

**CITY OF LAREDO
PLANNING AND ZONING COMMISSION**

MEETING MINUTES OF FEBRUARY 5, 2026

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, February 5, 2026, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

COMMISSIONERS PRESENT:

Michael Barron, Vice Chair
Cindy E. Cantu
Mercurio Martinez, III
John D. Beckelhymer
Adolfo Martinez

COMMISSIONERS EXCUSED:

Daniela Sada Paz, Chair	(Excused)
Rolando Cazares	(Excused)
Regina Portillo	(Excused)
Hector “Tito” Garcia	(Excused)

STAFF PRESENT:

Vanessa Guerra, Planning Director
Rafael Vidaurri, Planner
Deidre Garcia, Planner
Laura Garza, Planner
Luis Vazquez, Planner
Daniel Walter, Legal
Ruben Dominguez, Fire Department

OTHERS PRESENT:

Zachry Powell
Ricardo Villarreal
Arturo Camacho
Oscar Ramirez
Rodolfo Garcia
Rado Nedleon

1. CALL TO ORDER

Vice Chair Barron called the Planning and Zoning Commission meeting to order at 6:00 p.m.

2. ROLL CALL

Vanessa Guerra, Planning Director, called roll and confirmed a quorum was present.

MOTION: Commissioner A. Martinez, made a motion to excuse Commissioner(s) not present.

Second:	Commissioner Cantu
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

3. PLEDGE OF ALLEGIANCE

4. CITIZEN COMMENTS

None.

5. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE.

A. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 13.74 acres, as further described by metes and bounds in attached “Exhibit A”, located south of Avenida Los Presidentes and east of Brownwood Street, from R-1 (Single Family Residential District) and R-1A (Single Family Reduced Area District) to R-1B (Single Family High Density District).

ZC-013-2026

District III

Deidre Garcia, Planner, provided a brief overview on the item.

Staff Recommendation: Staff supports the proposed zone change.

MOTION: Commissioner A. Martinez made a motion to close the public hearing, support Staff recommendation and approve the item.

Second:	Commissioner M. Martinez
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

B. Amending the Zoning Ordinance (Map) of the City of Laredo by amending Ordinance 2023-O-094 which authorized a special use permit for mini storages on Lot 4B, Block 3, Amending Plat of D & J Alexander Commercial Subdivision, Phase 15, Lots 4A, 4B, 4C, Block 3, located at 7121 Bartlett Avenue, in order to amend the site plan to include

additional storage units and parking on approximately 2.15 acre tract, as further described by metes and bounds in attached “Exhibit A”, located south of North Bartlett Avenue and west of Harper Lee Drive.

ZC-017-2026

District V

Deidre Garcia, Planner, provided a brief overview on the item.

Staff Recommendation: Staff supports the proposed special use permit.

If approved, Staff recommends the continuance of the following provisions from the existing Ordinance 2023-O-094, except the site plan amendment to add a building and add additional storage units and additional parking:

1. REMOVE: The Special Use Permit is restricted to the amended site plan, "Exhibit A" to reconfigure the storage units and parking.
ADD: The Special Use Permit is restricted to the amended site plan, "Exhibit A" to reconfigure the storage units and parking on approximately 2.15-acre tract.
2. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
3. No less than 5% of the total area of the proposed tract for development shall be reserved for landscape purposes in addition to those provisions established in Section 24-83, "Trees and Shrubs", of the Laredo Land Development Code.
ADD:
 - There shall be one tree for each thirty (30) feet of non-residential or multi-family residential property abutting a public street right-of-way shall be planted, as per section 24.83.4(b).
 - The number of shrubs required shall be equal to the total number of trees required multiplied by four (4), as per Section 24.83.3(2).
4. Fencing and/or walling shall comply with the provisions established in Section 24-79, "Fencing and Screening," of the Laredo Land Development Code. In the event additional fencing or walling is proposed, no less than 25% and no more than 70% shall be opaque. A visibility triangle as defined in Appendix 'A' of the Laredo Land Development Code shall be maintained.
5. Dumpsters, trash bins, or locations for refuse collection shall not be permitted.
6. Flammables, combustibles, corrosives, toxins, nuclear waste, hazardous waste water, or any material requiring placards for transport shall not be permitted. No permits for storage of any like materials issued by the Laredo Fire Department shall supersede this provision.
7. Signage shall be consistent with the City's Sign Ordinance.
8. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
ADD: 10. Outdoor music and speakers are prohibited. The property owner must comply with all City Noise Ordinances provisions of the City of Laredo Code of Ordinances.
11. The business shall, during all hours of operation, maintain, free from obstruction or

