



Planning and Zoning Commission Meeting Agenda

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

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 allow a rear yard setback from 6 feet to 4 feet at 129 N Cuates Camino.
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.

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

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 March 10, 2026 on or before 6:00 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 allow a rear yard setback from 6 feet to 4 feet at 129 N Cuates Camino.

Recommendation:

This is time set aside for the public to give their thoughts on the requested variance. The public talks and the board listens. The board can ask questions and discuss during the action items for item.



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

February 23, 2026

TO: PROPERTY OWNERS
FROM: CITY OF LOS FRESNOS
SUBJECT: PUBLIC HEARING FOR A VARIANCE REQUEST TO REDUCE THE REAR YARD SETBACK FROM 6 FEET TO 4 FEET FROM PROPERTY LINE ON THE PROPERTY AT 129 N CUATES, 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 rear yard setback. The request seeks to reduce the setback from 6 feet to 4 feet for the following property:

- 129 N Cuates, Los Fresnos, TX 78566

Location: Los Fresnos City Hall, 520 E Ocean Blvd., Los Fresnos, TX 78566
Date: Monday, March 16, 2026
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.

REQUEST FOR VARIANCE

City of Los Fresnos
February 9, 2026
520 East Ocean Blvd
Los Fresnos, Texas 78566
Attn: Planning and Zoning Committee

RE: Cuates Resaca Village Subdivision, Section 1
-Request for Variance of Rear Setback Distance On Fence Line from existing Storage Shed.

Dear Members of the Planning and Zoning Committee,

I am hereby requesting a variance from the 6 feet rear yard setback for the new Storage Building in the Cuates Resaca Village Subdivision, Section 1 to no less than 4 feet setback.

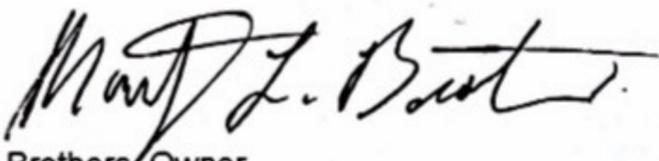
The reason being as before that the existing Storage Building has a 4 foot setback from fence line and request to continue on 42 feet where it would gradually increase to 8 feet.

Reduction to 4 feet allows for Storage area to remain flush with existing Storage and still large area for back yard.

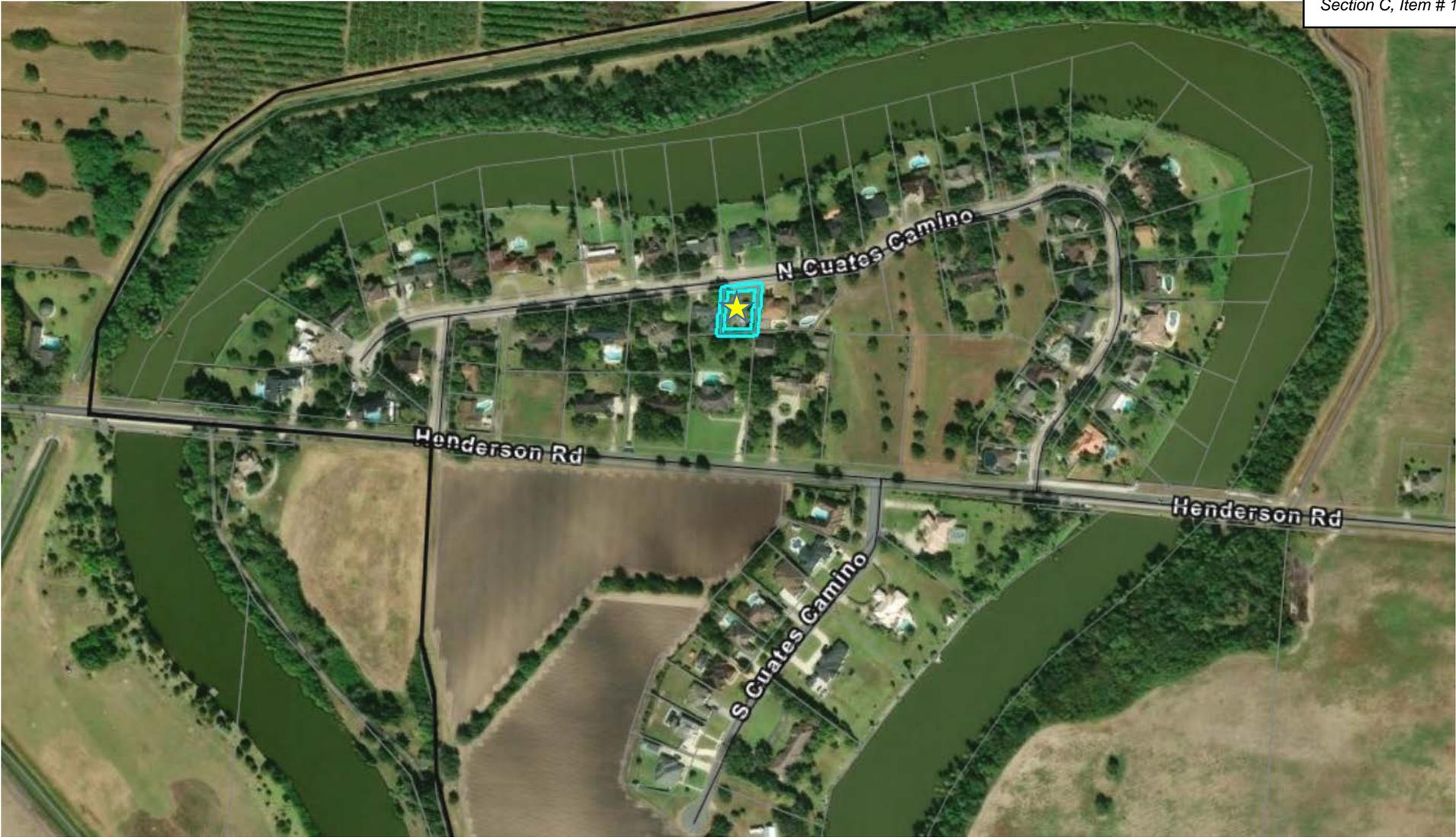
The attached map shows lots for which the variance is requested.

