



Planning and Zoning Commission Meeting Agenda

Monday, October 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

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. 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.

1. Public hearing to receive comments from residents concerning the application for conditional use permit to allow duplexes to be built on 296 W. 3rd Street, Lot 4A, Block 52.
2. Public hearing to receive comments from residents concerning the application for a conditional use permit to allow mobile home into 33267 FM 1575, Los Fresnos, TX 78566, ¼ mile north on the east side of FM 1575.
3. Public hearing to receive comments from residents concerning the application for conditional use permit to allow duplexes to be built on East 3rd Street, lot 2 & 3, block 63, Los Fresnos Original Townsite.
4. Public hearing to receive comments from residents regarding variance request on the lot size requirement for East 3rd Street, lot 2 & 3, block 63, Los Fresnos Original Townsite.

D. ACTION ITEMS

1. Consideration and ACTION to approve an application for conditional use permit to allow duplexes to be built on 296 W. 3rd Street, Lot 4A, Block 52.
2. Consideration and ACTION to approve an application for a conditional use permit to allow a mobile home to be moved into 33267 FM 1575, Los Fresnos, TX 78566, 1/4 mile north on the east side of FM 1575.
3. Consideration and ACTION to approve an application for conditional use permit to allow duplexes to be built on East 3rd Street, Lot 2 & 3, Block 63, Los Fresnos Original Townsite.
4. Consideration and ACTION to approve a variance request on the lot size requirement from 60 feet to 50 feet for East 3rd Street, Lot 2 & 3, Block 63, Los Fresnos Original Townsite.
5. Consideration and ACTION to approve the minutes from September 15, 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 October 15, 2025 on or before 8:30 a.m. and it shall remain so posted continuously for at least 3 business days 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 duplexes to be built on 296 W. 3rd Street, Lot 4A, Block 52.

Recommendation:

This is located on West 3rd Street at the end of the cul-de-sac on the north side nearest the railroad. This gives an opportunity to residents of the area to express their views.

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

October 2, 2025

TO: PROPERTY OWNERS
FROM: CITY OF LOS FRESNOS
SUBJECT: PUBLIC HEARING FOR A CONDITIONAL USE REQUEST TO ALLOW DUPLEXES TO BE BUILT ON 296 W. 3RD STREET, LOT 4A, BLOCK 52.

The Los Fresnos Planning and Zoning Commission will hold a hearing to receive comments from residents regarding a conditional use request to build a duplex located in a R-1 Single Family Residential Zone. The owner seeks to build a duplex on the following property:

- 296 W 3rd Street, Lot 4A, Block 52

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

Date: Monday, October 20, 2025

Time: 6:00 p.m.

Please note: This conditional use 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 conditional use. 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.

10/2/25

To Whom It May Concern,

I am writing to formally request a Conditional Use Permit/ Variance to allow for the construction of a duplex on my property, located at 296 W 3rd st, legally described as Lot 4A BLK 52 of Northwest Los Fresnos Subdivision No.1. The current zoning for this property is R-1 Single-Family Residential, which restricts the development of multi-family residences. My proposed project is to construct a new two-unit residential building. The purpose of this request is to provide additional housing for the community.

Thanks for your Consideration,

Stephen Ruiz
LLM Holdings LLC



10/2/25



NARCAD PLANS
RESIDENTIAL/POOL/3D VIRTUAL

JOE NARANJO
DESIGNER
+52 995 577 275

THESE PLANS ARE PROPERTY OF
NARCAD PLANS AND ARE NOT TO BE
REPRODUCED OR COPIED IN ANY
MANNER WITHOUT THE WRITTEN
CONSENT OF NARCAD PLANS. ANY
REPRODUCTION OF THESE PLANS
WITHOUT THE WRITTEN CONSENT OF
NARCAD PLANS IS A VIOLATION OF
THE COPYRIGHT LAWS. NARCAD
PLANS ASSUMES NO LIABILITY FOR
ANY CHANGES OR OMISSIONS IN
THESE PLANS. THE CONTRACTOR
SHALL BE RESPONSIBLE FOR
OBTAINING ALL NECESSARY
PERMITS AND APPROVALS FROM
THE APPROPRIATE AGENCIES.
NARCAD PLANS ASSUMES NO
LIABILITY FOR ANY CHANGES OR
OMISSIONS IN THESE PLANS.
NARCAD PLANS ASSUMES NO
LIABILITY FOR ANY CHANGES OR
OMISSIONS IN THESE PLANS.

CUSTOM DESIGN FOR:
LLM HOLDINGS LLC
296 W. 3RD ST.
LOS FRESNOS, TX.
78566

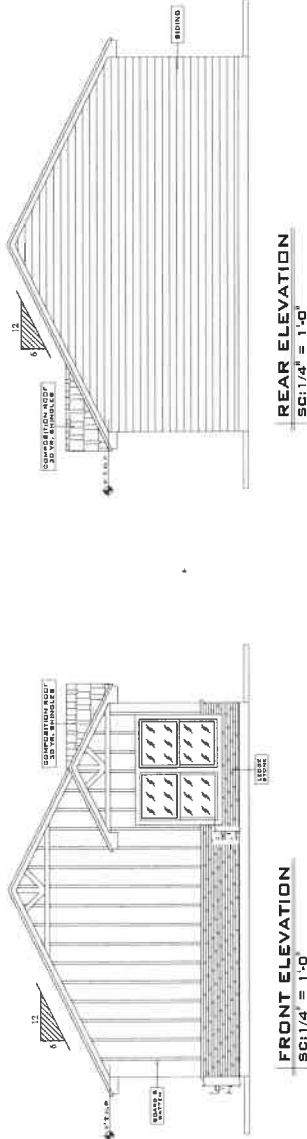
AREA TABULATION	
1ST LIVING:	2,080.0
2ND LIVING:	N/A
BARAGE:	N/A
PORCH:	N/A
PATIO:	N/A
TOTAL:	2,080.0 S.F.

PROJ. #:	AD358	DATE:	10/21/2023
DRAWN BY:	J.N.	CHECKED BY:	J.N.

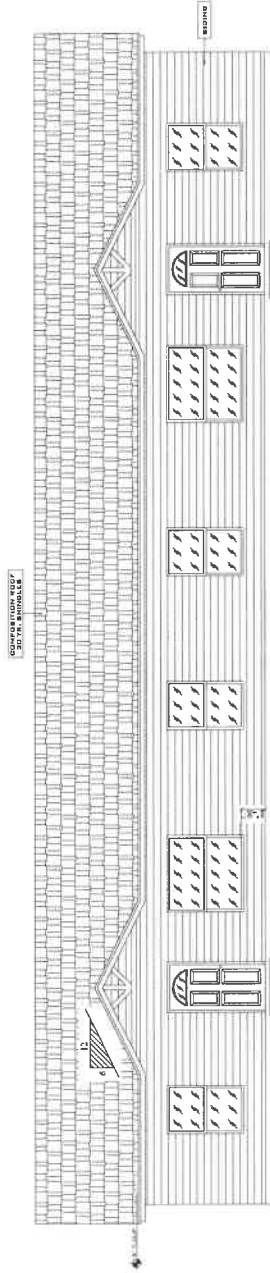
SHEET CONTENT:
ELEVATION

SHEET:	DF1
3	

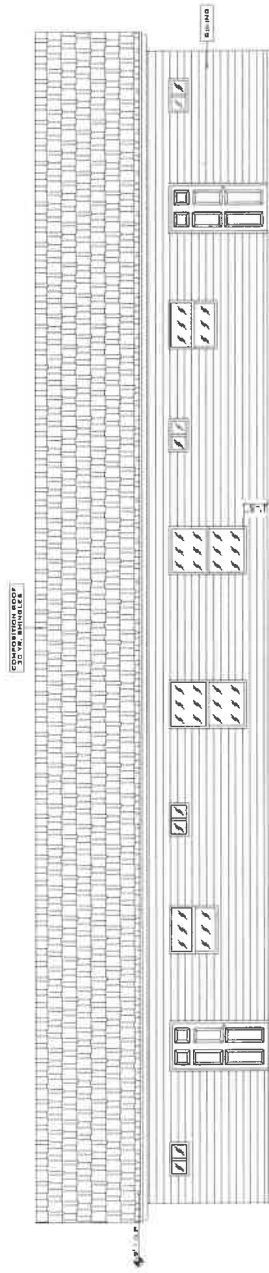
Section C, Item # 1.



REAR ELEVATION
SC:1/4" = 1'-0"



RIGHT ELEVATION
SC:1/4" = 1'-0"



LEFT ELEVATION
SC:1/4" = 1'-0"

NOTE: CONTRACTOR MUST CAREFULLY REVIEW ALL DRAWINGS AND REPORT ANY
MISTAKES OR OMISSIONS TO THE DRAFTSMAN BEFORE COMMENCING WORK.



NARCAD PLANS
RESIDENTIAL HOLDINGS, INC.

JOE NARANJO
DESIGNER
+1 52 809 70275

THESE PLANS ARE PROPERTY OF NARCAD PLANS AND ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF NARCAD PLANS. ANY REPRODUCTION OR TRANSMISSION OF THESE PLANS WITHOUT THE WRITTEN PERMISSION OF NARCAD PLANS IS PROHIBITED BY FEDERAL COPYRIGHT LAWS. NARCAD PLANS ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE PLANS. NARCAD PLANS SHALL BE RESPONSIBLE FOR ANY REVISIONS OR CHANGES TO THESE PLANS. NARCAD PLANS SHALL BE RESPONSIBLE FOR ANY REVISIONS OR CHANGES TO THESE PLANS. NARCAD PLANS SHALL BE RESPONSIBLE FOR ANY REVISIONS OR CHANGES TO THESE PLANS.

CUSTOM DESIGN FOR:
LLM HOLDINGS LLC
296 W. 3RD ST.
LOS FRESNOS, TX.
78566

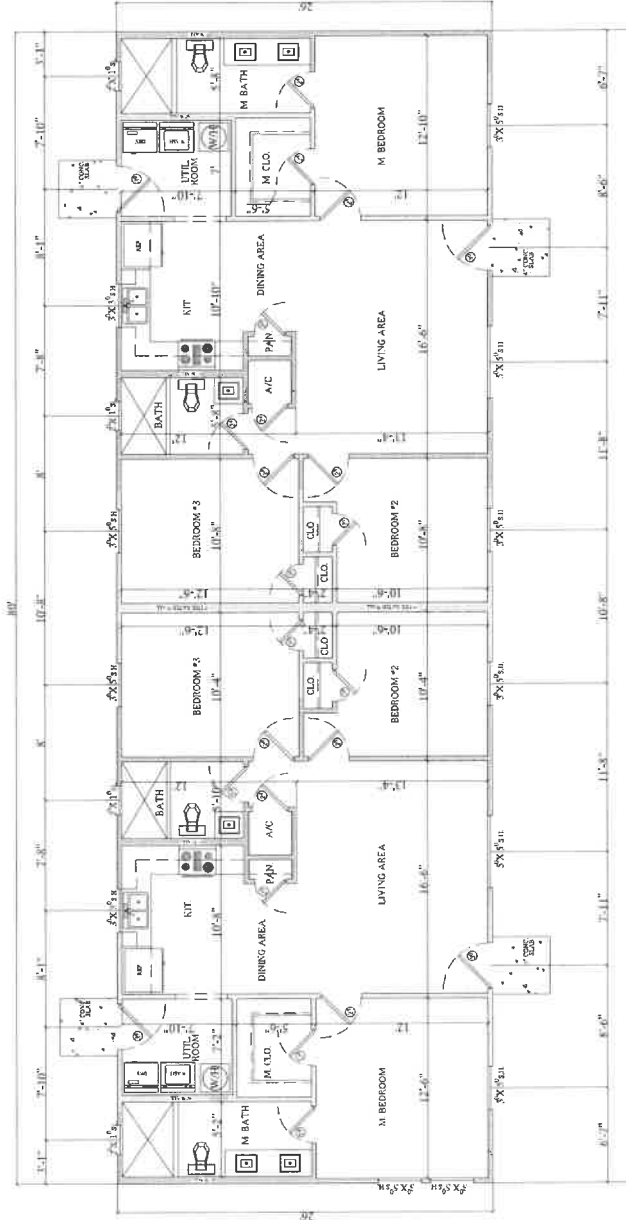
AREA TABULATION	
1ST LIVING:	2,080.0
2ND LIVING:	N/A
GARAGE:	N/A
PORCH:	N/A
PATIO:	N/A
TOTAL:	2,080.0 S.F.

PRO. #:	NC-28	DATE:	10/01
DRAWN BY:	J.N.	CHECKED BY:	J.N.

SHEET CONTENT:

FLOOR PLAN	
SHEET:	2
OF:	2

Section C, Item # 1.



PRELIM.
FLOOR PLAN (2 UNITS)
SC: 1/8" = 1'-0"

NOTE: CONTRACTOR MUST CAREFULLY REVIEW ALL DRAWINGS AND REPORT ANY MISTAKES OR OMISSIONS TO THE DRAFTSMAN BEFORE COMMENCING WORK.



ACTION ITEM REPORT

h



Item Title:

Public hearing to receive comments from residents concerning the application for a conditional use permit to allow mobile home into 33267 FM 1575, Los Fresnos, TX 78566, ¼ mile north on the east side of FM 1575.

Recommendation:

This is the property just past the private road called Escalante Road along the Resaca on the right. Some know it as the old Laakso property or the old Zimmerman property.

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**

September 29, 2025

TO: PROPERTY OWNERS

FROM: CITY OF LOS FRESNOS

SUBJECT: PUBLIC HEARING FOR A CONDITIONAL USE REQUEST TO ALLOW A MOBILE HOME TO BE MOVED INTO 33267 FM 1575, LOS FRESNOS, TX 78566, ¼ MILE NORTH ON THE EAST SIDE OF FM 1575.

