



Planning and Zoning Commission Meeting Minutes

Monday, July 20, 2026 at 6:00 PM

City Hall – 520 East Ocean Blvd. Los Fresnos, TX 78566

<https://cityoflosfresnos.com/meetings>

NOTICE OF SAID MEETING IS HEREBY GIVEN BY THE CITY OF LOS FRESNOS PURSUANT TO CHAPTER 551, TITLE 5 OF THE TEXAS GOVERNMENT CODE, THE TEXAS OPEN MEETINGS ACT.

A. CALL MEETING TO ORDER

The meeting was called to order at 6:01 p.m.

B. VISITORS REMARKS

To speak, you must sign in with the City Secretary prior to the meeting. You have a limit of 5 minutes to speak.

C. PUBLIC HEARING

1. Public hearing to receive comments from the public regarding a proposed zoning change for certain properties located on the north side of West Ocean Boulevard/Highway 100, from R-1 Single-Family Residential District to C-2 General Commercial District, generally described as portions of Block 164 and Block 165 of the Fresnos Land & Irrigation Company Subdivision and adjacent unsubdivided tracts identified by Cameron County Property IDs 138155, 138156, 138159, 138164, 138165, 161933, 161936, 161937, 161941, 161943, and 241923.

Public hearing opened at 6:01 p.m.

One property owner spoke about ongoing maintenance challenges along Highway 100, particularly the deep drainage ditch located in front of the properties. He noted that the depth of the ditch makes it difficult to maintain vegetation and keep the area clean and attractive. He requested that the City and the Texas Department of Transportation work together to address maintenance issues associated with the ditch and property entrances. He also asked whether the proposed rezoning would result in increased property taxes and requested information regarding any potential tax impacts on affected property owners.

Additional comments focused on the rationale for the rezoning request and the City's long-term vision for the corridor. Questions were raised regarding whether a developer or specific commercial project had prompted the request, what types of businesses might be allowed in the area, and whether traffic impact studies had been conducted. Residents also inquired about infrastructure improvements, protections for nearby homeowners, and possible requirements related to fencing, landscaping, buffering, lighting, noise mitigation, and hours of operation.

Further concerns were expressed regarding the broader public benefit of the rezoning and its potential effects on the existing residential neighborhood. Speakers requested information supporting the recommendation, including traffic, drainage, flood, property value, and neighborhood compatibility analyses. Questions were also raised regarding the basis for rezoning multiple properties when the request reportedly originated from a single property owner, and whether any conflicts of interest existed among officials participating in the decision-making process.

Public hearing closed at 6:14 p.m.

2. Public Hearing to present and receive comments from residents regarding proposed amendments to Articles 1, 2, and 3 of the City of Los Fresnos Zoning Ordinance relating to application requirements and review processes, the On-Site Stormwater Management

Incentive Program, the Wildfire Protection Incentive Program, and the Shaded Parking Lots Incentive Program; associated with TxCDBG Planning Grant Contract No. 23-160-015-E338.

Public hearing opened at 6:14 p.m.

Nick Hill, Planner with GrantWorks, Inc., presented the proposed amendments on behalf of the City. He explained that the amendments were developed through the General Land Office (GLO) Resilient Communities Program, which fully funded the preparation of a comprehensive plan and related zoning ordinance amendments focused on hazard resilience. He noted that the amendments are intended to incorporate consideration of flood and wildfire hazards into zoning applications and decision-making processes. Proposed requirements would require applicants seeking certain zoning approvals to identify the presence of 100-year and 500-year floodplains, wildfire risk areas, and other hazard-related conditions affecting the subject property and describe how such risks would be addressed.

Mr. Hill also reviewed several additional amendments, including the addition of resiliency-related definitions, the recognition of hazard resilience as a purpose of the zoning ordinance, encouragement of shade-providing trees in required landscaping areas, and additional review criteria for variance requests. He further outlined three proposed voluntary incentive programs designed to encourage flood mitigation, wildfire protection measures, and shaded parking lots. Eligible developments participating in these programs could receive reductions in building permit fees based on the implementation of qualifying stormwater management features, wildfire protection measures, or tree and landscaping improvements.

Mr. Hill explained the available actions that could be taken by the Planning and Zoning Commission following the public hearing, including approval and recommendation, conditional approval, tabling the item for further discussion, or rejection with direction for additional revisions.

No public comments or objections were received following the presentation, and the public hearing was closed at 6:25 p.m..

D. ACTION ITEMS

1. Consideration and ACTION to approve the minutes from June 15, 2026.

Motion was made and seconded to approve the minutes from June 15, 2026.

