



Planning and Zoning Commission Meeting Agenda

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

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. 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.

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.
2. Consideration and ACTION to approve the minutes from July 21, 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 August 15, 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:

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.

Recommendation:

This time allows for the public to give input into this 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

July 31, 2025

TO: PROPERTY OWNERS

FROM: CITY OF LOS FRESNOS

SUBJECT: PUBLIC HEARING FOR A VARIANCE REQUEST FOR THE PROPOSED VALLE ALTO EAST SUBDIVISION, PHASE 7 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.

The Los Fresnos Planning and Zoning Commission will hold a public hearing to receive comments from residents regarding a variance request for the proposed Valle Alto East Subdivision, Phase 7. The request seeks to reduce the rear yard setback requirement from 25 feet to 15 feet for the following properties:

Block 1: Lots 14–16

Block 4: Lots 41–47 and 54–60

Block 5: Lots 12–16, 25–29, and 38–40

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

Date: Monday, August 18, 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.

REQUEST FOR VARIANCE

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

July 24, 2025

RE: Valle Alto East Subdivision, Phase Seven -Request for Variance of Rear Setback Distance
On Cul-de-sac and Other Irregular Lots

Dear Members of the Planning and Zoning Committee,

I am hereby requesting a variance from the 25 feet rear yard setback for the cul-de-sac and other irregular lots in the Valle Alto East Subdivision, Phase Seven to a 15 feet setback.

The reason being as before that the cul-de-sac and other irregular lots have a smaller front yard but very large back yard. The 25 feet setback restricts use of a high percentage of lot area.

Reduction to 15 feet allows for house area and still large area for back yard.

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

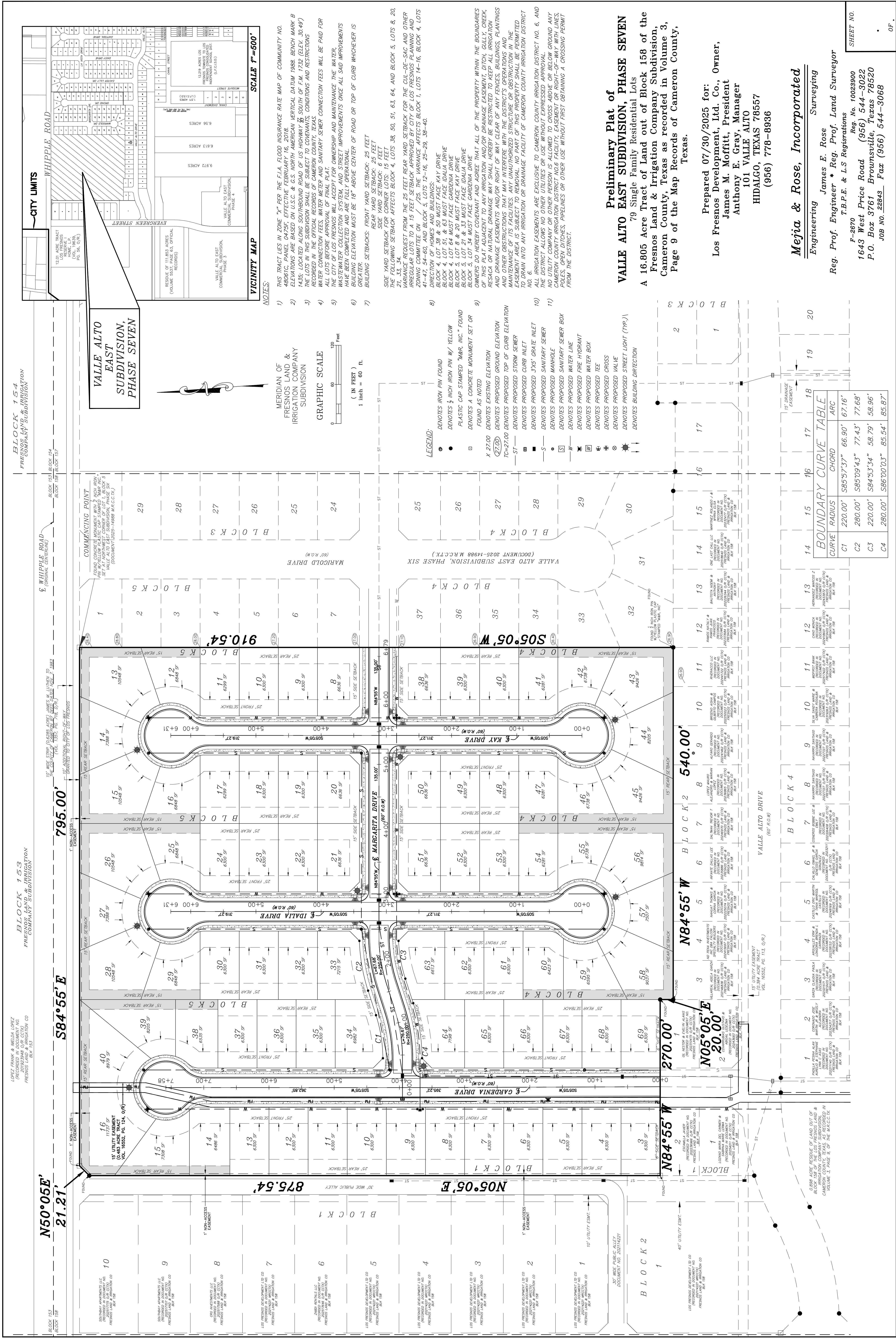
They are Block 1, Lots 14-16, Block 4, Lots 41-47, 54-60, and Block 5, Lots 12-16, 25-29, 38-40 as shown.