The Los Fresnos Planning and Zoning Commission will hold a public hearing to receive comments from residents regarding a conditional use request allow a mobile home to be moved in a R1-A Single Family District. The request seeks to move in a mobile home on the following property:

- 33267 FM 1575, Los Fresnos, TX 78566, ¼ mile north on the east side of 1575.
 - 4.1373 Acre Tract, Block 167, Fresnos Land and Irrigation Company Subdivision

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

Date: Monday, October 20, 2025

Time: 6:00 p.m.

Please note: This conditional request only affects the specific properties 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.

To Planning and zoning of The City of Los Fresnos Tx

CONDITIONAL USE REQUEST ID number 138211

Owner :

SJM Finance LLC/ Stephen Mauro

96 Resacas Shore

Los Fresnos Tx 78566

Date: *9/25/2025

I am requesting a conditional use to move a mobile home into the city of Los Fresnos Tx

The property is located at 33267 FM 1575 Los Fresnos, TX 78566 .

A handwritten signature in black ink, appearing to read 'SJM' followed by a stylized surname.

9/25/2025

LOS FRESNOS (VOL. 4, PG. 1, M.R.C.C.)
CT (VOL. 295, PG. 374, D.R.C.C.)

SURVEYED FOR:

ERNEST GALVAN

Mejia & Rose, Incorporated

Engineering

1643 West Price Road
(956) 544-3022

P.O. Box 3761 Brownsville, Texas 78520

Fax (956) 544-3068

G.F. NO.	N/A
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	
49	
50	
51	
52	
53	
54	
55	
56	
57	
58	
59	
60	
61	
62	
63	
64	
65	
66	
67	
68	
69	
70	
71	
72	
73	
74	
75	
76	
77	
78	
79	
80	
81	
82	
83	
84	
85	
86	
87	
88	
89	
90	
91	
92	
93	
94	
95	
96	
97	
98	
99	
100	

17058

DATE: 10/28/2008 10:28:23 AM EST
 C:\ and Recycle 3\CA\VAN EPNEST 10B 17058\dw\17058.dwo 9.41~

4.138

(4.1373 A)

(QUARTER MILE NO.)

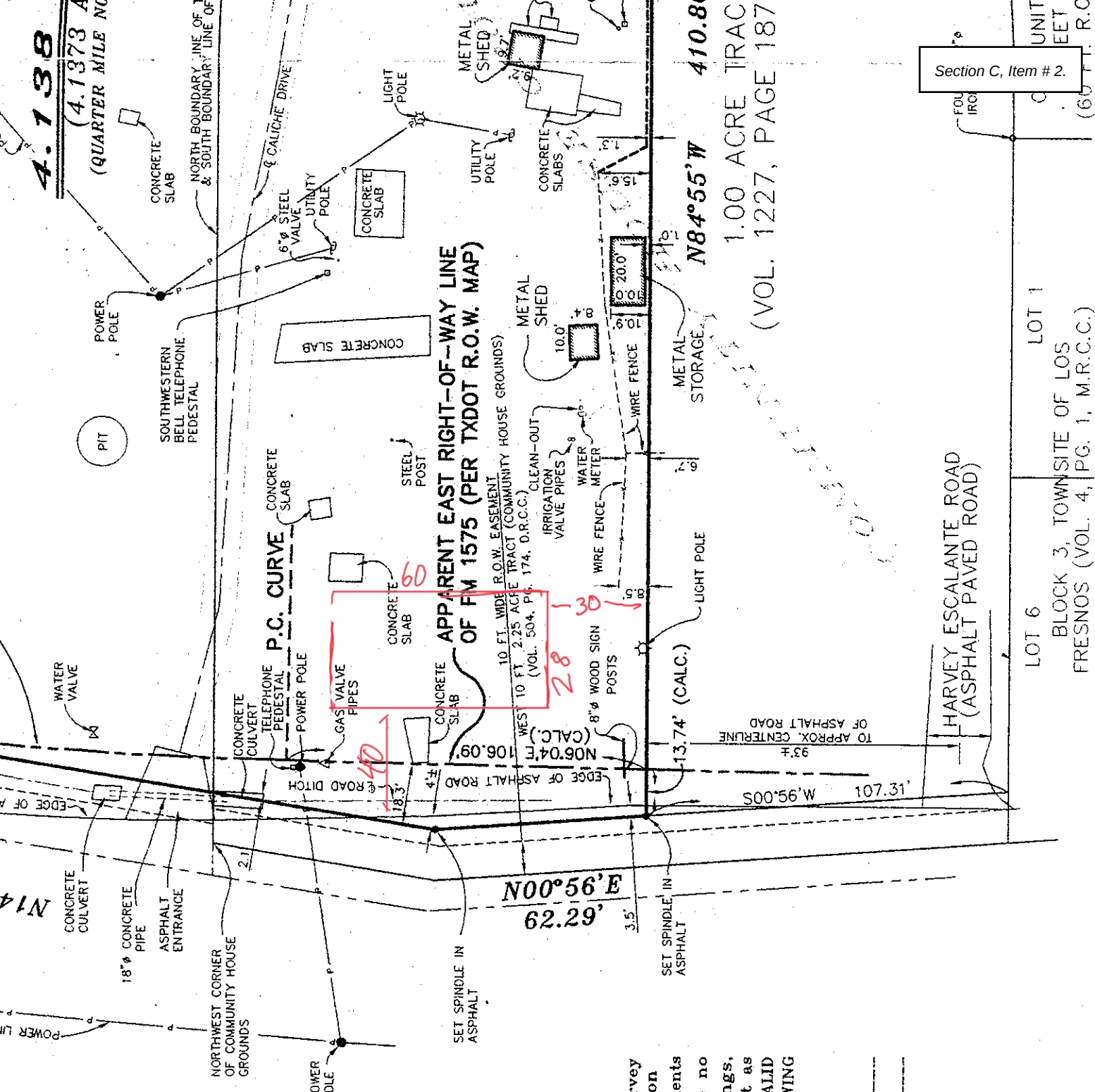
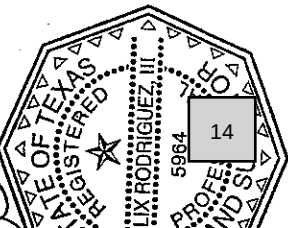


Exhibit A

I, the undersigned, hereby certify that the survey made hereon was made on the ground on 2008; that the only improvements encroachments, visible overlappings, conflicts, or visible easements, except as hereon. THIS CERTIFICATION IS ONLY VALID ORIGINAL SIGNATURE AND IF THE DRAWING MEASURES OR ADDITIONS.

5964

PROFESSIONAL LAND SURVEYOR NO.



Section C, Item # 2.

LOT 1

BLOCK 3, TOWNSITE OF LOS

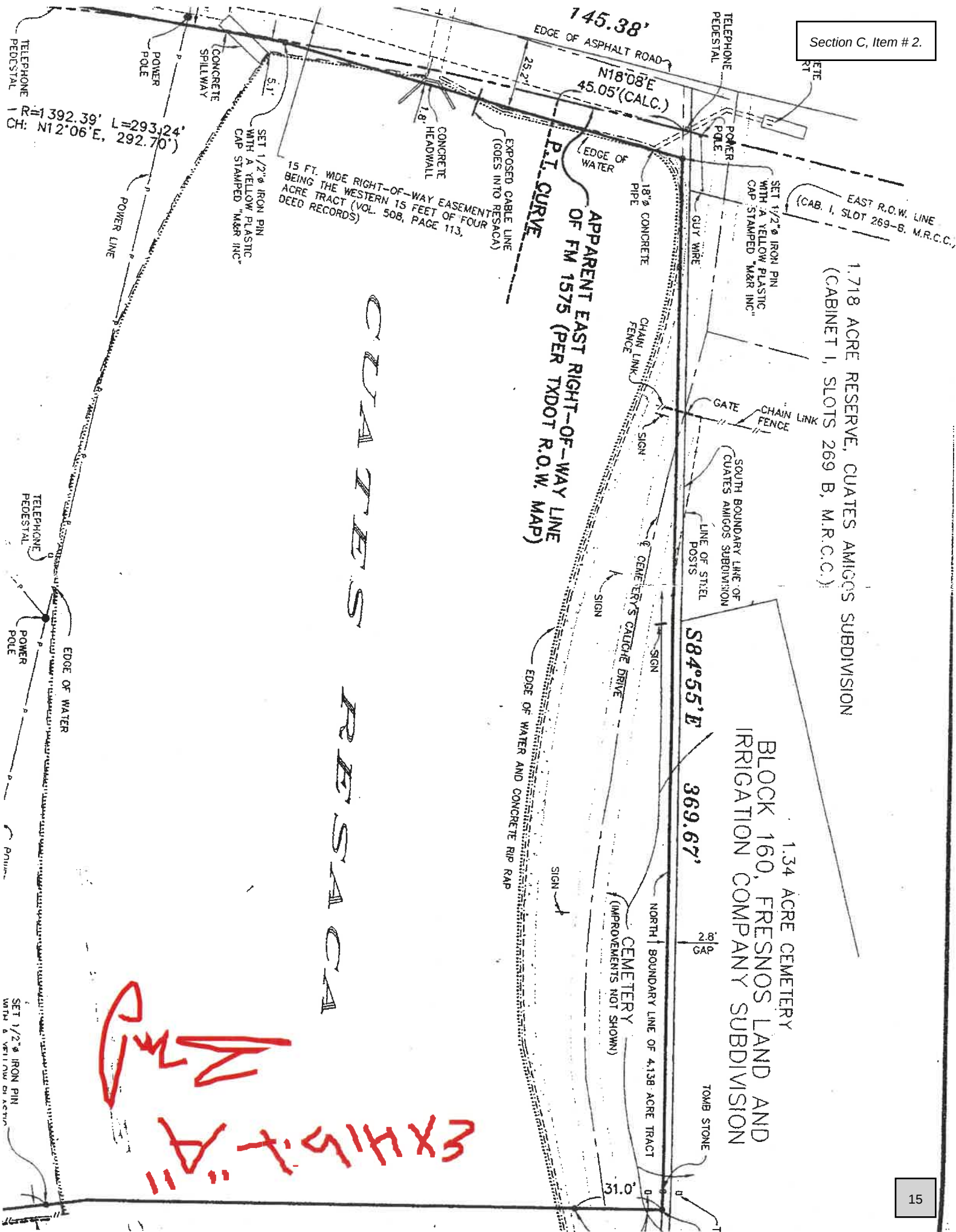
FRESNOS (VOL. 4, PG. 1, M.R.C.C.)

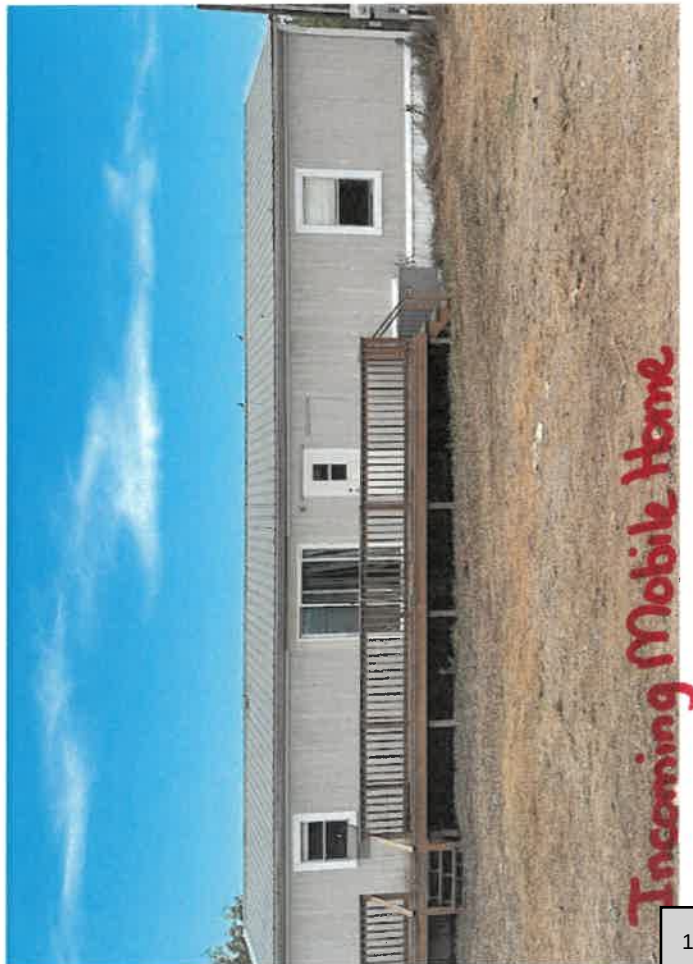
LOT 6

UNIT

EET

(60' T. R.C.C.)





