



Special City Council Meeting Minutes

Tuesday, September 01, 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 6:01 p.m.

PRESENT

Mayor Alejandro Flores

Place 1 Alberto Escobedo

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.

Mayor Flores called on the first visitor to speak.

Ms. Nataly Ramos addressed the Council on behalf of the Los Fresnos military and veteran community and presented two proposals for consideration: an engraved paver program at the Veterans Memorial to recognize veterans and a flag recognition program to honor service members and veterans by flying a flag at City Hall and presenting it to the individual or family. She stated that both programs would provide meaningful recognition of military service and strengthen community pride.

Mayor Flores called on the second visitor, Dave Floodman.

Mr. Dave Floodman, a partner in the Falcon's Landing development on Henderson Road addressed the Council regarding concerns about dust generated by construction activities. He stated that the development team is taking measures to control dust and is working to complete the project as efficiently as possible. Mr. Floodman expressed confidence that the development will be a positive addition to the community, bringing new residents, economic growth, and increased tax revenue. He thanked the City and residents for their patience and support and offered to discuss concerns with interested parties.

D. PUBLIC HEARING

1. Public hearing to receive comments from the public on the proposed budget for fiscal year 2026-2027.

Public hearing opened at 6:07 p.m.

Mr. Baez noted that the proposed budget remained unchanged from the version previously presented by department heads.

Manuel Abrego spoke in support of continued growth and development within the City and suggested that the Council consider a modest increase in the tax rate to build reserves for

future community projects and unforeseen expenses. He noted that additional revenue could be set aside for long-term improvements, such as recreational facilities, while reducing future impacts on the General Fund.

No other comments were received.

Public hearing was closed at 6:10 p.m.

2. Public Hearing to present and receive comments from residents regarding 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 6:11 p.m.

Nick Hill with GrantWorks provided an overview of the plan, which serves as a guide for future growth, infrastructure improvements, land use, transportation, parks, community facilities, and hazard resilience. He noted that the plan was developed through extensive public input, including surveys and community workshops, and is intended to be a living document that can be reviewed and updated as conditions change.

Mr. Hill highlighted that community priorities focused on drainage improvements, street rehabilitation, housing development, and quality-of-life enhancements. The plan includes recommendations for infrastructure investments, transportation improvements, utility upgrades, park enhancements, and strategies to support future grant opportunities.

Council members expressed support for the plan and noted its importance in guiding future development and strengthening the City's ability to secure grant funding.

Manuel Abrego commented that the City already understands its infrastructure and development needs and questioned the value of using outside consultants for planning efforts. The resident encouraged the City to focus on addressing known priorities such as street improvements and parks.

Public hearing closed at 6:32 p.m.

3. Public Hearing to present and receive comments from residents regarding proposed 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 6:32 p.m.

GrantWorks consultant Nick Hill presented the proposed amendments, stating they were developed in conjunction with the Los Fresnos Comprehensive Plan and are intended to promote hazard resilience while supporting responsible development.

Mr. Hill explained that the amendments would incorporate hazard mitigation considerations into zoning applications and reviews and establish voluntary incentive programs offering reductions in building permit fees for developments that include stormwater management features, wildfire protection measures, and shaded parking areas. He noted that the proposed amendments represent the first reading of the ordinance.

No public comments were received.

Public hearing closed at 6:40 p.m.

E. ACTION ITEMS

1. Consideration and ACTION to approve the first reading of Ordinance 586 adopting the budget for fiscal year 2026-2027.

Mr. Baez presented the proposed Fiscal Year 2026-2027 Budget, stating that it balances investment in City employees with continued fiscal responsibility. The proposed budget includes a 4% salary increase for all employees, an additional \$1 per hour increase for dispatch personnel, and executive pay adjustments for department directors while maintaining a balanced budget. Mr. Baez noted that the budget addresses the City's growing service and infrastructure needs while ensuring responsible stewardship of taxpayer resources and long-term financial sustainability.

Mr. Baez recommended approval.

Motion was made and seconded to approve the first reading of Ordinance 586 adopting the budget for fiscal year 2026-2027.

Motion made by Place 1 Escobedo, 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.

2. Consideration and ACTION to approve the first reading of Ordinance 587 approving the 2026 tax roll and levying municipal ad valorem taxes for the use, benefit and support of the City directing the assessment and collection thereof.

Mr. Baez presented Ordinance No. 587 and stated that the proposed tax rate of \$0.685 per \$100 valuation would remain unchanged from the previous fiscal year and as previously discussed by the City Council. He recommended approval of the ordinance.

During discussion, Council member Luis Gonzalez acknowledged comments received during the public hearing regarding a potential tax rate increase but noted its desire to maintain stability and keep the tax rate unchanged at this time.

Motion was made and seconded to approve the first reading of Ordinance 587 approving the 2026 tax roll and levying municipal ad valorem taxes for the use, benefit and support of the City directing the assessment and collection thereof.

Motion made by Place 4 Gonzalez, Seconded by Place 5 Casanova Jr..

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 write off of bad debt for utility accounts and garbage for the 2025-2026 fiscal year.

Mr. Baez reported proposed write-offs of \$28,363.05 for garbage services, \$7,604.25 for water services, and \$3,869.60 for sewer services. He noted that the garbage write-off amount was higher than normal due to two development-related accounts that were not closed properly.

Council members discussed collection practices, potential use of collection agencies, measures to monitor and recover outstanding balances from developers, and trends in delinquent accounts. Mr. Baez reported that water and sewer write-offs were slightly lower than previous years.

Motion was made and seconded to approve the write off of bad debt for utility accounts and garbage for the 2025-2026 fiscal year.

Motion made by Place 4 Gonzalez, 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.

4. Consideration and ACTION to approve the first 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.

Mr. Baez presented Ordinance No. 584 adopting the Los Fresnos Comprehensive Plan 2027-2037 as the City's official comprehensive plan.

During discussion, Council clarified that preparation of the plan was funded through a grant and is expected to be reimbursed, resulting in little to no local cost to the City.

Council members discussed the value of the plan as a tool for guiding future growth, prioritizing capital improvements, supporting grant applications, and providing an objective assessment of community needs. City Secretary Jacqueline Moya noted that the plan was developed using input from residents, City staff, elected officials, engineers, and community surveys, and will assist with future planning, budgeting, and infrastructure decisions.

Council also highlighted the plan's recommendations for parks, transportation, and capital improvements and emphasized that the document can be updated as community needs change.

Motion was made and seconded to approve the first 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 4 Gonzalez, Seconded by Place 5 Casanova Jr..

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

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

Mr. Baez presented Ordinance No. 585, which adopts amendments to Articles 1, 2, and 3 of the City of Los Fresnos Zoning Ordinance associated with Texas CDBG Planning Grant Contract No. 23-160-015-E3383. MR. Baez reviewed the proposed amendments, which were previously presented during the public hearing, and recommended approval.

Motion was made and seconded to approve the first reading of Ordinance No. 585, adopting the amendments to 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 4 Gonzalez, 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.

F. ADJOURNMENT

Meeting was adjourned at 6:54 p.m.