



Planning and Zoning Commission Meeting Minutes

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

Chairman Robert Walsdorf called the meeting at 6:00 pm.

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.

Public hearing opened at 6:01 pm.

Jarrett Sheldon voiced his concern on how the development would affect already backed up traffic on FM 803 and Highway 100. He requested a traffic study be completed for the projected growth.

Public hearing closed at 6:06 pm.

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.

Public hearing opened at 6:06 pm.

There were no comments from the audience.

Public hearing closed at 6:06 pm.

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.

There were none.

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.

Mr. Milum addressed the comments about the traffic during the public hearing. He answered questions from the board and discussed the the request to rezone request. Bobby Closner the

Project Engineer and Robert Valencia, the owner of the property were present and answered questions from the board.

There was no motion. Action item failed.

Motion was made and seconded 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.

The board reconsidered the rezone request and a motion to approve was made.

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

Voting Yea: Place 1 Walsdorf, Place 2 Wasonga, Place 4 Delgado, Place 5 Bebon, Place 6 Meade, Place 7 Rodriguez

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.

There was no discussion.

Motion was made and seconded to deny 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.

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

Voting Yea: Place 1 Walsdorf, Place 2 Wasonga, Place 4 Delgado, Place 5 Bebon, Place 6 Meade, Place 7 Rodriguez

3. Consideration and ACTION to approve the preliminary plat of Centaurus Subdivision.

Mr. Milum explained since there was no motion made for the rezone request no action would be able to be taken to approve the plat. He asked what they suggested for the the plat to move forward. Mr. Milum and the board discussed the traffic concerns. The board reconsidered and made a motion on the rezone request.

Motion was made and seconded to approve the preliminary plat of Centaurus Subdivision.

Motion made by Place 7 Rodriguez, Seconded by Place 2 Wasonga.

Voting Yea: Place 1 Walsdorf, Place 2 Wasonga, Place 4 Delgado, Place 5 Bebon, Place 6 Meade, Place 7 Rodriguez

4. Consideration and ACTION to approve the minutes from November 18, 2024.

There was no discussion.

Motion was made and seconded to approve the minutes from November 18, 2024.

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

Voting Yea: Place 1 Walsdorf, Place 2 Wasonga, Place 4 Delgado, Place 5 Bebon, Place 6 Meade, Place 7 Rodriguez

E. ADJOURNMENT

Meeting was adjourned at 6:31 pm

Robert Walsdorf, Chairman

ATTEST:

Jacqueline Moya, City Secretary