

**CITY OF LAREDO
PLANNING AND ZONING COMMISSION**

MEETING MINUTES OF AUGUST 21, 2025

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, August 21, 2025, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

COMMISSIONERS PRESENT:

Daniela Sada Paz, Chair

Hector “Tito” Garcia

Rolando Cazares

Cindy E. Cantu

Jerry Garza

(Arrived 6:06 p.m.)

Regina Portillo

(Arrived 6:06 p.m.)

Adolfo Martinez

COMMISSIONERS EXCUSED:

Michael Barron

(Excused)

Council District V

(Vacant)

STAFF PRESENT:

Vanessa Guerra, Planning Director

Deidre Garcia, Planner

Laura Garza, Planner

Stephanie Prado, Planner

Vanessa Fresnillo, Planner

Amber Holmes, Assistant City Attorney

Ruben Dominguez, Fire Department

Albert Quintanilla, Assistant Traffic Director

OTHERS PRESENT:

Eduardo Martinez

Dana Vital

Gustavo Guerrero

Maribel Garcia

Annabella Ramirez

Wayne Nance

Tommy Gutierrez

Carlos Valencia

Edith Guerrero

Michael J. Puig

Paul Elliut

Rodolfo Sepulveda

Federico Serna

Mario Casillas, Jr.

1. CALL TO ORDER

Chair Sada Paz called the Planning and Zoning Commission meeting to order at 6:03 p.m.

2. ROLL CALL

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

MOTION: Commissioner Cazares made a motion to excuse the Commissioner(s) not present.

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

Motion Carried Unanimously

3. PLEDGE OF ALLEGIANCE

4. ELECTION OF OFFICERS:

A. Election of Vice-Chair

MOTION: Commissioner Garcia made a motion to appoint Commissioner Barron as Vice Chairman of the Planning & Zoning Commission.

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

Motion Carried Unanimously

5. CONSIDER APPROVAL OF MINUTES OF:

A. Regular Meeting of August 7, 2025

MOTION: Commissioner Cantu made a motion to approve the minutes of August 7, 2025.

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

Motion Carried Unanimously

6. CITIZEN COMMENTS

None.

7. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE:

- A. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Block 1 EMTZ Plat, located at 20847 FM 1472, from AG (Agricultural District) to M-1 (Light Manufacturing District).**

ZC-058-2025

District VII

Laura Garza, Planner, provided a brief overview on the item.

Staff Recommendation: Staff supports the proposed zone change.

Eduardo Martinez, Owner, informed the Commission he was in favor of the proposed zone change.

Commissioner Garza arrived at 6:06 p.m.

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

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

Motion Carried Unanimously

Commissioner Portillo arrived at 6:07 p.m.

- B. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a special use permit for oil and/or gas extractions (well site A) on approximately 4.39 acres, as further described by metes and bounds in “Exhibit 1”, located north of State Highway 255 and east of FM 1472.**

ZC-059-2025

District VII

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

Staff Recommendation: Staff supports the proposed special use permit.

If approved, Staff suggest the following conditions:

1. The Special Use Permit is issued to Kimmeridge Texas Gas, LLC, and may only be transferred upon application to and with the express permission of the City Council.
2. The Special Use Permit is restricted to site plan, as per Exhibit “1”, which is made part hereof for all purposes.
3. The Special Use Permit is restricted to the drilling procedure description, Exhibit “10”, which is made part hereof for all purposes.
4. The Special Use Permit must abide by statements in letter, Exhibit “11”, which is made part of hereof for all purposes.
5. The Special Use Permit shall comply with all fire code requirements including the location and treatment of the premises.
6. The Special Use Permit shall comply with all rules and regulations of the Laredo Land Development Code, Section 24-73: Oil and Gas Extraction & Production Specific Use Zoning Overlay District and Permit Requirements.
7. The Special Use Permit shall be subject to an annual inspection.
8. The use authorized by the special use permit is required to abide by all relevant municipal codes.

Rafael Reniu, Representative, informed the Commission he was in favor of the proposed special use permit.

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

Second:	Commissioner Cantu
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

C. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a special use permit for oil and/or gas extractions (well site B) on approximately 4.39 acres, as further described by metes and bounds in “Exhibit 1”, located north of State Highway 255 and east of FM 1472.