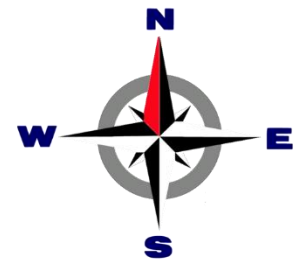
Please let me or the engineer know if you have any questions or need anything else from us in order for this to be placed on your agenda for approval.

Signed: _____



Michael Harms, For:
Los Fresnos Development, Ltd. Co., Owner
101 Valle Alto
Hidalgo, Texas 78557
(956) 778-8936





ACTION ITEM REPORT**Item Title:**

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.

Recommendation:

This is the standard request that is made on the rear setback requirements changing from 25 feet to 15 feet in the cul-de-sacs. However, staff feels they included lots that really are not affected by the cul-de-sacs.

They are:

Block 1 Lot 14

Block 4 Lots 41, 47, 54, 60

Unless they provide information that substantiates the need, I recommend approval of the request except the 5 lots listed above.

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Date: Monday, August 18, 2025

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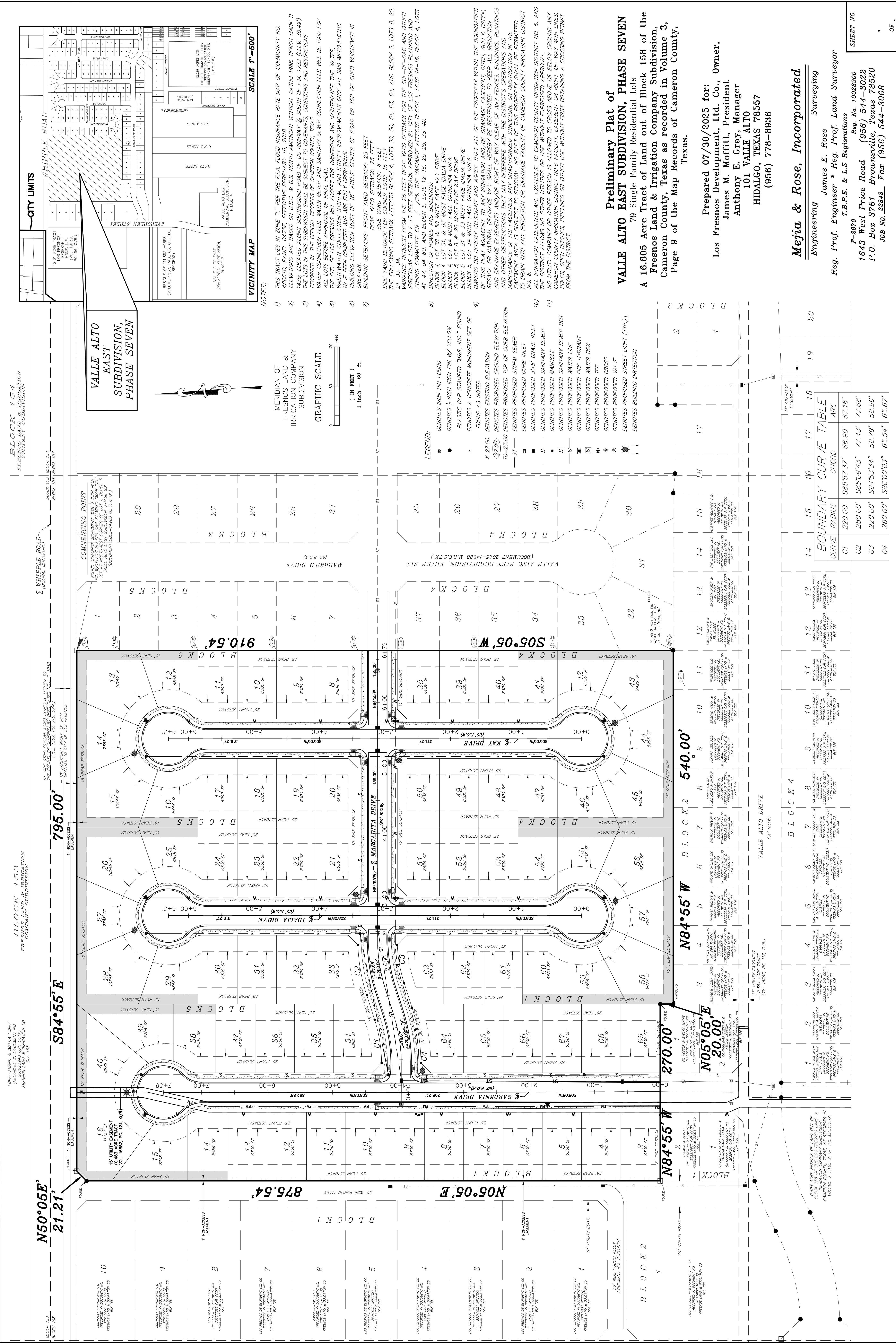
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Please let me or the engineer know if you have any questions or need anything else from us in order for this to be placed on your agenda for approval.

Signed: _____



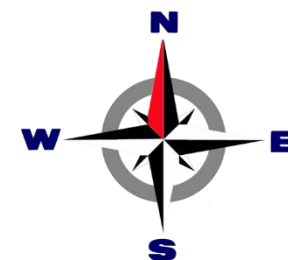
Michael Harms, For:
Los Fresnos Development, Ltd. Co., Owner
101 Valle Alto
Hidalgo, Texas 78557
(956) 778-8936



**Preliminary Plat of
VALLE ALTO EAST SUBDIVISION, PHASE SEVEN**
79 Single Family Residential Lots
A 16.805 Acre Tract of Land out of Block 158 of the
Fresnos Land & Irrigation Company Subdivision,
Cameron County, Texas as recorded in Volume 3,
Page 9 of the Map Records of Cameron County,
Texas.

