



Planning and Zoning Commission Meeting Agenda

Monday, December 16, 2024 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. PUBLIC HEARING

1. Public Hearing to receive comments from the property owners concerning the re-zoning of proposed Centaurus Subdivision Espirito Santo Grant Share 12-69.91 acres of 76.11 TR V-1 & TRX-1 Property ID 161935 located on the east side of North FM 803 From Resaca to Henderson Rd to rezone Block 1 through Block 8 to R-1 Single Family District and Block 9 to C-2 General Commercial District of the proposed Centaurus Subdivision.
2. Public Hearing to receive comments from the public for a variance request on a front yard fence height requirement for a chain link fence to be 6 feet instead of the required 4 feet located at 101 W. 1st Street.

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.

D. ACTION ITEMS

1. Consideration and ACTION to approve the re-zoning of proposed Centaurus Subdivision Espirito Santo Grant Share 12-69.91 acres of 76.11 TR V-1 & TRX-1 Property ID 161935 located on the east side of North FM 803 From Resaca to Henderson Rd to rezone Block 1 through Block 8 to R-1 Single Family District and Block 9 to C-2 General Commercial District of the proposed Centaurus Subdivision.
2. Consideration and ACTION to approve a variance request on a front yard fence height requirement for a chain link fence to be 6 feet instead of the required 4 feet located at 101 W. 1st Street.
3. Consideration and ACTION to approve the preliminary plat of Centaurus Subdivision.
4. Consideration and ACTION to approve the minutes from November 18, 2024.

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 December 13, 2024 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 the property owners concerning the re-zoning of proposed Centaurus Subdivision Espirito Santo Grant Share 12-69.91 acres of 76.11 TR V-1 & TRX-1 Property ID 161935 located on the east side of North FM 803 From Resaca to Henderson Rd to rezone Block 1 through Block 8 to R-1 Single Family District and Block 9 to C-2 General Commercial District of the proposed Centaurus Subdivision.

Recommendation:

This is time set aside to listen to the public to speak sharing their thoughts and comments. Discussion is done during the action item.

REQUEST FOR ZONING CHANGE

City of Los Fresnos
Attn: Mark Milam, City Manager
520 East Ocean Blvd.
Los Fresnos, Texas 78566

RE: Master Plan – Centaurus A Subdivision

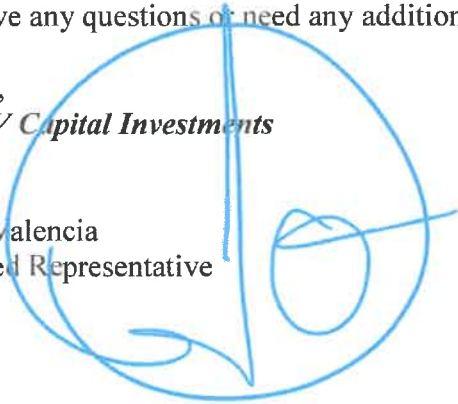
Dear Mr. Milam:

We are hereby requesting a zoning change for the Master Plan of Centaurus A Subdivision. We are requesting a zoning change to residential for proposed Block 1 – Block 8 and to commercial for proposed Block 9, as shown on the Master Plan.

If you have any questions or need any additional information, please let us know.

Sincerely,
AB & MV Capital Investments

Roberto Valencia
Authorized Representative





November 6, 2024

TO: PROPERTY OWNERS ON PORTIONS OF NORTH FM 803

FROM: CITY OF LOS FRESNOS

SUBJECT: REQUEST TO RE-ZONE PROPERTY ON (69 Acres) ON THE EAST SIDE OF NORTH FM 803 FROM THE RESACA TO HENDERSON ROAD.

You are being notified of a proposed zoning change near your property. The City is required to notify all property owners within 200 of the property being re zoned.

The property listed below is currently zoned AG Agricultural District and is in the process of being subdivided into Centaurus Subdivision.

- Espirito Santo Grant Share 12-69.91 acres of 76.11 TR V-1 & TRX-1 Property ID 161935

The request is to rezone Block 1 through Block 8 to R-1 Single Family District and Block 9 to C-2 General Commercial District of the proposed Centaurus Subdivision.

