

## City of Los Fresnos

520 E Ocean Blvd. Los Fresnos, TX. 78566  
Phone: (956) 233-5768 Fax: (956) 233-9879  
www.cityoflosfresnos.com



### NOTICE OF PUBLIC HEARING

September 29, 2025

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

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

- East 3<sup>rd</sup> Street, Lots 2 & 3, Block 63, Los Fresnos Original Townsite

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

**Date:** Monday, October 20, 2025

**Time:** 6:00 p.m.

Please note: This conditional use request only affects the specific properties listed above. If you are receiving this notice, it is because your property is located within 200 feet of the area requesting the conditional use. As required by city ordinance, we are notifying all nearby property owners of this request.

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

# Letter for Conditional Use Permit

Roberto Delgado  
733 W Ocean BLVD  
Los Fresnos, Tx 78566

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

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

Dear Planning and Zoning Department,

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

- **Proposed Use:** Construct

**Project Justification:**

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

My proposal should be approved for the following reasons:

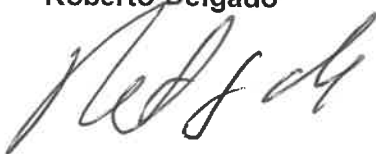
- **Community Benefit:** The project will provide a needed residential option in this area, aligning with broader city goals to increase housing availability.
- **Site-Specific Conditions:** The unique characteristics of my property, specifically **the location behind other businesses hiding the view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

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

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

Sincerely,

Roberto Delgado



09/24/2025

