



# Planning and Zoning Commission Meeting Agenda

Monday, April 21, 2025 at 6:00 PM

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

<https://cityoflosfresnos.com/meetings>

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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.

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## 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 the residents concerning the re-zoning of Block 1, Lots 2-24, Block 2, Lots 2-62, Block 3, Lots 1-24 to R-1 Single Family District and Block 1, Lot 1, Block 2, Lot 1 to C-2 General Commercial District of the proposed Pederson Brothers Subdivision No. 5.
2. Public hearing to receive comments from residents concerning the application for conditional use permit to allow a Mobile Automotive Repair Service Business at 910 S. Arroyo Blvd. Suite C2.

## D. ACTION ITEMS

1. Consideration and ACTION to approve the re-zoning of Block 1, Lots 2-24, Block 2, Lots 2-62, Block 3, Lots 1-24 to R-1 Single Family District and Block 1, Lot 1, Block 2, Lot 1 to C-2 General Commercial District of the proposed Pederson Brothers Subdivision No. 5.
2. Consideration and ACTION to approve an application for conditional use permit to allow a mobile automotive repair service business at 910 S. Arroyo Blvd. Suite C2.
3. Consideration and ACTION to approve the minutes from March 17, 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](http://www.cityoflosfresnos.com) on April 17, 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 the residents concerning the re-zoning of Block 1, Lots 2-24, Block 2, Lots 2-62, Block 3, Lots 1-24 to R-1 Single Family District and Block 1, Lot 1, Block 2, Lot 1 to C-2 General Commercial District of the proposed Pederson Brothers Subdivision No. 5.

**Recommendation:**

This property is north of Walmart on the north side of the drainage ditch on the west side of Evergreen Street. The property wraps around the existing apartment complex and borders Whipple Road to the north and the private road Escalante Road to the west. The public hearing allows comments and questions concerning the request.



April 7, 2025

TO: PROPERTY OWNERS ON PORTIONS OF EVERGREEN AND  
WHIPPLE ROAD

FROM: CITY OF LOS FRESNOS

SUBJECT: REQUEST TO RE-ZONE PROPERTY ON THE WEST SIDE OF  
EVERGREEN STREET.

You are being notified of a proposed zoning change near your property. The City is required to notify all property owners within 200 ft of the property being re zoned.

The property listed below is currently zoned R3 Multi-Family District and is in the process of being subdivided into Pederson Brothers Subdivision No. 5.

- 29.356 Acre Tract of land comprised of 22.761 Acres out of Block 159 and 6.595 Acres out of Block 160

The request is to rezone Block 1, Lots 2-24, Block 2, Lots 2-62, Block 3, Lots 1-24 to R-1 Single Family District and Block 1, Lot 1, Block 2, Lot 1 to C-2 General Commercial District of the proposed Pederson Brothers Subdivision No. 5.

The **Planning and Zoning Commission** will hold a public hearing on Monday, April 21, 2025 at 6:00 p.m. in City Hall, 520 E Ocean Blvd., Los Fresnos, TX. 78566 to receive comments from the property owners concerning the rezoning request.

If the request is granted by the Planning and Zoning Commission, the **City Council** of the City of Los Fresnos will hold a public hearing on Tuesday, May 13, 2025 at 6:00 p.m. in City Hall, 520 E Ocean Blvd., Los Fresnos, TX. 78566 to receive comments from the property owners concerning the rezoning request.

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 REZONE

City of Los Fresnos  
520 East Ocean Blvd.  
Los Fresnos, Texas 78566  
Attn: Planning and Zoning Committee

February 25, 2025

RE: Request for Rezoning of Proposed Pederson Brothers Subdivision No. 5

Dear Members of the Planning and Zoning Committee,

We are hereby requesting the rezoning of proposed Pederson Brothers Subdivision No. 5, currently designated as Zone R3 multi-family, to Zone R1 residential single family and Zone C2 commercial.

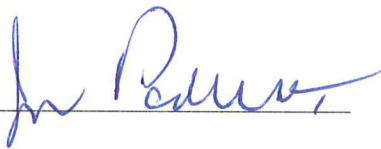
The attached map shows lots for which the rezoning is requested.

For Zone R1 residential single family the following are the proposed Lots 2-24 in Block 1, Lots 2-62 in Block 2, and Lots 1-24 in Block 3 as shown.

For Zone C2 commercial the following are the proposed Lot 1 in Block 1, and Lot 1 in Block 2 as shown.

Please let me 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 of planning and zoning and city committee 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

