



Planning and Zoning Commission Meeting Agenda

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

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 404 & 406 W. 9th Street, (Lot 11 & 12 Block 78) zoned Single Family District.

D. ACTION ITEMS

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

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 January 17, 2025 on or before 5:30 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 404 & 406 W. 9th Street, (Lot 11 &12 Block 78) zoned Single Family District.

Recommendation:

This allows the public to make comments concerning this request. The Board cannot respond to statements or questions. The time for that is during the action item concerning this request.



December 13, 2024

TO: PROPERTY OWNERS
FROM: CITY OF LOS FRESNOS
SUBJECT: PUBLIC HEARING FOR A CONDITIONAL USE PERMIT TO
ALLOW A DUPLEX TO LOCATE AT 406 & 404 W. 9th STREET.
(LOT 11 & 12, BLOCK 78)

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 404 & 406 W. 9TH Street, (Lot 11 & 12 Block 78) zoned Single Family District.

The public hearing will be held at the Planning and Zoning Commission meeting on Monday, January 20, 2025 at 6:00 p.m.

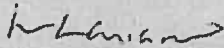
If you have any questions concerning the above, please contact Jacqueline Moya, City Secretary or Mark Milum, City Manager at (956) 233-5768.

December 4, 2024

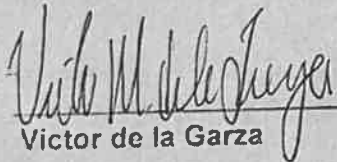
To whom it may concern:

My name is Maridel Delizo Mariano and my builder is Victor de La Garza (Kaledca Homes, LLC). We are respectfully requesting to have property located on Lots 11 & 12 Block 78 Original Townsite/Los Fresnos, to be considered and granted approval for a conditional use to build a Duplex unit. We feel this new building will aesthetically improve the look of this neighborhood and at the same token help provide an extra housing option for our Los Fresnos' citizens. If approved per Planning and Zoning Commission, we would be ready to start building right away, as we have already obtained blue prints, Rescheck report, and windstorm certification for this project. We are looking forward to hearing from you soon. Should you have any questions feel free to contact me at 956-832-2110 or 956-434-1287.

Respectfully,



Maridel Delizo Mariano

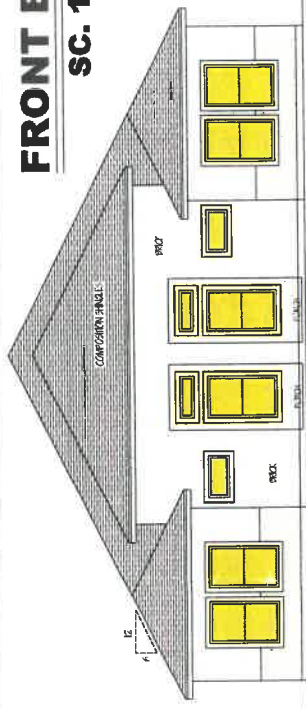


Victor de la Garza

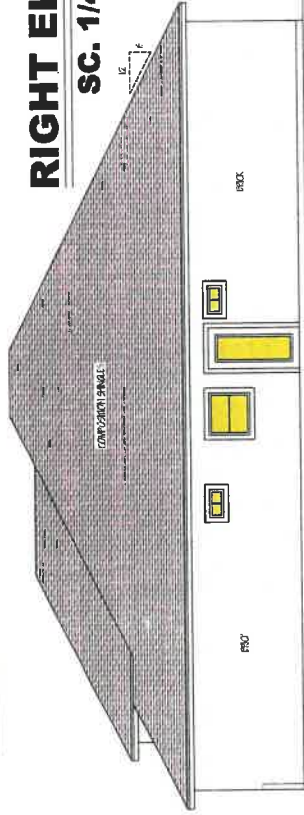


11 & 12
 404-404 W 9th Street

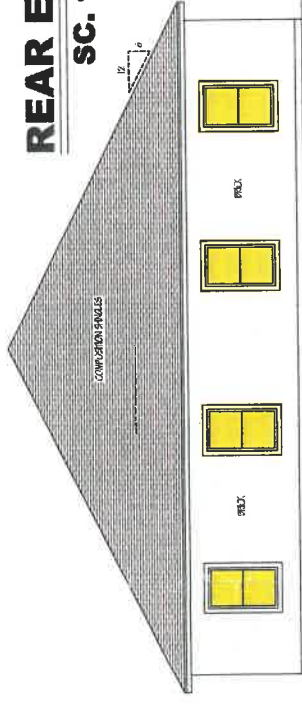
FRONT ELEVATION
 SC. 1/4" = 1'-0"



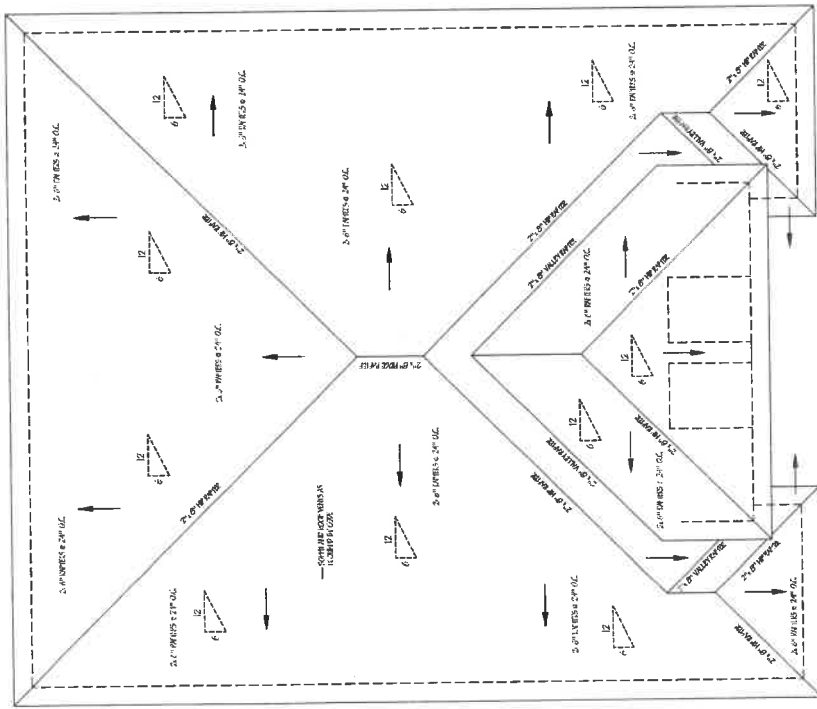
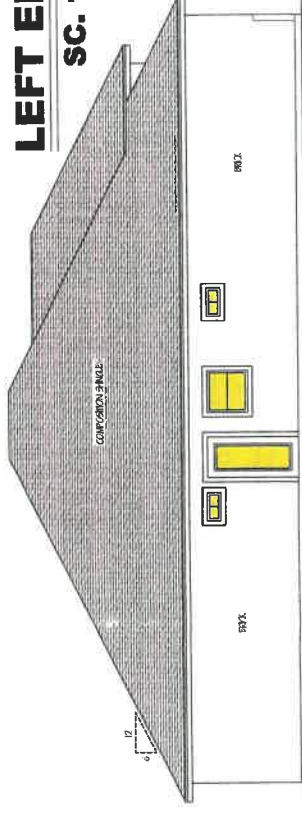
RIGHT ELEVATION
 SC. 1/4" = 1'-0"



