

Planning and Zoning Commission

520 E Ocean Blvd.

Regular Meeting

Los Fresnos, TX 78566

<http://citylf.cloudaccess.net/en/>

~ Minutes ~

Monday, November 18, 2024

6:00 AM

City Hall

AGENDA

Call to Order

The meeting was called to order at 6:00 PM by

Visitors remarks-Sign in with the City Secretary prior to the meeting. Remarks are limited to 5 minutes.

There were none.

Public Hearing

Public hearing to receive comments from the residents concerning a variance request on the rear setback requirements for a home to be set 15 feet instead of the required 25 feet front setback on Lot 13, Block 2 of the proposed Centaurus subdivision.

Public hearing opened at 6:00 p.m.

There were no comments.

Public hearing closed at 6:01 p.m.

RESULT: NO ACTION

Public hearing to receive comments from the residents concerning a variance request on the front setback requirements for a home to be set 10 feet instead of the required 25 feet front setback located at 1900 Baja Drive.

Public hearing opened at 6:01 p.m.

The contractor building the home explained why the request the made.

Public hearing closed at 6:02 p.m.

RESULT: NO ACTION

Public hearing to receive comments from the residents concerning a variance request on a home being set to face Baja Circle instead of Baja Drive.

Public hearing was opened at 6:02 p.m.

The contractor building the home explained why the request the made.

Public hearing was closed at 6:03 p.m.

RESULT: NO ACTION

Public hearing to receive comments from the residents concerning a variance request on fence height requirements for a front yard chain link fence from 4 feet to 6 feet located at 31241 TX HWY 100.

Public hearing opened at 6:03 p.m.

There were no comments

Public hearing closed at 6:04 p.m.

RESULT: NO ACTION

Public hearing to receive comments from the public concerning a request for a conditional use permit to allow a duplex to be built at 512 Canal Street.

Public hearing opened at 6:04 p.m.

The owner of the property asked if a duplex would be allowed and the price for the sewer line to be installed, Mr. Milum asked if she was the owner, she replied yes but she did not submit the request. The owner explained the property was for sale and wanted verification on how someone else could request a conditional use permit not being the owner.

Public hearing closed at 6:06 p.m.

RESULT: NO ACTION

Action Item

Consideration and ACTION to approve a variance request on the rear setback requirements for a home to be set 15 feet instead of the required 25 feet front setback on Lot 13, Block 2 of the proposed Centaurus subdivision.

Mr. Milum explained the layout of the proposed development was in the packet and directed them to the location of the lot on the layout. He mentioned the engineer had also submitted the layout of a home on the lot if the variance was approved showing it would fit. He recommended approval.

Motion was made and seconded to approve a variance request on the rear setback requirements fro a home to be set 15 feet instead of the required 25 feet front setback on Lot 13, Block 2 of the proposed Centaurus subdivision.

RESULT: ADOPTED [UNANIMOUS]

MOVER: Henry Bebon Jr., Board Member

SECONDER: Larry Meade, Board Member

AYES: Delgado, Walsdorf, Wasonga, Stambaugh, Jr., Meade

ABSENT: Javier Rodriguez

Consideration and ACTION to approve a variance request on the front setback requirements for a home to be set 10 feet instead of the required 25 feet front setback located at 1900 Baja Drive.

Mr. Milum gave a brief history on the development where the property was located. He explained because of the irregular lot shape it was difficult to fit a home without the variance request approval. He answered questions from the board.

Motion was made and seconded to approve a variance request on the front setback requirements for a home to be set 10 feet instead of the required 25 feet front setback located at 1900 Baja Drive.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Larry Stambaugh, Board Member
SECONDER:	Larry Meade, Board Member
AYES:	Delgado, Walsdorf, Wasonga, Stambaugh, Jr., Meade
ABSENT:	Javier Rodriguez

Consideration and ACTION to approve a variance request on a home being set to face Baja Circle instead of Baja Drive.

