

ORDINANCE NO. 570

AN ORDINANCE TO REZONE THE PROPOSED PEDERSON BROTHERS SUBDIVISION NO. 5 LOCATED AT 29.356 ACRE TRACT OF LAND COMPRISED OF 22.761 ACRES OUT OF BLOCK 159 AND 6.595 ACRES OUT OF BLOCK 160 THE CITY OF LOS FRESNOS, TEXAS FROM R3 MULTI-FAMILY TO R-1 SINGLE FAMILY DISTRICT FOR BLOCK 1, LOTS 2-24, BLOCK 2, LOTS 2-62, BLOCK 3, LOTS 1-24 AND C-2 GENERAL COMMERCIAL DISTRICT FOR BLOCK 1, LOT 1, BLOCK 2, LOT 1 OF THE PROPOSED PEDERSON BROTHERS SUBDIVISION NO. 5 AMENDING THE OFFICIAL ZONING MAP TO REFLECT THE NEW ZONING; AND PROVIDING AN EFFECTIVE DATE FOR THE IMPLEMENTATION OF THIS ORDINANCE.

This ordinance was introduced and submitted to the City Council for passage and adoption after the second reading of the Ordinance. After presentation and discussion of the Ordinance, a motion was made by \_\_\_\_\_ that the Ordinance be finally passed and adopted in accordance with the City's Home Rule Charter. The motion was seconded by \_\_\_\_\_ and carried by the following voted:

Mayor Alejandro Flores	___ For ___ Against ___ Abstained
Councilmember Albert Escobedo	___ For ___ Against ___ Abstained
Councilmember Juan Munoz	___ For ___ Against ___ Abstained
Mayor Pro-Tem Gabriela Fernandez	___ For ___ Against ___ Abstained
Councilmember Luis Gonzalez	___ For ___ Against ___ Abstained
Councilmember Terry Vinson	___ For ___ Against ___ Abstained

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOS FRESNOS, TEXAS:**

SECTION 1. In accordance with Chapter 48 Zoning, Article II. District Regulations, Sec 18-23 Establishment of districts; provision for official zoning map, the area set forth and described as the proposed Pederson Brothers Subdivision No. 5 located at 29.356 Acre Tract of land comprised of 22.761 Acres out of Block 159 and 6.595 Acres out of Block 160 will be re zoned as follows and incorporated into the Official Zoning Map: Block 1, Lots 2-24, Block 2, Lots 2-62, Block 3, Lots 1-24 to R-1 to R-1 Single Family District and Block 1, Lot 1, Block 2, Lot 1 to C-2 General Commercial District of the proposed Pederson Brothers Subdivision No. 5.

SECTION 2. The Official Zoning Map is amended to reflect the zoning as described and shown on attached Exhibit "A".

SECTION 3. This Ordinance shall take effect after the final reading and when caption of Ordinance has been published in the official newspaper of the City

**INTRODUCED** and **APPROVED** on the first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

**APPROVED** and **PASSED** on the second and final reading this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
Mayor, Alejandro Flores

ATTEST:

