

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

July 31, 2025

TO: PROPERTY OWNERS

FROM: CITY OF LOS FRESNOS

SUBJECT: PUBLIC HEARING FOR A VARIANCE REQUEST FOR THE PROPOSED VALLE ALTO EAST SUBDIVISION, PHASE 7 ON REAR YARD SETBACKS FROM 25 FEET TO 15 FEET ON BLOCK 1, LOTS 14-16, BLOCK 4, LOTS 41-47, 54-60 AND BLOCK 5, LOTS 12-16, 25-29, 38-40.

The Los Fresnos Planning and Zoning Commission will hold a public hearing to receive comments from residents regarding a variance request for the proposed Valle Alto East Subdivision, Phase 7. The request seeks to reduce the rear yard setback requirement from 25 feet to 15 feet for the following properties:

Block 1: Lots 14–16

Block 4: Lots 41–47 and 54–60

Block 5: Lots 12–16, 25–29, and 38–40

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

Date: Monday, August 18, 2025

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.

REQUEST FOR VARIANCE

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

July 24, 2025

RE: Valle Alto East Subdivision, Phase Seven -Request for Variance of Rear Setback Distance
On Cul-de-sac and Other Irregular Lots

Dear Members of the Planning and Zoning Committee,

I am hereby requesting a variance from the 25 feet rear yard setback for the cul-de-sac and other irregular lots in the Valle Alto East Subdivision, Phase Seven to a 15 feet setback.

The reason being as before that the cul-de-sac and other irregular lots have a smaller front yard but very large back yard. The 25 feet setback restricts use of a high percentage of lot area.

Reduction to 15 feet allows for house area and still large area for back yard.

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

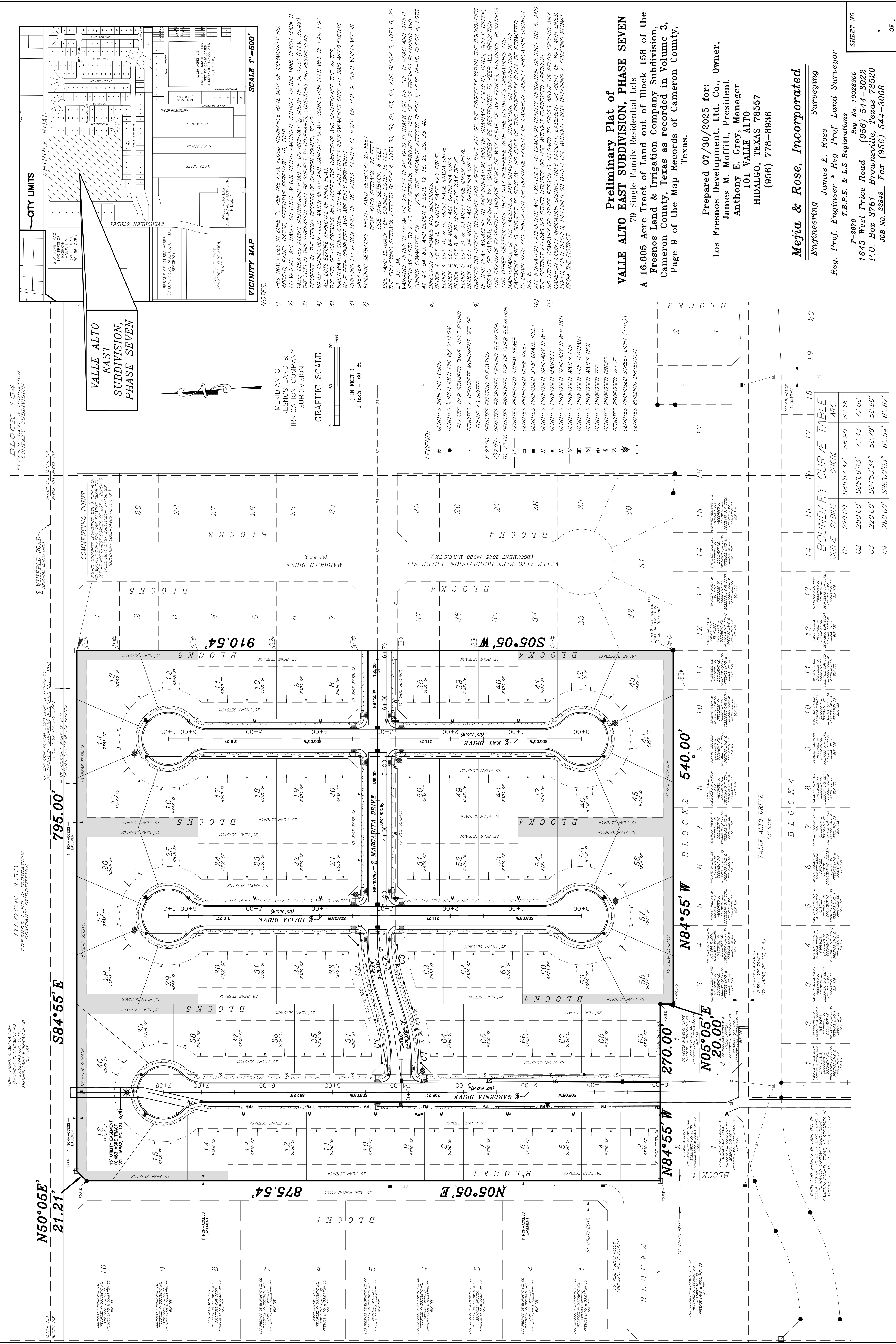
They are Block 1, Lots 14-16, Block 4, Lots 41-47, 54-60, and Block 5, Lots 12-16, 25-29, 38-40 as shown.

Please let me or the engineer 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: _____



Michael Harms, For:
Los Fresnos Development, Ltd. Co., Owner
101 Valle Alto
Hidalgo, Texas 78557
(956) 778-8936



**Preliminary Plat of
VALLE ALTO EAST SUBDIVISION, PHASE SEVEN**
79 Single Family Residential Lots
A 16.805 Acre Tract of Land out of Block 158 of the
Fresnos Land & Irrigation Company Subdivision,
Cameron County, Texas as recorded in Volume 3,
Page 9 of the Map Records of Cameron County,
Texas.

Prepared 07/30/2025 for:
Los Fresnos Development, Ltd. Co., Owner,
James M. Moffitt, President
Anthony E. Gray, Manager
101 VALLE ALTO
HIDALGO, TEXAS 78557
(956) 778-8936

Mejia & Rose, Incorporated
Engineering
James E. Rose
Reg. Prof. Engineer * Reg. Prof. Land Surveyor
T.B.P.E. & L.S. Registrations
F-2670 Reg. No. 10023900
1643 West Price Road (956) 544-3022
P.O. Box 3761 Brownsville, Texas 78520
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