



Planning and Zoning Commission Meeting Agenda

Monday, March 17, 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 the public for a variance request from the 25 feet rear yard setback for the cul-de-sac and other irregular lots in the Pederson Brothers Subdivision No. 5 to a 15 feet setback.

D. ACTION ITEMS

1. Consideration and ACTION to approve a variance request from the 25 feet rear yard setback for the cul-de-sac and other irregular lots in the Pederson Brothers Subdivision No. 5 to a 15 feet setback.
2. Consideration and ACTION to approve the minutes from February 24, 2025.

E. ADJOURNMENT

This is to certify that I, Mark Milum posted this agenda on the front bulletin board of the City Hall and the city website at www.cityoflosfresnos.com on March 14, 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/ Mark Milum, City Manager

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 the public for a variance request from the 25 feet rear yard setback for the cul-de-sac and other irregular lots in the Pederson Brothers Subdivision No. 5 to a 15 feet setback.

Recommendation:

This development is located south of Whipple Road and West of Evergreen Street. The public is invited to make comments on the variance request.



February 27, 2025

TO: PROPERTY OWNERS

FROM: CITY OF LOS FRESNOS

SUBJECT: PUBLIC HEARING FOR A VARIANCE REQUEST ON A REAR YARD SETBACK OF 25 FEET FOR THE CUL-DE SAC AND OTHER IRREGULAR LOTS TO 15 FEET SETBACK AT THE PEDERSON BROTHERS SUBDIVISION NO.5. (LOTS 20-23, LOTS 46-49, AND LOTS 51-54 IN BLOCK 2 AND LOT 14 IN BLOCK 3)

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 a variance request for the Pederson Brothers Subdivision No. 5 for the rear setback for the cul-de-sac and other irregular lots to be 15 feet instead of the 25 feet.

The public hearing will be held at the Planning and Zoning Commission meeting on Monday, March 17, 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.

REQUEST FOR VARIANCE

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

February 6, 2025

RE: Pederson Brothers Subdivision No. 5-Request for Variance of Rear Setback Distance
On Cul-de-sac Lots

Dear Mr. Milam:

We are hereby requesting a variance from the 25 feet rear yard setback for the cul-de-sac and other irregular lots in our Pederson Brothers Subdivision No. 5 to a 15 feet setback.

The reason being as before that the cul-de-sac and other irregular lots have a smaller front yard but very large back yard. The 25 feet setback restricts use of a high percentage of lot area.

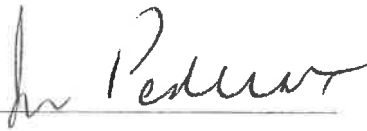
Reduction to 15 feet allows for house area and still large area for back yard.

The attached map shows lots for which the variance is requested.