- impediment to full instant use in the case of fire or other emergency, all exit accesses, exits or exit discharges.
12. The business shall undergo an annual Fire Inspection.
 13. All permits, licenses, certifications and inspections required by the codes and ordinances of the City of Laredo shall be kept up to date and current including but not limited to Certificate of Occupancy with Occupant Load, Occupant Load being the approved capacity of a building or portion thereof.
 14. Specify low lighting attached to units and directed towards the ground. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
 15. Owner shall provide a 7' high opaque fence along property lines which abut or adjoin any residential zones/uses.
 16. Owner shall comply with, Building, Health, Safety, and all applicable codes and regulations as required.

Zachry Powell, Neighbor, informed the Commission he is concerned about privacy and lighting and how it will impact his property.

Vanessa Guerra, Planning Director, informed the Commission all commercial uses within the City of Laredo that abut residential uses or districts are required to build a seven (7) foot opaque fence on all abutting perimeters. She also mentioned condition number fourteen (14) indicates the use will implement “low lighting attached to units and directed towards the ground. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.”

Ricardo Villarreal, representing Top Site Civil Group, addressed the Commission and expressed support for the Special Use Permit. He stated that the proposed lighting will consist of wall-mounted fixtures directed toward the driveway exit adjacent to the residential properties, rather than pole-mounted lights that would cast illumination in a wider radius. He further explained that lighting on the storage units, which are located approximately 30 feet from the block fence, will be angled downward toward the street and will not project outward toward neighboring properties.

Mr. Villarreal also requested that Condition No. 3 be amended to allow a xeriscape landscaping option in lieu of the requirement to plant trees at 30-foot intervals.

Vanessa Guerra, Planning Director, informed the Commission that while the proposed alternative is viable and may be considered a reasonable option, the City Council has directed staff to enforce the Tree and Shrub Ordinance. She explained that the ordinance is intended to reduce the urban heat island effect, enhance corridor aesthetics, and promote overall community beautification and environmental benefits.

Ricardo Villarreal, representing Top Site Civil Group, requested that the Commission reconsider Comment No. 5, noting that dumpsters and trash bins will be necessary on-site. He explained that individuals utilizing the mini-storage facility will require appropriate disposal areas for items such as paper, cardboard, and other incidental waste.

MOTION: Commissioner A. Martinez made a motion to close the public hearing, support Staff recommendation and **approve** the item and adding an “or” to the xeriscape language on Item no. 3 in accordance with City ordinance, and add a sentence on Item no. 5, stating that a dumpster area would allowed, no less than 200 feet away from any residential property line.

Second:	Commissioner M. Martinez
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

6. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:

A. Review of the revision to the Embarcadero Southeast Quadrant Masterplan. The intent is industrial and commercial. The purpose of this revision is to update the Phase 6 lot count from six (6) lots to one (1) lot.

PL-051-2026

District VII – Councilmember Vanessa Perez

Luis Vazquez, Planner, provided a brief overview on the item.

Camacho - Hernandez and Associates, informed the Commission he concurred with Staff comments, except for the Traffic Safety comments. The Masterplan was approved back in 2022, and it has gone through seven amendments. All public roadways have already been constructed or are under construction.

MOTION: Commissioner M. Martinez made a motion to **approve** the item subject to Staff comments deleting Traffic Safety comments.

Second:	Commissioner Cantu
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Staff Recommendation: Staff approves the item subject to the following comments.