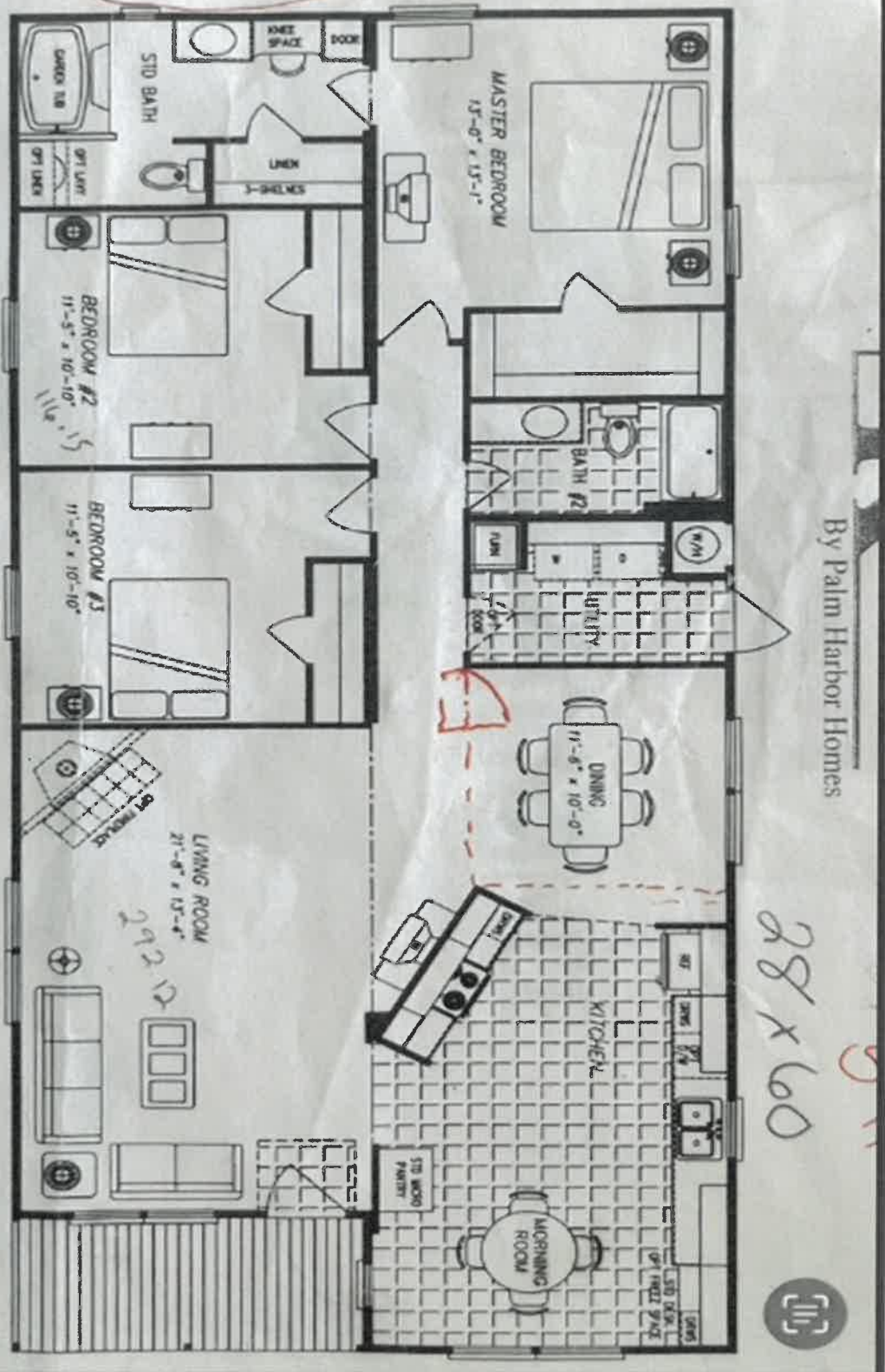
Floor Plan

11:59



Photo

Done





ACTION ITEM REPORT**Item Title:**

Public hearing to receive comments from residents concerning the application for conditional use permit to allow duplexes to be built on East 3rd Street, lot 2 & 3, block 63, Los Fresnos Original Townsite.

Recommendation:

This property is located on East 3rd Street just west of Ebano Street. This allows residents to share their thoughts on the request.

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

September 29, 2025

TO: PROPERTY OWNERS

FROM: CITY OF LOS FRESNOS

SUBJECT: PUBLIC HEARING FOR A CONDITIONAL USE REQUEST TO ALLOW DUPLEXES TO BE BUILT ON EAST 3RD STREET, LOT 2 & 3, BLOCK 63, LOS FRESNOS ORIGINAL TOWNSITE.

The Los Fresnos Planning and Zoning Commission will hold a public hearing to receive comments from residents regarding a conditional use request to build duplexes in a C2-General Commercial District. The request seeks to build a duplex on each of the following properties:

- East 3rd Street, Lots 2 & 3, Block 63, Los Fresnos Original Townsite

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

Date: Monday, October 20, 2025

Time: 6:00 p.m.

Please note: This conditional use request only affects the specific properties listed above. If you are receiving this notice, it is because your property is located within 200 feet of the area requesting the conditional use. 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.

Letter for Conditional Use Permit

Roberto Delgado
733 W Ocean BLVD
Los Fresnos, Tx 78566

Planning and Zoning department
City of Los Fresnos
520 E Ocean BLVD
Los Fresnos, Tx 78566

Re: Request for Conditional Use Permit for Property LOS FRESNOS - ORIGINAL TOWNSITE LOT 2&3 BLK 63

Dear Planning and Zoning Department,

I am the owner of the property located at LOS FRESNOS - ORIGINAL TOWNSITE LOT 2&3 BLK 63. I am writing to formally request a **Conditional Use Permit** to allow for the construction of a residential units on my commercially zoned property.

- **Proposed Use:** Construct

Project Justification:

The proposed residential construction is a reasonable and compatible use for this property, and I believe it will benefit the community without causing a negative impact. This request seeks the minimum relief necessary to make reasonable use of the property.

My proposal should be approved for the following reasons:

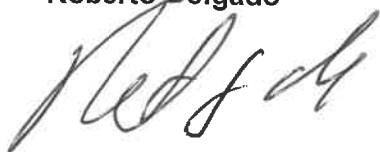
- **Community Benefit:** The project will provide a needed residential option in this area, aligning with broader city goals to increase housing availability.
- **Site-Specific Conditions:** The unique characteristics of my property, specifically **the location behind other businesses hiding the view of the property from the main highway** makes a standard commercial-only development infeasible. Granting this permit is the most practical way to develop the property productively.

I have attached all required documentation, including a site plan showing the location of the proposed structure.

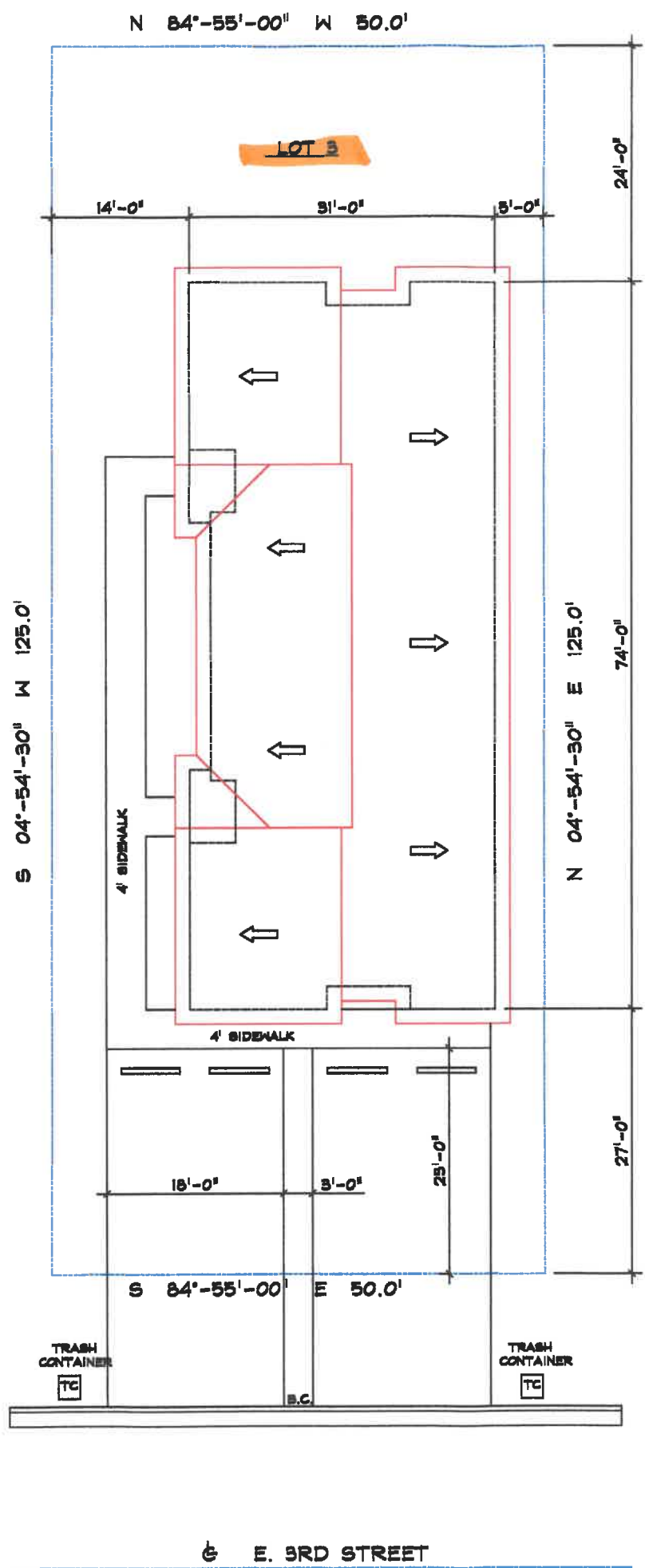
I am available to attend all necessary public hearings and meetings of the Planning and Zoning Commission to answer any questions. Thank you for your time and consideration of my request.

Sincerely,

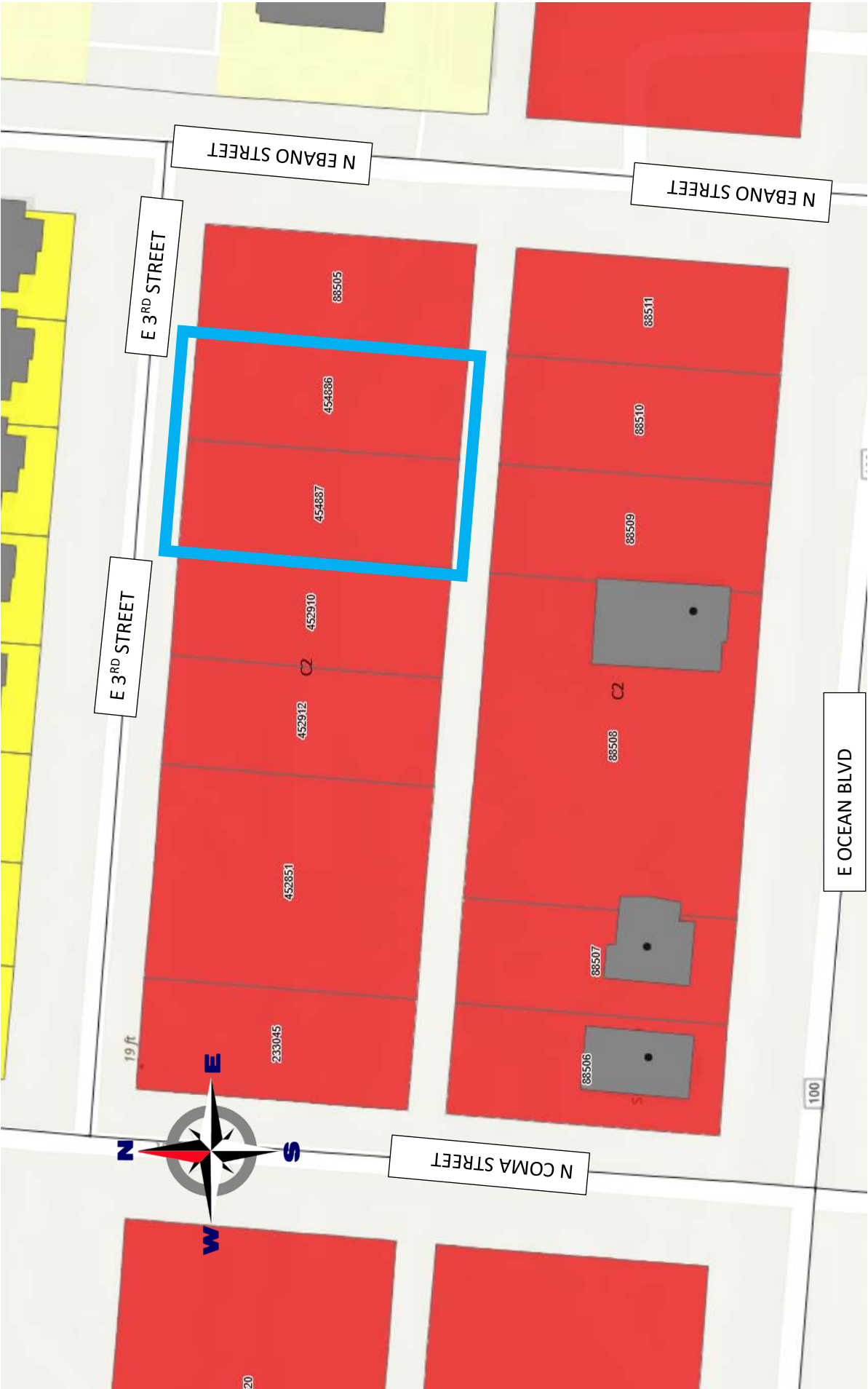
Roberto Delgado



09/24/2025







ACTION ITEM REPORT



Item Title:

Public hearing to receive comments from residents regarding variance request on the lot size requirement for East 3rd Street, lot 2 & 3, block 63, Los Fresnos Original Townsite.

Recommendation:

This property is located on East 3rd Street just west of Ebano Street. This is to hear comments from the public on this request.

