



# Planning and Zoning Commission Meeting Minutes

Monday, April 20, 2026 at 6:00 PM

City Hall – 520 East Ocean Blvd. Los Fresnos, TX 78566

<https://cityoflosfresnos.com/meetings>

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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.

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## A. CALL MEETING TO ORDER

Committee member Henry Bebon called the meeting to order at 6:00 p.m.

### PRESENT

Place 3 Juan Sierra

Place 4 Anita Matta

Place 5 Henry Bebon

Place 6 Larry Meade

Place 7 Javier Rodriguez

### ABSENT

Place 1 Robert Walsdorf

## 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 request for a conditional use permit to allow duplexes to be built on ABST 2- F L & I CO BLK 200, 3.7800 acres located the corner of S Mesquite and W. 8th Street, zoned R1A Single Family district.

Public hearing opened at 6:00 p.m.

Board member Juan Sierra arrived at 6:01 p.m.

There was no discussion.

Public hearing closed at 6:01 p.m.

2. Public hearing to receive comments from residents regarding a request for a variance at 122 Heron Drive, reducing the required rear yard setback from six (6) feet to one foot six inches (1'6") and the required side yard setback from six (6) feet to one (1) foot in order to allow for the installation of an in-ground concrete swimming pool.

Public hearing opened at 6:01 p.m.

A representative for the homeowner and pool contractor explained the variance request to reduce the rear and side yard setbacks for construction of an in ground pool and clarified that the stated reductions reflect the excavation line only. The representative confirmed the pool water line will comply with National Pool Code setback requirements.

Public hearing closed at 6:02 p.m.

## D. ACTION ITEMS

1. Consideration and ACTION to approve a conditional use permit to allow duplexes to be built on ABST 2- F L & I CO BLK 200, 3.7800 acres located the corner of S Mesquite and W. 8th Street, zoned R1A Single Family district.

Mr. Milum explained the proximity of existing multifamily development, including Raintree apartments to the north and the orientation of surrounding streets. The proposed design was described as compatible with the surrounding area. Parking requirements were discussed, with confirmation that a minimum of two parking spaces per unit will be provided.

Motion was made and seconded to approve a conditional use permit to allow duplexes to be built on ABST 2- F L & I CO BLK 200, 3.7800 acres located the corner of S Mesquite and W. 8th Street, zoned R1A Single Family district.

Motion made by Place 4 Matta, Seconded by Place 3 Sierra.

Voting Yea: Place 3 Sierra, Place 4 Matta, Place 5 Bebon, Place 6 Meade, Place 7 Rodriguez

2. Consideration and ACTION to approve variance request at 122 Heron Drive, reducing the required rear yard setback from six (6) feet to one foot six inches (1'6") and the required side yard setback from six (6) feet to one (1) foot in order to allow for the installation of an in-ground concrete swimming pool.

Mr. Milum explained the concerns regarding emergency access and minimum clearance around the pool, noting a preference for maintaining a three foot setback where feasible. The applicant explained site constraints, National Pool Code requirements and available access points to the rear yard.

Board member, Anita Matta motioned to deny, there was no second the motion died.

Motion was made and seconded to approve the variance subject to reconfiguration of the pool to provide a minimum three foot clearance.

Motion made by Place 4 Matta, Seconded by Place 3 Sierra.

Voting Yea: Place 3 Sierra, Place 4 Matta, Place 5 Bebon, Place 6 Meade, Place 7 Rodriguez

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

Mr. Milum explained that the preliminary plat had been approved at a prior meeting and recommended approval of the final plat. Board members discussed drainage and detention. Mr. Milum confirming that the required detention has been engineered, reviewed and approved by both the developer's engineer and the City's engineer and that TxDOT has reviewed the drainage design in coordination with planned roadway improvements. He also noted that drainage will flow away from Highway 100 and discharge toward Old Alice Road with adequate overflow capacity.

Motion was made and seconded to approve Coastal King-Los Fresnos Subdivision final plat.

Motion made by Place 3 Sierra, Seconded by Place 4 Matta.

Voting Yea: Place 3 Sierra, Place 4 Matta, Place 5 Bebon, Place 6 Meade, Place 7 Rodriguez

4. Consideration and ACTION to approve the minutes from March 16, 2026.

Motion was made and seconded to approve the minutes from March16, 2026.

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

Voting Yea: Place 3 Sierra, Place 4 Matta, Place 5 Bebon, Place 6 Meade, Place 7 Rodriguez

## **E. ADJOURNMENT**

The meeting was adjourned at 6:23 p.m.

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Henry Bebon, Board member

ATTEST:

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Jacqueline Moya, City Secretary