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

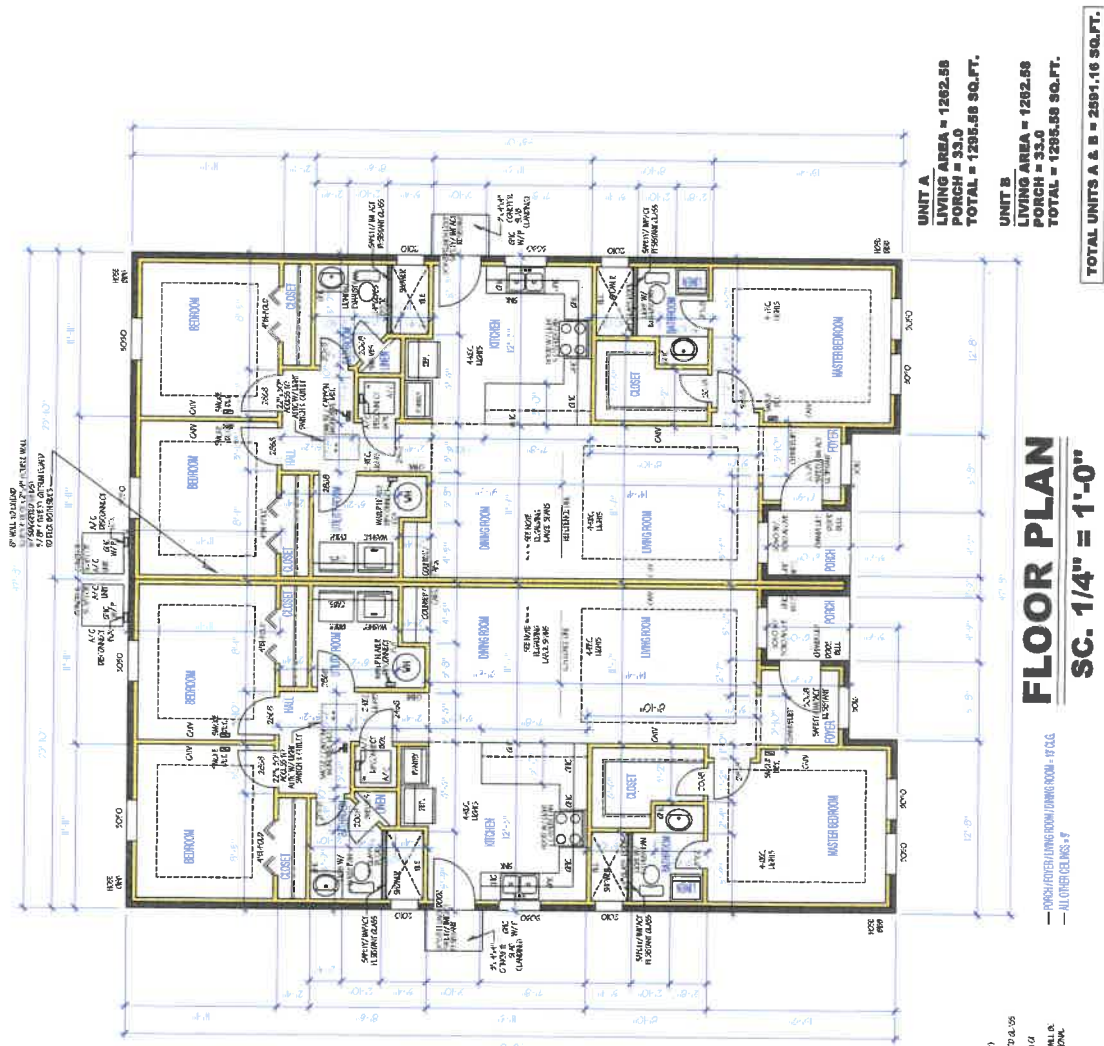


LEFT ELEVATION
 SC. 1/4" = 1'-0"



ROOF PLAN
 SC. 1/4" = 1'-0"

PLAN 102024-05



UNIT A
 LIVING AREA = 1262.59
 PORCH = 33.0
 TOTAL = 1295.59 SQ.FT.