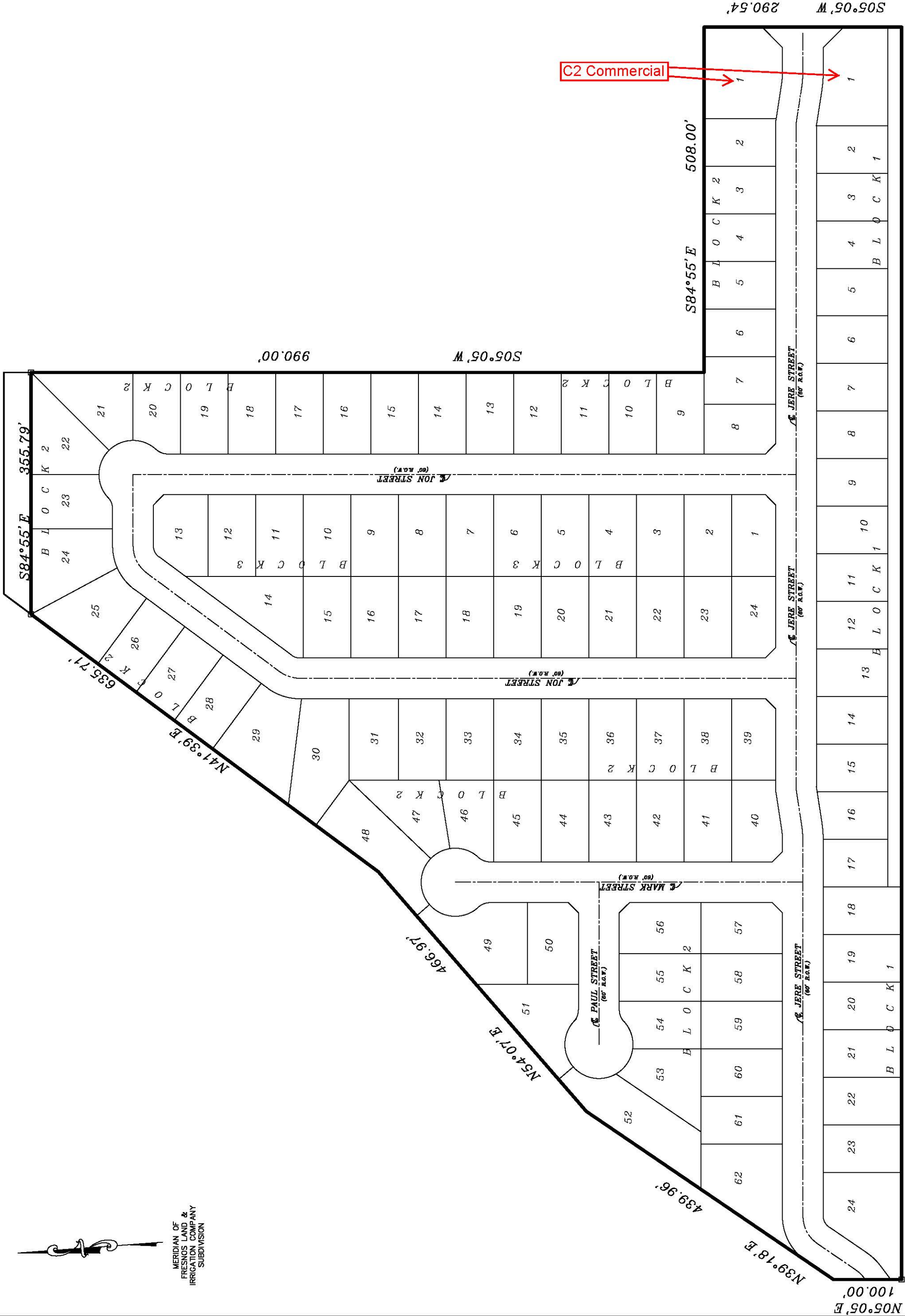
SHEET NO.	
Project No.:	21933
Approved by:	
Checked by:	
Drawn by:	A. HERNANDEZ
Designed by:	James E. Rose
Scale:	N/A
Date:	02/25/2025

PROPOSED SUBDIVISION LAYOUT

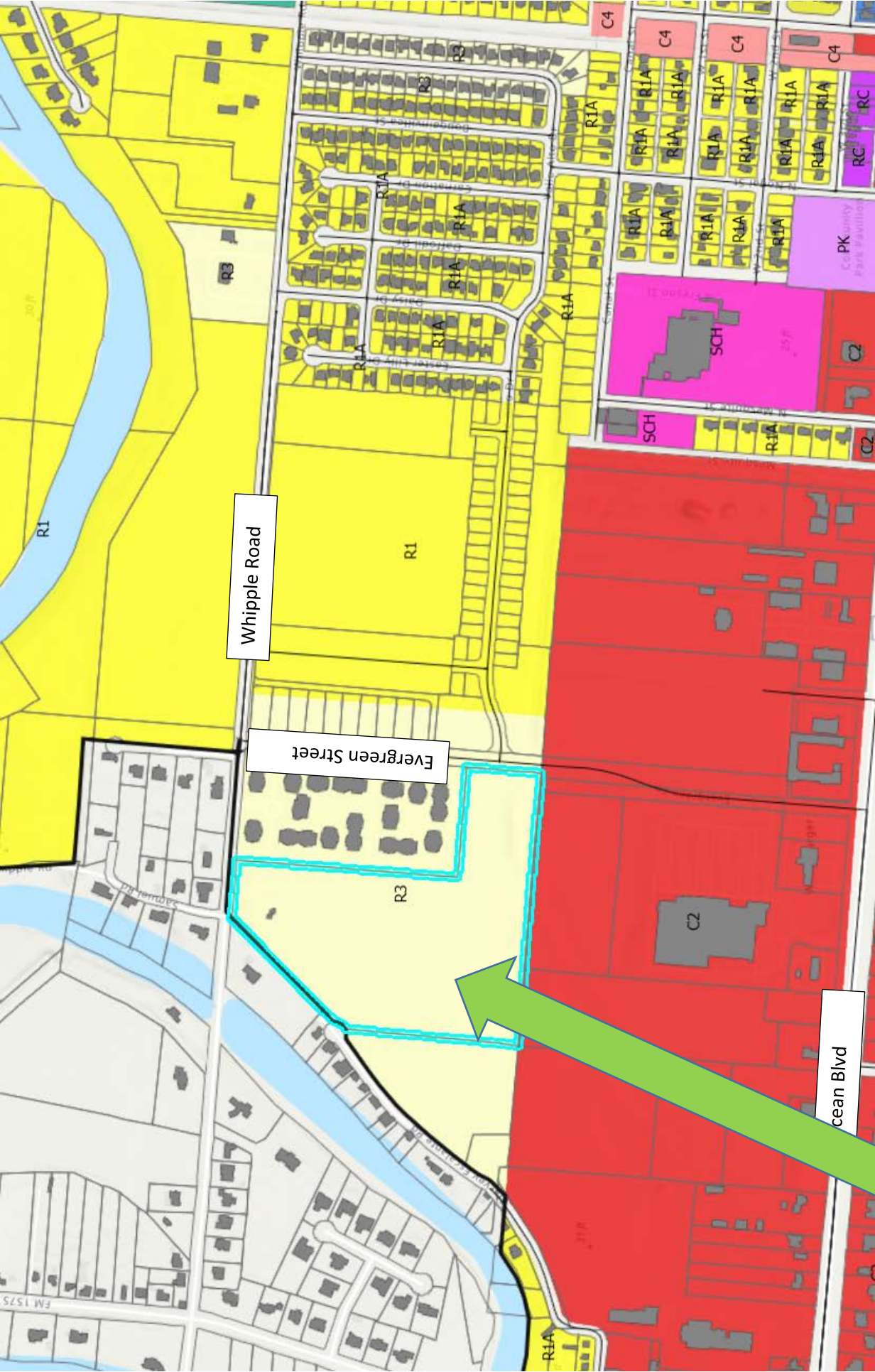
PLANS FOR CONSTRUCTION OF  
PEDERSON BROTHERS SUBDIVISION NO.5  
IN  
THE CITY OF LOS FRESNOS, TEXAS  
(108 RESIDENTIAL LOTS  
2 COMMERCIAL LOTS)

