



Planning and Zoning Commission Meeting Agenda

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

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.

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.
2. Consideration and ACTION to approve the preliminary plat of Falcons Landing Subdivision.
3. Consideration and ACTION to approve the minutes from November 17, 2025.

E. ADJOURNMENT

This is to certify that I, Jacqueline Moya, posted this agenda on the front bulletin board of the City Hall and the city website at www.cityoflosfresnos.com on December 9, 2025 on or before 8:30 p.m. and it shall remain so posted continuously for at least 3 business days preceding the scheduled time of said meeting.

/s/ Jacqueline Moya, City Secretary

Persons with any disabilities that would like to attend meetings must notify City Secretary 24 hours in advance so that the City can make arrangements for that disabled person.

ACTION ITEM REPORT



Item Title: 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.

Recommendation:

If you look at the detailed map the request really for 7 feet. Due to the area, extreme limitations of the Resaca and the road being one that folks go slow on, I believe this is appropriate to allow. In most areas it would not work but in this particular case I believe it is the correct thing to do.

I recommend approval.

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

December 3, 2025

TO: PROPERTY OWNERS

FROM: CITY OF LOS FRESNOS

SUBJECT: PUBLIC HEARING FOR A VARIANCE REQUEST TO REDUCE THE
FRONT BUILDING SETBACK FROM 20 FEET TO 10 FEET ON THE
PROPERTY AT 32832 HARVEY ESCALANTE RD, LOS FRESNOS, TX.

The Los Fresnos Planning and Zoning Commission will hold a public hearing to receive comments from residents regarding a variance request for the front building setback. The request seeks to reduce the setback from 20 feet to 10 feet for the following property:

- 32832 Harvey Escalante Rd., Los Fresnos, TX 78566

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

Date: Monday, December 15, 2025

Time: 6:00 p.m.

Please note: This variance request only affects the specific property 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 Milum, City Manager at (956) 233-5768.

Victoria Rivas

On Behalf of: Rafael Delgado & Marisol Rivas

956-238-8392

vrivas4444@gmail.com

City of Los Fresnos
Permits & Inspections Department
Los Fresnos, TX

Re: Request for Variance – Front Building Setback Reduction

To Whom It May Concern,

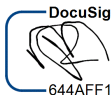
I hope this letter finds you well. I am writing to formally request a variance for the property located at **32832 Harvey Escalante Rd** in Los Fresnos, Texas.

Due to the **irregular shape of the lot** and the fact that the property is bordered by a **resaca at the rear**, we are seeking approval to reduce the required **front building setback from 20 feet to 10 feet**. The unique shape of the parcel significantly limits the buildable area, and maintaining the standard setback would force the structure unreasonably close to the resaca. This raises concerns regarding **erosion, safety, and the long-term stability** of the home's foundation.

Granting this variance will allow us to position the residence safely and responsibly on the lot while still complying with all other zoning and building requirements. The proposed placement does not negatively impact neighboring properties, street visibility, or the character of the surrounding area.

Thank you for your time and consideration. I have provided a proposed site plan. Please feel free to contact me at your convenience.

Sincerely,
Victoria Rivas
Project Manager

DocuSigned by:

644AFF1A94E2477...

