

# 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

April 9, 2026

**TO:** PROPERTY OWNERS  
**FROM:** CITY OF LOS FRESNOS  
**SUBJECT:** PUBLIC HEARING FOR A VARIANCE REQUEST ON THE REAR SET BACK AND SIDE SETBACK FEET AT 122 HERON DRIVE.

The Los Fresnos Planning and Zoning Commission will hold a public hearing to receive comments from residents regarding a request for a variance at 122 Heron Drive. The request seeks to reduce the required rear yard setback from six (6) feet to one foot six inches (1'6") and the required side yard setback from six (6) feet to one (1) foot in order to allow for the installation of an in-ground concrete swimming pool.

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

**Date:** Monday, April 20, 2026

**Time:** 6:00 p.m.

Please note: This variance request only affects the specific properties 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.



122 Heron Dr



**Premier Pools & Spas Rio Grande Valley**

3201 S Expressway 83, Unit E  
Harlingen, TX 78550

April 7, 2026

**City of Los Fresnos**

Planning & Zoning Commission  
520 East Ocean Blvd  
Los Fresnos, TX 78566

**RE: Variance Request – 122 Heron Drive, Los Fresnos, TX 78566  
Lot 27, Feather Ridge Subdivision Phase 2**

Dear Members of the Planning & Zoning Commission,

On behalf of the property owners, Mr. Heriberto Barrientos & Mrs. Zairy Barrientos, Premier Pools & Spas Rio Grande Valley respectfully submits this request for a variance for the property located at 122 Heron Drive, Los Fresnos, Texas 78566 (Lot 27, Feather Ridge Subdivision Phase 2).

The purpose of this request is to allow for the construction of a new in-ground concrete swimming pool that will encroach into the required setback lines of 6.0' on the rear and side property lines. Specifically, we are requesting approval for a maximum encroachment of **4.5 feet into the rear setback** and **5 feet into the east side setback** (the minimum distance from the outside of pool coping to property lines shall be 1.5 feet and 1.0 foot respectively) - SEE EXHIBITS A & B.

For clarification, the encroachment applies only to the **permanent structural elements** of the project, which include the concrete swimming pool shell and the 12-inch-wide pool coping. In addition, a surrounding patio will be constructed using pavers installed over a sand and gravel substrate. This patio is **non-permanent in nature** and, as such, should not be considered a structural encroachment into the setback areas.



This variance is necessary due to the limited yard space available on the property. Without the requested relief, it would not be feasible to construct a pool of reasonable size and functionality for the homeowners. The proposed design has been carefully planned to maximize usability while minimizing impact to adjacent properties.

Mr. and Mrs. Barrientos, along with Premier Pools & Spas Rio Grande Valley, respectfully request that the Commission consider placing this item on the agenda for the **April 20, 2026** Planning & Zoning meeting, rather than postponing review until May. Given that this request pertains to a swimming pool, timely consideration is important to allow construction to be completed in time for the Summer 2026 season.

We appreciate your time and consideration of this request and are happy to provide any additional information or documentation needed to assist in your review. You may contact Premier Pools & Spas at 956-202-6272 (Anna Mandeia cell) or [ammandea@ppas.com](mailto:ammandea@ppas.com).

A drawing of the proposed swimming pool is attached in EXHIBITS A & B.

Respectfully submitted,

A handwritten signature in blue ink, appearing to be "Anna Mandeia", with a long horizontal flourish extending to the right.