Mejia & Rose, Incorporated  
Engineering  
T.B.P.E. Reg. No. F-2870  
T.B.P.L.S. Reg. No. 1002900  
1643 West Price Road (956) 544-3022  
P.O. Box 3761 Brownsville, Texas 78620  
Fax (956) 544-3088

MERIDIAN OF  
FRESNOS LAND &  
IRRIGATION COMPANY  
SUBDIVISION







LOCATION OF PROPOSED SUBDIVISION

## ACTION ITEM REPORT



**Item Title:**

Public hearing to receive comments from residents concerning the application for conditional use permit to allow a Mobile Automotive Repair Service Business at 910 S. Arroyo Blvd. Suite C2.

**Recommendation:**

This property is south on Arroyo Blvd/FM 1847. That area of the city has a variety of businesses. The public hearing is to allow comments and questions concerning the request.



April 7, 2025

TO: PROPERTY OWNERS

FROM: CITY OF LOS FRESNOS

SUBJECT: PUBLIC HEARING FOR A CONDITIONAL USE PERMIT TO  
ALLOW A MOBILE AUTOMOTIVE REPAIR SERVICE BUSINESS  
AT 910 S. ARROYO BLVD. SUITE C2.

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 mobile automotive repair service business at 910 S Arroyo Blvd. Suite C2, Los Fresnos, TX 78566.

The public hearing will be held at the Planning and Zoning Commission meeting on Monday, April 21, 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.



Jesse Aguilar  
PO Box 31  
Olmito, TX 78575  
956-505-1340  
sensefleetrepair@gmail.com  
March 20, 2025

City of Los Fresnos Planning & Zoning Commission  
520 E. Ocean Blvd.  
Los Fresnos, TX 78566

Subject: Application for Conditional Use Permit

Dear Planning Department,

I am submitting this letter as part of my application for a Conditional Use Permit to operate SENSE FLEET REPAIR, LLC at 910 S. Arroyo Blvd. Suite C2, Los Fresnos, TX 78566. Below are the required details as per the city's application process:

**1. Owner/Applicant Information:**

- Name: Jesse Aguilar
- Address: 1207 Julissa, Los Fresnos, TX 78566
- Phone: 956-505-1340
- Email: sensefleetrepair@gmail.com

**2. Property Information:**

- Address: 910 S. Arroyo Blvd. Suite C2, Los Fresnos, TX 78566

**3. Ownership Statement:**

I am a potential lessee of the property and have obtained authorization from the property owner to apply for this Conditional Use Permit.

**4. Description of Proposed Use and Operations:**

SENSE FLEET REPAIR, LLC currently operates as a mobile automotive repair service, providing vehicle diagnostics, maintenance, and repairs to customers throughout Brownsville and the surrounding areas. Our mobile service has been highly effective in restoring vehicles to operational condition the same day. As part of our expansion strategy, we seek to establish a physical location at this property to better serve fleet accounts and enhance the range of services we offer. After all, it just makes SENSE.

Our facility will operate Monday through Saturday from 8:00 AM to 6:00 PM and 8:00 AM to 3:00 PM on Sunday, with peak traffic expected on weekends. The shop will feature two dedicated repair bays to ensure efficient service delivery. We are committed to maintaining compliance with all industrial processing regulations while minimizing noise, odor, and environmental impact. The property includes five


designated parking spaces to accommodate customers and staff, along with adequate parking and loading zones for seamless vehicle flow. Our goal is to provide high-quality, same-day repairs whenever possible, reducing the number of vehicles requiring extended parking outside the facility.

**5. Site Plan and Drawings:**

Since the space is already built, attached are detailed site plans illustrating the building dimensions and shop layout.

