



Planning and Zoning Commission Meeting Agenda

Monday, September 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. ACTION ITEMS

1. Consideration and ACTION to approve the Los Fresnos Oaks Subdivision preliminary plat.
2. Consideration and ACTION to approve the minutes from August 18, 2025.

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 September 09, 2025 on or before 5:30 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: Consideration and ACTION to approve the Los Fresnos Oaks Subdivision preliminary plat.

Recommendation:

This subdivision is just outside the city limits on East Highway 100. The county has ultimate control but it is in our ETJ and will utilize our water. Staff and Hanson Professional Services have reviewed and 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: September 8, 2025

SUBJECT: Preliminary Plat Review of Los Fresnos Oaks Subdivision

We have reviewed the preliminary plat of Los Fresnos Oaks Subdivision for compliance with the City of Los Fresnos Subdivision Ordinance and we recommend preliminary plat approval.

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

ACTION ITEM REPORT



Item Title: Consideration and ACTION to approve the minutes from August 18, 2025.

Recommendation:

I recommend approval.



Planning and Zoning Commission Meeting Minutes

Monday, August 18, 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

Henry Bebon called the meeting to order at 6:01 p.m.

PRESENT

Place 2 Jacob Wasonga

Place 4 Anita Matta

Place 5 Henry Bebon

Place 6 Larry Meade

ABSENT

Place 1 Robert Walsdorf

Place 3 Juan Sierra

Place 7 Javier Rodriguez

B. VISITORS REMARKS

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There were none.

C. 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.

1. Public hearing to receive comments from residents regarding a variance request on rear yard setbacks from 25 feet to 15 feet on block 1, lots 14-16, block 4, lots 41-47, 54-60 and block 5, lots 12-16, 25-29, 38-40 of the proposed Valle Alto East Subdivision, Phase 7.

Public hearing opened at 6:00 p.m.

There were no comments from the public.

Public hearing closed at 6:00 p.m.

D. ACTION ITEMS

1. Consideration and ACTION to approve a variance request on rear yard setbacks from 25 feet to 15 feet on block 1, lots 14-16, block 4, lots 41-47, 54-60 and block 5, lots 12-16, 25-29, 38-40 of the proposed Valle Alto East Subdivision, Phase 7.

Mr. Milum explained staff recommended approval however they felt block 1, lot 14, block 4, lot 41, lot 47, lot 54 and lot 60 were not in the cul-de-sac. He recommended approving the requested excluding the lots he listed.

Motion was made and seconded to approve a variance request on rear yard setbacks from 25 feet to 15 feet on block 1, lots 15 & 16, block 4, lots 42-46, lots 55-59, and block 5, lots 12-16, 25-29, 38-40 of the proposed Valle Alto East Subdivision, Phase 7.

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

Voting Yea: Place 2 Wasonga, Place 4 Matta, Place 5 Bebon, Place 6 Meade

2. Consideration and ACTION to approve the minutes from July 21, 2025

Motion was made and seconded to approve the minutes from July 21, 2025.

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

Voting Yea: Place 2 Wasonga, Place 4 Matta, Place 5 Bebon, Place 6 Meade

E. ADJOURNMENT

The meeting was adjourned at 6:05 p.m.

Robert Walsdorf, Chairman

ATTEST:

Jacqueline Moya, City Secretary