



Planning and Zoning Commission Meeting Minutes

Monday, August 17, 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

Meeting was called the meeting to order by Juan Sierra at 6:05 p.m.

PRESENT

Place 1 Robert Walsdorf
Place 2 Abel Torres
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 was none.

C. PUBLIC HEARING

1. 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.

Public hearing opened at 6:06 p.m.

City Manager, Roberto Baez provided an overview of the planning process, noting that the plan has been in development for approximately two years and included community engagement through three public workshops and a community survey.

Nick Hill with GrantWorks presented the draft Compensation Plan, which was developed through the Texas Resilient Communities Program. He explained that the plan will serve as the City's guiding document for future growth, development, infrastructure investments, and policy decisions, replacing the 2014 Comprehensive Plan. The plan includes components addressing land use, transportation, capital improvements, community facilities, parks and recreation, and hazard resilience.

Mr. Hill summarized the community engagement findings, which identified infrastructure improvements, particularly drainage and street projects, as the highest priorities. The plan recommends approximately \$124 million in capital projects, with significant investments in streets, drainage, water, and wastewater infrastructure, as well as park and trail improvements. He also emphasized that the plan includes an implementation strategy that identifies project timelines, responsible parties, and potential funding sources.

No public comments were received.

President Robert Walsdorf arrived at 6:18 p.m.

Public hearing was closed at 6:36 p.m.

D. ACTION ITEMS

1. Consideration and ACTION to recommend adoption of 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.

Board members discussed the flexibility of the plan and whether future amendments could be made as conditions. Mr. Hill and Mr. Baez explained that the Comprehensive Plan is intended to be a living document and may be reviewed, updated, and formally amended as needed through public hearings. Mr. Baez also indicated that periodic evaluations of the plan's progress would be recommended.

Motion was made and seconded to recommend adoption of 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.

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

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

2. Consideration and ACTION to approve the final plat of Valle Alto East Commercial Subdivision IV.

Mr. Baez noted that the subdivision had previously received City Council and Planning and Zoning Commission approval for the preliminary plat. He recommended approval of the plat.

Motion was made and seconded to approve the final plat of Valle Alto East Commercial Subdivision IV.

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

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

3. Consideration and ACTION to approve the preliminary plat for Valle Alto East Subdivision Phase VII & VIII.

Mr. Baez presented the preliminary plat located between Whipple and Evergreen. He noted that the City engineers had completed their review of the subdivision and recommended approval. He advised the board if approved the preliminary plat would proceed to the City Council for consideration.

Motion was made and seconded to approve the preliminary plat for Valle Alto East Subdivision Phase VII & VIII.

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

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

4. Consideration and ACTION to approve the minutes from July 20, 2026.

Motion was made and seconded to approve the minutes from July 20, 2026.

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

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

E. ADJOURNMENT

Meeting was adjourned at 6:44 p.m.

Robert Walsdorf, Chairman

ATTEST:

Jacqueline Moya, City Secretary