



Planning and Zoning Commission Meeting Agenda

Monday, July 21, 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. 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.

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.
2. Consideration and ACTION to approve the final plat of Casablanca Bay Los Fresnos Subdivision.
3. Consideration and ACTION to approve the minutes from June 16, 2025.
4. Consideration and ACTION to appoint a Vice Chairman.

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 July 18, 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 concerning the application for a variance request to allow an 8 foot privacy fence located on 33374 FM 803.

Recommendation:

This is to listen to comments from the public. Discussion will occur with the action item.



June 20, 2025

TO: RESIDENTS AND PROPERTY OWNERS

FROM: CITY OF LOS FRESNOS

SUBJECT: PUBLIC HEARING FOR A VARIANCE REQUEST TO ALLOW AN 8FT. PRIVACY FENCE
LOCATED ON 33374 FM.803.

The City of Los Fresnos Planning and Zoning Commission will hold a Public Hearing at City Hall, 520 E Ocean Blvd., Los Fresnos, TX 78566 to receive comments for the public concerning a variance request to allow an 8 ft. privacy fence located on 33374 FM. 803.

The public hearing will be held at the Planning & Zoning Commission on Monday, July 21, 2025 at 6:00 p.m.

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

Hello :

(I AM Requesting a
Conditional Use)

My name is Guadalupe Gonzalez
I've lived at 33374 FM 803 Los Fresnos
For 33 years, This Property is on the
North west corner of the intersection
of Hwy 100 + 803, Privacy has been non
existing since the beginning.

Then some years ago the Hwy Dept
made a right turn Lane and took a
substantial piece of the west side of
the property along 803 South bound pushing
traffic 15 or 50 feet closer to the home
~~bringing traffic to~~ from now cars pass
about 10-12 feet from the house itself

I also have a porch that is about 2
feet above the ground. when standing on
porch, makes a 6' fence useless for privacy

These are the reasons I would like
to make a 8' tall fence and its only
at the north end of the property. it does
not affect traffic. its only for a little
bit of privacy

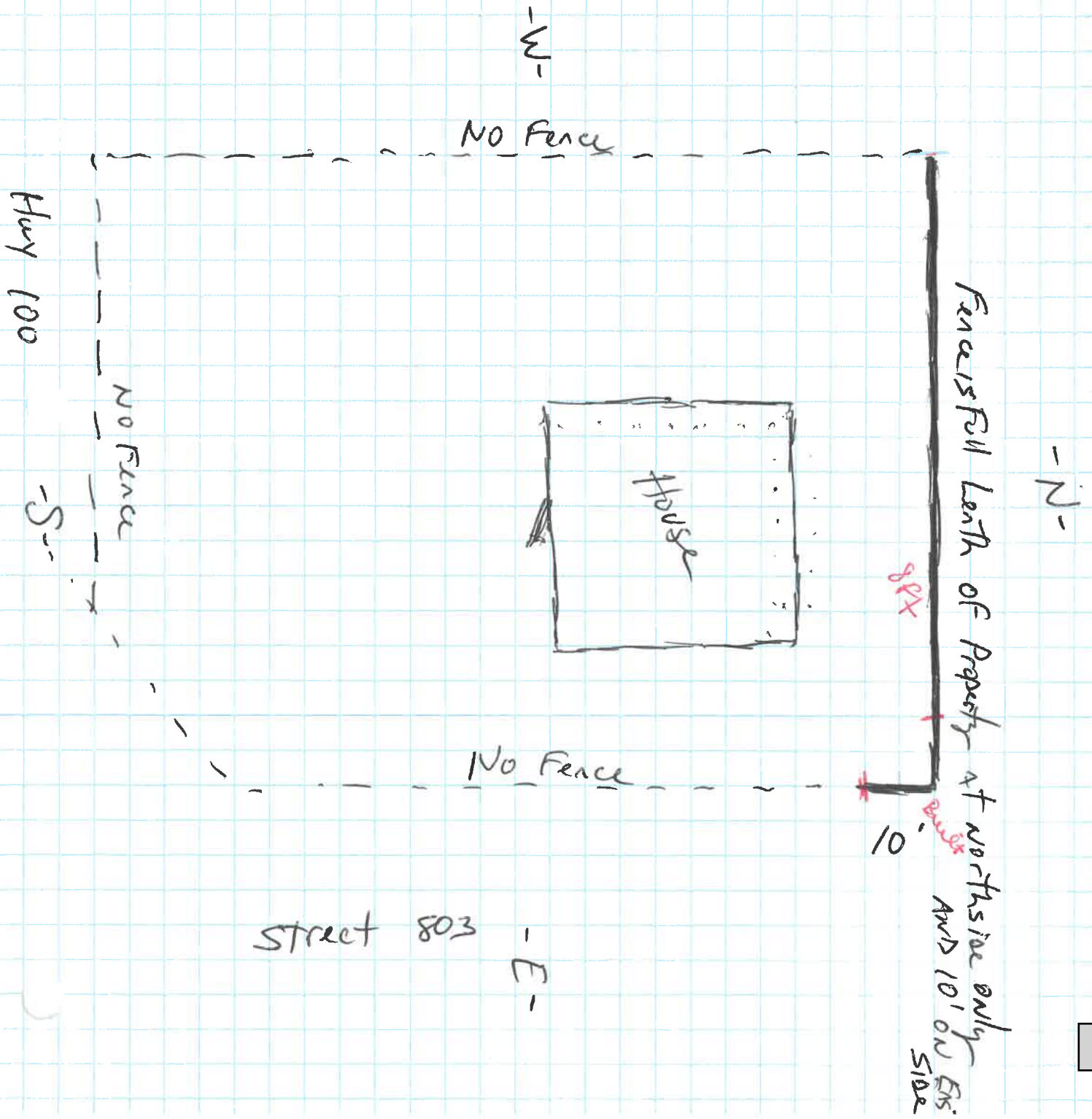
Please take my concerns into
consideration

