

Planning and Zoning Commission

520 E Ocean Blvd.

Regular Meeting

Los Fresnos, TX 78566

<http://citylf.cloudaccess.net/en/>

~ Agenda ~

Monday, November 18, 2024

6:00 AM

City Hall

NOTICE IS HEREBY GIVEN THAT THE PLANNING AND ZONING COMMISSION OF THE CITY OF LOS FRESNOS PURSUANT TO CHAPTER 551, TITLE 5 OF THE TEXAS GOVERNMENT CODE, THE TEXAS OPEN MEETINGS ACT, WILL MEET ON MONDAY, NOVEMBER 18, 2024 AT 6:00 AM AT CITY HALL, 520 EAST OCEAN BLVD., LOS FRESNOS, TX 78566.

1. AGENDA

2. CALL TO ORDER

3. VISITORS REMARKS-SIGN IN WITH THE CITY SECRETARY PRIOR TO THE MEETING. REMARKS ARE LIMITED TO 5 MINUTES.

4. PUBLIC HEARING

1. Public hearing to receive comments from the residents concerning a variance request on the rear setback requirements for a home to be set 15 feet instead of the required 25 feet front setback on Lot 13, Block 2 of the proposed Centaurus subdivision.
2. Public hearing to receive comments from the residents concerning a variance request on the front setback requirements for a home to be set 10 feet instead of the required 25 feet front setback located at 1900 Baja Drive.
3. Public hearing to receive comments from the residents concerning a variance request on a home being set to face Baja Circle instead of Baja Drive.
4. Public hearing to receive comments from the residents concerning a variance request on fence height requirements for a front yard chain link fence from 4 feet to 6 feet located at 31241 TX HWY 100.
5. Public hearing to receive comments from the public concerning a request for a conditional use permit to allow a duplex to be built at 512 Canal Street.

5. ACTION ITEM

1. Consideration and ACTION to approve a variance request on the rear setback requirements for a home to be set 15 feet instead of the required 25 feet front setback on Lot 13, Block 2 of the proposed Centaurus subdivision.

2. Consideration and ACTION to approve a variance request on the front setback requirements for a home to be set 10 feet instead of the required 25 feet front setback located at 1900 Baja Drive.
3. Consideration and ACTION to approve a variance request on a home being set to face Baja Circle instead of Baja Drive.
4. Consideration and ACTION to approve a variance request on fence height requirements for a front yard chain link fence from 4 feet to 6 feet located at 31241 TX HWY 100.
5. Consideration and ACTION to approve a request for a conditional use permit to allow a duplex to be built at 512 Canal Street.
6. Consideration and ACTION to approve the final plat of Pomelo Bend Subdivision.
7. Consideration and ACTION to approve the a proposed lot size and layout for Valencia Estates Subdivision.
8. Consideration and ACTION to approve the minutes from October 21, 2024 Planning and Zoning meeting.
9. Consideration and ACTION to appoint a Chairman and a Vice Chairman.

6. ADJOURNMENT

This is to certify that I, Jacqueline Moya, posted this agenda on the front bulletin board of the City Hall on November 15, 2024 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.

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.

Planning and Zoning Commission

520 E Ocean Blvd.
Los Fresnos, TX 78566

Meeting: 11/18/24 06:00 AM
Department: City Secretary
Category: Public Hearing
Prepared By: Jacqueline Moya

Initiator: Jacqueline Moya
Sponsors:

SCHEDULED**ACTION ITEM (ID # 5690)**

DOC ID: 5690 A

Public hearing to receive comments from the residents concerning a variance request on the rear setback requirements for a home to be set 15 feet instead of the required 25 feet front setback on Lot 13, Block 2 of the proposed Centaurus subdivision.

Public can comment on this request during this time. Questions can only be asked during the action item.



NOVEMBER 5, 2024

TO: PROPERTY OWNERS

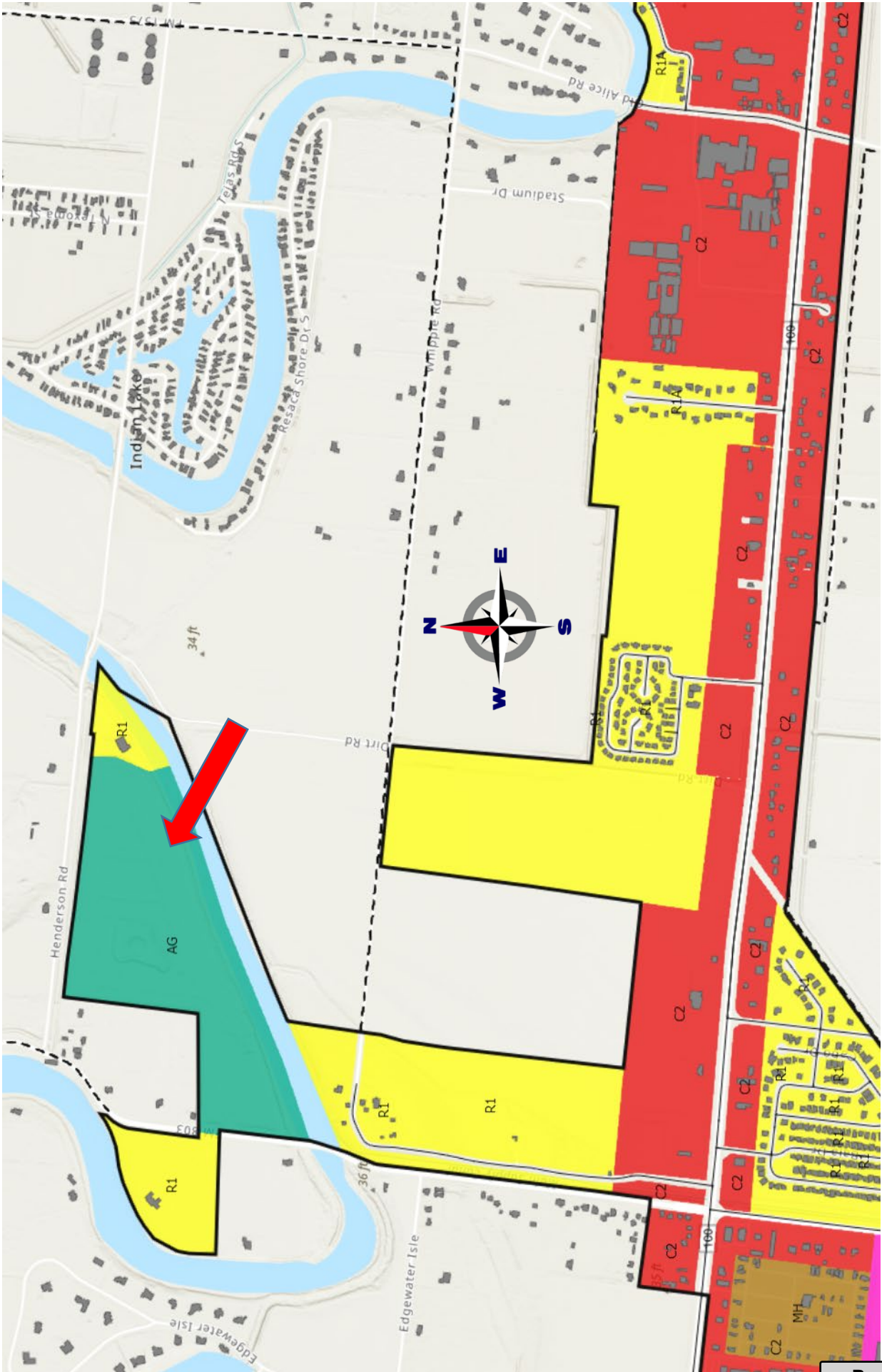
FROM: CITY OF LOS FRESNOS

SUBJECT: PUBLIC HEARING FOR A VARIANCE REQUEST ON LOT 13, BLOCK 2 OF THE PROPOSED CENTAURUS SUBDIVISION SETBACK REQUIREMENTS FOR THE REAR OF THE HOME TO BE 15 FEET INSTEAD OF THE REQUIRED 25 FEET LOCATED 1 MILE NORTH OF THE STATE HIGHWAY 100 ON FM 803 EAST SIDE.

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 Lot 13, Block 2 located 1 mile North of the State Highway 100 on FM 803 East side, for the rear of the home to be 15 feet instead of the required 25 feet setback requirements.

The public hearing will be held at the Planning and Zoning Commission meeting on Monday, November 18, 2024 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
Attn: Mark Milam, City Manager
520 East Ocean Blvd.
Los Fresnos, Texas 78566

RE: Centaurus A Subdivision, Phase 1

Dear Mr. Milam:

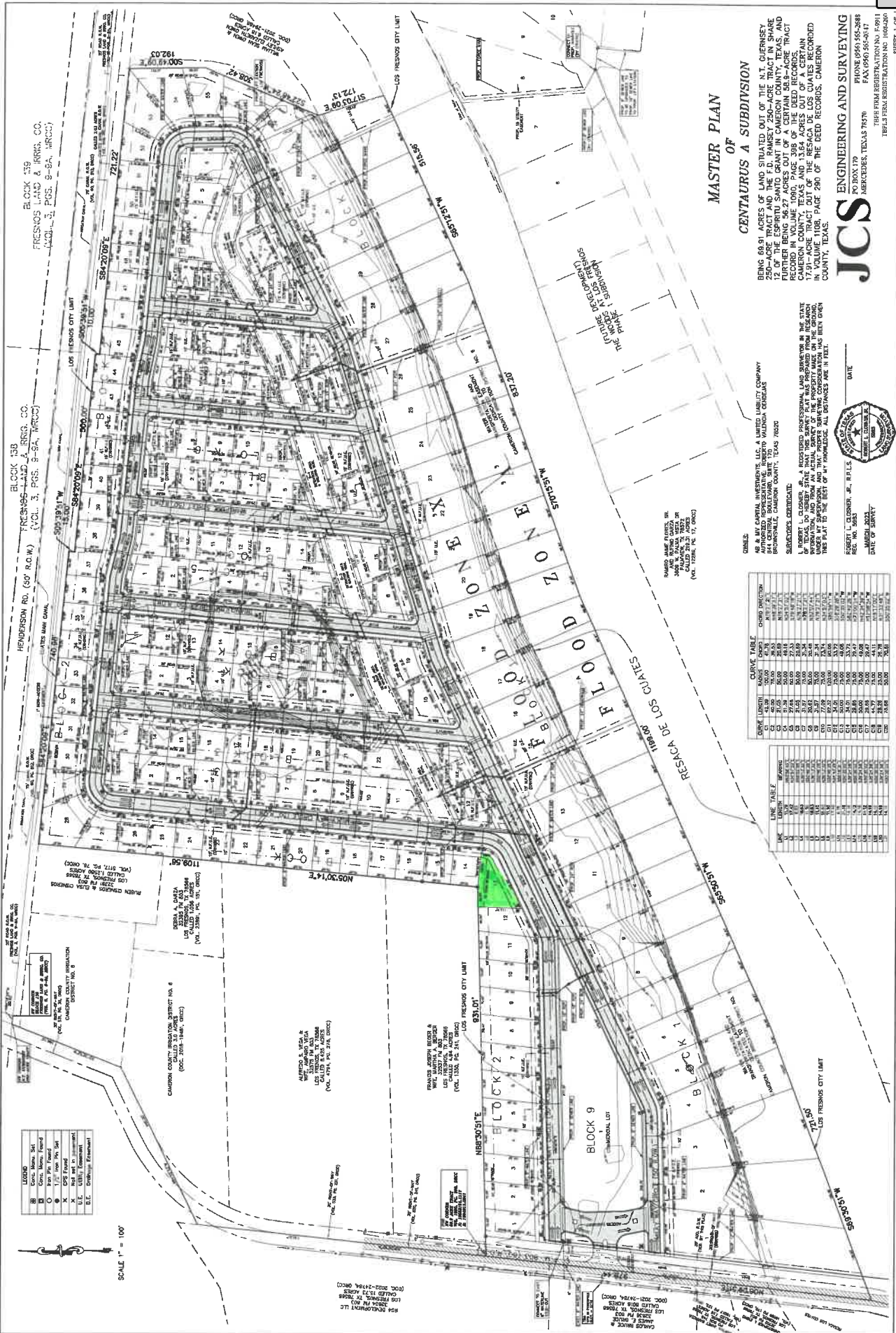
We are hereby requesting a variance from the 25 feet rear yard setback to 15 feet rear yard setback for Lot 13, Block 2. Due to the irregular shape of this lot, a 25 feet rear yard setback restricts the use of a high percentage of lot area.

If you have any questions or need any additional information, please let us know.

Sincerely,
AB & MV Capital Investments

Roberto Valencia
Authorized Representative







NOS 14

16558175.2540
 1305841.7168

Planning and Zoning Commission

520 E Ocean Blvd.
Los Fresnos, TX 78566

Meeting: 11/18/24 06:00 AM
Department: City Secretary
Category: Public Hearing
Prepared By: Jacqueline Moya

Initiator: Jacqueline Moya
Sponsors:

SCHEDULED**ACTION ITEM (ID # 5683)**

DOC ID: 5683 A

Public hearing to receive comments from the residents concerning a variance request on the front setback requirements for a home to be set 10 feet instead of the required 25 feet front setback located at 1900 Baja Drive.

Public can comment on this request during this time. Questions can only be asked during the action item.



October 23, 2024

TO: PROPERTY OWNERS

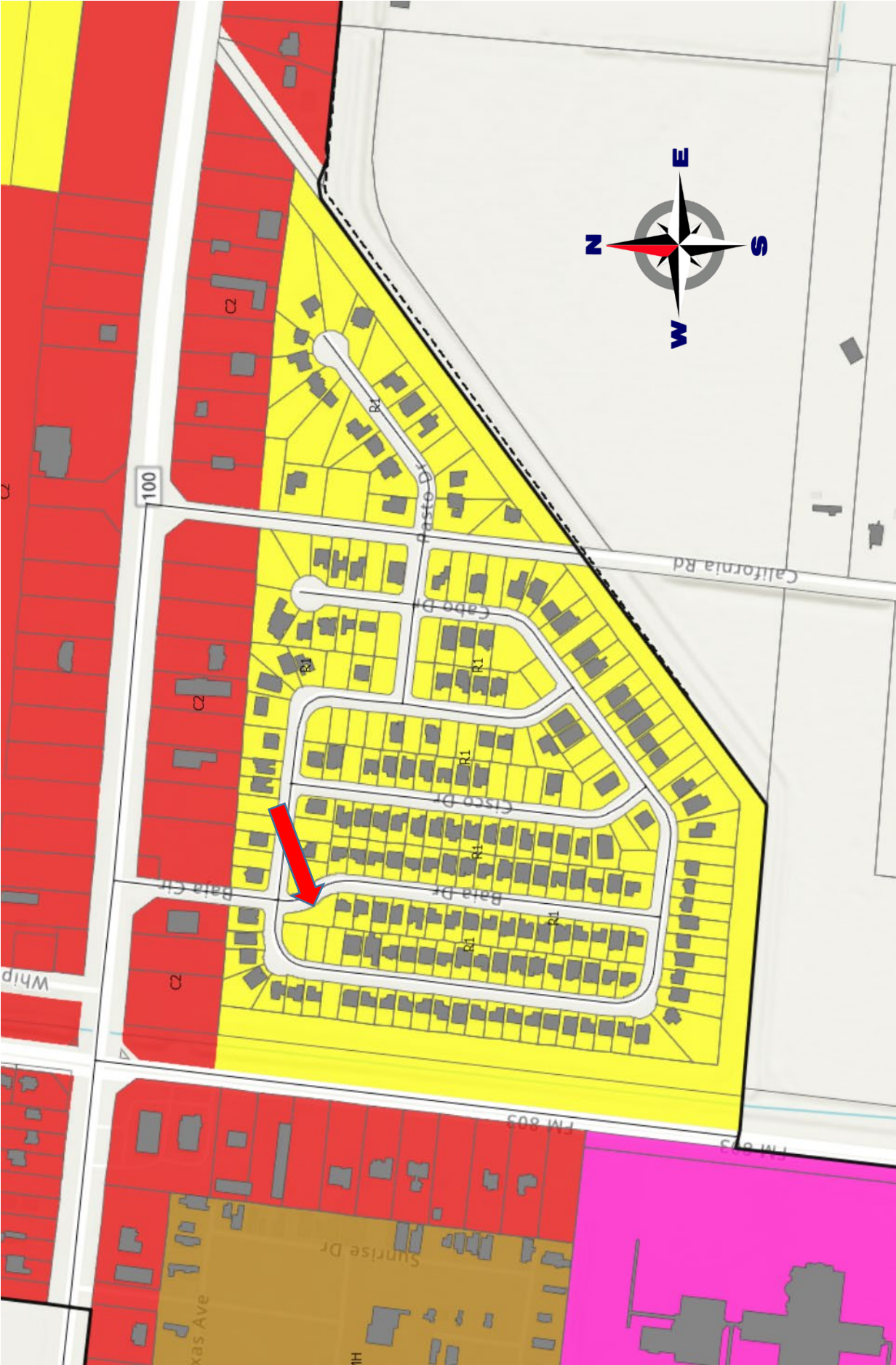
FROM: CITY OF LOS FRESNOS

SUBJECT: PUBLIC HEARING FOR A VARIANCE REQUEST ON A HOME BEING SET TO FACE BAJA CIR. INSTEAD OF BAJA DRIVE (CURRENT) AND THE SETBACK REQUIREMENTS FOR THE FRONT OF THE HOME TO BE 10 FT INSTEAD OF THE REQUIRED 25 FT LOCATED AT 1900 BAJA DRIVE.

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 1900 Baja Drive for the home to face Baja Cir. versus Baja Drive and the setback requirements for the front of the home to be 10 ft instead of the required 25 ft.

The public hearing will be held at the Planning and Zoning Commission meeting on Monday, November 18, 2024 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.





October 22, 2024

To whom it may concern,

H&A RGV Construction Corp. would like to request two variances for a proposed new home construction, legally described as Lot Number 37, Block Number 2, California Crossing, Phase I, Cameron County, Texas. The project consists of a one-story, 3 bedrooms, 2 bathrooms, no car garage, 1400 total square feet house.

The reason for the variances request is the following; the setback as per code, for the front of the property (located in Baja Drive), has to be 25 feet from the property line. If that code is followed, then the proposed construction will not fit, even if the layout/distribution is adjusted. The designer has tried several variations, but none fit with the current setbacks (see the attached proposed site plan for reference).

The variances requested are listed below:

1. The front of the house is set to be on Baja Circle, instead of Baja Drive (current)
2. The setback for the front of house be changed to 10 ft. instead of the required 25 ft.

Our client for the proposed construction currently has the need for a house no smaller than 1400 square feet so he and his family can be accommodated, but cannot afford a two-story house because of costs. The client had no idea this was going to be an issue before buying the property, like many other people who buy properties all over the city.

We ask for you to consider these requests, so we can begin with a formal construction process as soon as possible. Please contact us if you have any questions.