**Premier Pools & Spas Rio Grande Valley**

**POC: Anna Mandeia, 956-202-6272, [ammandea@ppas.com](mailto:ammandea@ppas.com)**

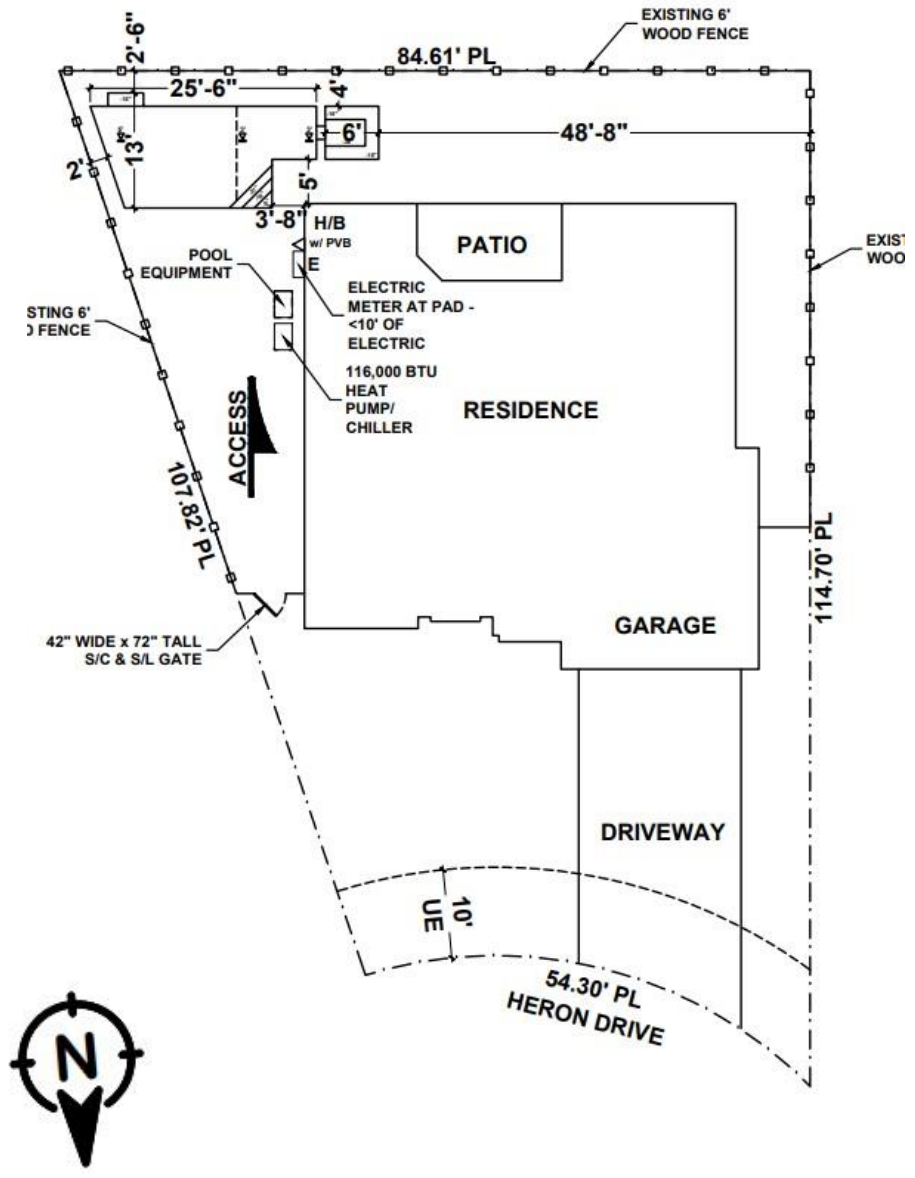
On behalf of

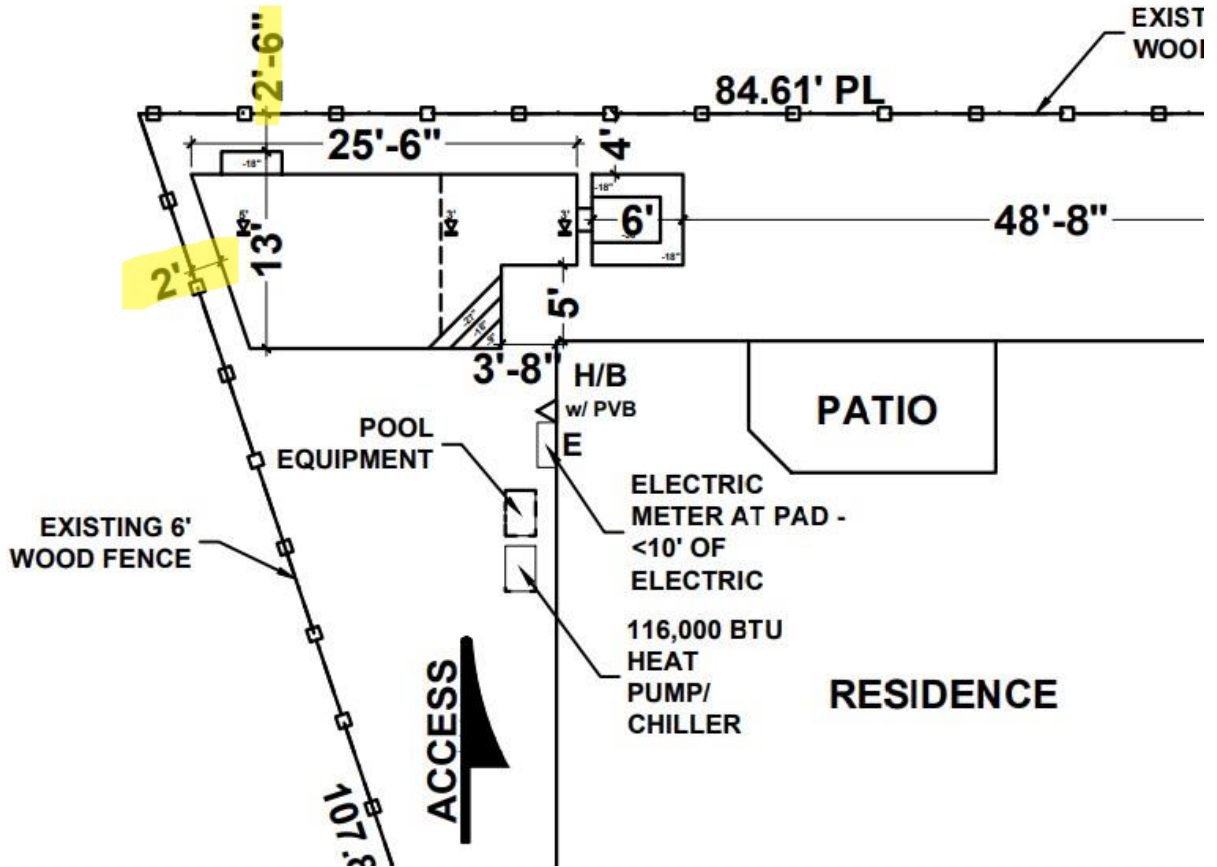
**Mr. Heriberto Barrientos, Property Owner**



**EXHIBIT A – PLOT PLAN**

**Note: Plot Plan** provides tie downs from property lines to pool water line. The pool coping is not shown in the Plot Plan. Coping extends an additional 12" beyond water line, making total encroachment 4.5' into rear setback & 5' into (east) side setback.





**Note:** Coping not shown. Add 12" beyond water line to account for pool coping.

