

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

October 2, 2025

TO: PROPERTY OWNERS
FROM: CITY OF LOS FRESNOS
SUBJECT: PUBLIC HEARING FOR A CONDITIONAL USE REQUEST TO ALLOW DUPLEXES TO BE BUILT ON 296 W. 3RD STREET, LOT 4A, BLOCK 52.

The Los Fresnos Planning and Zoning Commission will hold a hearing to receive comments from residents regarding a conditional use request to build a duplex located in a R-1 Single Family Residential Zone. The owner seeks to build a duplex on the following property:

- 296 W 3rd Street, Lot 4A, Block 52

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 property 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.

10/2/25

To Whom It May Concern,

I am writing to formally request a Conditional Use Permit/ Variance to allow for the construction of a duplex on my property, located at 296 W 3rd st, legally described as Lot 4A BLK 52 of Northwest Los Fresnos Subdivision No.1. The current zoning for this property is R-1 Single-Family Residential, which restricts the development of multi-family residences. My proposed project is to construct a new two-unit residential building. The purpose of this request is to provide additional housing for the community.

Thanks for your Consideration,

Stephen Ruiz
LLM Holdings LLC



10/2/25



NARCAD PLANS
RESIDENTIAL/POOL/3D VIRTUAL

JOE NARANJO
DESIGNER
+52 965577275

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CUSTOM DESIGN FOR:
LLM HOLDINGS LLC
296 W. 3RD ST.
LOS FRESNOS, TX.
78566

AREA TABULATION

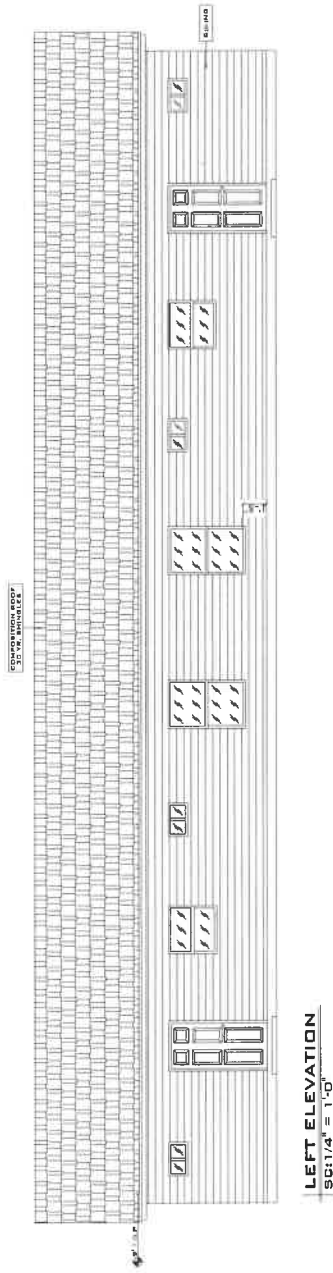
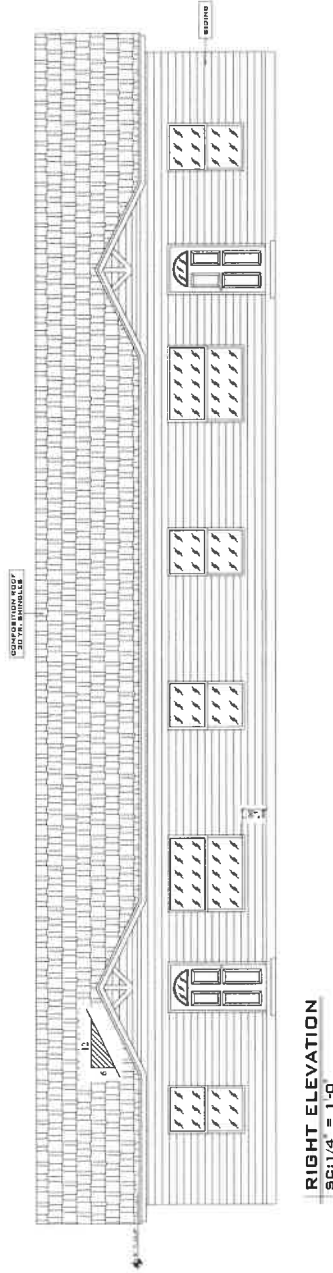
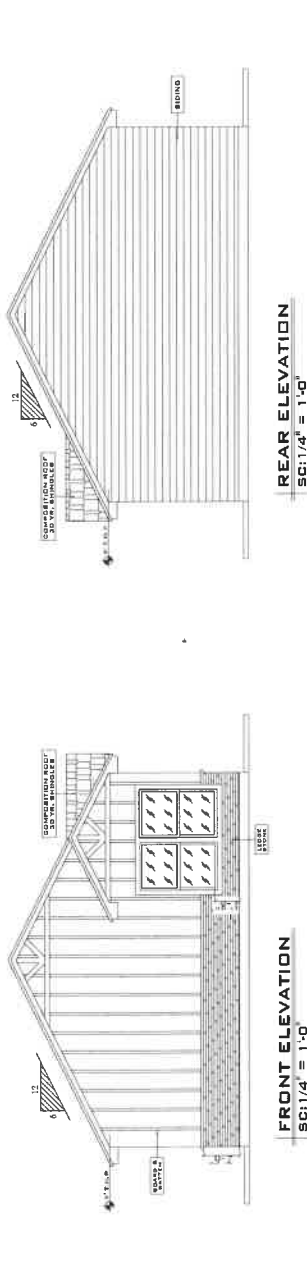
1ST LIVING:	2,080.0
2ND LIVING:	N/A
BARAGE:	N/A
PORCHI:	N/A
PATIO:	N/A
TOTAL:	2,080.0 S.F.