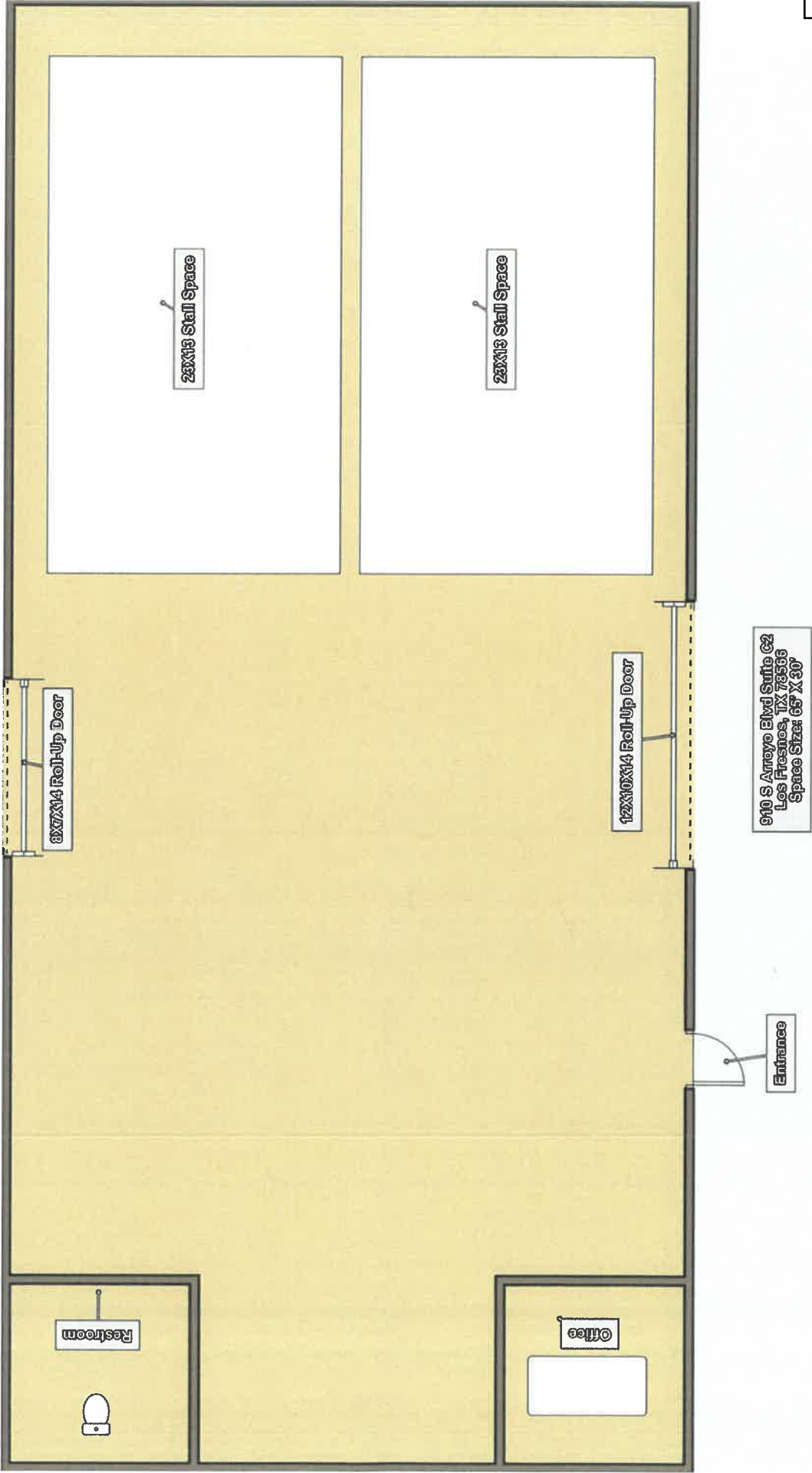
We appreciate your time and consideration of our request for a Conditional Use Permit. Please let us know if additional information or modifications are needed to proceed with the approval process. We look forward to working with the City of Los Fresnos and contributing to the community.

