



February 27, 2025

TO: PROPERTY OWNERS

FROM: CITY OF LOS FRESNOS

SUBJECT: PUBLIC HEARING FOR A VARIANCE REQUEST ON A REAR YARD SETBACK OF 25 FEET FOR THE CUL-DE SAC AND OTHER IRREGULAR LOTS TO 15 FEET SETBACK AT THE PEDERSON BROTHERS SUBDIVISION NO.5. (LOTS 20-23, LOTS 46-49, AND LOTS 51-54 IN BLOCK 2 AND LOT 14 IN BLOCK 3)

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 the Pederson Brothers Subdivision No. 5 for the rear setback for the cul-de-sac and other irregular lots to be 15 feet instead of the 25 feet.

The public hearing will be held at the Planning and Zoning Commission meeting on Monday, March 17, 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.

REQUEST FOR VARIANCE

City of Los Fresnos
520 East Ocean Blvd.
Los Fresnos, Texas 78566
Attn: Mr. Mark Milam, City Manager

February 6, 2025

RE: Pederson Brothers Subdivision No. 5-Request for Variance of Rear Setback Distance
On Cul-de-sac Lots

Dear Mr. Milam:

We are hereby requesting a variance from the 25 feet rear yard setback for the cul-de-sac and other irregular lots in our Pederson Brothers Subdivision No. 5 to a 15 feet setback.

The reason being as before that the cul-de-sac and other irregular lots have a smaller front yard but very large back yard. The 25 feet setback restricts use of a high percentage of lot area.

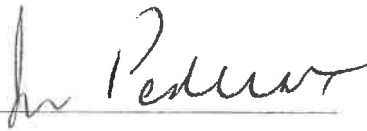
Reduction to 15 feet allows for house area and still large area for back yard.

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

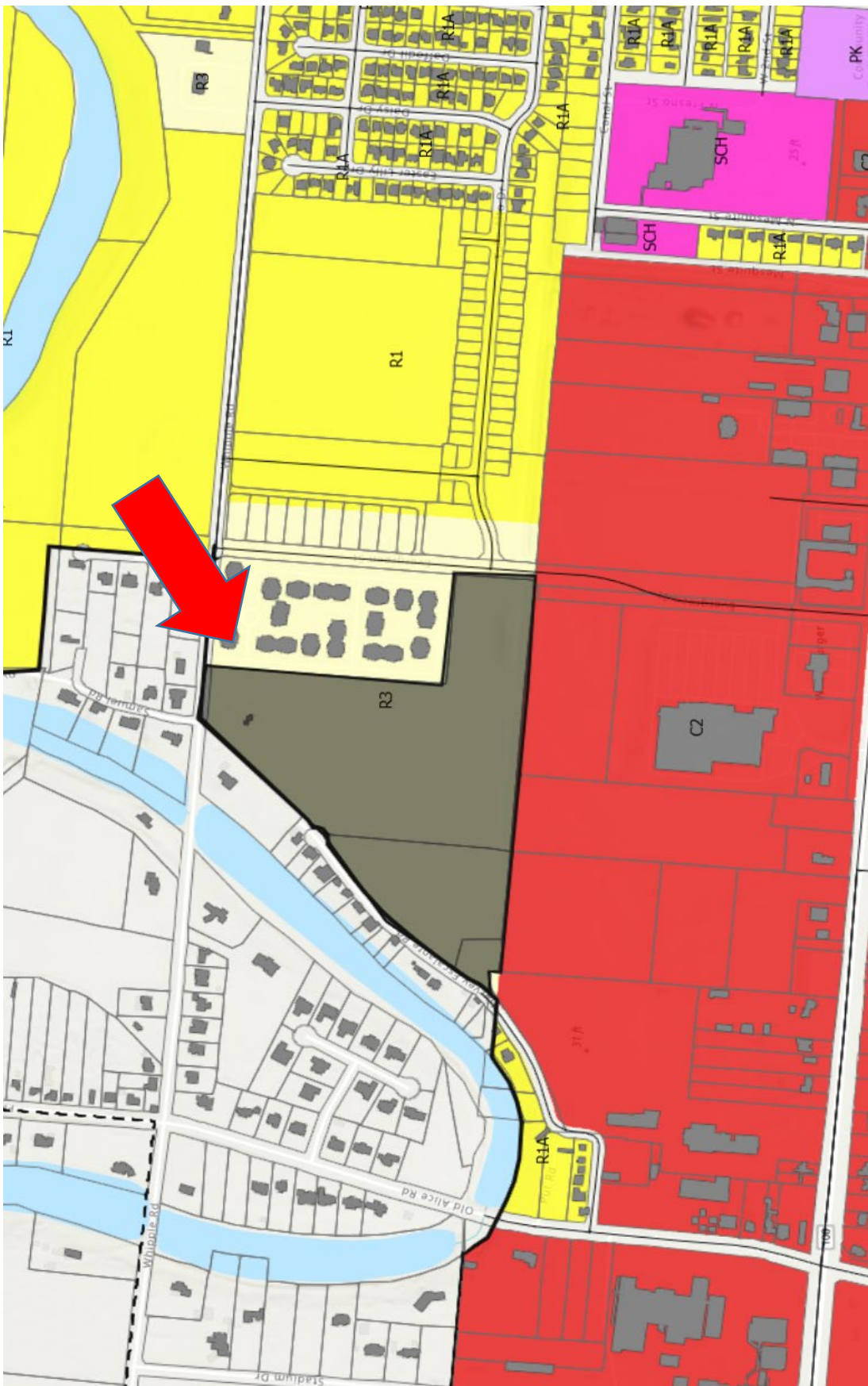
They are Lots 20-23, Lots 46-49, and Lots 51-54 in Block 2 and Lot 14 in Block 3 as shown.