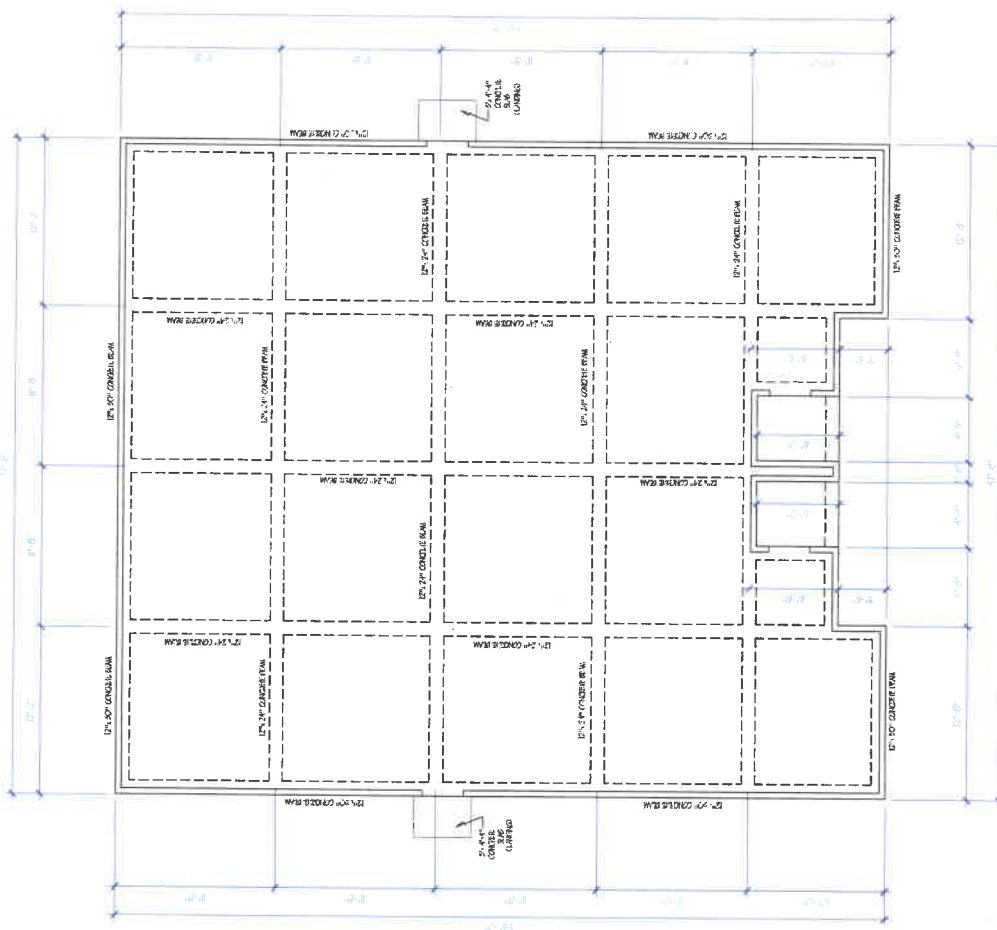
UNIT B
 LIVING AREA = 1262.59
 PORCH = 33.0
 TOTAL = 1295.59 SQ.FT.

TOTAL UNITS A & B = 2591.16 SQ.FT.

FLOOR PLAN
 SC. 1/4" = 1'-0"

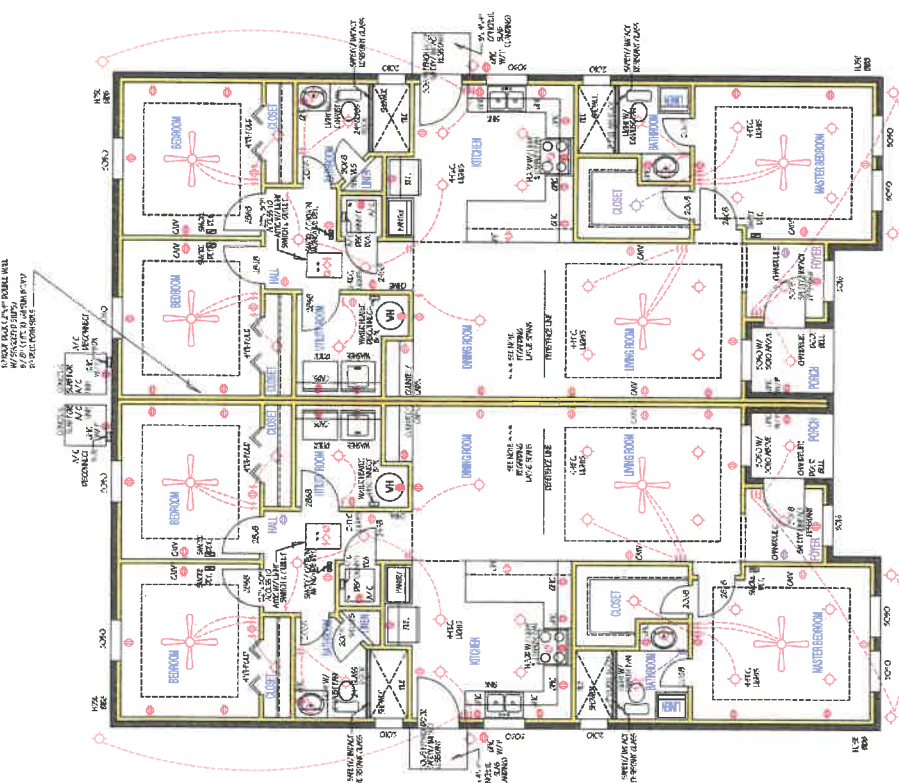
— PORCH/OPENING ROOM (DRAWING ROOM) - 1/4" S.C.
 — ALL OTHER ROOMS - 7/8"

- NOTES:**
- 1. INTER WALLS - 24" REB / FIN.
 - 2. INTER WALLS - 24" SIPS
 - 3. ALL EXTERIOR WALLS ARE 8" CMU
 - 4. INTERIOR WALLS ARE 5/8" GYPSUM BOARD
 - 5. ALL INTERIOR WALLS ARE 5/8" GYPSUM BOARD
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FOUNDATION PLAN
SC. 1/4" = 1'-0"

AT LEAST 12" OF CONCRETE BEAM
 MUST BE WITHIN VIRGIN SOIL.
 MINIMUM CONCRETE STRENGTH
 TO BE NO LESS THAN 3000 PSI



ELECTRICAL PLAN
SC. 1/4" = 1'-0"

UNIT A
 LIVING AREA = 1282.56
 PORCH = 33.0
 TOTAL = 1285.56 SQ.FT.

UNIT B
 LIVING AREA = 1282.56
 PORCH = 33.0
 TOTAL = 1285.56 SQ.FT.

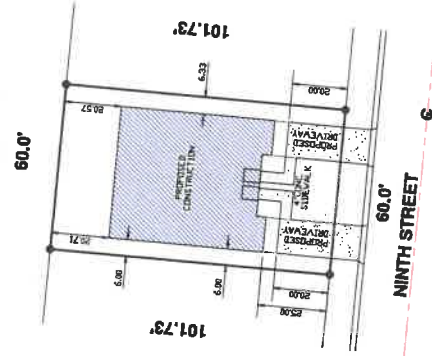
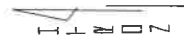
TOTAL UNITS A & B = 2591.16 SQ.FT.