This is for Block 2, Lots 2 as shown.

Please let me or the Contractor know if you have any questions or need anything else from us in order for this to be placed on your agenda for approval.

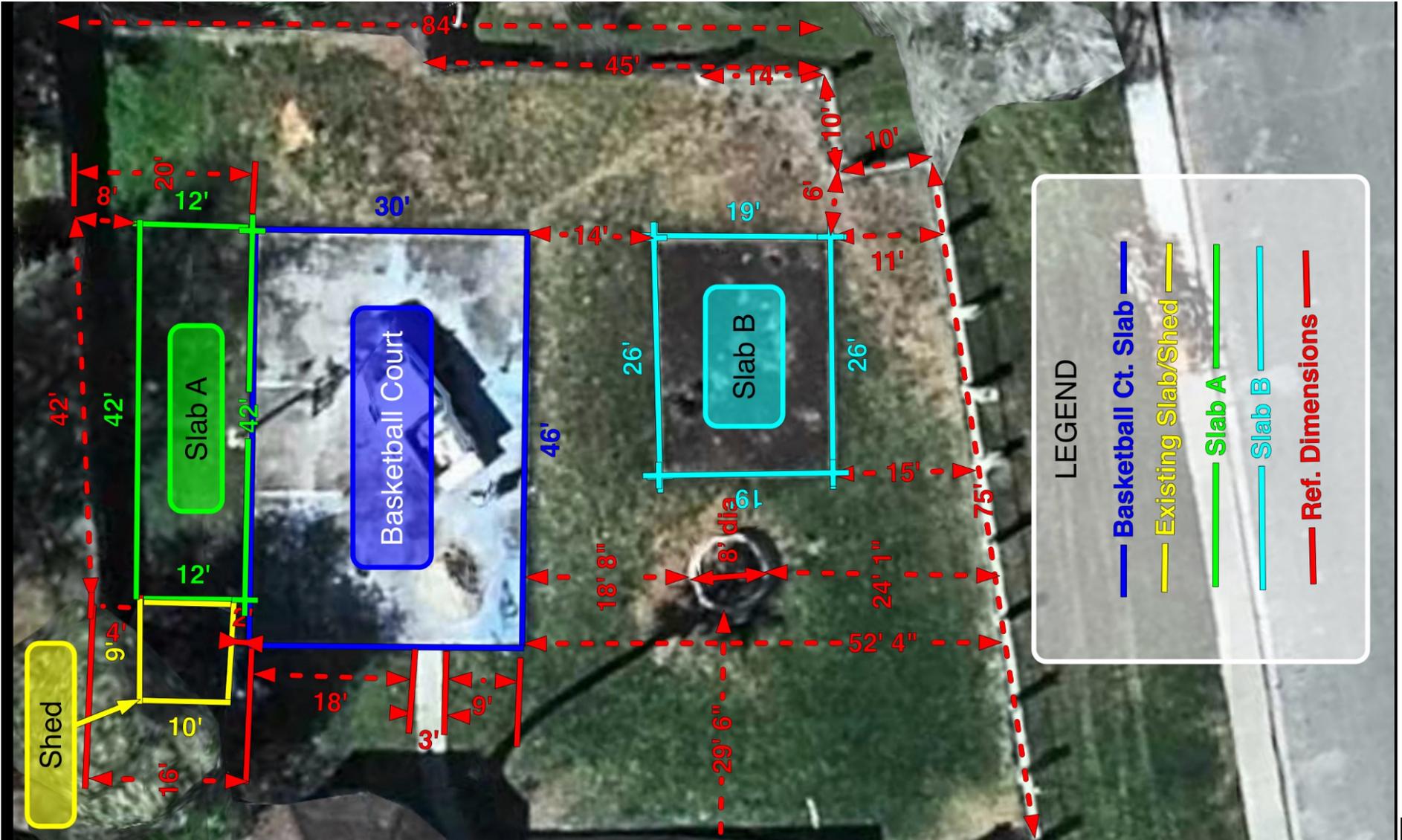
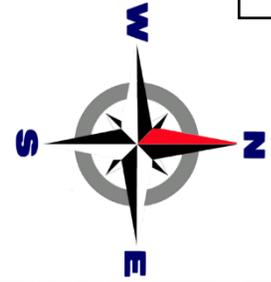
Signed: 

Monty L. Brothers, Owner
129 N Cuates Camino
Los Fresnos, Texas 78566
(321) 313-3836





Distance from property line: 8ft 6ft 5ft 4ft





ACTION ITEM REPORT



Item Title:

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.

