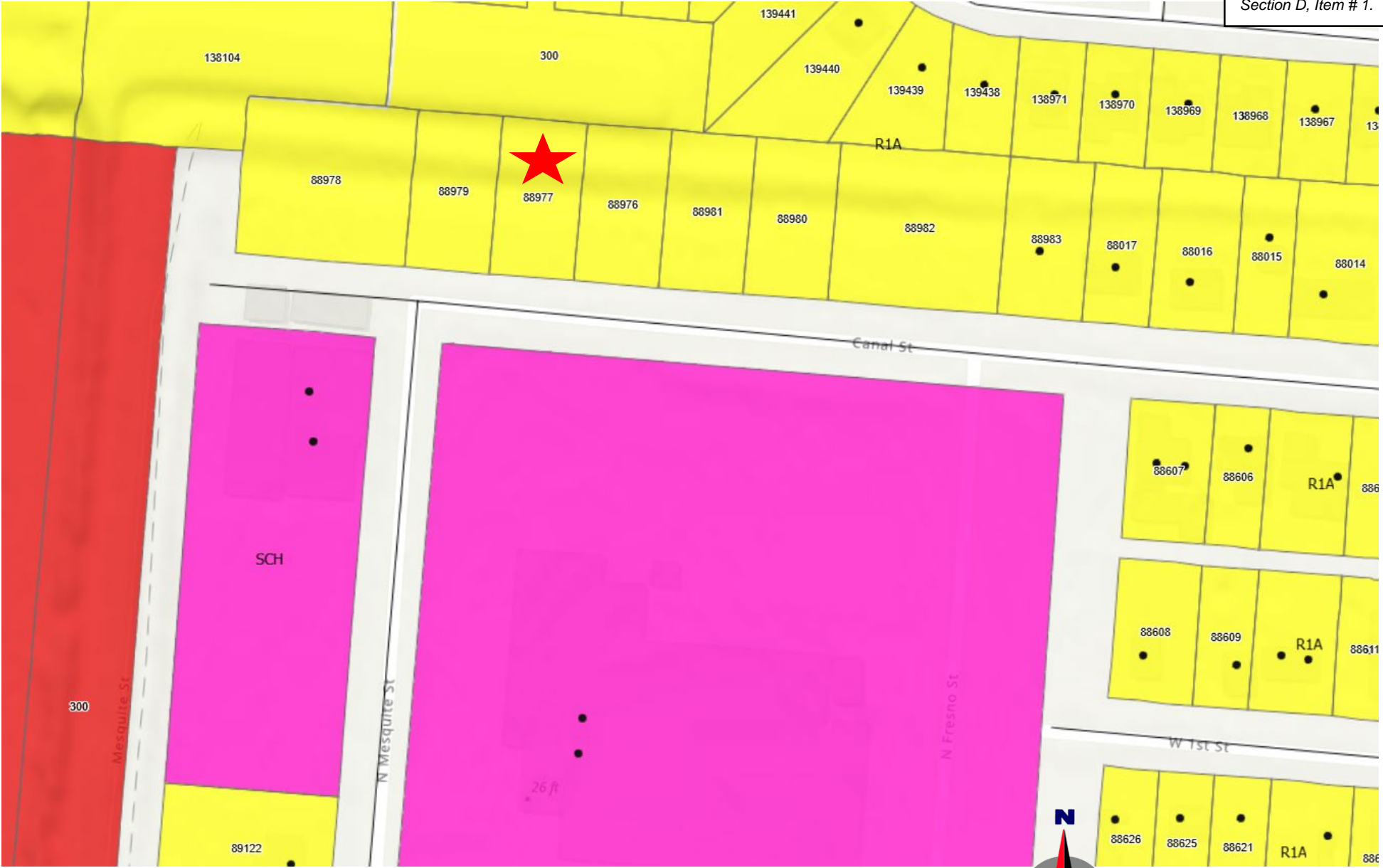
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Luna Treba LLC.







