

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 A MOBILE HOME TO BE MOVED INTO 33267 FM 1575, LOS FRESNOS, TX 78566, ¼ MILE NORTH ON THE EAST SIDE OF FM 1575.

The Los Fresnos Planning and Zoning Commission will hold a public hearing to receive comments from residents regarding a conditional use request allow a mobile home to be moved in a R1-A Single Family District. The request seeks to move in a mobile home on the following property:

- 33267 FM 1575, Los Fresnos, TX 78566, ¼ mile north on the east side of 1575.
 - 4.1373 Acre Tract, Block 167, Fresnos Land and Irrigation Company Subdivision

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 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 variance. 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.

To Planning and zoning of The City of Los Fresnos Tx

CONDITIONAL USE REQUEST ID number 138211

Owner :

SJM Finance LLC/ Stephen Mauro

96 Resacas Shore

Los Fresnos Tx 78566

Date: *9/25/2025

I am requesting a conditional use to move a mobile home into the city of Los Fresnos Tx

The property is located at 33267 FM 1575 Los Fresnos, TX 78566 .

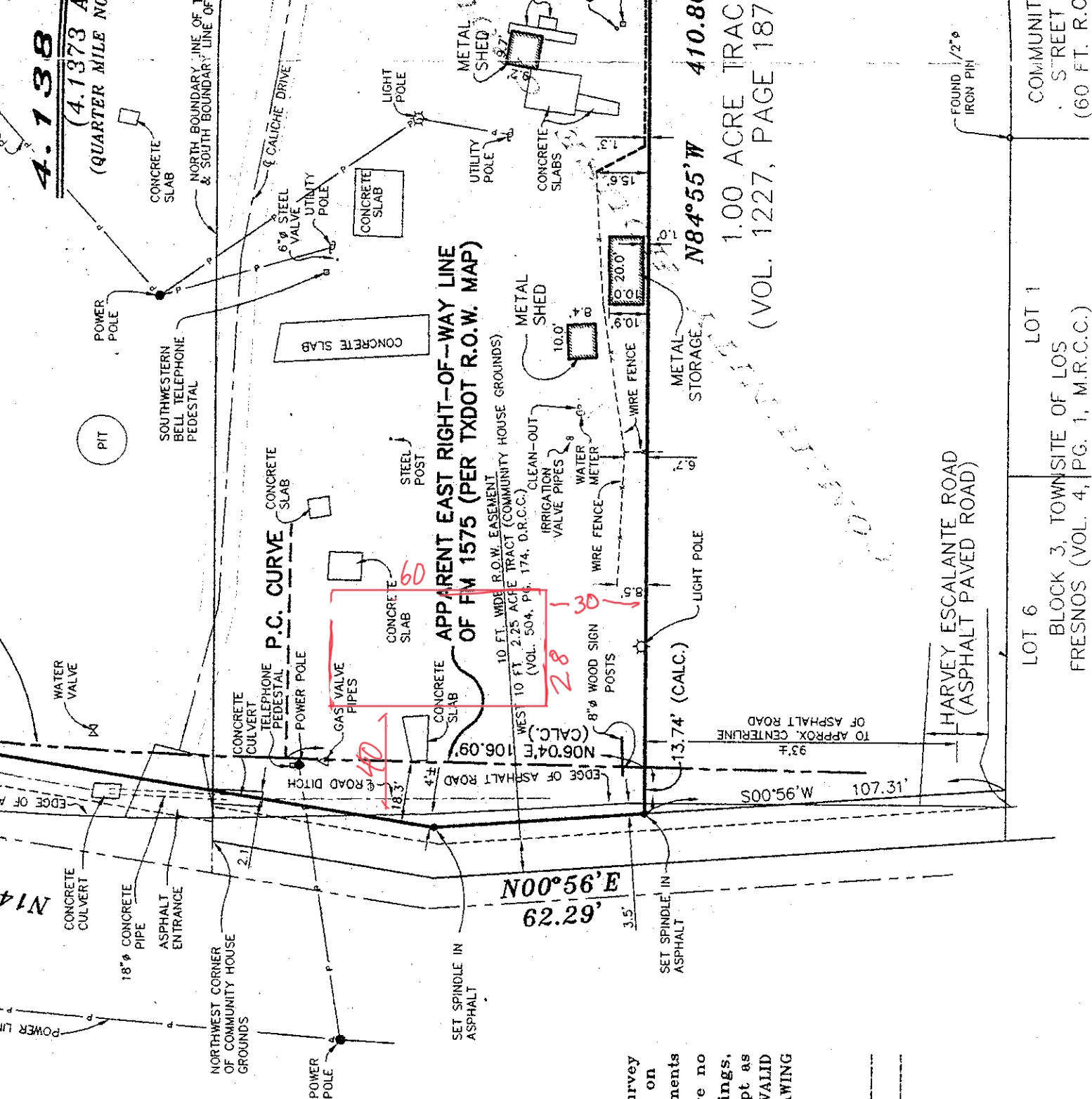
A handwritten signature in black ink, appearing to read 'S to Mauro', written over a horizontal line.

