



December 13, 2024

TO: PROPERTY OWNERS

FROM: CITY OF LOS FRESNOS

SUBJECT: PUBLIC HEARING FOR A CONDITIONAL USE PERMIT TO
ALLOW A DUPLEX TO LOCATE AT 406 & 404 W. 9th STREET.
(LOT 11 & 12, BLOCK 78)

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 the application for conditional use permit to allow a duplex to locate at 404 & 406 W. 9TH Street, (Lot 11 & 12 Block 78) zoned Single Family District.

The public hearing will be held at the Planning and Zoning Commission meeting on Monday, January 20, 2025 at 6:00 p.m.

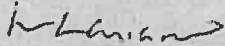
If you have any questions concerning the above, please contact Jacqueline Moya, City Secretary or Mark Milum, City Manager at (956) 233-5768.

December 4, 2024

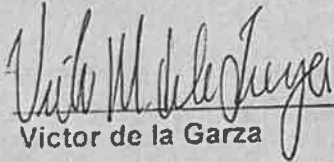
To whom it may concern:

My name is Maridel Delizo Mariano and my builder is Victor de La Garza (Kaledca Homes, LLC). We are respectfully requesting to have property located on Lots 11 & 12 Block 78 Original Townsite/Los Fresnos, to be considered and granted approval for a conditional use to build a Duplex unit. We feel this new building will aesthetically improve the look of this neighborhood and at the same token help provide an extra housing option for our Los Fresnos' citizens. If approved per Planning and Zoning Commission, we would be ready to start building right away, as we have already obtained blue prints, Rescheck report, and windstorm certification for this project. We are looking forward to hearing from you soon. Should you have any questions feel free to contact me at 956-832-2110 or 956-434-1287.

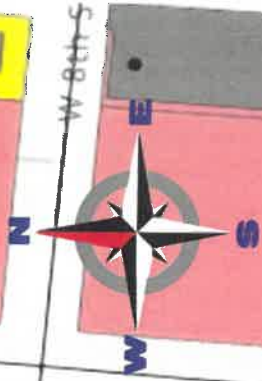
Respectfully,



Maridel Delizo Mariano



Victor de la Garza



C4

W 8th St

W 9th St

W 10th St

R1A

W 9th St

W 10th St

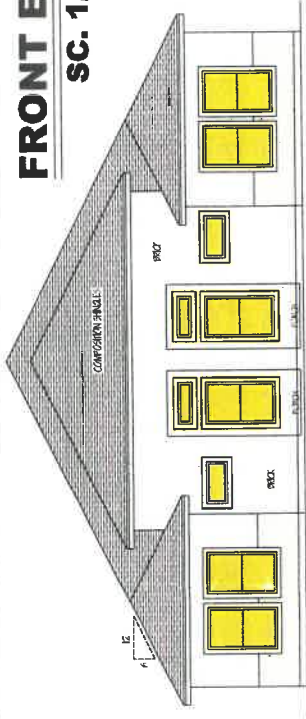
8th St

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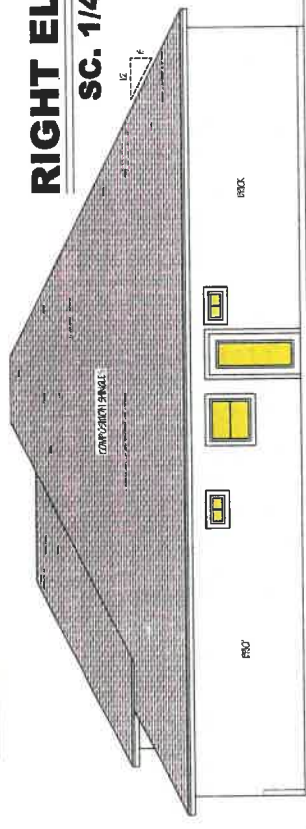
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11 & 12
 404-404 W 9th Street

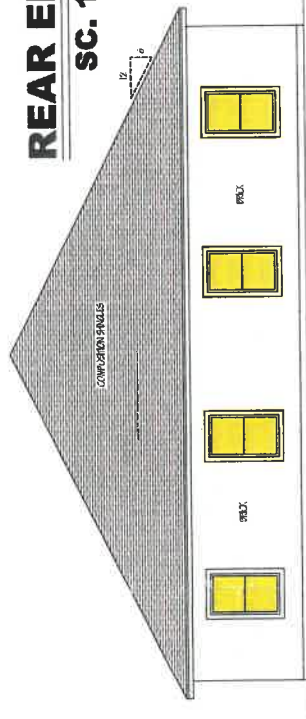
FRONT ELEVATION
 SC. 1/4" = 1'-0"