- NOTES:**
- 1. ALL WALLS - 4" CMU / 8" CMU
 - 2. ALL WALLS - 8" CMU
 - 3. ALL FLOORING - 1/2" GYP BOARD OVER 1/2" GYP BOARD
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A 0.1401 ACRE TRACT OF LAND OUT OF LOTS 11 & 12 / BLOCK 78 ORIGINAL TOWNSITE OF LOS FRESNOS

PROPERTY DIMENSIONS OBTAINED FROM METES & BOUNDS AS DESCRIBED IN WARRANTY DEED (GF 2021-1337 / SIERRA TITLE) DIMENSIONS TO BE VERIFIED BY OWNER / CONTRACTOR

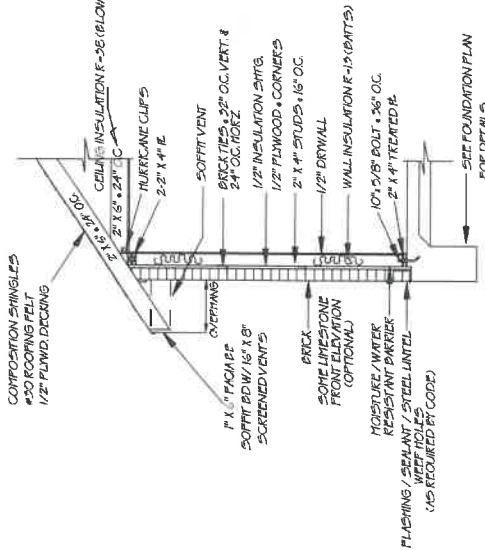
CONTRACTOR TO MAKE SURE CONSTRUCTION DOES NOT ENCROACH INTO ANY UTILITY EASEMENT OR BUILDING SETBACK LINE AT ANY POINT. SITE PLAN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT OR SURVEY (FOR ADDITIONAL DEDICATED EASEMENTS OR RIGHT-OF-WAY (IF ANY) OWNER TO COMPLY WITH SUBDIVISION REQUIREMENTS AND REGULATIONS



SITE PLAN

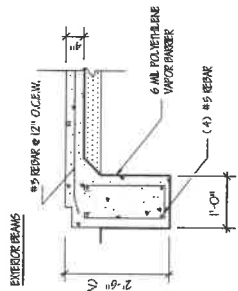
SC. 1" = 20'

THIS IS NOT A SURVEY

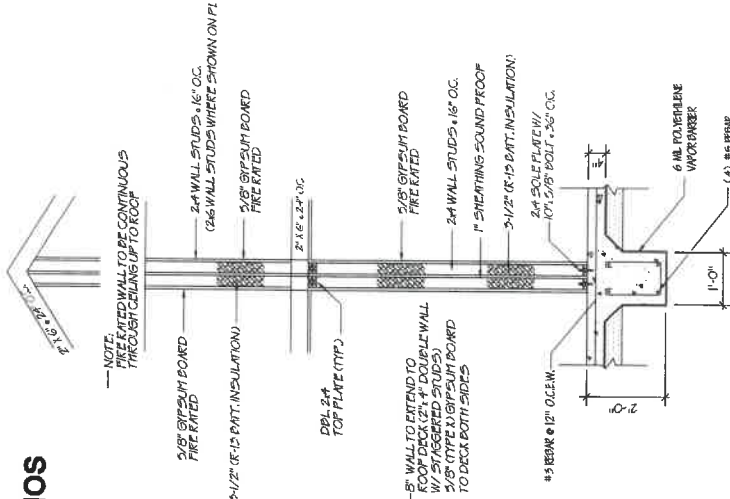
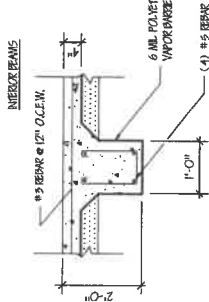


TYPICAL WALL SECTION DETAIL

THIS IS ATYPICAL WALL SECTION. CONTRACTOR TO MAKE ADJUSTMENTS AS NECESSARY FOR PROPER CONSTRUCTION (DETAIL FOR REFERENCE ONLY)



FOUNDATION DETAILS



FIRE RATED WALL

NTS.

ACTION ITEM REPORT



Item Title: Consideration and ACTION to approve the minutes from December 16, 2024.

Recommendation:

I recommend approval.



Planning and Zoning Commission Meeting Minutes

Monday, December 16, 2024 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 at 6:00 pm.

B. PUBLIC HEARING

1. Public Hearing to receive comments from the property owners concerning the re-zoning of proposed Centaurus Subdivision Espirito Santo Grant Share 12-69.91 acres of 76.11 TR V-1 & TRX-1 Property ID 161935 located on the east side of North FM 803 From Resaca to Henderson Rd 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.

Public hearing opened at 6:01 pm.

Jarrett Sheldon voiced his concern on how the development would affect already backed up traffic on FM 803 and Highway 100. He requested a traffic study be completed for the projected growth.

Public hearing closed at 6:06 pm.

2. Public Hearing to receive comments from the public for a variance request on a front yard fence height requirement for a chain link fence to be 6 feet instead of the required 4 feet located at 101 W. 1st Street.

Public hearing opened at 6:06 pm.

There were no comments from the audience.

Public hearing closed at 6:06 pm.

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.

There were none.

D. ACTION ITEMS

1. Consideration and ACTION to approve the re-zoning of proposed Centaurus Subdivision Espirito Santo Grant Share 12-69.91 acres of 76.11 TR V-1 & TRX-1 Property ID 161935 located on the east side of North FM 803 From Resaca to Henderson Rd 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.

Mr. Milum addressed the comments about the traffic during the public hearing. He answered questions from the board and discussed the the request to rezone request. Bobby Closner the

Project Engineer and Robert Valencia, the owner of the property were present and answered questions from the board.

There was no motion. Action item failed.

Motion was made and seconded to approve the re-zoning of proposed Centaurus Subdivision Espirito Santo Grant Share 12-69.91 acres of 76.11 TR V-1 & TRX-1 Property ID 161935 located on the east side of North FM 803 From Resaca to Henderson Rd 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 board reconsidered the rezone request and a motion to approve was made.

