



# Planning and Zoning Commission Meeting Agenda

Monday, November 17, 2025 at 6:00 PM

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

<https://cityoflosfresnos.com/meetings>

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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.

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## 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 on the cul-de-sacs lengths which exceed the maximum required length of 600 feet within the proposed Falcons Landing Subdivision.

## 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.
2. Consideration and ACTION to approve the preliminary plat of Falcons Landing Subdivision.
3. Consideration and ACTION to approve the minutes from October 20, 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](http://www.cityoflosfresnos.com) on November 10, 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:**

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.

**Recommendation:**

The proposed subdivision is on the south side of Henderson Road between the Railroad tracks near FM 1847 west to the first Resaca crossing.

## 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 C, 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

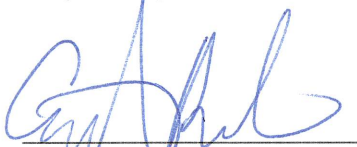
**RE: FALCON'S LANDING VARIANCE**

Ms. Moya:

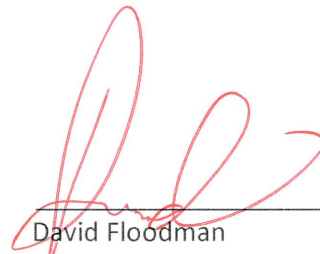
On behalf of our client, we would like to request a variance for the length of the cul-de-sacs within the proposed subdivision exceeding the maximum length of 600 ft. (*Chapter 38, Section 38-73 – Street Design*). At this point in the design of the proposed subdivision, the cul-de-sac street being named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





**ACTION ITEM REPORT****Item Title:**

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.

**Recommendation:**

City ordinance allows for cul-de-sacs to be no longer than 600 feet. The general thought is to have multiple ways out in case of an emergency. Some properties do not lay out well so longer cul-de-sacs are needed so not so much of a development is roads. A very positive for having longer cul-de-sacs is not having through traffic in and out of an area. It helps the neighborhood to be quieter and safer. Burglaries are less likely to occur since there is only 1 way in and 1 way out. The lengths requested are not too long and make sense.

I recommend approval.

## City of Los Fresnos

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October 28, 2025

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FROM: CITY OF LOS FRESNOS

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

**Date:** Monday, November 17, 2025

**Time:** 6:00 p.m.

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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  
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(956)245-0988  
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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