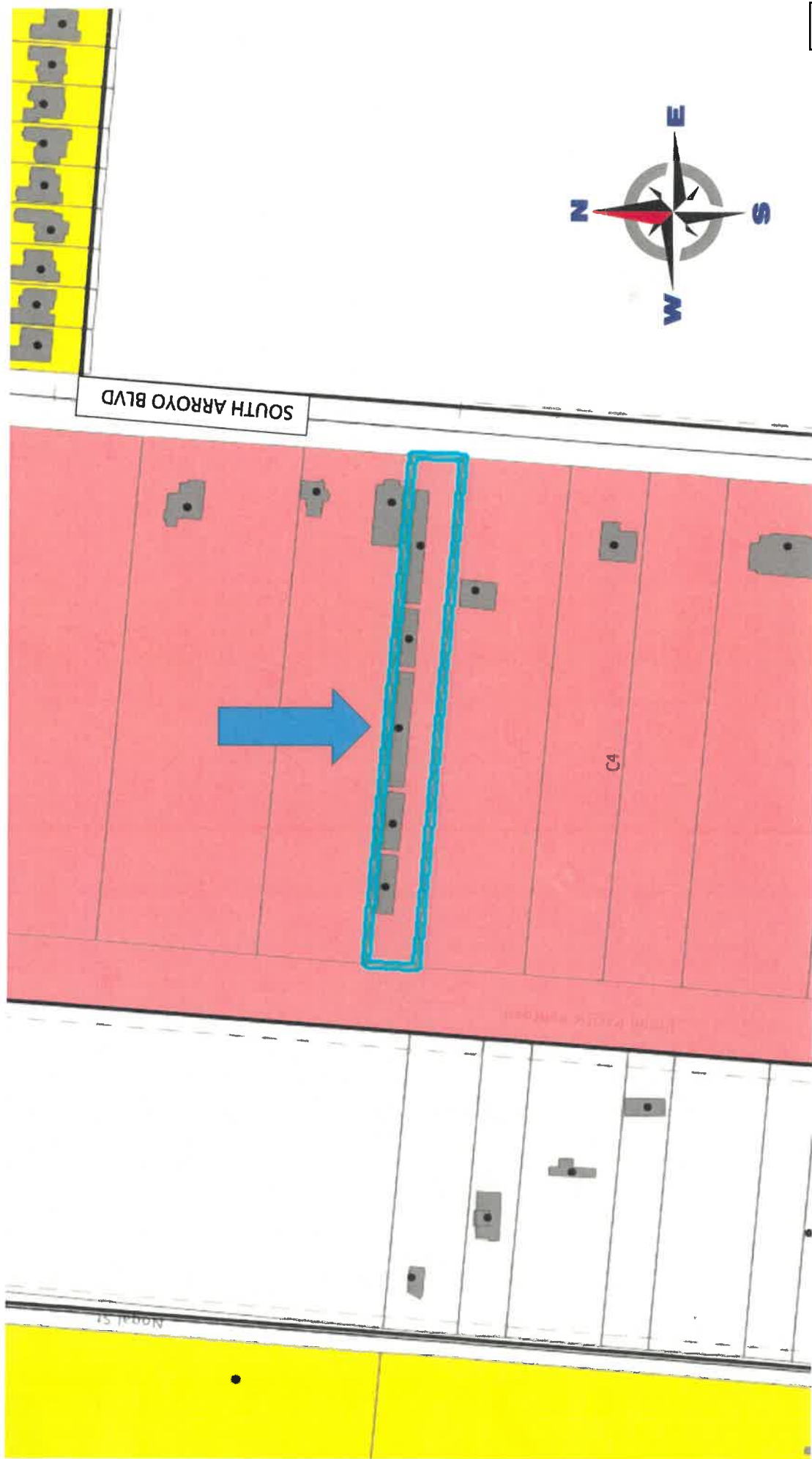
Sincerely,



Jesse Aguilar  
SENSE FLEET REPAIR, LLC  
956-505-1340  
PO Box 31  
Olmito, TX 78575









**ACTION ITEM REPORT****Item Title:**

Consideration and ACTION to approve the re-zoning of Block 1, Lots 2-24, Block 2, Lots 2-62, Block 3, Lots 1-24 to R-1 Single Family District and Block 1, Lot 1, Block 2, Lot 1 to C-2 General Commercial District of the proposed Pederson Brothers Subdivision No. 5.

**Recommendation:**

This property is north of Walmart on the north side of the drainage ditch on the west side of Evergreen Street. The property wraps around the existing apartment complex and borders Whipple Road to the north and the private road Escalante Road to the west. This area previously was zoned multi-family since the apartment complex was nearby. However, single family works very well in this location as well as commercial along Evergreen Street. This follows what we have done on the east side of Evergreen Street as well as to the south.

I recommend approval.



April 7, 2025

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WHIPPLE ROAD

FROM: CITY OF LOS FRESNOS

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## REQUEST FOR REZONE

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RE: Request for Rezoning of Proposed Pederson Brothers Subdivision No. 5

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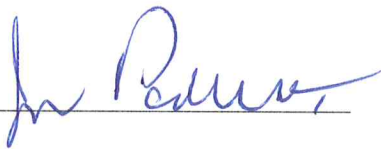
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Please let me or our engineer know if you have any questions or need anything else from us in order for this to be placed on your agenda of planning and zoning and city committee for approval.

