



Planning and Zoning Commission Meeting Minutes

Monday, October 20, 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 4 Anita Matta
Place 5 Henry Bebon
Place 6 Larry Meade
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.

There were no comments.

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.

1. Public hearing to receive comments from residents concerning the application for conditional use permit to allow duplexes to be built on 296 W. 3rd Street, Lot 4A, Block 52.

Public hearing was opened at 6:00 p.m.

There were no comments.

2. Public hearing to receive comments from residents concerning the application for a conditional use permit to allow mobile home into 33267 FM 1575, Los Fresnos, TX 78566, ¼ mile north on the east side of FM 1575.

Public hearing was opened at 6:00 p.m.

The owner of the property Steve Mauro introduces himself to the board and explained he would like to remove the old mobile home and replace it with a new one.

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

3. Public hearing to receive comments from residents concerning the application for conditional use permit to allow duplexes to be built on East 3rd Street, lot 2 & 3, block 63, Los Fresnos Original Townsite.

Public hearing was opened at 6:04 p.m.

Several surrounding property owners Claudia and Raul Villareal, David Armendariz, and Leonel Casanova Sr. voiced opposition to the conditional use request. The applicant, Robert

Delgado Jr., addressed the council to advocate for the approval of the request, stating his intention to construct a duplex on the property.

Public hearing was closed at 6:13 p.m.

4. Public hearing to receive comments from residents regarding variance request on the lot size requirement for East 3rd Street, lot 2 & 3, block 63, Los Fresnos Original Townsite.

Public hearing was opened at 6:14 p.m.

Property owners Claudia and Raul Villareal, David Armendariz, and Leonel Casanova Sr. voiced opposition to the lot size variance request.

Public hearing was closed at 6:17 p.m.

D. ACTION ITEMS

1. Consideration and ACTION to approve an application for conditional use permit to allow duplexes to be built on 296 W. 3rd Street, Lot 4A, Block 52.

Mr. Milum explained staff has a consistent approach in maintaining the integrity of such zones. Deviations from this designation are only considered under highly unusual circumstances. He mentioned that across the street there are some mobile homes that are grandfathered in, along with vacant lots. Further down the street, additional mobile homes are present, as well as the entrance to the park and its parking lot.

Based on these considerations, staff recommended denial of the conditional use request.

Mr. Milum answered questions from the committee.

The property owner stated he recently purchased a surplus lot from the City with the intention of building duplexes, based on the conditional uses allowed in the zoning code. He explained he confirmed with the City that a conditional use permit would be required and understood that approval is not guaranteed and proceeded with the purchase under the impression that duplexes would be permitted.

Motion was made and seconded to deny allowing duplexes to be built on 296 W. 3rd Street, Lot 4A, Block 52.

Motion made by Place 4 Matta, Seconded by Place 2 Wasonga.

Voting Yea: Place 1 Walsdorf, Place 2 Wasonga, Place 3 Sierra, Place 4 Matta, Place 5 Bebon, Place 6 Meade, Place 7 Rodriguez

2. Consideration and ACTION to approve an application for a conditional use permit to allow a mobile home to be moved into 33267 FM 1575, Los Fresnos, TX 78566, 1/4 mile north on the east side of FM 1575.

Mr. Milum explained the property as a unique case due to its surroundings, a cemetery on one side, a mobile home on another, five apartments behind it, a single home and a school parking lot across the street, and the school further south. Given this mix of uses, he believed replacing an existing structure with a similar one is appropriate. While such a replacement might not fit in a typical single-family neighborhood, staff felt the circumstances here make it a suitable and fitting option.

Mr. Mauro answered questions from the committee.

Motion was made and seconded to approve an application for a conditional use permit to allow a mobile home to be moved into 33267 FM 1575, Los Fresnos, TX 78566, 1/4 mile north on the east side of FM 1575.

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

Voting Yea: Place 1 Walsdorf, Place 2 Wasonga, Place 3 Sierra, Place 4 Matta, Place 5 Bebon, Place 6 Meade, Place 7 Rodriguez

3. Consideration and ACTION to approve an application for conditional use permit to allow duplexes to be built on East 3rd Street, Lot 2 & 3, Block 63, Los Fresnos Original Townsite.

Mr. Milum recommended denying the request, noting that while zoning code allows certain uses, decisions must be made by property owners within the code's framework. He acknowledged past exceptions in areas with different characteristics, such as South 1847. Although there are duplexes north of the property, he emphasized the City's limited commercial land and suggested that commercial development at this site could benefit Los Fresnos. He also pointed out that there are nearby areas already zoned for duplexes, making them more suitable for such development.

Motion was made and seconded to deny to allow duplexes to be built on East 3rd Street, Lot 2 & 3, Block 63, Los Fresnos Original Townsite.

Motion made by Place 4 Matta, Seconded by Place 6 Meade.

Voting Yea: Place 1 Walsdorf, Place 2 Wasonga, Place 3 Sierra, Place 4 Matta, Place 5 Bebon, Place 6 Meade, Place 7 Rodriguez

4. Consideration and ACTION to approve a variance request on the lot size requirement from 60 feet to 50 feet for East 3rd Street, Lot 2 & 3, Block 63, Los Fresnos Original Townsite.

Mr. Milum explained the action item was not applicable because the conditional use to build duplex was denied.

No action was taken.

5. Consideration and ACTION to approve the minutes from September 15, 2025.

Motion was made and seconded to approve the minutes from September 15, 2025.

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

Voting Yea: Place 1 Walsdorf, Place 2 Wasonga, Place 3 Sierra, Place 4 Matta, Place 5 Bebon, Place 6 Meade, Place 7 Rodriguez

E. ADJOURNMENT

Meeting was adjourned at 6:28 p.m.

Robert Walsdorf, Chairman

ATTEST:

Jacqueline Moya, City Secretary