Motion made by Place 6 Meade, Seconded by Place 5 Bebon.
Voting Yea: Place 1 Walsdorf, Place 2 Wasonga, Place 4 Delgado, Place 5 Bebon, Place 6 Meade, Place 7 Rodriguez

- 2. Consideration and ACTION to approve a variance request on a front yard fence height requirement for a chain link fence to be 6 feet instead of the required 4 feet located at 101 W. 1st Street.

There was no discussion.

Motion was made and seconded to deny a variance request on a front yard fence height requirement for a chain link fence to be 6 feet instead of the required 4 feet located at 101 W. 1st Street.

Motion made by Place 6 Meade, Seconded by Place 2 Wasonga.
Voting Yea: Place 1 Walsdorf, Place 2 Wasonga, Place 4 Delgado, Place 5 Bebon, Place 6 Meade, Place 7 Rodriguez

- 3. Consideration and ACTION to approve the preliminary plat of Centaurus Subdivision.

Mr. Milum explained since there was no motion made for the rezone request no action would be able to be taken to approve the plat. He asked what they suggested for the the plat to move forward. Mr. Milum and the board discussed the traffic concerns. The board reconsidered and made a motion on the rezone request.

Motion was made and seconded to approve the preliminary plat of Centaurus Subdivision.

Motion made by Place 7 Rodriguez, Seconded by Place 2 Wasonga.
Voting Yea: Place 1 Walsdorf, Place 2 Wasonga, Place 4 Delgado, Place 5 Bebon, Place 6 Meade, Place 7 Rodriguez

- 4. Consideration and ACTION to approve the minutes from November 18, 2024.

There was no discussion.

Motion was made and seconded to approve the minutes from November 18, 2024.

Motion made by Place 5 Bebon, Seconded by Place 4 Delgado.
Voting Yea: Place 1 Walsdorf, Place 2 Wasonga, Place 4 Delgado, Place 5 Bebon, Place 6 Meade, Place 7 Rodriguez

E. ADJOURNMENT

Meeting was adjourned at 6:31 pm

Robert Walsdorf, Chairman

ATTEST:

Jacqueline Moya, City Secretary

ACTION ITEM REPORT



Item Title: 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.

Recommendation:

The owner of the property is requesting a conditional use permit to build a duplex in a single family residential area. There are no other duplexes in the area. The city has other areas for duplexes to be built without making exceptions. This area needs to stay single family without multiple families living in a duplex among the single family area.

I recommend to deny this request.



December 13, 2024

TO: PROPERTY OWNERS
FROM: CITY OF LOS FRESNOS
SUBJECT: PUBLIC HEARING FOR A CONDITIONAL USE PERMIT TO
ALLOW A DUPLEX TO LOCATE AT 406 & 404 W. 9th STREET.
(LOT 11 & 12, BLOCK 78)

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 404 & 406 W. 9th Street, (Lot 11 & 12 Block 78) zoned Single Family District.

The public hearing will be held at the Planning and Zoning Commission meeting on Monday, January 20, 2025 at 6:00 p.m.

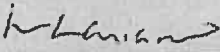
If you have any questions concerning the above, please contact Jacqueline Moya, City Secretary or Mark Milum, City Manager at (956) 233-5768.

December 4, 2024

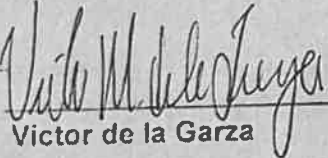
To whom it may concern:

My name is Maridel Delizo Mariano and my builder is Victor de La Garza (Kaledca Homes, LLC). We are respectfully requesting to have property located on Lots 11 & 12 Block 78 Original Townsite/Los Fresnos, to be considered and granted approval for a conditional use to build a Duplex unit. We feel this new building will aesthetically improve the look of this neighborhood and at the same token help provide an extra housing option for our Los Fresnos' citizens. If approved per Planning and Zoning Commission, we would be ready to start building right away, as we have already obtained blue prints, Rescheck report, and windstorm certification for this project. We are looking forward to hearing from you soon. Should you have any questions feel free to contact me at 956-832-2110 or 956-434-1287.

Respectfully,



Maridel Delizo Mariano

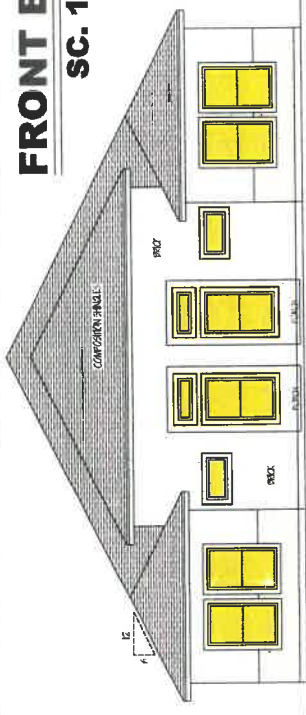


Victor de la Garza

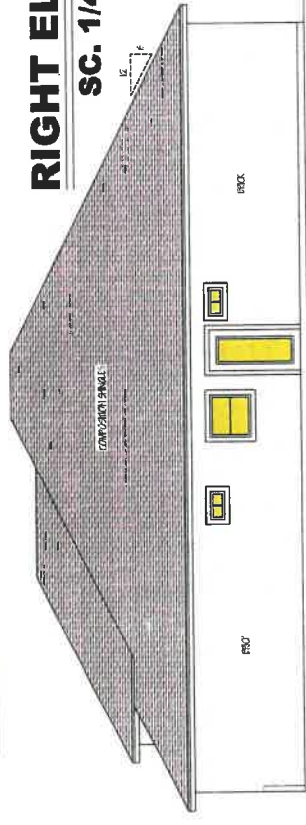


11 & 12
404-404 W 9th Street

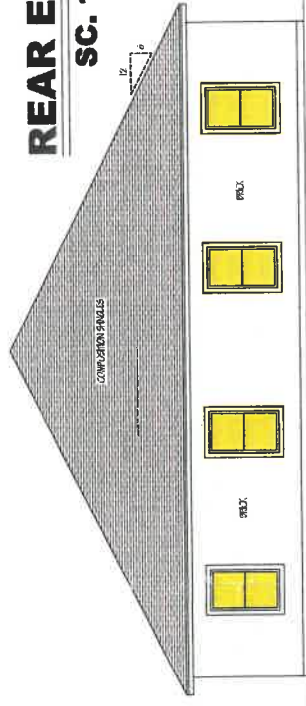
FRONT ELEVATION
SC. 1/4" = 1'-0"