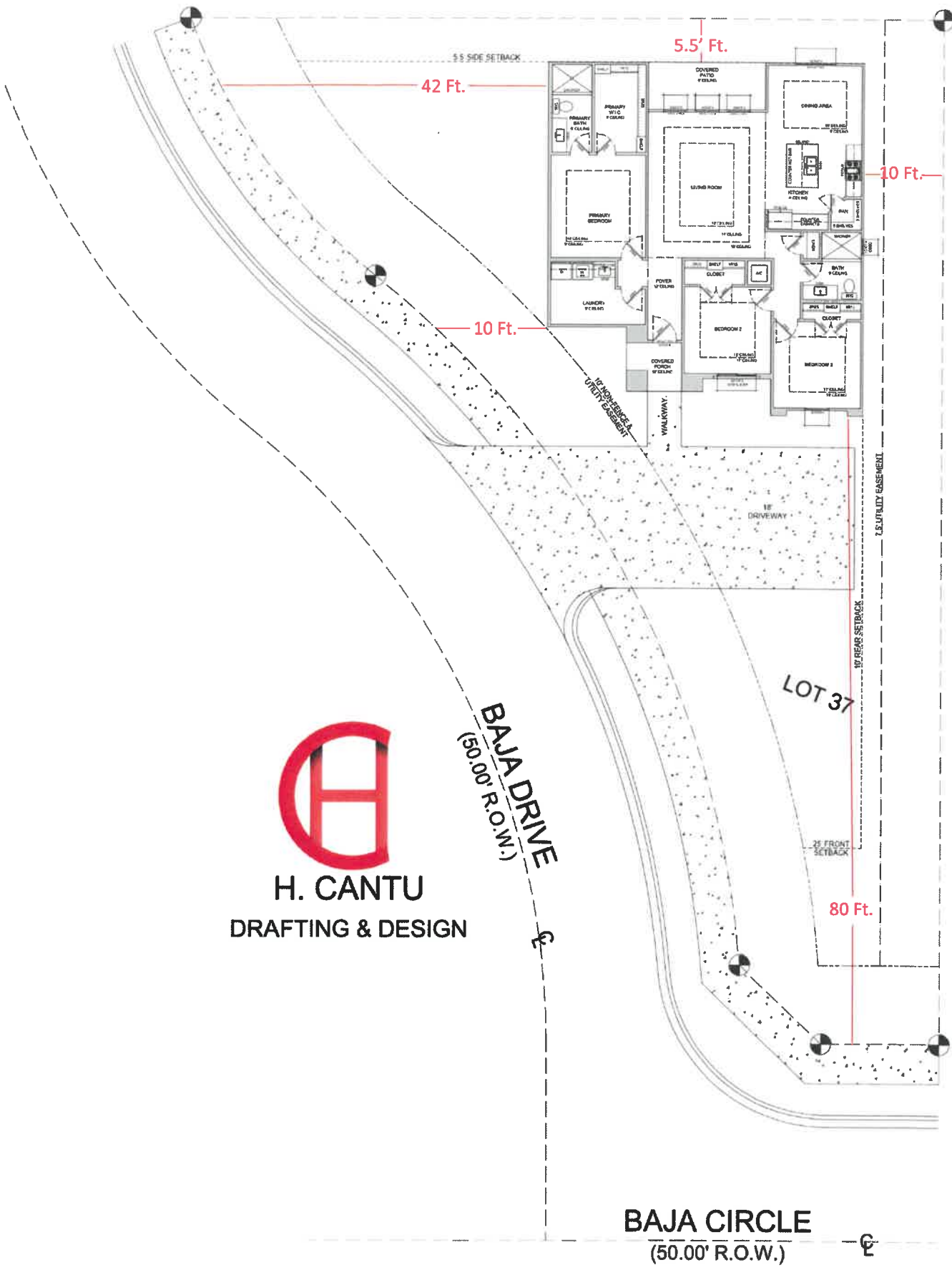
Tomás Alvarado

Contractor

H&A RGV Construction Corp.

(956) 596-0198 • email: talvarado@haconstructioncorp.com

Haconstructioncorp.com



H. CANTU
DRAFTING & DESIGN

Planning and Zoning Commission

520 E Ocean Blvd.
Los Fresnos, TX 78566

Meeting: 11/18/24 06:00 AM
Department: City Secretary
Category: Public Hearing
Prepared By: Jacqueline Moya

Initiator: Jacqueline Moya
Sponsors:

SCHEDULED**ACTION ITEM (ID # 5681)**

DOC ID: 5681

**Public hearing to receive comments from the residents
concerning a variance request on a home being set to face
Baja Circle instead of Baja Drive.**

Public can comment on this request during this time. Questions can only be asked during the action item.



October 23, 2024

TO: PROPERTY OWNERS

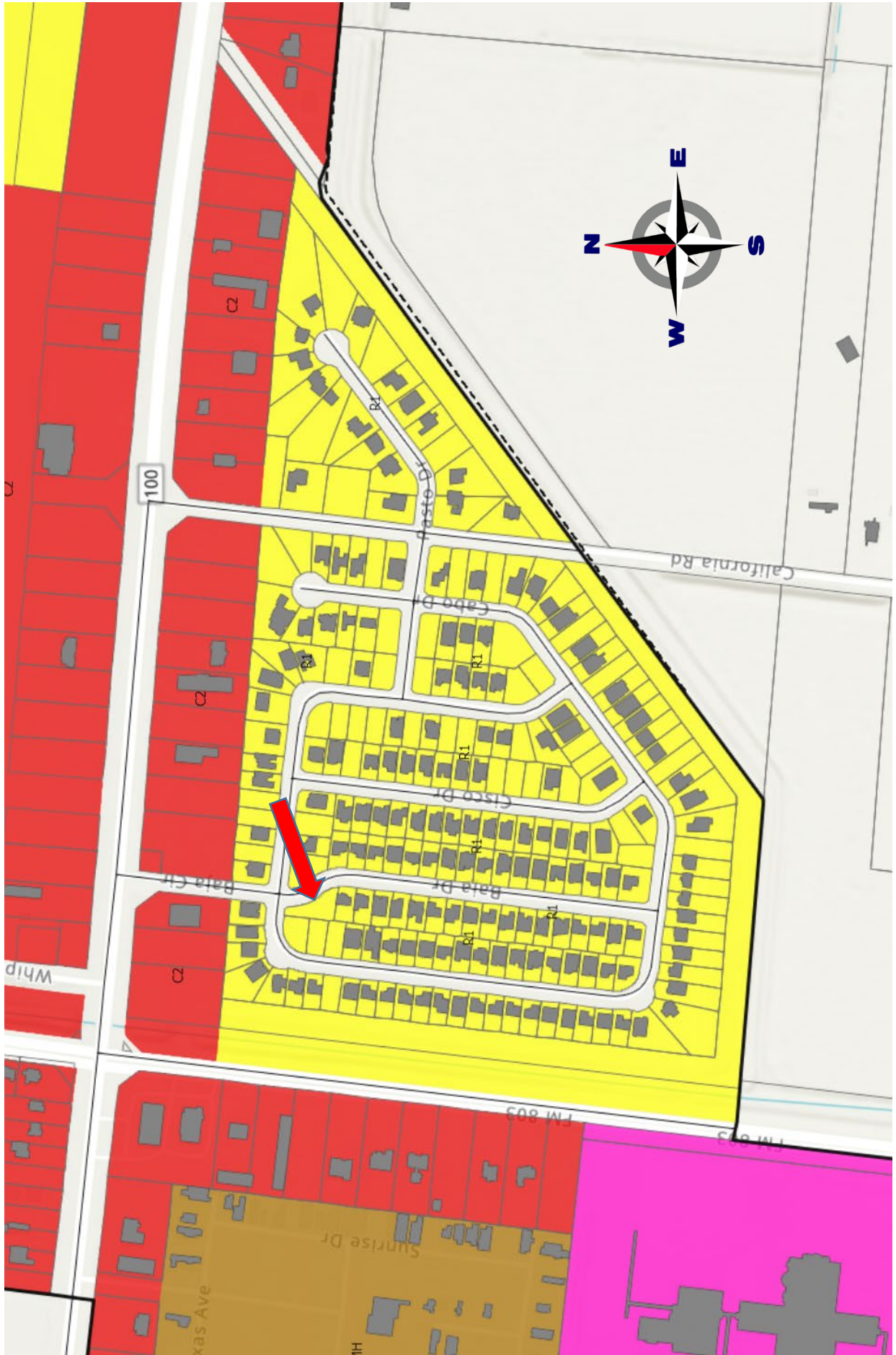
FROM: CITY OF LOS FRESNOS

SUBJECT: PUBLIC HEARING FOR A VARIANCE REQUEST ON A HOME BEING SET TO FACE BAJA CIR. INSTEAD OF BAJA DRIVE (CURRENT) AND THE SETBACK REQUIREMENTS FOR THE FRONT OF THE HOME TO BE 10 FT INSTEAD OF THE REQUIRED 25 FT LOCATED AT 1900 BAJA DRIVE.

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October 22, 2024

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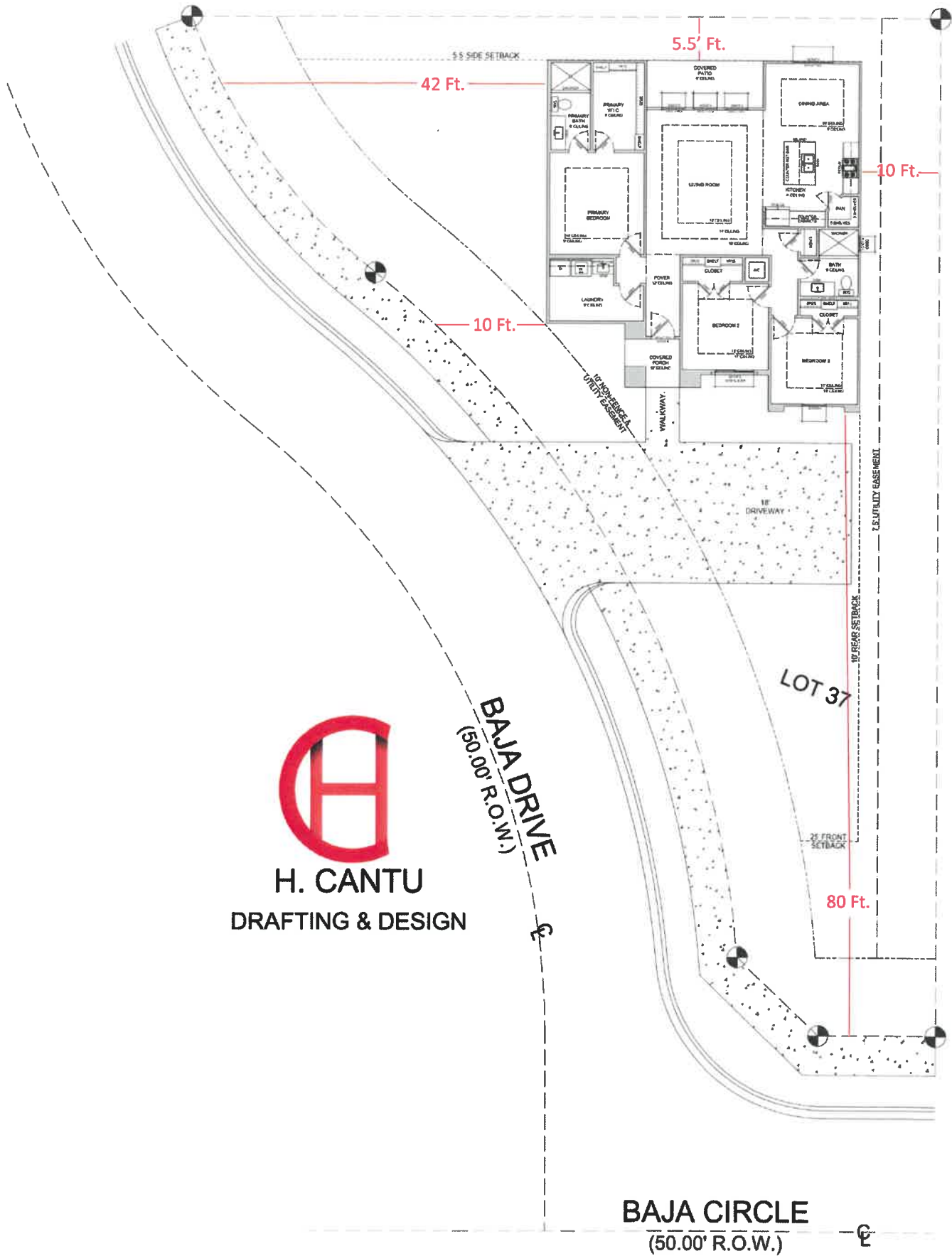
Tomás Alvarado

Contractor

H&A RGV Construction Corp.

(956) 596-0198 • email: talvarado@haconstructioncorp.com

Haconstructioncorp.com



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H. CANTU
DRAFTING & DESIGN

Planning and Zoning Commission

520 E Ocean Blvd.
Los Fresnos, TX 78566

Meeting: 11/18/24 06:00 AM
Department: City Secretary
Category: Public Hearing
Prepared By: Jacqueline Moya
Initiator: Jacqueline Moya
Sponsors:
DOC ID: 5679

SCHEDULED**ACTION ITEM (ID # 5679)**

Public hearing to receive comments from the residents concerning a variance request on fence height requirements for a front yard chain link fence from 4 feet to 6 feet located at 31241 TX HWY 100.

Public can comment on this request during this time. Questions can only be asked during the action item.



October 31, 2024

TO: PROPERTY OWNERS

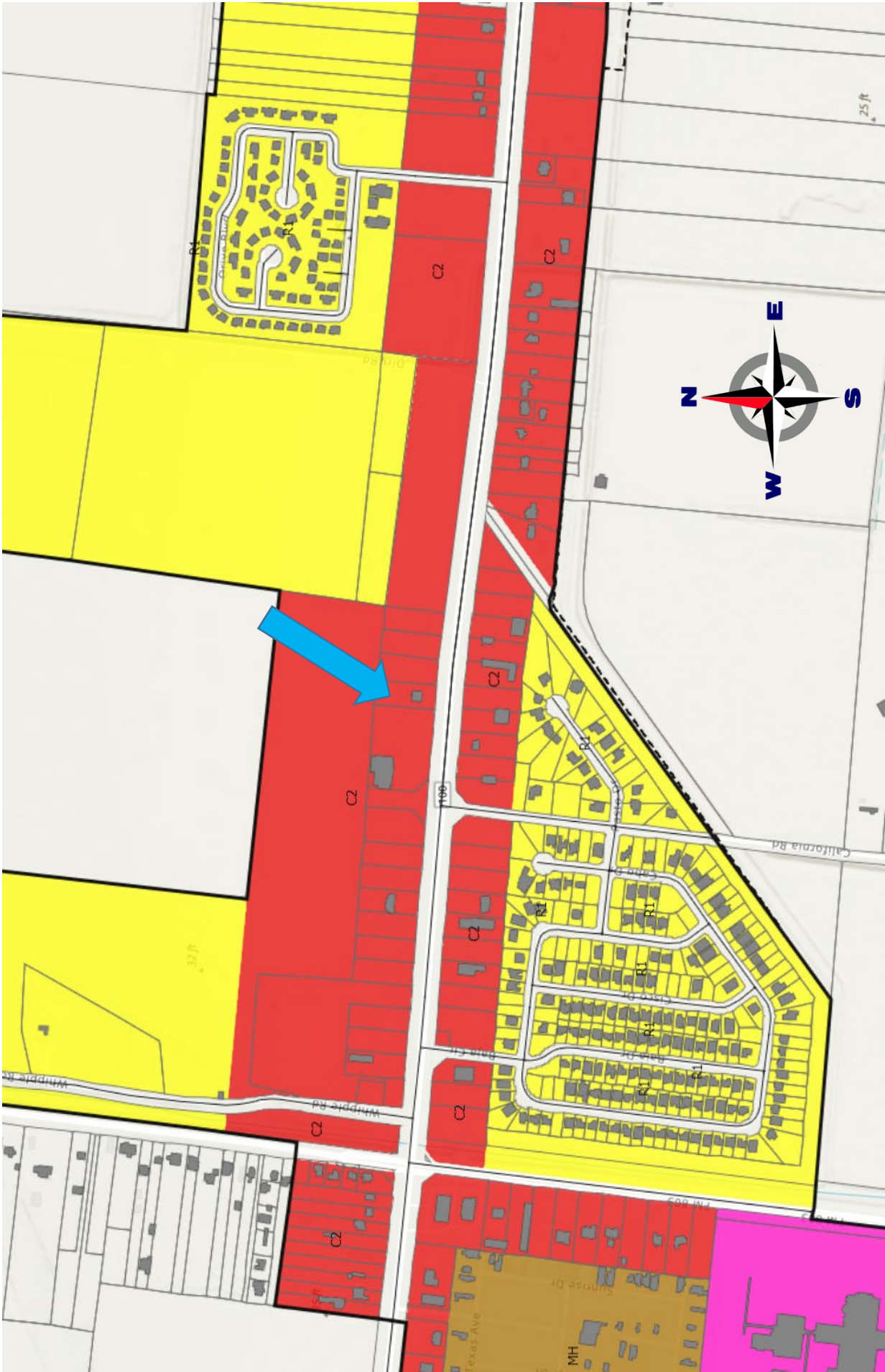
FROM: CITY OF LOS FRESNOS

SUBJECT: PUBLIC HEARING FOR A VARIANCE REQUEST ON A FRONT YARD FENCE HEIGHT REQUIREMENTS FOR A CHAIN LINK FENCE TO BE 6FT INSTEAD OF THE REQUIRED 4FT LOCATED AT 31241 TX HWY 100.

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 31241 TX Hwy 100 on a front yard fence height requirements for a chain link fence to be 6ft instead of the required 4ft.

The public hearing will be held at the Planning and Zoning Commission meeting on Monday, November 18, 2024 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.

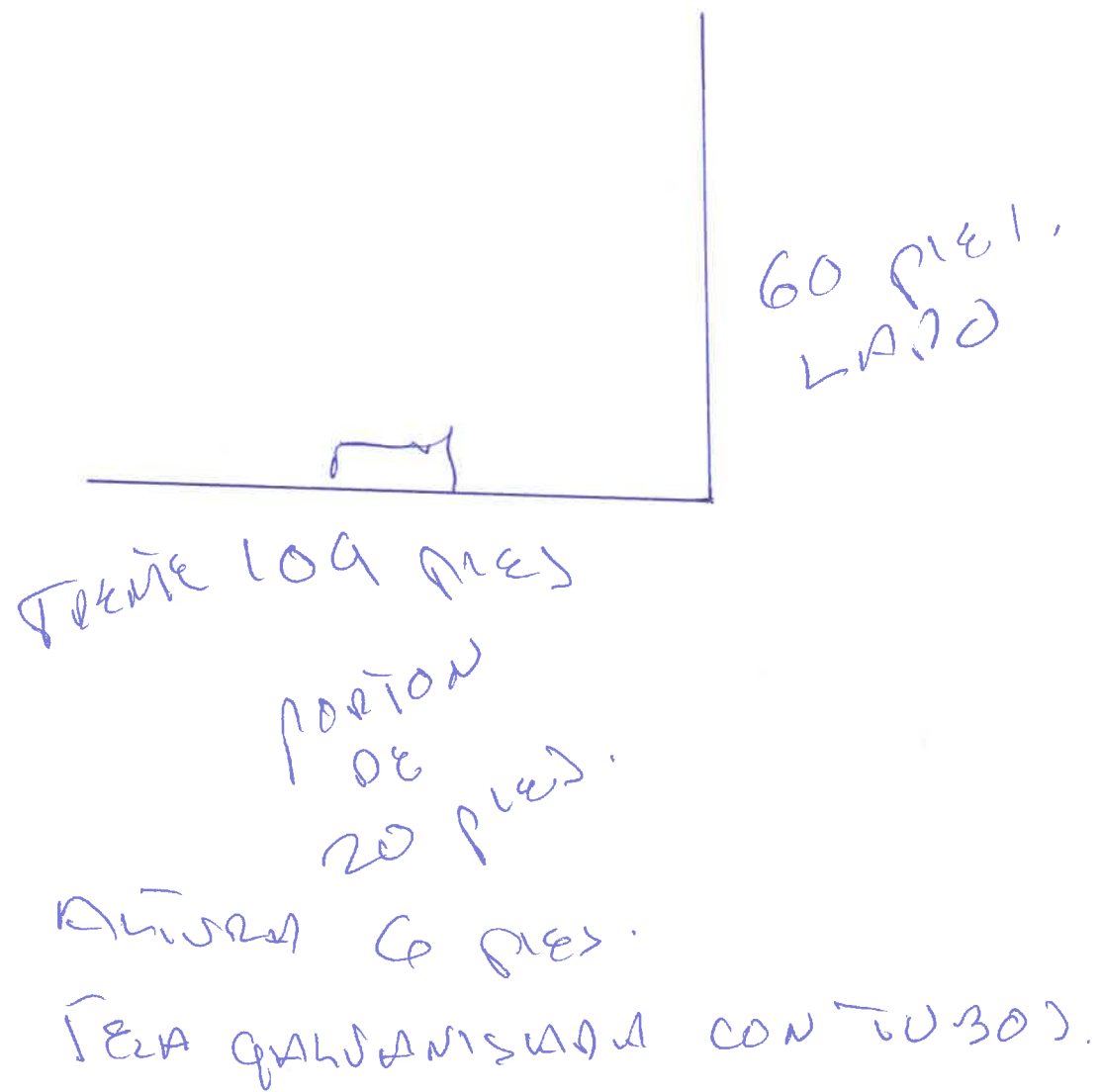


ALVARO AGUILLOA DCI-31-24

31241 HY 100 AGUILLOA TRANSMISIÓN

A QUIEN CORRESPONDE DE LA MANERA MAS BIEN A
 SOLICITO PERMISO PARA PONER CERCA DE
 6 PIES ENTRETE DE MI PROPIEDA
 POR QUE ESTANDO ROTO. Y QUIERO
 PROTEGER MI NEGOCIO FAMILIAR,