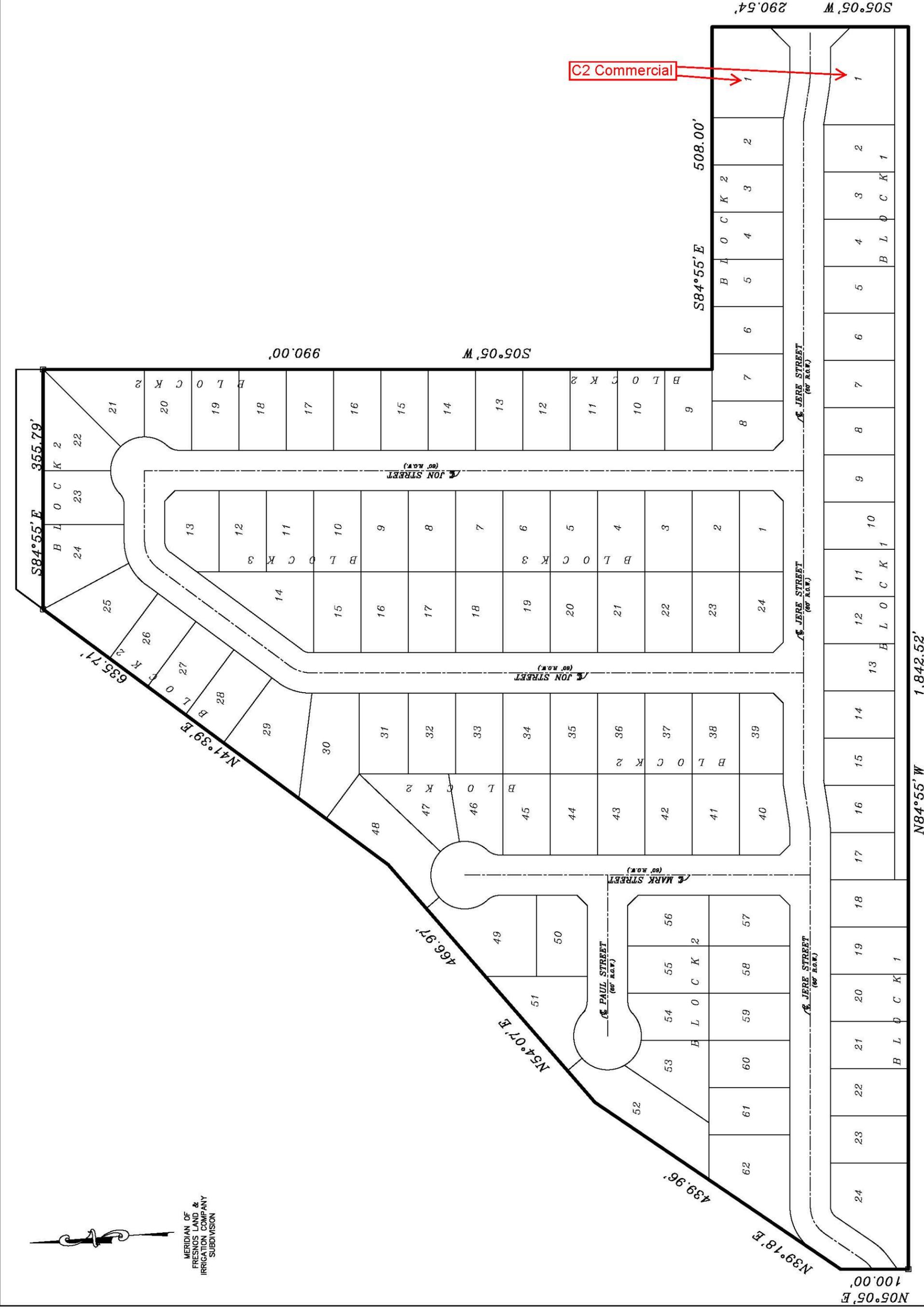
\_\_\_\_\_  
City Secretary, Jacqueline Moya

Scale: N/A
Date: 02/25/2025
Designed by: James E. Rose
Drawn by: AHERNADZ
Checked by:
Approved by:
Project No.: 21933