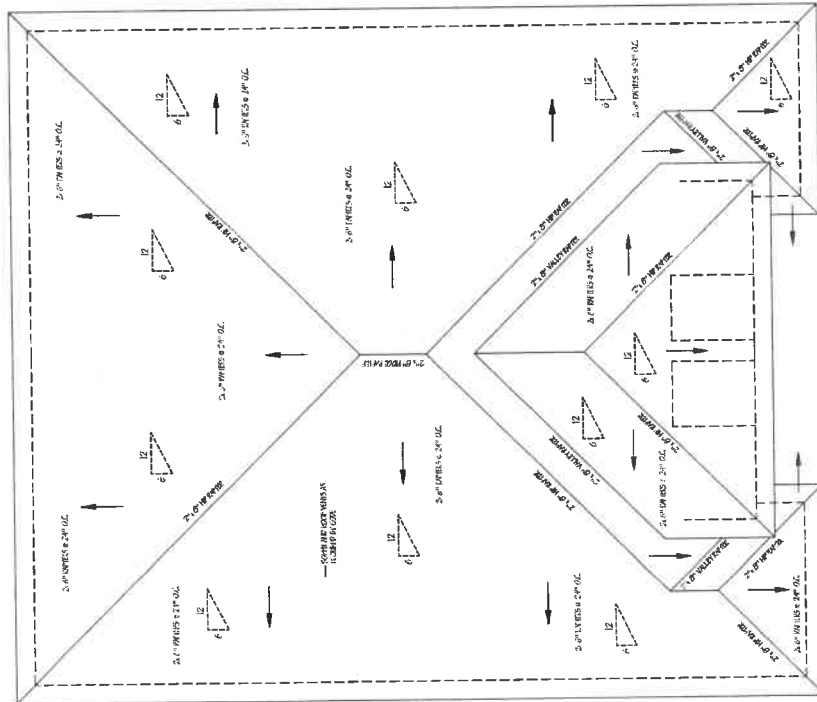
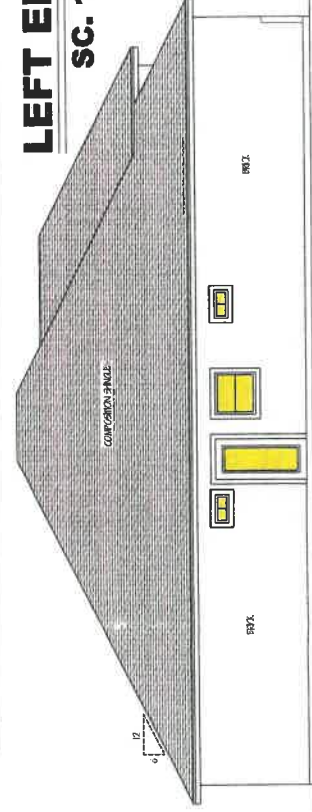
RIGHT ELEVATION
SC. 1/4" = 1'-0"



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



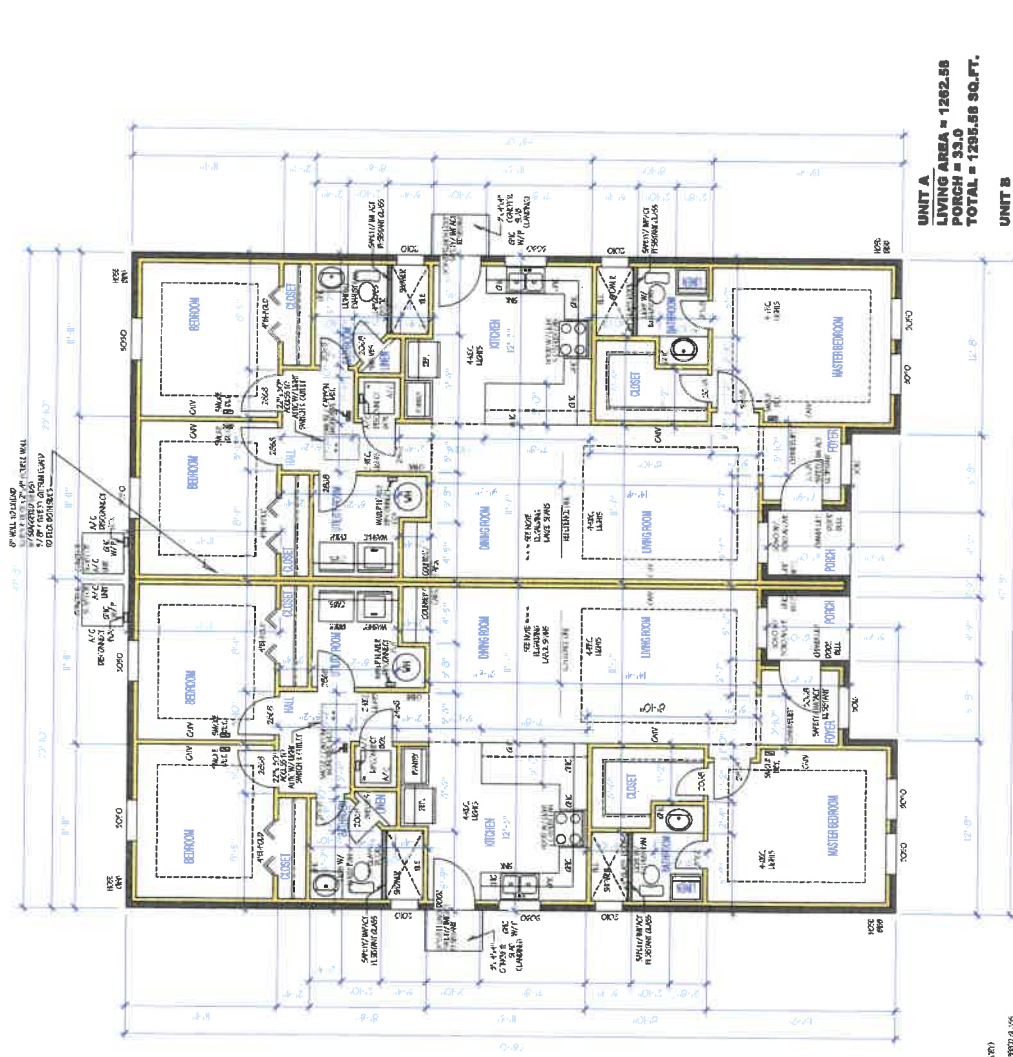
LEFT ELEVATION
SC. 1/4" = 1'-0"



ROOF PLAN
SC. 1/4" = 1'-0"

PLAN 102024-05

PLAN 102024-05



UNIT A
 LIVING AREA = 1262.59
 PORCH = 33.0
 TOTAL = 1295.59 SQ.FT.