Marisol Rivas

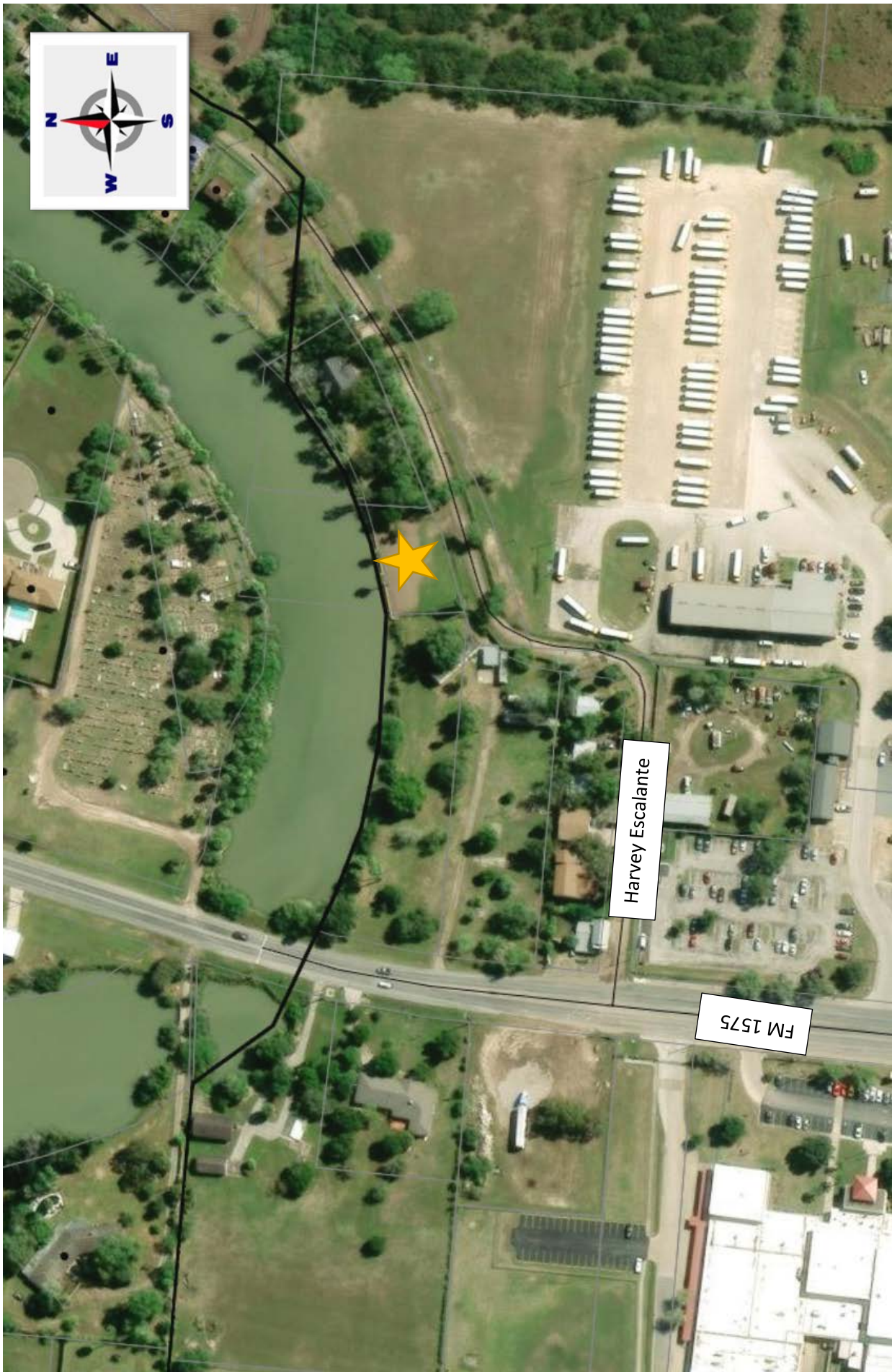
11/21/2025 | 17:18 CST

DocuSigned by:

BDB69705A87D498...

Rafael Delgado

11/21/2025 | 17:30 CST



ACTION ITEM REPORT



Item Title: 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.

Recommendation:

This is time set aside to hear from the residents in the area concerning the variance request.

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

October 28, 2025

TO: PROPERTY OWNERS

FROM: CITY OF LOS FRESNOS

SUBJECT: PUBLIC HEARING FOR A VARIANCE REQUEST FOR THE CUL-DE-SACS LENGTHS WHICH EXCEED THE MAXIMUM REQUIRED LENGTH OF 600 FT. WITHIN THE PROPOSED FALCONS LANDING SUBDIVISION.

The Los Fresnos Planning and Zoning Commission will hold a public hearing to receive comments from residents regarding a variance request for the length of the cul-de-sacs within the proposed subdivision exceeding required maximum length of 600 ft.

The variance request pertains to the following proposed streets:

- Peregrine Way: cul-de-sac length of 607 ft.
- Osprey Way: cul-de-sac length of 919 ft.
- Red Tail Way: cul-de-sac length of 1067 ft.

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

Date: Monday, November 17, 2025

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 Milum, City Manager at (956) 233-5768.

Moore Land Surveying, LLC

Section D, Item # 1.

14216 Palis Drive
La Feria, TX 78552

(956)245-0988
(956)245-4651

TBPLS Firm No. 10194186
TBPE Firm No. 19190

Jacqueline Moya
City of Los Fresnos
520 E. Ocean Blvd.
Los Fresnos, TX 78566

September 14, 2025

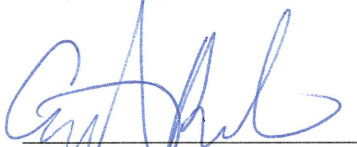
RE: FALCON'S LANDING VARIANCE

Ms. Moya:

On behalf of our client, we would like to request a variance for the length of the cul-de-sacs within the proposed subdivision exceeding the maximum length of 600 ft. (*Chapter 38, Section 38-73 – Street Design*). At this point in the design of the proposed subdivision, the cul-de-sac street being named Peregrine Way has a length of 607 feet, the cul-de-sac street being named Osprey Way has a length of 919 feet, and the cul-de-sac street being named Red Tail Way has a length of 1067 feet.

Should you have any questions feel free to contact myself at 956-929-1615.