Recommendation:

This is time set aside for the public to give their thoughts on the requested variance. The public talks and the board listens. The board can ask questions and discuss during the action items for item.



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NOTICE OF PUBLIC HEARING

March 3, 2026

TO: PROPERTY OWNERS
FROM: CITY OF LOS FRESNOS
SUBJECT: PUBLIC HEARING FOR A VARIANCE REQUEST FOR FRONT FENCE HEIGHT OF 6 FEET AT 503 LEGION HALL.

The Los Fresnos Planning and Zoning Commission will hold a public hearing to receive public comments regarding a variance request for the property located at 503 Legion Hall. The request seeks approval to install 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.

Location: Los Fresnos City Hall, 520 E Ocean Blvd., Los Fresnos, TX 78566
Date: Monday, March 16, 2026
Time: 6:00 p.m.

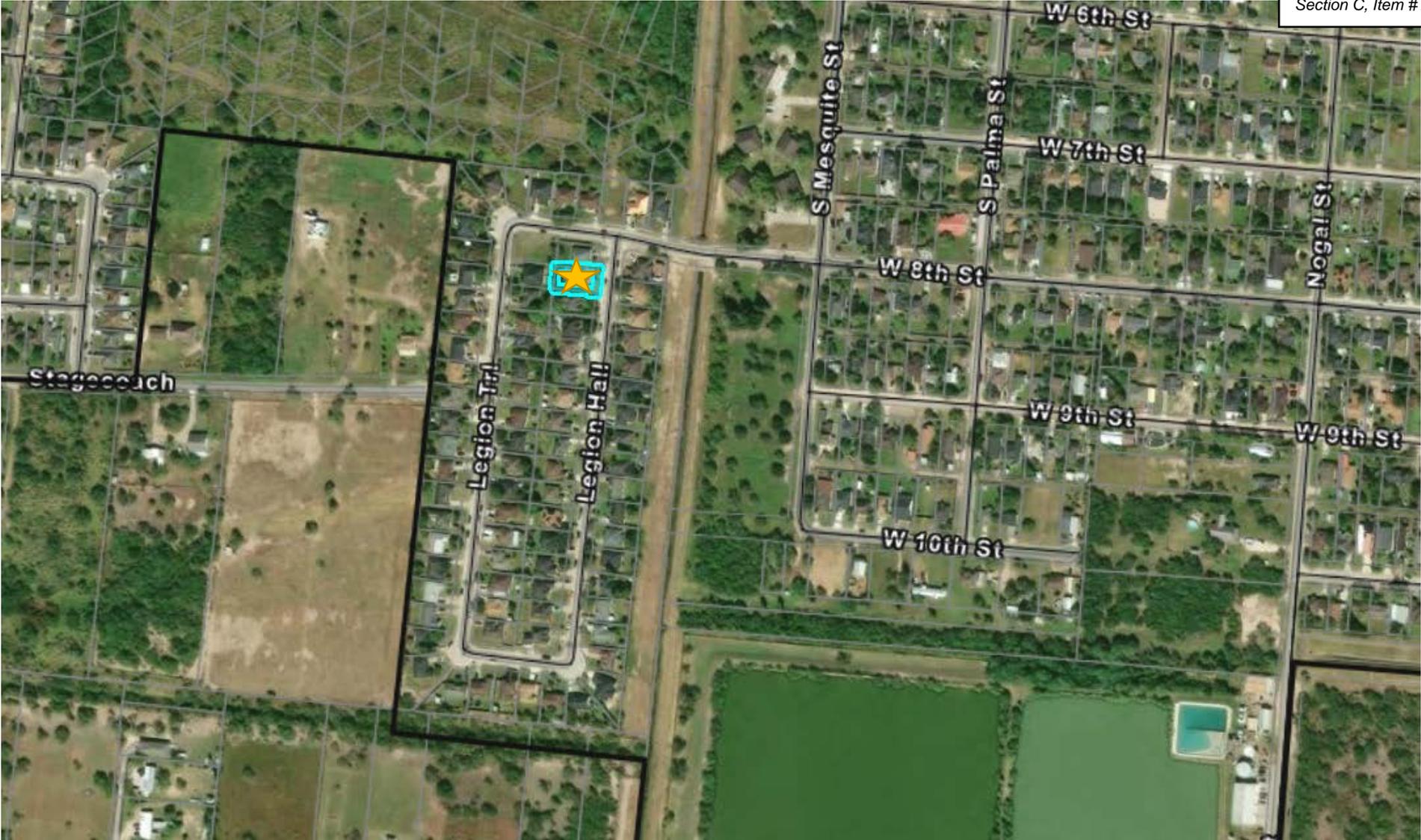
Please note: This variance request only affects the specific properties listed above. If you are receiving this notice, it is because your property is located within 200 feet of the area requesting the variance. As required by city ordinance, we are notifying all nearby property owners of this request.