Planning:

1. A zone change will be required for the intended uses (proposed multi-family in Phase 7 and proposed commercial in Phase 12). Please note that masterplan/plat approval does not

constitute a staff position on zone change requests. Staff's official position will be provided only upon formal submittal of a zone change application. All zone change requests are subject to City Council discretion and are not guaranteed. Should the request be denied, a plat revision will be required.

2. Submit a master plan revision to the City of Laredo Building Development Services GIS Division within 10 days of Planning and Zoning Commission approval in a geo-referenced CAD file (Section 2-3.2 (a) 4 - Subdivision Ordinance).
3. Access to FM 1472, Bob Bullock Loop, and Interstate Highway 35 is subject to the review and approval by Texas Department of Transportation (TX-DOT).
4. Coordinate with the Environmental Department and comply with the vegetative buffering requirements as a first and third order streams impacts a portion of this tract (Section 24-27 - Laredo Land Development Code).
5. Identify all easements.
6. All improvements as per the Subdivision Ordinance.

Traffic Safety:

- ~~1. Block lengths shall not exceed one thousand two hundred feet (1,200) or be less than three hundred (300) feet, except as may be required by the Commission in the proper projection of existing major thoroughfares, and on existing platted blocks. (As per Subdivision Ordinance Handbook Section 3-2).~~
 - ~~a. Block lengths and street lengths may be waived by the Planning and Zoning Commission provided that the waiver is requested in writing, incorporates traffic impact mitigation measures into a site plan, which is then submitted in conjunction with a preliminary plat/replat application.~~
 - ~~b. No block length waiver may be granted by the Planning and Zoning Commission unless traffic impact mitigation measures comply with standards (herein adopted as minimum standards) of the Institute of Transportation Engineers (Latest Edition) and as set out in the "Transportation and Land Development Manual (Latest Edition)".~~
 - ~~c. No block length waiver may be granted which modifies the City of Laredo Comprehensive Plan or the Thoroughfare Plan of the Comprehensive Plan addressing thoroughfares, highways, arterials, and collectors, or of the proper extension of any street.~~
 - ~~d. A block length waiver shall not compromise safety.~~

Fire: No comments submitted.

Engineering: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

U.I.S.D.: No comments submitted.

L.I.S.D.: No comments submitted.

AT&T: No comments submitted.

B. Review and consideration of the Angulo SINE Residential Subdivision Masterplan. The intent is residential.

PL-058-2026

District VI – Councilmember Dr. David Tyler King

Luis Vazquez, Planner, provided a brief overview on the item.

Oscar Ramirez, PEUA Engineering, informed the Commission he concurred with Staff comments except for Traffic Safety Comment No. 1. Mr. Ramirez stated he believes this is an outdated ordinance and block lengths are sometimes less than 300 feet. Therefore, Mr. Ramirez requested that the comment be stricken and submitted a formal waiver request to Vanessa Guerra, Planning Director, pertaining to the 300-foot requirement.

Commissioner A. Martinez, stepped out of the meeting at 6:30 p.m.

Commissioner A. Martinez stepped back into the meeting at 6:31 p.m.

Vanessa Guerra, Planning Director, informed the Commission that the request for the waiver received from the applicant, is for Block 3, Phase 2, for 262 ft. She informed the Commission that as per ordinance, the request for a variance should be submitted with the application in writing.

After calculations, it was determined they would meet the distancing.

MOTION: Commissioner A. Martinez made a motion to **approve** the item subject to Staff comments.

Second:	Commissioner M. Martinez
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Staff Recommendation: Staff approves the item subject to the following comments.

Planning:

1. A zone change will be required for the intended use. Please note that masterplan/plat approval does not constitute a staff position on zone change requests. Staff’s official position will be provided only upon formal submittal of a zone change application. All zone change requests are subject to City Council discretion and are not guaranteed. Should the request be denied, a plat revision will be required.
2. Coordinate with the Traffic Department for the placements of the entrances in both phases.