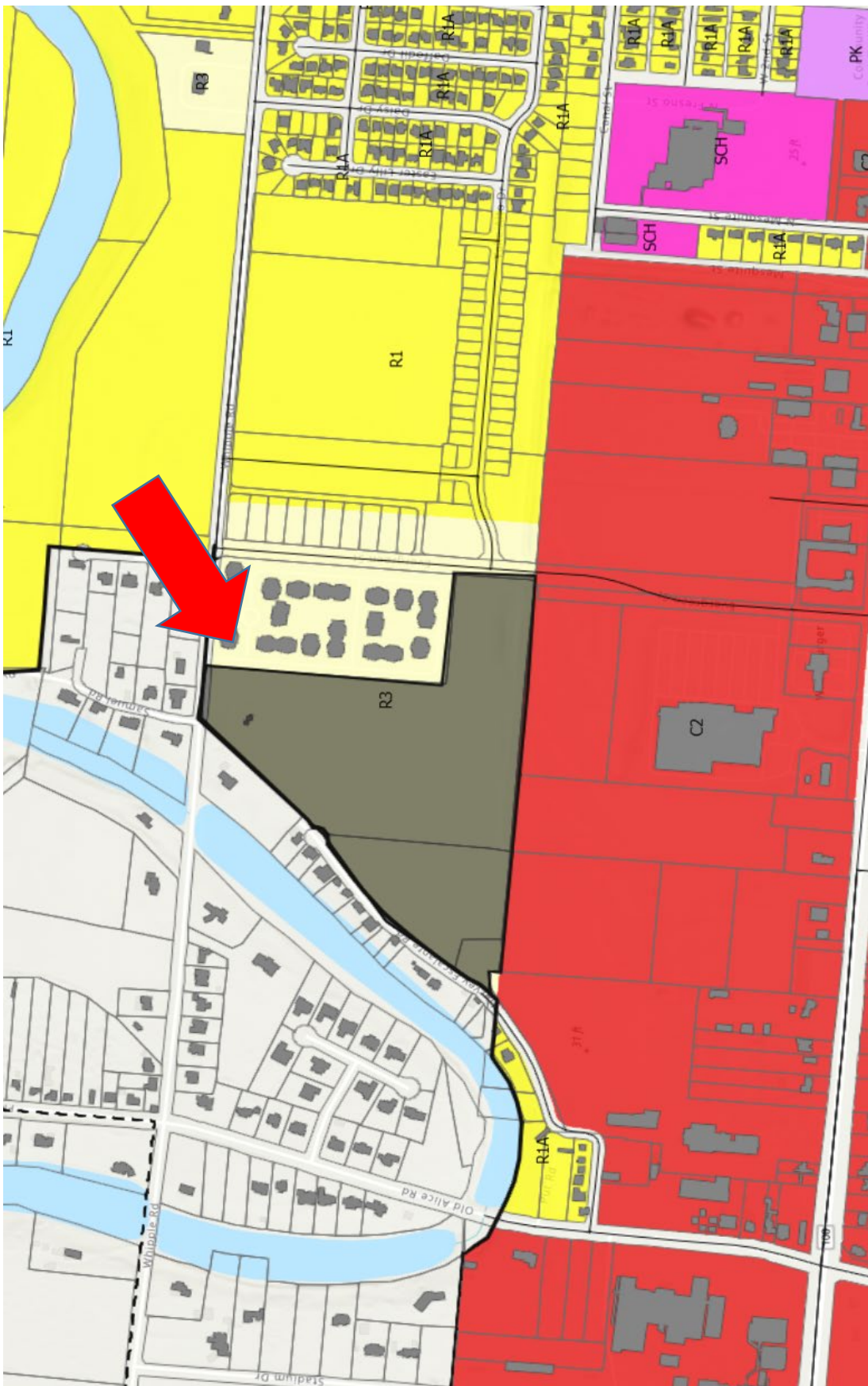
They are Lots 20-23, Lots 46-49, and Lots 51-54 in Block 2 and Lot 14 in Block 3 as shown.