January 15, 2025

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FROM: CITY OF LOS FRESNOS

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VICINITY MAP



Schedule of Drawings

Revised 6/9/2024

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C-1	SITE PLAN
A-1	FLOOR PLAN 1

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 BROWNSVILLE TX. 78520



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No.	Revision/Issue	Date

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 PHONE: 956-250-8038
 ELANCA@GMAIL.COM

Project Sheet

COVER SHEET

Date

11/12/2024

Scale

AS SHOWN

C-0

General Notes

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BROWNSVILLE TX, 78520



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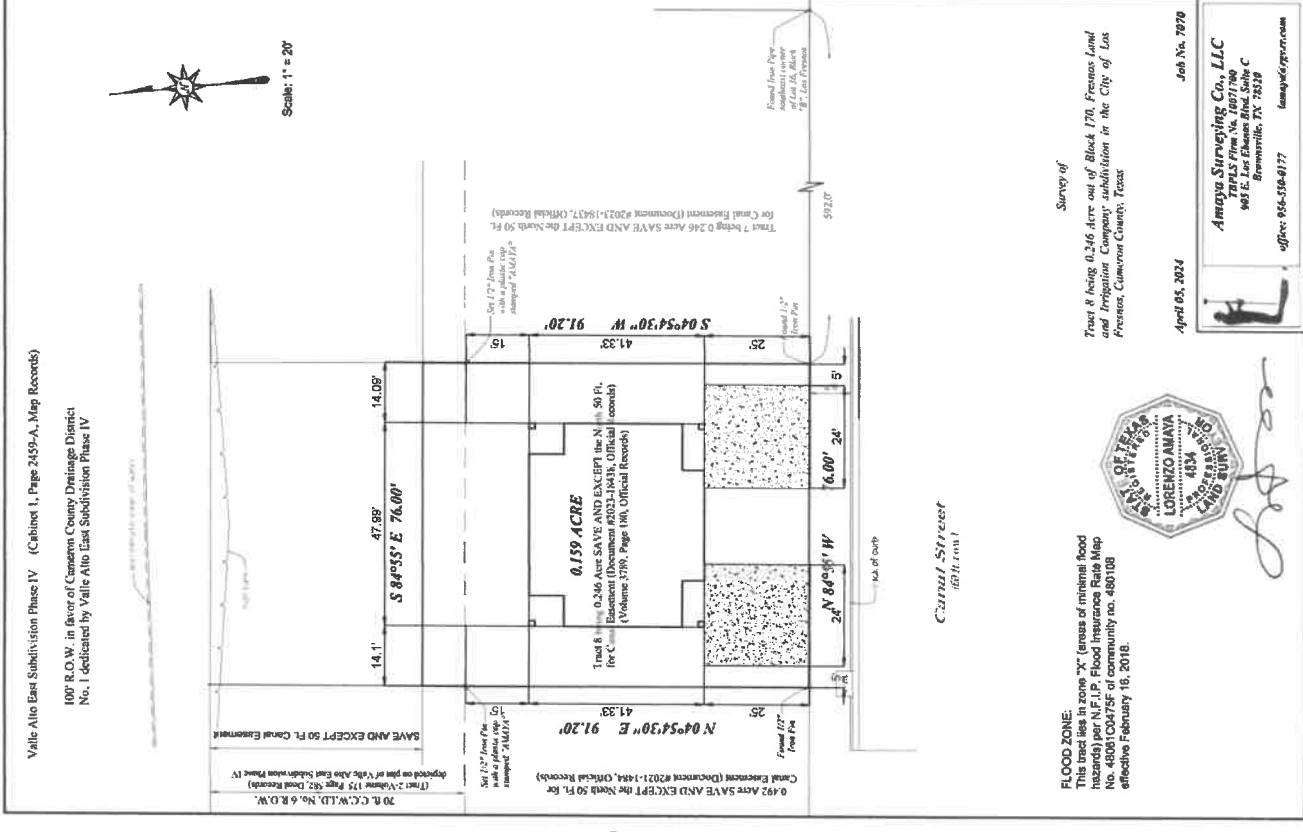
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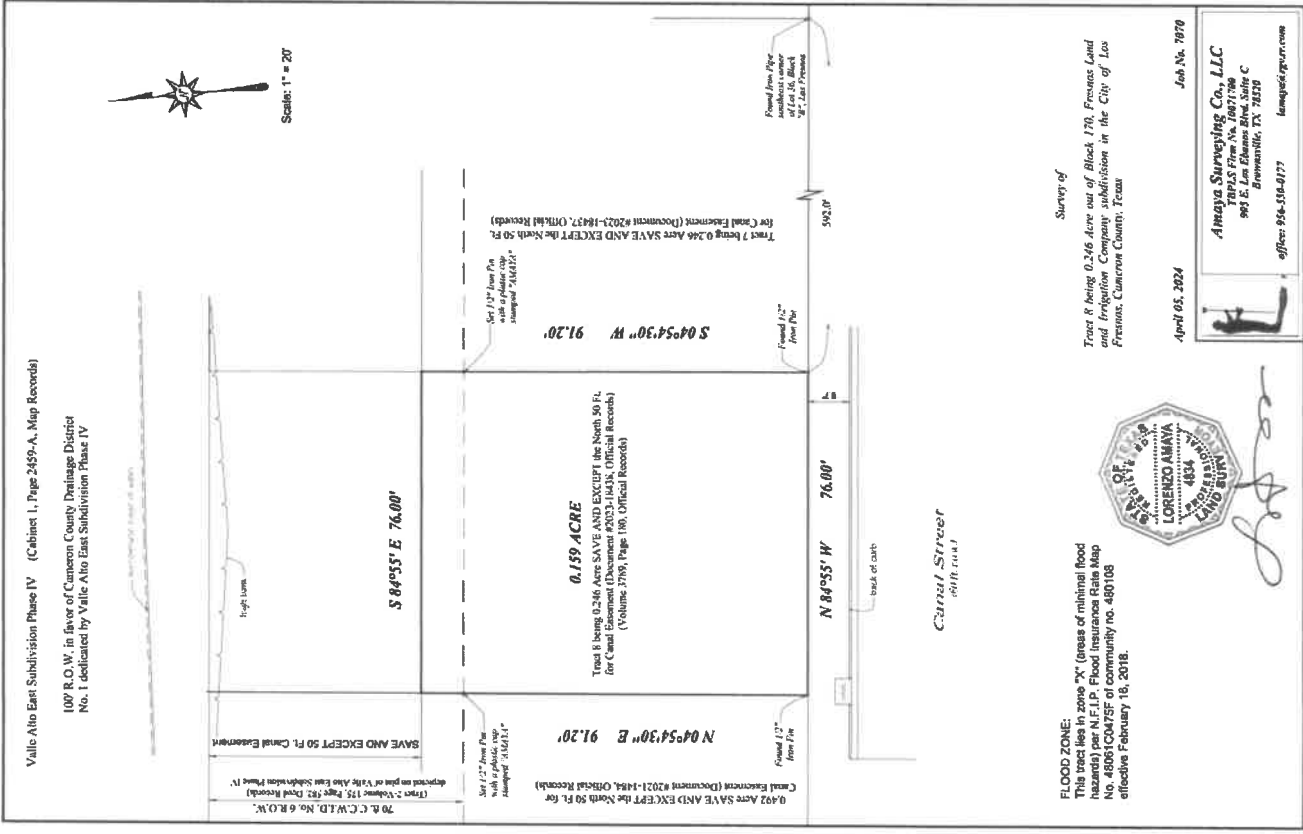
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CONTACT PERSON: BLANCA ESTHELA LOPEZ
PHONE: 996-380-4038
BLANCACUARTAY9@gmail.com

