



April 7, 2025

TO: PROPERTY OWNERS ON PORTIONS OF EVERGREEN AND  
WHIPPLE ROAD

FROM: CITY OF LOS FRESNOS

SUBJECT: REQUEST TO RE-ZONE PROPERTY ON THE WEST SIDE OF  
EVERGREEN STREET.

You are being notified of a proposed zoning change near your property. The City is required to notify all property owners within 200 ft of the property being re zoned.

The property listed below is currently zoned R3 Multi-Family District and is in the process of being subdivided into Pederson Brothers Subdivision No. 5.

- 29.356 Acre Tract of land comprised of 22.761 Acres out of Block 159 and 6.595 Acres out of Block 160

The request is to rezone Block 1, Lots 2-24, Block 2, Lots 2-62, Block 3, Lots 1-24 to R-1 Single Family District and Block 1, Lot 1, Block 2, Lot 1 to C-2 General Commercial District of the proposed Pederson Brothers Subdivision No. 5.

The **Planning and Zoning Commission** will hold a public hearing on Monday, April 21, 2025 at 6:00 p.m. in City Hall, 520 E Ocean Blvd., Los Fresnos, TX. 78566 to receive comments from the property owners concerning the rezoning request.

If the request is granted by the Planning and Zoning Commission, the **City Council** of the City of Los Fresnos will hold a public hearing on Tuesday, May 13, 2025 at 6:00 p.m. in City Hall, 520 E Ocean Blvd., Los Fresnos, TX. 78566 to receive comments from the property owners concerning the rezoning request.

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 REZONE

City of Los Fresnos  
520 East Ocean Blvd.  
Los Fresnos, Texas 78566  
Attn: Planning and Zoning Committee

February 25, 2025

RE: Request for Rezoning of Proposed Pederson Brothers Subdivision No. 5

Dear Members of the Planning and Zoning Committee,

We are hereby requesting the rezoning of proposed Pederson Brothers Subdivision No. 5, currently designated as Zone R3 multi-family, to Zone R1 residential single family and Zone C2 commercial.

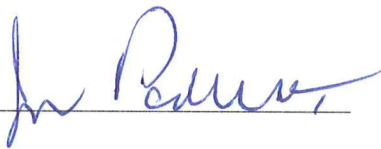
The attached map shows lots for which the rezoning is requested.

For Zone R1 residential single family the following are the proposed Lots 2-24 in Block 1, Lots 2-62 in Block 2, and Lots 1-24 in Block 3 as shown.

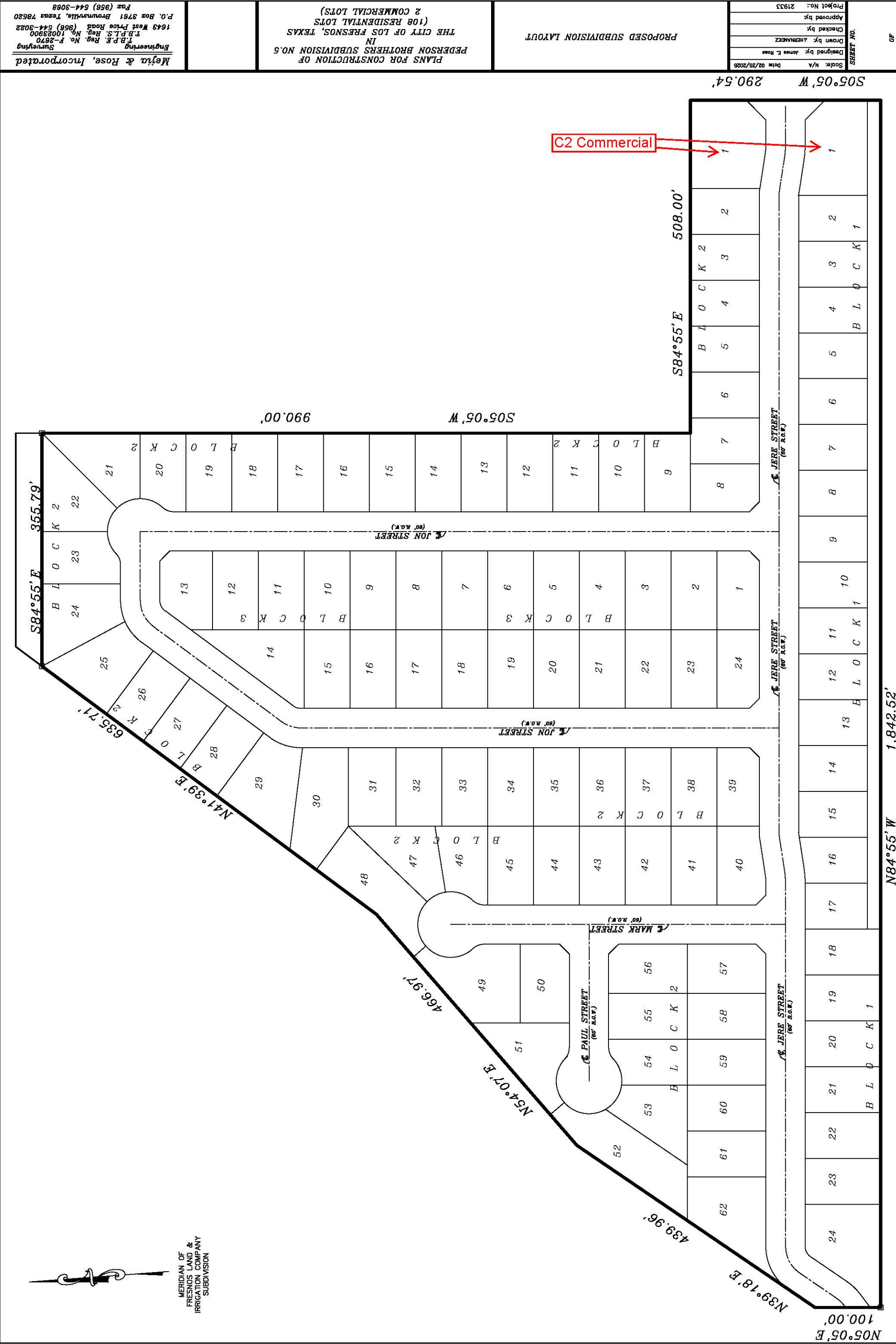
For Zone C2 commercial the following are the proposed Lot 1 in Block 1, and Lot 1 in Block 2 as shown.