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

September 29, 2025

TO: PROPERTY OWNERS

FROM: CITY OF LOS FRESNOS

SUBJECT: PUBLIC HEARING FOR A VARIANCE REQUEST ON THE LOT SIZE REQUIREMENT FOR EAST 3RD STREET, LOT 2 & 3, BLOCK 63, LOS FRESNOS ORIGINAL TOWNSITE.

The Los Fresnos Planning and Zoning Commission will hold a public hearing to receive comments from residents regarding a variance request for the lot width requirements. The request seeks to reduce the lot width requirement from 60 feet to 50 feet for the following properties:

- East 3rd Street, Lots 2 & 3, Block 63, Los Fresnos Original Townsite

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

Date: Monday, October 20, 2025

Time: 6:00 p.m.

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

Roberto Delgado
733 W. Ocean Blvd
Los Fresnos Texas 78566

Planning and Zoning Department
City of Los Fresnos
520 E Ocean Blvd
Los Fresnos Texas 78566

Re : Request for Variance Lot width from 60ft to 50ft.

Im the potential buyer for the properties located on Los Fresnos -
ORIGINAL TOWNSITE LOT 2 & 3, BLOCK 63. I'm writing to formally
request a variance lot width from 60ft to 50ft for duplex residential units to
be built there.

Sincerely,
Roberto Delgado

9-25-2025



City of Los Fresnos
520 E Ocean Blvd, Los Fresnos, TX 78566
Los Fresnos, TX 78566

To Whom It May Concern,

My name is **Brett Tice**, and I am the owner of the following properties:

- **Lot #2, 3rd Street, Los Fresnos, TX 78566**
- **Lot #3, 3rd Street, Los Fresnos, TX 78566**

I am writing to formally acknowledge ownership of these lots and to provide authorization to **Roberto Delgado**, who is the prospective purchaser of these properties.

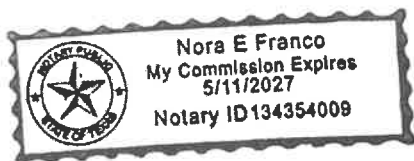
I hereby grant Mr. Delgado permission to inquire with the City of Los Fresnos regarding the potential rezoning of the above properties for multifamily development. Should the rezoning be approved, Mr. Delgado will proceed with the purchase of these lots from me.

Please extend your cooperation to him as he gathers the necessary information and documentation related to this request.

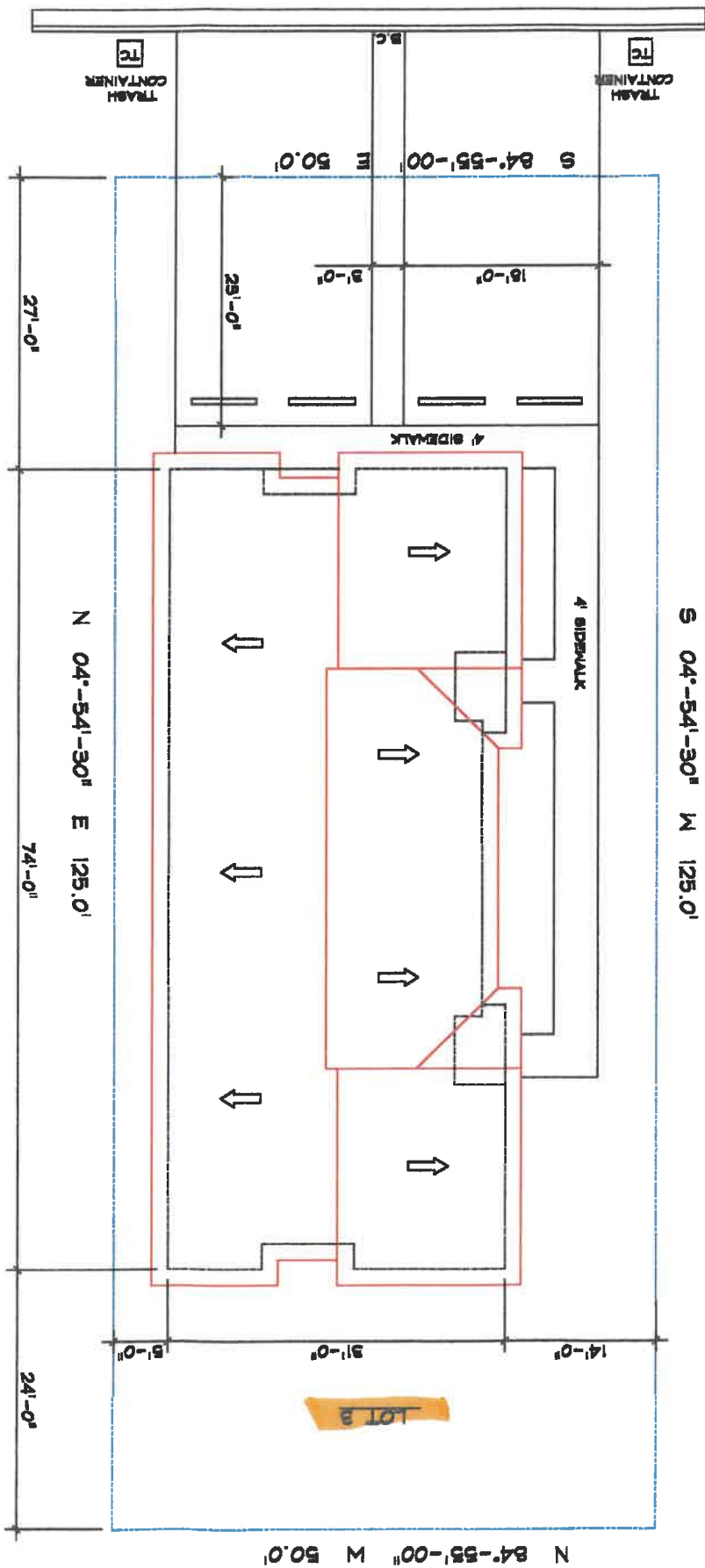
Thank you for your time and assistance.

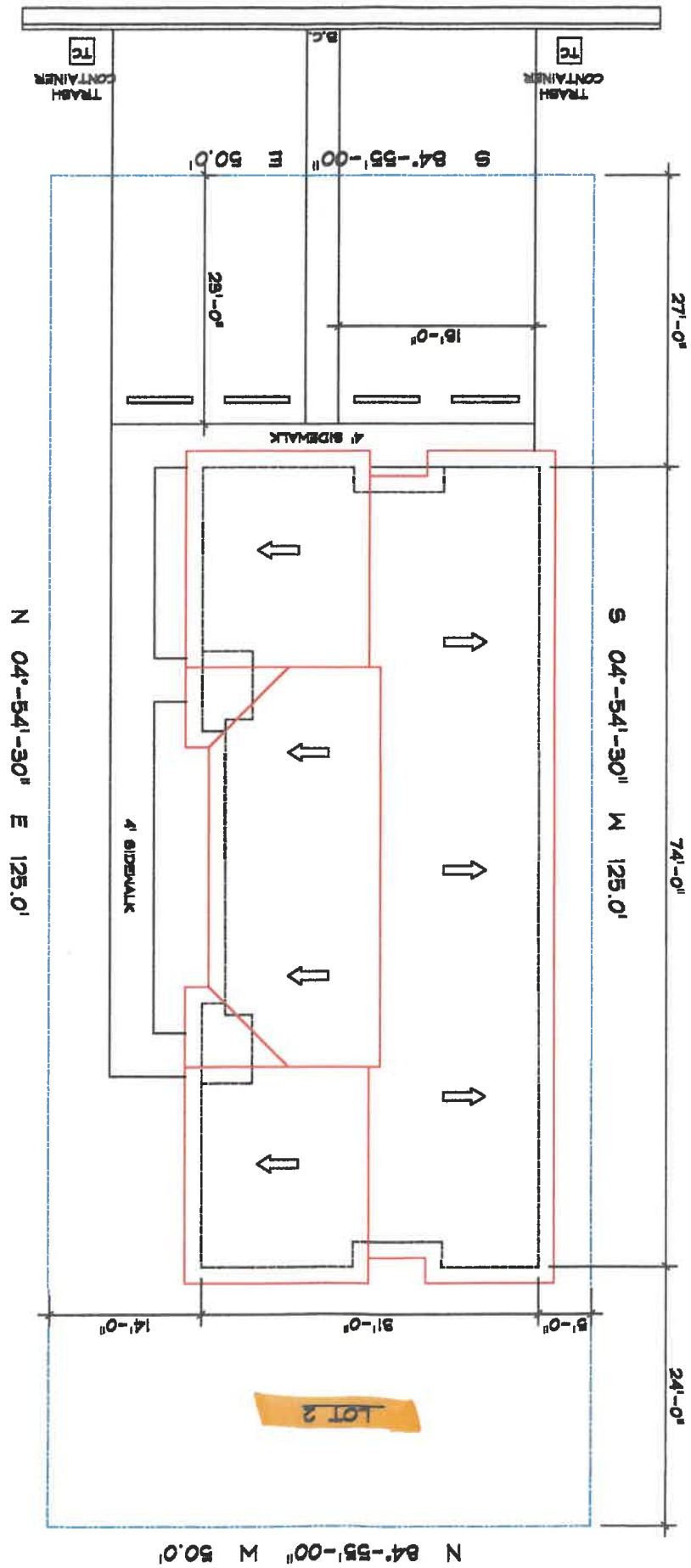
Sincerely,

Brett Tice
(956)200-4255

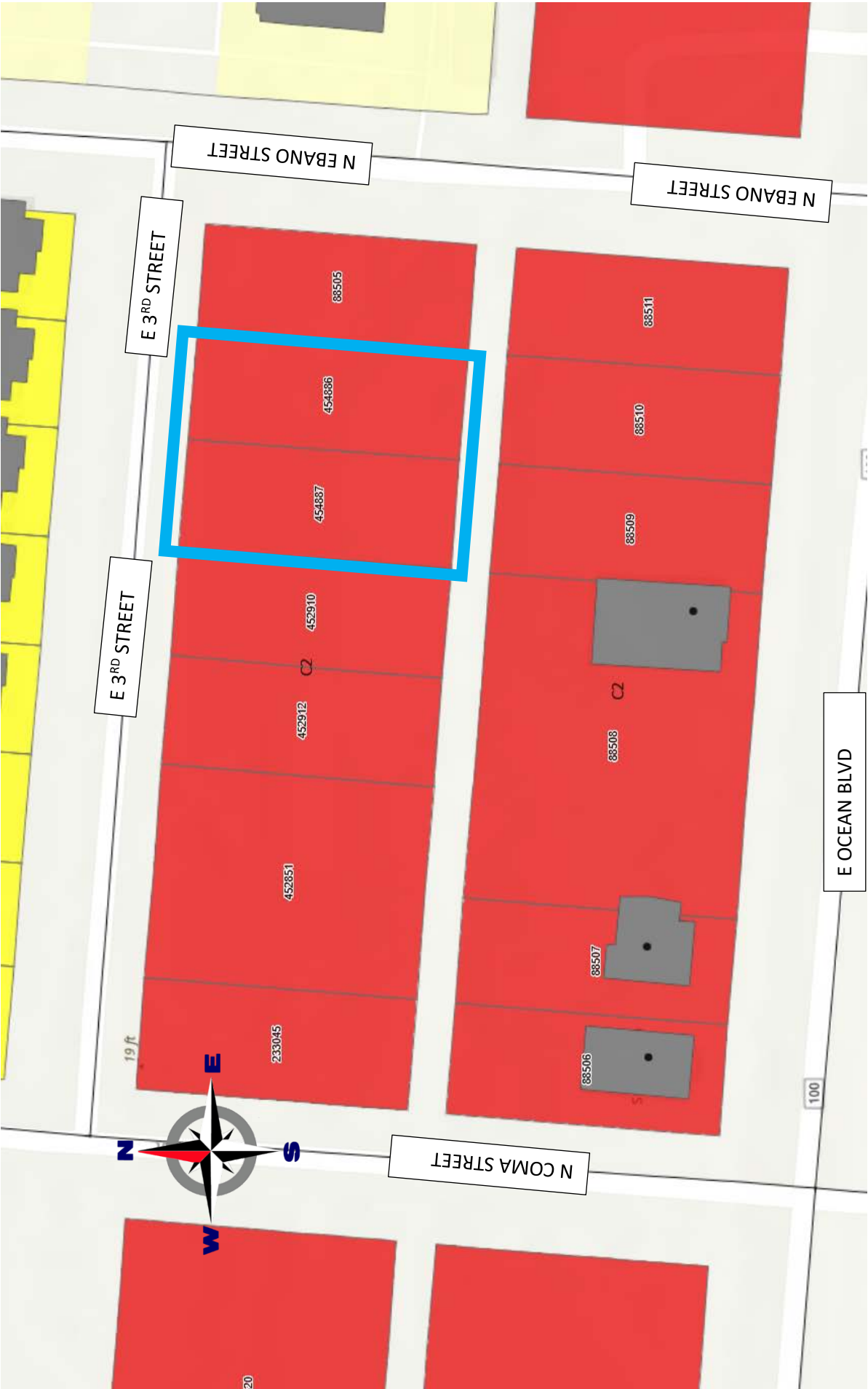

09/24/25

E. 3RD STREET





E. 3RD STREET



ACTION ITEM REPORT

Item Title: Consideration and ACTION to approve an application for conditional use permit to allow duplexes to be built on 296 W. 3rd Street, Lot 4A, Block 52.

Recommendation:

This property is located on West 3rd Street off of Nogal Street at the end of the cul-de-sac against the railroad on the north side. There are no other duplexes in the area. The north side of that block is all single family residences. The south side of that block is mobile homes. Since there are no other duplexes in the area I will stay consistent and recommend to not approve.