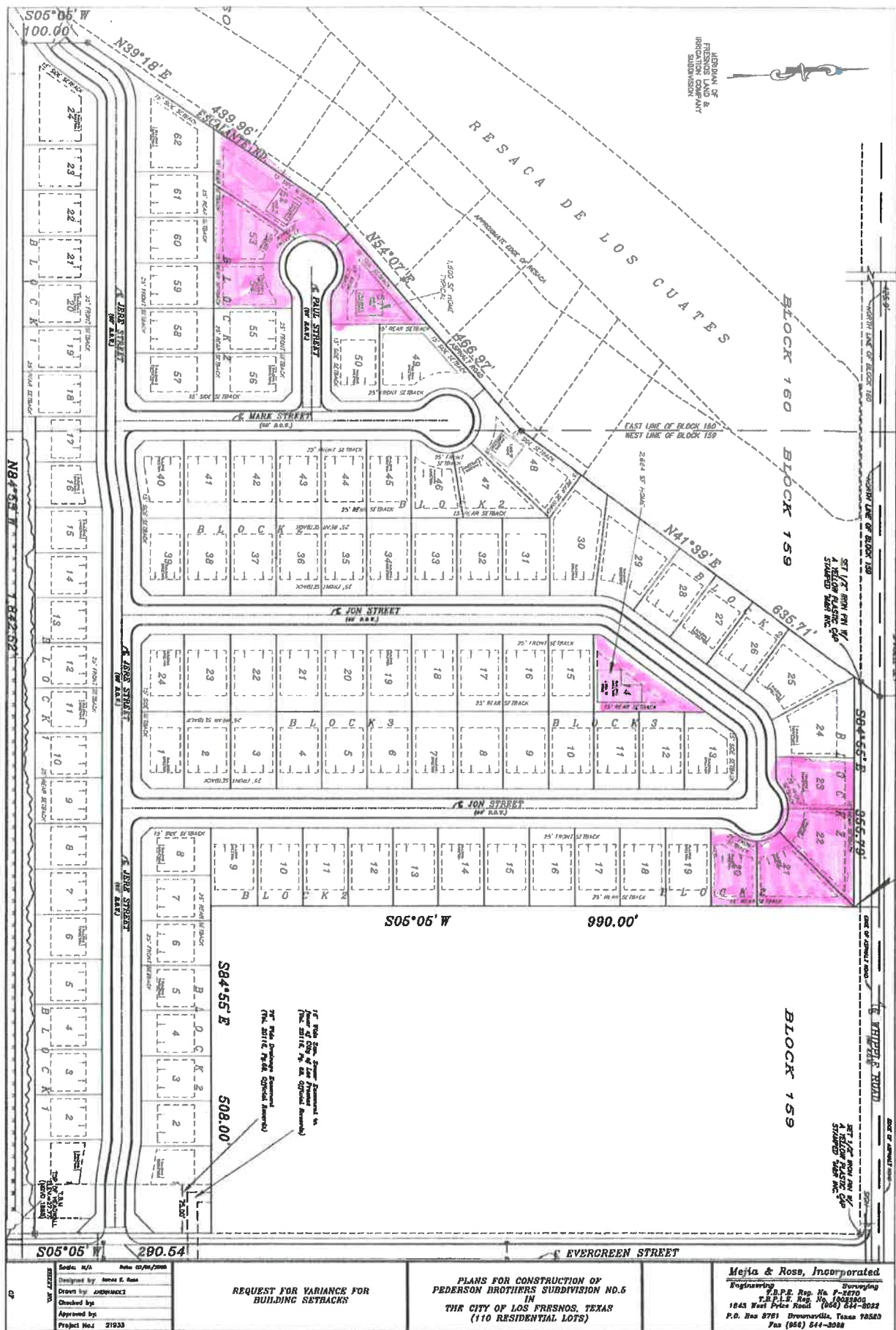
Please let us or our engineer know if you have any questions or need anything else from us in order for this to be placed on your agenda for approval.

Signed: _____



Jon Pederson, For:
Pederson E J & Pederson Jon & Pederson Mark I & Pederson Paul C, Owner
Care of Pederson Construction Co.
806 W Ocean Blvd.
Los Fresnos, Texas 78566
(956) 233-4471





ACTION ITEM REPORT



Item Title:

Consideration and ACTION to approve a variance request from the 25 feet rear yard setback for the cul-de-sac and other irregular lots in the Pederson Brothers Subdivision No. 5 to a 15 feet setback.

Recommendation:

This development is located south of Whipple Road and west of Evergreen Street. There are a total of 8 lots affected by the cul-de-sac and 1 due to the irregular shape of the property. The variance request in the past has been granted in this case due to the width of the lots being greater towards the rear of the property.

I recommend approval.



February 27, 2025

TO: PROPERTY OWNERS

FROM: CITY OF LOS FRESNOS

SUBJECT: PUBLIC HEARING FOR A VARIANCE REQUEST ON A REAR YARD SETBACK OF 25 FEET FOR THE CUL-DE SAC AND OTHER IRREGULAR LOTS TO 15 FEET SETBACK AT THE PEDERSON BROTHERS SUBDIVISION NO.5. (LOTS 20-23, LOTS 46-49, AND LOTS 51-54 IN BLOCK 2 AND LOT 14 IN BLOCK 3)

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 a variance request for the Pederson Brothers Subdivision No. 5 for the rear setback for the cul-de-sac and other irregular lots to be 15 feet instead of the 25 feet.

