



Planning and Zoning Commission Meeting Agenda

Monday, September 21, 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 on rear yard setbacks from 25 feet to 15 feet on Block 1, Lots 19-21, 26 & 27, Block 4, Lots 3, 4, 7-9, 11 & 12 of the proposed Feather Ridge Subdivision, Phases 5 & 6.

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 19-21, 26 & 27, Block 4, Lots 3, 4, 7-9, 11 & 12 of the Feather Ridge Subdivision, Phases 5 & 6.
2. Consideration and ACTION to approve the minutes from August 17, 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 September 15, 2026 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 rear yard setbacks from 25 feet to 15 feet on Block 1, Lots 19-21, 26 & 27, Block 4, Lots 3, 4, 7-9, 11 & 12 of the proposed Feather Ridge Subdivision, Phases 5 & 6.

Recommendation:

**CITY OF LOS FRESNOS
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN that the Planning and Zoning Commission of the City of Los Fresnos, Texas, will conduct a Public Hearing to consider a request for a variance to reduce the required rear yard setback from 25 feet to 15 feet for certain lots located within the proposed Feather Ridge Subdivision, Phases 5 & 6.

Affected Properties:
Block 1, Lots 19-21, 26 & 27
Block 4, Lots 3, 4, 7-9, 11 & 12

Date: Monday, September 21, 2026

Time: 6:00 p.m.

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

All interested persons are invited to attend and be heard regarding this request. Comments may be presented in person at the public hearing. For additional information, please contact Jacqueline Moya, City Secretary, at (956) 233-5768.

REQUEST FOR VARIANCE

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

RE: Feather Ridge Subdivision, Phases Five and Six -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 Feather Ridge Subdivision, Phases Five and Six 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.

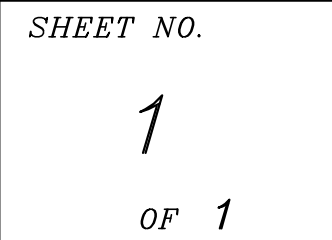
They are Block 1, Lots 19-21, 26, & 27, and Block 4, Lots 3, 4, 7-9, 11, & 12 as shown.

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: Nurith Galonsky

Printed Name: Nurith Galonsky

For:
Ocelot Development, LLC, Owner
P.P. Box 610
McAllen, Texas 78505
(956) 631-7131



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 19-21, 26 & 27, Block 4, Lots 3, 4, 7-9, 11 & 12 of the Feather Ridge Subdivision, Phases 5 & 6.

Recommendation:

President and Members of the Board:

Staff has reviewed the variance request and finds it consistent with similar requests previously approved by the City and the Planning and Zoning Board, particularly for properties located on cul-de-sacs. Accordingly, staff recommends approval of the requested reduction in rear-yard setbacks from 25 feet to 15 feet for the identified lots in Feather Ridge Subdivision, Phases 5 and 6.

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

August 28, 2026

TO: PROPERTY OWNERS

FROM: CITY OF LOS FRESNOS

SUBJECT: PUBLIC HEARING FOR A VARIANCE REQUEST FOR THE PROPOSED
FEATHER RIDGE SUBDIVISION, PHASE 5 & 6 ON REAR YARD
SETBACKS FROM 25 FEET TO 15 FEET ON BLOCK 1, LOTS 19-21, 26 &
27 AND Block 4, Lots 3, 4, 7-9, 11, & 12.

The Los Fresnos Planning and Zoning Commission will hold a public hearing to receive comments from residents regarding a variance request for the proposed Feather Ridge Subdivision, Phase 5 & 6. The request seeks to reduce the rear yard setback requirement from 25 feet to 15 feet for the following properties:

Block 1: Lots 19-21, 26 & 27

Block 4: Lots 3, 4, 7-9, 11, & 12

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

Date: Monday, September 21, 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.

If you have any questions concerning the above, please contact Jacqueline Moya, City Secretary at (956) 233-5768.

REQUEST FOR VARIANCE

City of Los Fresnos
520 East Ocean Blvd.
Los Fresnos, Texas 78566
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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.