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To: Planning + Zoning Department

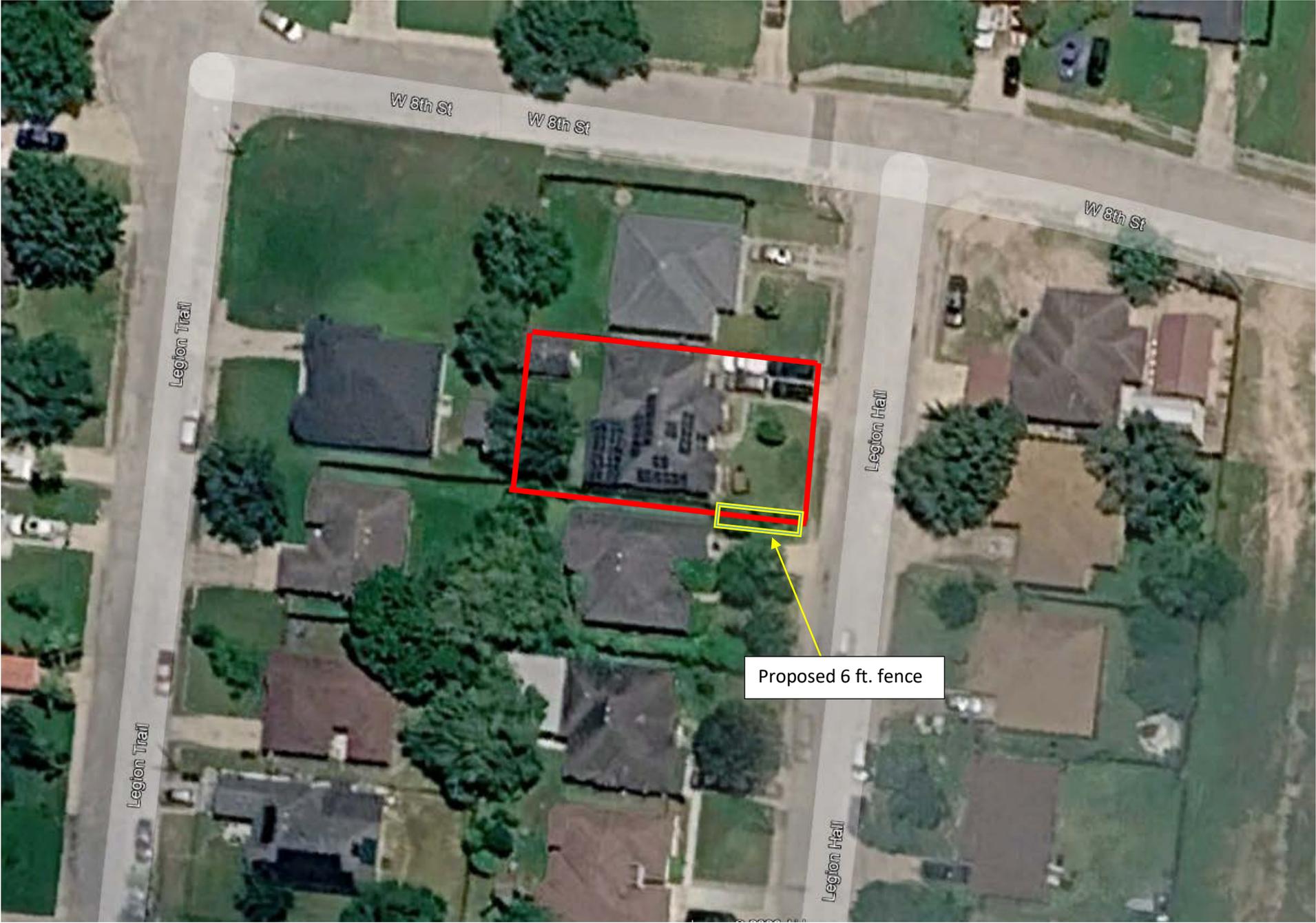
My name is Juana Maria Almanza
I reside at 503 Legion Hall Los Fresnos Tx.
78566 and I will like a Variance Approval
to put a 6 foot fence on front of my
property due to having constant issue
with our neighbor Dalaina de la Paz
that reside at 505 Legion Hall Los Fresnos Tx. 78566.
I Appreciate the Assistance.

Thank You
Juana Almanza





Proposed 6 ft. fence



ACTION ITEM REPORT



Item Title: 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.

Recommendation:

For some reason the existing storage building is 4 feet from the property line instead of 6 feet. The request is to add on to the existing storage building. Due to the direction of the existing building the distance from the property line will start at 4 feet and end up at 8 feet. In the past, we have allowed this in certain circumstances as long as there was a minimum of 3 feet for someone to access it in an emergency. Since it is expanding an existing situation and there has not been any issues all these years, staff does not see a problem with this request.

I recommend approval.

PS: The property owner will still need approval from the architecture committee for that area and then the resident will have to get the proper permitting, including possibly windstorm certification depending on the size of the structure.



