



Planning and Zoning Commission Meeting Minutes

Monday, March 16, 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

Meeting was called to order at 6:00 p.m.

PRESENT

Place 1 Robert Walsdorf
Place 2 Jacob Wasonga
Place 4 Anita Matta
Place 5 Henry Bebon
Place 7 Javier Rodriguez

ABSENT

Place 3 Juan Sierra
Place 6 Larry Meade

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.

The applicant explained he requested a variance from the six foot setback requirement to allow a new concrete slab to align with an existing shed located four feet from the property line. The proposed 12 foot by 30 foot slab would vary between four and twelve feet from the property line with only a portion within the reduced setback.

Mr. Juan Cabrera, property owner at 126 N Cuates, stated concerns regarding property boundary and setback issues affecting neighboring properties. He explained the history of the lot divisions following a repossession and noted that he adjusted his own home placement to comply with code requirements when he built. He questioned why boundary or setback concerns were not addressed during previous property sales and expressed concern about changes being required now. He emphasized fairness and the long term impact on property owners and their families.

Ms. Denise Galvan, speaking on behalf of her mother, requested approval to install a fence at 503 Legion Hall due to long term conflicts with a neighboring property owner. She cited ongoing harassment and police involvement over several years and stated that law enforcement advised installing a fence to reduce confrontation. The requested fence would be six feet in height along the shared property line, exceeding the typical three foot allowance and is intended to protect the family's safety, privacy, and well being.

C. PUBLIC HEARING

1. Public hearing to receive comments from residents regarding a variance request to allow a rear yard setback from 6 feet to 4 feet at 129 N Cuates Camino.

Public hearing opened at 6:13 p.m.

Mr. James Keillor stated that there is no error associated with the property at 131 North Cuates. He explained that the request is solely for a variance from the city's six foot setback

requirement due to an existing, unpermitted storage building constructed approximately four feet from the property line by a prior owner. He noted that the proposed expansion aligns with the existing slab and remains limited in size. He stated that the Architectural Committee has reviewed the proposal, finds it acceptable for neighborhood aesthetics and has no objection to reducing the setback to four feet. He also addressed easement concerns, indicating that utility access would not be impacted.

Public hearing closed at 6:13 p.m.

2. Public hearing to receive public comments regarding a variance request for the property located at 503 Legion Hall to allow a 6-foot-tall wooden fence along the front side of the property, increasing the allowed height from the required 3 feet to 6 feet.

Public hearing opened at 6:20 p.m.

Ms. Kayla Ledezma, a resident of 500 Legion Hall and a neighboring property owner, expressed support for the request to install a six foot fence at 503 Legion Hall. She stated that the fence would be beneficial for the well-being of the affected residents and the surrounding neighbors.

Public hearing closed at 6:21 p.m.

D. ACTION ITEMS

1. Consideration and ACTION to approve a variance request to allow a rear yard setback from 6 feet to 4 feet at 129 N Cuates Camino.

Chairman Walsdorf asked Mr. Milum if he could clarify the request.

Mr. Milum explained that the proposal involves a new concrete slab extending from an existing slab associated with a storage shed, not a basketball slab. The existing shed is located four feet from the property line and the new slab would extend outward, increasing the setback to eight feet and beyond in other areas. Staff noted the request does not reduce the setback below three feet and that adequate access remains for emergency personnel. No property line conflicts were identified.

Motion was made and seconded to approve a variance request to allow a rear yard setback from 6 feet to 4 feet at 129 N Cuates Camino.

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

Voting Yea: Place 1 Walsdorf, Place 2 Wasonga, Place 4 Matta, Place 5 Bebon, Place 7 Rodriguez

2. Consideration and ACTION to approve a variance request to allow a 6-foot-tall wooden fence along the front side of the property, increasing the allowed height from the required 3 feet to 6 feet at 503 Legion Hall.

Mr. Milum expressed concerns regarding traffic visibility and public safety associated with allowing a six foot fence within the front yard area. It was noted that city ordinance limits front yard fence height to three feet or four feet if see through to prevent visual obstructions and potential safety issues. It would also set a precedent, and others will want to do the same thing.

Motion was made and seconded to DENY a variance request to allow a 6- foot- tall wooden fence along the front side of the property, increasing the allowed height from the required 3 feet to 6 feet at 503 Legion Hall.

Motion made by Place 5 Bebon, Seconded by Place 2 Wasonga.

Voting Yea: Place 1 Walsdorf, Place 2 Wasonga, Place 4 Matta, Place 5 Bebon, Place 7 Rodriguez

3. Consideration and ACTION to approve the minutes from February 16, 2026.

Motion was made and seconded to approve the minutes from February 16, 2026.

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

Voting Yea: Place 1 Walsdorf, Place 2 Wasonga, Place 4 Matta, Place 5 Bebon, Place 7 Rodriguez

E. ADJOURNMENT

Meeting was adjourned at 6:32 p.m.

Robert Walsdorf, Chairman

ATTEST:

Jacqueline Moya, City Secretary