



Special City Council Meeting Minutes

Tuesday, September 22, 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

Mayor Flores called the meeting to order at 6:02 p.m.

PRESENT

Mayor Alejandro Flores

Place 1 Alberto Escobedo (Virtual)

Place 2 Andrew Gonzales

Place 3 Juan Munoz

Place 4 Luis Gonzalez

Place 5 Leonel Casanova Jr.

B. INVOCATION AND PLEDGE OF ALLEGIANCE

Mayor Flores gave the invocation and led the audience in the Pledge of Allegiance.

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 was none.

D. PUBLIC HEARING

1. Public hearing to receive public comment on the second reading of Ordinance No. 584 adopting Los Fresnos Comprehensive Plan: 2027-2037, associated with TxCDBG Planning Grant Contract No. 23-160-015-E338, as the official comprehensive plan of the City of Los Fresnos.

Public hearing opened at 6:03 p.m.

Juan Munoz arrived at 6:04 p.m.

Nick Hill, GrantWorks representative reviewed the plan, which will serve as a policy guide for future growth and development. Key priorities identified through community input included drainage and flood prevention, street improvements, housing, and quality-of-life improvements, with an emphasis on infrastructure investment. The plan also addresses land use, transportation, utilities, parks, community facilities, hazard resiliency, implementation, and potential funding sources.

There were no comments from the public.

Public hearing was closed at 6:18 p.m.

2. Public hearing to receive public comment on the second reading of Ordinance No. 585 adopting amendments to Articles 1, 2, and 3 of the City of Los Fresnos Zoning Ordinance relating to application requirements, review processes, the On-Site Stormwater Management Incentive Program, the Wildfire Protection Incentive Program, and the Shaded Parking Lots Incentive Program; associated with TxCDBG Planning Grant Contract No. 23-160-015-E338.

Public hearing opened at 6:18 p.m.

Nick Hill, GrantWorks representative reviewed the proposed amendments, which incorporate hazard resiliency considerations into zoning application and review processes and establish voluntary incentive programs for on-site stormwater management, wildfire protection, and shaded parking lots. The incentive programs provide eligible developments with potential building permit fee reductions for incorporating qualifying resiliency and mitigation measures. It was also clarified that this portion of the Resilient Communities Program grant is fully grant funded with no local match required.

There were no comments

Public hearing was closed at 6:24 p.m.

E. ACTION ITEMS

1. Consideration and action to approve the second reading of an ordinance annexing hereinafter described territory to the city of los fresnos, Texas, Cameron County and extending the boundary limits of said city so as to include said hereinafter described property within the city limits, and zoning the property amending the official zoning map to reflect the new zoning; and granting to all the inhabitants of said property all the rights and privileges of other citizens and binding said inhabitants by all of the acts, ordinances, resolutions, and regulations of said city; and adopting a service plan.

City Manager Robert Baez recommended approval.

Motion was made and seconded to approve the second reading of an ordinance annexing hereinafter described territory to the City of Los Fresnos, Texas, Cameron County and extending the boundary limits of said city so as to include said hereinafter described property within the city limits, and zoning the property amending the official zoning map to reflect the new zoning; and granting to all the inhabitants of said property all the rights and privileges of other citizens and binding said inhabitants by all of the acts, ordinances, resolutions, and regulations of said city; and adopting a service plan.

Motion made by Place 1 Escobedo, Seconded by Place 2 Gonzales.

Voting Yea: Mayor Flores, Place 1 Escobedo, Place 2 Gonzales, Place 3 Munoz, Place 4 Gonzalez, Place 5 Casanova Jr.

2. Consideration and ACTION to approve the second reading of Ordinance No. 584, adopting the Los Fresnos Comprehensive Plan: 2027-2037, together with all maps, exhibits, appendices, and supporting documents therein incorporated by reference, as the official Comprehensive Plan of the City of Los Fresnos, Texas.

City Manager Robert Baez recommended approval.

Motion was made and seconded to approve the second reading of Ordinance No. 584, adopting the Los Fresnos Comprehensive Plan: 2027-2037, together with all maps, exhibits, appendices, and supporting documents therein incorporated by reference, as the official Comprehensive Plan of the City of Los Fresnos, Texas.

Motion made by Place 5 Casanova Jr., Seconded by Place 2 Gonzales.

Voting Yea: Mayor Flores, Place 1 Escobedo, Place 2 Gonzales, Place 3 Munoz, Place 4 Gonzalez, Place 5 Casanova Jr.

3. Consideration and ACTION to approve the second reading of Ordinance No. 585 adopting amendments Articles 1, 2, and 3 of the City of Los Fresnos Zoning Ordinance, associated with TxCDBG Planning Grant Contract No. 23-160-015-E338.

City Manager Robert Baez recommended approval.

Council member Andrew Gonzales expressed appreciation to GrantWorks for its work on the Comprehensive Plan and discussed anticipated population growth, previously approved developments, and the importance of periodically reviewing the plan and updating the Unified Development Code to address future development needs.

Motion was made and seconded to approve the second reading of Ordinance No. 585 adopting amendments Articles 1, 2, and 3 of the City of Los Fresnos Zoning Ordinance, associated with TxCDBG Planning Grant Contract No. 23-160-015-E338.

Motion made by Place 2 Gonzales, Seconded by Place 4 Gonzalez.

Voting Yea: Mayor Flores, Place 1 Escobedo, Place 2 Gonzales, Place 3 Munoz, Place 4 Gonzalez, Place 5 Casanova Jr.

4. Consideration and ACTION to approve a petition to be released from the Los Fresnos Extraterritorial Jurisdiction by a landowner with property located on FM 1575.

City Manager Roberto Baez explained the the item had been tabled at the previous meeting while the petition was corrected to include the required date and signature. Following review, staff determined that the petition met the applicable Chapter 42 requirements and recommended approval.

Council discussed the impact of ETJ releases on the City's future growth and annexation opportunities, particularly along FM 510, as well as applicable development requirements and the City's ability to provide utility services. It was noted that property released from the ETJ would fall under applicable county requirements and that any future request to return to the City's jurisdiction would require Council approval.

Motion was made and seconded to approve a petition to be released from the Los Fresnos Extraterritorial Jurisdiction by a landowner with property located on FM 1575.

Motion made by Place 1 Escobedo, Seconded by Place 3 Munoz.

Voting Yea: Mayor Flores, Place 1 Escobedo, Place 2 Gonzales, Place 3 Munoz

Voting Nay: Place 5 Casanova Jr.

Voting Abstaining: Place 4 Gonzalez

5. Consideration and ACTION to approve the first and second reading of an ordinance releasing property from the city's Extraterritorial Jurisdiction.

Motion was made and seconded to approve the first and second reading of an ordinance releasing property from the city's Extraterritorial Jurisdiction.

Motion made by Place 3 Munoz, Seconded by Place 2 Gonzales.

Voting Yea: Mayor Flores, Place 1 Escobedo, Place 2 Gonzales, Place 3 Munoz

Voting Nay: Place 5 Casanova Jr.

Voting Abstaining: Place 4 Gonzalez

F. ADJOURNMENT

Meeting was adjourned at 6:37 p.m.

Alejandro Flores, Mayor

ATTEST:

Jacqueline Moya, City Secretary