Alvaro Aguilloa



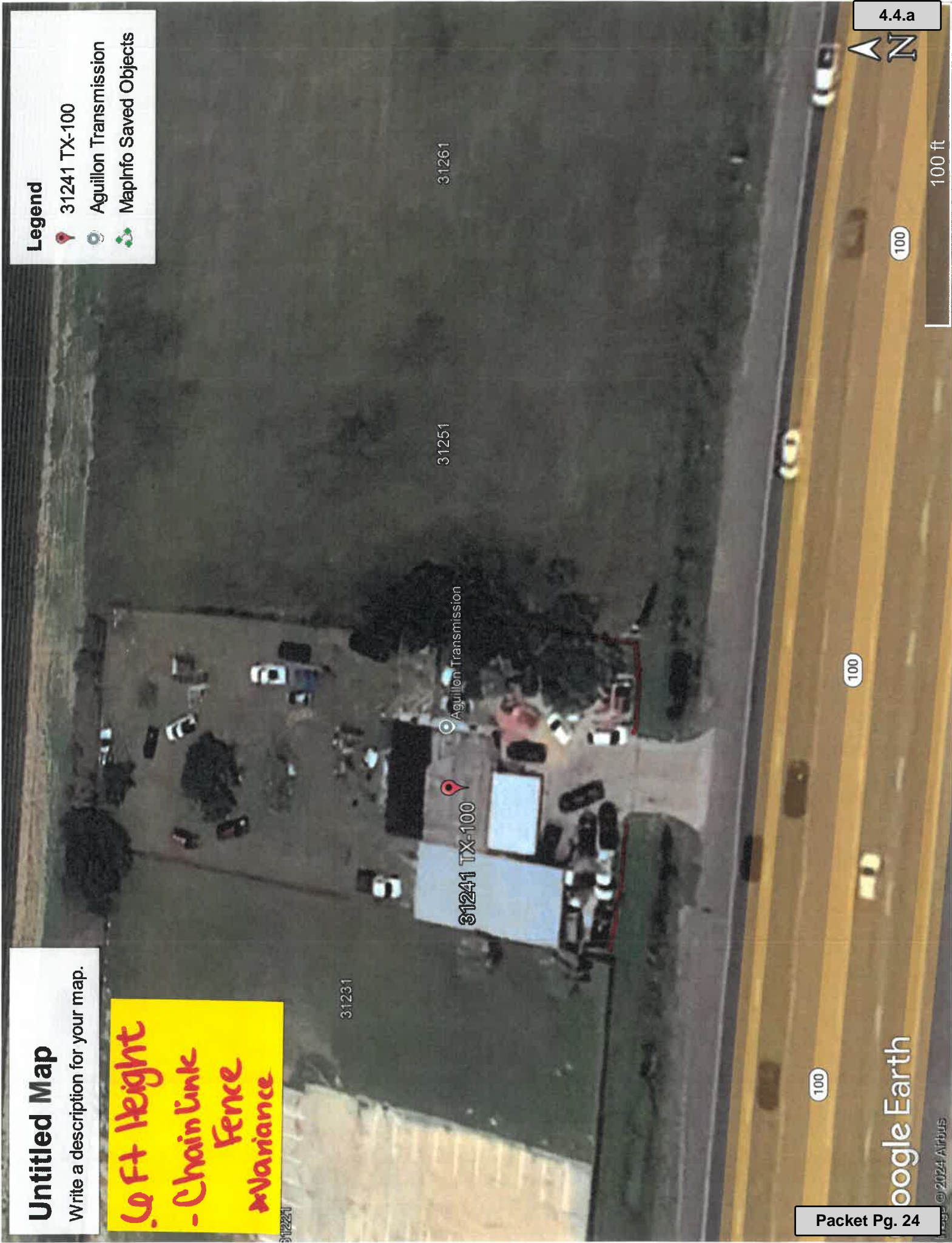
Untitled Map

Write a description for your map.

6 Ft Height
- Chain Link
Fence
Easement

Legend

- 31241 TX-100
- Aguillon Transmission
- MapInfo Saved Objects

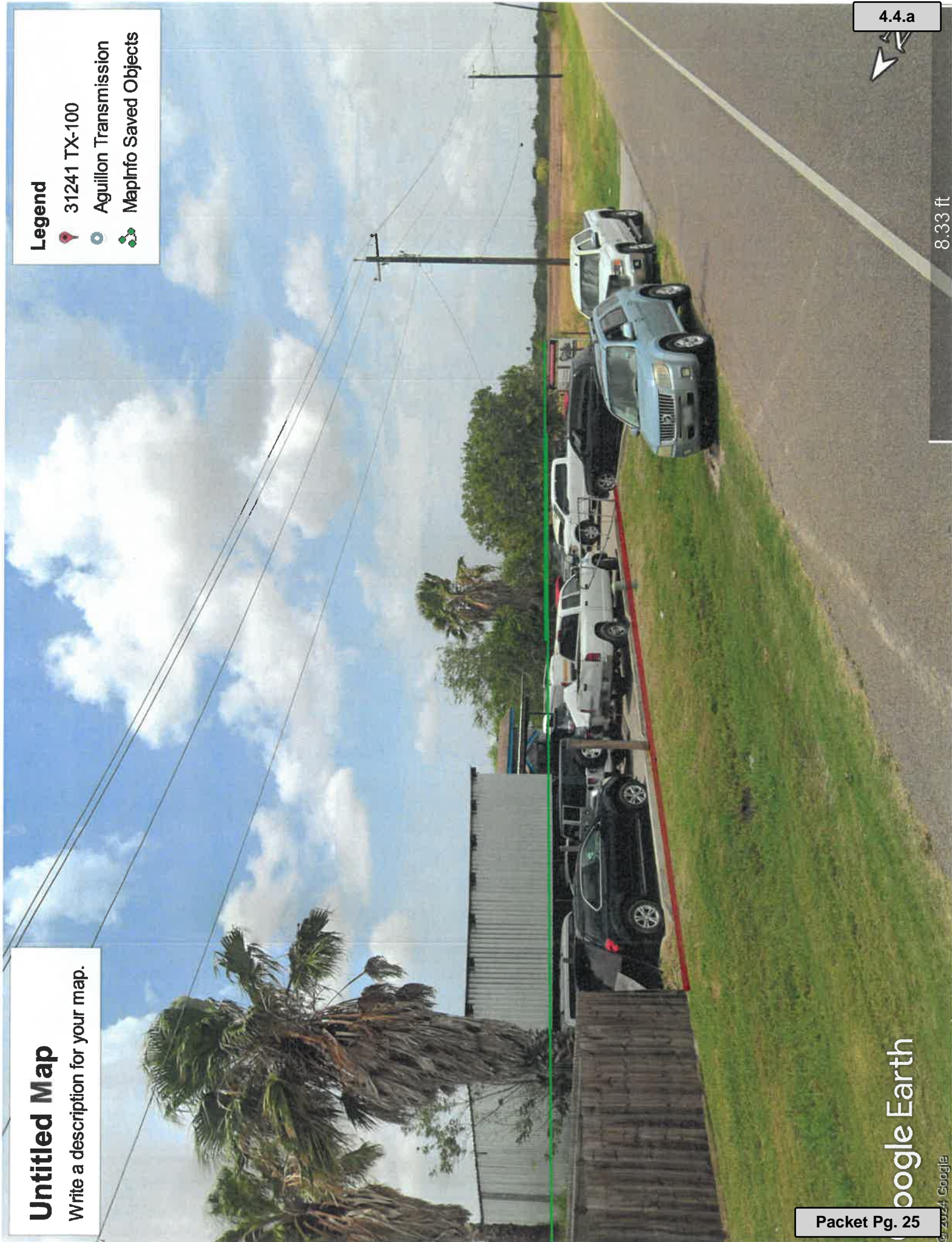


Untitled Map

Write a description for your map.

Legend

- 31241 TX-100
- Aguillon Transmission
- MapInfo Saved Objects

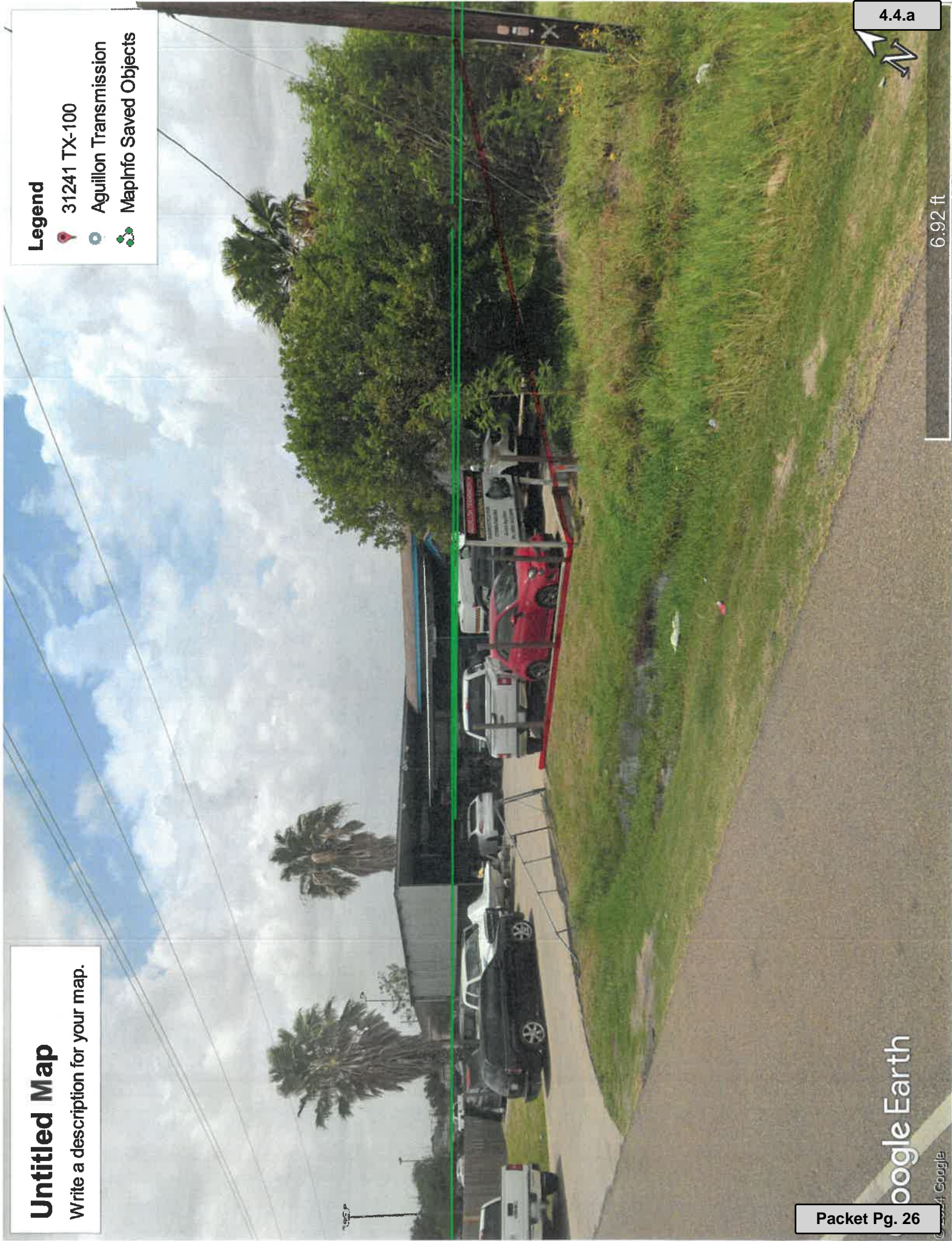


Untitled Map

Write a description for your map.

Legend

- 31241 TX-100
- Aguillon Transmission
- MapInfo Saved Objects



Planning and Zoning Commission

520 E Ocean Blvd.
Los Fresnos, TX 78566

Meeting: 11/18/24 06:00 AM
Department: City Secretary
Category: Public Hearing
Prepared By: Jacqueline Moya

Initiator: Jacqueline Moya
Sponsors:

SCHEDULED**ACTION ITEM (ID # 5691)**

DOC ID: 5691 A

**Public hearing to receive comments from the public
concerning a request for a conditional use permit to allow a
duplex to be built at 512 Canal Street.**

This allows time for the public to comment. Questions can only be asked during the agenda item.



November 5, 2024

TO: PROPERTY OWNERS

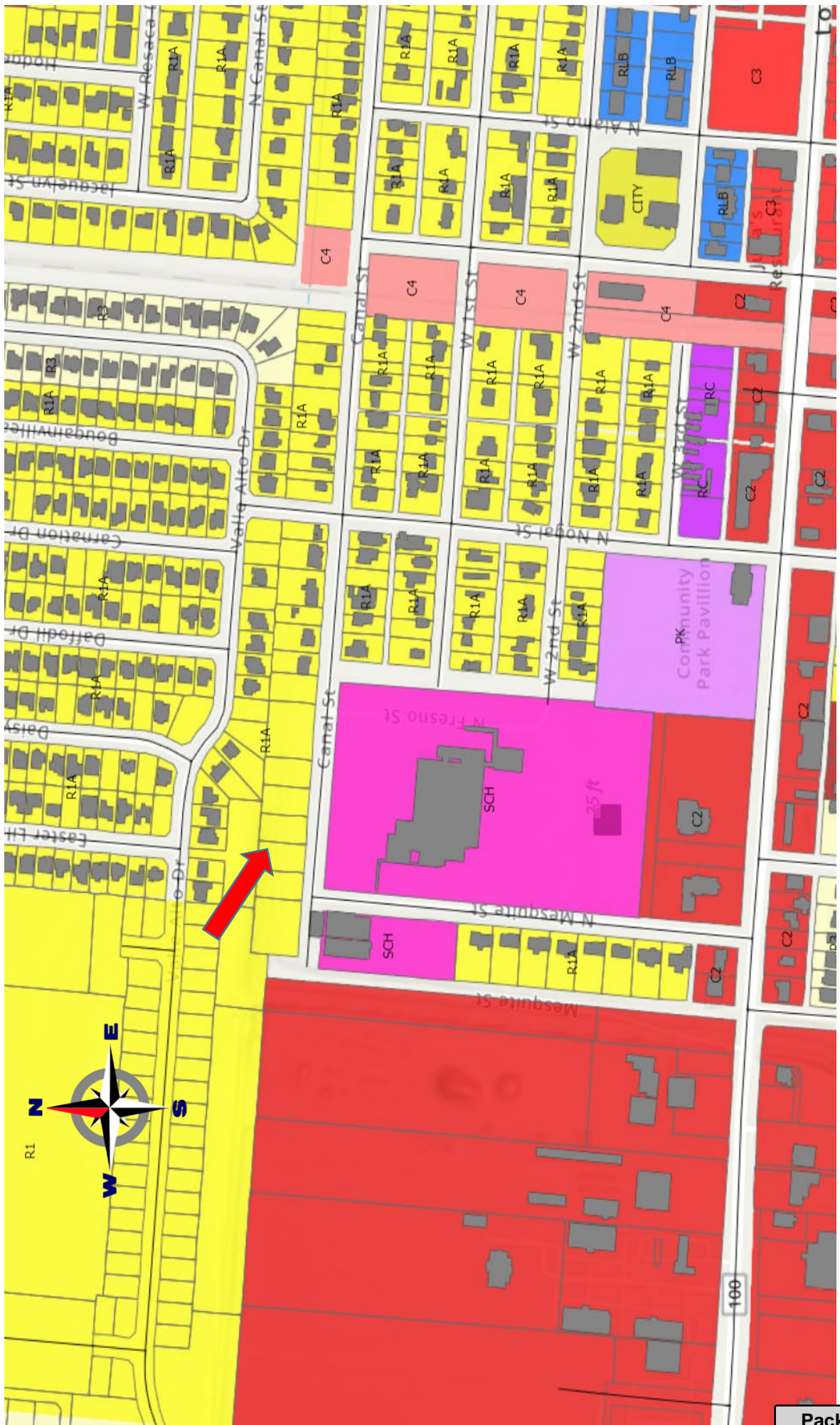
FROM: CITY OF LOS FRESNOS

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, November 18, 2024 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.



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.

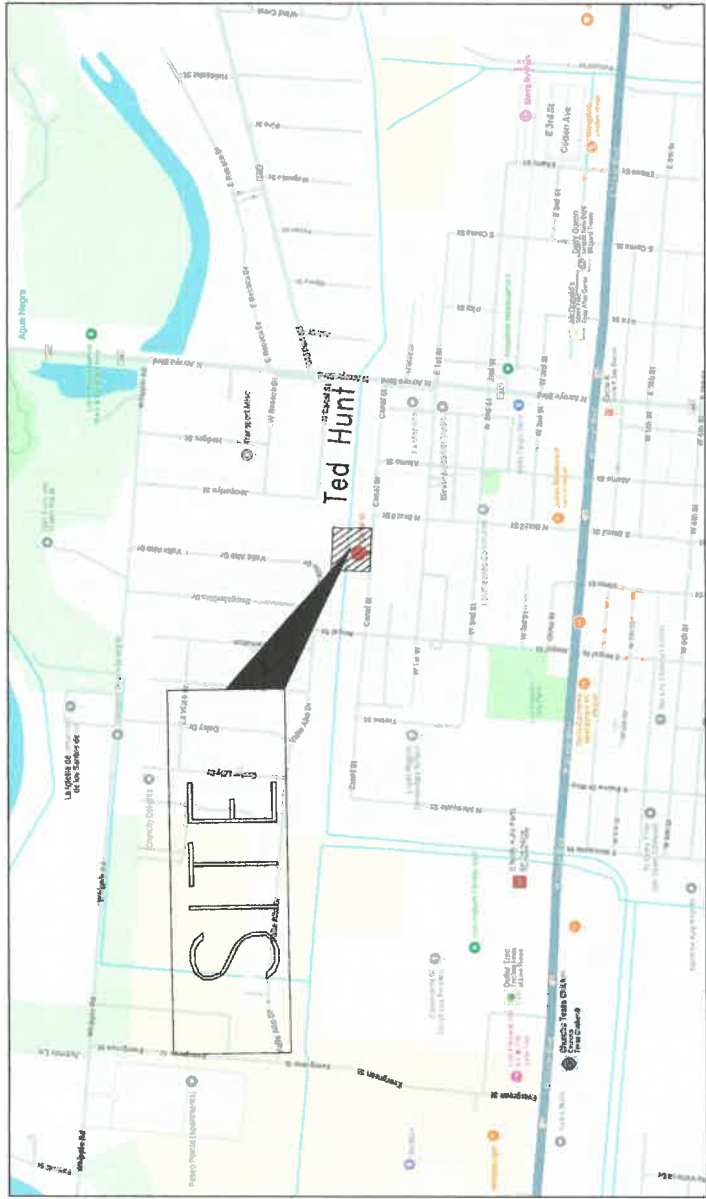
Thank you in advance.