The public hearing will be held at the Planning and Zoning Commission meeting on Monday, March 17, 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.

REQUEST FOR VARIANCE

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

February 6, 2025

**RE: Pederson Brothers Subdivision No. 5-Request for Variance of Rear Setback Distance
On Cul-de-sac Lots**

Dear Mr. Milam:

We are hereby requesting a variance from the 25 feet rear yard setback for the cul-de-sac and other irregular lots in our Pederson Brothers Subdivision No. 5 to a 15 feet setback.

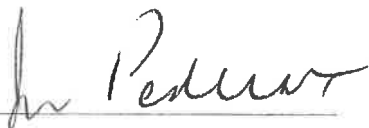
The reason being as before that the cul-de-sac and other irregular lots have a smaller front yard but very large back yard. The 25 feet setback restricts use of a high percentage of lot area.

Reduction to 15 feet allows for house area and still large area for back yard.

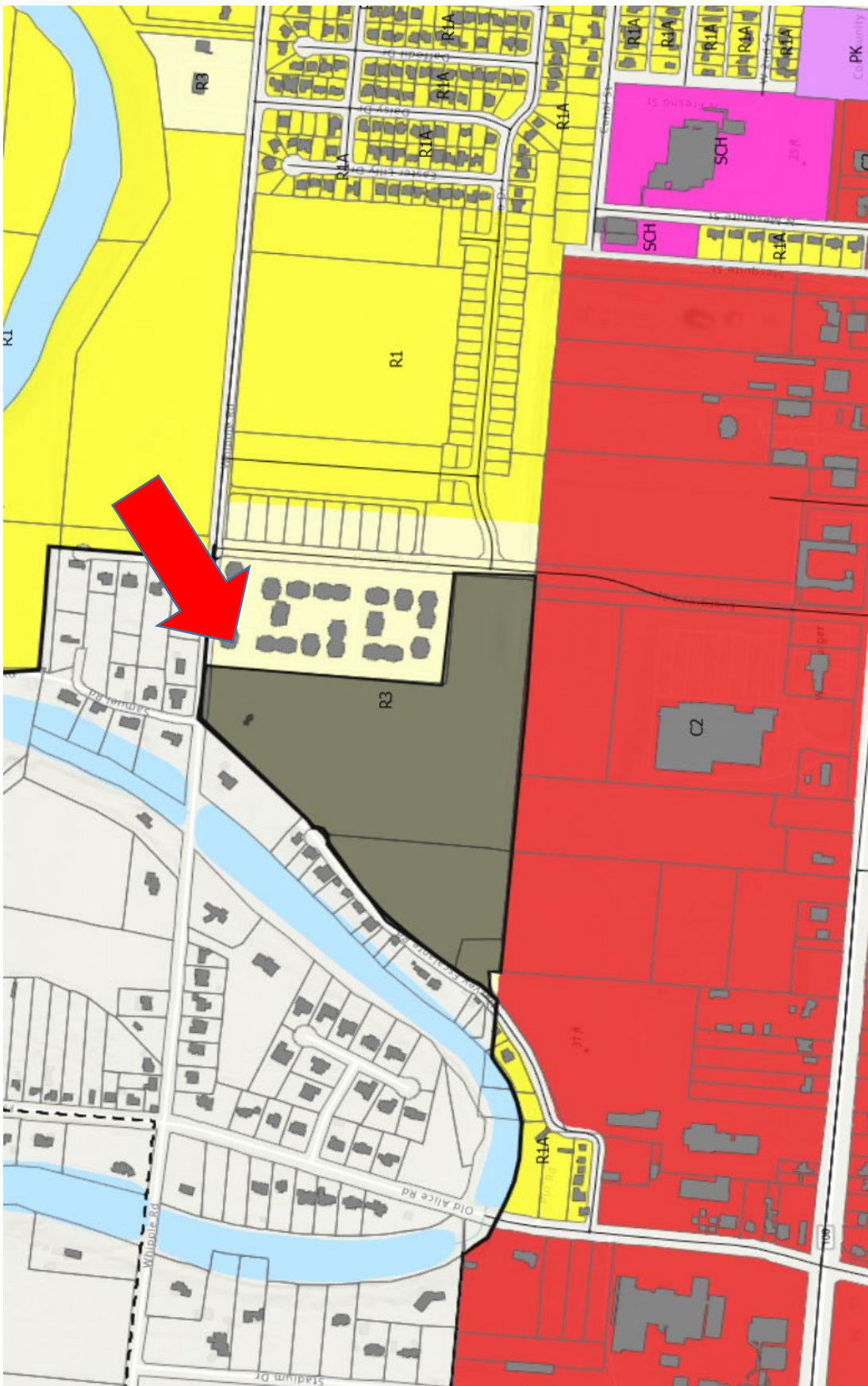
The attached map shows lots for which the variance is requested.

