



Planning and Zoning Commission Meeting Minutes

Monday, June 15, 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 to order at 6:00 p. m.

PRESENT

Place 1 Robert Walsdorf
Place 2 Abel Torres
Place 3 Juan Sierra
Place 4 Anita Matta
Place 5 Henry Bebon
Place 7 Javier Rodriguez

ABSENT

Place 6 Larry Meade

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 receive comments from residents regarding a variance request to reduce the front yard setback requirement from 25 feet to 20 feet for the proposed Valle Alto East Subdivision, Phase 7 & 8, Block 1, Lots 15-16, Block 4, Lots 42-46, 55-59, Block 5, Lots 12-16, 25-29, 38-40.

Public hearing opened at 6:00 p.m.

There were no comments.

Public hearing closed at 6:00 p.m.

D. ACTION ITEMS

1. Consideration and ACTION to approve the minutes from April 20, 2026.

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

Motion made by Place 3 Sierra, Seconded by Place 4 Matta.

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

2. Consideration and ACTION to approve a variance request to reduce the front yard setback requirement from 25 feet to 20 feet for the proposed Valle Alto East Subdivision, Phase 7 & 8, Block 1, Lots 15-16, Block 4, Lots 42-46, 55-59, Block 5, Lots 12-16, 25-29, 38-40.

Mr. Milum explained that while previous variances for rear setbacks had been granted, this request for a reduced front setback was not recommended, citing concerns about homes

being too close to the roadway and potential vehicle related safety issues. He recommended denial and suggested that larger cut-de-sac lots be redesigned if additional space is needed.

Motion was made and seconded to deny a variance request to reduce the front yard setback requirement from 25 feet to 20 feet for the proposed Valle Alto East Subdivision, Phase 7 & 8, Block 1, Lots 15-16, Block 4, Lots 42-46, 55-59, Block 5, Lots 12-16, 25-29, 38-40.

Motion made by Place 4 Matta, Seconded by Place 3 Sierra.

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

E. ADJOURNMENT

Meeting was adjourned at 6:03 p.m.

Robert Walsdorf, Chairman

ATTEST:

Jacqueline Moya, City Secretary