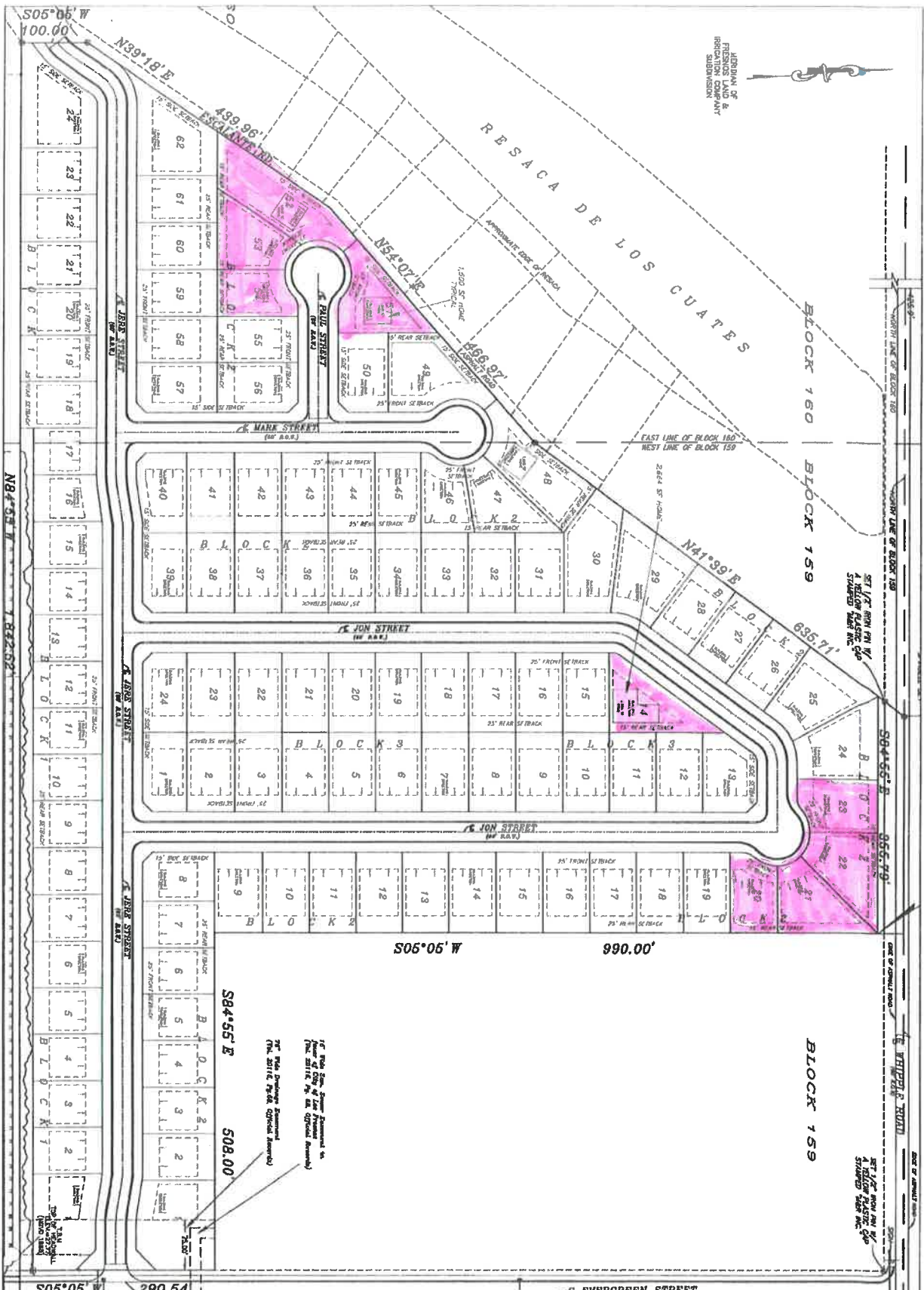
Please let us or our engineer know if you have any questions or need anything else from us in order for this to be placed on your agenda for approval.

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





Scale: 1/4" = 10'	Date: 07/04/2008
Designed by: James E. Ross	
Drawn by: JZEMENECZ	
Checked by:	
Approved by:	
Project No: 21933	

REQUEST FOR VARIANCE FOR BUILDING SETBACKS

PLANS FOR CONSTRUCTION OF PEDERSON BROTHERS SUBDIVISION NO.6 IN THE CITY OF LOS FRESNOS, TEXAS (110 RESIDENTIAL LOTS)

Meja & Ross, Incorporated
 Engineering
 P.E.P.E. Reg. No. P-21870
 R.P.L.T. Reg. No. 0028306
 1848 West Foster Road (500) 644-8022
 P.O. Box 8781 Dumasville, Texas 78840
 Fax (856) 544-8088