



Planning and Zoning Commission Meeting Minutes

Monday, December 15, 2025 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 6:00 p.m.

PRESENT

Place 1 Robert Walsdorf
Place 2 Jacob Wasonga
Place 3 Juan Sierra
Place 4 Anita Matta
Place 5 Henry Bebon
Place 6 Larry Meade
Place 7 Javier Rodriguez

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 residents regarding a variance request to reduce the front building setback from 20 feet to 10 feet on the property at 32832 Harvey Escalante Rd.

Public hearing opened at 6:00 p.m.

Victoria, the project manager, explained that based on guidance from the building permits office, the project is allowed a 10-foot setback for the open porch, while the remainder of the structure must comply with the 20-foot setback requirement. She noted that two small corners of the building encroach on the 20-foot setback and requested a variance for those areas only. The purpose of the request is to avoid positioning the structure too close to the water and to ensure a stable foundation.

Public hearing closed at 6:02 p.m.

D. ACTION ITEMS

1. Consideration and ACTION to approve a variance request to reduce the front building setback from 20 feet to 10 feet on the property at 32832 Harvey Escalante Rd.

Mr. Milum explained his recommendation for approval was based on the unique characteristics of the lot, which is unusually narrow and positioned near the resaca, creating concerns about stability and proximity to water. Additional factors supporting approval included the limited traffic on the non-through street, the presence of a cul-de-sac, and the 60-foot right-of-way providing extra space beyond the typical curb-to-curb width.

Motion was made and seconded to approve a variance request to reduce the front building setback from 20 feet to 10 feet on the property at 32832 Harvey Escalante Rd.

Motion made by Place 3 Sierra, Seconded by Place 2 Wasonga.

Voting Yea: Place 1 Walsdorf, Place 2 Wasonga, Place 3 Sierra, Place 4 Matta, Place 5 Bebon, Place 6 Meade, Place 7 Rodriguez

2. Consideration and ACTION to approve the preliminary plat of Falcons Landing Subdivision.

Several residents, spoke in opposition, citing concerns about increased traffic, loss of rural character, environmental impacts, and potential strain on infrastructure. They requested that the developer reduce density and preserve the area's natural features. The developer responded that the design complies with zoning requirements, includes larger lot sizes than originally proposed, maintains standard setbacks, and provides three private parks within a gated community. Mr. Milum noted that lot sizes were increased to 70, 80, and 90 feet to address prior concerns and that future roadway improvements are planned for Henderson Road.

Motion was made and seconded to approve the preliminary plat of Falcons Landing Subdivision.

Motion made by Place 6 Meade, Seconded by Place 2 Wasonga.

Voting Yea: Place 1 Walsdorf, Place 2 Wasonga, Place 3 Sierra, Place 4 Matta, Place 6 Meade, Place 7 Rodriguez

Voting Nay: Place 5 Bebon

3. Consideration and ACTION to approve the minutes from November 17, 2025.

Motion was made and seconded to approve the minutes from November 17, 2025.

Motion made by Place 6 Meade, Seconded by Place 2 Wasonga.

Voting Yea: Place 1 Walsdorf, Place 2 Wasonga, Place 3 Sierra, Place 4 Matta, Place 5 Bebon, Place 6 Meade, Place 7 Rodriguez

E. ADJOURNMENT

Meeting was adjourned at 6:29 p.m.

Robert Walsdorf, Chairman

ATTEST:

Jacqueline Moya, City Secretary