



May 12, 2025

TO: RESIDENTS AND PROPERTY OWNERS

FROM: CITY OF LOS FRESNOS

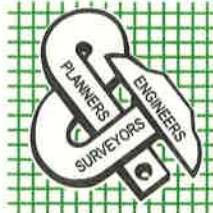
SUBJECT: PUBLIC HEARING FOR A VARIANCE REQUEST TO ALLOW TWO FREESTANDING SIGNS AT THE PROPOSED CASABLANCA BAY SUBDIVISION LOCATED ON THE NORTHSIDE OF EAST OCEAN BLVD.

The City of 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 for the public concerning a variance request to allow two freestanding signs at the proposed Casablanca Bay Subdivision development located on the Northside of East Ocean Blvd.

The public hearing will be held at the Planning & Zoning Commission, on Monday, June 16, 2024 at 6:00 p.m.

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

R. E. Garcia



Associates

May 9, 2025

City of Los Fresnos
Planning and Zoning Commission
c/o Jacqueline Moya, City Secretary
City of Los Fresnos
520 E. Ocean Blvd.
Los Fresnos, TX 78566

RE: Casablanca Bay Los Fresnos Subdivision
One Freestanding Sign Requirement
Variance Request

Dear Ms. Moya

On Behalf of the owners of the Casablanca Bay Los Fresnos Subdivision development, Casablanca Bay, LLC., R. E. Garcia & Associates does hereby formally request a variance to the City of Los Fresnos ordinance restricting all *"building lots 50 feet in width but less than 200 feet in width"* to one freestanding sign per building lot. The sign easement located on the southwest corner of Lot 1, Casablanca Bay Los Fresnos Subdivision, is dedicated for the exclusive use of Casablanca Bay, LLC., and their assigns, to advertise the future development to be located behind (north side) the proposed Casablanca Bay Los Fresnos Subdivision. This future development will be accessed by a future street to be located on the west side of the Casablanca Bay Los Fresnos Subdivision development. Being that the sign easement will not be used by the commercial business located on Lot 1 Casablanca Bay Los Fresnos Subdivision, an additional freestanding sign will be required. The proposed additional sign will be required to meet all City of Los Fresnos spacing and heights requirements.

I have attached a preliminary sketch depicting both signs, the future street and the new development area behind the Casablanca Bay Los Fresnos Subdivision.

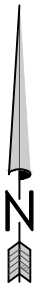
I hope this request meets with the City of Los Fresnos approval. Please let me know if you have any question or any additional information.

Respectfully,

Raul E. Garcia, P.E., R.P.L.S.
Proprietor, R. E. Garcia & Associates

David Sam
President, Casablanca Bay, LLC.

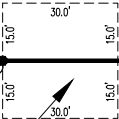
8.00 ACRE
CASABLANCA BAY LLC.
FUTURE DEVELOPMENT



SCALE: 1" = 50'

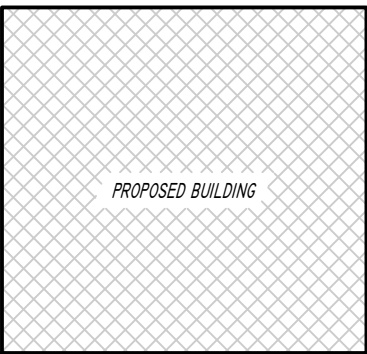
S84°55'00"E 170.00'

75.0'



30'X30' CROSS ACCESS EASEMENT
DEDICATED BY THIS PLAT

LOT I
CASABLANCA BAY
LOS FRESNOS
SUBDIVISION



PROPOSED BUILDING

CASABLANCA BAY LLC.
FRESNOS LAND AND
IRRIGATION SUBDIVISION
C.C.D.R. NO. 202131866
202131866 C.C.D.R.

N05°05'00"E 330.00'

S05°05'00"W 330.00'

DUNNCO PROPERTIES II LTD
DUNNCO II LOS FRESNOS SUBDIVISION
DOCUMENT NO. C1-4886 C.C.M.R.

FUTURE
CITY OF LOS FRESNOS
80' ROAD R.O.W.

CASABLANCA BAY LLC
FUTURE DEVELOPMENT SIGN

LOT 1 CASABLANCA BAY LOS FRESNOS
COMMERCIAL DEVELOPMENT SIGN

50' MINIMUM

EXIST. 10' UTILITY EASEMENT
(INSTRUMENT NUMBER 2024-3673 C.C.D.R.)

ROW LINE

N84°55'00"W 170.00'

(VOLUME 701, PAGE 649 C.C.D.R.)

⌒ OCEAN BLVD. (SH 100)
(150.0' R.O.W.)