Mr. Milum explained this is an issue on corner lots and is now being addressed in new developments as they are approved. Due to the irregular shape of the lot he recommended approval.

Motion was made and seconded to approve a variance request on a home being set to face Baja Circle instead of Baja Drive.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Larry Stambaugh, Board Member
SECONDER:	Jacob O. Wasonga, Board Member
AYES:	Delgado, Walsdorf, Wasonga, Stambaugh, Jr., Meade
ABSENT:	Javier Rodriguez

Consideration and ACTION to approve a variance request on fence height requirements for a front yard chain link fence from 4 feet to 6 feet located at 31241 TX HWY 100.

Mr. Milum explained the location was originally in the county before it was annexed into the city limits. The property next to the business has a 6 foot wooden fence which was allowed because it was in the county. The owner was requesting a 6 foot chain link fence to prevent items from being stolen however Mr. Milum recommended 6 foot wooden fence for appearance.

Mr. Milum discussed the variance request with the board and answered questions.

Motion was made and seconded to approve a variance request on fence height requirements for a front yard wooden fence from 4 feet to 6 feet located at 31241 TX Hwy 100.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Larry Stambaugh, Board Member
SECONDER:	Henry Bebon Jr., Board Member
AYES:	Delgado, Walsdorf, Wasonga, Stambaugh, Jr., Meade
ABSENT:	Javier Rodriguez

Consideration and ACTION to approve a request for a conditional use permit to allow a duplex to be built at 512 Canal Street.

Mr. Milum asked the board to take no action due to the information that was provided during the public hearing. But addressed the questions made by the property owner during the public hearing.

RESULT:	NO ACTION
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Consideration and ACTION to approve the final plat of Pomelo Bend Subdivision.

Mr. Milum explained the staff and engineers had reviewed the plat and recommended approval.

Mr. Milum answered questions from the board. The developer Ramiro Gonzalez addressed questions by the board.

Motion was made and seconded to approve the final plat of Pomelo Bend Subdivision.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Larry Meade, Board Member
SECONDER:	Larry Stambaugh, Board Member
AYES:	Delgado, Walsdorf, Wasonga, Stambaugh, Jr., Meade
ABSENT:	Javier Rodriguez

Consideration and ACTION to approve the a proposed lot size and layout for Valencia Estates Subdivision.

Mr. Milum explained due to the concerns at the last meeting from the public on the lot sizes the developer and engineer submitted a tentative plat proposing new lot size and layout. He explained this would only approve the lot size and layout they would still need to submit for review and approval.

Mr. Milum answered questions from the board.

Motion was made and seconded to approve the proposed lot size and layout for Valencia Estates Subdivision.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Larry Meade, Board Member
SECONDER:	Jacob O. Wasonga, Board Member
AYES:	Delgado, Walsdorf, Wasonga, Stambaugh, Jr., Meade
ABSENT:	Javier Rodriguez

Consideration and ACTION to approve the minutes from October 21, 2024 Planning and Zoning meeting.

Motion was made and seconded to approve the minutes from October 21, 2024 Planning and Zoning meeting.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Henry Bebon Jr., Board Member
SECONDER:	Larry Meade, Board Member
AYES:	Delgado, Walsdorf, Wasonga, Stambaugh, Jr., Meade
ABSENT:	Javier Rodriguez

Consideration and ACTION to appoint a Chairman and a Vice Chairman.

Motion was made and seconded to appoint a Robert Walsdorf as Chairman and Desi Delgado as Vice Chairman.

RESULT:	ADOPTED [UNANIMOUS]
MOVER:	Larry Meade, Board Member
SECONDER:	Henry Bebon Jr., Board Member
AYES:	Delgado, Walsdorf, Wasonga, Stambaugh, Jr., Meade
ABSENT:	Javier Rodriguez

Adjournment

The meeting was closed at 6:44 PM

Presiding Officer of the Council

Recorder