Blanca E. Lopez

Luna Treba LLC.



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

<p>General Notes</p>	<p>CUBIC DESIGN & CONSTRUCTION INC 1447 W. PRICE RD. SUITE 7 APARTMENT 426 BROWNSVILLE TX, 78520</p> <p>CUBIC DESIGN & CONSTRUCTION, INC.</p>	<table border="1"> <tr><th>No.</th><th>Revision/Issue</th><th>Date</th></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	No.	Revision/Issue	Date				<p>DRAWN BY: JJAVALOS</p>	<p>PROJECT NAME: LUNA TREBA DUPLEX</p>	<p>LEGAL DESCRIPTION: TRACT 6 0.246 ACRE OUT OF BLOCK 170 FRINGS LAND AND IRRIGATION COMP SUBDIVISION LOS PRENSOS TXL</p>	<p>ADDRESS:</p>	<p>CUSTOMER: LUNA TREBA INC 1781 LAUREL LN, BROWNSVILLE TX CONTACT PERSON: BLANCA ESTHELA LOPEZ PHONE: 856-250-8038 ELANCA@GMAIL.COM</p>	<table border="1"> <tr><td>Project</td><td>Sheet</td></tr> <tr><td>COVER SHEET</td><td>C-0</td></tr> <tr><td>Date</td><td>11/12/2024</td></tr> <tr><td>Scale</td><td>AS SHOWN</td></tr> </table>	Project	Sheet	COVER SHEET	C-0	Date	11/12/2024	Scale	AS SHOWN
No.	Revision/Issue	Date																				
Project	Sheet																					
COVER SHEET	C-0																					
Date	11/12/2024																					
Scale	AS SHOWN																					

Site Plan
1"=20'-0"

General Notes

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

CUBIC DESIGN & CONSTRUCTION, INC

No.	Revisions/Issues	Date

DRAWN BY: JJAVALOS

PROJECT NAME: LUNA TREBA DUPLEX

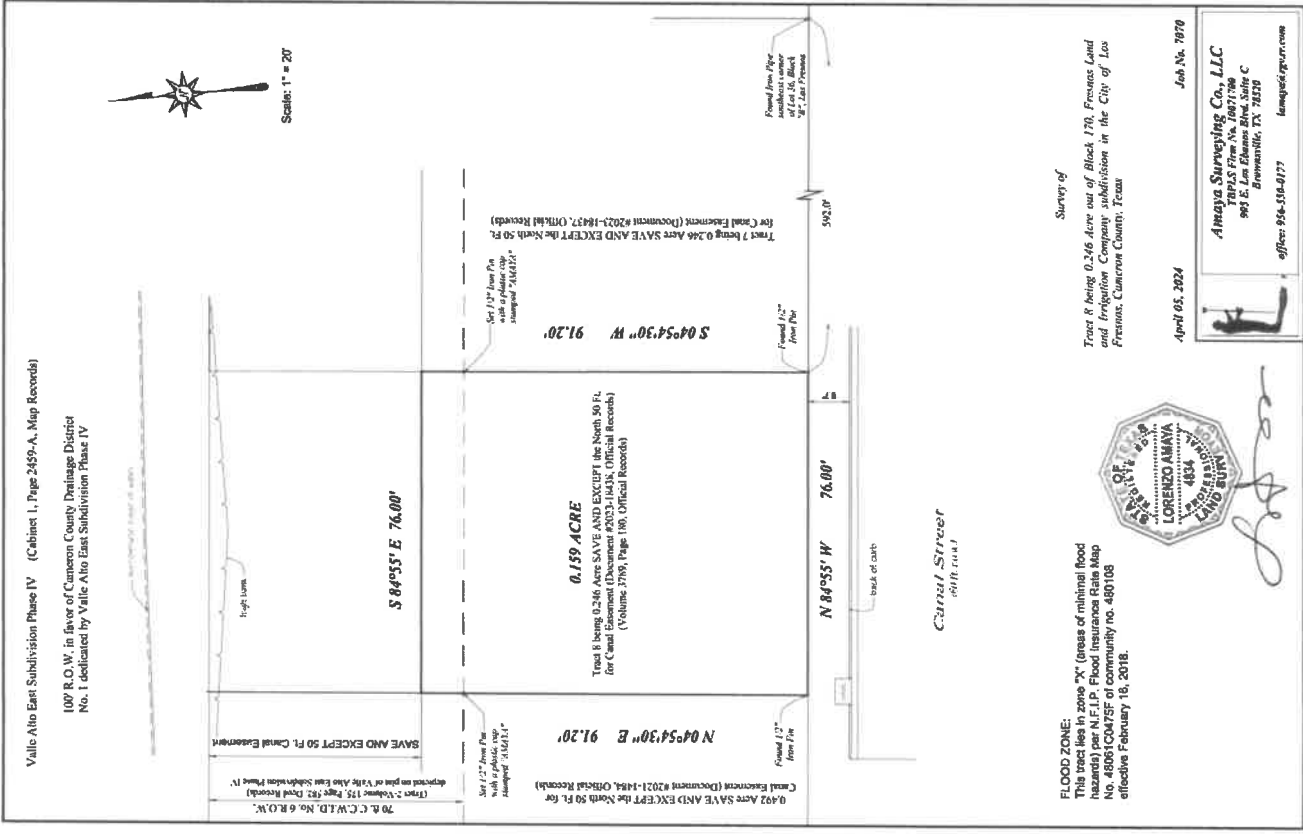
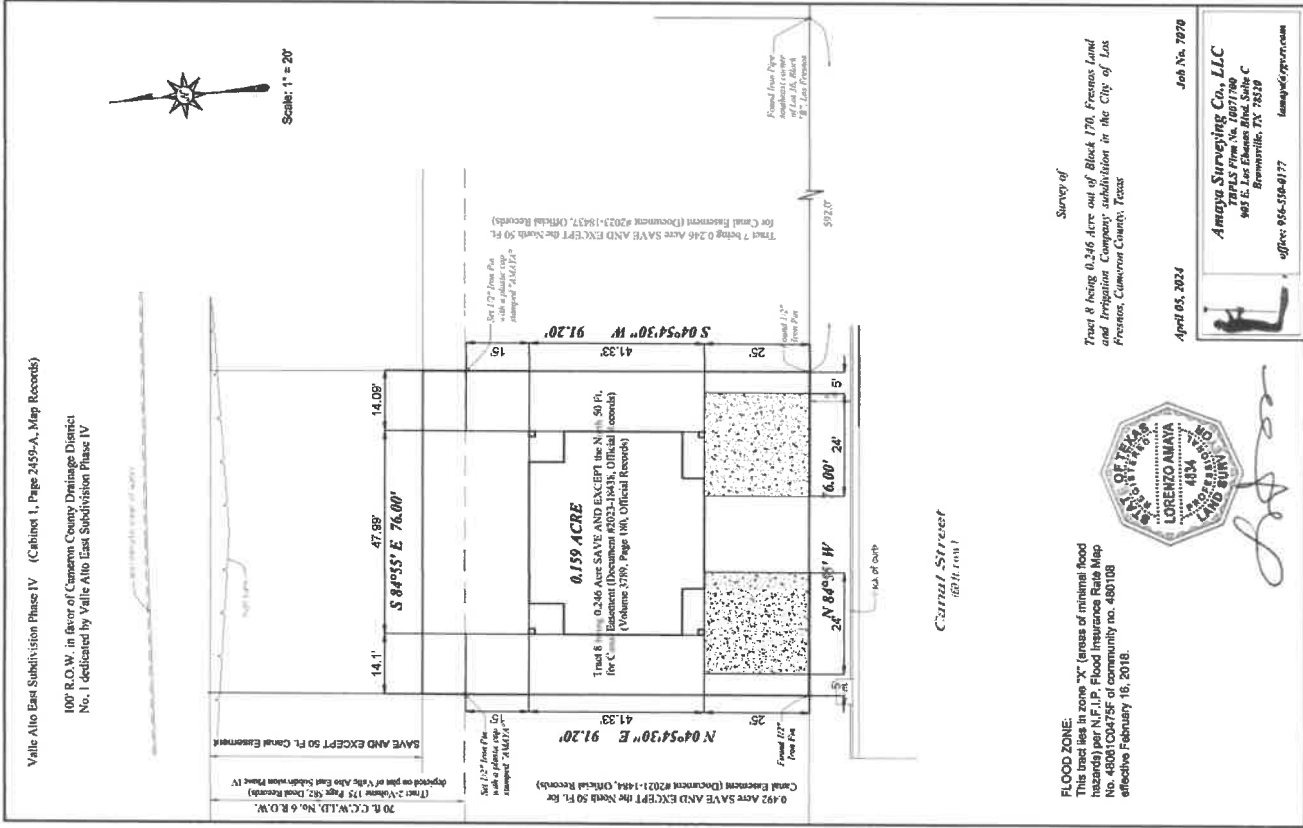
TRACT 8 BEING 0.246 ACRE OUT OF BLOCK 170, FRESNOS LAKE AND IRRIGATION COMPANY SUBDIVISION LOS FRESNOS TX.

ADDRESS:

CUSTOMER: LUNA TREBA INC
1781 LAUREL LN, BROWNSVILLE TX
CONTACT PERSON: BLANCA ESTHELA LOPEZ
PHONE: 996-380-4038
BLANCACUARTAY93@GMAIL.COM

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

Sheet: C-1



General Notes

6

6

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: **JJVALOS**

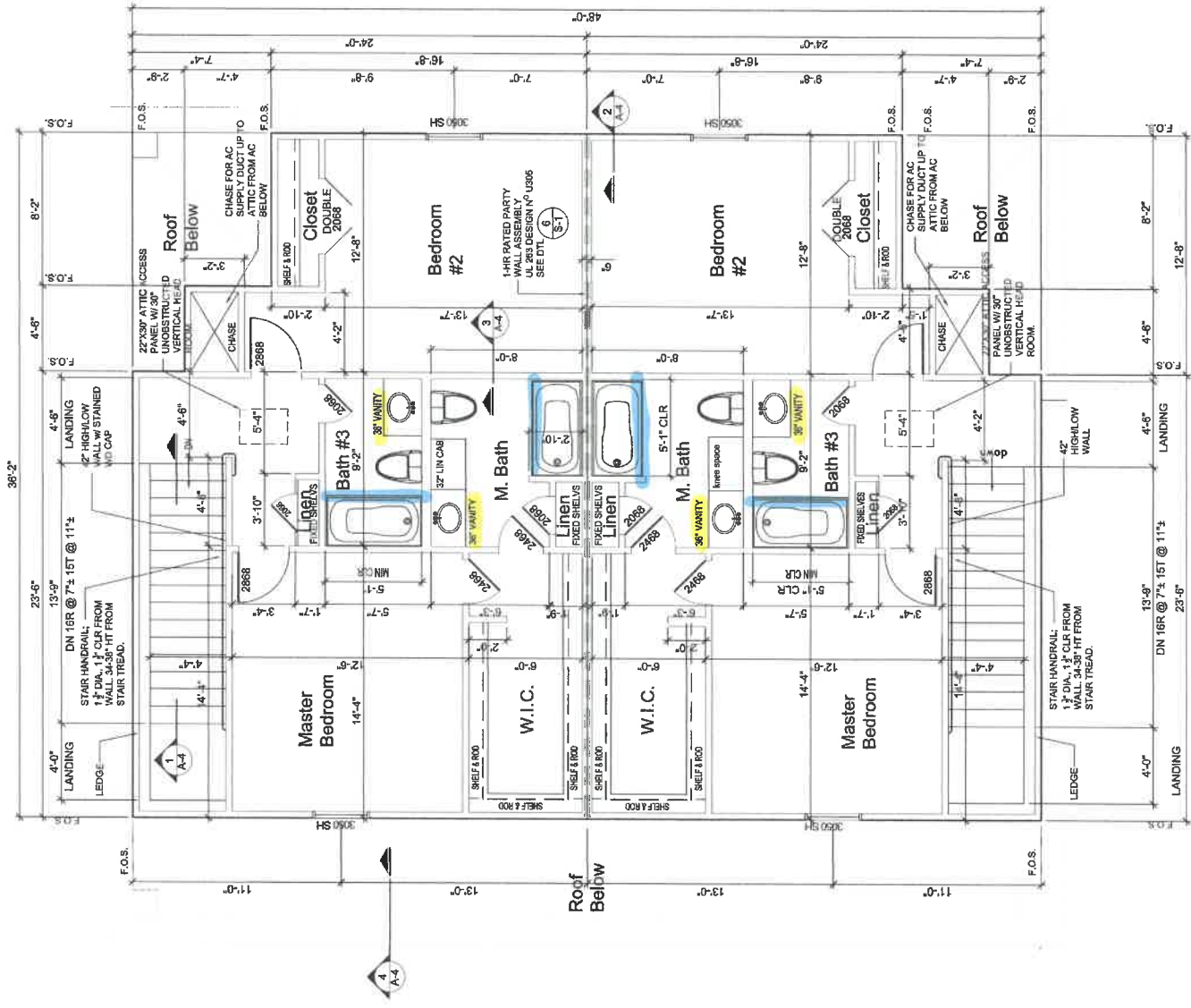
PROJECT NAME:
LUNA TREBA DUPLEX

LOCATION:
 1/4 AC. OF 3.0 AC. TRACT OUT OF BLOCK 170
 FRISNO LAND AND IRRIGATION COMP
 SUBDIVISION LOS FRESNOS TX.

CUSTOMER:
LUNA TREBA INC
 1781 LAUREL LN, BROWNSVILLE TX
 CONTACT PERSON: BLANCA ESTHELA LOPEZ
 PHONE: 956-250-8038
 BLANCACUARTA79@GMAIL.COM

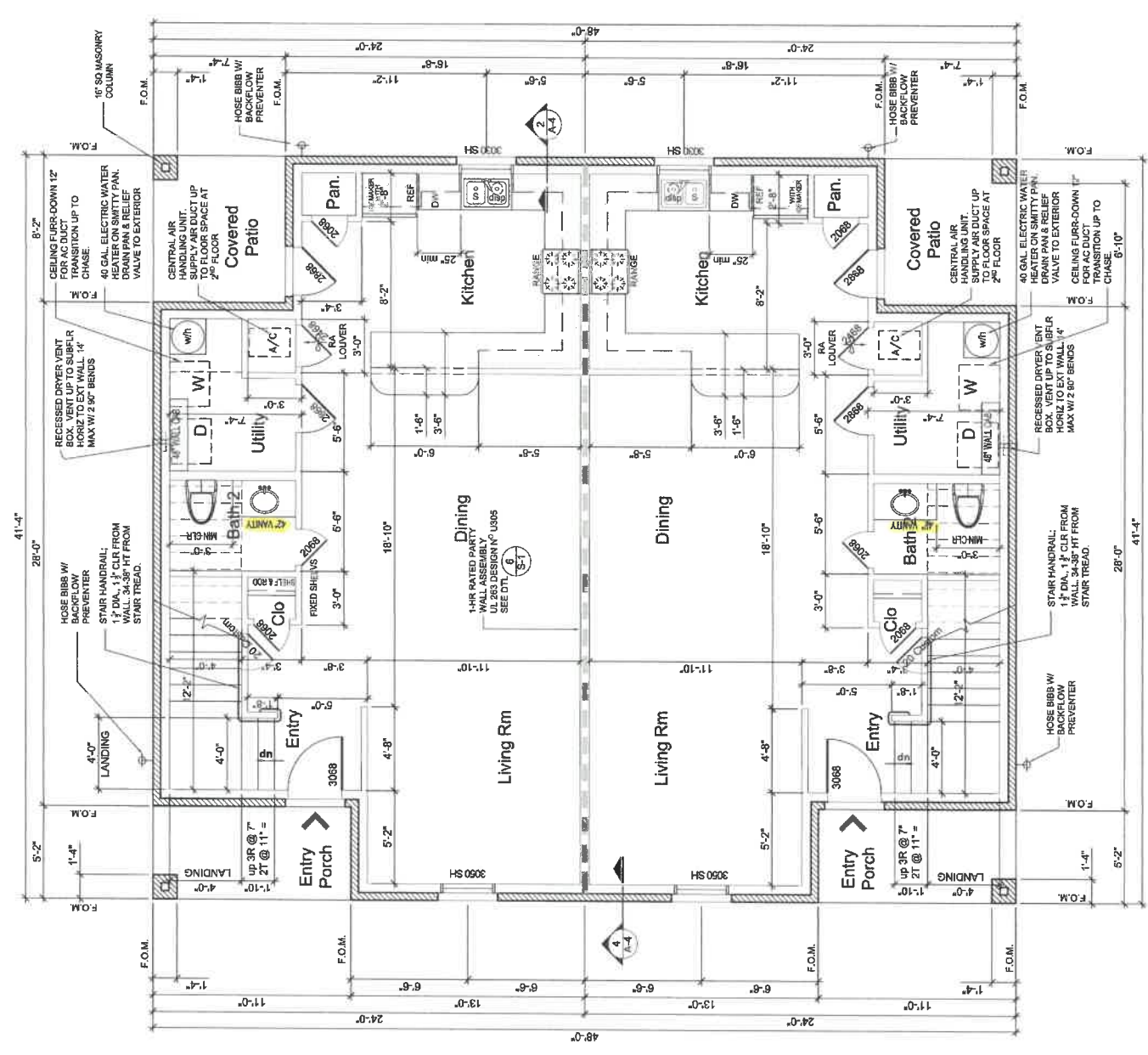
ADDRESS:

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



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

2 Story 2 Bedroom - 2 1/2 Bath	Area
Level 1 Living Area	838 S.F.
Level 2 Living Area	769 S.F.
Entry Porch	57 S.F.
Covered Patio	60 S.F.
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"

Planning and Zoning Commission

520 E Ocean Blvd.
Los Fresnos, TX 78566

Meeting: 11/18/24 06:00 AM
Department: City Secretary
Category: Variances
Prepared By: Jacqueline Moya
Initiator: Jacqueline Moya
Sponsors:
DOC ID: 5684 A

SCHEDULED**ACTION ITEM (ID # 5684)**

Consideration and ACTION to approve a variance request on the rear setback requirements for a home to be set 15 feet instead of the required 25 feet front setback on Lot 13, Block 2 of the proposed Centaurus subdivision.

As you can see from the Master Plan for this development, they have done a good job of laying it out to not have a lot of cul-de-sac lots. Cul-de-sac lots generally require variances on the setbacks on 5 or more lot on each cul-de-sac. We have mostly approved these. There is only 1 lot that needs a variance due to the shape of the available property.