The **Planning and Zoning Commission** will hold a public hearing on Monday, December 16, 2024 at 6:00 p.m. in City Hall, 520 E Ocean Blvd., Los Fresnos, TX. 78566 to receive comments from the property owners concerning the rezoning request.

If the request is granted by the Planning and Zoning Commission, the **City Council** of the City of Los Fresnos will hold a public hearing on Tuesday, January 14, 2025 at 6:00 p.m. in City Hall, 520 E Ocean Blvd., Los Fresnos, TX. 78566 to receive comments from the property owners concerning the rezoning request.

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

ACTION ITEM REPORT



Item Title:

Public Hearing to receive comments from the public for a variance request on a front yard fence height requirement for a chain link fence to be 6 feet instead of the required 4 feet located at 101 W. 1st Street.

Recommendation:

This is time to listen to the public speak sharing their thoughts and comments. Discussion is done during the action item.

Sr. Raul Moreno
101 W 1st Street
(956) 640-7544

11/04/2024

A quien corresponda:

Por medio de esta carta solicito permiso condicional para poner cerca ciclonica de 6 pies de alto ya que he tenido problemas de robo y es seguridad para mi familia.

Espero su comprension a este problema.

Raul Moreno.

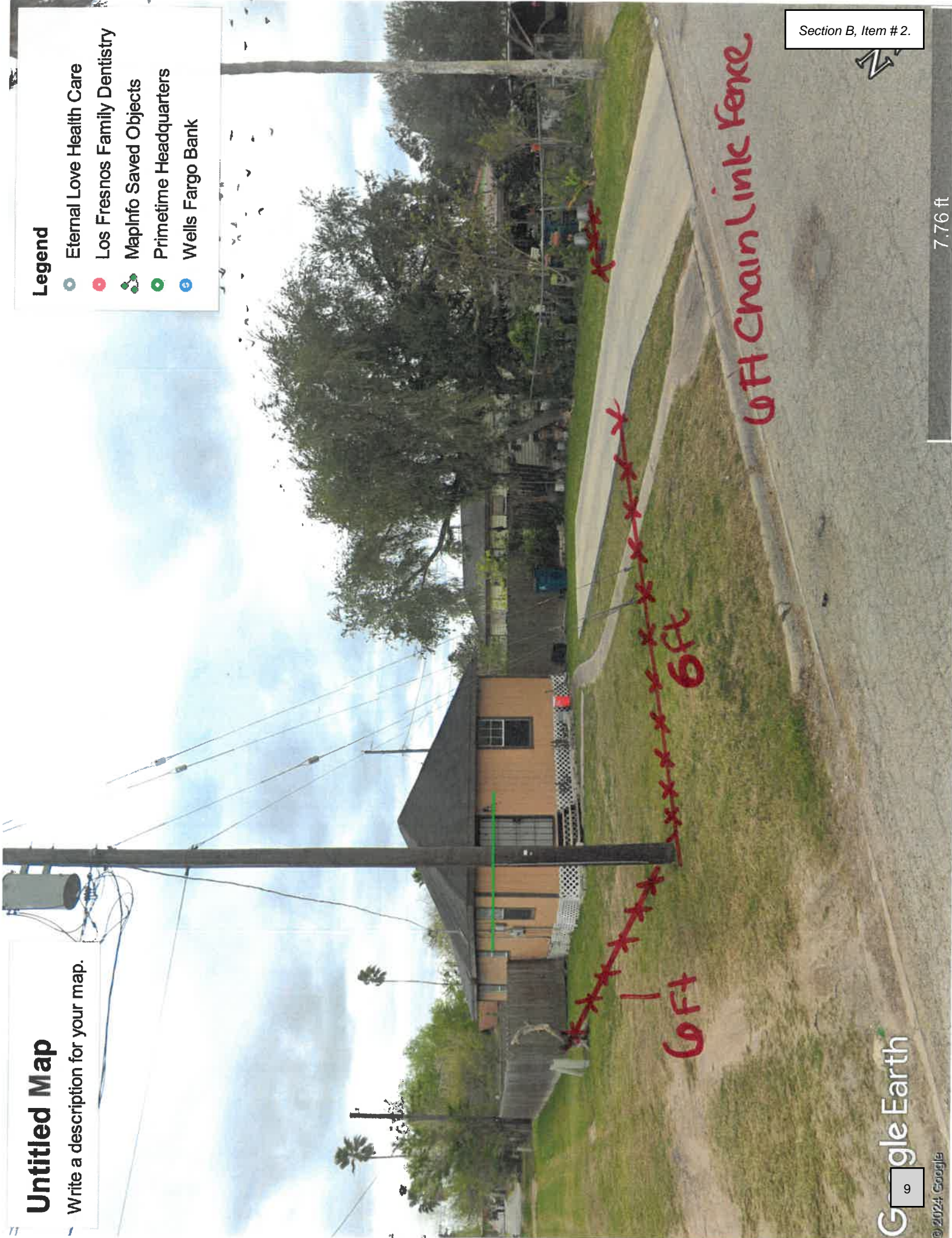
Atte: Raul Moreno

Untitled Map

Write a description for your map.

Legend

- Eternal Love Health Care
- Los Fresnos Family Dentistry
- MapInfo Saved Objects
- Primitime Headquarters
- Wells Fargo Bank



Section B, Item # 2.



November 5, 2024

TO: PROPERTY OWNERS

FROM: CITY OF LOS FRESNOS

SUBJECT: PUBLIC HEARING FOR A VARIANCE REQUEST ON A FRONT YARD FENCE HEIGHT REQUIREMENTS FOR A CHAIN LINK FENCE TO BE 6 FEET INSTEAD OF THE REQUIRED 4 FEET LOCATED AT 101 W. 1ST STREET.

The 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 from residents concerning a variance request for 101 W. 1ST St. on a front yard fence height requirements for a chain link fence to be 6 feet instead of the required 4 feet.