3. Submit a master plan revision to the City of Laredo Building Development Services GIS Division within 10 days of Planning and Zoning Commission approval in a geo-referenced CAD file (Section 2-3.2 (a) 4 - Subdivision Ordinance).
4. All improvements as per the Subdivision Ordinance.

Fire:

1. Fire hydrants required every 500ft for residential development. (Ordinance 2012-O-183, IFC 2012 Section 507.5.1, where required. Fire hydrants shall be required along public and private streets at every 500 feet for residential development).

Traffic Safety:

1. Block lengths shall not exceed one thousand two hundred feet (1,200) or be less than three hundred (300) feet, except as may be required by the Commission in the proper projection of existing major thoroughfares, and on existing platted blocks.
 - a. Block lengths and street lengths may be waived by the Planning and Zoning Commission provided that the waiver is requested in writing, incorporates traffic impact mitigation measures into a site plan, which is then submitted in conjunction with a preliminary plat/replat application.
 - b. No block length waiver may be granted by the Planning and Zoning Commission unless traffic impact mitigation measures comply with standards (herein adopted as minimum standards) of the Institute of Transportation Engineers (Latest Edition) and as set out in the "Transportation and Land Development Manual (Latest Edition)".
 - c. No block length waiver may be granted which modifies the City of Laredo Comprehensive Plan or the Thoroughfare Plan of the Comprehensive Plan addressing thoroughfares, highways, arterials, and collectors, or of the proper extension of any street.
 - d. A block length waiver shall not compromise safety.

Engineering: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

U.I.S.D.: No comments submitted.

L.I.S.D.: No comments submitted.

AT&T: No comments submitted.

C. Review of the revision to the Southeast Commercial Masterplan at Buena Vista Ranch. The intent is commercial. The purpose of this revision is to renumber phases.

PL-053-2026

District I – Councilmember Gilbert Gonzalez

Luis Vazquez, Planner, provided a brief overview on the item.

Ricardo Villarreal, Top Site Civil Group, informed the Commission he concurred with Staff comments.

MOTION: Commissioner Cantu made a motion to **approve** the item subject to Staff comments.

Second:	Commissioner A. Martinez
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Staff Recommendation: Staff approves the item subject to the following comments.

Planning:

1. Provide Lot and Block number for Phase 4.
2. Access to Cuatro Vientos is subject to the review and approval by Texas Department of Transportation (TX-DOT).
3. Submit a masterplan revision to the City of Laredo Building Department GIS Division within 10 days of commission approval in a geo-referenced CAD file in accordance with Section 2-3.2 (a) 4 - Subdivision Ordinance.
4. All improvements as per the Subdivision Ordinance.

Traffic Safety:

1. Block lengths shall not exceed one thousand two hundred feet (1,200) or be less than three hundred (300) feet, except as may be required by the Commission in the proper projection of existing major thoroughfares, and on existing platted blocks. (As per Subdivision Ordinance Handbook Section 3-2).
 - a. Block lengths and street lengths may be waived by the Planning and Zoning Commission provided that the waiver is requested in writing, incorporates traffic impact mitigation measures into a site plan, which is then submitted in conjunction with a preliminary plat/replat application.
 - b. No block length waiver may be granted by the Planning and Zoning Commission unless traffic impact mitigation measures comply with standards (herein adopted as minimum standards) of the Institute of Transportation Engineers (Latest Edition) and as set out in the "Transportation and Land Development Manual (Latest Edition)".
 - c. No block length waiver may be granted which modifies the City of Laredo Comprehensive Plan or the Thoroughfare Plan of the Comprehensive Plan addressing thoroughfares, highways, arterials, and collectors, or of the proper extension of any street.
 - d. A block length waiver shall not compromise safety.

Fire: No comments submitted.

Engineering: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

U.I.S.D.: No comments submitted.

L.I.S.D.: No comments submitted.

AT&T: No comments submitted.