Project:
SITE PLAN
Date: 11/17/2024
Scale: AS SHOWN

Sheet:
C-1



6



6

Site Plan
1"=20'-0"

General Notes

CUBIC DESIGN & CONSTRUCTION INC

1447 W. PRICE RD. SUITE 7 APARTMENT 426
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No.	Revision/Issue	Date

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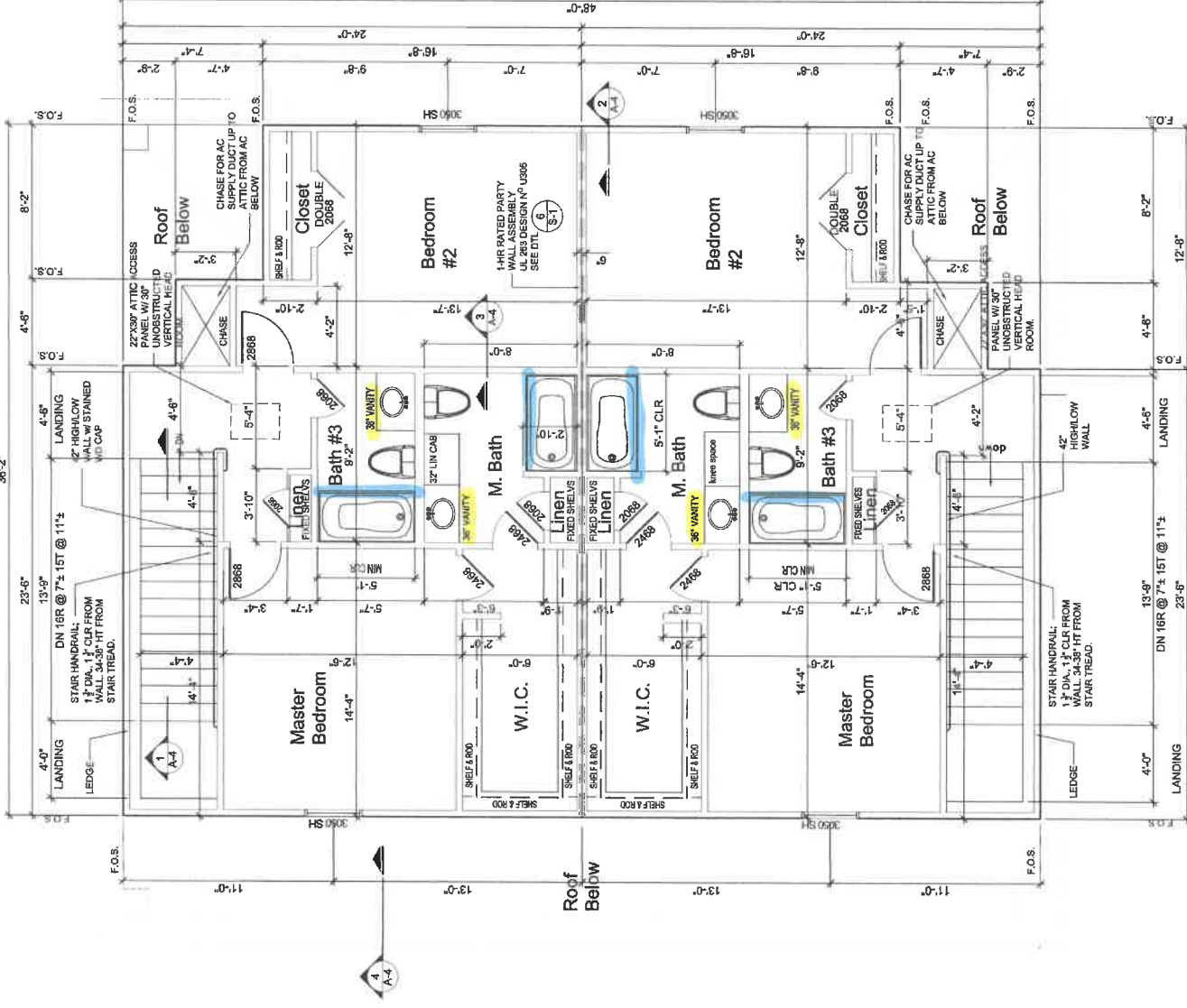
PROJECT ADDRESS: 1447 W. PRICE RD. SUITE 7 APARTMENT 426, BROWNSVILLE, TX 78520