Thank You for your time
and I await
your decision

Thank You Guadalupe Gonzalez

Guadalupe Gonzales

Fence





Location 33374 FM. 803



Location of the fence



ACTION ITEM REPORT



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

Recommendation:

Variances are for exceptional circumstances that arise where compliance would result in practical difficulties or unnecessary hardships inconsistent with the purpose of the requirement. I don't believe this is an exceptional circumstance and would set a precedent that would be harmful for the city in the future.

I recommend to deny this request.



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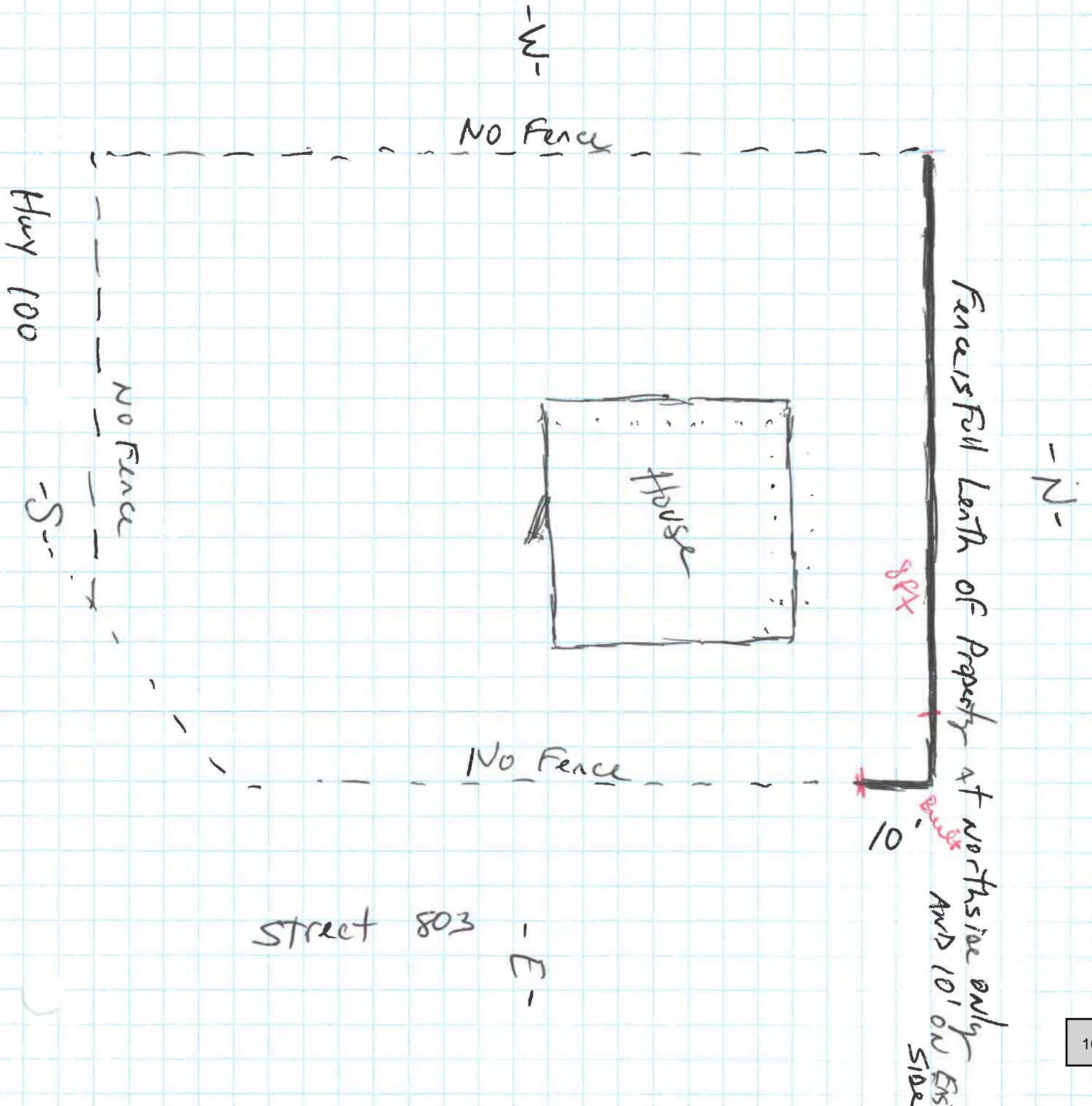
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Thank You for your time
and I await
your decision