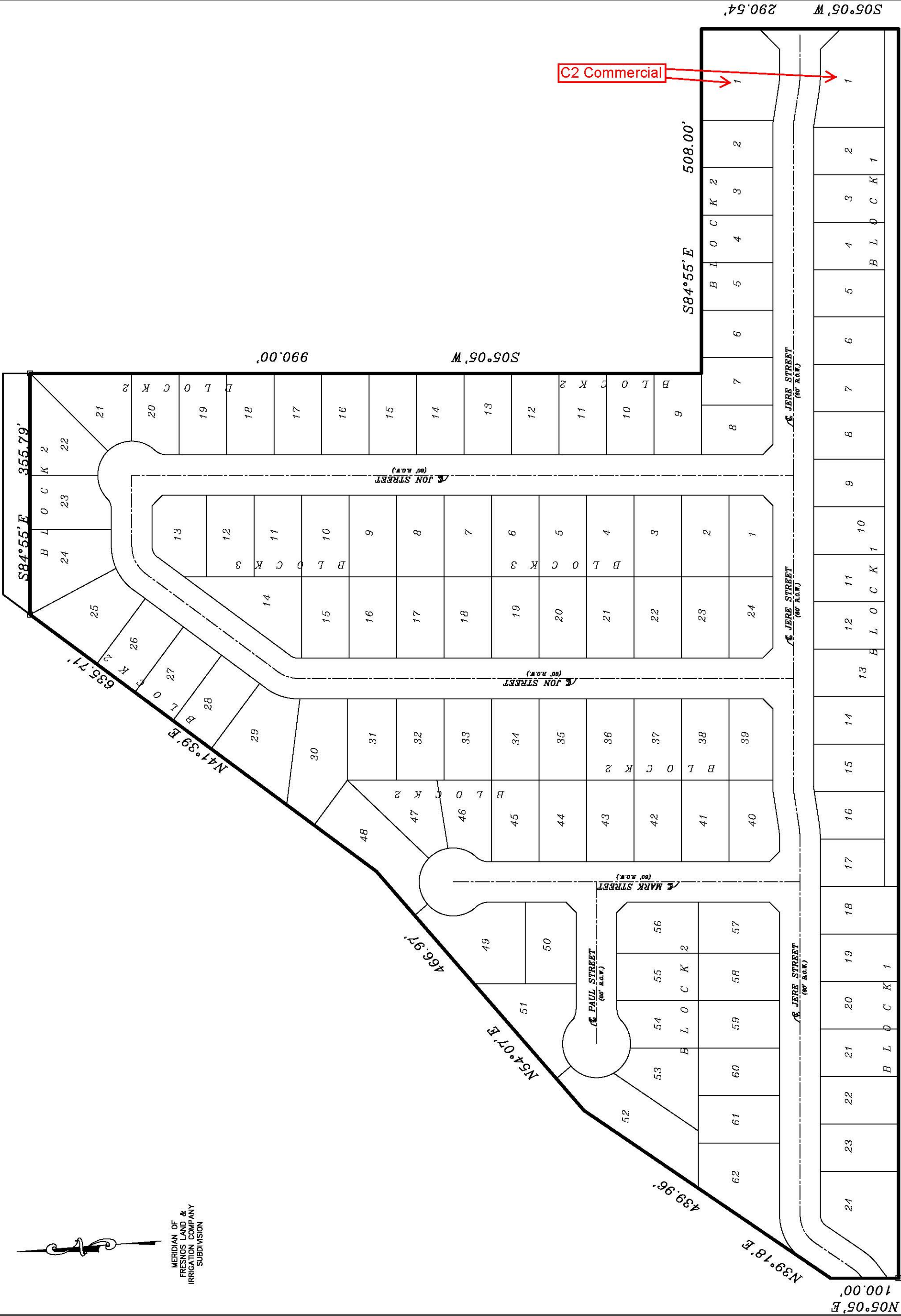
Signed: \_\_\_\_\_



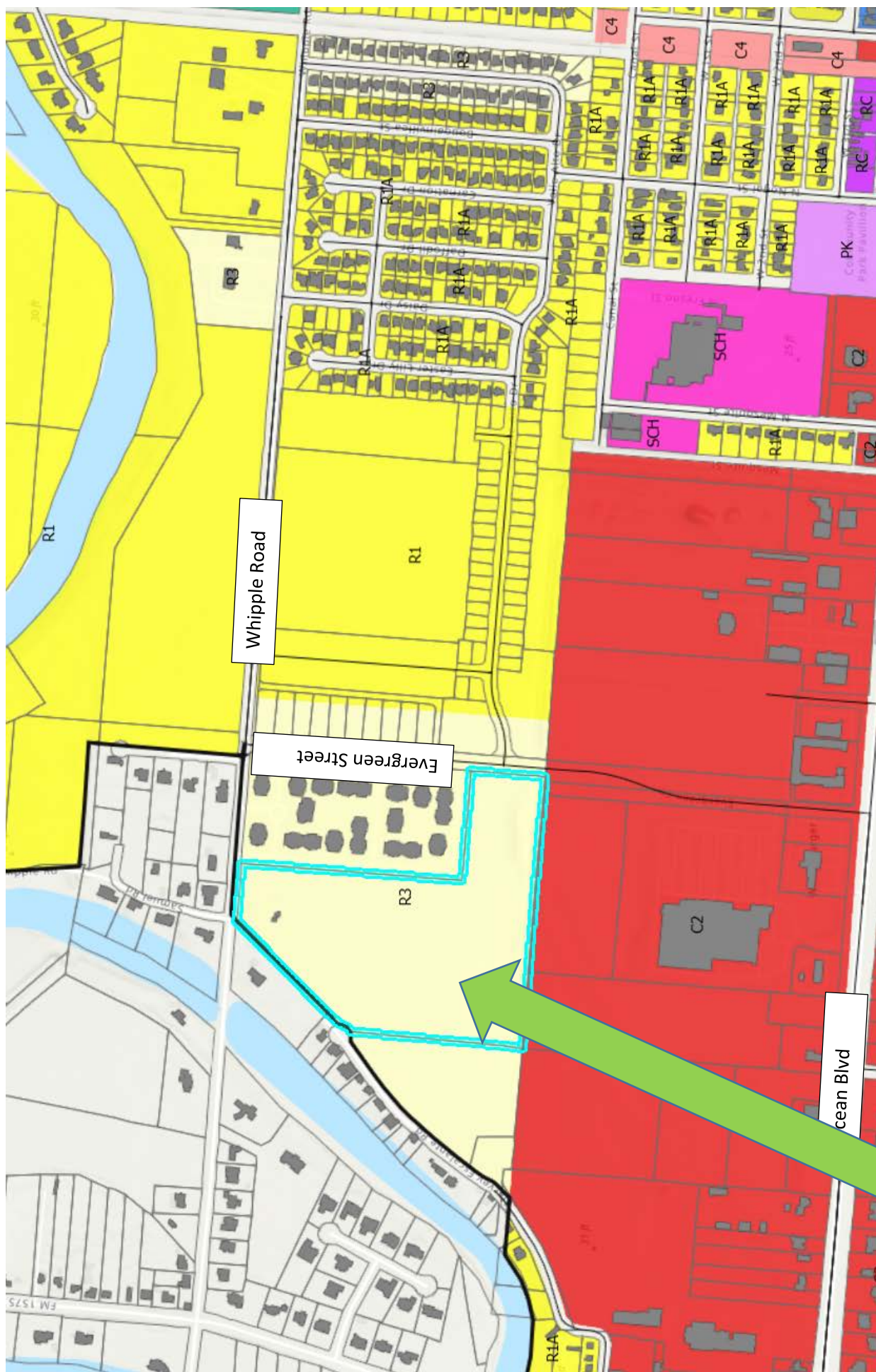
Jon Pederson, For:  
Pederson E J & Pederson Jon & Pederson Mark I & Pederson Paul C, Owner  
Care of Pederson Construction Co.  
806 W Ocean Blvd.  
Los Fresnos, Texas 78566  
(956) 233-4471