I recommend to deny the request.

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

October 2, 2025

TO: PROPERTY OWNERS
FROM: CITY OF LOS FRESNOS
SUBJECT: PUBLIC HEARING FOR A CONDITIONAL USE REQUEST TO ALLOW
DUPLEXES TO BE BUILT ON 296 W. 3RD STREET, LOT 4A, BLOCK 52.

The Los Fresnos Planning and Zoning Commission will hold a hearing to receive comments from residents regarding a conditional use request to build a duplex located in a R-1 Single Family Residential Zone. The owner seeks to build a duplex on the following property:

- 296 W 3rd Street, Lot 4A, Block 52

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

Date: Monday, October 20, 2025

Time: 6:00 p.m.

Please note: This conditional use 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 conditional use. 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.

10/2/25

To Whom It May Concern,

I am writing to formally request a Conditional Use Permit/ Variance to allow for the construction of a duplex on my property, located at 296 W 3rd st, legally described as Lot 4A BLK 52 of Northwest Los Fresnos Subdivision No.1. The current zoning for this property is R-1 Single-Family Residential, which restricts the development of multi-family residences. My proposed project is to construct a new two-unit residential building. The purpose of this request is to provide additional housing for the community.

Thanks for your Consideration,

Stephen Ruiz
LLM Holdings LLC



10/2/25



NARCAD PLANS
RESIDENTIAL/POOL/3D VIRTUAL

JOE NARANJO
DESIGNER
+52 865577275

THESE PLANS ARE PROPERTY OF
NARCAD PLANS AND ARE NOT TO BE
REPRODUCED OR COPIED IN ANY
MANNER WITHOUT THE WRITTEN
CONSENT OF NARCAD PLANS. ANY
REPRODUCTION OF THESE PLANS
WITHOUT THE WRITTEN CONSENT OF
NARCAD PLANS IS A VIOLATION OF
THE COPYRIGHT LAWS. NARCAD
PLANS ASSUMES NO LIABILITY FOR
ANY ERRORS OR OMISSIONS IN
THESE PLANS. THE USER SHALL
BE RESPONSIBLE FOR OBTAINING
ALL NECESSARY PERMITS AND
COMPLIANCE WITH ALL LOCAL,
STATE AND FEDERAL REQUIREMENTS.
NARCAD PLANS ASSUMES NO
LIABILITY FOR ANY DAMAGE TO
PROPERTY OR PERSONS ARISING
FROM THE USE OF THESE PLANS.
NARCAD PLANS ASSUMES NO
LIABILITY FOR ANY DAMAGE TO
PROPERTY OR PERSONS ARISING
FROM THE USE OF THESE PLANS.

CUSTOM DESIGN FOR:
LLM HOLDINGS LLC
296 W. 3RD ST.
LOS FRESNOS, TX.
78566

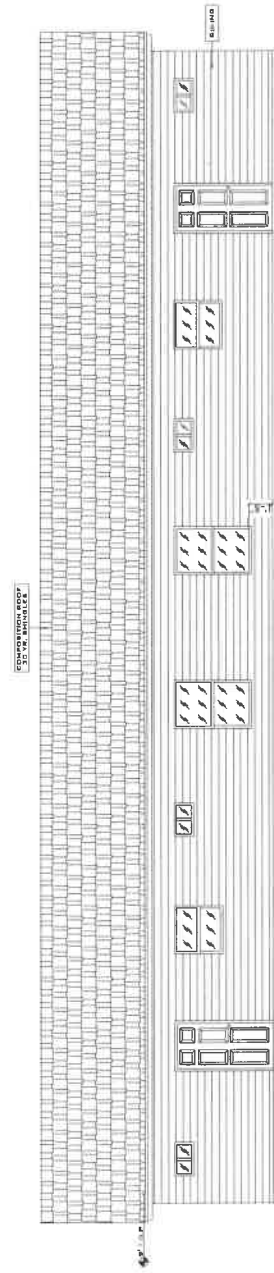
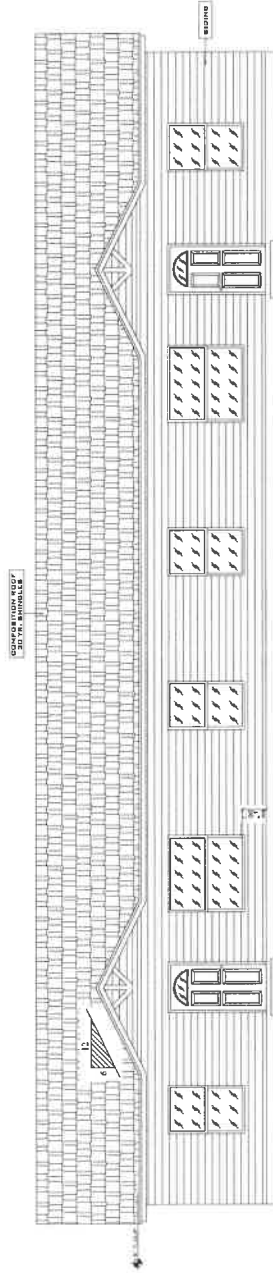
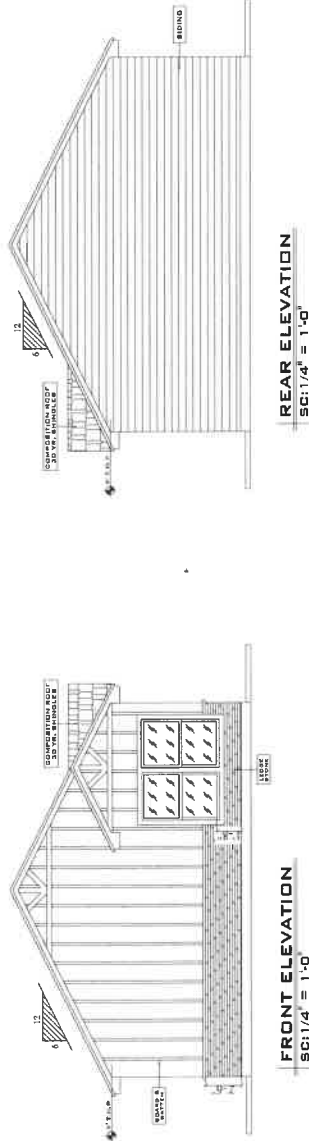
AREA TABULATION	
1ST LIVING:	2,080.0
2ND LIVING:	N/A
BARAGE:	N/A
PORCH:	N/A
PATIO:	N/A
TOTAL:	2,080.0 S.F.

PROJ. #:	AD358	DATE:	10/21/2023
DRAWN BY:	J.N.	CHECKED BY:	J.N.

SHEET CONTENT:	
ELEVATION:	

SHEET:	3
DFI:	

Section D, Item # 1.



LEFT ELEVATION
SC 1/4" = 1'-0"

RIGHT ELEVATION
SC 1/4" = 1'-0"

FRONT ELEVATION
SC 1/4" = 1'-0"

REAR ELEVATION
SC 1/4" = 1'-0"

NOTE: CONTRACTOR MUST CAREFULLY REVIEW ALL DRAWINGS AND REPORT ANY
MISTAKES OR OMISSIONS TO THE DRAFTSMAN BEFORE COMMENCING WORK.



JOE NARANJO
DESIGNER
-52 8689070275

PLANS ARE PROPERTY OF
THE ENGINEER, NOT THE
CITY. UNLESS SPECIFICALLY
REPRODUCED, PUBLISHED, OR
FOR PERMIT WITHOUT THE
LOCATION OF THESE PRINTS IS
BY FEDERAL COPYRIGHT LAWS.
THESE PLANS HAVE BEEN
EFFECTIVELY PURCHASED TO THE
EXTENT OF THE COPYRIGHT LAW.
THESE PLANS SHALL BE REPRODUCED
OR SITE PREPARATION
WITH CITY OWNERSHIP CODES
OR OTHERS. A COMPANY WITH ALL
DESIGNS AND PLANS RESERVED.
A SOLE PROPRIETORSHIP OF ALL
ORIGINAL DESIGNS

78566
296 W. 3RD ST.
LOS FRESNOS, TX.

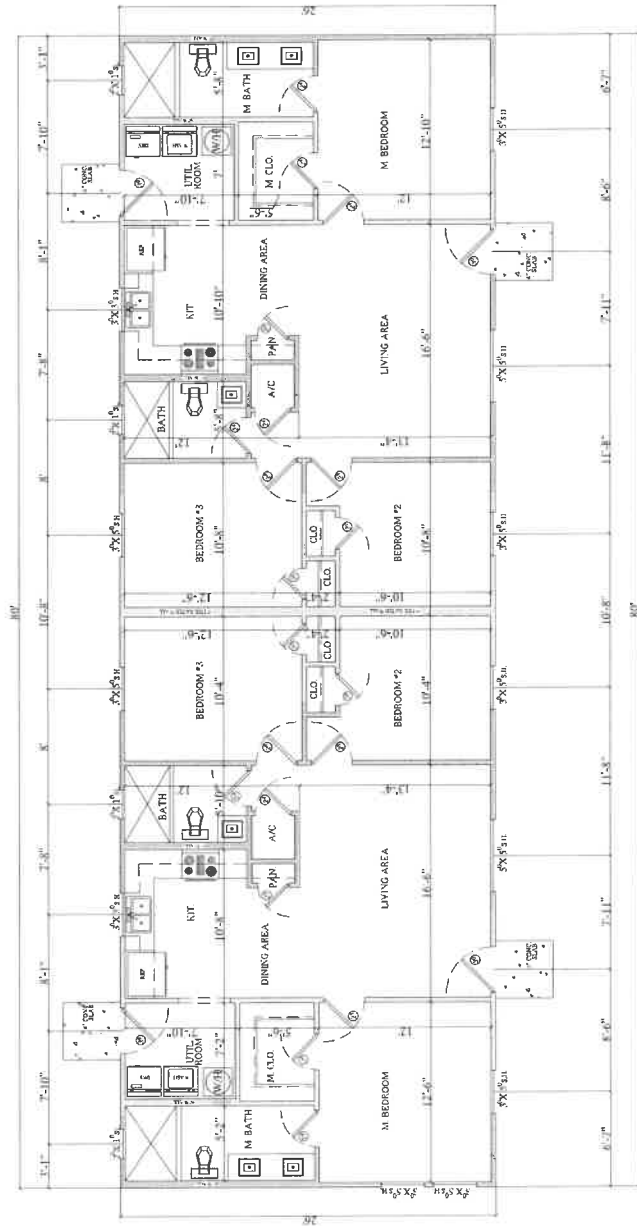
AREA TABULATION	
1ST LIVING:	2,080.0
2ND LIVING:	N/A
GARAGE:	N/A
PORCH:	N/A
PATIO:	N/A
TOTAL:	2,080.0 S.F.

PRO. #: NC-28	DATE: 10-01-2025
DRAWN BY: J.N.	CHECKED BY: J.N.

SHEET CONTENT:

Section D, Item # 1.

Section D
SHEET: 2 OF 2



PRELIM.
FLOOR PLAN (2 UNITS)
SC: 1/8" = 1'-0"

NOTE: CONTRACTOR MUST CAREFULLY REVIEW ALL DRAWINGS AND REPORT ANY MISTAKES OR OMISSIONS TO THE DRAFTSMAN BEFORE COMMENCING WORK.



ACTION ITEM REPORT**Item Title:**

Consideration and ACTION to approve an application for a conditional use permit to allow a mobile home to be moved into 33267 FM 1575, Los Fresnos, TX 78566, 1/4 mile north on the east side of FM 1575.

Recommendation:

This is the property just past the private road called Escalante Road along the Resaca on the right. Some know it as the old Laakso property or the old Zimmerman property. There are already 2 mobile homes on the property. There are apartments along Escalante Road. Across the Resaca is Cuates Cemetery. Across FM 1575 is the school, a parking lot and then a residence. Since there are numerous different types of development in the immediate area including mobile homes on the property, I believe it will fit in to the existing landscape fine.

I recommend approval.

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**

September 29, 2025

TO: PROPERTY OWNERS

FROM: CITY OF LOS FRESNOS

SUBJECT: PUBLIC HEARING FOR A CONDITIONAL USE REQUEST TO ALLOW A MOBILE HOME TO BE MOVED INTO 33267 FM 1575, LOS FRESNOS, TX 78566, ¼ MILE NORTH ON THE EAST SIDE OF FM 1575.

The Los Fresnos Planning and Zoning Commission will hold a public hearing to receive comments from residents regarding a conditional use request allow a mobile home to be moved in a R1-A Single Family District. The request seeks to move in a mobile home on the following property:

- 33267 FM 1575, Los Fresnos, TX 78566, ¼ mile north on the east side of 1575.
 - 4.1373 Acre Tract, Block 167, Fresnos Land and Irrigation Company Subdivision

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

Date: Monday, October 20, 2025

Time: 6:00 p.m.

Please note: This conditional request only affects the specific properties 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.

To Planning and zoning of The City of Los Fresnos Tx

CONDITIONAL USE REQUEST ID number 138211

Owner :

SJM Finance LLC/ Stephen Mauro

96 Resacas Shore

Los Fresnos Tx 78566

Date: *9/25/2025

I am requesting a conditional use to move a mobile home into the city of Los Fresnos Tx

The property is located at 33267 FM 1575 Los Fresnos, TX 78566 .

A handwritten signature in black ink, appearing to read 'SJM' followed by a stylized surname.

9/25/2025

LOS FRESNOS (VOL. 4, PG. 1, M.R.C.C.)
CT (VOL. 295, PG. 374, D.R.C.C.)