Motion made by Place 4 Matta, Seconded by Place 5 Bebon.

Voting Yea: Place 2 Torres, Place 3 Sierra, Place 4 Matta, Place 5 Bebon

2. Consideration and ACTION to approve a proposed zoning change for certain properties located on the north side of West Ocean Boulevard/Highway 100, from R-1 Single-Family Residential District to C-2 General Commercial District, generally described as portions of Block 164 and Block 165 of the Fresnos Land & Irrigation Company Subdivision and adjacent unsubdivided tracts identified by Cameron County Property IDs 138155, 138156, 138159, 138164, 138165, 161933, 161936, 161937, 161941, 161943, and 241923

Mr. Milum responded to questions raised during the public hearing. Staff explained that drainage improvements are planned in the area and that the City would continue working with TxDOT regarding maintenance concerns along Highway 100. Questions regarding property taxes were addressed, with staff noting that residential properties would continue to be appraised as residential properties unless redeveloped for commercial use. Mr. Milum explained that the proposed rezoning was intended to align with the long-term commercial development pattern along Highway 100, citing the corridor's high traffic volume and existing commercial zoning in adjacent areas. He further explained that no specific developer was associated with the rezoning request and that commercial development would remain subject to existing requirements related to buffering, landscaping, fencing, lighting, drainage, and other

development standards designed to protect neighboring residential properties.

Several residents continued to express concerns regarding the potential long-term impacts of commercial development, including traffic, noise, lighting, quality of life, and the possibility of residential properties becoming surrounded by commercial uses.

Mr. Milum clarified that existing residences would remain legal nonconforming uses, could continue to be occupied or sold as residences, and that Longhorn Lane and surrounding residential subdivisions were not included in the rezoning request and would remain residential. Mr. Milum also discussed the City's long-term vision of expanding commercial opportunities along the Highway 100 corridor while maintaining buffers between commercial and residential areas.

During discussion, a Board Member Henry Bebon suggested tabling the item to allow for an additional public hearing and further public information; however, no motion was made to table the item.

Motion was made and seconded to approve a proposed zoning change for certain properties located on the north side of West Ocean Boulevard/Highway 100, from R-1 Single-Family Residential District to C-2 General Commercial District, generally described as portions of Block 164 and Block 165 of the Fresnos Land & Irrigation Company Subdivision and adjacent unsubdivided tracts identified by Cameron County Property IDs 138155, 138156, 138159, 138164, 138165, 161933, 161936, 161937, 161941, 161943, and 241923.

Motion made by Place 4 Matta, Seconded by Place 2 Torres.

Voting Yea: Place 2 Torres, Place 4 Matta

Voting Nay: Place 5 Bebon

Voting Abstaining: Place 3 Sierra

3. Consideration and ACTION to recommend proposed amendments to Article 1, 2, and 3 of the City of Los Fresnos Zoning Ordinance associated with TxCDBG Planning Grant Contract No. 23-160-015-E338.

GrantWorks Planner Nick Hill explained that any improvements installed under the incentive programs would be subject to long-term maintenance requirements. He stated that the obligation would be recorded with the property and disclosed in county records, ensuring that future property owners would be aware of the requirement. Mr. Hill noted that long-term maintenance provisions are standard for infrastructure-related improvements and are intended to ensure that stormwater management, wildfire protection, and heat mitigation measures continue to provide lasting public benefits. He further explained that maintenance agreements may be required by the City and would be incorporated into property records to remain in effect after a sale or transfer of ownership.

Additional discussion highlighted examples of existing drainage detention facilities and other infrastructure improvements that require ongoing maintenance. Mr. Milum explained that the proposed programs are voluntary and designed to encourage developers and property owners to implement additional resiliency measures in exchange for reductions in building permit fees. The benefits discussed included improved stormwater management, enhanced wildfire protection through construction materials and site design, and increased tree canopy within parking lots to reduce heat impacts.

Board members also confirmed that maintenance requirements would be reflected in restrictive covenants and title records, ensuring future owners are notified of their obligations.

Motion was made and seconded to recommend proposed amendments to Article 1, 2, and 3 of the City of Los Fresnos Zoning Ordinance associated with TxCDBG Planning Grant Contract No. 23-160-015-E338.

Motion made by Place 5 Bebon, Seconded by Place 4 Matta.

Voting Yea: Place 2 Torres, Place 3 Sierra, Place 4 Matta, Place 5 Bebon

E. ADJOURNMENT

The meeting was adjourned at 7:22 p.m.

Juan Sierra, Vice-Chairman

ATTEST:

Jacqueline Moya, City Secretary