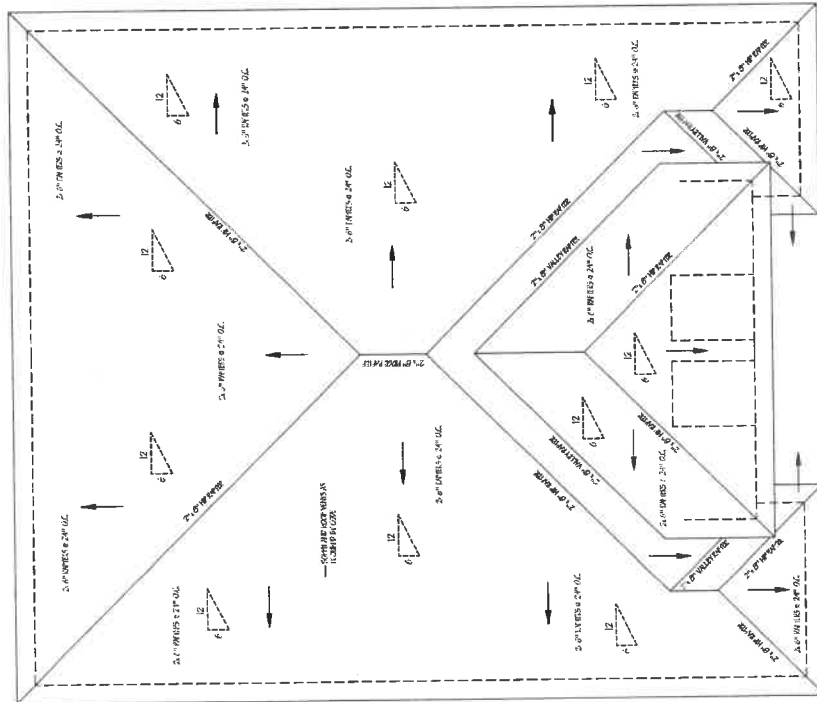
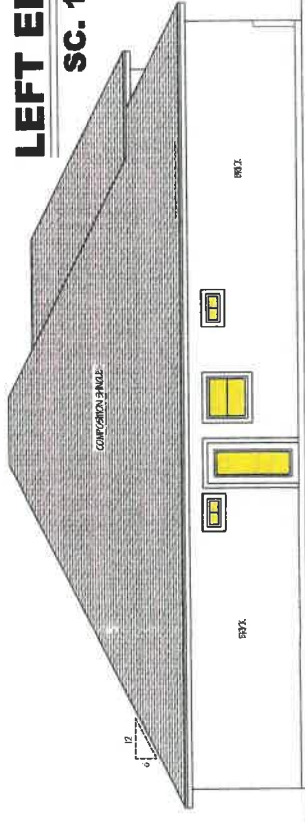
RIGHT ELEVATION
 SC. 1/4" = 1'-0"



REAR ELEVATION
 SC. 1/4" = 1'-0"