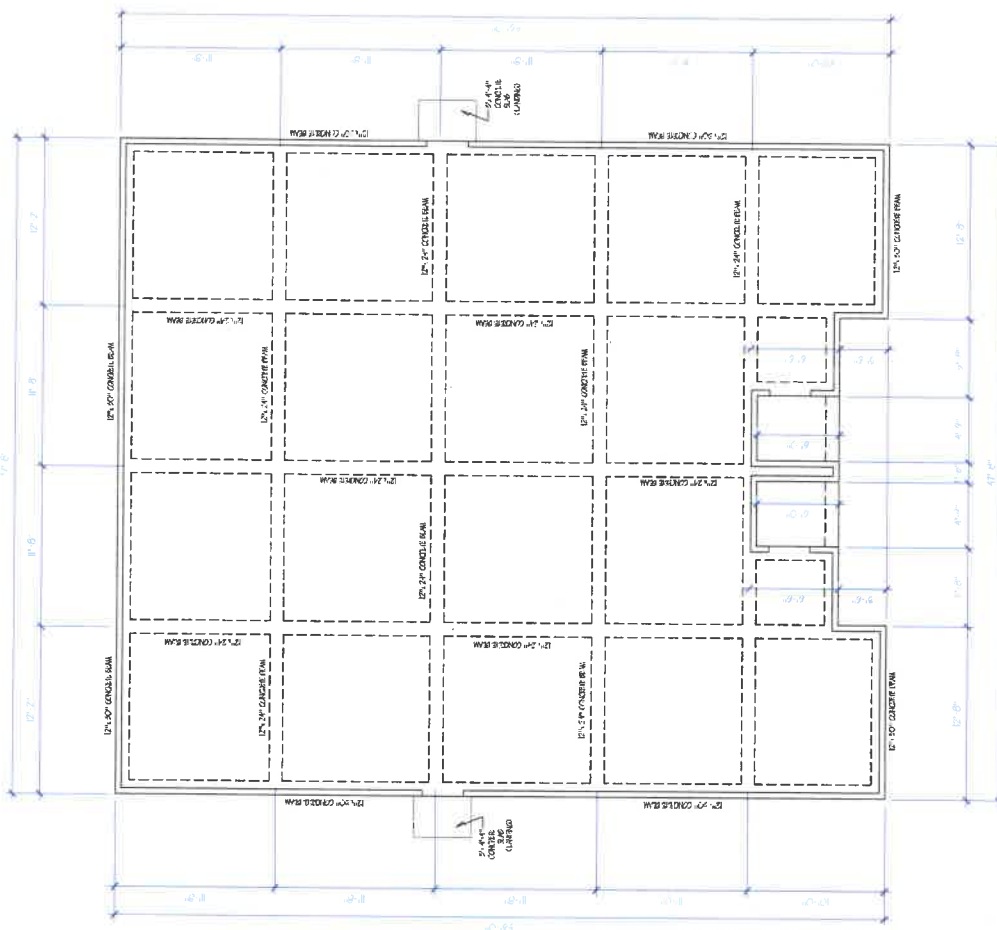
UNIT B
 LIVING AREA = 1262.59
 PORCH = 33.0
 TOTAL = 1295.59 SQ.FT.

TOTAL UNITS A & B = 2591.16 SQ.FT.

FLOOR PLAN
 SC. 1/4" = 1'-0"

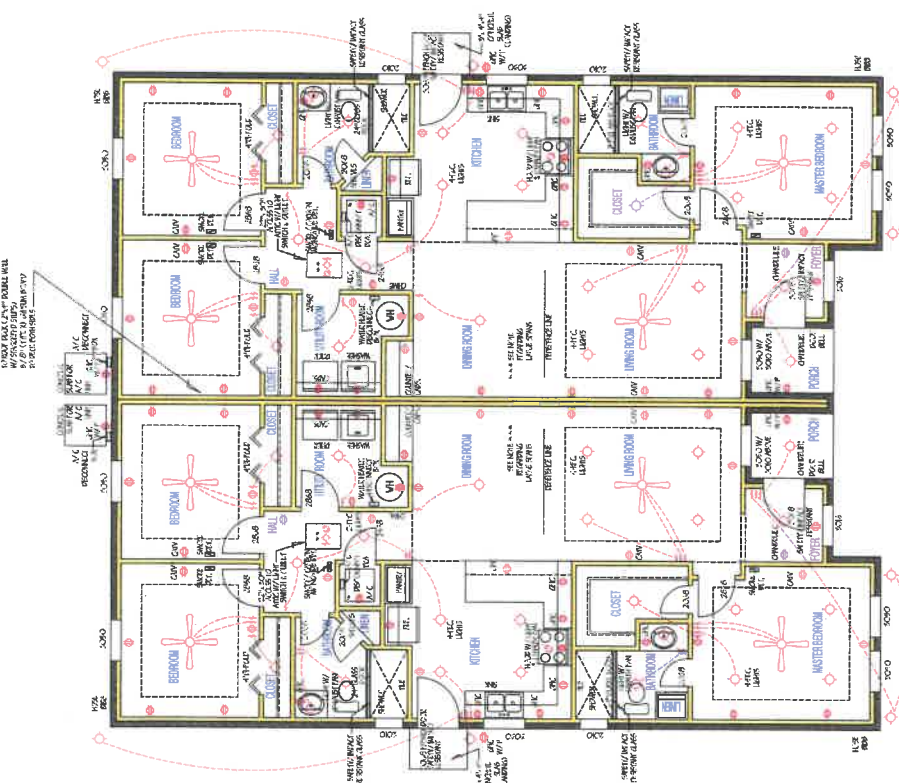
— PORCH/COVERED BALCONY/SCREENED ROOM - 1/4" C.G.
 — ALL OTHER ROOMS - 7/8"