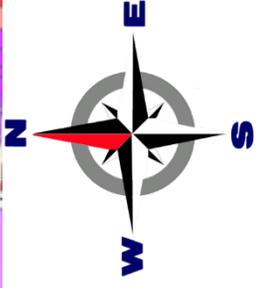
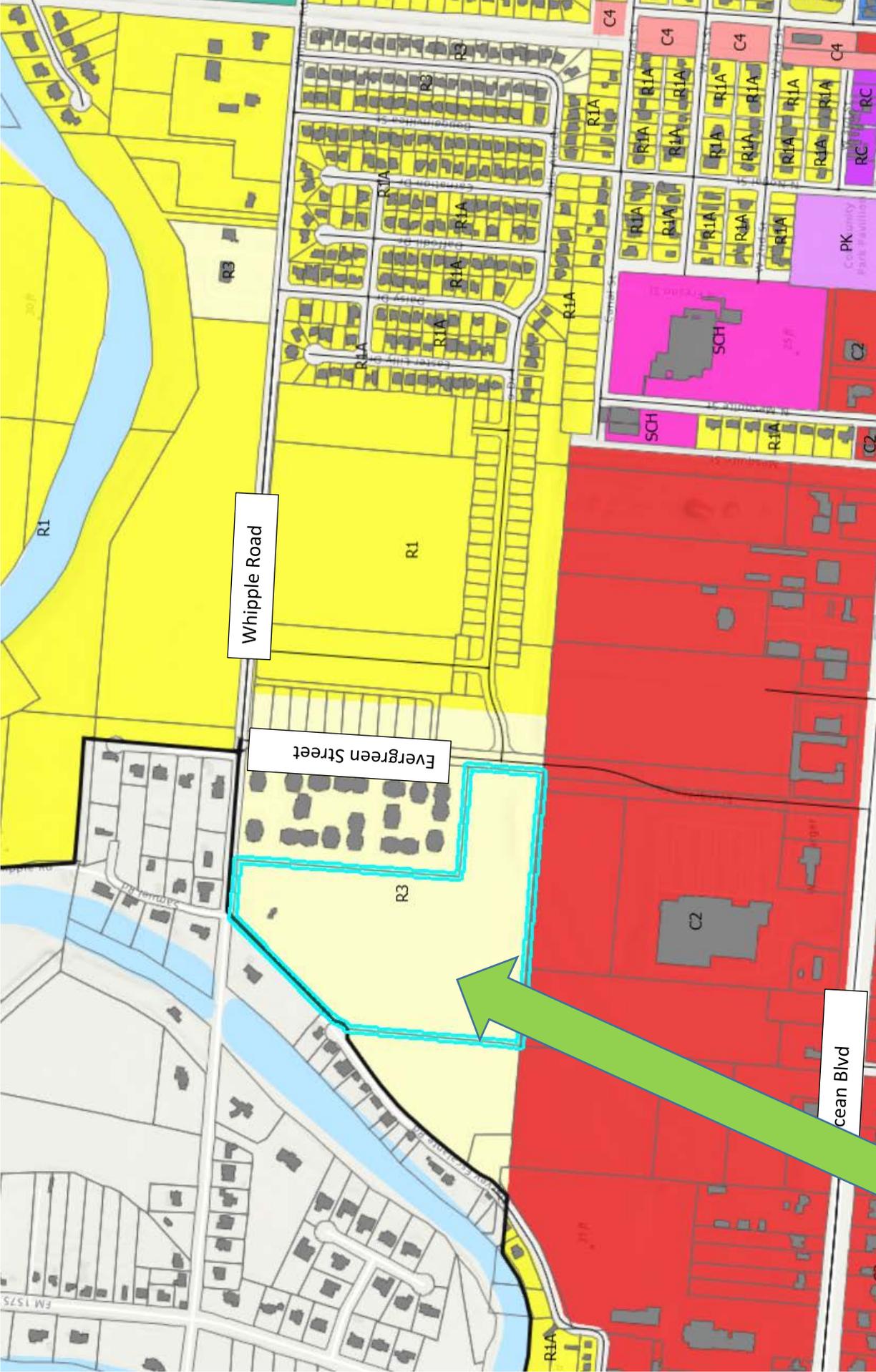
PROPOSED SUBDIVISION LAYOUT

PLANS FOR CONSTRUCTION OF  
 PEDERSON BROTHERS SUBDIVISION NO. 6  
 IN  
 THE CITY OF LOS FRESNOS, TEXAS  
 (108 RESIDENTIAL LOTS  
 & 2 COMMERCIAL LOTS)

Mejia & Rose, Incorporated  
 Engineering  
 I.B.P.E. Reg. No. F-5870  
 T.B.P.L.S. Reg. No. 1002900  
 1643 West Price Road (968) 544-3022  
 P.O. Box 3761 Brownsville, Texas 78820  
 Fax (956) 544-9088



MERIDIAN OF  
 FRESNOS LAND &  
 IRRIGATION COMPANY  
 SUBDIVISION



LOCATION OF PROPOSED SUBDIVISION