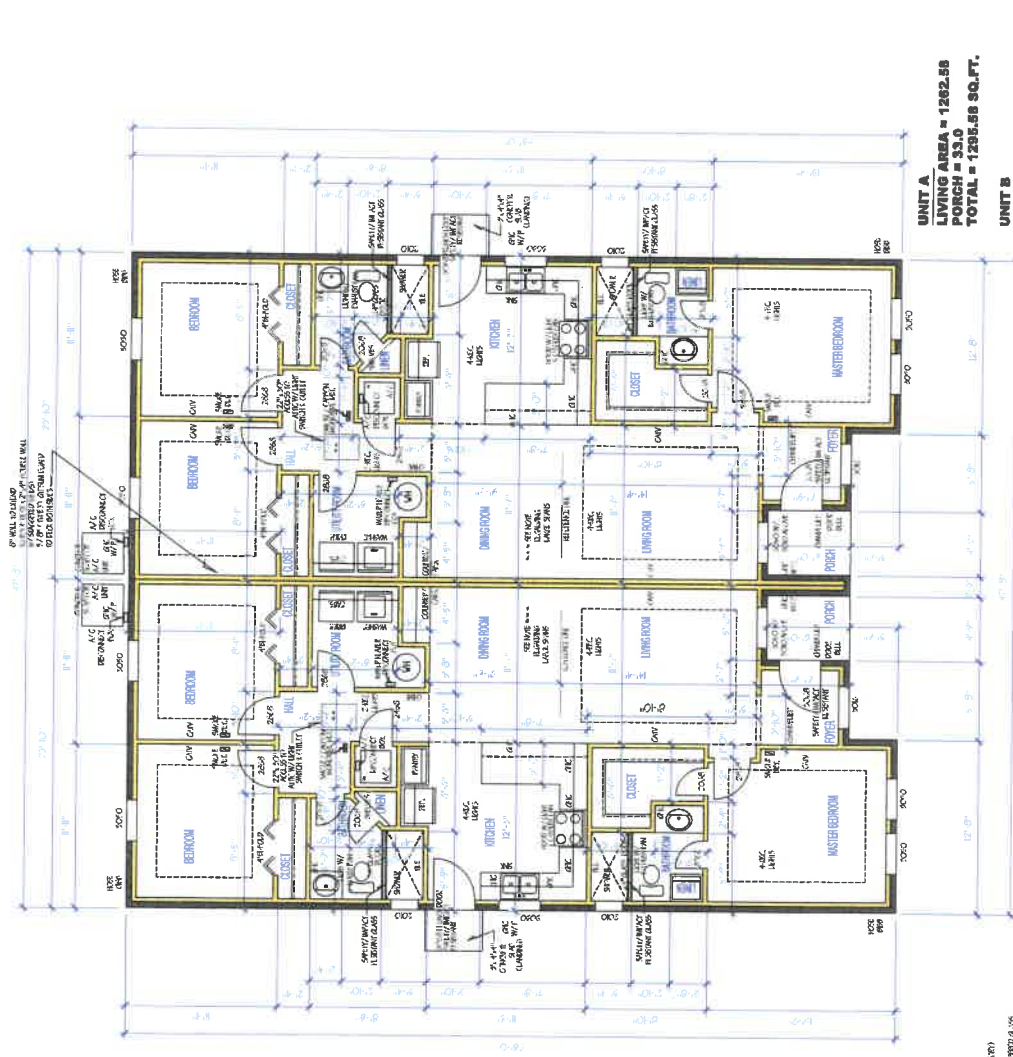


LEFT ELEVATION
 SC. 1/4" = 1'-0"



ROOF PLAN
 SC. 1/4" = 1'-0"

PLAN 102024-05



UNIT A
 LIVING AREA = 1262.59
 PORCH = 33.0
 TOTAL = 1295.59 SQ.FT.

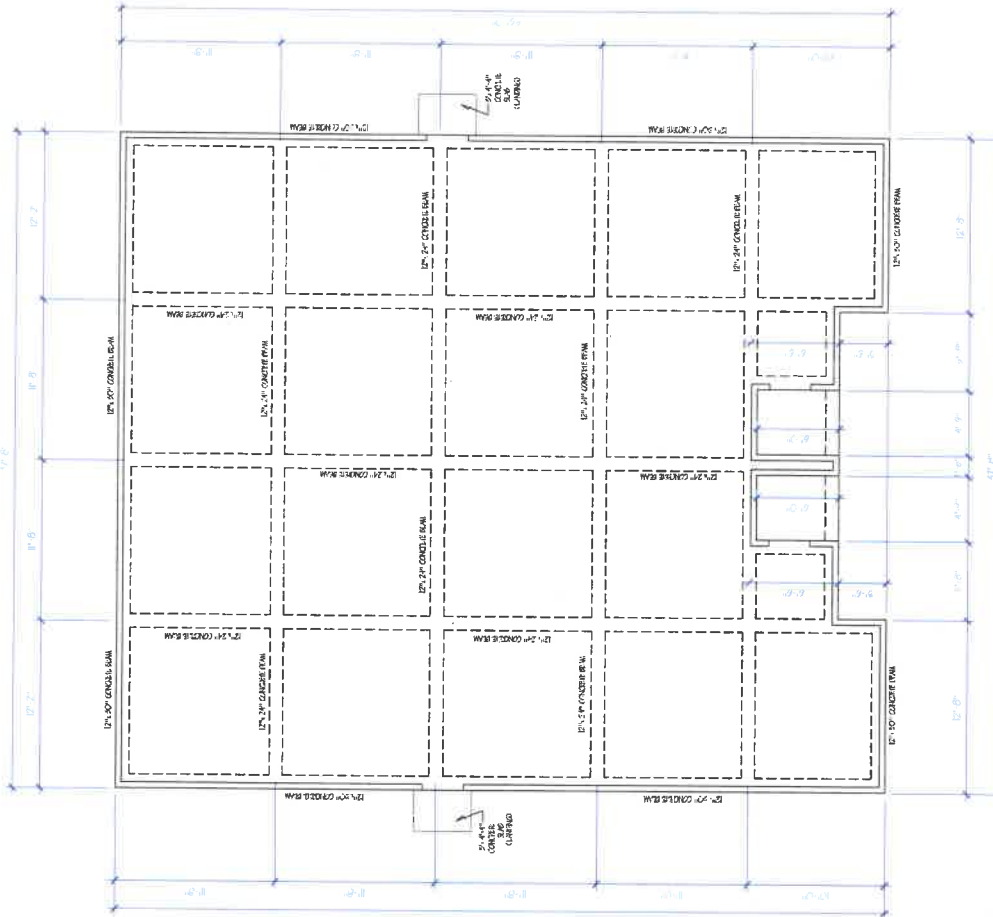
UNIT B
 LIVING AREA = 1262.59
 PORCH = 33.0
 TOTAL = 1295.59 SQ.FT.

