

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

December 3, 2025

TO: PROPERTY OWNERS

FROM: CITY OF LOS FRESNOS

SUBJECT: PUBLIC HEARING FOR A VARIANCE REQUEST TO REDUCE THE FRONT BUILDING SETBACK FROM 20 FEET TO 10 FEET ON THE PROPERTY AT 32832 HARVEY ESCALANTE RD, LOS FRESNOS, TX.

The Los Fresnos Planning and Zoning Commission will hold a public hearing to receive comments from residents regarding a variance request for the front building setback. The request seeks to reduce the setback from 20 feet to 10 feet for the following property:

- 32832 Harvey Escalante Rd., Los Fresnos, TX 78566

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

Date: Monday, December 15, 2025

Time: 6:00 p.m.

Please note: This variance 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 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.

Victoria Rivas

On Behalf of: Rafael Delgado & Marisol Rivas

956-238-8392

vrivas4444@gmail.com

City of Los Fresnos
Permits & Inspections Department
Los Fresnos, TX

Re: Request for Variance – Front Building Setback Reduction

To Whom It May Concern,

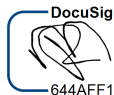
I hope this letter finds you well. I am writing to formally request a variance for the property located at **32832 Harvey Escalante Rd** in Los Fresnos, Texas.

Due to the **irregular shape of the lot** and the fact that the property is bordered by a **resaca at the rear**, we are seeking approval to reduce the required **front building setback from 20 feet to 10 feet**. The unique shape of the parcel significantly limits the buildable area, and maintaining the standard setback would force the structure unreasonably close to the resaca. This raises concerns regarding **erosion, safety, and the long-term stability** of the home's foundation.

Granting this variance will allow us to position the residence safely and responsibly on the lot while still complying with all other zoning and building requirements. The proposed placement does not negatively impact neighboring properties, street visibility, or the character of the surrounding area.

Thank you for your time and consideration. I have provided a proposed site plan. Please feel free to contact me at your convenience.

Sincerely,
Victoria Rivas
Project Manager

DocuSigned by:

644AFF1A94E2477...

Marisol Rivas

11/21/2025 | 17:18 CST

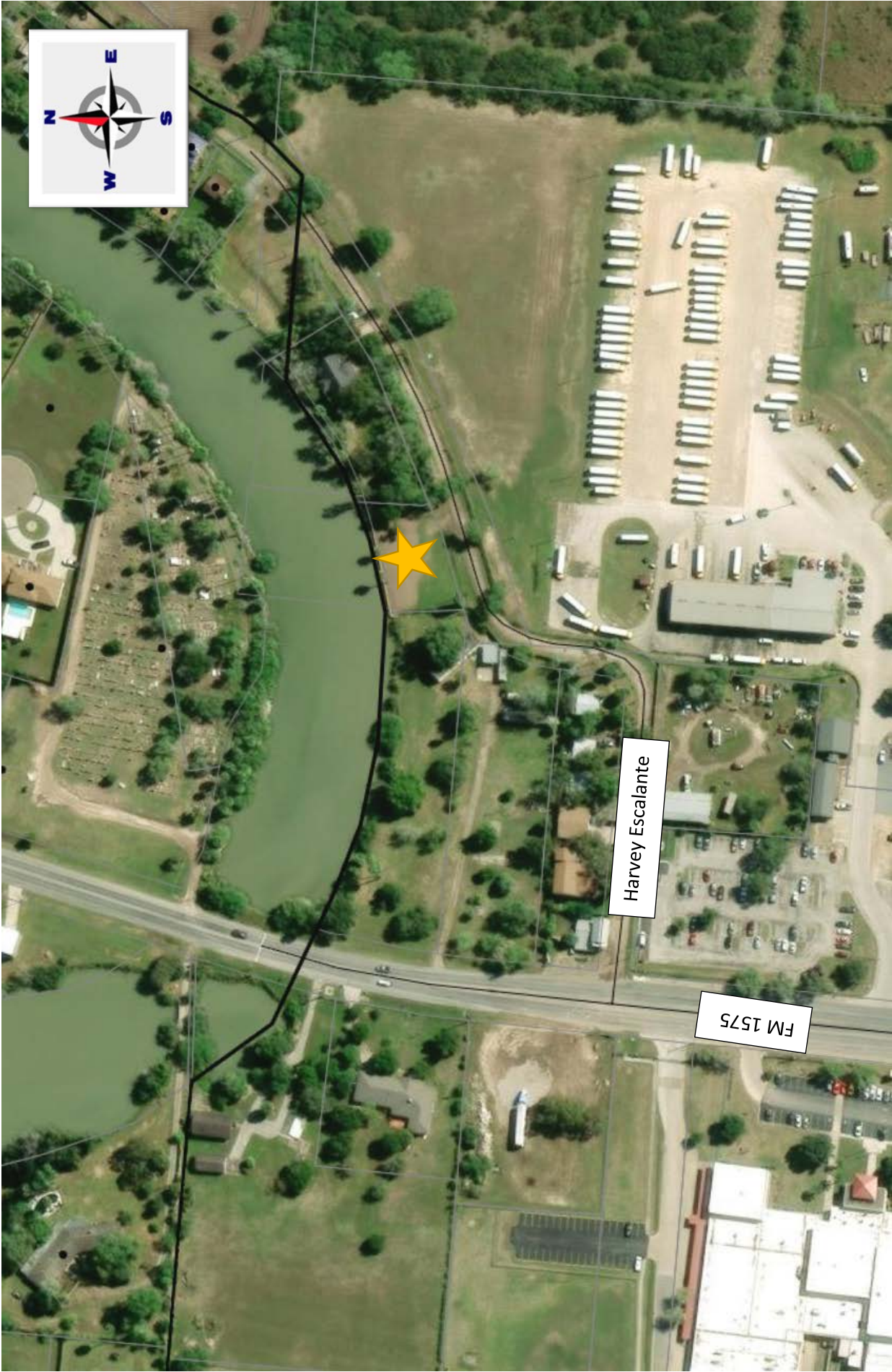
DocuSigned by:

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Rafael Delgado

11/21/2025 | 17:30 CST





Harvey Escalante

FM 1575