The public hearing will be held at the Planning and Zoning Commission meeting on Monday, November 18, 2024 at 6:00 p.m.

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

ACTION ITEM REPORT



Item Title:

Consideration and ACTION to approve the re-zoning of proposed Centaurus Subdivision Espirito Santo Grant Share 12-69.91 acres of 76.11 TR V-1 & TRX-1 Property ID 161935 located on the east side of North FM 803 From Resaca to Henderson Rd to rezone Block 1 through Block 8 to R-1 Single Family District and Block 9 to C-2 General Commercial District of the proposed Centaurus Subdivision.

Recommendation:

The area along FM 803 being commercial and the area behind being residential meets our comprehensive plan that was developed some years ago.

I recommend approval.

REQUEST FOR ZONING CHANGE

City of Los Fresnos
Attn: Mark Milam, City Manager
520 East Ocean Blvd.
Los Fresnos, Texas 78566

RE: Master Plan – Centaurus A Subdivision

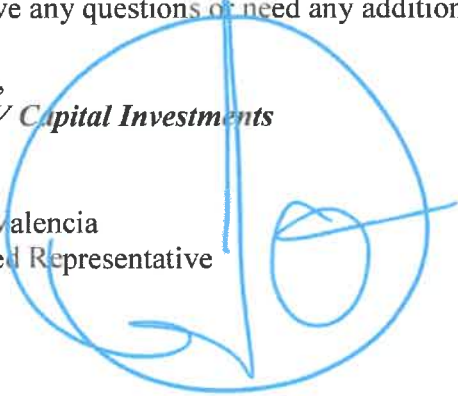
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If you have any questions or need any additional information, please let us know.

Sincerely,
AB & MV Capital Investments

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Authorized Representative





November 6, 2024

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The request is to rezone Block 1 through Block 8 to R-1 Single Family District and Block 9 to C-2 General Commercial District of the proposed Centaurus Subdivision.

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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.

ACTION ITEM REPORT



Item Title:

Consideration and ACTION to approve a variance request on a front yard fence height requirement for a chain link fence to be 6 feet instead of the required 4 feet located at 101 W. 1st Street.

Recommendation:

Staff feels there is no need for a variance to be given for this situation.

I recommend to deny this request.