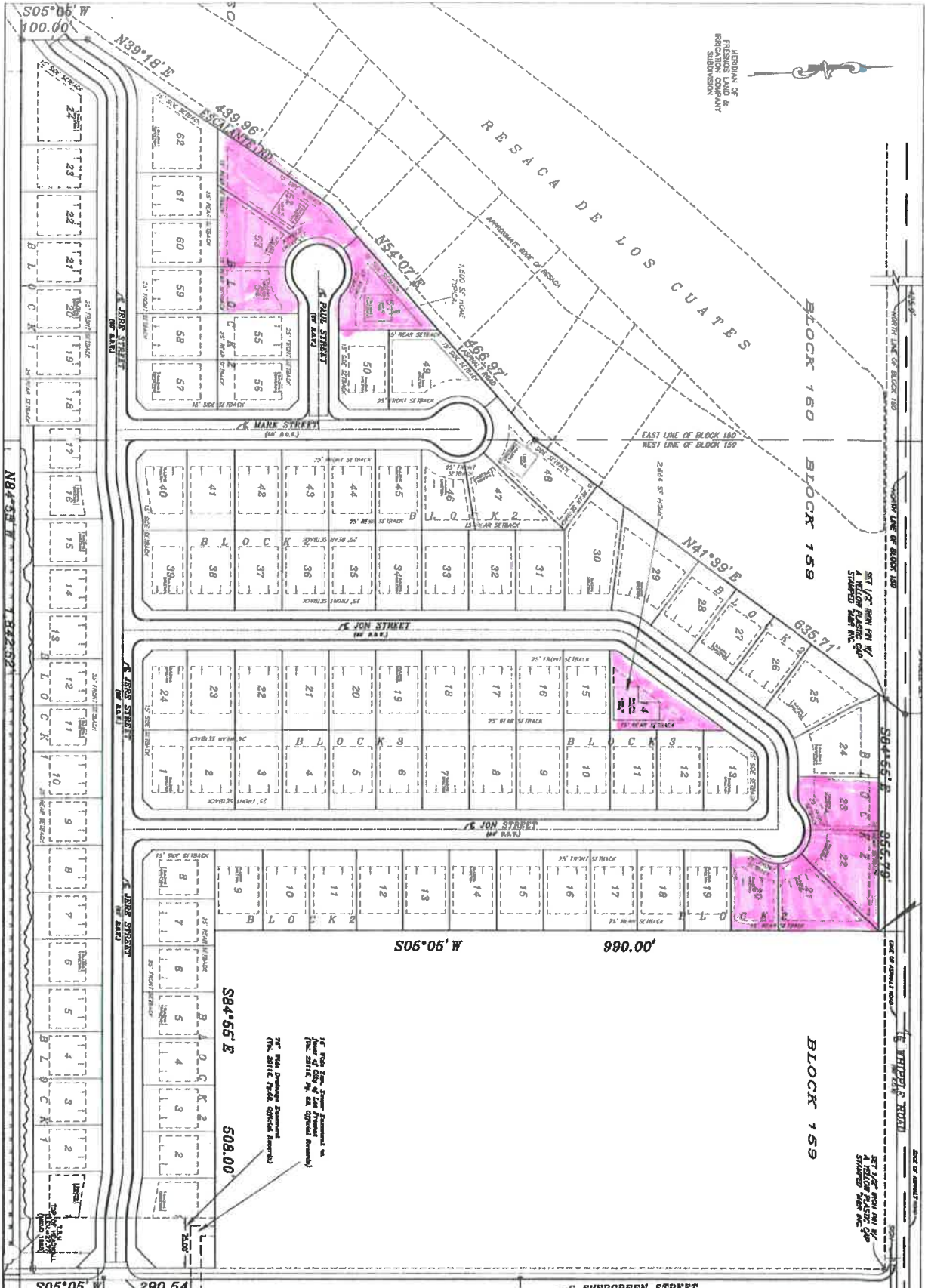
They are Lots 20-23, Lots 46-49, and Lots 51-54 in Block 2 and Lot 14 in Block 3 as shown.