7. CONSIDERATION OF THE FOLLOWING PRELIMINARY PLATS AND REPLATS:

- A. Preliminary reconsideration of the plat of Embarcadero Southeast Quadrant, Phase 6. The intent is commercial. The purpose of this reconsideration is to update the lot count from six (6) lots to one (1) lot.**

PL-052-2026

District VII – Councilmember Vanessa Perez

Luis Vazquez, Planner, provided a brief overview on the item.

Arturo Camacho, Camacho - Hernandez and Associates, informed the Commission he concurred with Staff comments.

MOTION: Commissioner A. Martinez made a motion to **approve** the item subject to Staff comments.

Second:	Commissioner Beckelhymer
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Staff Recommendation: Staff approves the item subject to the following comments.

Planning:

1. Access to FM 1472 and Bob Bullock Loop is subject to the review and approval by Texas Department of Transportation (TX-DOT).
2. Coordinate with the Traffic Department for the driveway placement(s).
3. Identify all easements.
4. All improvements as per the Subdivision Ordinance.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Parks & Leisure: No comments submitted.

Traffic Safety: No comments submitted.

Water & Utilities: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

U.I.S.D.: No comments submitted.

L.I.S.D.: No comments submitted.

AT&T: No comments submitted.

B. Preliminary consideration of the replat of Lot 3, Block 7, SINE Las Palmas Subdivision, Phase 2 into Angulo SINE Residential Subdivision, Phase 2. The intent is residential.

PL-059-2026

District VI – Councilmember Dr. David Tyler King

Luis Vazquez, Planner, provided a brief overview on the item.

MOTION: Commissioner M. Martinez made a motion to **approve** the item subject to Staff comments.

Second:	Commissioner Beckelhymer
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Staff Recommendation: Staff approves the item subject to the following comments.

Planning:

1. Provide a plat note stating that the lots adjacent to Cavatina Drive will not have access to said Cavatina Drive, as double frontage lots should be avoided (Section 3.3 D. - Subdivision Ordinance).
2. Provide a plat note stating the purpose of the replat.
3. Provide the correct volume and page references for the adjacent platted tracts (San Isidro Northeast Las Palmas Subdivision Phase 2).
4. A zone change will be required for the intended use. Please note that preliminary plat approval does not constitute a staff position on zone change requests. Staff's official position

will be provided only upon formal submittal of a zone change application. All zone change requests are subject to City Council discretion and are not guaranteed. Should the request be denied, a plat revision will be required.

The developer has submitted a notice of intention to place utilities in the front of the lot. The front- of-lot utility layout/schematics, as prepared by the Developer's engineer, shall be submitted to plan review (Section 3-4 B.2 - Subdivision Ordinance).

5. Identify all easements.
6. All improvements as per the Subdivision Ordinance.

Fire:

1. Fire hydrants required every 500ft for residential development. (Ordinance 2012-O-183, IFC 2012 Section 507.5.1, where required. Fire hydrants shall be required along public and private streets at every 500 feet for residential development).

Traffic Safety:

1. Block lengths shall not exceed one thousand two hundred feet (1,200) or be less than three hundred (300) feet, except as may be required by the Commission in the proper projection of existing major thoroughfares, and on existing platted blocks.
 - a. Block lengths and street lengths may be waived by the Planning and Zoning Commission provided that the waiver is requested in writing, incorporates traffic impact mitigation measures into a site plan, which is then submitted in conjunction with a preliminary plat/replat application.
 - b. No block length waiver may be granted by the Planning and Zoning Commission unless traffic impact mitigation measures comply with standards (herein adopted as minimum standards) of the Institute of Transportation Engineers (Latest Edition) and as set out in the "Transportation and Land Development Manual (Latest Edition)".
 - c. No block length waiver may be granted which modifies the City of Laredo Comprehensive Plan or the Thoroughfare Plan of the Comprehensive Plan addressing thoroughfares, highways, arterials, and collectors, or of the proper extension of any street.
 - d. A block length waiver shall not compromise safety.

Engineering: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

U.I.S.D.: No comments submitted.

L.I.S.D.: No comments submitted.

AT&T: No comments submitted.