SURVEYED FOR:

ERNEST GALVAN

Mejia & Rose, Incorporated

Engineering

1643 West Price Road
(956) 544-3022

P.O. Box 3761 Brownsville, Texas 78520

Fax (956) 544-3068

G.F. NO.	N/A
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	
49	
50	
51	
52	
53	
54	
55	
56	
57	
58	
59	
60	
61	
62	
63	
64	
65	
66	
67	
68	
69	
70	
71	
72	
73	
74	
75	
76	
77	
78	
79	
80	
81	
82	
83	
84	
85	
86	
87	
88	
89	
90	
91	
92	
93	
94	
95	
96	
97	
98	
99	
100	

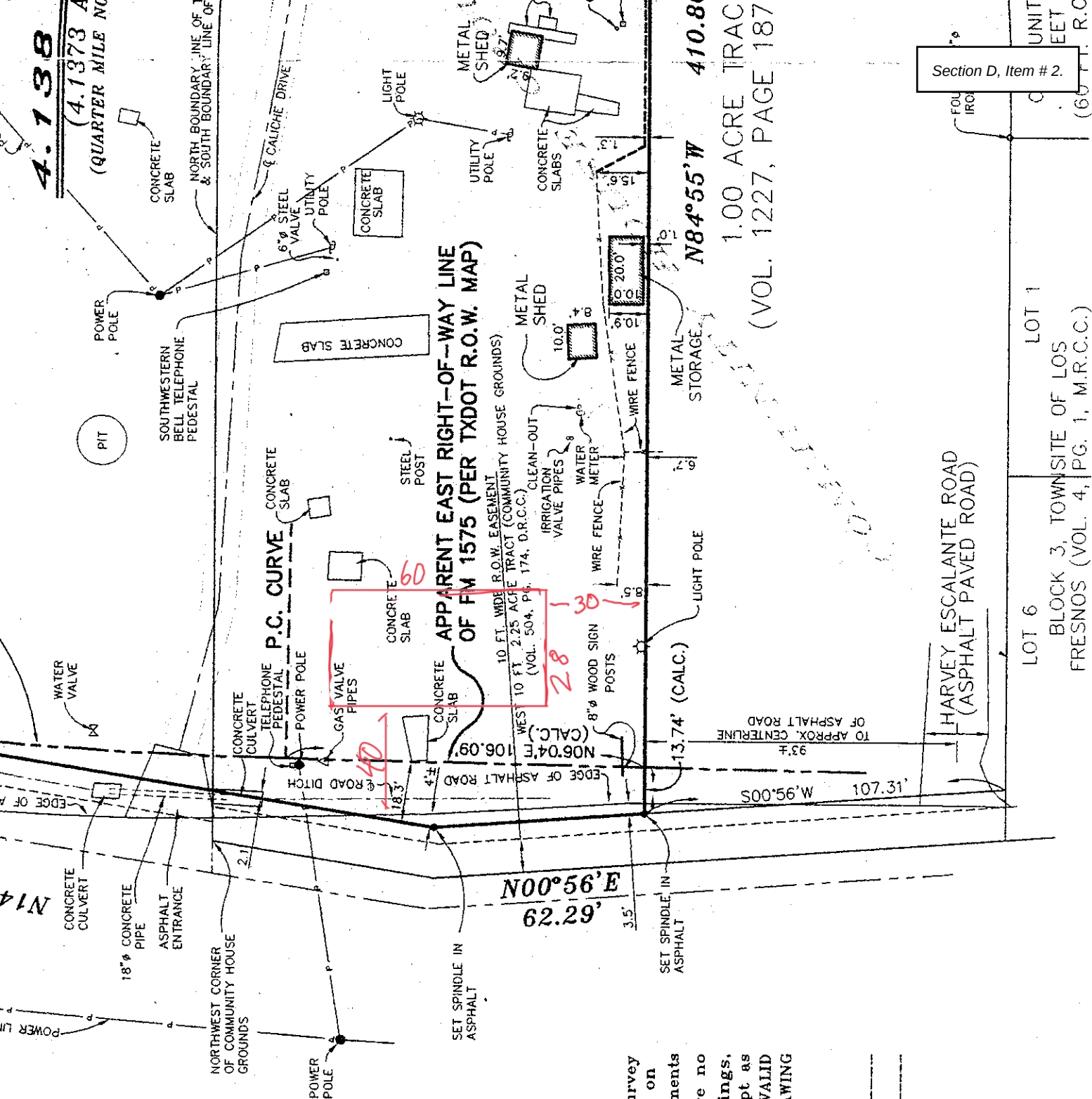
17058

DATE: 10/28/2008 10:28:23 AM EST
 C:\ and Recycle 3\CA\VAN EPNEST 10B 17058\dw\17058.dwo 9.41~

4.138

(4.1373 A)

(QUARTER MILE NO.)



Section D, Item # 2.

LOT 1

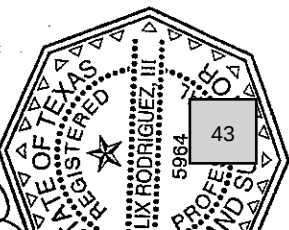
BLOCK 3, TOWNSITE OF LOS FRESNOS (VOL. 4, PG. 1, M.R.C.C.)

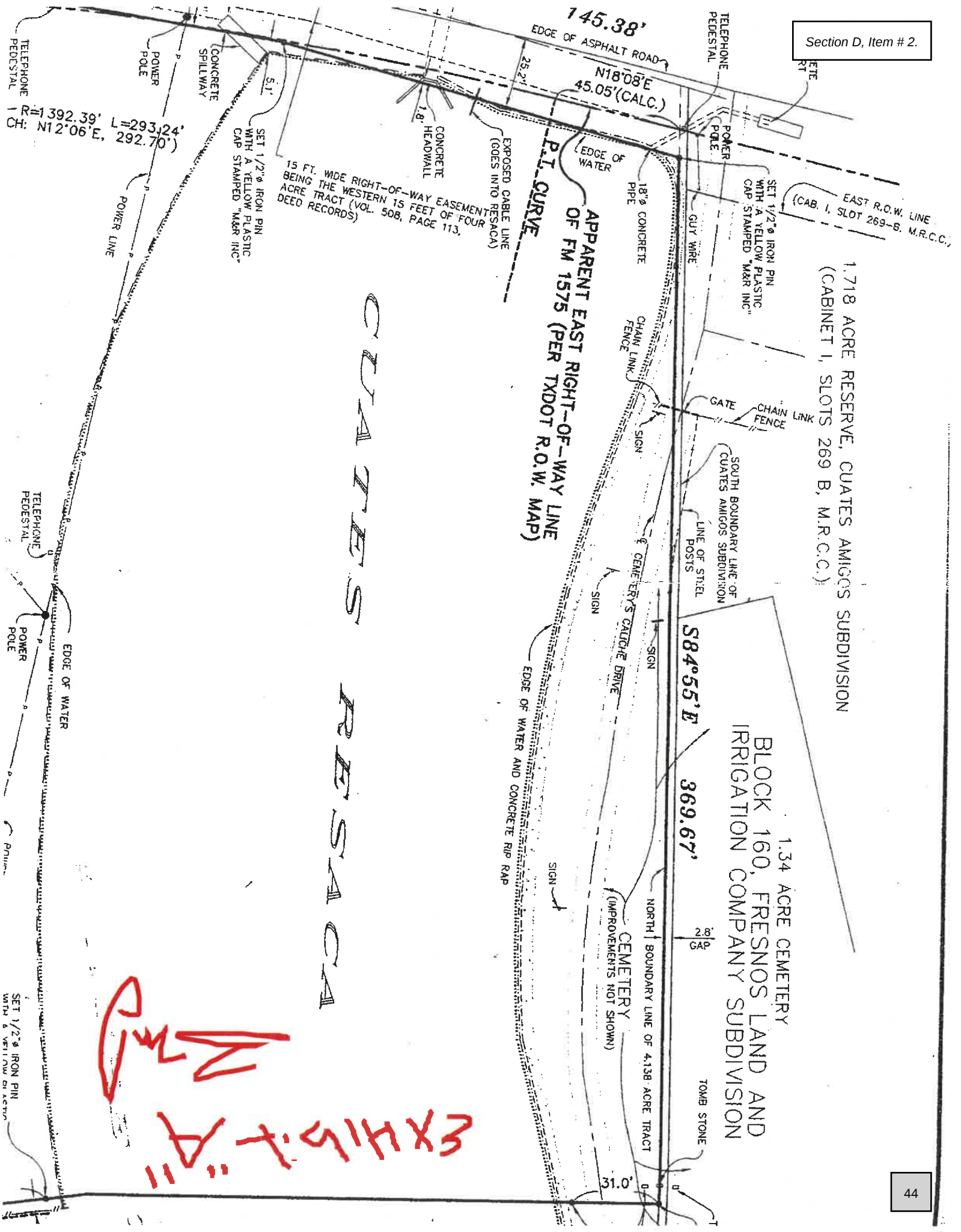
LOT 6

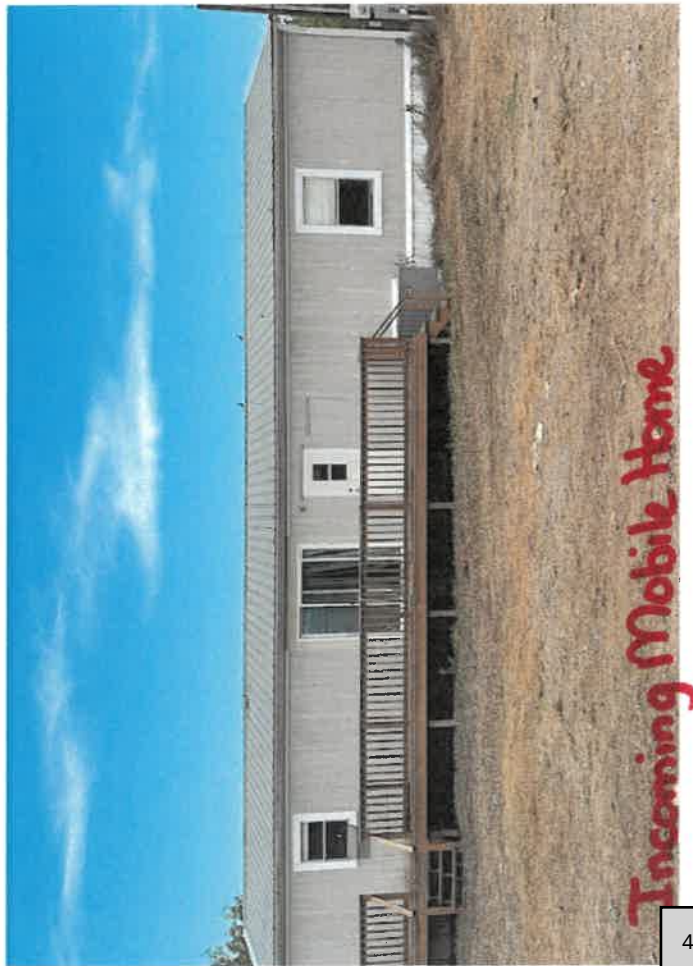
I, the undersigned, hereby certifies that the survey made hereon was made on the ground on 2008; that the only improvements encroachments, visible overlappings, conflicts, or visible easements, except as hereon. THIS CERTIFICATION IS ONLY VALID ORIGINAL SIGNATURE AND IF THE DRAWING NO MEASURES OR ADDITIONS.

5964

PROFESSIONAL LAND SURVEYOR NO.







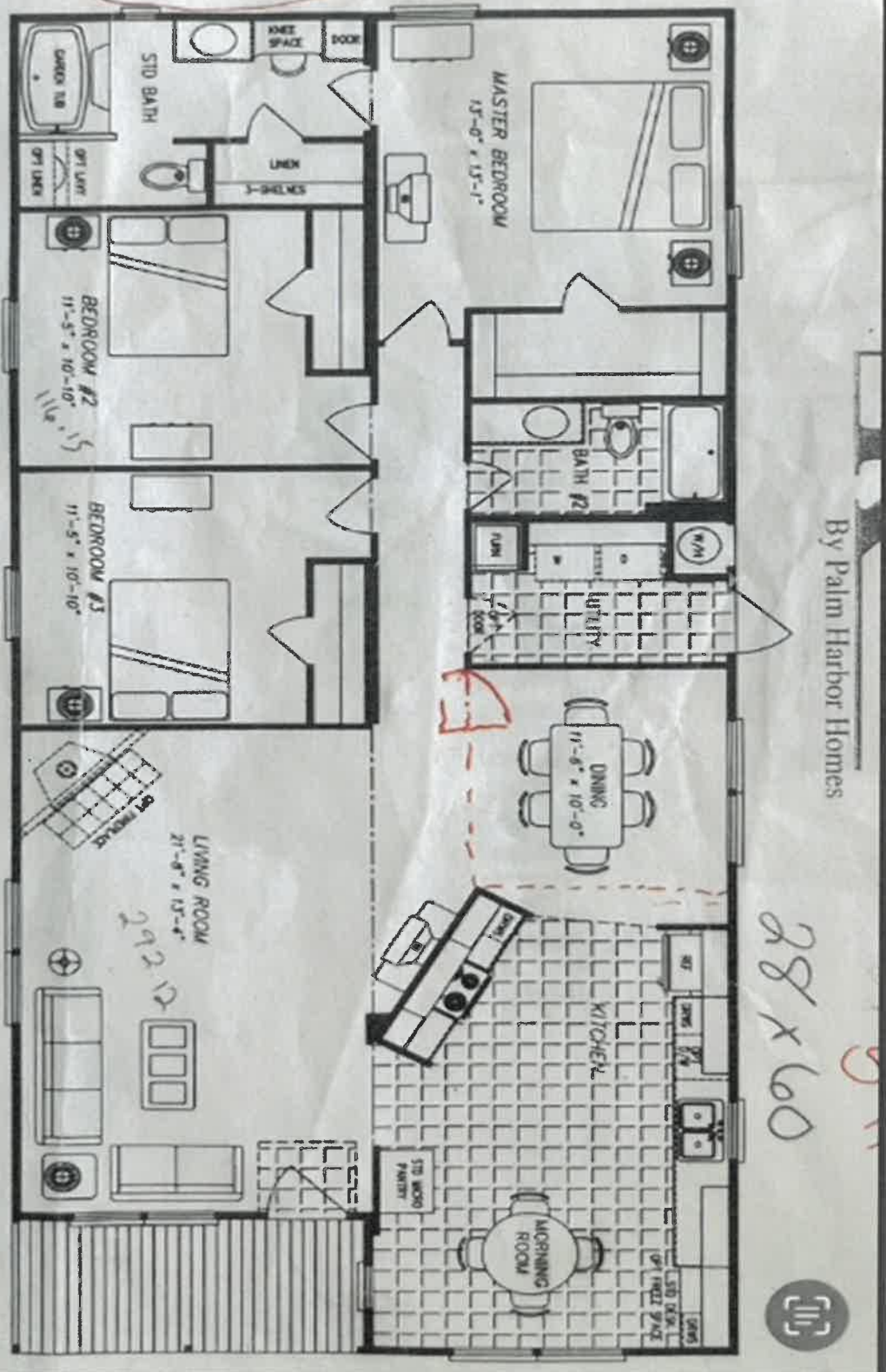
Floor Plan

11:59



Photo

Done





ACTION ITEM REPORT

Item Title: Consideration and ACTION to approve an application for conditional use permit to allow duplexes to be built on East 3rd Street, Lot 2 & 3, Block 63, Los Fresnos Original Townsite.