ZC-060-2025

District VII

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

Staff Recommendation: Staff supports the proposed special use permit.

If approved, Staff suggest the following conditions:

1. The Special Use Permit is issued to Kimmeridge Texas Gas, LLC, and may only be transferred upon application to and with the express permission of the City Council.
2. The Special Use Permit is restricted to site plan, as per Exhibit “1”, which is made part hereof for all purposes.
3. The Special Use Permit is restricted to the drilling procedure description, Exhibit “10”, which is made part hereof for all purposes.
4. The Special Use Permit must abide by statements in letter, Exhibit “11”, which is made part of hereof for all purposes.
5. The Special Use Permit shall comply with all fire code requirements including the location and treatment of the premises.
6. The Special Use Permit shall comply with all rules and regulations of the Laredo Land Development Code, Section 24-73: Oil and Gas Extraction & Production Specific Use Zoning Overlay District and Permit Requirements.
7. The Special Use Permit shall be subject to an annual inspection.
8. The use authorized by the special use permit is required to abide by all relevant municipal codes.

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

Second:	Commissioner Cantu
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

D. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 20.29 acres, as further described by metes and bounds on attached Exhibit A, located north of River Bank Drive and west of Kickapoo Drive, from R-2 (Multi-Family Residential District) to R-1B (Single Family High Density District).

ZC-061-2025

District VII

Stephanie Prado, Planner, provided a brief overview on the item.

Staff Recommendation: Staff supports the proposed zone change.

Dana Vital, Howland Engineering, informed the Commission she was in favor of the proposed zone change.

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

Second:	Commissioner Cazares
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

E. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a special use permit for a restaurant serving alcohol on Lot 5, Block 1, Trautmann M & I Subdivision located at 8601 McPherson Road.

ZC-063-2025

District VI

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

Staff Recommendation: Staff supports the proposed special use permit.

If approved, Staff suggest the following conditions:

1. The Special Use Permit is issued to Evelyn M Cenicerros Mojica, and may only be transferred upon application to and with the express permission of the City Council.
2. The Special Use Permit is restricted to site plan, as per Exhibit A, which is made part hereof for all purposes.
3. The hours of operation shall be limited to, from Sunday to Thursday 11:00am to 12:00am (midnight) and Friday to Saturday 11:00am to 1:00am.
4. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
5. Landscaping shall be provided in accordance with the City of Laredo Land Development Code.
6. The owner shall provide an opaque fence or wall of not less than 7 (seven) feet in height along any side or rear property lines in which abut or adjoin property containing a residential use or residential zoning district. Apartment complexes, residential condominiums or residential townhomes shall be similarly screened irrespective of which zoning district they occur in.
7. Establishments must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
8. Signage shall be consistent with the City's Sign Ordinance and TABC rule or regulation.
9. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
10. The site plan submitted does not identify an outdoor patio. However, with or without an outdoor patio, there shall not be any outdoor speaker or outdoor music that is perceptible to any property adjoining the subject property.

11. At all times the restaurant is open to the public for business, it shall continually maintain and serve food from its full-service menu.
12. The restaurant shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load.
13. The restaurant 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.
14. The restaurant shall undergo an annual Fire Inspection.
15. 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:
 - a. Food Manager License (annual),
 - b. Food Handler's Permit (annual),
 - c. Certificate of Occupancy with Occupant Load. Occupant Load being the approved capacity of a building or portion thereof.
16. Owner shall comply with, Building, Health, Safety, and all applicable codes and regulations as required.
17. The restaurant shall maintain and comply with the BLUE Gun Sign regulations as per TABC (not exceed the required alcohol sales percentage).
18. The restaurant shall provide the City of Laredo, Building Development Services Department with a copy of the current TABC License to include but not limited to any renewals or amendments as they occur.
19. A business entity, which has been granted a SUP, is required to report (on a form approved by the Building Official of designee) any change in the entity's ownership status which occurs by virtue of the transfer of a majority of its stock or a majority of its membership interest to the City of Laredo Building Services Building Official or designee. Any change in ownership interest shall be deemed a transfer of the business and shall require Council approval of the transfer of the existing SUP.
20. Failure to comply (# 19 condition) above, shall render the existing SUP null, void and of no force or effect.
21. The use authorized by the special use permit is required to abide by all relevant municipal codes.

