

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

June 3, 2026

TO: PROPERTY OWNERS

FROM: CITY OF LOS FRESNOS

SUBJECT: PUBLIC HEARING FOR A VARIANCE REQUEST FOR THE PROPOSED VALLE ALTO EAST SUBDIVISION, PHASE 7 & 8 ON FRONT YARD SETBACKS FROM 25 FEET TO 20 FEET ON BLOCK 1, LOTS 15-16, BLOCK 4, LOTS 42-46, 55-59 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 & 8. The request seeks to reduce the front yard setback requirement from 25 feet to 20 feet for the following properties:

Block 1, Lots 15-16

Block 4, Lots 42-46, 55-59

Block 5, Lots 12-16, 25-29, 38-40

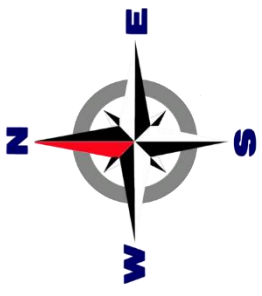
Location: Los Fresnos City Hall, 520 E Ocean Blvd., Los Fresnos, TX 78566

Date: Monday, June 15, 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 W. 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

June 1, 2025

RE: Valle Alto East Subdivision, Phase Seven -Request for Variance of Front 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 front yard setback for the cul-de-sac and other irregular lots in the Valle Alto East Subdivision, Phase Seven & Eight to a 20 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.

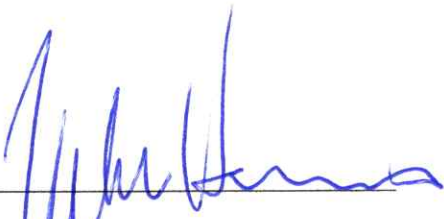
Reduction to 20 feet allows for house area and still large area for back yard.

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

They are Block 1, Lots 15-16, Block 4, Lots 42-46, 55-59, 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: _____



