



Planning and Zoning Commission Meeting Minutes

Monday, November 17, 2025 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 FRENSOS PURSUANT TO CHAPTER 551, TITLE 5 OF THE TEXAS GOVERNMENT CODE, THE TEXAS OPEN MEETINGS ACT.

A. CALL MEETING TO ORDER

The meeting was called to order at 6: 00 p.m.

PRESENT

Place 1 Robert Walsdorf
Place 2 Jacob Wasonga
Place 3 Juan Sierra
Place 6 Larry Meade
Place 7 Javier Rodriguez

ABSENT

Place 4 Anita Matta
Place 5 Henry Bebon

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.

A resident of the neighboring subdivision raised concerns about the unexpected removal of foliage near a planned development, stressing the need to protect the resaca before construction and to consider homeowners who have invested in their outdoor spaces. He requested details on the extent of foliage removal, drainage plans, and measures like retaining walls to safeguard the area, noting that residents received little notice and urging better communication moving forward.

C. PUBLIC HEARING

1. Public hearing to receive comments from residents regarding a variance request on the cul-de-sacs lengths which exceed the maximum required length of 600 feet within the proposed Falcons Landing Subdivision.

Public hearing opened at 6:03 p.m.

Several residents voiced concerns and perspectives regarding the proposed Falcon Landing subdivision and its variance requests:

Vanessa Castillo urged denial of the variances, citing violations of Texas law and city code. She argued that the proposed cul-de-sacs far exceed length limits, pose safety and emergency access risks, and lack traffic, drainage, and infrastructure studies. She emphasized that the developer's desire for higher density is not a legal hardship and requested a redesign that complies with code.

Gabriella Cavasos raised issues about school bus safety, crime risks, and survey accuracy. She noted that long cul-de-sacs without sidewalks endanger children, challenged claims that cul-de-sacs reduce crime, and highlighted discrepancies in lot measurements that could affect compliance. She requested a verified survey, traffic review, and coordination with the school district before approval.

James Keillor supported variances, stating that sidewalks and proper pickup points can address safety concerns. He cited Durango Estates as an example of a successful subdivision with a long cul-de-sac and argued that cul-de-sacs enhance neighborhood quietness and property value.

Roque Villafranca acknowledged growth is inevitable but stressed that development must follow regulations and include amenities like sidewalks and road improvements to protect children and pedestrians. He expressed openness to compromise if safety and compliance are ensured.

Leticia Rodriguez reinforced road safety concerns, sharing personal experiences of speeding traffic and questioning how the area could handle additional vehicles from 160 new lots. They urged the commission to consider current road limitations before approving more development.

Public hearing was closed at 6:28 p.m.

D. ACTION ITEMS

1. Consideration and ACTION to approve a variance request on the cul-de-sacs lengths which exceed the maximum required length of 600 feet within the proposed Falcons Landing Subdivision.

The board discussed the variance request on the cul-de-sacs and compliance with safety standards for emergency vehicles and buses. Comments noted that Henderson Road concerns did not affect the cul-de-sac and the design met size requirements for vehicle access. A variance was confirmed as permissible. After motions to approve and deny were made, the motion to approve failed, and the motion to deny carried.

Motion was made and seconded to deny the variance request on the cul-de-sacs lengths which exceed the maximum required length of 600 feet within the proposed Falcons Landing Subdivision.

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

Voting Yea: Place 1 Walsdorf, Place 3 Sierra, Place 6 Meade

Voting Nay: Place 2 Wasonga, Place 7 Rodriguez

2. Consideration and ACTION to approve the preliminary plat of Falcons Landing Subdivision.

No discussion or action was taken because the variance was denied.

3. Consideration and ACTION to approve the minutes from October 20, 2025.

Motion was made and seconded to approve the minutes from October 20, 2025.

Motion made by Place 6 Meade, Seconded by Place 2 Wasonga.

Voting Yea: Place 1 Walsdorf, Place 2 Wasonga, Place 3 Sierra, Place 6 Meade, Place 7 Rodriguez

E. ADJOURNMENT

Meeting was adjourned at 6:28 p.m.

Robert Walsdorf, Chairman

ATTEST:

Jacqueline Moya, City Secretary