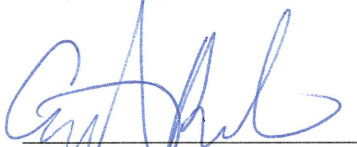
**RE: FALCON'S LANDING VARIANCE**

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





## 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](mailto:jmoya@losfresnostx.gov)

**CC:** Mark W. Milum  
City Manager  
[mmilum@losfresnostx.gov](mailto:mmilum@losfresnostx.gov)

**FROM:** Paolina Vega, P.E.  
[pvega@hanson-inc.com](mailto:pvega@hanson-inc.com)

**DATE:** November 3, 2025

**SUBJECT:** Preliminary Plat Review of Falcon's Landing Subdivision

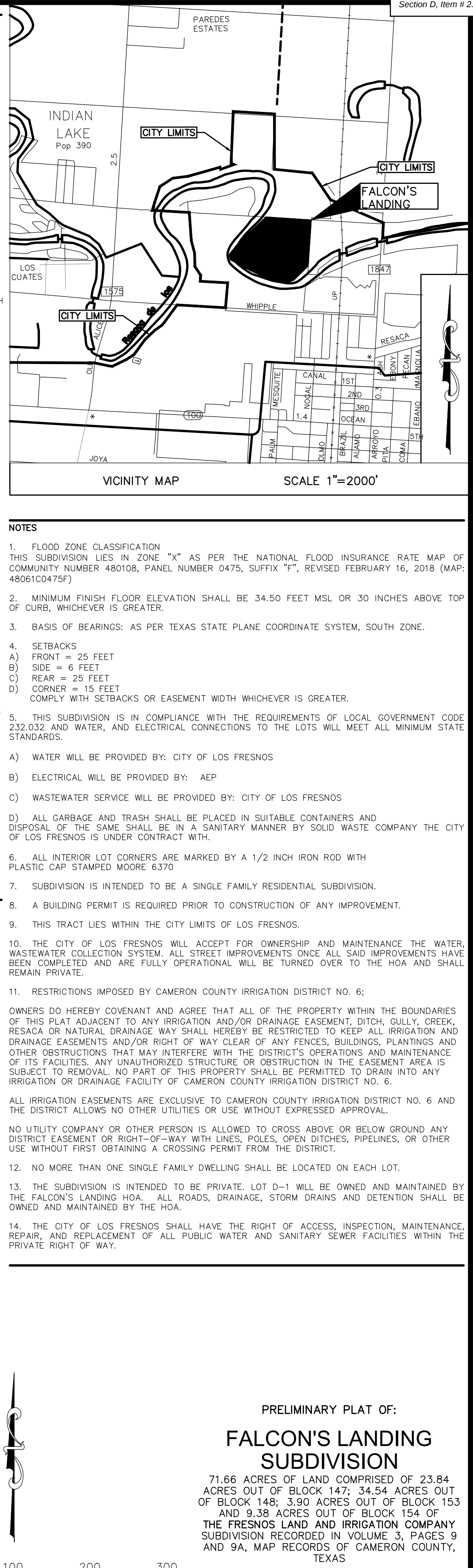
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We have reviewed the preliminary plat of Falcon's Landing (formerly Henderson Ranch) Subdivision for compliance with the City of Los Fresnos Subdivision Ordinance recommend approval of the preliminary plat pending resolution to the following comments:

### 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](mailto:pvega@hanson-inc.com)



SHEET 1 OF 2

## ACTION ITEM REPORT



**Item Title:** Consideration and ACTION to approve the minutes from October 20, 2025.

**Recommendation:**

I recommend approval.



# Planning and Zoning Commission Meeting Minutes

Monday, October 20, 2025 at 6:00 PM

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

<https://cityoflosfresnos.com/meetings>

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## 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 5 Henry Bebon

Place 6 Larry Meade

Place 7 Javier Rodriguez

## 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 no comments.

## 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 concerning the application for conditional use permit to allow duplexes to be built on 296 W. 3<sup>rd</sup> Street, Lot 4A, Block 52.

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

There were no comments.

2. Public hearing to receive comments from residents concerning the application for a conditional use permit to allow mobile home into 33267 FM 1575, Los Fresnos, TX 78566, ¼ mile north on the east side of FM 1575.

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

The owner of the property Steve Mauro introduces himself to the board and explained he would like to remove the old mobile home and replace it with a new one.

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

3. Public hearing to receive comments from residents concerning the application for conditional use permit to allow duplexes to be built on East 3<sup>rd</sup> Street, lot 2 & 3, block 63, Los Fresnos Original Townsite.

Public hearing was opened at 6:04 p.m.

Several surrounding property owners Claudia and Raul Villareal, David Armendariz, and Leonel Casanova Sr. voiced opposition to the conditional use request. The applicant, Robert

Delgado Jr., addressed the council to advocate for the approval of the request, stating his intention to construct a duplex on the property.

Public hearing was closed at 6:13 p.m.

4. Public hearing to receive comments from residents regarding variance request on the lot size requirement for East 3<sup>rd</sup> Street, lot 2 & 3, block 63, Los Fresnos Original Townsite.

Public hearing was opened at 6:14 p.m.

Property owners Claudia and Raul Villareal, David Armendariz, and Leonel Casanova Sr. voiced opposition to the lot size variance request.

Public hearing was closed at 6:17 p.m.