I recommend approval



NOVEMBER 5, 2024

TO: PROPERTY OWNERS

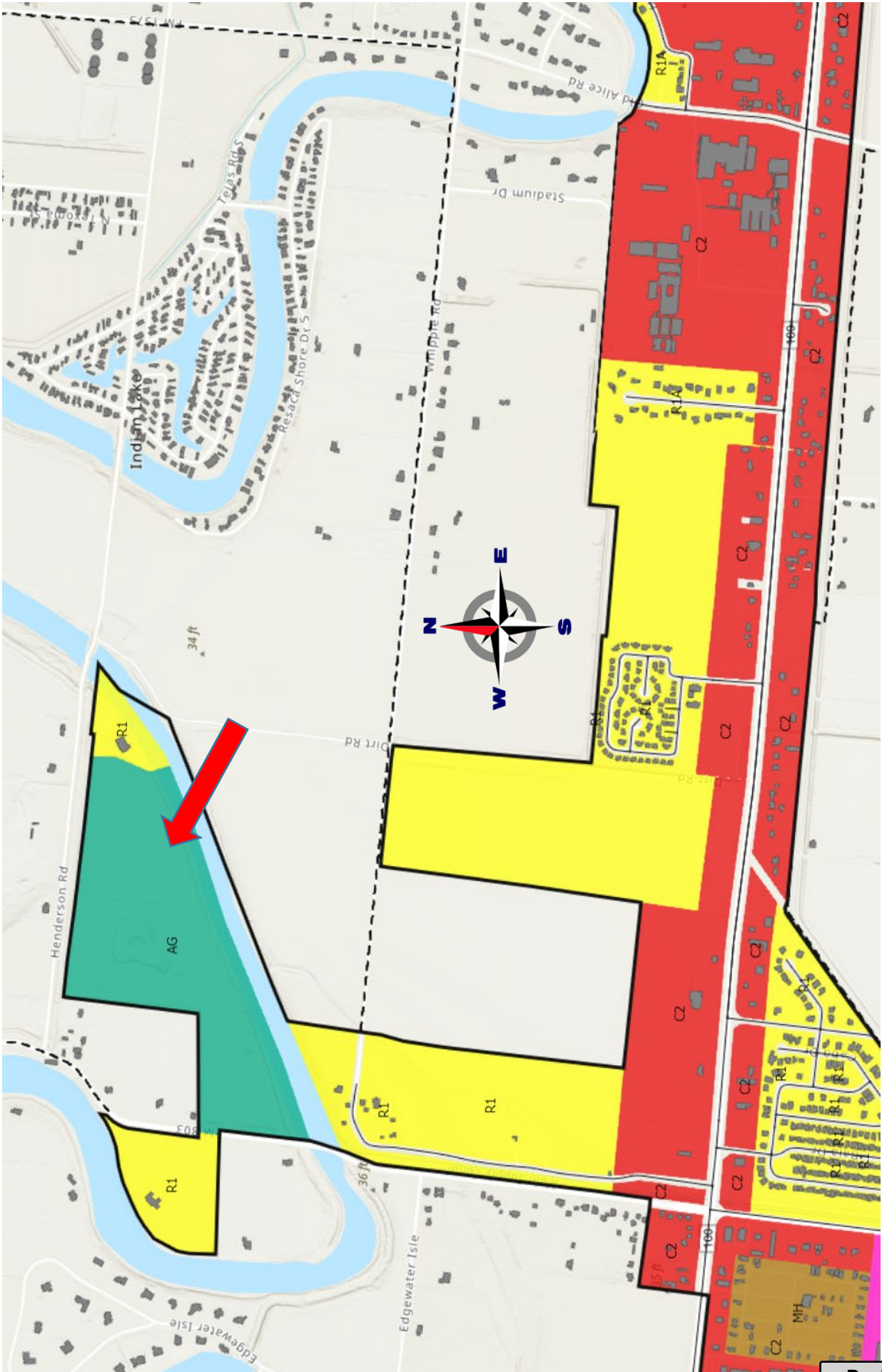
FROM: CITY OF LOS FRESNOS

SUBJECT: PUBLIC HEARING FOR A VARIANCE REQUEST ON LOT 13, BLOCK 2 OF THE PROPOSED CENTAURUS SUBDIVISION SETBACK REQUIREMENTS FOR THE REAR OF THE HOME TO BE 15 FEET INSTEAD OF THE REQUIRED 25 FEET LOCATED 1 MILE NORTH OF THE STATE HIGHWAY 100 ON FM 803 EAST SIDE.

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 Lot 13, Block 2 located 1 mile North of the State Highway 100 on FM 803 East side, for the rear of the home to be 15 feet instead of the required 25 feet setback requirements.

The public hearing will be held at the Planning and Zoning Commission meeting on Monday, November 18, 2024 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
Attn: Mark Milam, City Manager
520 East Ocean Blvd.
Los Fresnos, Texas 78566

RE: Centaurus A Subdivision, Phase 1

Dear Mr. Milam:

We are hereby requesting a variance from the 25 feet rear yard setback to 15 feet rear yard setback for Lot 13, Block 2. Due to the irregular shape of this lot, a 25 feet rear yard setback restricts the use of a high percentage of lot area.

If you have any questions or need any additional information, please let us know.

Sincerely,
AB & MV Capital Investments

Roberto Valencia
Authorized Representative





14
70.00'
25'
14

16558175.2540
1305841.7168

HOUSE
46.2'
44.5'

15' REAR SETBACK

S84°20'09"E
100.00'

50.56'

60.00'

13

12

112.71'

138.70'

219.74'

80.00'

S4°23'51"W

1024.06'

90.00'

116.79'

PR

S

B

P

NO 50' DE

W

14

25'

70.00'

14

NO 5

ACK

Planning and Zoning Commission

520 E Ocean Blvd.
Los Fresnos, TX 78566

Meeting: 11/18/24 06:00 AM
Department: City Secretary
Category: Variances
Prepared By: Jacqueline Moya
Initiator: Jacqueline Moya
Sponsors:
DOC ID: 5682 B

SCHEDULED**ACTION ITEM (ID # 5682)**

Consideration and ACTION to approve a variance request on the front setback requirements for a home to be set 10 feet instead of the required 25 feet front setback located at 1900 Baja Drive.

This development was done through the City of Brownsville many years ago before the area was traded to be in the City of Los Fresnos. Due to the irregular shape of the lot, the way the house is proposed to be set is the only way it will work with the available room. Also due to the irregular shape of the street the other homes around this one will not be negatively affected.

I recommend approval.



October 23, 2024

TO: PROPERTY OWNERS

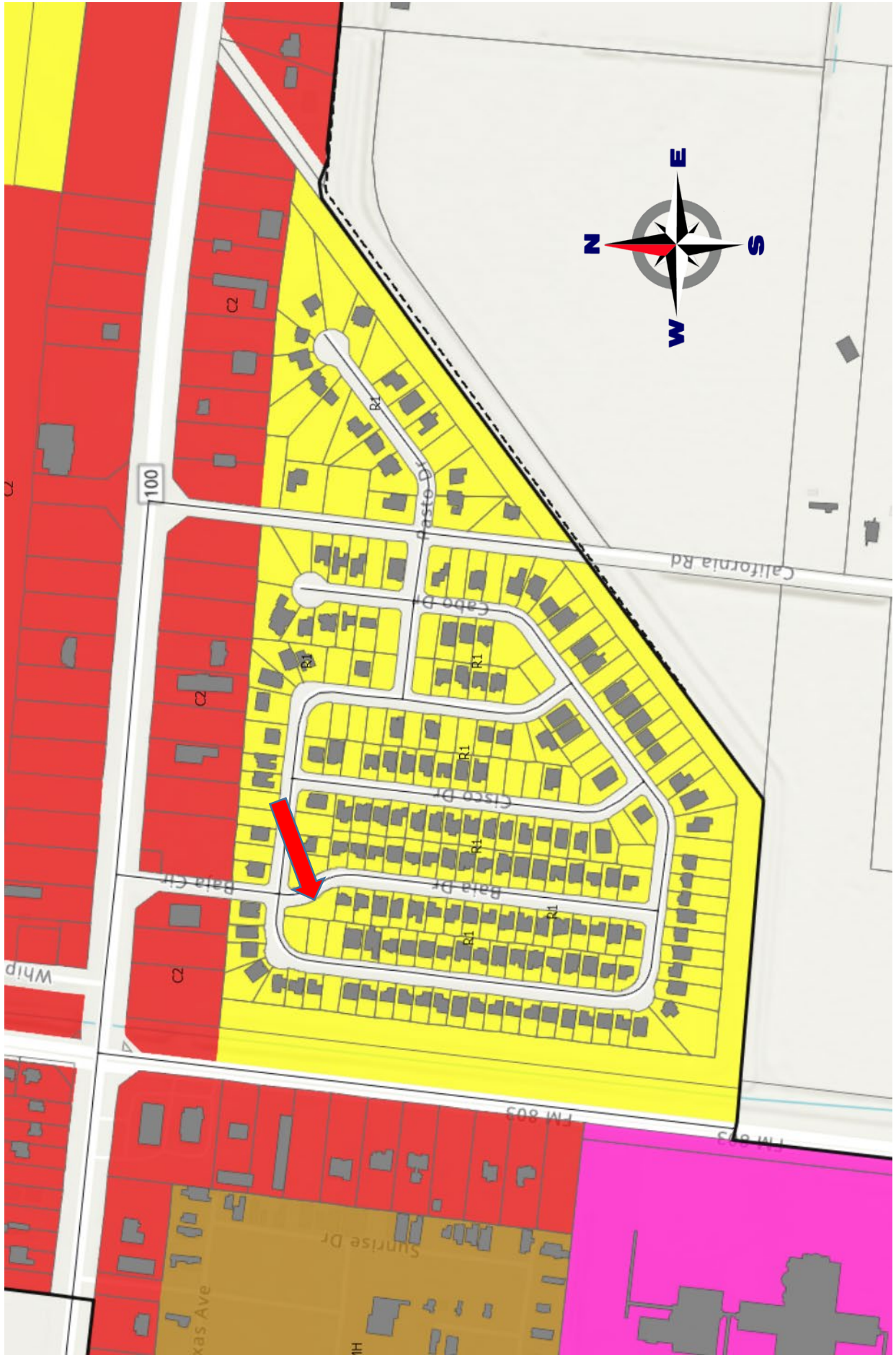
FROM: CITY OF LOS FRESNOS

SUBJECT: PUBLIC HEARING FOR A VARIANCE REQUEST ON A HOME BEING SET TO FACE BAJA CIR. INSTEAD OF BAJA DRIVE (CURRENT) AND THE SETBACK REQUIREMENTS FOR THE FRONT OF THE HOME TO BE 10 FT INSTEAD OF THE REQUIRED 25 FT LOCATED AT 1900 BAJA DRIVE.

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 1900 Baja Drive for the home to face Baja Cir. versus Baja Drive and the setback requirements for the front of the home to be 10 ft instead of the required 25 ft.

The public hearing will be held at the Planning and Zoning Commission meeting on Monday, November 18, 2024 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.





October 22, 2024

To whom it may concern,

H&A RGV Construction Corp. would like to request two variances for a proposed new home construction, legally described as Lot Number 37, Block Number 2, California Crossing, Phase I, Cameron County, Texas. The project consists of a one-story, 3 bedrooms, 2 bathrooms, no car garage, 1400 total square feet house.

The reason for the variances request is the following; the setback as per code, for the front of the property (located in Baja Drive), has to be 25 feet from the property line. If that code is followed, then the proposed construction will not fit, even if the layout/distribution is adjusted. The designer has tried several variations, but none fit with the current setbacks (see the attached proposed site plan for reference).

The variances requested are listed below:

1. The front of the house is set to be on Baja Circle, instead of Baja Drive (current)
2. The setback for the front of house be changed to 10 ft. instead of the required 25 ft.

Our client for the proposed construction currently has the need for a house no smaller than 1400 square feet so he and his family can be accommodated, but cannot afford a two-story house because of costs. The client had no idea this was going to be an issue before buying the property, like many other people who buy properties all over the city.

We ask for you to consider these requests, so we can begin with a formal construction process as soon as possible. Please contact us if you have any questions.

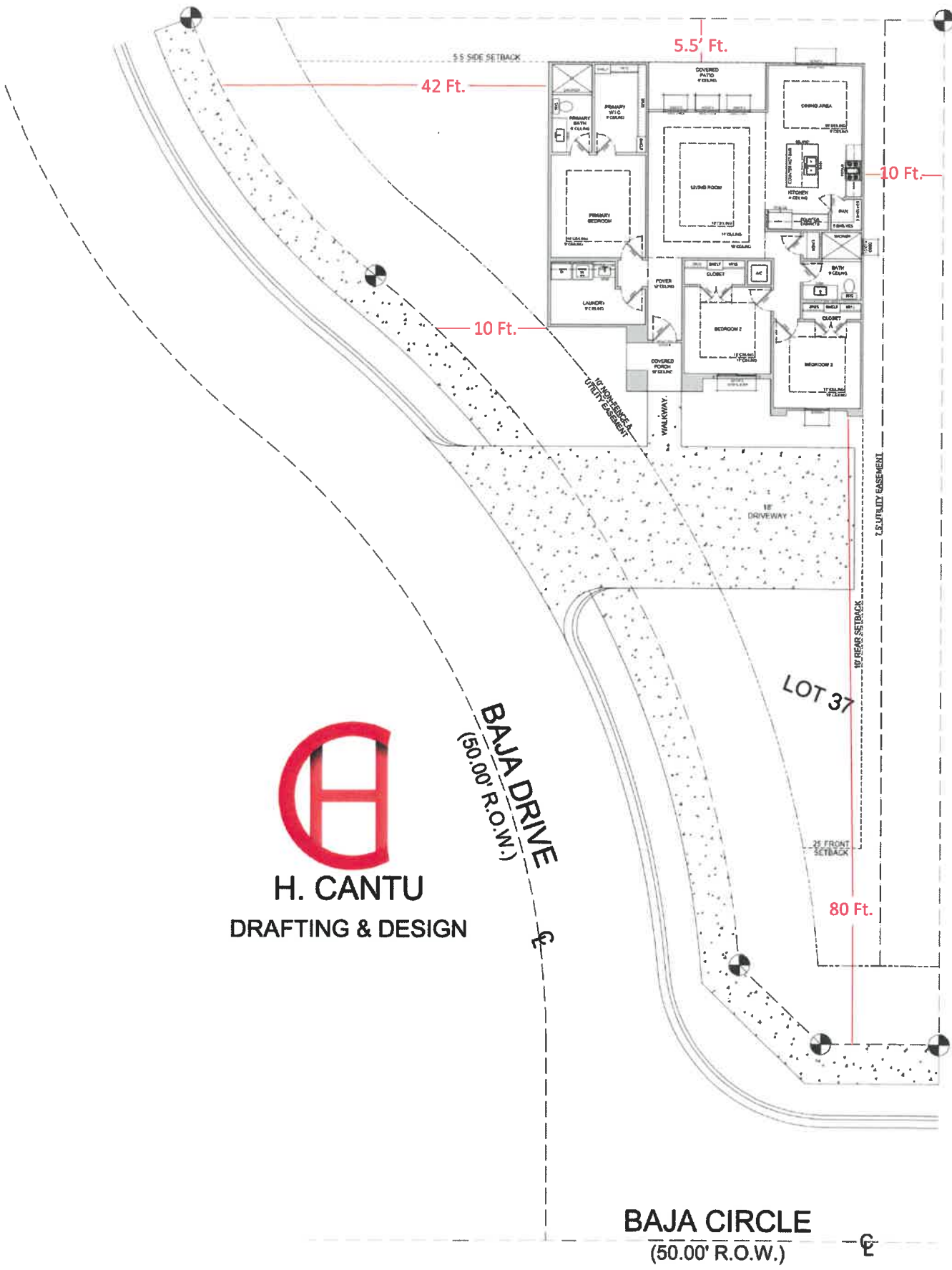
Tomás Alvarado

Contractor

H&A RGV Construction Corp.

(956) 596-0198 • email: talvarado@haconstructioncorp.com

Haconstructioncorp.com



H. CANTU
DRAFTING & DESIGN

BAJA DRIVE
(50.00' R.O.W.)

BAJA CIRCLE
(50.00' R.O.W.)

Planning and Zoning Commission

520 E Ocean Blvd.
Los Fresnos, TX 78566

Meeting: 11/18/24 06:00 AM
Department: City Secretary
Category: Variances
Prepared By: Jacqueline Moya
Initiator: Jacqueline Moya
Sponsors:
DOC ID: 5680 A

SCHEDULED**ACTION ITEM (ID # 5680)**

Consideration and ACTION to approve a variance request on a home being set to face Baja Circle instead of Baja Drive.

This development was done through the City of Brownsville many years ago before the area was traded to be in the City of Los Fresnos. Houses should all face Baja Drive.. However, due to the irregular shape of the lot, the best way for the house to face is to Baja Circle. Because it is a corner lot and irregular shaped, it will not look out of the ordinary.

I recommend approval.



October 23, 2024

TO: PROPERTY OWNERS

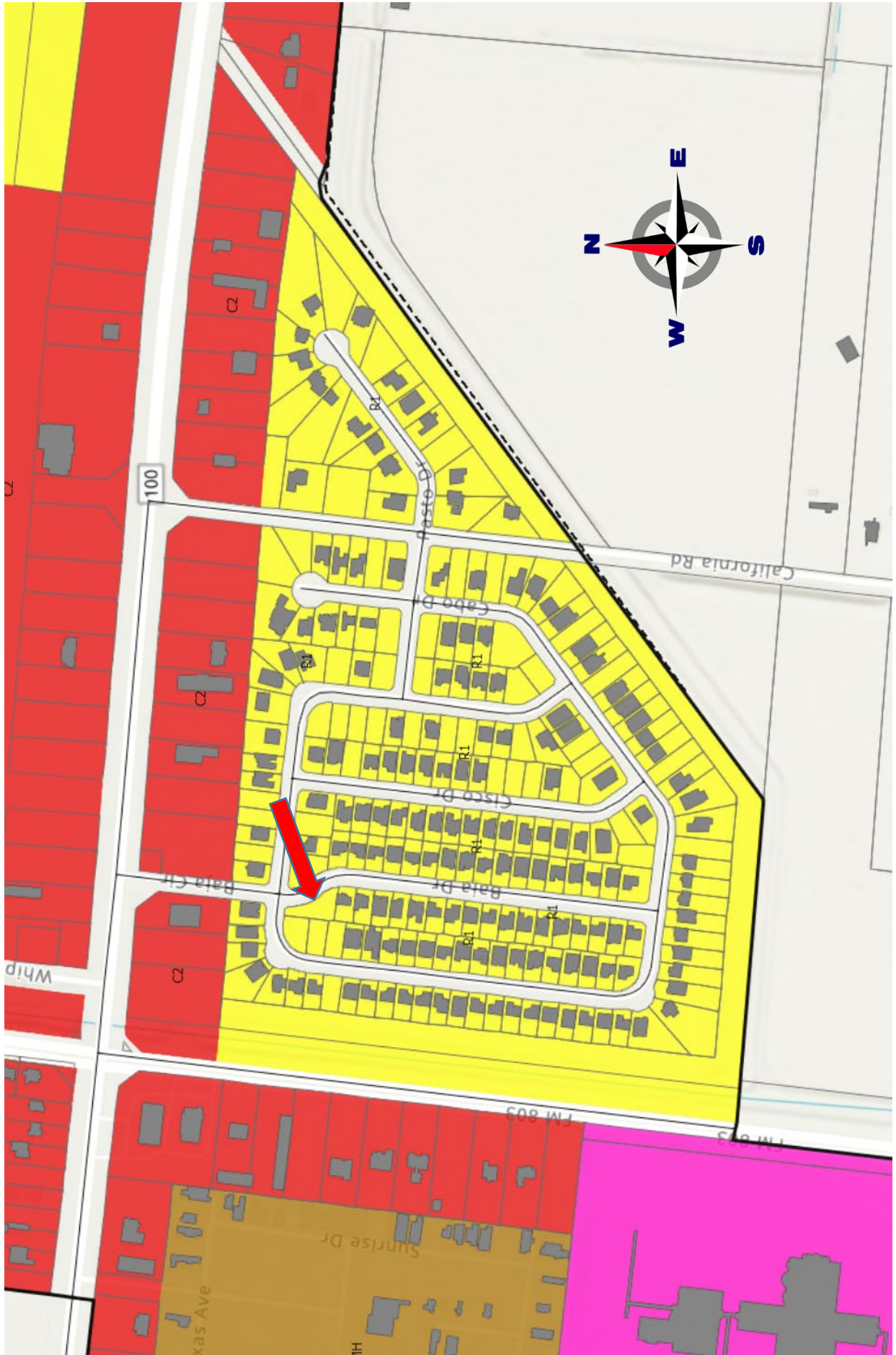
FROM: CITY OF LOS FRESNOS

SUBJECT: PUBLIC HEARING FOR A VARIANCE REQUEST ON A HOME BEING SET TO FACE BAJA CIR. INSTEAD OF BAJA DRIVE (CURRENT) AND THE SETBACK REQUIREMENTS FOR THE FRONT OF THE HOME TO BE 10 FT INSTEAD OF THE REQUIRED 25 FT LOCATED AT 1900 BAJA DRIVE.

