



# Planning and Zoning Commission Meeting Agenda

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

## 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.

## 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
2. Consideration and ACTION to approve the Casablanca Bay Subdivision preliminary plat.
3. Consideration and ACTION to approve the minutes from May 19, 2025.

## E. ADJOURNMENT

This is to certify that I, Mark W. Milum, 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 June 10, 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/ Mark W. Milum, City Manager

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 variance request to allow two freestanding signs at the proposed Casablanca Bay Subdivision located on the Northside of East Ocean Blvd.

**Recommendation:**

The property is located just west of the Pizza Hut and PJ's Coffee complex. The developer has property in the rear of the Pizza Hut and PJ's Coffee complex and this property that extends north to the drainage ditch, half way to Whipple Road. The developer wants to set aside an area that would be on the west corner of the property along Highway 100 and a future road that will lead to the north for any business development that occurs in the back to have a sign along the main road of Highway 100 and not count against the restriction of 1 sign per frontage lot so it will allow the owner of the property in the front to have their own sign separate from those in the back that would be located towards the east side of the property.

This is to get public input.



May 12, 2025

TO: RESIDENTS AND PROPERTY OWNERS

FROM: CITY OF LOS FRESNOS

SUBJECT: PUBLIC HEARING FOR A VARIANCE REQUEST TO ALLOW TWO FREESTANDING SIGNS AT THE PROPOSED CASABLANCA BAY SUBDIVISION LOCATED ON THE NORTHSIDE OF EAST OCEAN BLVD.

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 two freestanding signs at the proposed Casablanca Bay Subdivision development located on the Northside of East Ocean Blvd.

The public hearing will be held at the Planning & Zoning Commission, on Monday, June 16, 2024 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

**R. E. Garcia**



**Associates**

May 9, 2025

City of Los Fresnos  
Planning and Zoning Commission  
c/o Jacqueline Moya, City Secretary  
City of Los Fresnos  
520 E. Ocean Blvd.  
Los Fresnos, TX 78566

RE: Casablanca Bay Los Fresnos Subdivision  
One Freestanding Sign Requirement  
Variance Request

Dear Ms. Moya

On Behalf of the owners of the Casablanca Bay Los Fresnos Subdivision development, Casablanca Bay, LLC., R. E. Garcia & Associates does hereby formerly request a variance to the City of Los Fresnos ordinance restricting all *"building lots 50 feet in width but less than 200 feet in width"* to one freestanding sign per building lot. The sign easement located on the southwest corner of Lot 1, Casablanca Bay Los Fresnos Subdivision, is dedicated for the exclusive use of Casablanca Bay, LLC., and their assigns, to advertise the future development to be located behind (north side) the proposed Casablanca Bay Los Fresnos Subdivision. This future development will be accessed by a future street to be located on the west side of the Casablanca Bay Los Fresnos Subdivision development. Being that the sign easement will not be used by the commercial business located on Lot 1 Casablanca Bay Los Fresnos Subdivision, an additional freestanding sign will be required. The proposed additional sign will be required to meet all City of Los Fresnos spacing and heights requirements.

I have attached a preliminary sketch depicting both signs, the future street and the new development area behind the Casablanca Bay Los Fresnos Subdivision.

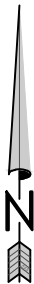
I hope this request meets with the City of Los Fresnos approval. Please let me know if you have any question or any additional information.

Respectfully,

Raul E. Garcia, P.E., R.P.L.S.  
Proprietor, R. E. Garcia & Associates

David Sam  
President, Casablanca Bay, LLC.