Sr. Raul Moreno
101 W 1st Street
(956) 640-7544

11/04/2024

A quien corresponda:

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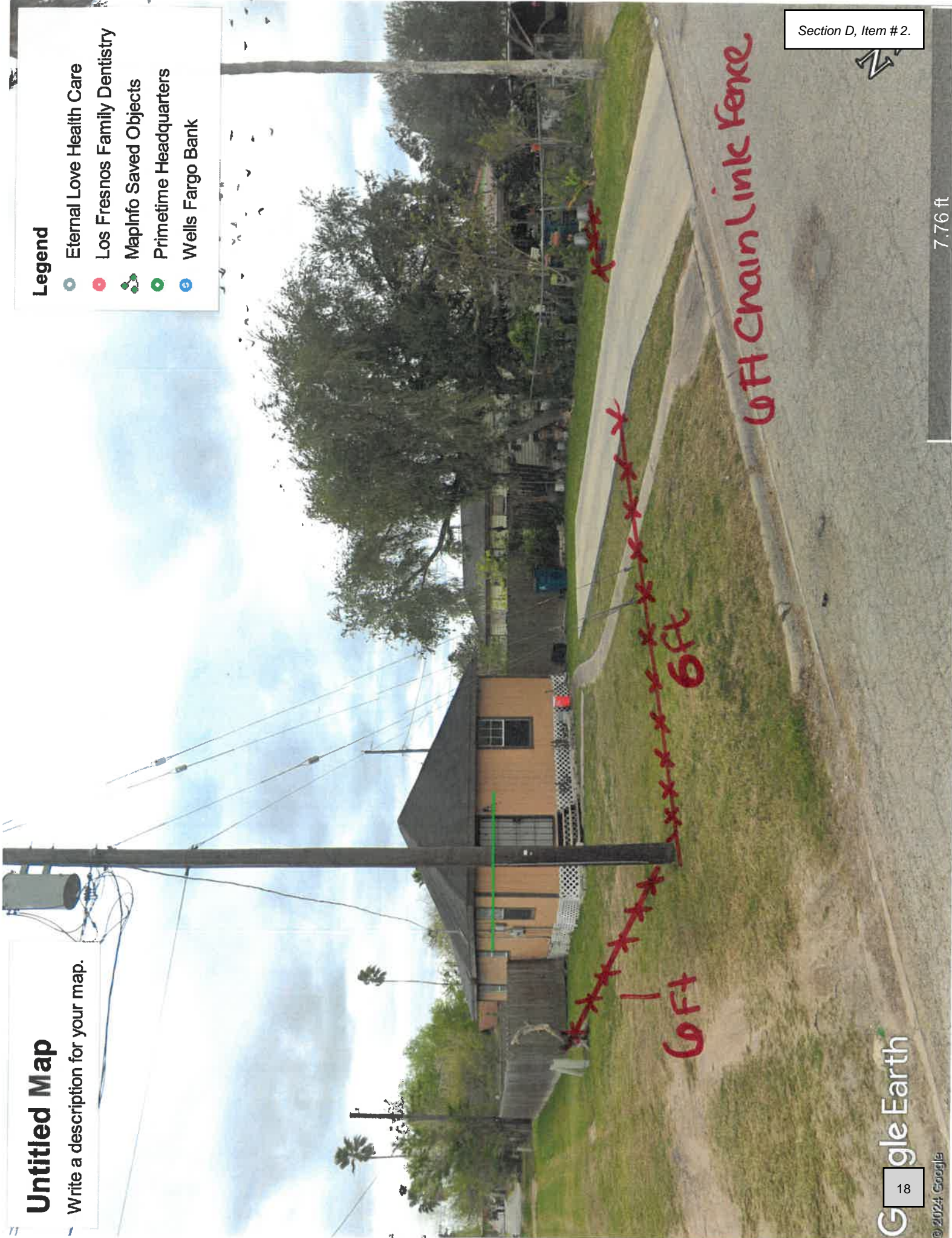
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November 5, 2024

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The public hearing will be held at the Planning and Zoning Commission meeting on Monday, November 18, 2024 at 6:00 p.m.

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

ACTION ITEM REPORT



Item Title: Consideration and ACTION to approve the preliminary plat of Centaurus Subdivision.

Recommendation:

Staff and Hanson Professional Services has reviewed all that the preliminary plan and it is developed according to city ordinances.

I recommend approval.