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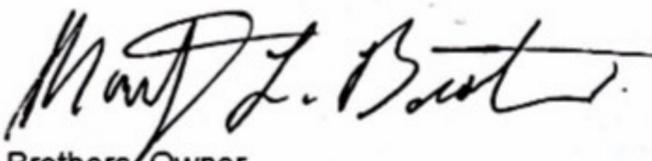
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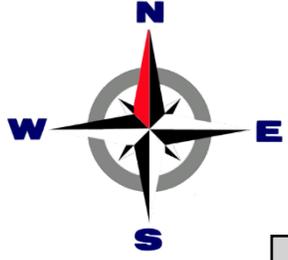
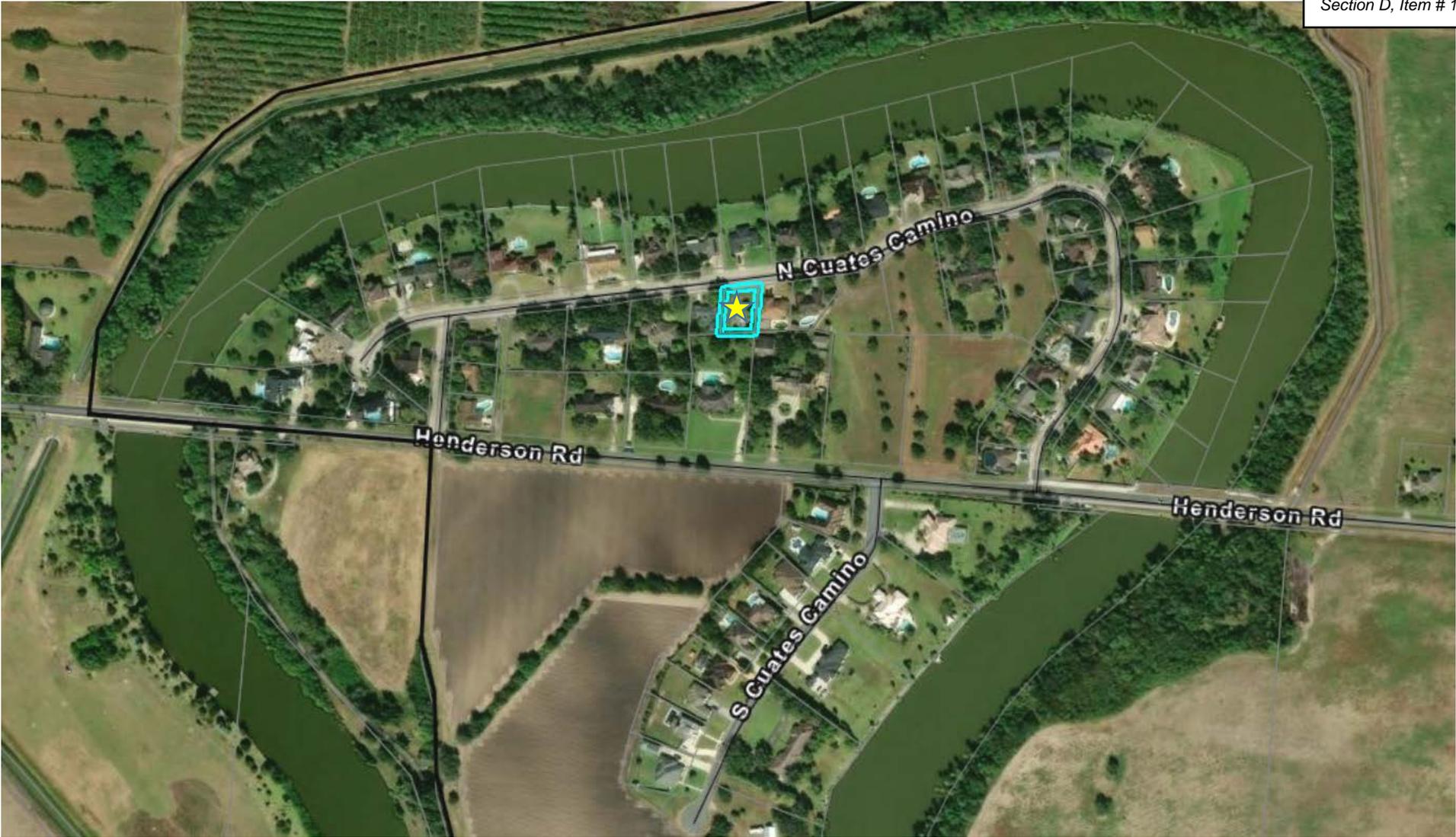
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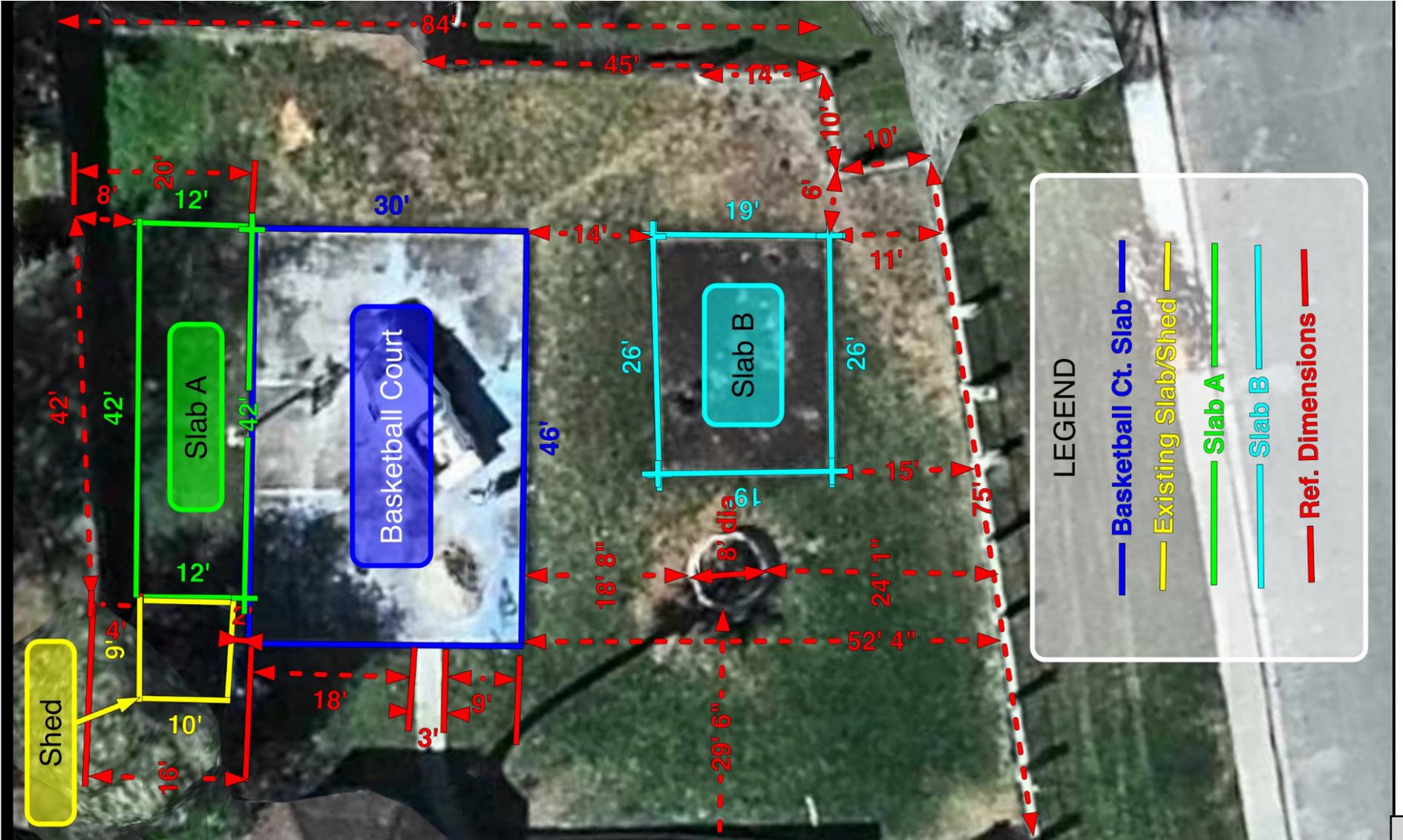
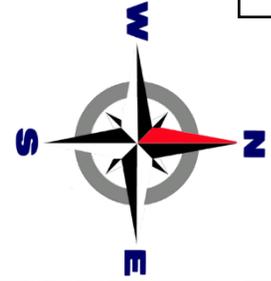
Signed: 