CUSTOMER: LUNA TREBA INC
1781 LAUREL LN, BROWNSVILLE TX
CONTACT PERSON: BLANCA ESTHELA LOPEZ
PHONE: 956-250-8038
BLANCACUARTA78@GMAIL.COM

DATE: 11/17/2024

SCALE: AS SHOWN

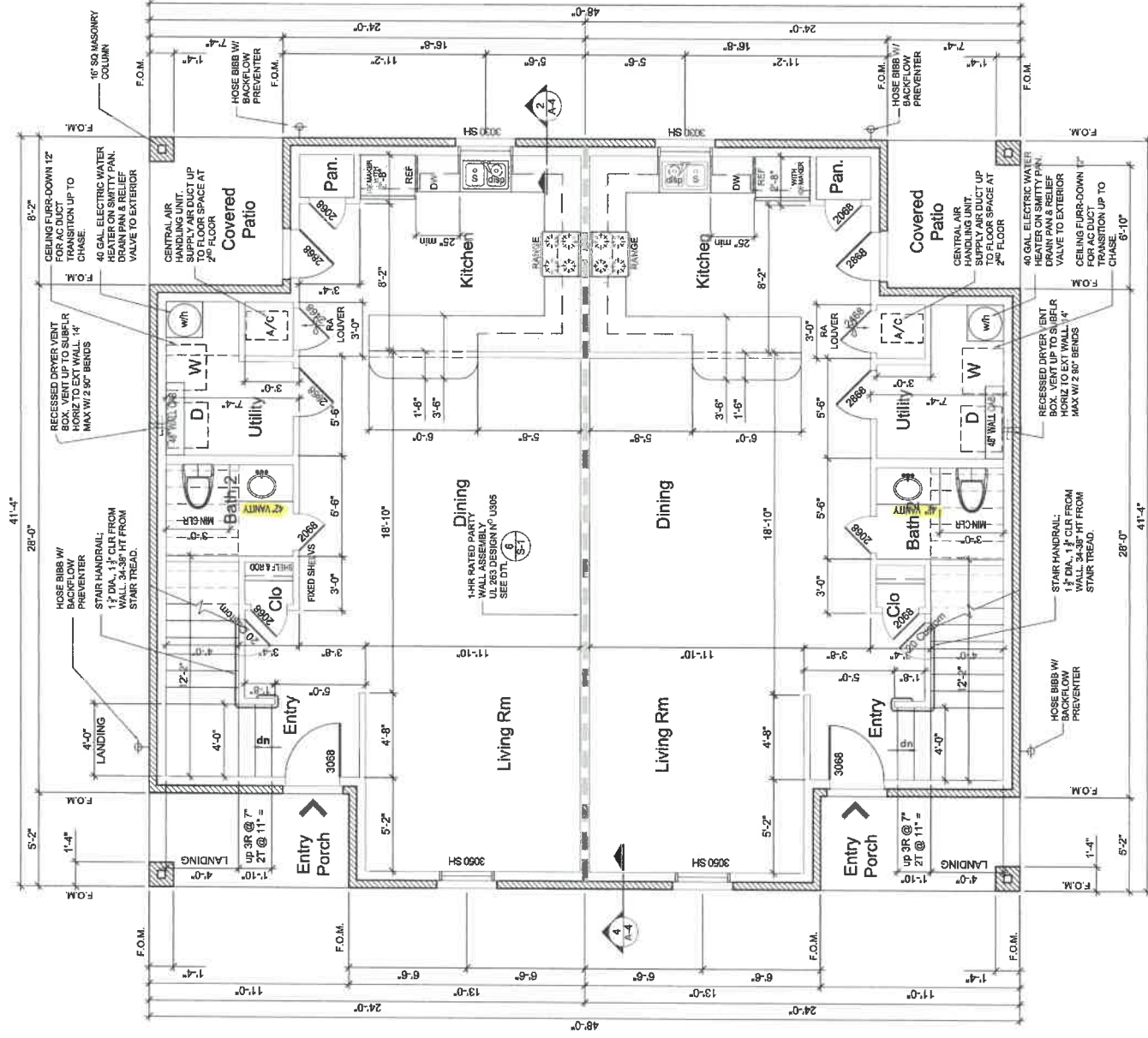
Project	FLOOR PLAN	Sheet
Date	11/17/2024	A-1
Scale	AS SHOWN	