75'

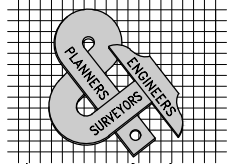
EXIST. 150' R.O.W.

75'

ROW LINE

CASABLANCA BAY
LOS FRESNOS
SUBDIVISION
SIGN VARIANCE EXHIBIT

R.E. Garcia

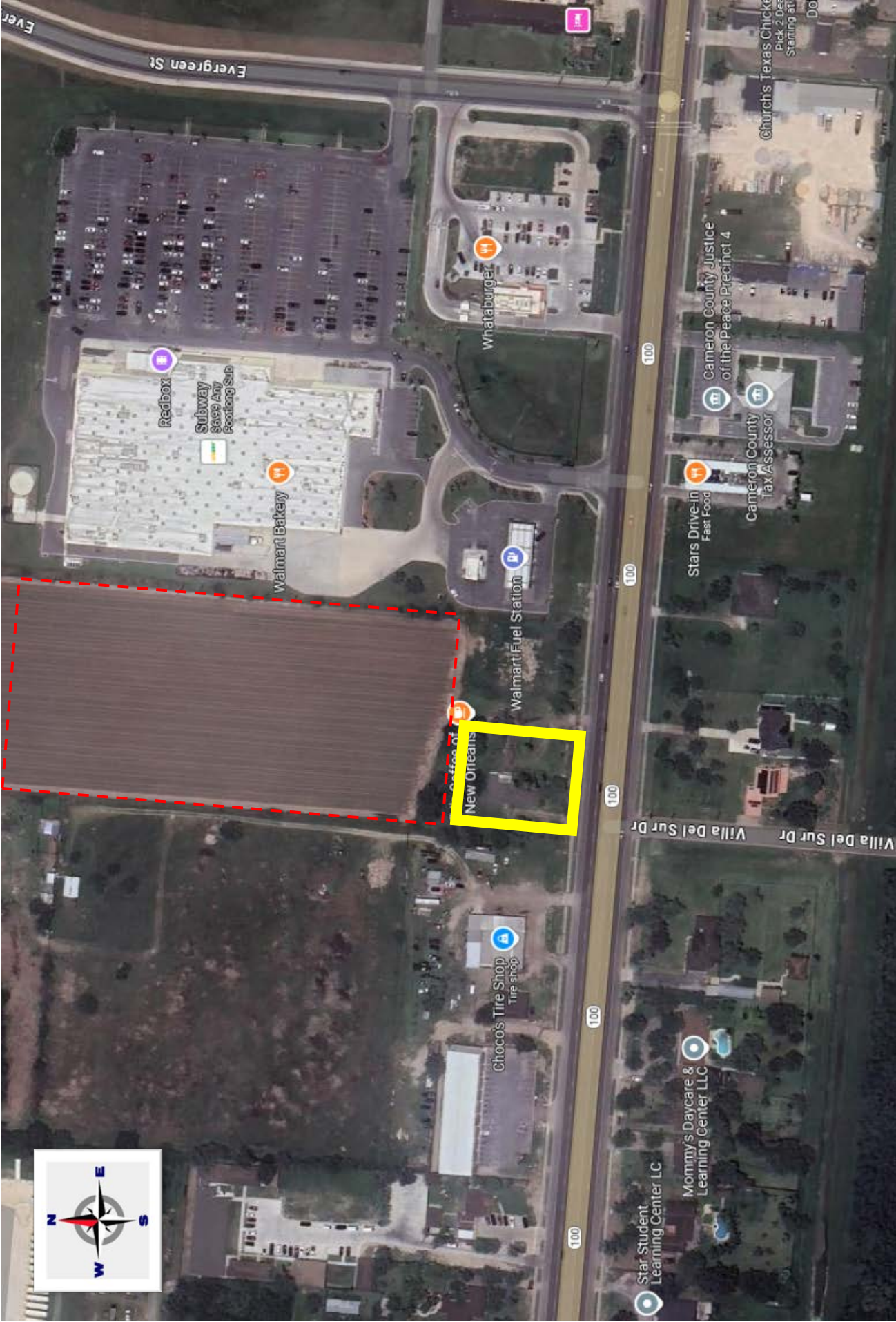


Associates

R. E. GARCIA & ASSOCIATES

ENGINEERS, SURVEYORS, PLANNERS
ENGINEER (F-5001) & SURVEYOR (10015300)

116 NORTH 12th AVE.
EDINBURG, TEXAS 78541 (956) 381-1061
EMAIL: REGAASSOC@AOL.COM



Casablanca Bay Los Fresnos Subdivision



Future Development