Monty L. Brothers, Owner
129 N Cuates Camino
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(321) 313-3836





Distance from property line: 8ft 6ft 5ft 4ft





ACTION ITEM REPORT

Item Title: 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.

Recommendation:

I understand the issues and problems that occur at times with neighbors and I am sensitive to that. However, allowing a solid 6-foot fence in one area will open the door for this to be allowed anywhere in the city. Uniformity is lost. Beauty is lost. Clear views for emergency personnel is lost. A solid 3-foot fence is allowed in the front to provide a barrier if needed. I realize it does not prevent from seeing the neighbor and the neighbor's property.

I adamantly recommend to deny this request.



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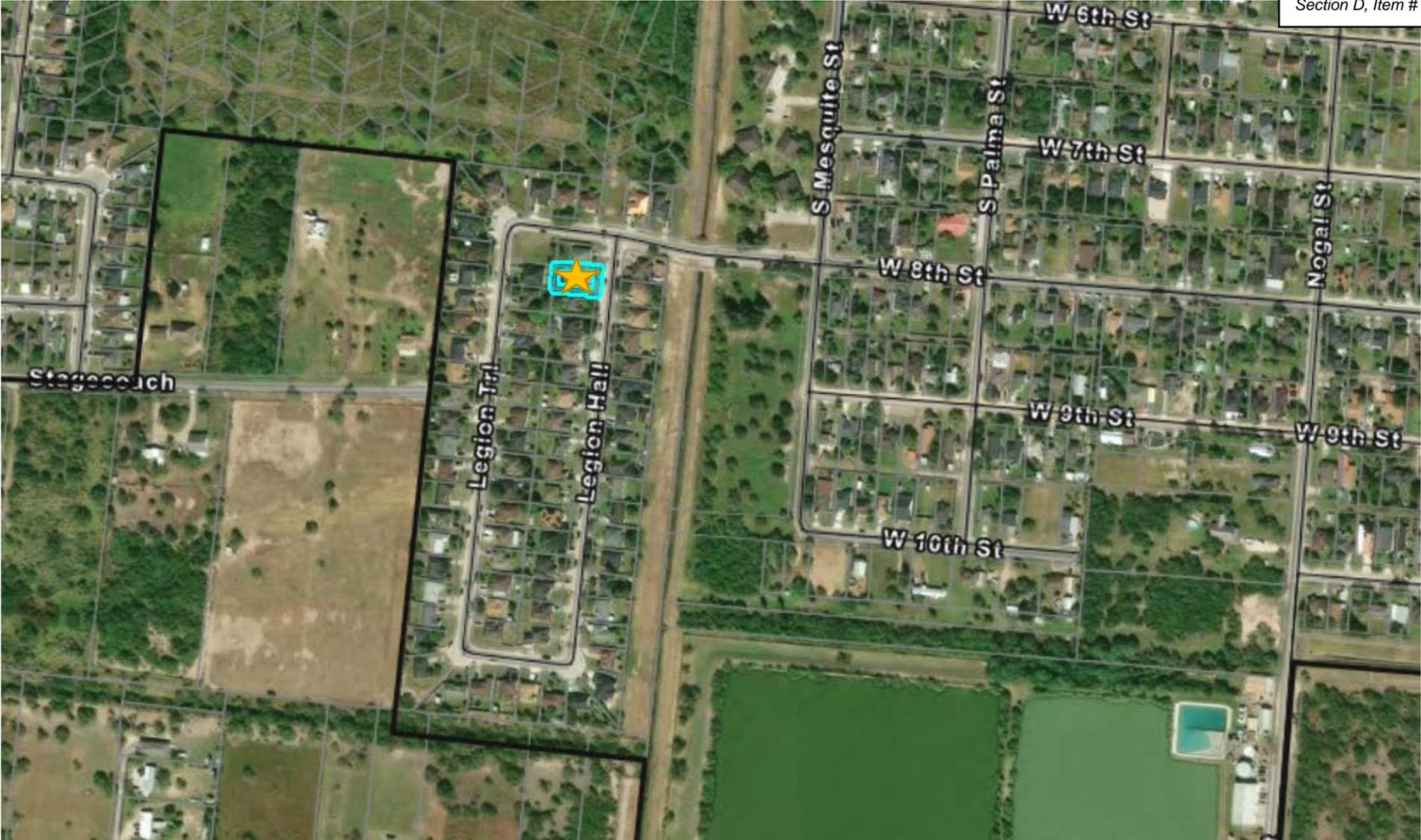
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To: Planning + Zoning Department