**PROPOSED SUBDIVISION LAYOUT**

**Mejia & Rose, Incorporated**  
Engineering  
T.B.P.E. Reg. No. F-2670  
T.B.P.S. Reg. No. 10023900  
1643 West Price Road (366) 544-3022  
P.O. Box 3761 Brownsville, Texas 77820  
Fax (366) 544-3068







LOCATION OF PROPOSED SUBDIVISION



## ACTION ITEM REPORT



**Item Title:**

Consideration and ACTION to approve an application for conditional use permit to allow a mobile automotive repair service business at 910 S. Arroyo Blvd. Suite C2.

**Recommendation:**

This area is located on South Arroyo Blvd/FM 1847. There are a variety of businesses located in this area that all provide for needs of our residents. Due to the variety of business in the area this will fit as well.

I recommend approval.



April 7, 2025

TO: PROPERTY OWNERS

FROM: CITY OF LOS FRESNOS

SUBJECT: PUBLIC HEARING FOR A CONDITIONAL USE PERMIT TO  
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Jesse Aguilar  
PO Box 31  
Olmito, TX 78575  
956-505-1340  
sensefleetrepair@gmail.com  
March 20, 2025

City of Los Fresnos Planning & Zoning Commission  
520 E. Ocean Blvd.  
Los Fresnos, TX 78566

Subject: Application for Conditional Use Permit

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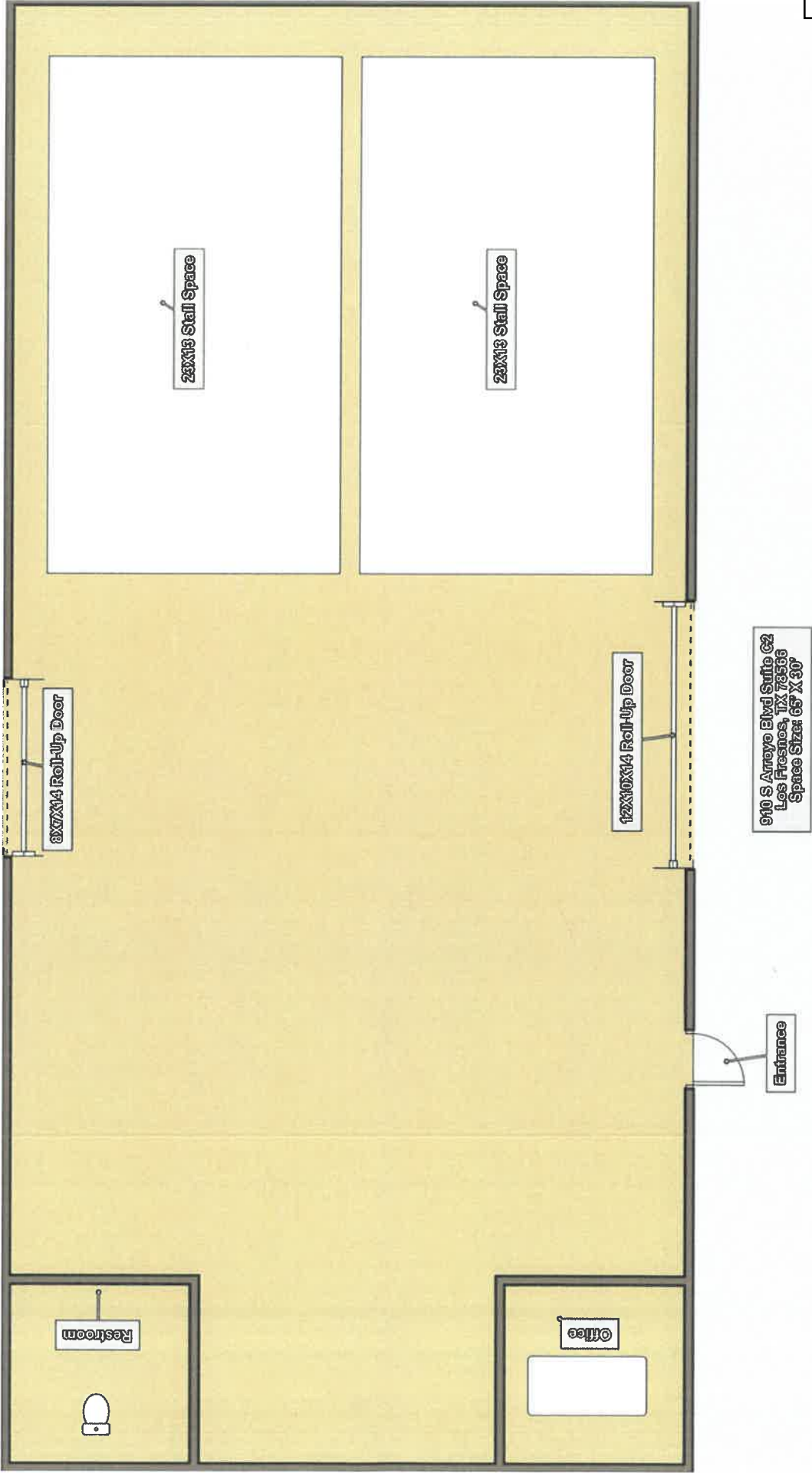
Sincerely,