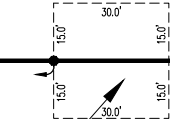
8.00 ACRE  
CASABLANCA BAY LLC.  
FUTURE DEVELOPMENT



SCALE: 1" = 50'

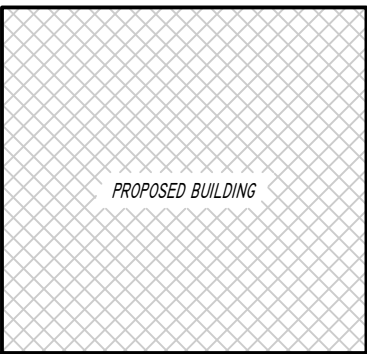
S84°55'00"E 170.00'

75.0'



30'X30' CROSS ACCESS EASEMENT  
DEDICATED BY THIS PLAT

LOT I  
CASABLANCA BAY  
LOS FRESNOS  
SUBDIVISION



PROPOSED BUILDING

CASABLANCA BAY LLC.  
FRESNOS LAND AND  
IRRIGATION SUBDIVISION  
C.C.D.R. NO. 202131866  
202131866 C.C.D.R.

N05°05'00"E 330.00'

S05°05'00"W 330.00'

DUNNCO PROPERTIES II LTD  
DUNNCO II LOS FRESNOS SUBDIVISION  
DOCUMENT NO. C1-4886 C.C.M.R.

FUTURE  
CITY OF LOS FRESNOS  
80' ROAD R.O.W.

CASABLANCA BAY LLC  
FUTURE DEVELOPMENT SIGN

LOT 1 CASABLANCA BAY LOS FRESNOS  
COMMERCIAL DEVELOPMENT SIGN

50' MINIMUM

EXIST. 10' UTILITY EASEMENT  
(INSTRUMENT NUMBER 2024-3673 C.C.D.R.)

ROW LINE

N84°55'00"W 170.00'

(VOLUME 701, PAGE 649 C.C.D.R.)

⌒ OCEAN BLVD. (SH 100)  
(150.0' R.O.W.)

75'

EXIST. 150' R.O.W.

75'