PROJ. #:	AD358	DATE:	10/21/2023
DRAWN BY:	J.N.	CHECKED BY:	J.N.

SHEET CONTENT:
ELEVATIONS

SHEET: 3
OF: 3

NOTE: CONTRACTOR MUST CAREFULLY REVIEW ALL DRAWINGS AND REPORT ANY MISTAKES OR OMISSIONS TO THE DRAFTSMAN BEFORE COMMENCING WORK.





NARCAD PLANS
ARCHITECTURAL DRAFTING

JOE NARANJO
DESIGNER
+1 52 809 70275

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OR FOR ANY DAMAGE TO PERSONS OR
PROPERTY THAT MAY OCCUR DURING
CONSTRUCTION OR SITE PREPARATION.
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FOR OBTAINING ALL NECESSARY
PERMITS AND RESERVATIONS WHERE
APPLICABLE. THE CLIENT SHALL
OBTAIN ALL NECESSARY PERMITS
AND RESERVATIONS FROM ALL
APPLICABLE AGENCIES. NARCAD
PLANS PROVIDES A PLAN REVIEW
SERVICE ONLY. NARCAD PLANS
DOES NOT PROVIDE ENGINEERING
OR ARCHITECTURAL DESIGN.
ORIGINAL DESIGN.

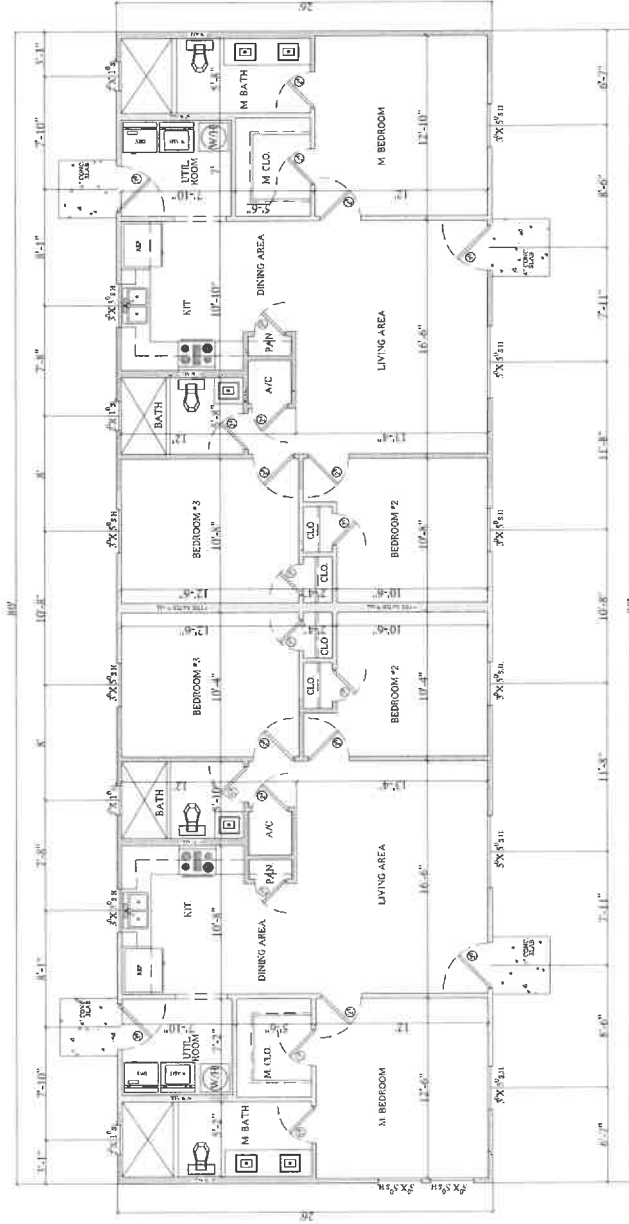
CUSTOM DESIGN FOR:
296 W. 3RD ST.
LOS FRESNOS, TX.
78566