MEMORANDUM

TO: Jacquie Moya jmoya@citylf.us
City Secretary

FROM: Richard Riggins, P.E. rriggins@hanson-inc.com

DATE: November 19, 2024

SUBJECT: Preliminary Plan Review Centaurus Subdivision

Jacquie;

We have performed a review of the Preliminary Plat for Centaurus Subdivision and find that our comments have been addressed, therefore we recommend approval of this Preliminary Plat provided that the city's comments are addressed also.

 P.E., RALS.
RAR

Please call me at (956) 541-1155 if you have any questions.

ACTION ITEM REPORT



Item Title: Consideration and ACTION to approve the minutes from November 18, 2024.

Recommendation:

I recommend approval.

Planning and Zoning Commission

Section D, Item # 4.

520 L Ocean Blvd

Los Fresnos, TX 78566

<http://citylf.cloudaccess.net/en/>

Regular Meeting

~ Minutes ~

Monday, November 18, 2024

6:00 AM

City Hall

AGENDA

Call to Order

The meeting was called to order at 6:00 PM by

Visitors remarks-Sign in with the City Secretary prior to the meeting. Remarks are limited to 5 minutes.

There were none.

Public Hearing

Public hearing to receive comments from the residents concerning a variance request on the rear setback requirements for a home to be set 15 feet instead of the required 25 feet front setback on Lot 13, Block 2 of the proposed Centaurus subdivision.

Public hearing opened at 6:00 p.m.

There were no comments.

Public hearing closed at 6:01 p.m.

RESULT: NO ACTION

Public hearing to receive comments from the residents concerning a variance request on the front setback requirements for a home to be set 10 feet instead of the required 25 feet front setback located at 1900 Baja Drive.

Public hearing opened at 6:01 p.m.

The contractor building the home explained why the request the made.

Public hearing closed at 6:02 p.m.

RESULT: NO ACTION

Public hearing to receive comments from the residents concerning a variance request on a home being set to face Baja Circle instead of Baja Drive.

Public hearing was opened at 6:02 p.m.

The contractor building the home explained why the request the made.

Public hearing was closed at 6:03 p.m.

RESULT: NO ACTION

Public hearing to receive comments from the residents concerning a variance request on fence height requirements for a front yard chain link fence from 4 feet to 6 feet located at 31241 TX HWY 100.

Public hearing opened at 6:03 p.m.

There were no comments

Public hearing closed at 6:04 p.m.

RESULT: NO ACTION

Public hearing to receive comments from the public concerning a request for a conditional use permit to allow a duplex to be built at 512 Canal Street.

Public hearing opened at 6:04 p.m.

The owner of the property asked if a duplex would be allowed and the price for the sewer line to be installed, Mr. Milum asked if she was the owner, she replied yes but she did not submit the request. The owner explained the property was for sale and wanted verification on how someone else could request a conditional use permit not being the owner.

Public hearing closed at 6:06 p.m.

RESULT: NO ACTION

Action Item

Consideration and ACTION to approve a variance request on the rear setback requirements for a home to be set 15 feet instead of the required 25 feet front setback on Lot 13, Block 2 of the proposed Centaurus subdivision.

Mr. Milum explained the layout of the proposed development was in the packet and directed them to the location of the lot on the layout. He mentioned the engineer had also submitted the layout of a home on the lot if the variance was approved showing it would fit. He recommended approval.

Motion was made and seconded to approve a variance request on the rear setback requirements fro a home to be set 15 feet instead of the required 25 feet front setback on Lot 13, Block 2 of the proposed Centaurus subdivision.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Henry Bebon Jr., Board Member
SECONDER: Larry Meade, Board Member
AYES: Delgado, Walsdorf, Wasonga, Stambaugh, Jr., Meade
ABSENT: Javier Rodriguez

Consideration and ACTION to approve a variance request on the front setback requirements for a home to be set 10 feet instead of the required 25 feet front setback located at 1900 Baja Drive.

Mr. Milum gave a brief history on the development where the property was located. He explained because of the irregular lot shape it was difficult to fit a home without the variance request approval. He answered questions from the board.