C. Preliminary consideration of the plat of Southeast Commercial Subdivision, Phase 3 at Buena Vista Ranch. The intent is commercial.

PL-054-2026

District I – Councilmember Gilbert Gonzalez

Luis Vazquez, Planner, provided a brief overview on the item.

Ricardo Villarreal, Top Site Civil Group, informed the Commission he concurred with Staff comments.

MOTION: Commissioner Beckelhymer made a motion to **approve** the item subject to Staff comments.

Second:	Commissioner Cantu
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Staff Recommendation: Staff approves the item subject to the following comments.

Planning:

1. Provide the volume and page for the adjacent platted tract, Phase 2 @ Buena Vista Ranch (e.g., Vol. 44, Pg. 70, W.C.P.R.).
2. Identify all easements.
3. All improvements as per the Subdivision Ordinance.

Traffic Safety:

1. Block lengths shall not exceed one thousand two hundred feet (1,200) or be less than three hundred (300) feet, except as may be required by the Commission in the proper projection of existing major thoroughfares, and on existing platted blocks. (As per Subdivision Ordinance Handbook Section 3-2).
Block lengths and street lengths may be waived by the Planning and Zoning Commission provided that the waiver is requested in writing, incorporates traffic impact mitigation measures into a site plan, which is then submitted in conjunction with a preliminary plat/replat application.
 - a. No block length waiver may be granted by the Planning and Zoning Commission unless traffic impact mitigation measures comply with standards (herein adopted as minimum standards) of the Institute of Transportation Engineers (Latest Edition) and as set out in the "Transportation and Land Development Manual (Latest Edition)".
 - b. No block length waiver may be granted which modifies the City of Laredo Comprehensive Plan or the Thoroughfare Plan of the Comprehensive Plan addressing thoroughfares, highways, arterials, and collectors, or of the proper extension of any street.

c. A block length waiver shall not compromise safety.

Fire: No comments submitted.

Engineering: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

U.I.S.D.: No comments submitted.

L.I.S.D.: No comments submitted.

AT&T: No comments submitted.

D. Preliminary consideration of the plat of Lots 1 and 2, Block 1, Baltazar Plat. The intent is Industrial.

PL-049-2026

District VII – Councilmember Vanessa Perez

Luis Vazquez, Planner, provided a brief overview on the item.

Rodolfo Garcia, Do-Rite Engineering, informed the Commission he concurred with Staff comments.

MOTION: Commissioner M. Martinez made a motion to **approve** the item subject to Staff comments.

Second:	Commissioner Cantu
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Staff Recommendation: Staff approves the item subject to the following comments.

Planning:

1. Provide the Base Flood Elevations (BFE's).
2. This tract is undergoing the annexation process and is subject to completion of annexation and execution of annexation agreement and service plan.
3. Access to FM 1472 is subject to the review and approval by Texas Department of Transportation (TX-DOT).
4. Identify all easements.

5. All improvements as per the Subdivision Ordinance.

Traffic Safety:

1. Block lengths shall not exceed one thousand two hundred feet (1,200) or be less than three hundred (300) feet, except as may be required by the Commission in the proper projection of existing major thoroughfares, and on existing platted blocks. (As per Subdivision Ordinance Handbook Section 3-2).
 - a. Block lengths and street lengths may be waived by the Planning and Zoning Commission provided that the waiver is requested in writing, incorporates traffic impact mitigation measures into a site plan, which is then submitted in conjunction with a preliminary plat/replat application.
 - b. No block length waiver may be granted by the Planning and Zoning Commission unless traffic impact mitigation measures comply with standards (herein adopted as minimum standards) of the Institute of Transportation Engineers (Latest Edition) and as set out in the "Transportation and Land Development Manual (Latest Edition)".
 - c. No block length waiver may be granted which modifies the City of Laredo Comprehensive Plan or the Thoroughfare Plan of the Comprehensive Plan addressing thoroughfares, highways, arterials, and collectors, or of the proper extension of any street.
 - d. A block length waiver shall not compromise safety.

Fire: No comments submitted.