#### **D. ACTION ITEMS**

1. Consideration and ACTION to approve an application for conditional use permit to allow duplexes to be built on 296 W. 3<sup>rd</sup> Street, Lot 4A, Block 52.

Mr. Milum explained staff has a consistent approach in maintaining the integrity of such zones. Deviations from this designation are only considered under highly unusual circumstances. He mentioned that across the street there are some mobile homes that are grandfathered in, along with vacant lots. Further down the street, additional mobile homes are present, as well as the entrance to the park and its parking lot.

Based on these considerations, staff recommended denial of the conditional use request.

Mr. Milum answered questions from the committee.

The property owner stated he recently purchased a surplus lot from the City with the intention of building duplexes, based on the conditional uses allowed in the zoning code. He explained he confirmed with the City that a conditional use permit would be required and understood that approval is not guaranteed and proceeded with the purchase under the impression that duplexes would be permitted.

Motion was made and seconded to deny allowing duplexes to be built on 296 W. 3<sup>rd</sup> Street, Lot 4A, Block 52.

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

Voting Yea: Place 1 Walsdorf, Place 2 Wasonga, Place 3 Sierra, Place 4 Matta, Place 5 Bebon, Place 6 Meade, Place 7 Rodriguez

2. Consideration and ACTION to approve an application for a conditional use permit to allow a mobile home to be moved into 33267 FM 1575, Los Fresnos, TX 78566, 1/4 mile north on the east side of FM 1575.

Mr. Milum explained the property as a unique case due to its surroundings, a cemetery on one side, a mobile home on another, five apartments behind it, a single home and a school parking lot across the street, and the school further south. Given this mix of uses, he believed replacing an existing structure with a similar one is appropriate. While such a replacement might not fit in a typical single-family neighborhood, staff felt the circumstances here make it a suitable and fitting option.

Mr. Mauro answered questions from the committee.

Motion was made and seconded to approve an application for a conditional use permit to allow a mobile home to be moved into 33267 FM 1575, Los Fresnos, TX 78566, 1/4 mile north on the east side of FM 1575.

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

Voting Yea: Place 1 Walsdorf, Place 2 Wasonga, Place 3 Sierra, Place 4 Matta, Place 5 Bebon, Place 6 Meade, Place 7 Rodriguez

3. Consideration and ACTION to approve an application for conditional use permit to allow duplexes to be built on East 3<sup>rd</sup> Street, Lot 2 & 3, Block 63, Los Fresnos Original Townsite.

Mr. Milum recommended denying the request, noting that while zoning code allows certain uses, decisions must be made by property owners within the code's framework. He acknowledged past exceptions in areas with different characteristics, such as South 1847. Although there are duplexes north of the property, he emphasized the City's limited commercial land and suggested that commercial development at this site could benefit Los Fresnos. He also pointed out that there are nearby areas already zoned for duplexes, making them more suitable for such development.

Motion was made and seconded to deny to allow duplexes to be built on East 3rd Street, Lot 2 & 3, Block 63, Los Fresnos Original Townsite.

Motion made by Place 4 Matta, Seconded by Place 6 Meade.

Voting Yea: Place 1 Walsdorf, Place 2 Wasonga, Place 3 Sierra, Place 4 Matta, Place 5 Bebon, Place 6 Meade, Place 7 Rodriguez

4. Consideration and ACTION to approve a variance request on the lot size requirement from 60 feet to 50 feet for East 3<sup>rd</sup> Street, Lot 2 & 3, Block 63, Los Fresnos Original Townsite.

Mr. Milum explained the action item was not applicable because the conditional use to build duplex was denied.

No action was taken.

5. Consideration and ACTION to approve the minutes from September 15, 2025.

Motion was made and seconded to approve the minutes from September 15, 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 6 Meade, Place 7 Rodriguez

## **E. ADJOURNMENT**

Meeting was adjourned at 6:28 p.m.

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Robert Walsdorf, Chairman

ATTEST:

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Jacqueline Moya, City Secretary