AREA TABULATION	
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2ND LIVING:	N/A
GARAGE:	N/A
PORCH:	N/A
PATIO:	N/A
TOTAL:	2,080.0 S.F.

PRO. #:	NC-28	DATE:	10/01
DRAWN BY:	J.N.	CHECKED BY:	J.N.

SHEET CONTENT:	
FLOOR PLAN	

SHEET:	2	OF:	3
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**PRELIM.
FLOOR PLAN (2 UNITS)**
SC: 1/8" = 1'-0"

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JOE NARANJO
DESIGNER
+52 868907027

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COPIED, REPRODUCED, PUBLISHED,
OR OTHERWISE USED IN ANY MANNER
WITHOUT THE WRITTEN CONSENT OF
HAROLD PLANS. ANY VIOLATION OF
THIS AGREEMENT WILL BE
CONSIDERED A BREACH OF THE
AGREEMENT AND WILL BE
PUNISHED BY THE COURT.

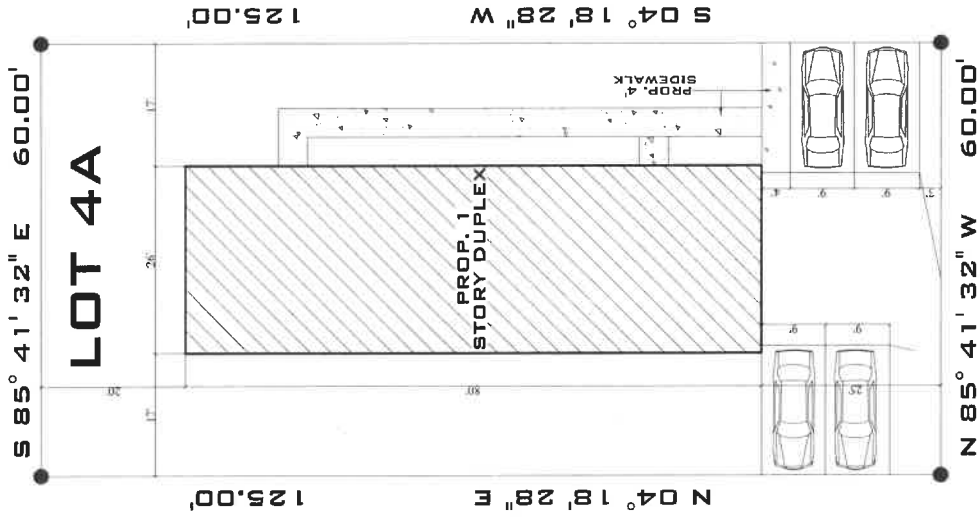
CUSTOM DESIGN FOR:
LLM HOLDINGS LLC
296 W. 3RD ST.
LOS FRENNOS, TX.
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PRO. #:	NC-28	DATE:	10-01 2025
DRAWN BY:	J.N.	CHECKED BY:	J.N.

SHEET CONTENT:
SITE PLAN

SHEET: 1 OF: 3



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