Recommendation:

This property is located on East 3rd Street just west of Ebano Street. Directly across the street on the entire block are duplexes. Even though this is a limited business area, duplexes fit with the area. It is important to note that the other vacant lot property owners on that side of the street are planning different businesses to locate there. It will be strange for there to be 2 duplexes and then business. This is a difficult decision since it would be better to have the entire side remain limited business but then at the same time across the street has all duplexes.

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**

September 29, 2025

TO: PROPERTY OWNERS
FROM: CITY OF LOS FRESNOS
SUBJECT: PUBLIC HEARING FOR A CONDITIONAL USE REQUEST TO ALLOW
DUPLEXES TO BE BUILT ON EAST 3RD STREET, LOT 2 & 3, BLOCK 63,
LOS FRESNOS ORIGINAL TOWNSITE.

The Los Fresnos Planning and Zoning Commission will hold a public hearing to receive comments from residents regarding a conditional use request to build duplexes in a C2-General Commercial District. The request seeks to build a duplex on each of the following properties:

- East 3rd Street, Lots 2 & 3, Block 63, Los Fresnos Original Townsite

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

Date: Monday, October 20, 2025

Time: 6:00 p.m.

Please note: This conditional use request only affects the specific properties listed above. If you are receiving this notice, it is because your property is located within 200 feet of the area requesting the conditional use. 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.

Letter for Conditional Use Permit

Roberto Delgado
733 W Ocean BLVD
Los Fresnos, Tx 78566

Planning and Zoning department
City of Los Fresnos
520 E Ocean BLVD
Los Fresnos, Tx 78566

Re: Request for Conditional Use Permit for Property LOS FRESNOS - ORIGINAL TOWNSITE LOT 2&3 BLK 63

Dear Planning and Zoning Department,

I am the owner of the property located at LOS FRESNOS - ORIGINAL TOWNSITE LOT 2&3 BLK 63. I am writing to formally request a **Conditional Use Permit** to allow for the construction of a residential units on my commercially zoned property.

- **Proposed Use:** Construct

Project Justification:

The proposed residential construction is a reasonable and compatible use for this property, and I believe it will benefit the community without causing a negative impact. This request seeks the minimum relief necessary to make reasonable use of the property.

My proposal should be approved for the following reasons:

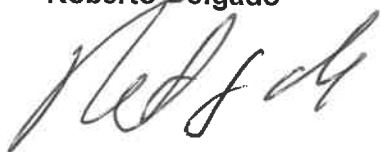
- **Community Benefit:** The project will provide a needed residential option in this area, aligning with broader city goals to increase housing availability.
- **Site-Specific Conditions:** The unique characteristics of my property, specifically **the location behind other businesses hiding the view of the property from the main highway** makes a standard commercial-only development infeasible. Granting this permit is the most practical way to develop the property productively.

I have attached all required documentation, including a site plan showing the location of the proposed structure.

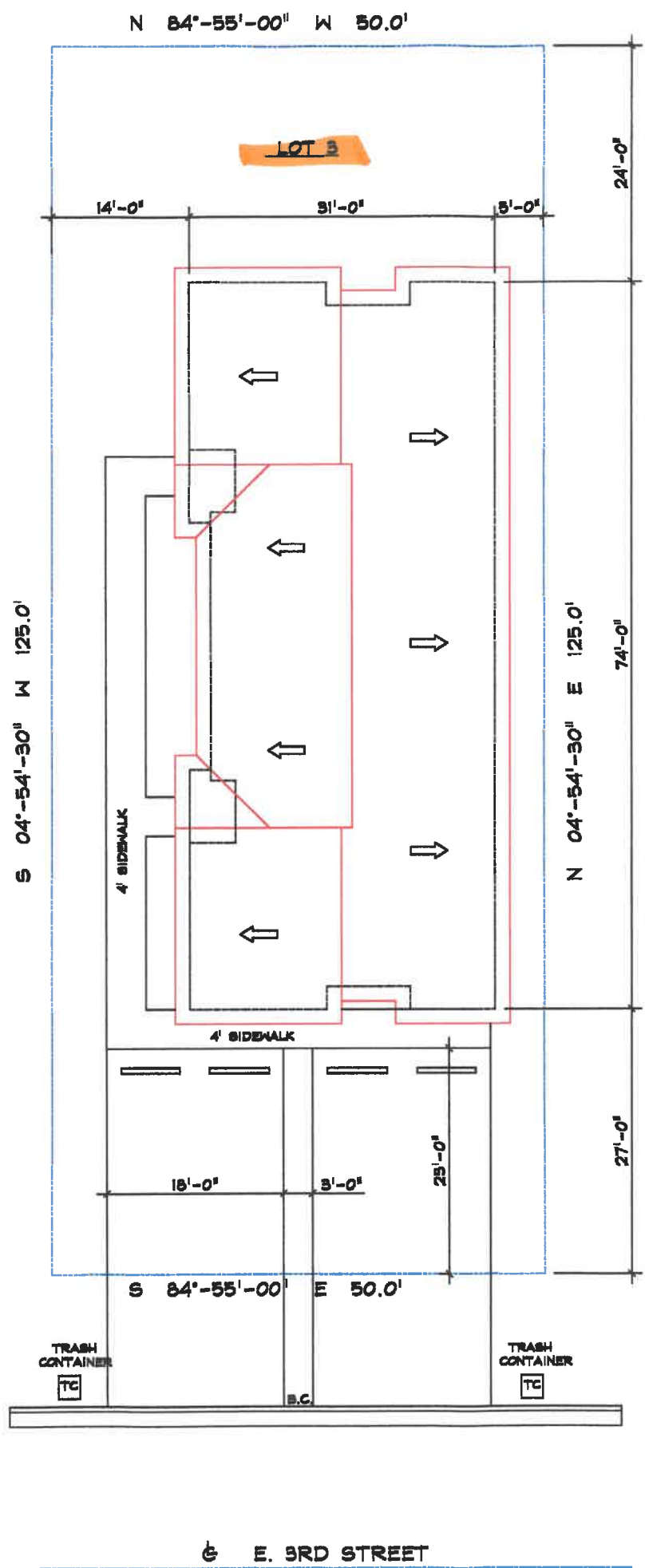
I am available to attend all necessary public hearings and meetings of the Planning and Zoning Commission to answer any questions. Thank you for your time and consideration of my request.

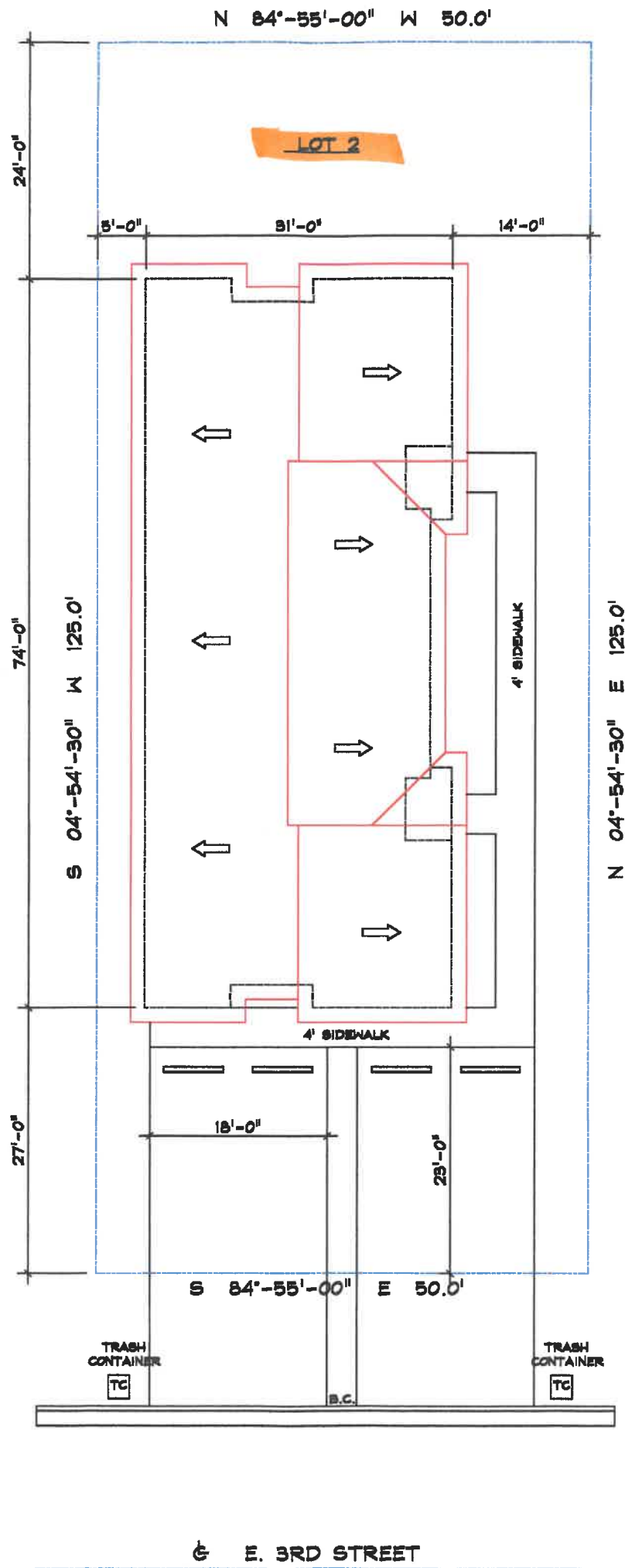
Sincerely,

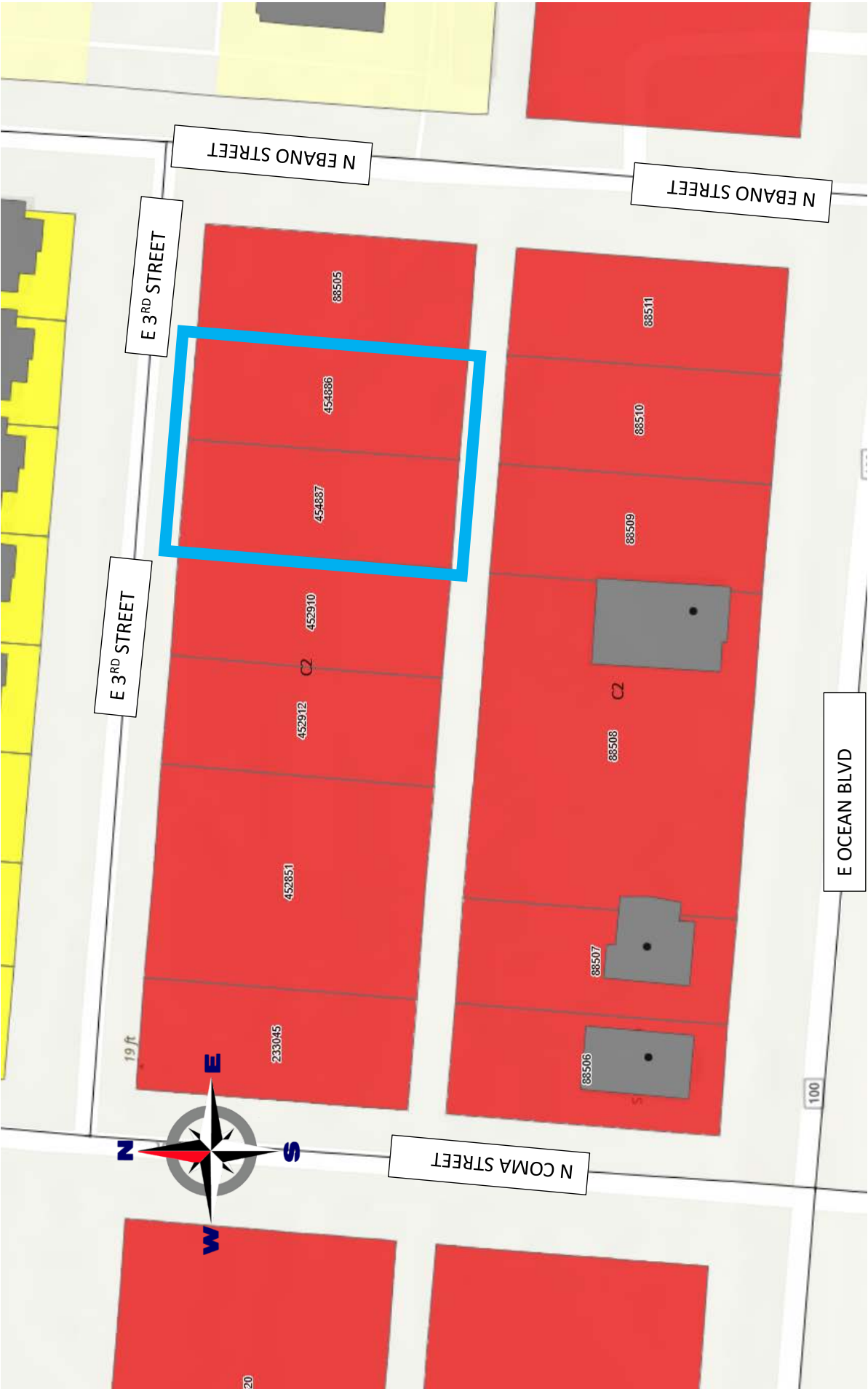
Roberto Delgado



09/24/2025







ACTION ITEM REPORT**Item Title:**

Consideration and ACTION to approve a variance request on the lot size requirement from 60 feet to 50 feet for East 3rd Street, Lot 2 & 3, Block 63, Los Fresnos Original Townsite.