TOTAL UNITS A & B = 2591.16 SQ.FT.

FLOOR PLAN
 SC. 1/4" = 1'-0"

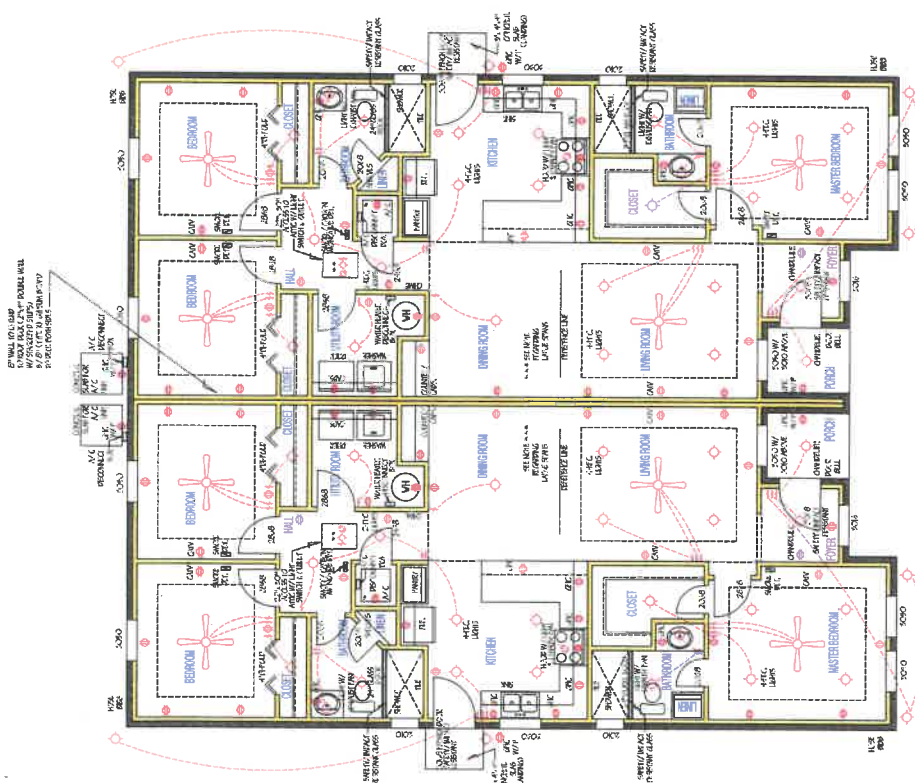
— PORCH/REAR LIVING ROOM (DINING ROOM) - 14 C.G.
 — ALL OTHER ROOMS - 7'

- NOTES:**
- 1. INTER WALLS - 24" CMU / 8" GYPSUM BOARD
 - 2. INTER WALLS - 24" CMU
 - 3. ALL EXTERIOR WALLS AND PARTIALS
 - 4. INTERIOR WALLS - 5/8" GYPSUM BOARD
 - 5. INTERIOR WALLS - 5/8" GYPSUM BOARD
 - 6. INTERIOR WALLS - 5/8" GYPSUM BOARD
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 - 99. INTERIOR WALLS - 5/8" GYPSUM BOARD
 - 100. INTERIOR WALLS - 5/8" GYPSUM BOARD



FOUNDATION PLAN
SC. 1/4" = 1'-0"

AT LEAST 12" OF CONCRETE BEAM
 MUST BE WITHIN VIRGIN SOIL.
 MINIMUM CONCRETE STRENGTH
 TO BE NO LESS THAN 3000 PSI



ELECTRICAL PLAN
SC. 1/4" = 1'-0"

UNIT A
 LIVING AREA = 1282.56
 PORCH = 33.0
 TOTAL = 1285.56 SQ.FT.

UNIT B
 LIVING AREA = 1282.56
 PORCH = 33.0
 TOTAL = 1285.56 SQ.FT.

TOTAL UNITS A & B = 2591.16 SQ.FT.

- NOTES:**
- 1. ALL WALLS - 4" CMU / 8" CMU
 - 2. ALL WALLS - 8" CMU
 - 3. ALL FLOORING MATERIALS TO BE DETERMINED BY ARCHITECT
 - 4. ALL ELECTRICAL SYMBOLS ARE TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND THE LOCAL ELECTRICAL CODES.
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