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 1900 Baja Drive for the home to face Baja Cir. versus Baja Drive and the setback requirements for the front of the home to be 10 ft instead of the required 25 ft.

The public hearing will be held at the Planning and Zoning Commission meeting on Monday, November 18, 2024 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.





October 22, 2024

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The reason for the variances request is the following; the setback as per code, for the front of the property (located in Baja Drive), has to be 25 feet from the property line. If that code is followed, then the proposed construction will not fit, even if the layout/distribution is adjusted. The designer has tried several variations, but none fit with the current setbacks (see the attached proposed site plan for reference).

The variances requested are listed below:

1. The front of the house is set to be on Baja Circle, instead of Baja Drive (current)
2. The setback for the front of house be changed to 10 ft. instead of the required 25 ft.

Our client for the proposed construction currently has the need for a house no smaller than 1400 square feet so he and his family can be accommodated, but cannot afford a two-story house because of costs. The client had no idea this was going to be an issue before buying the property, like many other people who buy properties all over the city.

We ask for you to consider these requests, so we can begin with a formal construction process as soon as possible. Please contact us if you have any questions.

Tomás Alvarado

Contractor

H&A RGV Construction Corp.

(956) 596-0198 • email: talvarado@haconstructioncorp.com

Haconstructioncorp.com

Planning and Zoning Commission

520 E Ocean Blvd.
Los Fresnos, TX 78566

Meeting: 11/18/24 06:00 AM
Department: City Secretary
Category: Variances
Prepared By: Jacqueline Moya

Initiator: Jacqueline Moya
Sponsors:

SCHEDULED**ACTION ITEM (ID # 5678)**

DOC ID: 5678 A

Consideration and ACTION to approve a variance request on fence height requirements for a front yard chain link fence from 4 feet to 6 feet located at 31241 TX HWY 100.

The business next door to the west has a 6 foot solid wood fence. It was built before it was in the city limits so it is grandfathered and allowed to keep the fence as is. This location is a mechanic shop and will always have a large number of vehicles either under repair or waiting for repair. It causes the area to not look as attractive. I think the best option would be to allow the 6 foot fence but require it to be solid wood. It would hide all of the vehicles and it would match what the neighbor has.

I recommend approval.



October 31, 2024

TO: PROPERTY OWNERS

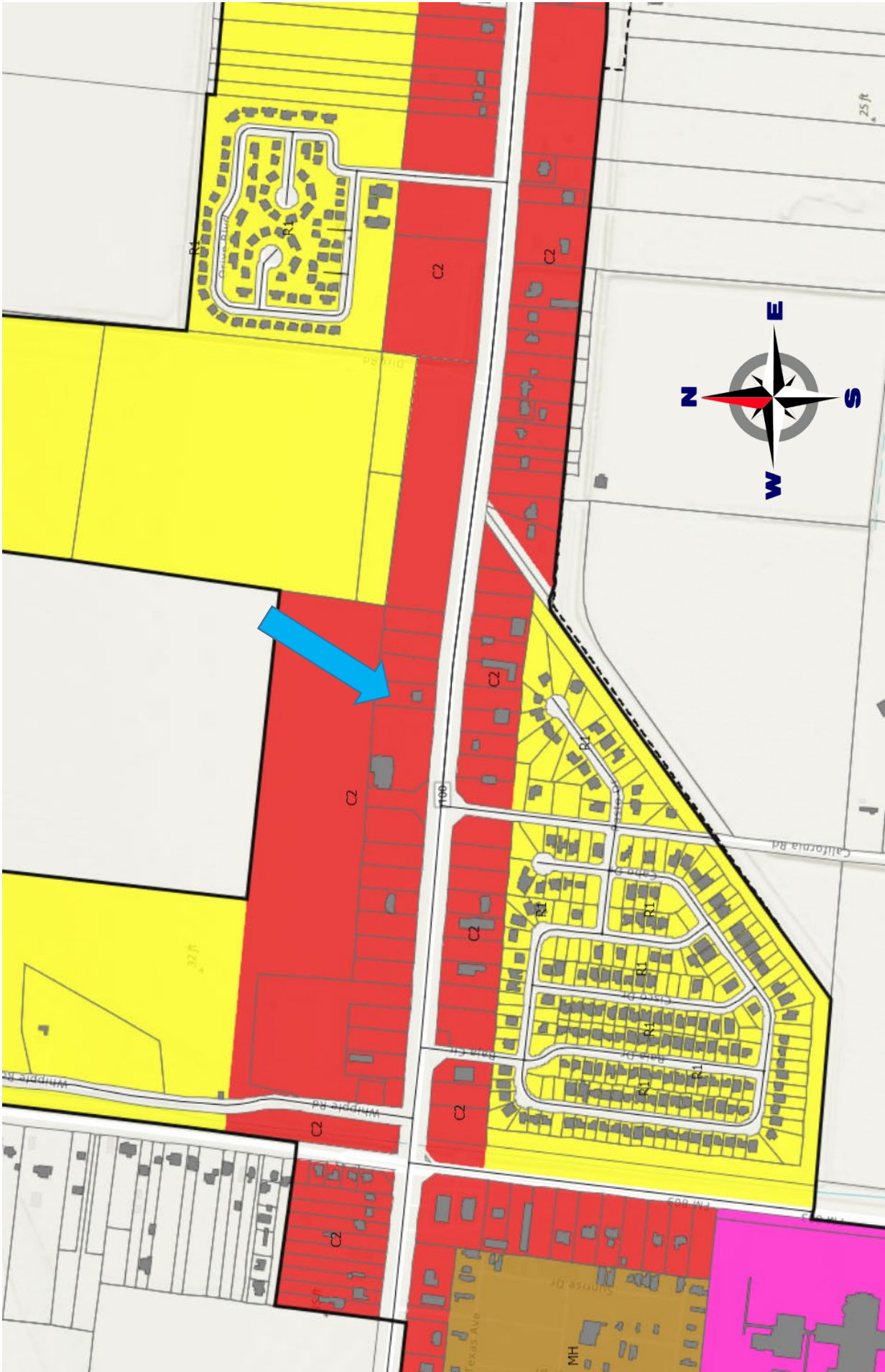
FROM: CITY OF LOS FRESNOS

SUBJECT: PUBLIC HEARING FOR A VARIANCE REQUEST ON A FRONT YARD FENCE HEIGHT REQUIREMENTS FOR A CHAIN LINK FENCE TO BE 6FT INSTEAD OF THE REQUIRED 4FT LOCATED AT 31241 TX HWY 100.

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 31241 TX Hwy 100 on a front yard fence height requirements for a chain link fence to be 6ft instead of the required 4ft.

The public hearing will be held at the Planning and Zoning Commission meeting on Monday, November 18, 2024 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.

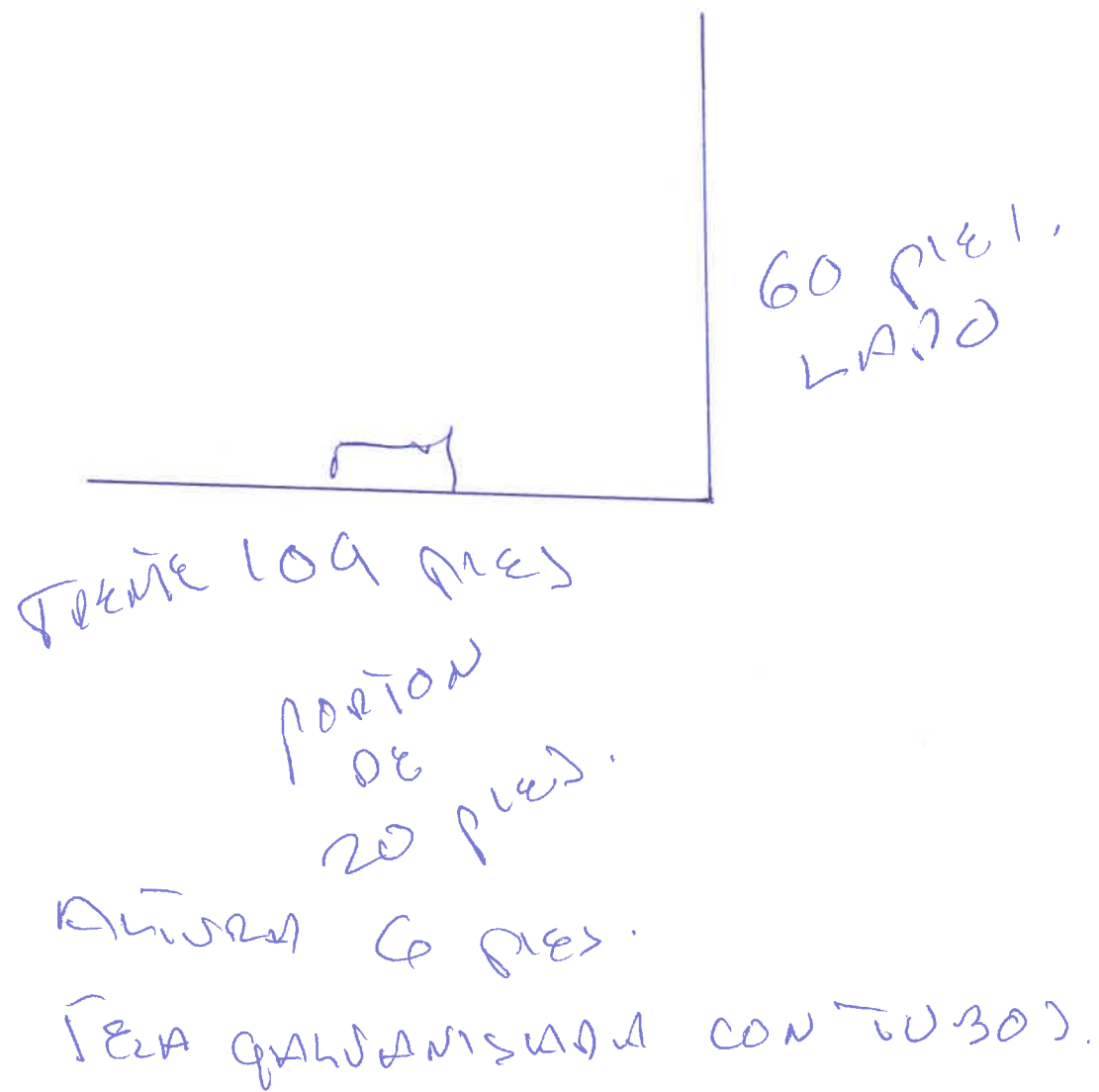


ALVARO AGUILLOA DCI-31-24

31241 HY 100 AGUILLOA TRANSMISIÓN

A QUIEN LE CORRESPONDE DE LA MANERA MAS BIEN A
 SUO DADO PERMISO PARA PONER CERCA DE
 6 PIES ENTRETE DE MI PROPIEDA
 POR QUE E TENDO RORO. Y QUIERO
 PROTEGER MI NEGOCIO FAMILIAR,

Alvaro Aguilloa



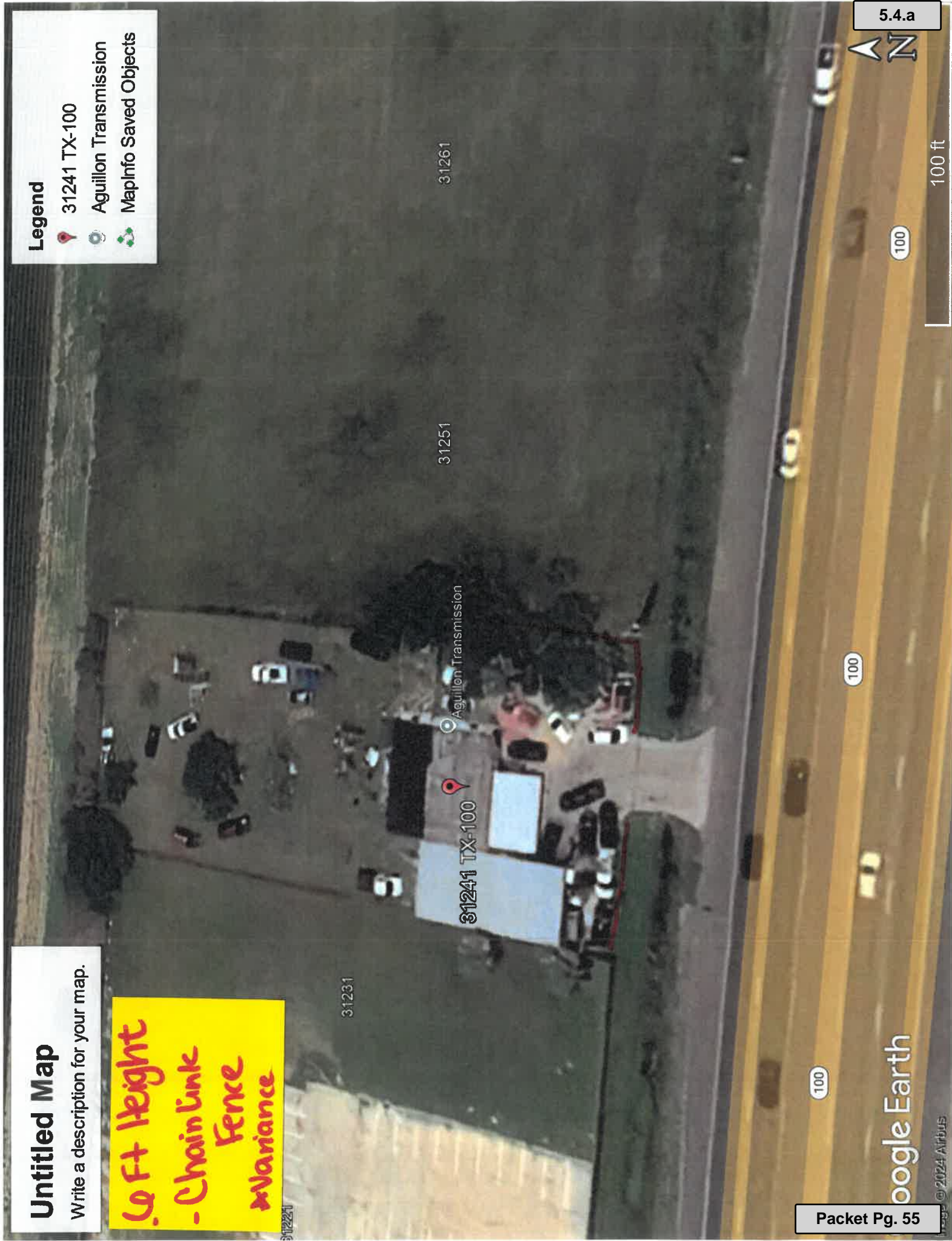
Untitled Map

Write a description for your map.

6 Ft Height
- Chain Link
Fence
Variance

Legend

- 31241 TX-100
- Aguillon Transmission
- MapInfo Saved Objects

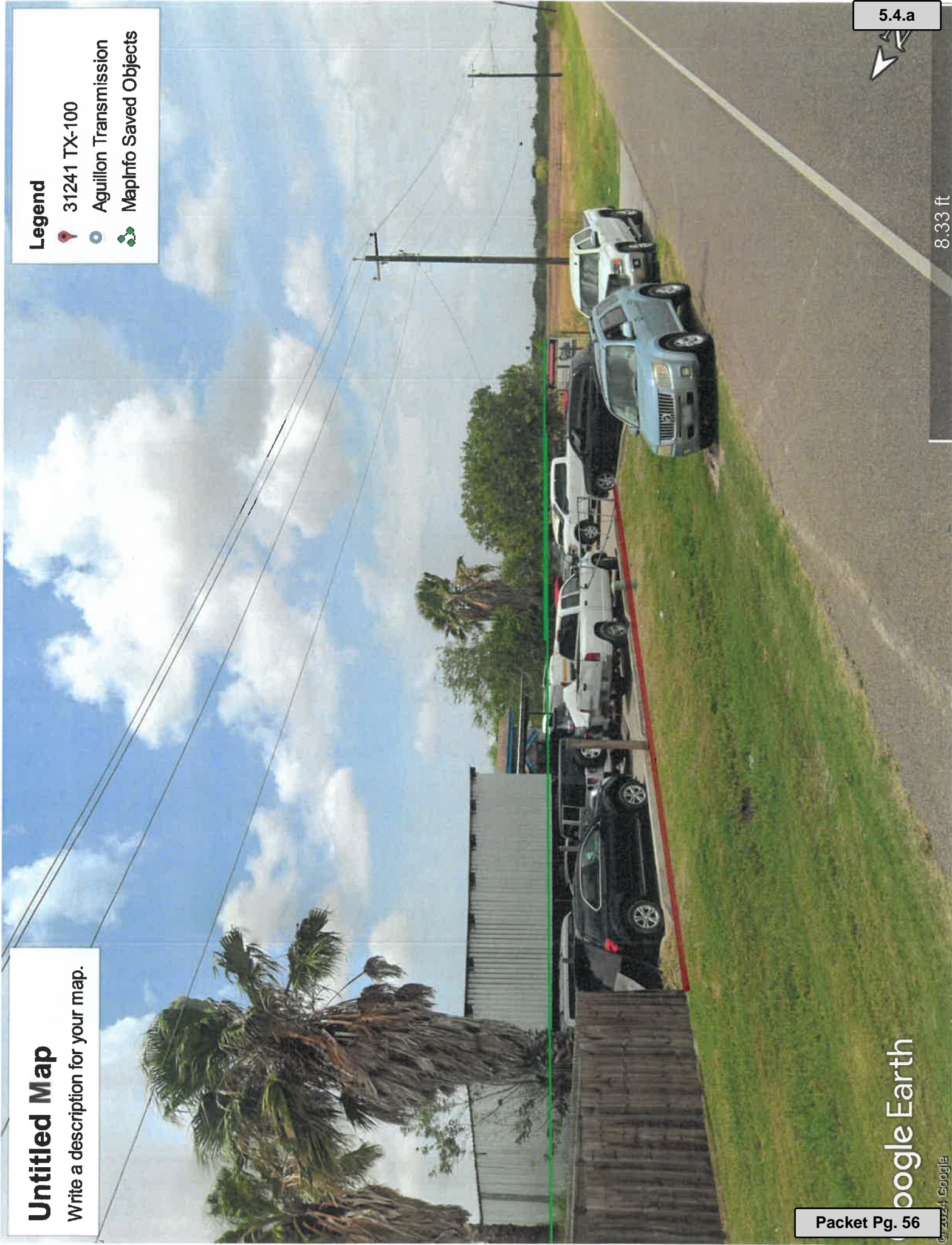


Untitled Map

Write a description for your map.