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

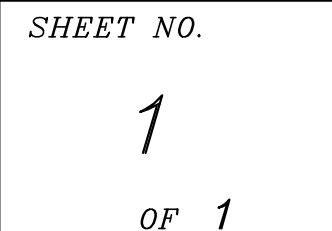
They are Block 1, Lots 19-21, 26, & 27, and Block 4, Lots 3, 4, 7-9, 11, & 12 as shown.

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: Nurith Galonsky

Printed Name: Nurith Galonsky

For:
Ocelot Development, LLC, Owner
P.P. Box 610
McAllen, Texas 78505
(956) 631-7131



ACTION ITEM REPORT



Item Title: Consideration and ACTION to approve the minutes from August 17, 2026.

Recommendation:



Planning and Zoning Commission Meeting Minutes

Monday, August 17, 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

Meeting was called the meeting to order by Juan Sierra at 6:05 p.m.

PRESENT

Place 1 Robert Walsdorf
Place 2 Abel Torres
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 was none.

C. PUBLIC HEARING

1. Public Hearing to present and receive comments from residents regarding Los Fresnos Comprehensive Plan: 2027-2037, associated with TxCDBG Planning Grant Contract No. 23-160-015-E338.

Public hearing opened at 6:06 p.m.

City Manager, Roberto Baez provided an overview of the planning process, noting that the plan has been in development for approximately two years and included community engagement through three public workshops and a community survey.

Nick Hill with GrantWorks presented the draft Compensation Plan, which was developed through the Texas Resilient Communities Program. He explained that the plan will serve as the City's guiding document for future growth, development, infrastructure investments, and policy decisions, replacing the 2014 Comprehensive Plan. The plan includes components addressing land use, transportation, capital improvements, community facilities, parks and recreation, and hazard resilience.

Mr. Hill summarized the community engagement findings, which identified infrastructure improvements, particularly drainage and street projects, as the highest priorities. The plan recommends approximately \$124 million in capital projects, with significant investments in streets, drainage, water, and wastewater infrastructure, as well as park and trail improvements. He also emphasized that the plan includes an implementation strategy that identifies project timelines, responsible parties, and potential funding sources.

No public comments were received.

President Robert Walsdorf arrived at 6:18 p.m.

Public hearing was closed at 6:36 p.m.

D. ACTION ITEMS

1. Consideration and ACTION to recommend adoption of Los Fresnos Comprehensive Plan: 2027-2037, associated with TxCDBG Planning Grant Contract No. 23-160-015-E338, as the official comprehensive plan of the City of Los Fresnos.

Board members discussed the flexibility of the plan and whether future amendments could be made as conditions. Mr. Hill and Mr. Baez explained that the Comprehensive Plan is intended to be a living document and may be reviewed, updated, and formally amended as needed through public hearings. Mr. Baez also indicated that periodic evaluations of the plan's progress would be recommended.

Motion was made and seconded to recommend adoption of Los Fresnos Comprehensive Plan: 2027-2037, associated with TxCDBG Planning Grant Contract No. 23-160-015-E338, as the official comprehensive plan of the City of Los Fresnos.

Motion made by Place 5 Bebon, Seconded by Place 6 Meade.

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

2. Consideration and ACTION to approve the final plat of Valle Alto East Commercial Subdivision IV.

Mr. Baez noted that the subdivision had previously received City Council and Planning and Zoning Commission approval for the preliminary plat. He recommended approval of the plat.

Motion was made and seconded to approve the final plat of Valle Alto East Commercial Subdivision IV.

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

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

3. Consideration and ACTION to approve the preliminary plat for Valle Alto East Subdivision Phase VII & VIII.

Mr. Baez presented the preliminary plat located between Whipple and Evergreen. He noted that the City engineers had completed their review of the subdivision and recommended approval. He advised the board if approved the preliminary plat would proceed to the City Council for consideration.

Motion was made and seconded to approve the preliminary plat for Valle Alto East Subdivision Phase VII & VIII.

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

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

4. Consideration and ACTION to approve the minutes from July 20, 2026.

Motion was made and seconded to approve the minutes from July 20, 2026.

Motion made by Place 5 Bebon, Seconded by Place 4 Matta.

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

E. ADJOURNMENT

Meeting was adjourned at 6:44 p.m.

Robert Walsdorf, Chairman

ATTEST:

Jacqueline Moya, City Secretary