9/25/2025

4.138

(4.1373 A)

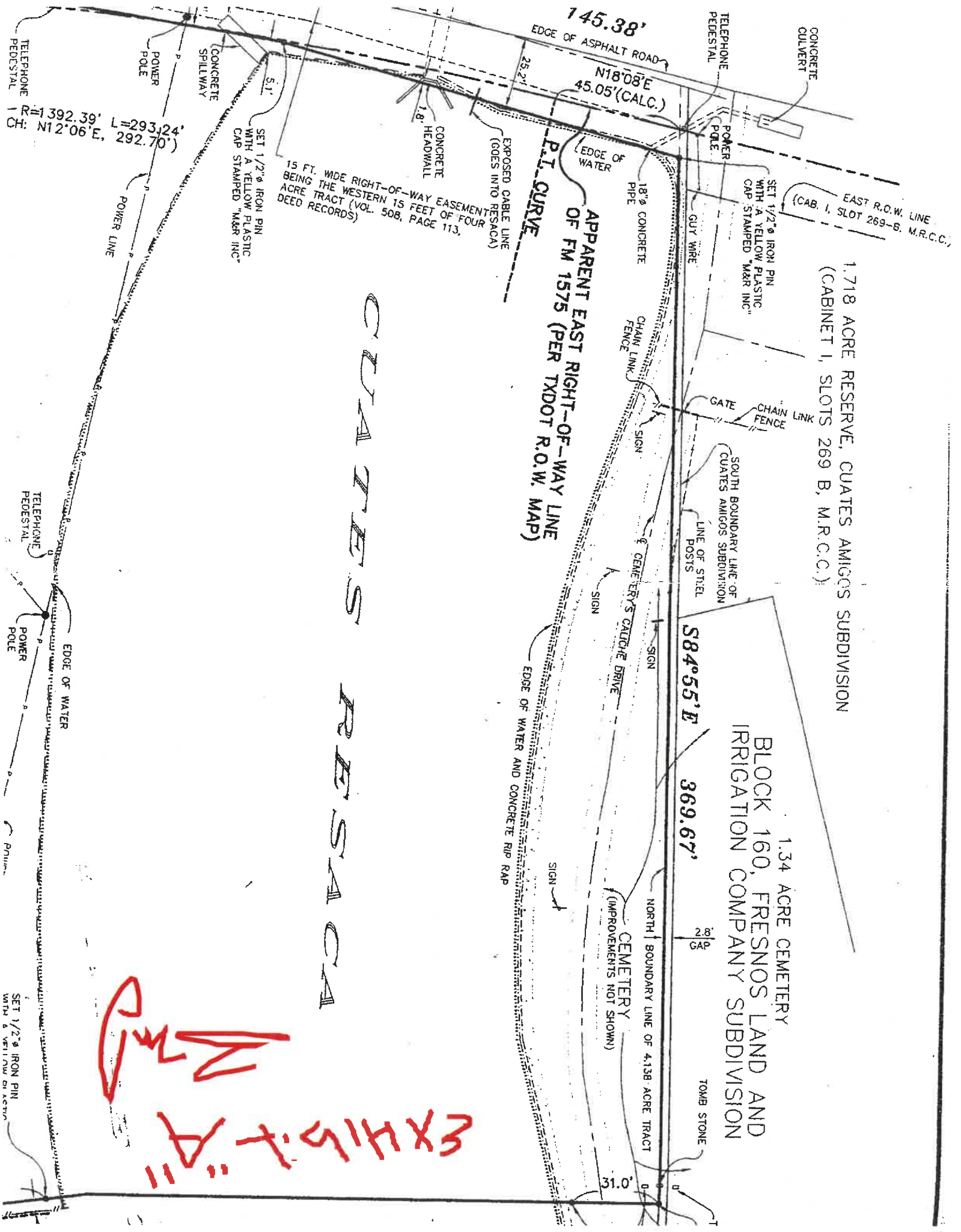
(QUARTER MILE NO.)



I, the undersigned, hereby certifies that the survey made hereon was made on the ground on 2008; that the only improvements encroachments, visible overlappings, conflicts, or visible easements, except as hereon. THIS CERTIFICATION IS ONLY VALID ORIGINAL SIGNATURE AND IF THE DRAWING MEASURES OR ADDITIONS.

PROFESSIONAL LAND SURVEYOR NO. 5964





TELEPHONE PEDestal
POWER POLE
EDGE OF WATER
SET 1/2" IRON PIN WITH A YELLOW PLASTIC CAP STAMPED "M&R INC"

$R=1392.39'$
CH: $N12^{\circ}06'E, 292.70'$
 $L=293.24'$
 $292.70'$

15 FT. WIDE RIGHT-OF-WAY EASEMENT BEING THE WESTERN 15 FEET OF FOUR ACRE TRACT (VOL. 508, PAGE 113, DEED RECORDS)

CUATES RESACA

P.T. CURVE
APPARENT EAST RIGHT-OF-WAY LINE OF FM 1575 (PER TXDOT R.O.W. MAP)

$145.38'$
EDGE OF ASPHALT ROAD
 $N18^{\circ}08'E$
 $45.05'$ (CALC.)