Gustavo Guerrero, Representative, informed the Commission he was in favor of the proposed special use permit and agreed with all the comments.

Maribel Garcia, informed the Commission she was in favor of the item and provided a brief explanation as to how the restaurant will be operating.

Commissioner Garza stepped out of the meeting at 6:26 p.m.

Commissioner Garza stepped back into the meeting at 6:27 p.m.

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

Second: Commissioner Portillo

In Favor: 7
Opposed: 0
Abstained: 0

Motion Carried Unanimously

- F. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, West ½ of Lot 2, and North 8.85 feet of the alley of Block 889, Eastern Division, located at 1601 Garfield Street, from R-1 (Single Family Residential District) to B-1 (Limited Business District).**

ZC-064-2025

District III

Laura Garza, Planner, provided a brief overview on the item.

Staff Recommendation: Staff supports the proposed zone change.

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

Second: Commissioner Cantu
In Favor: 7
Opposed: 0
Abstained: 0

Motion Carried Unanimously

- G. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, and the west 1/3 varas of Lot 2, Block 1086, Eastern Division, located at 1901 Chihuahua Street, from R-O (Residential/Office District) to B-1 (Limited Business District).**

ZC-065-2025

District III

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

Staff Recommendation: Staff does not support the proposed zone change.

Annabella Ramirez, the representative, informed the Commission she was in favor of the proposed zone change. She explained the owner's plans were for light commercial uses, such as a daycare center.

MOTION: Commissioner Garcia made a motion to close the public hearing, support Staff recommendation and deny the item.

Second:	Commissioner Portillo
In Favor:	6
Opposed:	1 Commissioner Garza
Abstained:	0

Motion Carried

H. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 34.821 acres, as further described by metes and bounds on attached Exhibit A, located west of Beltway Parkway and west of Expansion Drive, from AG (Agricultural District) to M-1 (Light Manufacturing District).

ZC-066-2025

District VII

Laura Garza, Planner, provided a brief overview on the item.

Staff Recommendation: Staff supports the proposed zone change.

Wayne Nance, Porras Nance Engineering, informed the Commission he was in favor of the proposed zone change.

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

Second:	Commissioner Cantu
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

I. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 2.044 acre tract, as further described by metes and bounds on attached Exhibit A, located south of Shiloh Drive and east of Snow Falls Drive, from R-1 (Single Family Residential District) to B-1 (Limited Business District).

ZC-067-2025

District VI

Laura Garza, Planner, provided a brief overview on the item.

Staff Recommendation: Staff supports the proposed zone change.

Tommy Gutierrez, informed the Commission of his opposition on the proposed zone change and provided a brief explanation.

Ruben Dominguez, Fire Department explained a second 25-foot access easement will be placed to meet fire code.

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

Second:	Commissioner Garcia
In Favor:	6
Opposed:	1 Commissioner Garza
Abstained:	0

Motion Carried

J. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a special use permit amendment for a restaurant serving alcohol on Lot 3, Block 1, Del Mar North Filing No. 1 Subdivision, located at 7718 McPherson Road, Suite 106.

ZC-069-2025

District V

Stephanie Prado, Planner, provided a brief overview on the item.

Staff Recommendation: Staff supports the proposed special use permit.

1. The Special Use Permit is issued to Carlos Valencia/La Parroquia, and may only be transferred upon application to and with the express permission of the City Council.
2. The Special Use Permit is restricted to 2,348 square feet located within Suite 106, as per Exhibit A, which is made part hereof for all purposes.
3. TO BE DELETED: The hours of operation shall be limited to, from Monday to Sunday, from 8:00 a.m. to 3:00 p.m. 3. TO BE ADDED: The hours of operation shall be limited to, from Monday to Sunday, from 8:00 a.m. to 12:00 a.m. (midnight)
4. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
5. Landscaping shall be provided in accordance with the City of Laredo Land Development Code.
6. The owner shall provide an opaque fence or wall of not less than 7 (seven) feet in height along any side or rear property lines which abut or adjoin property containing a residential use or residential zoning district. Apartment complexes, residential condominiums or

residential townhomes shall be similarly screened irrespective of which zoning district they occur in.