Recommendation:

This property is located on East 3rd Street just west of Ebano Street. This goes along with the request for the conditional use. If it is approved to put the duplexes on the lots, the variance would need to be granted from 60 foot wide lots to 50 foot wide lots.

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

September 29, 2025

TO: PROPERTY OWNERS

FROM: CITY OF LOS FRESNOS

SUBJECT: PUBLIC HEARING FOR A VARIANCE REQUEST ON THE LOT SIZE REQUIREMENT FOR EAST 3RD STREET, LOT 2 & 3, BLOCK 63, LOS FRESNOS ORIGINAL TOWNSITE.

The Los Fresnos Planning and Zoning Commission will hold a public hearing to receive comments from residents regarding a variance request for the lot width requirements. The request seeks to reduce the lot width requirement from 60 feet to 50 feet for the following properties:

- East 3rd Street, Lots 2 & 3, Block 63, Los Fresnos Original Townsite

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

Date: Monday, October 20, 2025

Time: 6:00 p.m.

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

Roberto Delgado
733 W. Ocean Blvd
Los Fresnos Texas 78566

Planning and Zoning Department
City of Los Fresnos
520 E Ocean Blvd
Los Fresnos Texas 78566

Re : Request for Variance Lot width from 60ft to 50ft.

Im the potential buyer for the properties located on Los Fresnos -
ORIGINAL TOWNSITE LOT 2 & 3, BLOCK 63. I'm writing to formally
request a variance lot width from 60ft to 50ft for duplex residential units to
be built there.

Sincerely,
Roberto Delgado

9-25-2025



City of Los Fresnos
520 E Ocean Blvd, Los Fresnos, TX 78566
Los Fresnos, TX 78566

To Whom It May Concern,

My name is **Brett Tice**, and I am the owner of the following properties:

- **Lot #2, 3rd Street, Los Fresnos, TX 78566**
- **Lot #3, 3rd Street, Los Fresnos, TX 78566**

I am writing to formally acknowledge ownership of these lots and to provide authorization to **Roberto Delgado**, who is the prospective purchaser of these properties.

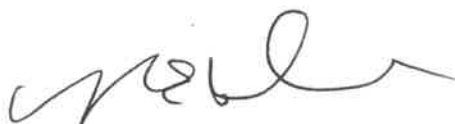
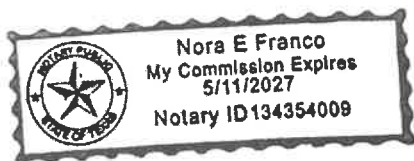
I hereby grant Mr. Delgado permission to inquire with the City of Los Fresnos regarding the potential rezoning of the above properties for multifamily development. Should the rezoning be approved, Mr. Delgado will proceed with the purchase of these lots from me.

Please extend your cooperation to him as he gathers the necessary information and documentation related to this request.

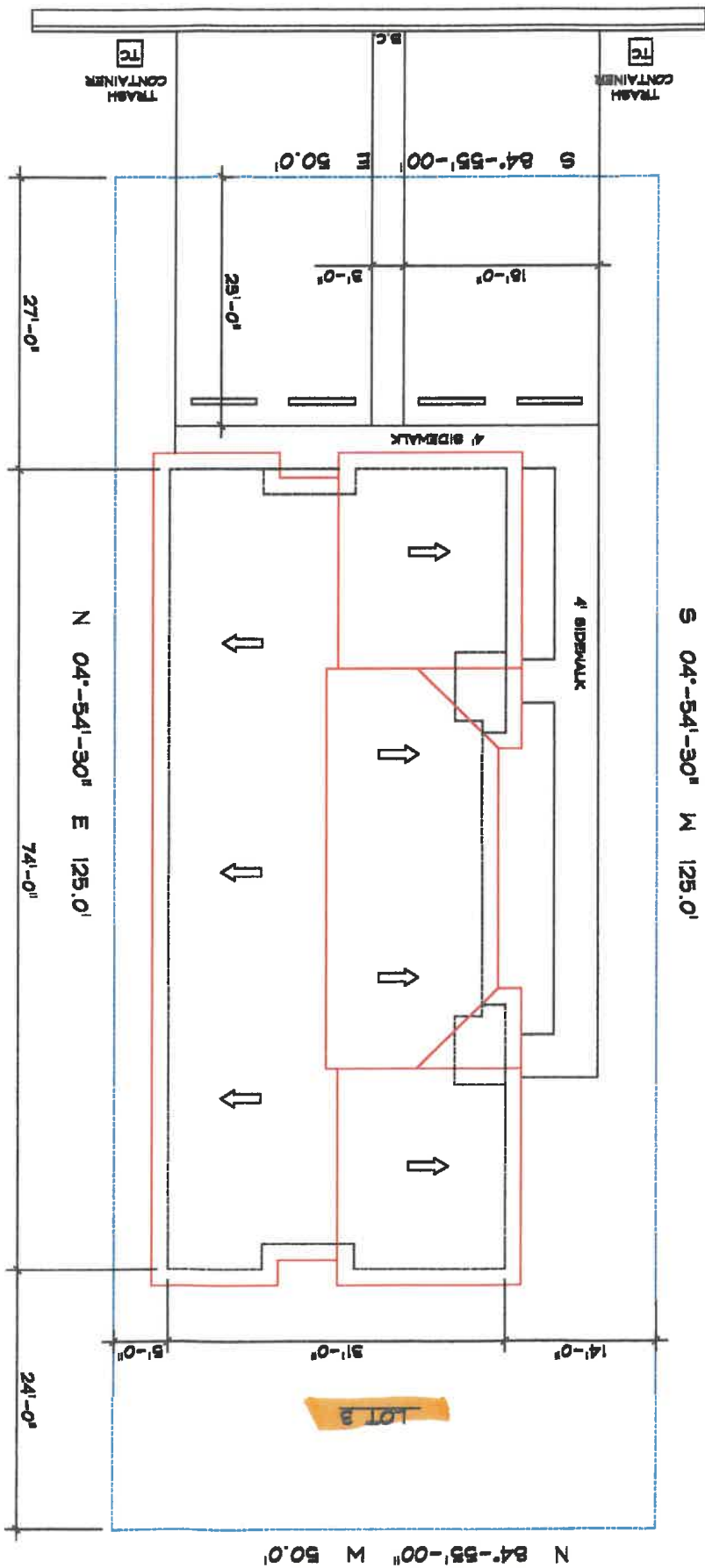
Thank you for your time and assistance.

Sincerely,

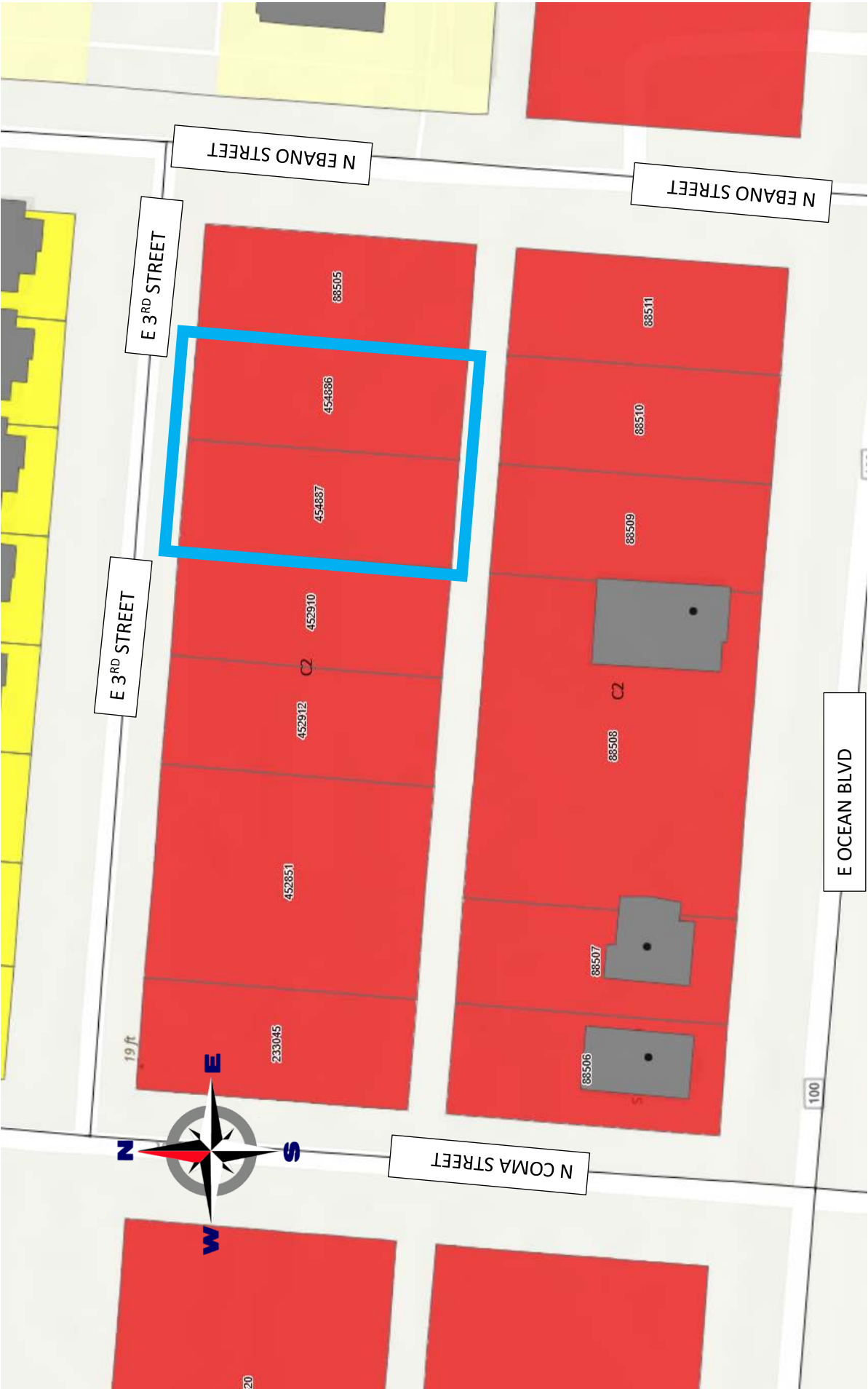
Brett Tice
(956)200-4255


09/24/25

E. 3RD STREET







ACTION ITEM REPORT



Item Title: Consideration and ACTION to approve the minutes from September 15, 2025.

Recommendation:

I recommend approval.



Planning and Zoning Commission Meeting Minutes

Monday, September 15, 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

The meeting was called to order at 6:00 p.m.

PRESENT

Place 1 Robert Walsdorf
Place 2 Jacob Wasonga
Place 3 Juan Sierra
Place 4 Anita Matta
Place 5 Henry Bebon
Place 6 Larry Meade
Place 7 Javier Rodriguez

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. ACTION ITEMS

1. Consideration and ACTION to approve the Los Fresnos Oaks Subdivision preliminary plat.

There was no discussion.

Motion was made and seconded to approve the Los Fresnos Oaks Subdivision preliminary plat.

Motion made by Place 4 Matta, Seconded by Place 3 Sierra.

Voting Yea: Place 1 Walsdorf, Place 2 Wasonga, Place 3 Sierra, Place 4 Matta, Place 5 Bebon, Place 6 Meade, Place 7 Rodriguez

2. Consideration and ACTION to approve the minutes from August 18, 2025.

There was no discussion.

Motion was made and seconded to approve the minutes from August 18, 2025.

Motion made by Place 3 Sierra, Seconded by Place 2 Wasonga.

Voting Yea: Place 1 Walsdorf, Place 2 Wasonga, Place 3 Sierra, Place 4 Matta, Place 5 Bebon, Place 6 Meade, Place 7 Rodriguez

D. ADJOURNMENT

Meeting was adjourned at 6:01 p.m.

Robert Walsdorf, Chairman

ATTEST:

Jacqueline Moya, City Secretary