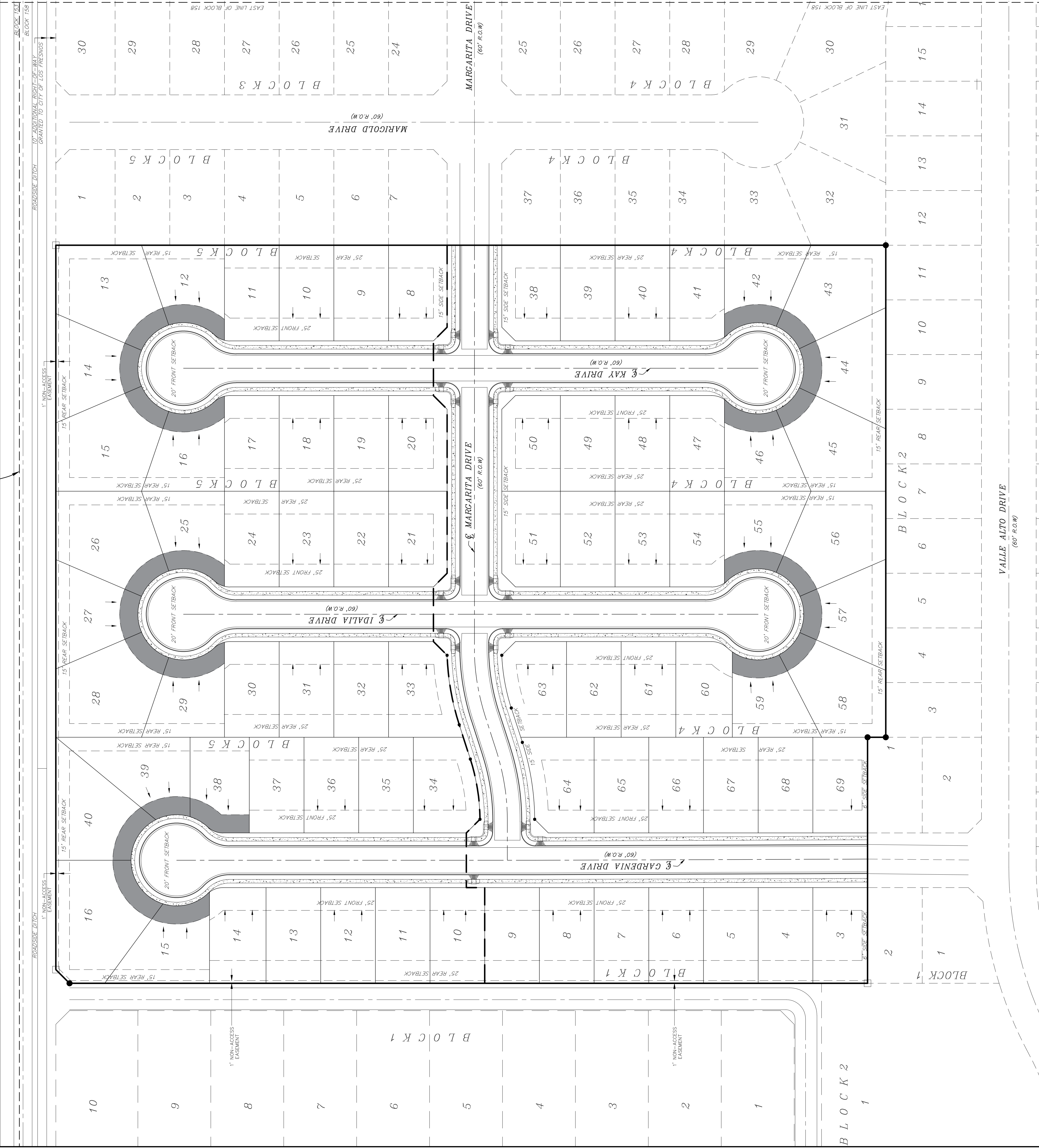
Michael Harris, For:
Los Fresnos Development, Ltd. Co., Owner
101 Valle Alto
Hidalgo, Texas 78557
(956) 778-8936

Scale: 1"=50'	Date: 06/01/2026
Designed by: James E. Rose	
Drawn by: JHERNANDEZ	
Checked by:	
Approved by:	
Project No.: 22843	

REQUEST FOR VARIANCE OF FRONT SETBACK

PLANS FOR CONSTRUCTION OF VALLE ALTO EAST SUBDIVISION, PHASES SEVEN & EIGHT IN THE CITY OF LOS FRESNOS, TEXAS (79 RESIDENTIAL LOTS)

Mejia & Rose, Incorporated
 Engineering
 T.B.P.E. Reg. No. F-2670
 T.B.P.L.S. Reg. No. 10023900
 1643 West Price Road (956) 544-3022
 P.O. Box 3761 Brownsville, Texas 76520
 Fax (956) 544-3068



NOTES.

- BUILDING SETBACKS: FRONT YARD SETBACK: 25 FEET
 REAR YARD SETBACK: 25 FEET
 SIDE YARD SETBACK: 6 FEET
 SIDE YARD SETBACK FOR CORNER LOTS: 15 FEET
 THE FOLLOWING SETBACK AFFECTS BLOCK 4, LOTS 38, 50, 51, 63, 64, AND
 BLOCK 5, LOTS 8, 20, 21, 33, 34.
 VARIANCE REQUEST FROM THE 25 FEET REAR YARD SETBACK FOR THE
 CUL-DE-SAC AND OTHER IRREGULAR LOTS TO A 15 FEET REAR SETBACK
 AND A 15 FEET SIDE SETBACK FROM THE 15 FEET REAR SETBACK
 ON 8/18/08. THE VARIANCE AFFECTS BLOCK 4, LOTS 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, AND BLOCK 5, LOTS 12-16, 25-29, 38-40.