- NOTES:**
- 1. INTER WALLS - 24" STUD / RAJ.
 - 2. INTER WALLS - 24" STUD.
 - 3. ALL EXTERIOR WALLS AND PARTIALS.
 - 4. INTERIOR WALLS AND PARTIALS.
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FOUNDATION PLAN
SC. 1/4" = 1'-0"

AT LEAST 12" OF CONCRETE BEAM
 MUST BE WITHIN VIRGIN SOIL.
 MINIMUM CONCRETE STRENGTH
 TO BE NO LESS THAN 3000 PSI



ELECTRICAL PLAN
SC. 1/4" = 1'-0"

UNIT A
 LIVING AREA = 1282.56
 PORCH = 33.0
 TOTAL = 1285.56 SQ.FT.

UNIT B
 LIVING AREA = 1282.56
 PORCH = 33.0
 TOTAL = 1285.56 SQ.FT.

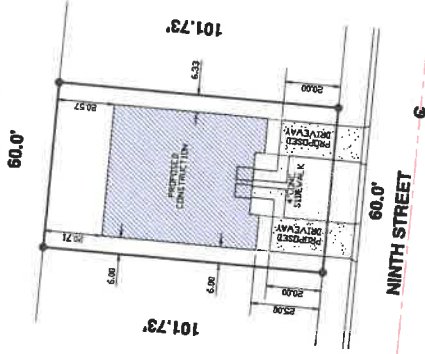
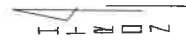
TOTAL UNITS A & B = 2591.16 SQ.FT.

- NOTES:**
- 1. ALL WALLS - 4" CMU / 8" CMU
 - 2. ALL WALLS - 8" CMU
 - 3. ALL FLOORING - 1/2" GYP BOARD OVER 1/2" GYP BOARD
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A 0.1401 ACRE TRACT OF LAND OUT OF LOTS 11 & 12 / BLOCK 78 ORIGINAL TOWNSITE OF LOS FRESNOS

PROPERTY DIMENSIONS OBTAINED FROM METES & BOUNDS AS DESCRIBED IN WARRANTY DEED (GF 2021-1337 / SIERRA TITLE) DIMENSIONS TO BE VERIFIED BY OWNER / CONTRACTOR

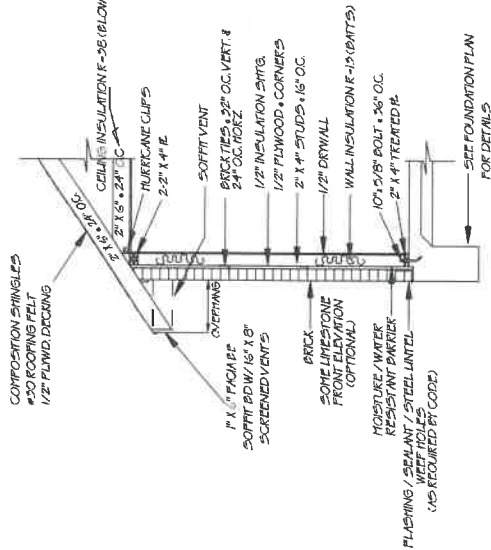
CONTRACTOR TO MAKE SURE CONSTRUCTION DOES NOT ENCROACH INTO ANY UTILITY EASEMENT OR BUILDING SETBACK LINE AT ANY POINT. SITE PLAN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT OR SURVEY (FOR ADDITIONAL DEDICATED EASEMENTS OR RIGHT-OF-WAY (IF ANY) OWNER TO COMPLY WITH SUBDIVISION REQUIREMENTS AND REGULATIONS



SITE PLAN

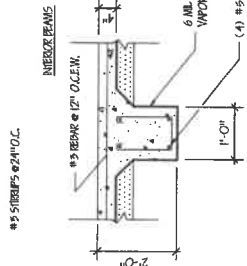
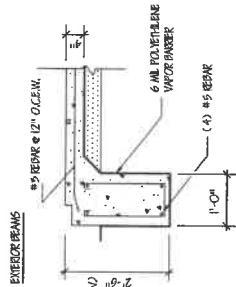
SC. 1" = 20'

THIS IS NOT A SURVEY



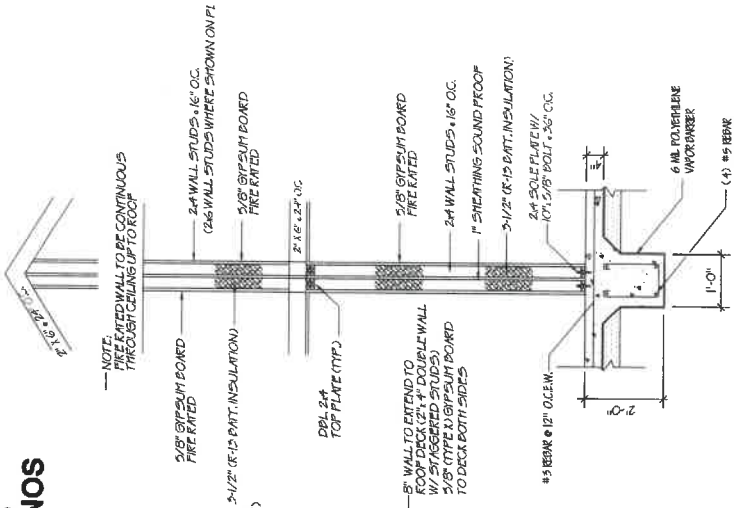
TYPICAL WALL SECTION DETAIL

NTS. THIS IS ATYPICAL WALL SECTION. CONTRACTOR TO MAKE ADJUSTMENTS AS NECESSARY FOR PROPER CONSTRUCTION (DETAIL FOR REFERENCE ONLY)



FOUNDATION DETAILS

NTS.



FIRE RATED WALL

NTS.