ROW LINE

CASABLANCA BAY  
LOS FRESNOS  
SUBDIVISION  
SIGN VARIANCE EXHIBIT

R.E. Garcia

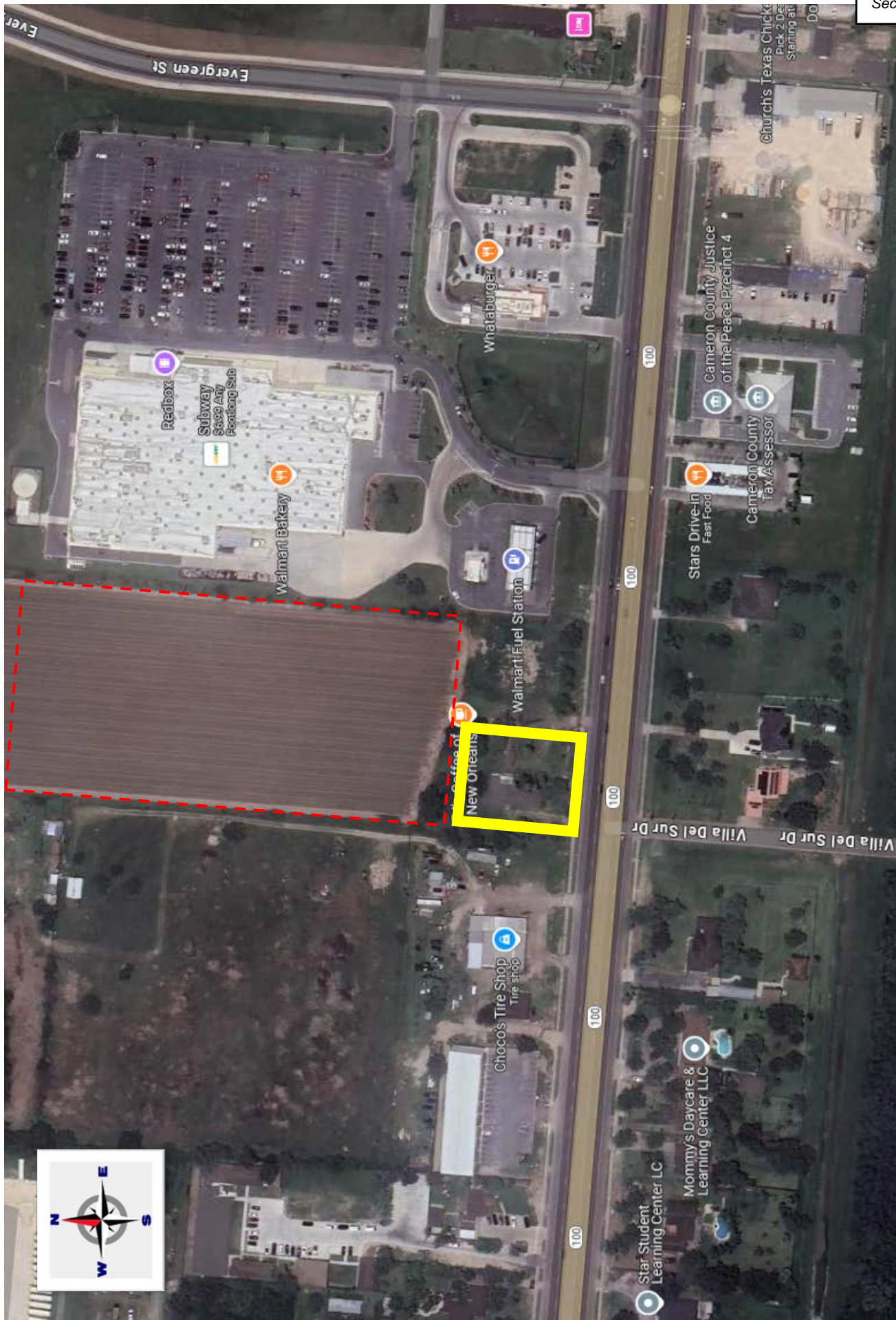


R. E. GARCIA & ASSOCIATES

ENGINEERS, SURVEYORS, PLANNERS  
ENGINEER (F-5001) & SURVEYOR (10015300)

116 NORTH 12th AVE.  
EDINBURG, TEXAS 78541 (956) 381-1061  
EMAIL: REGAASSOC@AOL.COM





Casablanca Bay Los Fresnos Subdivision  
Future Development



**ACTION ITEM REPORT**

**Item Title:** 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

**Recommendation:**

The property is located just west of the Pizza Hut and PJ's Coffee complex. The developer has property in the rear of the Pizza Hut and PJ's Coffee complex and this property that extends north to the drainage ditch, half way to Whipple Road. The developer wants to set aside an area that would be on the west corner of the property along Highway 100 and a future road that will lead to the north for any business development that occurs in the back to have a sign along the main road of Highway 100 and not count against the restriction of 1 sign per frontage lot so it will allow the owner of the property in the front to have their own sign separate from those in the back that would be located towards the east side of the property.

Due to the unusual circumstances, 1 sign being on the west side of the property along the road that will lead to the north for the development in the back and 1 sing being along the east side of the property for the development in the front, it will be fine and meet the intent of the ordinance so as to not clutter up the roadway.

I recommend approval.



May 12, 2025

TO: RESIDENTS AND PROPERTY OWNERS

FROM: CITY OF LOS FRESNOS

SUBJECT: PUBLIC HEARING FOR A VARIANCE REQUEST TO ALLOW TWO FREESTANDING SIGNS AT THE PROPOSED CASABLANCA BAY SUBDIVISION LOCATED ON THE NORTHSIDE OF EAST OCEAN BLVD.

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 two freestanding signs at the proposed Casablanca Bay Subdivision development located on the Northside of East Ocean Blvd.

The public hearing will be held at the Planning & Zoning Commission, on Monday, June 16, 2024 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



**R. E. Garcia**



**Associates**

May 9, 2025

City of Los Fresnos  
Planning and Zoning Commission  
c/o Jacqueline Moya, City Secretary  
City of Los Fresnos  
520 E. Ocean Blvd.  
Los Fresnos, TX 78566

RE: Casablanca Bay Los Fresnos Subdivision  
One Freestanding Sign Requirement  
Variance Request