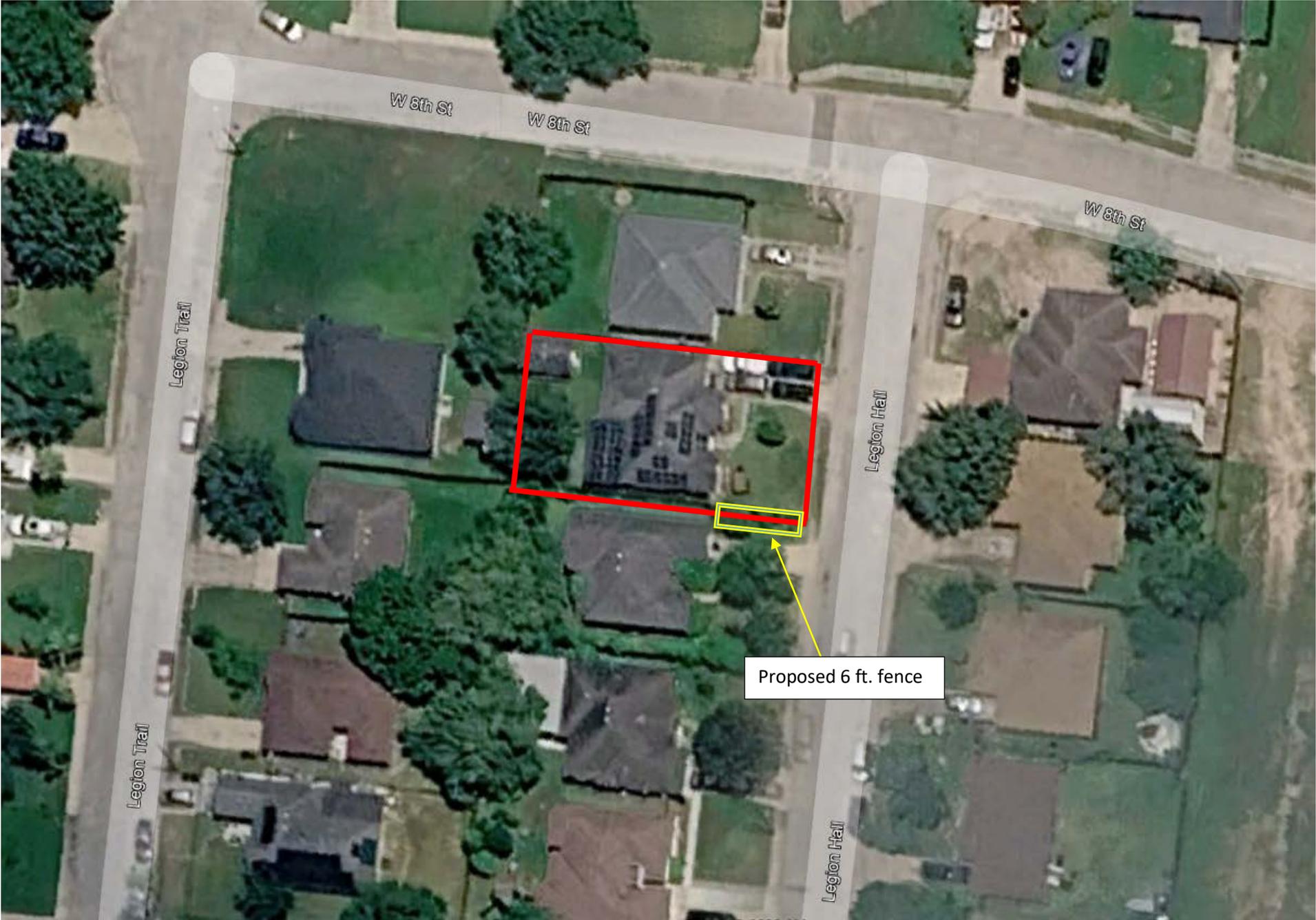
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that reside at 505 Legion Hall Los Fresnos Tx. 78566.
I Appreciate the Assistance.