Thank You Guadalupe Gonzalez

Guadalupe Gonzales

Fence





Location 33374 FM. 803



Location of the fence



ACTION ITEM REPORT



Item Title: Consideration and ACTION to approve the final plat of Casablanca Bay Los Fresnos Subdivision.

Recommendation:

Staff and Hanson Professional Services have reviewed the final plat and have determined it meets city ordinance and requirements.

I recommend approval.

MEMORANDUM

TO: **Jacquie Moya** jmoya@losfresnostx.gov
City Secretary

FROM: **Richard Riggins, P.E., R.P.L.S.** rriggins@hanson-inc.com

DATE: **July 11, 2025**

SUBJECT: **Final Plat Review Casablanca Bay Subdivision**

Jacquie,

We have performed a Final Plat review of the Casablanca Bay Subdivision and recommend acceptance of the Final Plat subject to compliance with the City's comments.



Richard A. Riggins, P.E., R.P.L.S.

Email me at rriggins@hanson-inc.com if you have any questions.

ACTION ITEM REPORT



Item Title: Consideration and ACTION to approve the minutes from June 16, 2025.

Recommendation:

I recommend approval.



Planning and Zoning Commission Meeting Minutes

Monday, June 16, 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

The meeting was called to order at 6:00 p.m.

PRESENT

Place 2 Jacob Wasonga

Place 3 Juan Sierra

Place 4 Anita Matta

Place 6 Larry Meade

ABSENT

Place 1 Robert Walsdorf

Place 5 Henry Bebon

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.

C. PUBLIC HEARING

1. Public hearing to receive comments from residents concerning the application for variance request to allow two freestanding signs at the proposed Casablanca Bay Subdivision located on the Northside of East Ocean Blvd.

Public hearing opened at 6:01 p.m.

There were no comments.

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

D. ACTION ITEMS

1. Consideration and ACTION to approve a variance request to allow two freestanding signs at the proposed Casablanca Bay Subdivision located on the Northside of East Ocean Blvd

Board member Larry Meade asked if the signs were temporary. Mr. Milum explained the placement and use of the signs.

Motion was made and seconded to approve a variance request to allow two freestanding signs at the proposed Casablanca Bay Subdivision located on the Northside of East Ocean Blvd.

Motion made by Place 2 Wasonga, Seconded by Place 6 Meade.

Voting Yea: Place 2 Wasonga, Place 3 Sierra, Place 4 Matta, Place 6 Meade

2. Consideration and ACTION to approve the Casablanca Bay Subdivision preliminary plat.

Motion was made and seconded to approve the Casablanca Bay Subdivision preliminary plat.

Motion made by Place 2 Wasonga, Seconded by Place 6 Meade.

Voting Yea: Place 2 Wasonga, Place 3 Sierra, Place 4 Matta, Place 6 Meade

3. Consideration and ACTION to approve the minutes from May 19, 2025.

Motion was made and seconded to approve the minutes from May 19, 2025.

Motion made by Place 6 Meade, Seconded by Place 2 Wasonga.

Voting Yea: Place 2 Wasonga, Place 3 Sierra, Place 4 Matta, Place 6 Meade

E. ADJOURNMENT

Meeting was adjourned at 6:04 p.m.

Robert Walsdorf, Chairman

ATTEST:

Jacqueline Moya, City Secretary

ACTION ITEM REPORT



Item Title: Consideration and ACTION to appoint a Vice Chairman.

Recommendation:

The Vice Chairman for the last year was Desi Martinez. However, he resigned from the board a few months ago. Juan Sierra has stepped in as needed for the last few months.