Dear Ms. Moya

On Behalf of the owners of the Casablanca Bay Los Fresnos Subdivision development, Casablanca Bay, LLC., R. E. Garcia & Associates does hereby formally request a variance to the City of Los Fresnos ordinance restricting all "*building lots 50 feet in width but less than 200 feet in width*" to one freestanding sign per building lot. The sign easement located on the southwest corner of Lot 1, Casablanca Bay Los Fresnos Subdivision, is dedicated for the exclusive use of Casablanca Bay, LLC., and their assigns, to advertise the future development to be located behind (north side) the proposed Casablanca Bay Los Fresnos Subdivision. This future development will be accessed by a future street to be located on the west side of the Casablanca Bay Los Fresnos Subdivision development. Being that the sign easement will not be used by the commercial business located on Lot 1 Casablanca Bay Los Fresnos Subdivision, an additional freestanding sign will be required. The proposed additional sign will be required to meet all City of Los Fresnos spacing and heights requirements.

I have attached a preliminary sketch depicting both signs, the future street and the new development area behind the Casablanca Bay Los Fresnos Subdivision.

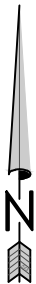
I hope this request meets with the City of Los Fresnos approval. Please let me know if you have any question or any additional information.

Respectfully,

Raul E. Garcia, P.E., R.P.L.S.  
Proprietor, R. E. Garcia & Associates

David Sam  
President, Casablanca Bay, LLC.

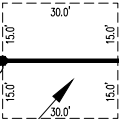
8.00 ACRE  
CASABLANCA BAY LLC.  
FUTURE DEVELOPMENT



SCALE: 1" = 50'

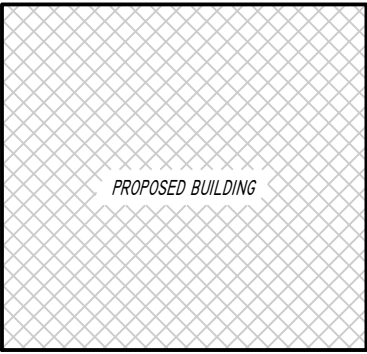
S84°55'00"E 170.00'

75.0'



30'X30' CROSS ACCESS EASEMENT  
DEDICATED BY THIS PLAT

LOT I  
CASABLANCA BAY  
LOS FRESNOS  
SUBDIVISION



PROPOSED BUILDING

CASABLANCA BAY LLC.  
FRESNOS LAND AND  
IRRIGATION SUBDIVISION  
C.C.D.R. NO. 202131866  
202131866 C.C.D.R.

N05°05'00"E 330.00'

S05°05'00"W 330.00'

DUNNCO PROPERTIES II LTD  
DUNNCO II LOS FRESNOS SUBDIVISION  
DOCUMENT NO. C1-4886 C.C.M.R.

FUTURE  
CITY OF LOS FRESNOS  
80' ROAD R.O.W.

CASABLANCA BAY LLC  
FUTURE DEVELOPMENT SIGN

LOT 1 CASABLANCA BAY LOS FRESNOS  
COMMERCIAL DEVELOPMENT SIGN

50' MINIMUM

EXIST. 10' UTILITY EASEMENT  
(INSTRUMENT NUMBER 2024-3673 C.C.D.R.)

ROW LINE

N84°55'00"W 170.00'

(VOLUME 701, PAGE 649 C.C.D.R.)

⌘ OCEAN BLVD. (SH 100)  
(150.0' R.O.W.)

75'

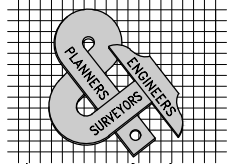
EXIST. 150' R.O.W.

75'

ROW LINE

CASABLANCA BAY  
LOS FRESNOS  
SUBDIVISION  
SIGN VARIANCE EXHIBIT

R.E. Garcia



R. E. GARCIA & ASSOCIATES

ENGINEERS, SURVEYORS, PLANNERS  
ENGINEER (F-5001) & SURVEYOR (10015300)

116 NORTH 12th AVE.  
EDINBURG, TEXAS 78541 (956) 381-1061  
EMAIL: REGAASSOC@AOL.COM



Casablanca Bay Los Fresnos Subdivision



Future Development

## ACTION ITEM REPORT



**Item Title:** Consideration and ACTION to approve the Casablanca Bay Subdivision preliminary plat.

**Recommendation:**

Staff and Hanson Professional Services have reviewed the plans and they are in conformance to the city ordinance.