Please let me 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 of planning and zoning and city committee for approval.

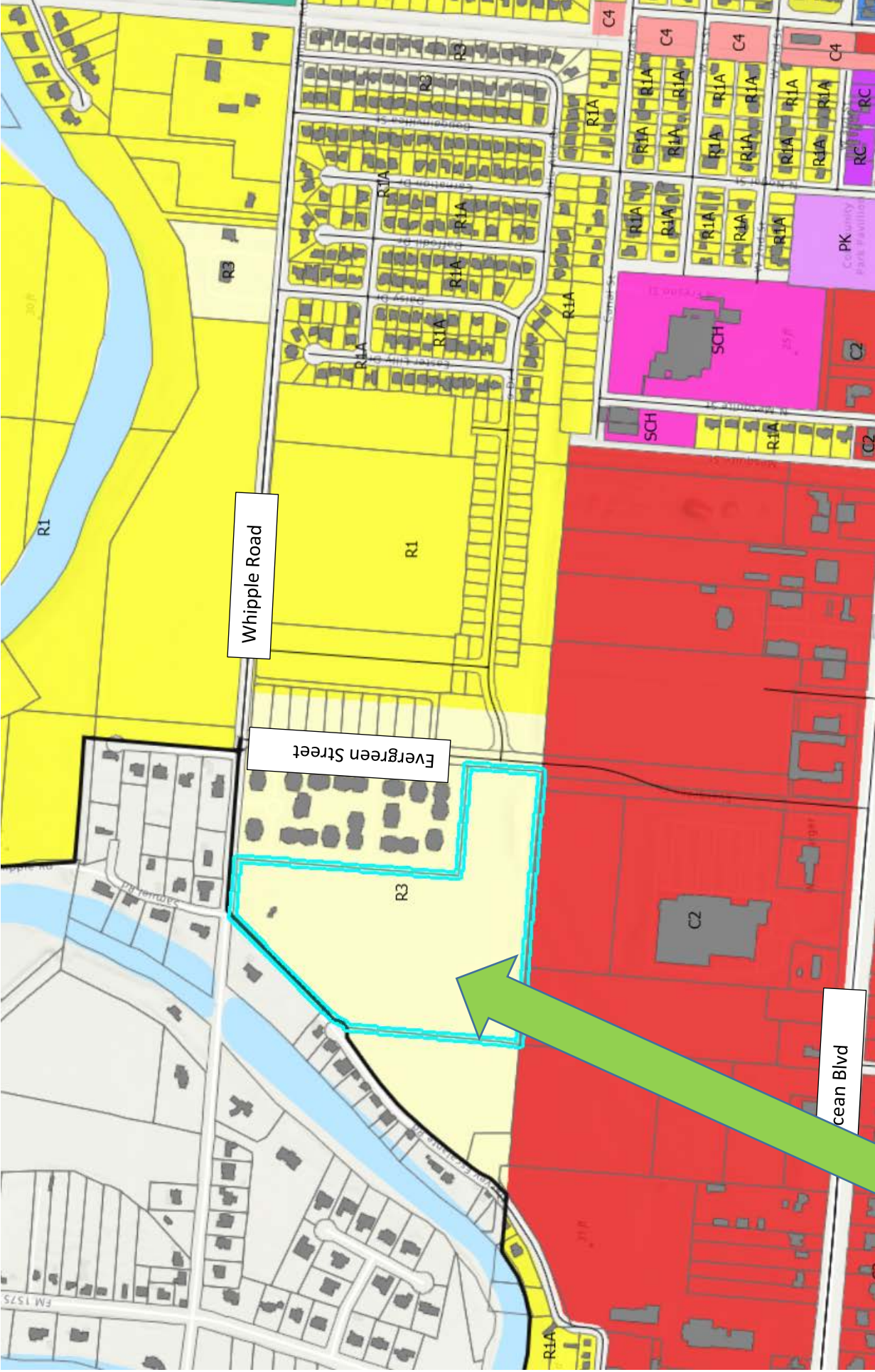
Signed: \_\_\_\_\_



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







LOCATION OF PROPOSED SUBDIVISION