Respectfully,



Emiliano Rosel, PE
Moore Land Surveying, LLC



David Floodman
URH Development, LLC

1. FLOOD ZONE CLASSIFICATION
THIS SUBDIVISION LIES IN ZONE "X" AS PER THE NATIONAL FLOOD INSURANCE RATE MAP OF COMMUNITY NUMBER 480108, PANEL NUMBER 0475, SUFFIX "F", REVISED FEBRUARY 16, 2018 (MAP: 48061C0475F)

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Abstract

1. *Journal of the American Medical Association*, 2000; 283: 2689-2696.

PRELIMINARY PLAT OF:

FALCON'S LANDING

SUBDIVISION
71.66 ACRES OF LAND COMPRISED OF 23.84

OF BLOCK 148; 3.90 ACRES OUT OF BLOCK 153
AND 9.38 ACRES OUT OF BLOCK 154 OF
THE FRESNO LAND AND IRRIGATION COMPANY

SUBDIVISION RECORDED IN VOLUME 3, PAGES 9
AND 9A, MAP RECORDS OF CAMERON COUNTY,
TEXAS

URH DEVELOPMENT, LLC (DAVID FLOODMAN)
SUBDIVIDED FOR: 4847 S. JACKSON, UNIT D

1" = 100'	(956) 739-4570	
	PLOT DATE: 14 MAY 2025	JOB NO: 434008

LEGEND	
	IRON ROD FOUND
	Moore Land





































14216 Palis Drive, La Feria, TX 78559
(956) 245-2222, TDD: 956-245-2222, FAX: 956-245-2222

SHEET 1 OF 2 (956)245-4651 TBPE Firm No. 19190 10





ACTION ITEM REPORT



Item Title: Consideration and ACTION to approve the preliminary plat of Falcons Landing Subdivision.

Recommendation:

Staff and Hanson Professional Services have reviewed the plans. The requirements of the ordinance have been met.

I recommend approval.

MEMORANDUM

TO: Jacqueline Moya
City Secretary
jmoya@losfresnostx.gov

CC: Mark W. Milum
City Manager
mmilum@losfresnostx.gov

FROM: Paolina Vega, P.E.
pvega@hanson-inc.com

DATE: November 3, 2025

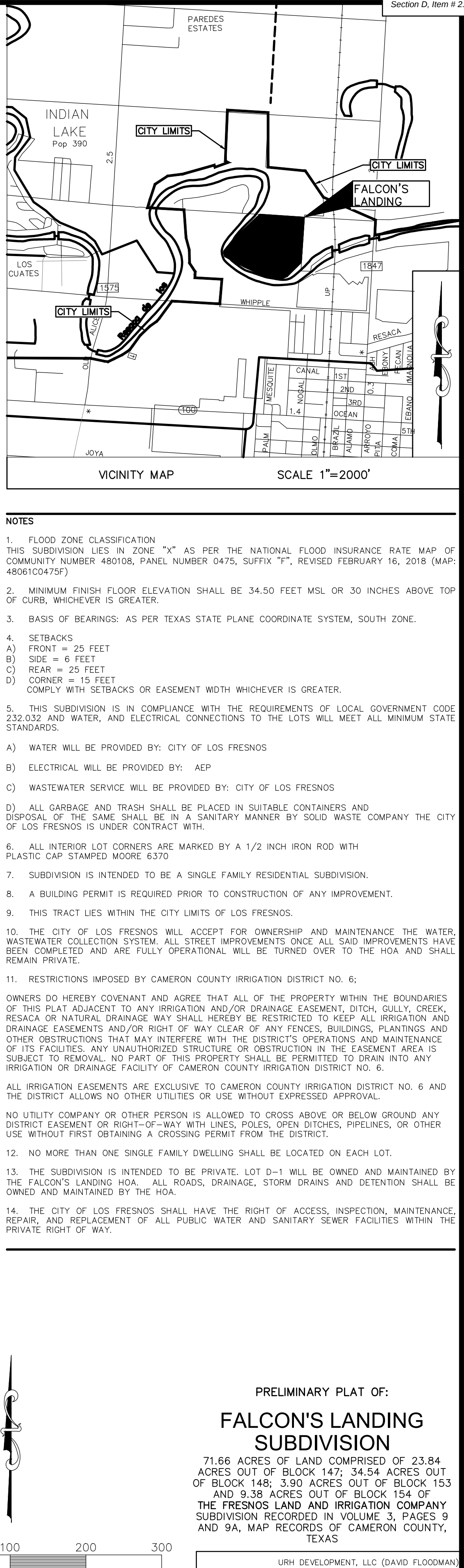
SUBJECT: Preliminary Plat Review of Falcon's Landing Subdivision

We have reviewed the preliminary plat of Falcon's Landing (formerly Henderson Ranch) Subdivision for compliance with the City of Los Fresnos Subdivision Ordinance recommend approval of the preliminary plat pending resolution to the following comments:

Preliminary Plat

1. Approval of variance request for the length of cul-de-sac exceeding the 600 feet.
2. Submit Final Drainage Report signed and sealed by Professional Engineer.