Engineering: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

U.I.S.D.: No comments submitted.

L.I.S.D.: No comments submitted.

AT&T: No comments submitted.

E. Preliminary consideration of the plat of Lot 1, Block, 2, Alexander Crossing Plaza, D & J Alexander Commercial, Phase 15. The intent is commercial.

PL-057-2026

District V – Councilmember Ruben Gutierrez, Jr.

Luis Vazquez, Planner, provided a brief overview on the item.

Ricardo Villarreal, Top Site Civil Group, informed the Commission he concurred with Staff comments.

MOTION: Commissioner M. Martinez made a motion to **approve** the item subject to Staff comments.

Second:	Commissioner Cantu
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Staff Recommendation: Staff approves the item subject to the following comments.

Planning:

1. Provide the recorded information of the adjacent platted tracts (e.g., D&J Alexander Phase 15, Alexander Crossing Plaza, Lot 2 and Lot 3, Block 2, Volume 37, Page, 37, and Lot 5, Block 1, and Lot 5, Block 2, Volume 40, Page(s) 22-23).
2. Provide the Base Flood Elevations (BFEs), as this tract is located within the floodplain.
3. Revise street name “Ray Bradbury Drive” to “Raymond Chandler Drive” both in the sketch and Plat Note No. 8.
4. Coordinate with the Traffic Department for the placement of driveway/access.
5. Identify all easements.
6. All improvements as per the Subdivision Ordinance.

Fire: No comments submitted.

Traffic Safety: No comments submitted.

Engineering: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

U.I.S.D.: No comments submitted.

L.I.S.D.: No comments submitted.

AT&T: No comments submitted.

8. CONSIDERATION OF THE FOLLOWING FINAL PLATS AND REPLATS:

A. Final consideration of the plat of El Refugio Subdivision. The intent is residential.

PL-055-2026

District VI – Councilmember Dr. David Tyler King

Luis Vazquez, Planner, provided a brief overview on the item.

MOTION: Commissioner Cantu made a motion to approve the item.

Second:	Commissioner Beckelhymer
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

B. Final consideration of the replat of Lot 2 and Lot 3, Block 1, Amended Plat of Amistad Acres Subdivision into Lot 2R and 3R, Block 1, Amistad Acre Subdivision. The intent is commercial.

PL-048-2026

District V- Councilmember Ruben Gutierrez, Jr.

Luis Vazquez, Planner, provided a brief overview on the item.

MOTION: Commissioner A. Martinez made a motion to approve the item.

Second:	Commissioner M. Martinez
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

9. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:

A. Consideration of Model Rule Subdivision Compliance of the replat of Lot 26, Block 1, Cuatro Vientos Norte Subdivision, Phase III into Lots 26A, 26B, 26C, 26D, 26E, 26F, Block 1, Cuatro Vientos Norte Subdivision, Phase III. The intent is residential.

PL-060-2026

District I- Councilmember Gilbert Gonzalez

Luis Vazquez, Planner, provided a brief overview on the item.

MOTION: Commissioner M. Martinez made a motion to approve the item.

Second:	Commissioner Cantu
In Favor:	5
Opposed:	0

Abstained: 0

Motion Carried Unanimously

**B. Consideration of Model Rule Subdivision Compliance of the plat of Las Aves Subdivision.
The intent is residential.**

PL-050-2026

District I- Councilmember Gilbert Gonzalez

Luis Vazquez, Planner, provided a brief overview on the item.

MOTION: Commissioner Beckelhymer made a motion to **approve** the item.

Second: Commissioner A. Martinez
In Favor: 5
Opposed: 0
Abstained: 0

Motion Carried Unanimously

10. ADJOURNMENT:

MOTION: Commissioner Cantu made a motion to **adjourn** the meeting at 6:46 p.m.

Second: Commissioner A. Martinez
In Favor: 5
Opposed: 0
Abstained: 0

Motion Carried Unanimously

Vanessa Guerra, AICP, MPA
Planning Director

Daniella Sada Paz, Chair
Planning & Zoning Commission