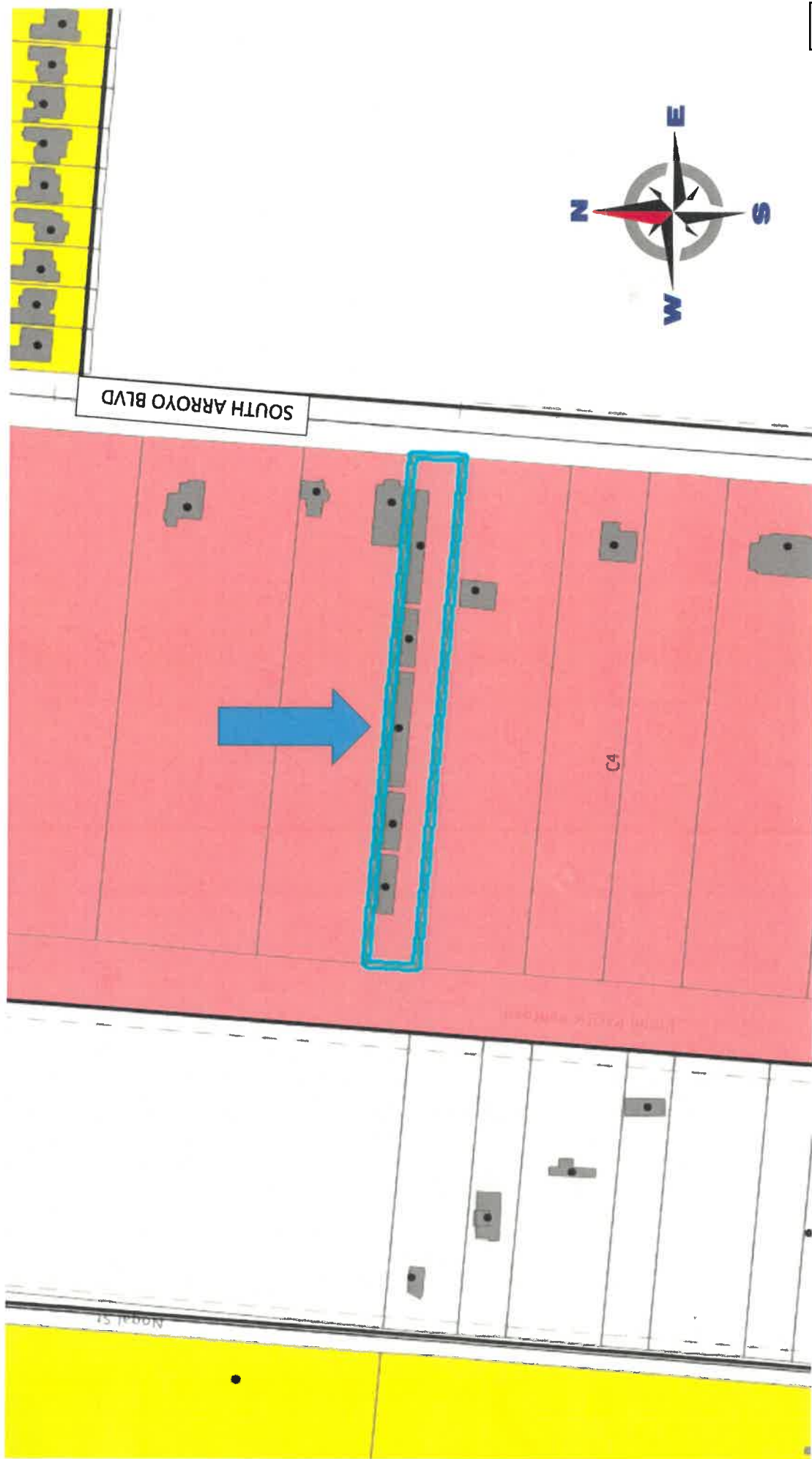


Jesse Aguilar  
SENSE FLEET REPAIR, LLC  
956-505-1340  
PO Box 31  
Olmito, TX 78575









## ACTION ITEM REPORT



**Item Title:** Consideration and ACTION to approve the minutes from March 17, 2025.

**Recommendation:** I recommend approval.



# Planning and Zoning Commission Meeting Minutes

Monday, March 17, 2025 at 6:00 PM

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

<https://cityoflosfresnos.com/meetings>

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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.

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## A. CALL MEETING TO ORDER

President Robby Walsdorf called the meeting to order at 6:01 p.m.

### PRESENT

Place 1 Robert Walsdorf  
Place 2 Jacob Wasonga  
Place 3 Juan Sierra  
Place 4 Desi Delgado  
Place 7 Javier Rodriguez

### ABSENT

Place 5 Henry Bebon  
Place 6 Larry Meade

## 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. 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.

Public hearing opened at 6:01 p.m.

There were no comments.

Public hearing closed at 6:01 p.m.

## 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.

Motion was made and seconded to approve a variance request from the 25 feet rear yard setback for the cul-de-sac and other irregular lots, Lots 46-49, Block 2, Lots 51-54, Block 2 and Lot 14, Block 3 in the Pederson Brothers Subdivision No. 5 to a 15 feet setback.

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

Voting Yea: Place 1 Walsdorf, Place 2 Wasonga, Place 3 Sierra, Place 4 Delgado, Place 7 Rodriguez

2. Consideration and ACTION to approve the minutes from February 24, 2025.

Motion was made and seconded to approve the minutes from February 24, 2025.

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

Voting Yea: Place 1 Walsdorf, Place 2 Wasonga, Place 3 Sierra, Place 4 Delgado, Place 7 Rodriguez

**E. ADJOURNMENT**

Meeting was adjourned at 6:03 p.m.

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Robert Walsdorf, Chairman

ATTEST:

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Jacqueline Moya, City Secretary