All revised documents and construction plans shall be subject to further review. If you have any questions, do not hesitate to contact me at 956-551-7512 or at pvega@hanson-inc.com



NATIONAL GEODETIC SURVEY BENCHMARK
DESIGNATION K 23/PID AB0274
ELEV.28.18' (DATUM IS NAVD 88)
0.2 MILE NORTH ALONG A PAVED ROAD FROM THE
INTERSECTION OF STATE HIGHWAY 100 AT LOS FRESNOS
CAMERON COUNTY, 30 FEET WEST OF AND 1 FOOT
HIGHER THAN THE CENTERLINE OF THE ROAD, AT A
CONCRETE CULVERT, AND IN THE CENTER OF THE TOP
OF THE WEST HEADWALL. A CAMERON COUNTY
STANDARD DISK, STAMPED K 23 28.27.

14216 Palis Drive, La Feria, TX 78559
(956)245-0988 TBPLS Firm No. 1
(956)245-4651 TBPE Firm No. 19

ACTION ITEM REPORT



Item Title: Consideration and ACTION to approve the minutes from November 17, 2025.

Recommendation:

I recommend approval.



Planning and Zoning Commission Meeting Minutes

Monday, November 17, 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 6 Larry Meade
Place 7 Javier Rodriguez

ABSENT

Place 4 Anita Matta
Place 5 Henry Bebon

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.

A resident of the neighboring subdivision raised concerns about the unexpected removal of foliage near a planned development, stressing the need to protect the resaca before construction and to consider homeowners who have invested in their outdoor spaces. He requested details on the extent of foliage removal, drainage plans, and measures like retaining walls to safeguard the area, noting that residents received little notice and urging better communication moving forward.

C. PUBLIC HEARING

1. Public hearing to receive comments from residents regarding a variance request on the cul-de-sacs lengths which exceed the maximum required length of 600 feet within the proposed Falcons Landing Subdivision.

Public hearing opened at 6:03 p.m.

Several residents voiced concerns and perspectives regarding the proposed Falcon Landing subdivision and its variance requests:

Vanessa Castillo urged denial of the variances, citing violations of Texas law and city code. She argued that the proposed cul-de-sacs far exceed length limits, pose safety and emergency access risks, and lack traffic, drainage, and infrastructure studies. She emphasized that the developer's desire for higher density is not a legal hardship and requested a redesign that complies with code.

Gabriella Cavazos raised issues about school bus safety, crime risks, and survey accuracy. She noted that long cul-de-sacs without sidewalks endanger children, challenged claims that cul-de-sacs reduce crime, and highlighted discrepancies in lot measurements that could affect compliance. She requested a verified survey, traffic review, and coordination with the school district before approval.

James Keillor supported variances, stating that sidewalks and proper pickup points can address safety concerns. He cited Durango Estates as an example of a successful subdivision with a long cul-de-sac and argued that cul-de-sacs enhance neighborhood quietness and property value.

Roque Villafranca acknowledged growth is inevitable but stressed that development must follow regulations and include amenities like sidewalks and road improvements to protect children and pedestrians. He expressed openness to compromise if safety and compliance are ensured.

Leticia Rodriguez reinforced road safety concerns, sharing personal experiences of speeding traffic and questioning how the area could handle additional vehicles from 160 new lots. They urged the commission to consider current road limitations before approving more development.

Public hearing was closed at 6:28 p.m.

D. ACTION ITEMS

1. Consideration and ACTION to approve a variance request on the cul-de-sacs lengths which exceed the maximum required length of 600 feet within the proposed Falcons Landing Subdivision.

The board discussed the variance request on the cul-du-sacs and compliance with safety standards for emergency vehicles and buses. Comments noted that Henderson Road concerns did not affect the cul-de-sac and the design met size requirements for vehicle access. A variance was confirmed as permissible. After motions to approve and deny were made, the motion to approve failed, and the motion to deny carried.

Motion was made and seconded to deny the variance request on the cul-de-sacs lengths which exceed the maximum required length of 600 feet within the proposed Falcons Landing Subdivision.

Motion made by Place 6 Meade, Seconded by Place 3 Sierra.

Voting Yea: Place 1 Walsdorf, Place 3 Sierra, Place 6 Meade

Voting Nay: Place 2 Wasonga, Place 7 Rodriguez

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

No discussion or action was taken because the variance was denied.

3. Consideration and ACTION to approve the minutes from October 20, 2025.

Motion was made and seconded to approve the minutes from October 20, 2025.

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

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

E. ADJOURNMENT

Meeting was adjourned at 6:28 p.m.