7. Establishments must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
8. Signage shall be consistent with the City's Sign Ordinance and TABC rule or regulation.
9. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
10. There shall be no ground vibrations created or sustained on the site which are perceptible without instruments at any point on any property adjoining the subject property. Any outdoor music shall be at the decibel levels stated in the City of Laredo Code of Ordinances, Article XI, Noise Nuisances.
11. At all times the restaurant is open to the public for business, it shall continually maintain and serve food from its full-service menu.
12. The restaurant shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load.
13. The restaurant 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.
14. The restaurant shall undergo an annual Fire Inspection.
15. 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: a. Food Manager License (annual), b. Food Handler's Permit (annual), c. Certificate of Occupancy with Occupant Load. Occupant Load being the approved capacity of a building or portion thereof.
16. Owner shall comply with, Building, Health, Safety, and all applicable codes and regulations as required.
17. The restaurant shall maintain and comply with the BLUE Gun Sign regulations as per TABC (not to exceed the required alcohol sales percentage).
18. The restaurant shall provide the City of Laredo, Building Development Services Department with a copy of the current TABC License to include but not limited to any renewals or amendments as they occur.
19. A business entity, which has been granted an SUP, is required to report (on a form approved by the Director of Building Services) any change in the entity's ownership status which occurs by virtue of the transfer of a majority of its stock or a majority of its membership interest to the City of Laredo Building Services Director. Any change in ownership interest shall be deemed a transfer of the business and shall require Council approval of the transfer of the existing SUP.
20. Failure to comply (#19 condition) above, shall render the existing SUP null, void and of no force or effect.
21. The approval of the special use permit does not guarantee the issuance of the building permit.
22. The use authorized by the special use permit is required to abide by all relevant municipal codes.

Carlos Valencia, Restaurant's Chef, informed the Commission he was in favor of the proposed special use permit to extend hours of operation.

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

Second: Commissioner Cazares
In Favor: 7
Opposed: 0
Abstained: 0

Motion Carried Unanimously

8. CONSIDERATION OF THE FOLLOWING FINAL PLATS AND FINAL REPLATS:

Chair Sada Paz requested a motion to hear Items 8A and 8B together.

MOTION: Commissioner Cantu made a motion to hear Items 8A and 8B together.

Second: Commissioner Martinez
In Favor: 7
Opposed: 0
Abstained: 0

Motion Carried Unanimously

Vanessa Fresnillo, Planner, read Items 8A and 8B into the record.

A. Final consideration of the plat of USCS Industrial. The intent is industrial.

PL-182-2025

District VII – Councilmember Vanessa Perez

Staff Recommendation: Staff approves the item.

B. Final reconsideration of the plat of Vista Verde Subdivision, Phase 1. The intent is residential.

PL-181-2025

District I – Councilmember Gilbert Gonzalez

Staff Recommendation: Staff approves the item.

MOTION: Commissioner Garcia made a motion to approve Items 8A and 8B.

Second: Commissioner Martinez
In Favor: 7

Opposed: 0
Abstained: 0

Motion Carried Unanimously

9. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:

A. Consideration of Model Rule Subdivision Compliance of the plat of Parkview at Century South Park Subdivision, Phase I. The intent is residential.

PL-184-2025

District I – Councilmember Gilbert Gonzalez

Staff Recommendation: Staff approves the item.

Vanessa Fresnillo, Planner, provided a brief overview on the item.

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

Second: Commissioner Garcia
In Favor: 7
Opposed: 0
Abstained: 0

Motion Carried Unanimously

10. ADJOURNMENT:

MOTION: Commissioner Cantu made a motion to adjourn the meeting at 7:04 p.m.

Second: Commissioner Cazares
In Favor: 7
Opposed: 0
Abstained: 0

Motion Carried Unanimously

Vanessa Guerra, AICP, MPA
Planning Director

Daniella Sada Paz, Chair
Planning & Zoning Commission