$S84^{\circ}55'E$
 $369.67'$

1.34 ACRE CEMETERY
BLOCK 160, FRESNOS LAND AND IRRIGATION COMPANY SUBDIVISION

1.718 ACRE RESERVE, CUATES AMIGOS SUBDIVISION
(CABINET 1, SLOTS 269 B, M.R.C.C.)

EAST R.O.W. LINE
(CAB. 1, SLOT 269-B, M.R.C.C.)

EXHIBIT A



Existing Mobile Home



Neighbor to the East



Incoming Mobile Home



Photo of Property

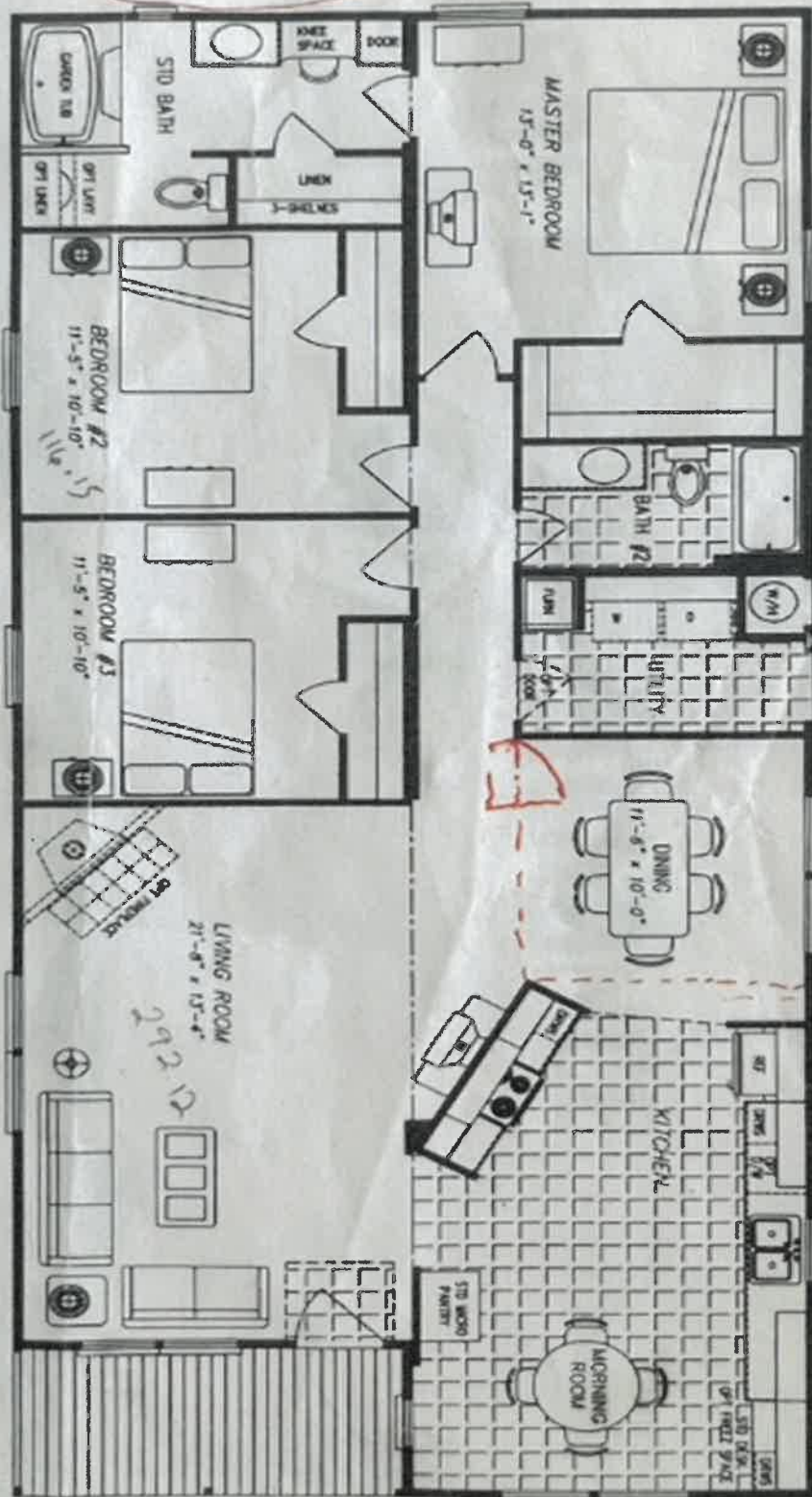
Floor Plan

11:59



Photo

Done



By Palm Harbor Homes

28 x 60