Please let us or our engineer know if you have any questions or need anything else from us in order for this to be placed on your agenda for approval.

Signed: 

Jon Pederson, For:
Pederson E J & Pederson Jon & Pederson Mark I & Pederson Paul C, Owner
Care of Pederson Construction Co.
806 W Ocean Blvd.
Los Fresnos, Texas 78566
(956) 233-4471





Scale: 1/4" = 10' (SEE PLAN FOR DIMENSIONS)
 Date: 07/11/2008
 Designed by: David E. Ross
 Drawn by: JHEMNCZ
 Checked by:
 Approved by:
 Project No.: 21033

REQUEST FOR VARIANCE FOR BUILDING SETBACKS

PLANS FOR CONSTRUCTION OF PEDERSON BROTHERS SUBDIVISION NO. 6 IN THE CITY OF LOS FRESNOS, TEXAS (110 RESIDENTIAL LOTS)

Meja & Ross, Incorporated
 Engineering
 P.E.P.E. Reg. No. P-12970
 T.P.L.T. Reg. No. 0002800
 1848 West Foster Road (500) 644-8022
 P.O. Box 8781 Dumasville, Texas 78840
 Fax (866) 644-8088

ACTION ITEM REPORT



Item Title: Consideration and ACTION to approve the minutes from February 24, 2025.

Recommendation:

I recommend approval.



Planning and Zoning Commission Meeting Minutes

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

President Robby Walsdorf called the meeting to order at 6:00 p.m.

PRESENT

- Place 1 Robert Walsdorf
- Place 3 Juan Sierra
- Place 4 Desi Delgado
- Place 5 Henry Bebon
- Place 6 Larry Meade
- Place 7 Javier Rodriguez

ABSENT

- Place 2 Jacob Wasonga

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.

Public Hearing opened at 6:00 p.m.

The owner of the property and the buyer both spoke, requesting the board consider the request to build a duplex.

Public Hearing closed at 6:02 p.m.

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.

Mr. Milum explained the property was for sale and the purchase was contingent to the approval of the conditional use permit.

Motion was made and seconded to approve an application for conditional use permit to allow a duplex to locate at 512 Canal St. (Lot #88977) zoned Single Family District.

Motion made by Place 6 Meade, Seconded by Place 3 Sierra.

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

2. Consideration and ACTION to approve the minutes from January 20, 2025.

There was no discussion.

Motion was made and seconded to approve the minutes from January 20, 2025.

Motion made by Place 3 Sierra, Seconded by Place 6 Meade.

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

E. ADJOURNMENT

The meeting was adjourned at 6:04 p.m.

Robert Walsdorf, Chairman

ATTEST:

Jacqueline Moya, City Secretary