

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

February 23, 2026

TO: PROPERTY OWNERS

FROM: CITY OF LOS FRESNOS

SUBJECT: PUBLIC HEARING FOR A VARIANCE REQUEST TO REDUCE THE REAR YARD SETBACK FROM 6 FEET TO 4 FEET FROM PROPERTY LINE ON THE PROPERTY AT 129 N CUATES, 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 rear yard setback. The request seeks to reduce the setback from 6 feet to 4 feet for the following property:

- 129 N Cuates, Los Fresnos, TX 78566

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

Date: Monday, March 16, 2026

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.

REQUEST FOR VARIANCE

City of Los Fresnos
February 9, 2026
520 East Ocean Blvd
Los Fresnos, Texas 78566
Attn: Planning and Zoning Committee

RE: Cuates Resaca Village Subdivision, Section 1
-Request for Variance of Rear Setback Distance On Fence Line from existing Storage Shed.

Dear Members of the Planning and Zoning Committee,

I am hereby requesting a variance from the 6 feet rear yard setback for the new Storage Building in the Cuates Resaca Village Subdivision, Section 1 to no less than 4 feet setback.

The reason being as before that the existing Storage Building has a 4 foot setback from fence line and request to continue on 42 feet where it would gradually increase to 8 feet.

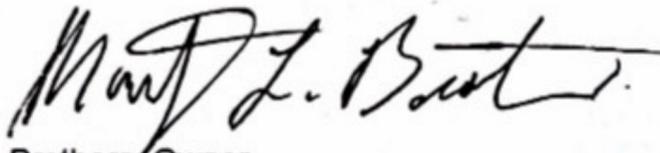
Reduction to 4 feet allows for Storage area to remain flush with existing Storage and still large area for back yard.

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

This is for Block 2, Lots 2 as shown.

Please let me or the Contractor 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:

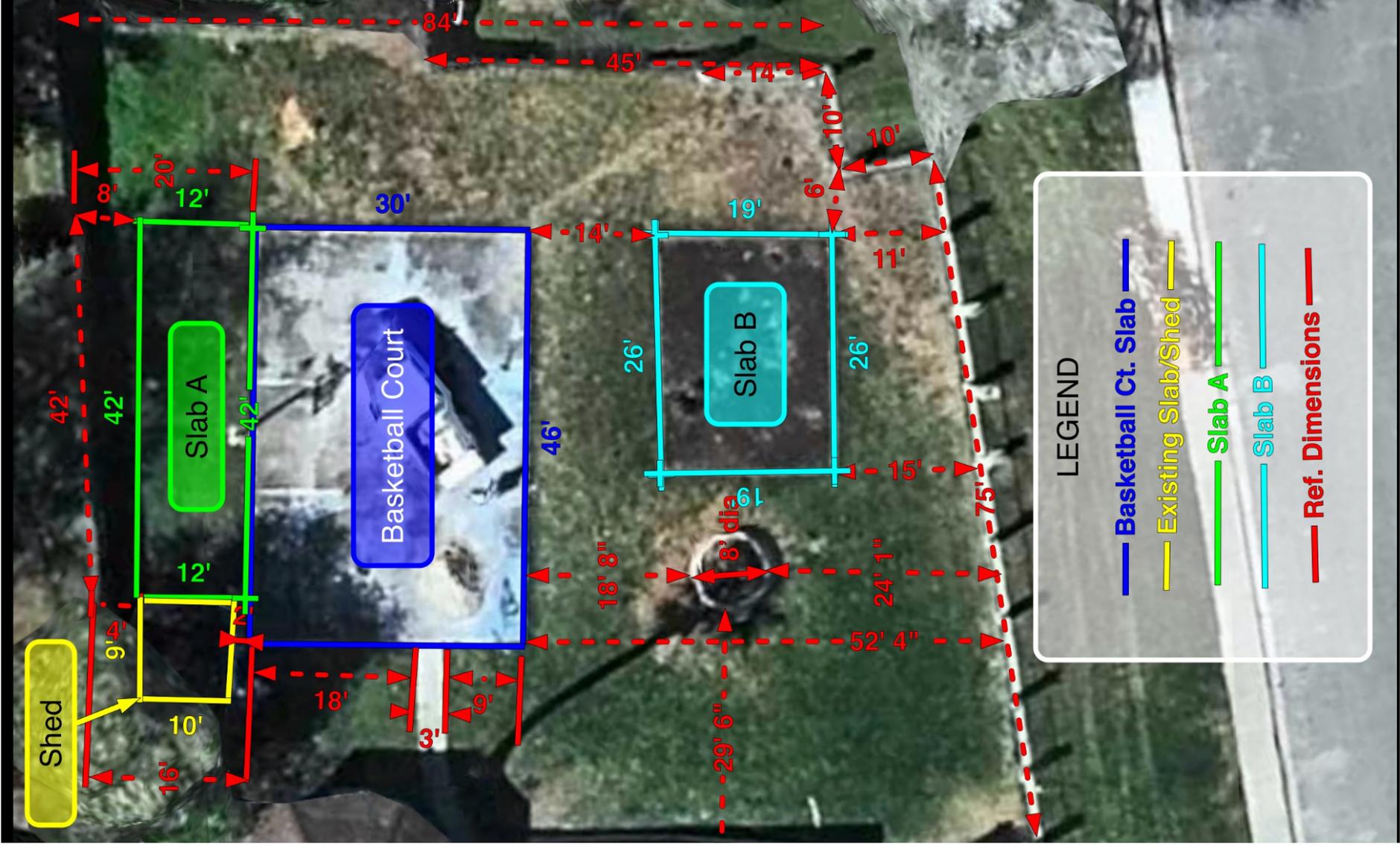


Monty L. Brothers, Owner
129 N Cuates Camino
Los Fresnos, Texas 78566
(321) 313-3836





Distance from property line: 8ft 6ft 5ft 4ft



LEGEND

- Basketball Ct. Slab
- Existing Slab/Shed
- Slab A
- Slab B
- Ref. Dimensions