Duplex Model No. A1724
Second Floor Plan

SCALE: 1/4"=1'-0"

2 Story 2 Bedroom - 2 1/2 Bath	S.F.
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Duplex Model No. A1724
First Floor Plan

SCALE: 1/4"=1'-0"

Floor Plan

1/4"=1'-0"

ACTION ITEM REPORT



Item Title: Consideration and ACTION to approve the minutes from January 20, 2025.

Recommendation:

I recommend approval.



Planning and Zoning Commission Meeting Minutes

Monday, January 20, 2025 at 6:00 PM

City Hall – 520 East Ocean Blvd. Los Fresnos, TX 78566

<https://cityoflosfresnos.com/meetings>

NOTICE OF SAID MEETING IS HEREBY GIVEN BY THE CITY OF LOS FRESNOS PURSUANT TO CHAPTER 551, TITLE 5 OF THE TEXAS GOVERNMENT CODE, THE TEXAS OPEN MEETINGS ACT.

A. CALL MEETING TO ORDER

Chairman Robert Walsdorf called the meeting to order at 6:00 p.m.

PRESENT

- Place 1 Robert Walsdorf
- Place 2 Jacob Wasonga
- Place 5 Henry Bebon
- Place 6 Larry Meade
- Place 7 Javier Rodriguez

ABSENT

- Place 4 Desi Delgado

B. VISITORS REMARKS

To speak, you must sign in with the City Secretary prior to the meeting. You have a limit of 5 minutes to speak.

There were none.

C. PUBLIC HEARING

1. Public hearing to receive comments from residents concerning the application for conditional use permit to allow a duplex to locate at 404 & 406 W. 9th Street, (Lot 11 & 12 Block 78) zoned Single Family District.

Public hearing opened at 6:00 p.m.

The property owner and builder were present. They introduced themselves to the board and explained their request for a conditional use permit to build a duplex.

Public hearing was closed at 6:04 p.m.

D. ACTION ITEMS

1. Consideration and ACTION to approve the minutes from December 16, 2024.

Motion was made and seconded to approve the minutes from December 16, 2024.

Motion made by Place 5 Bebon, Seconded by Place 6 Meade.

Voting Yea: Place 1 Walsdorf, Place 2 Wasonga, Place 5 Bebon, Place 6 Meade, Place 7 Rodriguez

2. Consideration and ACTION to approve an application for conditional use permit to allow a duplex to locate at 404 & 406 W. 9th Street, (Lot 11 & 12 Block 78) zoned Single Family District.

Mr. Milum explained the request. He answered questions and discussed the request.

Motion was made and seconded to deny an application for conditional use permit to allow a duplex to locate at 404 & 406 W. 9th Street, (Lot 11 & 12 Block 78) zoned Single Family District.

Motion made by Place 5 Bebon, Seconded by Place 6 Meade.
Voting Yea: Place 1 Walsdorf, Place 2 Wasonga, Place 5 Bebon, Place 6 Meade, Place 7 Rodriguez

E. ADJOURNMENT

The meeting was adjourned at 6:06 p.m.

Robert Walsdorf, Chairman

ATTEST:

Jacqueline Moya, City Secretary