Legend

- 31241 TX-100
- Aguilon Transmission
- MapInfo Saved Objects

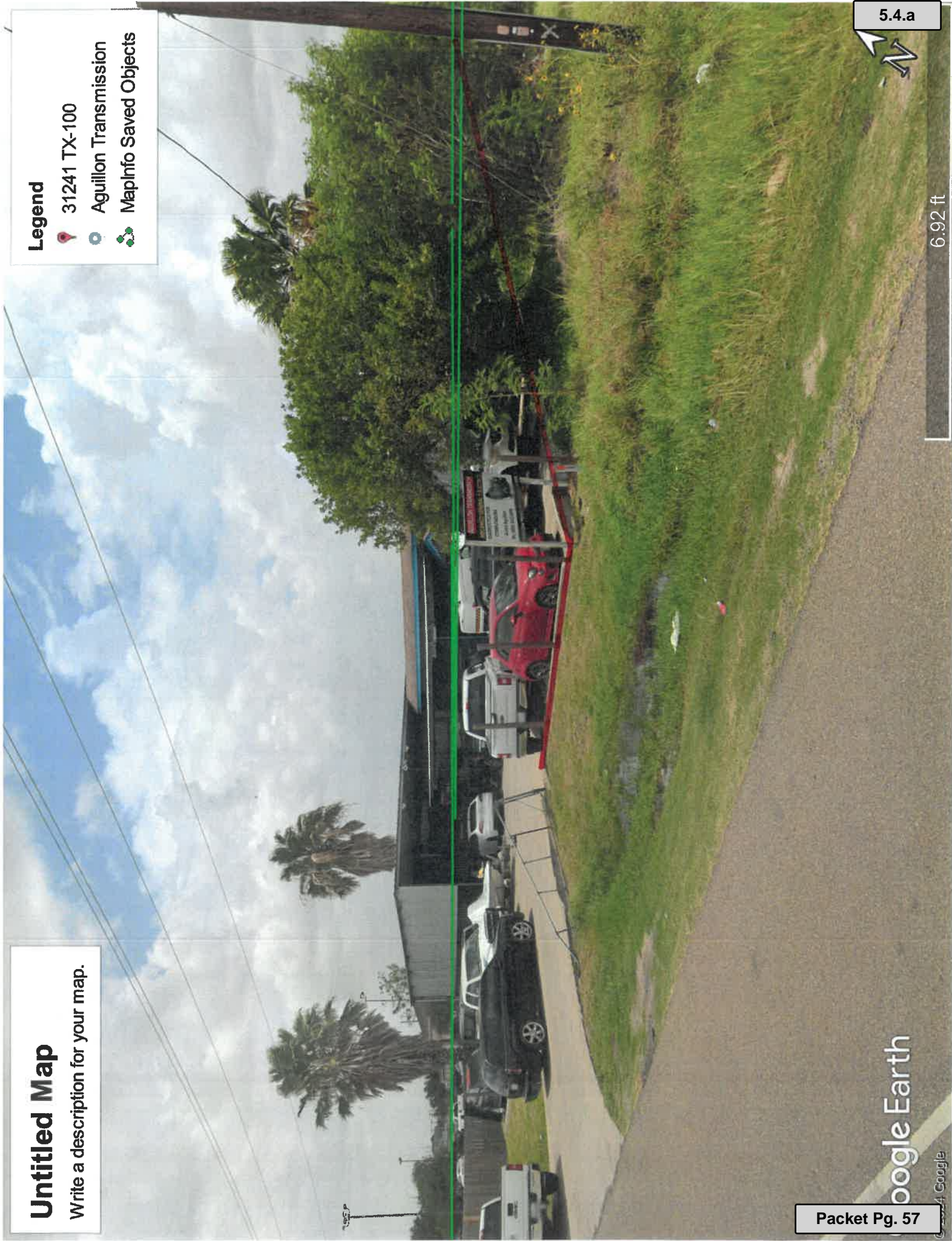


Untitled Map

Write a description for your map.

Legend

- 31241 TX-100
- Aguillon Transmission
- MapInfo Saved Objects



Planning and Zoning Commission

520 E Ocean Blvd.
Los Fresnos, TX 78566

Meeting: 11/18/24 06:00 AM
Department: City Secretary
Category: Conditional Use Permit
Prepared By: Jacqueline Moya

Initiator: Jacqueline Moya
Sponsors:

SCHEDULED**ACTION ITEM (ID # 5692)**

DOC ID: 5692 A

Consideration and ACTION to approve a request for a conditional use permit to allow a duplex to be built at 512 Canal Street.

This area is zoned single family residential. Generally it is not good to mix duplex units in a single family residential area. We have been very consistent unless the circumstances overwhelmingly warrants it. This area is one of those rare locations. The area on the north side of Canal Street across the street from Lopez-Riggins Elementary School has never been developed. The lots are different due to a large canal easement in the rear of the lots. Duplexes are probably a better fit in this area than single family homes and would not detract from the neighborhood.

I recommend approval.



November 5, 2024

TO: PROPERTY OWNERS

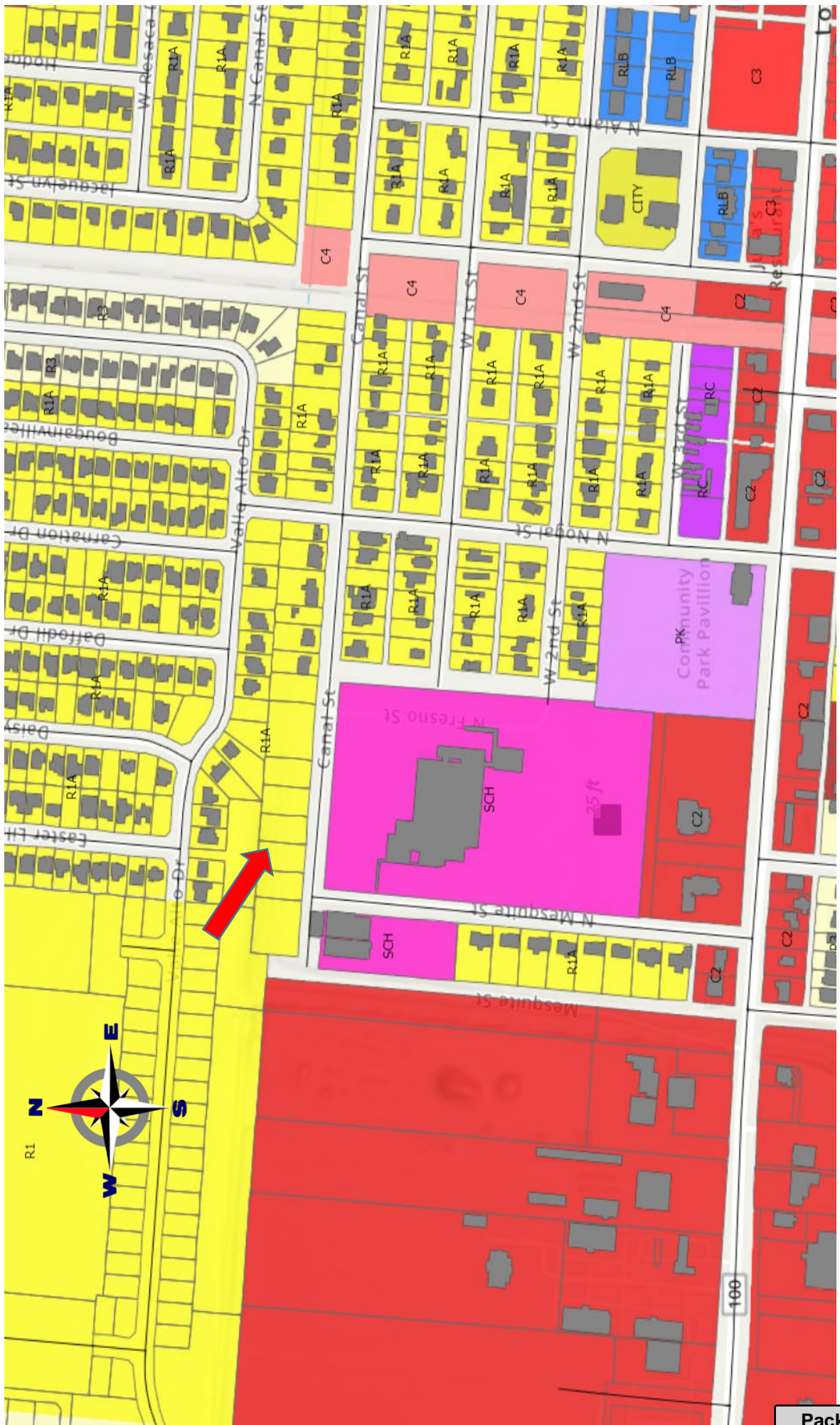
FROM: CITY OF LOS FRESNOS

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, November 18, 2024 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.



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 upkeep 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.

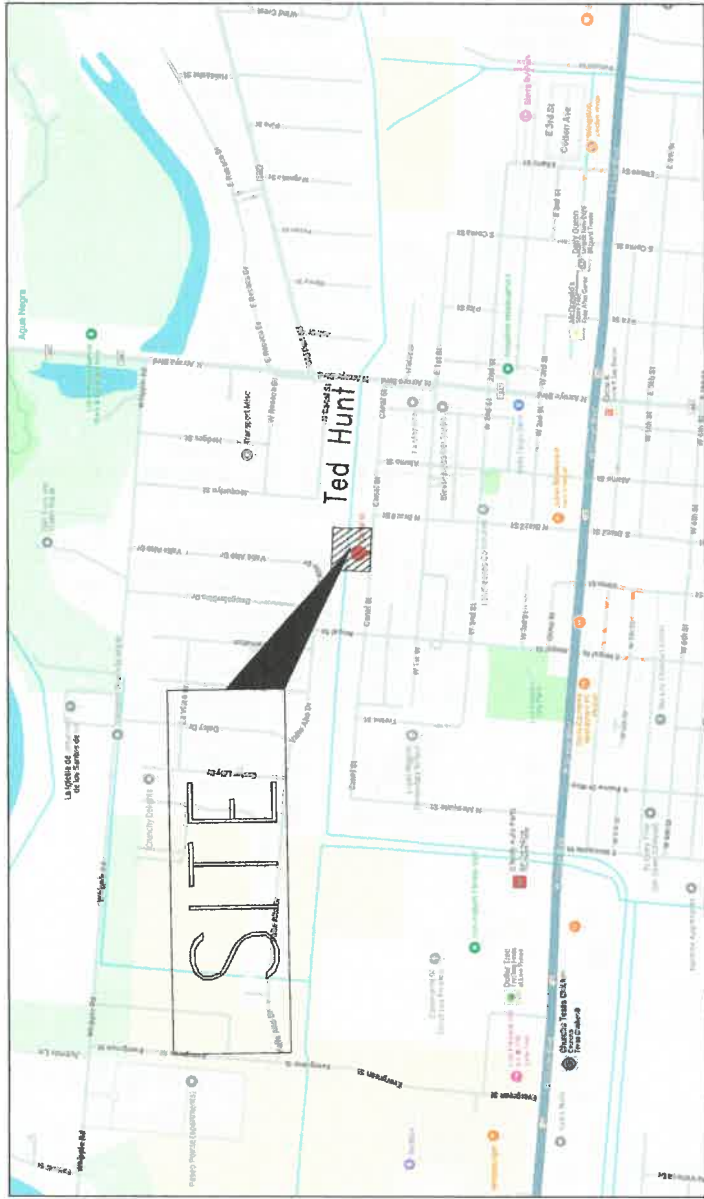
Thank you in advance.

Blanca E. Lopez

Luna Treba LLC.



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

<p>General Notes</p>	<p>CUBIC DESIGN & CONSTRUCTION INC 1447 W. PRICE RD. SUITE 7 APARTMENT 426 BROWNSVILLE TX, 78520</p>	 CUBIC DESIGN & CONSTRUCTION, INC.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>Revision/Issue</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	Revision/Issue	Date			
No.	Revision/Issue	Date							
<p>DRAWN BY: JJAVALOS</p>		<p>PROJECT NAME: LUNA TREBA DUPLEX</p>							
<p>LEGAL DESCRIPTION: TRACT 6 0.246 ACRE OUT OF BLOCK 170 FRINGS LAND AND IRRIGATION COMP SUBDIVISION LOS PRENSOS TXL</p>		<p>ADDRESS:</p>							
<p>CUSTOMER: LUNA TREBA INC 1781 LAUREL LN, BROWNSVILLE TX CONTACT PERSON: BLANCA ESTHELA LOPEZ PHONE: 856-250-8038 ELANCA@GMAIL.COM</p>		<p>Project Sheet COVER SHEET Date: 11/11/2024 Scale: AS SHOWN C-0</p>							

General Notes

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

CUBIC DESIGN & CONSTRUCTION, INC.

No.	Revisions/Issues	Date

DRAWN BY: JJAVALOS

PROJECT NAME: LUNA TREBA DUPLEX

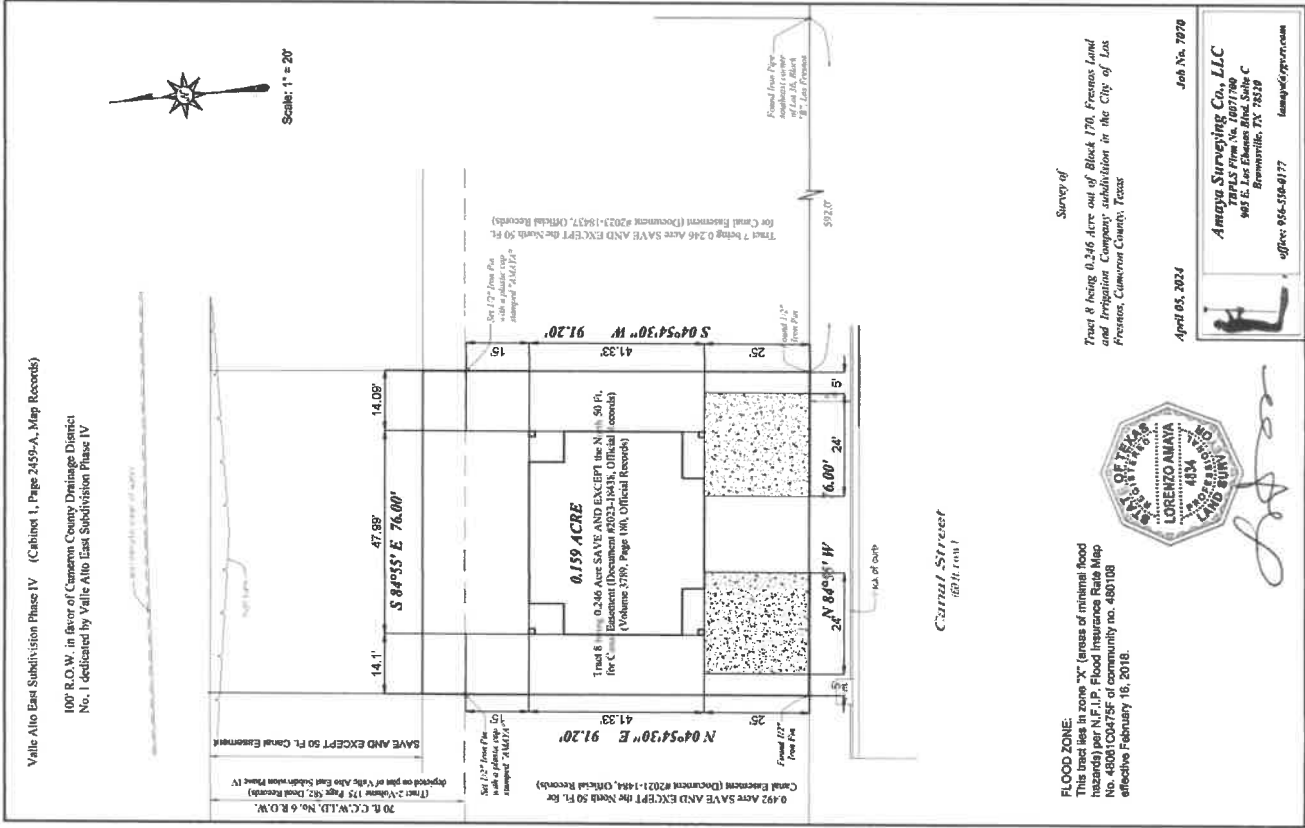
TRACT 8 BEING 0.246 ACRE OUT OF BLOCK 170, FRESNOS LAKE AND IRRIGATION COMP SUBDIVISION LOS FRESNOS TX.

ADDRESS:

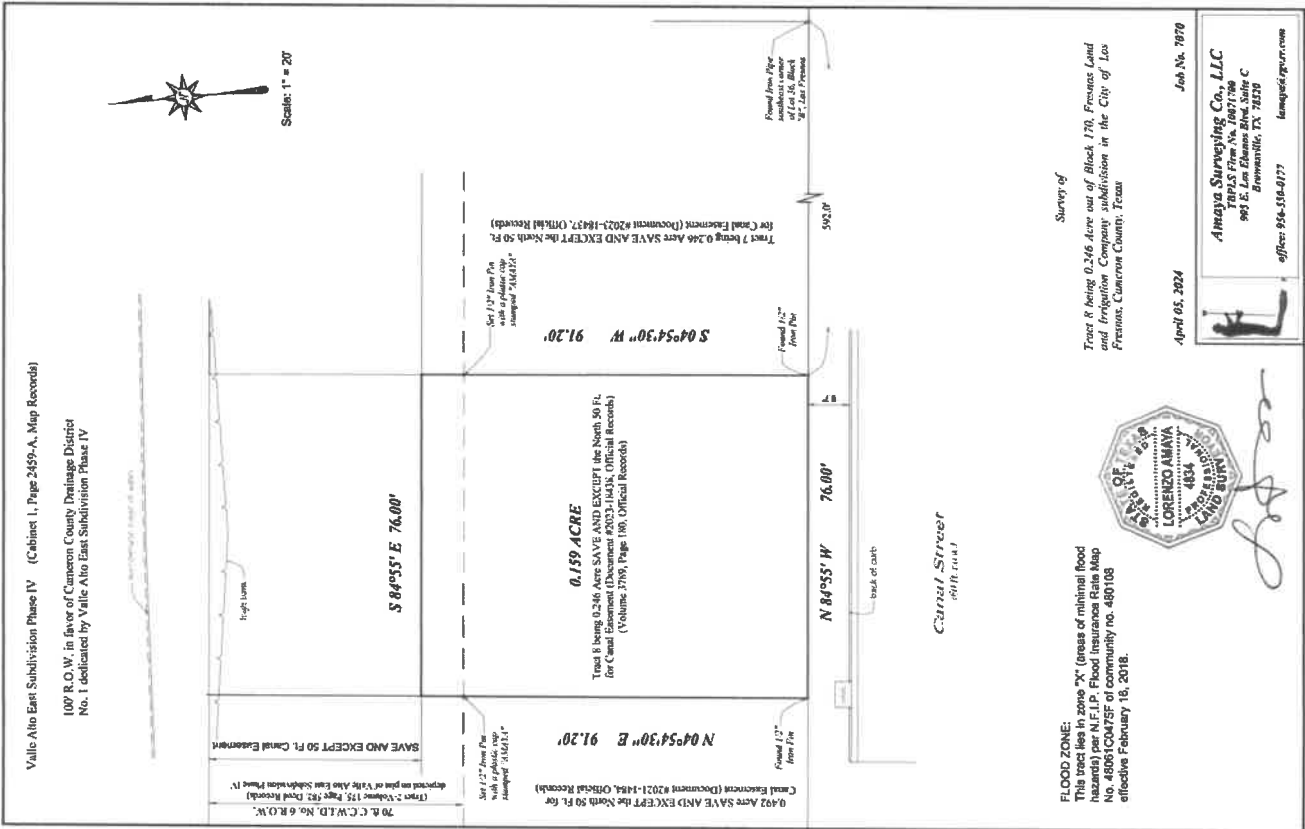
CUSTOMER: LUNA TREBA INC
1781 LAUREL LN, BROWNSVILLE TX
CONTACT PERSON: BLANCA ESTHELA LOPEZ
PHONE: 996-380-8038
BLANCACUARTAY93@GMAIL.COM

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

Sheet: C-1



6



6

Site Plan
1"=20'-0"