Prepared 07/30/2025 for:
Los Fresnos Development, Ltd. Co., Owner,
James M. Moffitt, President
Anthony E. Gray, Manager
101 VALLE ALTO
HIDALGO, TEXAS 78557
(956) 778-8936

Mejia & Rose, Incorporated
Engineering
James E. Rose
Reg. Prof. Engineer * Reg. Prof. Land Surveyor
T.B.P.E. & L.S. Registrations
F-2670 Reg. No. 10023900
1643 West Price Road (956) 544-3022
P.O. Box 3761 Brownsville, Texas 78520
JOB NO. 22843 Fax (956) 544-3068



ACTION ITEM REPORT



Item Title: Consideration and ACTION to approve the minutes from July 21, 2025

Recommendation:

I recommend approval.



Planning and Zoning Commission Meeting Minutes

Monday, July 21, 2025 at 6:00 PM

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A. CALL MEETING TO ORDER

President Robert Walsdorf called the meeting to order at 6:01 p.m.

PRESENT

Place 1 Robert Walsdorf
Place 2 Jacob Wasonga
Place 3 Juan Sierra
Place 4 Anita Matta
Place 5 Henry Bebon
Place 7 Javier Rodriguez

ABSENT

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.

There were none.

C. PUBLIC HEARING

1. Public hearing to receive comments from residents concerning the application for a variance request to allow an 8 foot privacy fence located on 33374 FM 803.

Public hearing opened at 6:01 p.m.

The owner of the property was present, he advised the board he was requesting the 8 foot fence for privacy. His house was set on pier and beam and the six foot fence would now give him the privacy he wanted. Additionally, he mentioned with the traffic being so close the fence would lessen the noise.

Also present was a neighbor to the north of the property, she stated she did not oppose to the height of the fence but her concern was that the fence was being built on her property.

Public hearing closed at 6:05 p.m.

D. ACTION ITEMS

1. Consideration and ACTION to approve the application for a variance request to allow an 8 foot privacy fence located on 33374 FM 803.

Mr. Milum explained the neighbors concern about the property line would be addressed at the time the fence permit is issued. Mr. Milum and the board discussed the proposed variance request.

Motion was made and seconded to approve the application for a variance request to allow an 8 foot privacy fence located on 33374 FM 803.

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

Voting Yea: Place 1 Walsdorf, Place 2 Wasonga, Place 3 Sierra, Place 4 Matta, Place 5

Bebon

Voting Nay: Place 7 Rodriguez

2. Consideration and ACTION to approve the final plat of Casablanca Bay Los Fresnos Subdivision.

Motion was made and seconded to approve the final plat of Casablanca Bay Los Fresnos Subdivision.

Motion made by Place 3 Sierra, Seconded by Place 2 Wasonga.

Voting Yea: Place 1 Walsdorf, Place 2 Wasonga, Place 3 Sierra, Place 4 Matta, Place 5 Bebon, Place 7 Rodriguez

3. Consideration and ACTION to approve the minutes from June 16, 2025.

Motion was made and seconded to approve the minutes from June 16, 2025.

Motion made by Place 3 Sierra, Seconded by Place 2 Wasonga.

Voting Yea: Place 1 Walsdorf, Place 2 Wasonga, Place 3 Sierra, Place 4 Matta, Place 5 Bebon, Place 7 Rodriguez

4. Consideration and ACTION to appoint a Vice Chairman.

Board member Juan Sierra asked if he could nominate himself since no one volunteered.

Motion was made and seconded to appoint Juan Sierra as Vice Chairman.

Motion made by Place 3 Sierra, Seconded by Place 7 Rodriguez.

Voting Yea: Place 1 Walsdorf, Place 2 Wasonga, Place 3 Sierra, Place 4 Matta, Place 5 Bebon, Place 7 Rodriguez

E. ADJOURNMENT

The meeting was adjourned at 6:17 p.m.

Robert Walsdorf, Chairman

ATTEST:

Jacqueline Moya, City Secretary