



Planning and Zoning Commission Meeting Minutes

Monday, February 16, 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

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 6 Larry Meade

Place 7 Javier Rodriguez

ABSENT

Place 5 Henry Bebon

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 none.

C. PUBLIC HEARING

1. Public hearing to receive comments from residents regarding a conditional use request to allow an auto dealership to operate at 1106 S Arroyo Blvd.

Public hearing opened at 6:00 p.m.

A nearby property owner adjacent to 1106 S Arroyo Blvd, expressed support for the proposed application. He stated that the development would improve the area, which currently contains many empty lots. While acknowledging that the project may increase traffic, he believes it will also encourage surrounding property owners to enhance their own properties. He also noted that improvements have already been made on the street. He thanked the board.

Public hearing closed at 6:01 p.m.

2. Public hearing to receive comments from residents regarding a variance request to allow a 7'4 height masonry wall and columns exceeding the maximum height of 6 ft along Henderson Rd. and various locations within the proposed Falcons Landing subdivision.

Public hearing opened at 6:02 p.m.

A resident raised concerns about nearby construction activity, noting that dirt has been added to adjacent lots, raising their elevation above her property. She asked whether a planned 7 foot wall would be built on top of the newly raised land and expressed worry that her property and her neighbors' could end up in a "valley," increasing flood risk.

Mr. Milum and the developer David Floodman responded that the redesigned drainage system will prevent runoff from flowing toward her property. They explained that the raised subdivision will drain south toward a detention area within the development and then into the resaca,

rather than toward Henderson Road or neighboring homes. The developer added that improvements will be made to the south side ditch and that a sewer line installation will also improve drainage conditions upon project completion. No additional public comments were offered.

Public hearing closed at 6:06 p.m.

D. ACTION ITEMS

1. Consideration and ACTION to approve a conditional use request to allow an auto dealership to operate at 1106 S Arroyo Blvd.

Mr. Milum reported that the proposed auto dealership would be a small used vehicle operation and noted that parking conditions at the site are adequate. He recommended approval of the conditional use request.

A motion was made and seconded to approve the conditional use request to allow an auto dealership at 1106 South Arroyo Boulevard.

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

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

2. Consideration and ACTION to approve a variance request to allow a 7'4 height masonry wall and columns exceeding the maximum height of 6ft along Henderson Rd. and various locations within the proposed Falcons landing subdivision.

Mr. Milum provided an overview of two separate variance considerations related to fencing within the proposed subdivision along Henderson Road. He noted that a 7 foot 4 inch masonry wall along Henderson Road would not be out of character for the area, referencing similar approved variances in nearby subdivisions.

The second variance issue concerned the request to allow a 6 foot solid fence to extend from the front edge of homes to the property line along a central trail corridor. He explained that city ordinance limits fence height in this area to a 3 foot solid fence or a 4 foot open fence to maintain visibility, primarily for public safety. He expressed concern about allowing a 6 foot fence in this location.

The developer explained that the central corridor is a drainage easement designed to move water south into a detention area and ultimately to the resaca. The subdivision will incorporate a landscaped walking trail and HOA maintained common area in this space. The developer stated that the higher fences are intended to provide privacy for homes adjacent to the trail while maintaining visibility from the street.

Board members asked clarifying questions regarding the location of the fence, sightlines, and any precedent for such a variance. Mr. Milum noted that no similar variance has been granted in a comparable development.

Motion was made to approve a variance request to allow a 7'4 height masonry wall and columns exceeding the maximum height of 6ft along Henderson Rd. and various locations within the proposed Falcons landing subdivision and a 6ft variance on the fence height throughout the subdivision.

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

Voting Yea: Place 1 Walsdorf, Place 3 Sierra, Place 4 Matta, Place 6 Meade, Place 7 Rodriguez

Voting Nay: Place 2 Wasonga

3. Consideration and ACTON to approve Coastal King-Los Fresnos Subdivision preliminary plat.

Mr. Milum presented the preliminary plat for the Coastal King Subdivision, he explained it was located on the south side of Highway 100 at the corner of FM 1575 and Highway 100. The

proposed subdivision consists of three commercial lots. He reported that the plat has been reviewed by city staff and the city's engineers and complies with all applicable ordinances. He recommended approval.

There was no further discussion.

Motion was made and seconded to approve Coastal King-Los Fresnos Subdivision 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 4 Matta, Place 6 Meade, Place 7 Rodriguez

4. Consideration and ACTION to approve the minutes from December 15, 2025.

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

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

Voting Yea: Place 1 Walsdorf, Place 2 Wasonga, Place 4 Matta, Place 7 Rodriguez

E. ADJOURNMENT

The meeting was adjourned at 6:18 p.m.

Robert Walsdorf, Chairman

ATTEST:

Jacqueline Moya, City Secretary