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

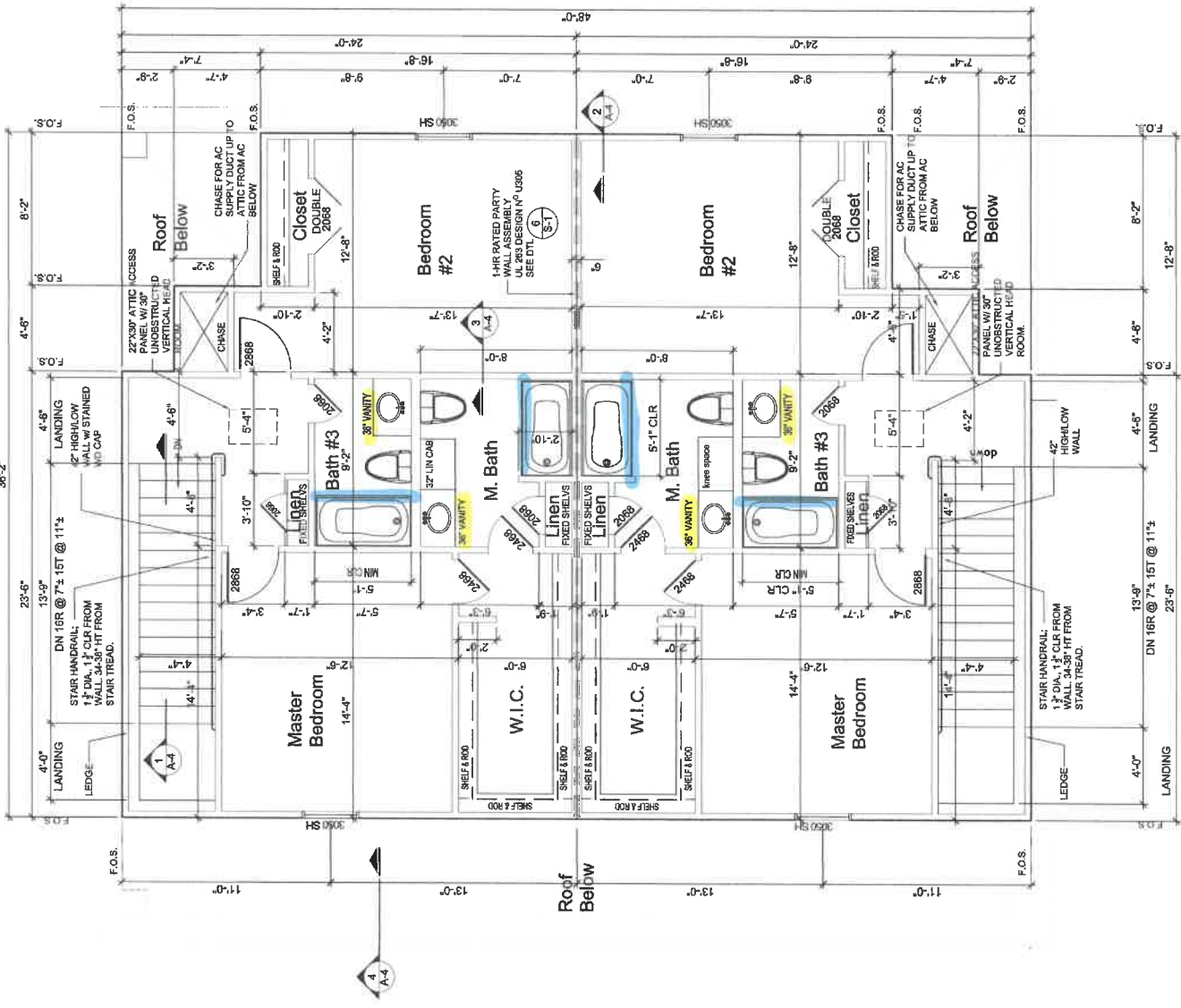
CUBIC DESIGN
 & CONSTRUCTION INC

No.	Revision/Issue	Date

DRAWN BY: **JJVALLOS**
 PROJECT NAME: **LUNA TREBA DUPLEX**

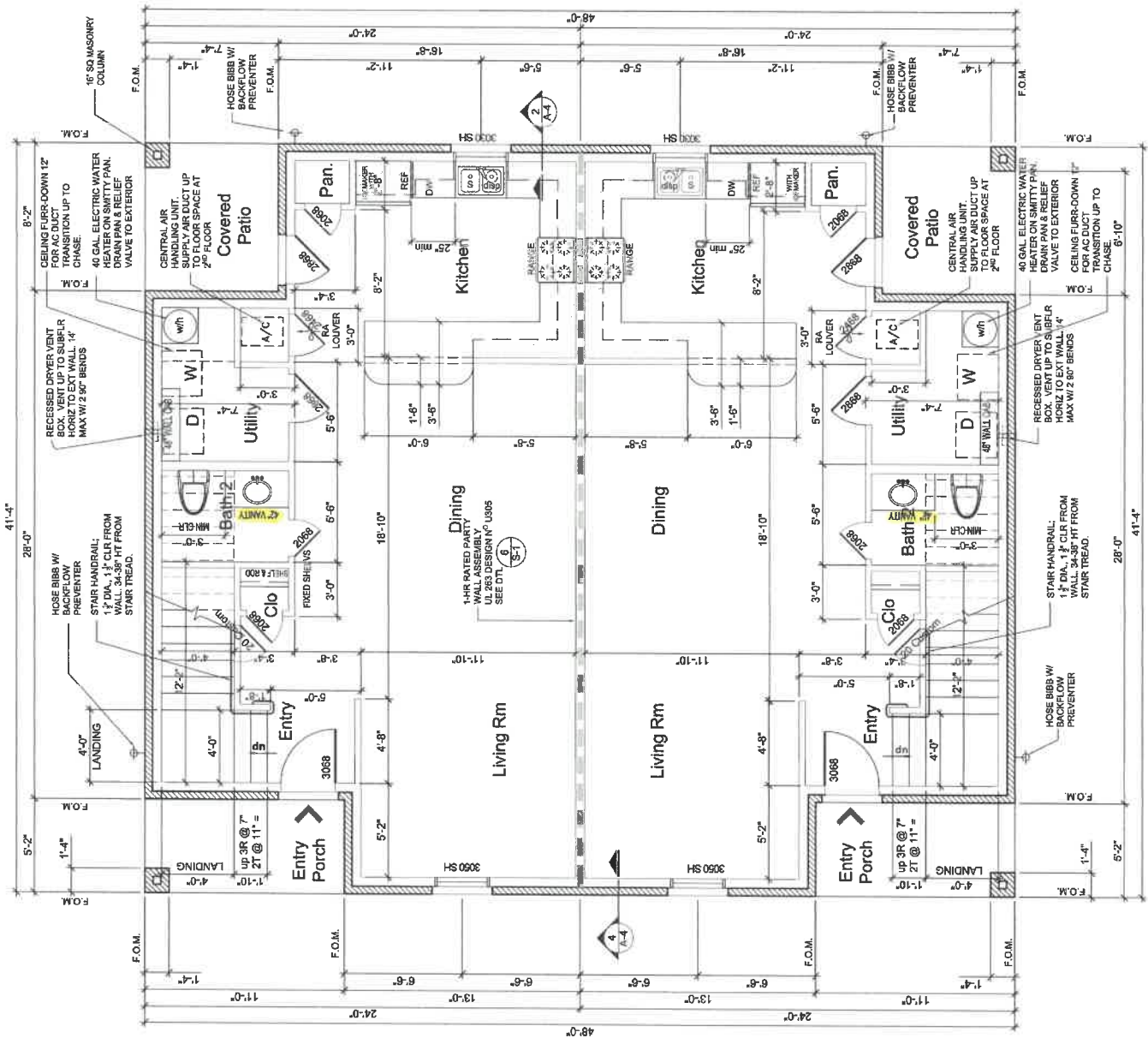
1781 LAUREL LN. BROWNSVILLE TX
 CONTACT PERSON: BLANCA ESTHELA LOPEZ
 PHONE: 956-250-8038
 BLANCACUARTA79@GMAIL.COM

PROJECT: **FLOOR PLAN**
 SHEET: **A-1**
 DATE: **11/1/2024**
 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.
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"

Planning and Zoning Commission

520 E Ocean Blvd.
Los Fresnos, TX 78566

Meeting: 11/18/24 06:00 AM
Department: City Secretary
Category: Plats
Prepared By: Jacqueline Moya
Initiator: Jacqueline Moya
Sponsors:
DOC ID: 5677 A

SCHEDULED**ACTION ITEM (ID # 5677)**

**Consideration and ACTION to approve the final plat of
Pomelo Bend Subdivision.**

Staff and Hanson Professional Services have reviewed the plat and work on the ground and have determined the final plat meets the requirements of the ordinance.

I recommend approval.

MEMORANDUM

TO: Mark Milum
City Manager
mmilum@citylf.us

FROM: Richard Riggins, P.E.
rriggins@hanson-inc.com

DATE: November 7, 2024

SUBJECT: Pomelo Bend Final Plat 2nd Review

Mr. Milum,

We have reviewed the Final Plat and Construction Plans for Pomelo Bend Subdivision and recommend approval of Pomelo Bend Subdivision provided that the subdivider corrects the following

1. Correct the property line error on the northeast corner of the subdivision.
2. Provide concrete monuments where applicable along the F.M. Right of Way.



Richard A. Riggins, P.E., R.P.L.S.

Please call at (956) 541-1155 if you have any questions.

Planning and Zoning Commission520 E Ocean Blvd.
Los Fresnos, TX 78566

Meeting: 11/18/24 06:00 AM

Department: City Secretary

Category: Plats

Prepared By: Jacqueline Moya

Initiator: Jacqueline Moya

Sponsors:

SCHEDULED**ACTION ITEM (ID # 5686)**

DOC ID: 5686 B

Consideration and ACTION to approve the a proposed lot size and layout for Valencia Estates Subdivision.

There were public comments made during the last meeting when the Valencia Estates Subdivision was up for Preliminary and Final Plat approval. Some of the comments included; smaller lots than are present in the existing phase 1 (legitimate concern), the size of the homes (legitimate concern), concerns about drainage (engineer from City, Drainage District and Developer say it is resolved), concerns about Henderson Road (when traffic warrants it will be upgraded but is far from needing to be widened at this time although it would be nice, however residents before did not want it widened since it will attract more traffic, not less and create other concerns), congestion the development will cause (always a concern), drop in the value of the existing homes, concerns about lack of sidewalks on Henderson Road (sidewalks have never been planned on Henderson Road since it is a rural type road with plans to include sidewalks once the roadway size is increased well into the future) and houses too close together (it more than meets the separation of homes and is no different from what the rest of the city has or other cities everywhere, in fact we are require more separation than most).

There was a proposed option provided from a resident in the area. It addresses it reduces the number of lots from 118 to 96, reduction of 22 lots, the lot sizes, specifies minimum square feet of 2,000 plus a 2 car garage and eliminates streets along with water and sewer lines thus saving substantial money so the loss in the number of lots is more that offset with less infrastructure costs. The developer has seen the drawing.

The engineer has provided a new proposed layout and would like the approval of Planning & Zoning before continuing to move forward for the on the Preliminary & Final Plat. The proposed layout would reduce the number of lots from 118 to 80, reduction of 38 lots. Naturally the lot sizes are much larger with the lowest being \$10,090 square feet, 4 of them 10,090 - 10,999 square feet, 40 of them 11,000 to 11,999 square feet, 12 of them 12,000 to 12,999 square feet, 8 of them 13,000 to 13,999 square feet, 2 of them 14,000 to 14,999 square feet, 1 of them 15,000 to 15,999 square feet, 2 of them 17,000 to 17,999 square feet, 1 of them 18,000 to 18,999 square feet, 1 of them 19,000 to 19,999 square feet, 3 of them 20,000 to 20,999 square feet, 1 of them 21,000 to 21,999 square feet, 1 of them 22,000 to 22,999 square feet, 2 of them 25,000 to 25,999 square feet, 1 of them 27,000 to 27,999 square feet and 1 of them 29,000 to 29,999 square feet. They will also will have a minimum size of home around 1,900 to 2,000 square feet with a 2 car garage.

I believe this has more than addressed the items with the development, even more that the propose plan by the resident from the area.

I recommend approval of the lot layout.;

MEMORANDUM

TO: Jacquie Moya
City Secretary jmoya@citylf.us

FROM: Richard Riggins, P.E. rriggins@hanson-inc.com

DATE: September 23, 2024

SUBJECT: Preliminary Plat Recommendation for Valencia Estates Subdivision

Jacquie;

We have reviewed the Preliminary Plat for Valencia Estates Subdivision and find that the previous comments have been addressed, Therefore, we recommend that the Preliminary Plat for Valencia Estates be accepted.



Richard A. Riggins, P.E., R.P.L.S.
RAR

MEMORANDUM

TO: Jacquie Moya
City Secretary jmoya@citylf.us

FROM: Richard Riggins, P.E. rriggins@hanson-inc.com

DATE: September 4, 2024

SUBJECT: Review of Final Plat for Valencia Estates Subdivision

Jacquie;

We have performed a review of the Final Plat for Valencia Estates Subdivision and recommend approval subject to the following comments, in addition to the City's comments.

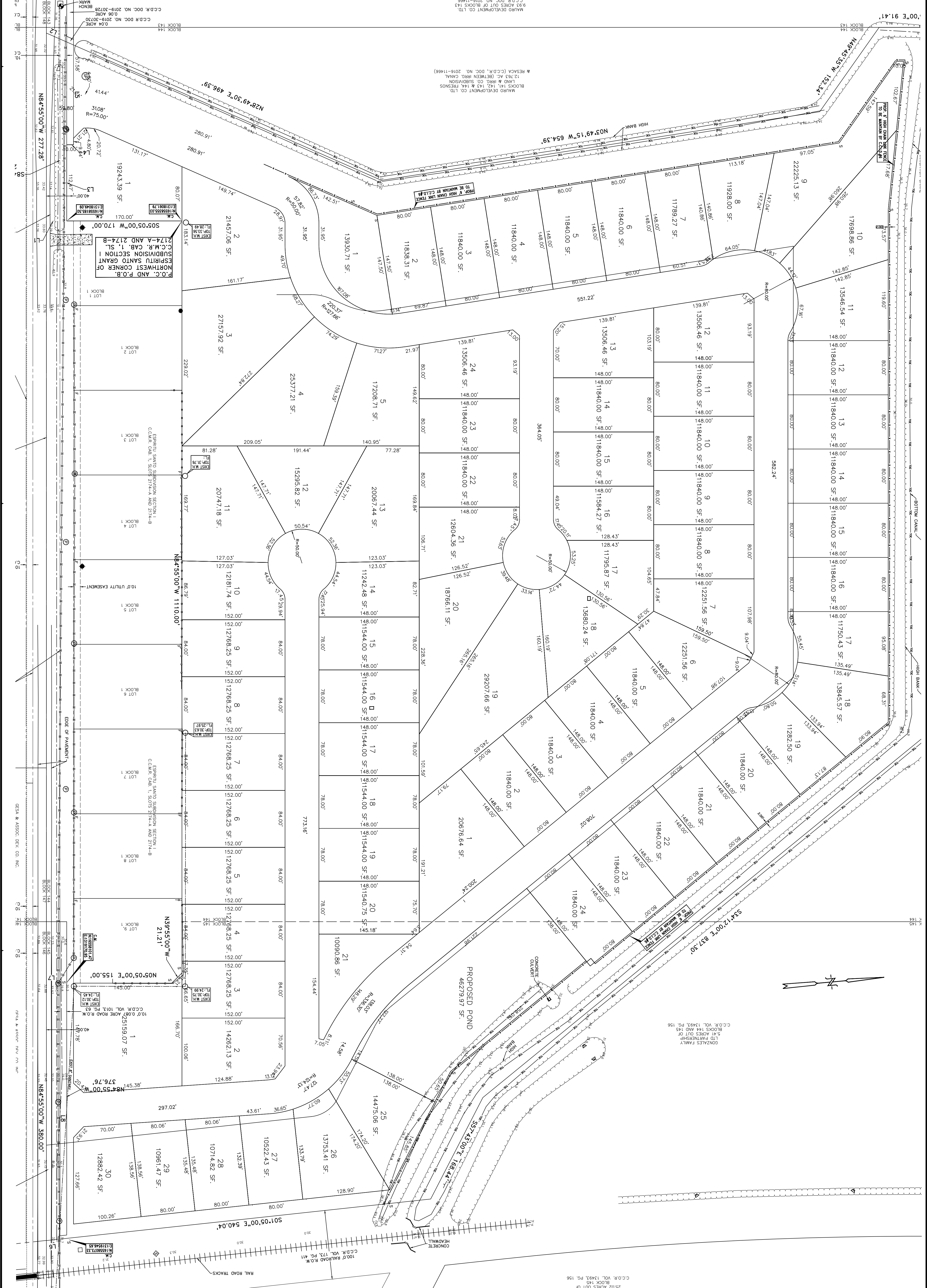
1. Add a note on the plat that all directions and distances are based on recorded deed and Plat information and directions measured from True North.



Richard A. Riggins, P.E., R.P.L.S.
RAR

Please call me at (956) 541-1155 if you have any questions.

C:\FB\Subdivisions\Valencia Estates\DWG\29270-NEW LAYOUT.dwg



Scale: 1"=60' Date: 11/14/24

Designed by:	Juan A. Munoz
Drawn by:	Octavio Chapa
Checked by:	Juan A. Munoz
Approved by:	Oscar A. Chavez
Project No.:	FB-29270

PLAT PAGE
OF 1

VALENCIA ESTATES SUBDIVISION

CADCon Civil Engineers
Land Surveyors

Chavez Automated Design Consultants Corp.
755 Land O'Lakes Dr., Brownsville, Texas 78521; 956/546-7146
Texas Board of Professional Engineers Firm No. 3048

Planning and Zoning Commission

520 E Ocean Blvd.
Los Fresnos, TX 78566

Meeting: 11/18/24 06:00 AM
Department: City Secretary
Category: Minutes
Prepared By: Jacqueline Moya

Initiator: Jacqueline Moya
Sponsors:

SCHEDULED**ACTION ITEM (ID # 5676)**

DOC ID: 5676

**Consideration and ACTION to approve the minutes from
October 21, 2024 Planning and Zoning meeting.**

I recommend approval.

Planning and Zoning Commission

520 E Ocean Blvd.

Los Fresnos, TX 78566

<http://citylf.cloudaccess.net/en/>

Regular Meeting

~ Minutes ~

Monday, October 21, 2024

6:00 PM

City Hall

AGENDA

Call to Order

The meeting was called to order at 6:00 PM by Board Member Henry Bebon Jr.

Visitors remarks-Sign in with the City Secretary prior to the meeting. Remarks are limited to 5 minutes.

Visitors that signed in selected to speak at the time of the action item.

Action Item

Consideration and ACTION to approve the minutes from September 16, 2024 Planning and Zoning meeting.

Motion was made and seconded to approve the minutes from September 16, 2024 Planning and Zoning meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Jacob O. Wasonga, Board Member
SECONDER:	Larry Meade, Board Member
AYES:	Delgado, Wasonga, Jr., Meade, Rodriguez
ABSENT:	Robby Walsdorf, Larry Stambaugh

Consideration and ACTION to approve the preliminary and final plat of Valencia Estates Subdivision.

Board member Bebon called out the names of citizens signed in to speak.

James Keillor introduced himself to the board and voiced his concerns about the flooding, he gave a brief history about previous floods and suggested sidewalks, street improvements and drainage.

Roque Villafranca introduced himself and voiced his concerns about flooding in front of his home, the street, infrastructure and deed restrictions.

Miriam Pena introduced herself to the board and read a letter listing her concerns about the proposed subdivision.

Chairman Robert Walsdorf arrived at 6:17 p.m.

Analia Arguelles introduced herself and voiced her concerns about the road being crowded due to the subdivision, sewer issues and flooding.

Board member Desi Delgado introduced himself and expressed his concerns about the subdivision.

Board member Henry Bebon voiced his concerns on the subdivision.

Regular Meeting**Monday, October 21, 2024****6:00 PM**

A representative with the developer of Valencia subdivision addressed the audience and board.

Mr. Milum addressed some of the issues and concerns. He recommended no action be taken at that time so that he could address the issues with the developer.

RESULT: NO ACTION

Adjournment

The meeting was closed at 6:49 PM

Presiding Officer of the Council

Recorder

Planning and Zoning Commission

520 E Ocean Blvd.
Los Fresnos, TX 78566

Meeting: 11/18/24 06:00 AM
Department: City Secretary
Category: Appointment
Prepared By: Jacqueline Moya

Initiator: Jacqueline Moya
Sponsors:

SCHEDULED**ACTION ITEM (ID # 5685)**

DOC ID: 5685 A

Consideration and ACTION to appoint a Chairman and a Vice Chairman.

Each year we need to elect or re-elect Chairman and Vice-Chairman. Currently the Chairman is Robby Walsdorf. The Vice Chairman was Juan Sierra.