



Planning and Zoning Commission Meeting Agenda

Monday, May 19, 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. ACTION ITEMS

1. Consideration and ACTION to approve the minutes from April 21, 2025.
2. Consideration and ACTION to approve the Pederson Brothers Subdivision No. 5 preliminary plat.
3. Consideration and ACTION to approve the Valencia Estates Subdivision preliminary and final plat.
4. Consideration and ACTION to approve the Twin Oaks Plaza Subdivision preliminary and final plat.

D. 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 May 16, 2025 on or before 5:30 p.m. and it shall remain so posted continuously for at least 72 hours 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: Consideration and ACTION to approve the minutes from April 21, 2025.

Recommendation:

I recommend approval.



Planning and Zoning Commission Meeting Minutes

Monday, April 21, 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

Chairman Robert Walsdorf called the meeting to order at 6:00 p.m.

PRESENT

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

ABSENT

Place 4 Desi Delgado

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.

There were none.

C. PUBLIC HEARING

1. Public Hearing to receive comments from the residents concerning the re-zoning of Block 1, Lots 2-24, Block 2, Lots 2-62, Block 3, Lots 1-24 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.

Public hearing was opened at 6:00 p.m.

There were no comments.

Public hearing closed at 6:01 p.m.

2. Public hearing to receive comments from residents concerning the application for conditional use permit to allow a Mobile Automotive Repair Service Business at 910 S. Arroyo Blvd. Suite C2.

Public hearing was opened at 6:01 p.m.

There were no comments.

Public hearing was closed at 6:01 p.m.

D. ACTION ITEMS

1. Consideration and ACTION to approve the re-zoning of Block 1, Lots 2-24, Block 2, Lots 2-62, Block 3, Lots 1-24 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.

Mr. Milum explained where the proposed subdivision was located and described the layout. He answered questions from the board.

Motion was made and seconded to approve the re-zoning of Block 1, Lots 2-24, Block 2, Lots 2-62, Block 3, Lots 1-24 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.

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

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

2. Consideration and ACTION to approve an application for conditional use permit to allow a mobile automotive repair service business at 910 S. Arroyo Blvd. Suite C2.

Mr. Milum explained where the property was located. He listed business already operating in the same location and advised the board this business would not affect them.

Motion was made and seconded to approve an application for conditional use permit to allow a mobile automotive repair service business at 910 S. Arroyo Blvd. Suite C2.

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

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

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

There was no discussion.

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

Motion made by Place 3 Sierra, Seconded by Place 5 Bebon.

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

E. ADJOURNMENT

Meeting was adjourned at 6:05 p.m.

Robert Walsdorf, Chairman

ATTEST:

Jacqueline Moya, City Secretary

ACTION ITEM REPORT



Item Title: Consideration and ACTION to approve the Pederson Brothers Subdivision No. 5 preliminary plat.

Recommendation:

Staff and Hanson Professional Services have reviewed the plat. Everything conforms to the required ordinances. Drainage has been approved by Hanson and Cameron County Drainage District # 1.

I recommend approval.

MEMORANDUM

TO: Jacquie Moya
City Secretary jmoya@citylf.us

FROM: Richard Riggins, P.E. rriggins@hanson-inc.com

DATE: April 29, 2025

SUBJECT: Preliminary Plat 3rd Review of Pederson Brothers No 5 Subdivision

Jacquie;

We have reviewed the Preliminary Plat for Pederson Brothers No 5 and recommend approval subject to completion of the City's comments.



Richard A. Riggins, P.E., R.P.L.S.
RAR

MEMORANDUM

TO: Jacqueline Moya
City Secretary jmoya@citylf.us

FROM: Richard Riggins, P.E. rriggins@hanson-inc.com

DATE: April 29, 2025

SUBJECT: Preliminary 3rd Plan Review for Pederson Brothers No 5 Subdivision

Jacquie;

We have reviewed the construction plans for Pederson Brothers No 5 Subdivision and recommend approval subject to addressing the city's comments and the following:

1. Provide plans and agreements for additional ditch expansion and deepening for ditch on south side of proposed subdivision and east of Evergreen Street.


Richard A. Riggins P.E., RPLS
RAR

ACTION ITEM REPORT



Item Title: Consideration and ACTION to approve the Valencia Estates Subdivision preliminary and final plat.

Recommendation:

Staff and Hanson Professional Services have reviewed the plat. Everything conforms to the required ordinances. Drainage has been approved by Hanson and Cameron County Drainage District # 4.

I recommend approval.

MEMORANDUM

TO: Jacquie Moya jmoya@citylf.us
City Secretary

FROM: Richard Riggins, P.E. rriggins@hanson-inc.com

DATE: April 30, 2025

SUBJECT: Preliminary Plat Recommendation for Valencia Estates Subdivision Re-submittal

Jacquie;

We have reviewed the Preliminary Plat for Valencia Estates Subdivision and find that the previous comments have been addressed and we recommend that the Preliminary Plat for Valencia Estates be accepted provided that the city's comments and the following comments are addressed.

1. Correct spelling on non-access drainage rights of way.



Richard A. Riggins, P.E., R.P.L.S.
RAR

MEMORANDUM

TO: Jacquie Moya jmoya@citylf.us
City Secretary

FROM: Richard Riggins, P.E. rriggins@hanson-inc.com

DATE: April 30, 2025

SUBJECT: Review of Final Plat for Valencia Estates Subdivision

Jacquie;

We have performed a review of the Final Plat for Valencia Estates Subdivision and recommend approval subject to the following comments, in addition to the City's comments.

1. Add a note that all residential structures be at least 18 inches above natural ground or top of curb whichever is greater.



Richard A. Riggins, P.E., R.P.L.S.
RAR

ACTION ITEM REPORT



Item Title: Consideration and ACTION to approve the Twin Oaks Plaza Subdivision preliminary and final plat.

Recommendation:

Staff and Hanson Professional Services have reviewed the plat. Everything conforms to the required ordinances. Drainage has been approved by Hanson and Cameron County Drainage District # 1.

I recommend approval.

MEMORANDUM

TO: Jacquie Moya jmoya@citylf.us
City Secretary


FROM: Richard Riggins, P.E. rriggins@hanson-inc.com

DATE: May 13, 2025

SUBJECT: Preliminary Plat Review Twin Oaks Plaza Subdivision 4th Review

Jacquie;

We have performed a Preliminary review of the Twin Oaks Plaza Subdivision and recommend acceptance of the Preliminary Plat.


Richard A. Riggins, P.E., R.P.L.S.

Email me at rriggins@hanson-inc.com if you have any questions.

MEMORANDUM

TO: **Jacquie Moya** jmoya@citylf.us
City Secretary

FROM: **Richard Riggins, P.E.** rriggins@hanson-inc.com

DATE: **May 13, 2025**

SUBJECT: **Final Plat Review Twin Oaks Plaza Subdivision 3rd Review**

Jacquie;

We have performed a Final Plat review of the Twin Oaks Plaza Subdivision and recommend acceptance of the Final Plat subject to the following:

1. Reference concrete monuments set at corners in metes and bounds description.



Richard A. Riggins, P.E., R.P.L.S.

Email me at rriggins@hanson-inc.com if you have any questions.