Motion was made and seconded to approve a variance request on the front setback requirements for a home to be set 10 feet instead of the required 25 feet front setback located at 1900 Baja Drive.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Larry Stambaugh, Board Member
SECONDER: Larry Meade, Board Member
AYES: Delgado, Walsdorf, Wasonga, Stambaugh, Jr., Meade
ABSENT: Javier Rodriguez

Consideration and ACTION to approve a variance request on a home being set to face Baja Circle instead of Baja Drive.

Mr. Milum explained this is an issue on corner lots and is now being addressed in new developments as they are approved. Due to the irregular shape of the lot he recommended approval.

Motion was made and seconded to approve a variance request on a home being set to face Baja Circle instead of Baja Drive.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Larry Stambaugh, Board Member
SECONDER: Jacob O. Wasonga, Board Member
AYES: Delgado, Walsdorf, Wasonga, Stambaugh, Jr., Meade
ABSENT: Javier Rodriguez

Consideration and ACTION to approve a variance request on fence height requirements for a front yard chain link fence from 4 feet to 6 feet located at 31241 TX HWY 100.

Mr. Milum explained the location was originally in the county before it was annexed into the city limits. The property next to the business has a 6 foot wooden fence which was allowed because it was in the county. The owner was requesting a 6 foot chain link fence to prevent items from being stolen however Mr. Milum recommended 6 foot wooden fence for appearance.

Mr. Milum discussed the variance request with the board and answered questions.

Motion was made and seconded to approve a variance request on fence height requirements for a front yard wooden fence from 4 feet to 6 feet located at 31241 TX Hwy 100.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Larry Stambaugh, Board Member
SECONDER: Henry Bebon Jr., Board Member
AYES: Delgado, Walsdorf, Wasonga, Stambaugh, Jr., Meade
ABSENT: Javier Rodriguez

Consideration and ACTION to approve a request for a conditional use permit to allow a duplex to be built at 512 Canal Street.

Mr. Milum asked the board to take no action due to the information that was provided during the public hearing. But addressed the questions made by the property owner during the public hearing.

RESULT: NO ACTION

Consideration and ACTION to approve the final plat of Pomelo Bend Subdivision.

Mr. Milum explained the staff and engineers had reviewed the plat and recommended approval.

Mr. Milum answered questions from the board. The developer Ramiro Gonzalez addressed questions by the board.

Motion was made and seconded to approve the final plat of Pomelo Bend Subdivision.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Larry Meade, Board Member
SECONDER: Larry Stambaugh, Board Member
AYES: Delgado, Walsdorf, Wasonga, Stambaugh, Jr., Meade
ABSENT: Javier Rodriguez

Consideration and ACTION to approve the a proposed lot size and layout for Valencia Estates Subdivision.

Mr. Milum explained due to the concerns at the last meeting from the public on the lot sizes the developer and engineer submitted a tentative plat proposing new lot size and layout. He explained this would only approve the lot size and layout they would still need to submit for review and approval.

Mr. Milum answered questions from the board.

Motion was made and seconded to approve the proposed lot size and layout for Valencia Estates Subdivision.

RESULT: ADOPTED [UNANIMOUS]
MOVER: Larry Meade, Board Member
SECONDER: Jacob O. Wasonga, Board Member
AYES: Delgado, Walsdorf, Wasonga, Stambaugh, Jr., Meade
ABSENT: Javier Rodriguez

Consideration and ACTION to approve the minutes from October 21, 2024 Planning and Zoning meeting.

Motion was made and seconded to approve the minutes from October 21, 2024 Planning and Zoning meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Henry Bebon Jr., Board Member
SECONDER:	Larry Meade, Board Member
AYES:	Delgado, Walsdorf, Wasonga, Stambaugh, Jr., Meade
ABSENT:	Javier Rodriguez

Consideration and ACTION to appoint a Chairman and a Vice Chairman.

Motion was made and seconded to appoint a Robert Walsdorf as Chairman and Desi Delgado as Vice Chairman.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Larry Meade, Board Member
SECONDER:	Henry Bebon Jr., Board Member
AYES:	Delgado, Walsdorf, Wasonga, Stambaugh, Jr., Meade
ABSENT:	Javier Rodriguez

Adjournment

The meeting was closed at 6:44 PM

Presiding Officer of the Council

Recorder