I recommend approval.



## MEMORANDUM

**TO:** Jacquie Moya [jmoya@citylf.us](mailto:jmoya@citylf.us)  
City Secretary

**FROM:** Richard Riggins, P.E. [rriggins@hanson-inc.com](mailto:rriggins@hanson-inc.com)

**DATE:** May 7, 2025

**SUBJECT:** Preliminary Plat acceptance for Casablanca Bay Los Fresnos Subdivision

---

Jacquie;

We have reviewed the Preliminary Plat for Casablanca Bay Subdivision and recommend acceptance subject to the following comments, in addition to the City's comments.

1. The developer provides a stormwater detention plan, designed and sealed by a registered engineer, as part of the building permit drawings.



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

## ACTION ITEM REPORT



**Item Title:** Consideration and ACTION to approve the minutes from May 19, 2025.

**Recommendation:**

I recommend approval.





# Planning and Zoning Commission Meeting Minutes

Monday, May 19, 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 1 Robert Walsdorf  
Place 2 Jacob Wasonga  
Place 3 Juan Sierra  
Place 5 Henry Bebon  
Place 6 Larry Meade

### ABSENT

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.

Chairman Robby Walsdorf asked if there any visitors signed in. There were none.

## C. ACTION ITEMS

1. Consideration and ACTION to approve the minutes from April 21, 2025.

There was no discussion.

Motion was made and seconded to approve the minutes from April 21, 2025.

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

Voting Yea: Place 1 Walsdorf, Place 2 Wasonga, Place 3 Sierra, Place 5 Bebon, Place 6 Meade

2. Consideration and ACTION to approve the Pederson Brothers Subdivision No. 5 preliminary plat.

Mr. Milum explained the location of the subdivision and advised the board it complied with city requirements.

Motion was made and seconded to approve the Pederson Brothers Subdivision No. 5 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 5 Bebon, Place 6 Meade

3. Consideration and ACTION to approve the Valencia Estates Subdivision preliminary and final plat.

Mr. Milum advised the board this subdivision had been presented a few months ago, citizens had concerns on the number of lots. The developer updated the number of lots from 126 to 80

lots. They also had concerns on the drainage which was also addressed. City staff, engineers and corresponding entities reviewed and approved the plat.

A member of the audience objected the approval and said she was not advised she was not going to be able to speak. Mr. Milum advised the citizen there was no public hearing like at the other meeting because there were no variances requested, she had the option to call city hall for more information or sign up to speak prior to the meeting. The citizen said she did sign up, she was asked where the form was, and she had left it on the entry table. The form only had her name; she was asked to complete the form and was given the opportunity to speak.

Letty Rodriguez stated she was under the impression she could comment and address the concerns on the subdivision. She did not know it was going to be voted on. She stated she still had concerns about how the subdivision was brought up and would like for it to be more up to par with what currently exist in the area. She is currently disputing her taxes because her home is appraised at \$300,000 and she feels the homes being built will be valued lesser than her home, bringing the value of her home down.

Motion was made and seconded to approve the Valencia Estates Subdivision preliminary and final plat.

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

Voting Yea: Place 1 Walsdorf, Place 2 Wasonga, Place 3 Sierra, Place 5 Bebon, Place 6 Meade

4. Consideration and ACTION to approve the Twin Oaks Plaza Subdivision preliminary and final plat.

Mr. Milum explained where the property was located and advised them it would be commercial with residential in the back which was in the city limits of Brownsville.

Motion was made and seconded to approve the Twin Oaks Plaza Subdivision.

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

Voting Yea: Place 1 Walsdorf, Place 2 Wasonga, Place 3 Sierra, Place 5 Bebon, Place 6 Meade

#### **D. ADJOURNMENT**

The meeting was adjourned at 6:11 p.m.

---

Robert Walsdorf, Chairman

ATTEST:

---

Jacqueline Moya, City Secretary