Thank You
Juana Almanza





Proposed 6 ft. fence



ACTION ITEM REPORT



Item Title: Consideration and ACTION to approve the minutes from February 16, 2026.

Recommendation:

I recommend approval.



Planning and Zoning Commission Meeting Minutes

Monday, February 16, 2026 at 6:00 PM

City Hall – 520 East Ocean Blvd. Los Fresnos, TX 78566

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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 6 Larry Meade

Place 7 Javier Rodriguez

ABSENT

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.

There were none.

C. PUBLIC HEARING

1. Public hearing to receive comments from residents regarding a conditional use request to allow an auto dealership to operate at 1106 S Arroyo Blvd.

Public hearing opened at 6:00 p.m.

A nearby property owner adjacent to 1106 S Arroyo Blvd, expressed support for the proposed application. He stated that the development would improve the area, which currently contains many empty lots. While acknowledging that the project may increase traffic, he believes it will also encourage surrounding property owners to enhance their own properties. He also noted that improvements have already been made on the street. He thanked the board.

Public hearing closed at 6:01 p.m.

2. Public hearing to receive comments from residents regarding a variance request to allow a 7'4 height masonry wall and columns exceeding the maximum height of 6 ft along Henderson Rd. and various locations within the proposed Falcons Landing subdivision.

Public hearing opened at 6:02 p.m.

A resident raised concerns about nearby construction activity, noting that dirt has been added to adjacent lots, raising their elevation above her property. She asked whether a planned 7 foot wall would be built on top of the newly raised land and expressed worry that her property and her neighbors' could end up in a "valley," increasing flood risk.

Mr. Milum and the developer David Floodman responded that the redesigned drainage system will prevent runoff from flowing toward her property. They explained that the raised subdivision will drain south toward a detention area within the development and then into the resaca,

rather than toward Henderson Road or neighboring homes. The developer added that improvements will be made to the south side ditch and that a sewer line installation will also improve drainage conditions upon project completion. No additional public comments were offered.

Public hearing closed at 6:06 p.m.

D. ACTION ITEMS

- 1. Consideration and ACTION to approve a conditional use request to allow an auto dealership to operate at 1106 S Arroyo Blvd.

Mr. Milum reported that the proposed auto dealership would be a small used vehicle operation and noted that parking conditions at the site are adequate. He recommended approval of the conditional use request.

A motion was made and seconded to approve the conditional use request to allow an auto dealership at 1106 South Arroyo Boulevard.

Motion made by Place 2 Wasonga, Seconded by Place 6 Meade.
Voting Yea: Place 1 Walsdorf, Place 2 Wasonga, Place 3 Sierra, Place 4 Matta, Place 6 Meade, Place 7 Rodriguez

- 2. Consideration and ACTION to approve a variance request to allow a 7'4 height masonry wall and columns exceeding the maximum height of 6ft along Henderson Rd. and various locations within the proposed Falcons landing subdivision.

Mr. Milum provided an overview of two separate variance considerations related to fencing within the proposed subdivision along Henderson Road. He noted that a 7 foot 4 inch masonry wall along Henderson Road would not be out of character for the area, referencing similar approved variances in nearby subdivisions.

The second variance issue concerned the request to allow a 6 foot solid fence to extend from the front edge of homes to the property line along a central trail corridor. He explained that city ordinance limits fence height in this area to a 3 foot solid fence or a 4 foot open fence to maintain visibility, primarily for public safety. He expressed concern about allowing a 6 foot fence in this location.

The developer explained that the central corridor is a drainage easement designed to move water south into a detention area and ultimately to the resaca. The subdivision will incorporate a landscaped walking trail and HOA maintained common area in this space. The developer stated that the higher fences are intended to provide privacy for homes adjacent to the trail while maintaining visibility from the street.

Board members asked clarifying questions regarding the location of the fence, sightlines, and any precedent for such a variance. Mr. Milum noted that no similar variance has been granted in a comparable development.

Motion was made to approve a variance request to allow a 7'4 height masonry wall and columns exceeding the maximum height of 6ft along Henderson Rd. and various locations within the proposed Falcons landing subdivision and a 6ft variance on the fence height throughout the subdivision.

Motion made by Place 3 Sierra, Seconded by Place 6 Meade.
Voting Yea: Place 1 Walsdorf, Place 3 Sierra, Place 4 Matta, Place 6 Meade, Place 7 Rodriguez
Voting Nay: Place 2 Wasonga

- 3. Consideration and ACTON to approve Coastal King-Los Fresnos Subdivision preliminary plat.

Mr. Milum presented the preliminary plat for the Coastal King Subdivision, he explained it was located on the south side of Highway 100 at the corner of FM 1575 and Highway 100. The

proposed subdivision consists of three commercial lots. He reported that the plat has been reviewed by city staff and the city's engineers and complies with all applicable ordinances. He recommended approval.

There was no further discussion.

Motion was made and seconded to approve Coastal King-Los Fresnos Subdivision preliminary plat.

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

- 4. Consideration and ACTION to approve the minutes from December 15, 2025.

Motion was made and seconded to approve the minutes from December 15, 2025.

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

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

E. ADJOURNMENT

The meeting was adjourned at 6:18 p.m.

Robert Walsdorf, Chairman

ATTEST:

Jacqueline Moya, City Secretary