

**CITY OF LAREDO
PLANNING AND ZONING COMMISSION**

MEETING MINUTES OF JANUARY 8, 2026

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, January 8, 2026, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

COMMISSIONERS PRESENT:

Daniela Sada Paz, Chair	
Michael Barron, Vice Chair	(Arrived at 6:05 p.m.)
Rolando Cazares	
Cindy E. Cantu	
Mercurio Martinez, III	
John D. Beckelhymer	
Regina Portillo	(Arrived at 6:06 p.m.)
Hector “Tito” Garcia	
Adolfo Martinez	

COMMISSIONERS EXCUSED:

STAFF PRESENT:

Vanessa Guerra, Planning Director
Rafael Vidaurri, Planner
Luis Vazquez, Planner
Stephanie Prado
Vanessa Fresnillo, Planner
Ruben Dominguez, Fire Department

OTHERS PRESENT:

Javier Adrian Gonzalez
Aleli Elizabeth Cazares
Wayne Nance
Federico Serna

1. CALL TO ORDER

Chair Sada Paz 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.

Chair Sada Paz requested a motion to excuse Commissioners not present.

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

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

Motion Carried Unanimously

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES OF:

A. Regular Meeting of December 4, 2025

B. Regular Meeting of December 18, 2025

MOTION: Commissioner A. Martinez made a motion to approve the minutes of December 4, 2025 and December 18, 2025.

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

Motion Carried Unanimously

A moment of silence was requested by Commissioner Garcia in remembrance of J.J. Gomez, Parks and Recreation Director.

5. CITIZEN COMMENTS

None.

6. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE.

A. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 1.3 acres, as further described by metes and bounds in attached “Exhibit A”, located south of Avenida Los Presidentes and west of Lone Star Loop, from R-1 (Single Family Residential District) to B-1 (Limited Business District).

ZC-006-2026

District III

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

Staff Recommendation: Staff supports the proposed zone change.

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

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

Motion Carried Unanimously

- B. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 2, Block 624, Western Division, located at 2416 Ventura Street, from R-2 (Multi-Family Residential District) to R-3 (Mixed Residential District).**

ZC-009-2026

District VIII

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

Staff Recommendation: Staff supports the proposed zone change.

Vice Chair Barron arrived at 6:05 p.m.

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

Second:	Commissioner M. Martinez
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 a restaurant serving alcohol on Lots 1 and 2, Block 1, Buitron /Ramos Subdivision, located at 7101 and 7105 McPherson Road.**

ZC-010-2026

District V

Commissioner Portillo arrived at 6:06 p.m.

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

Staff Recommendation: Staff supports the proposed special use permit.

1. The site meets the minimum distance requirement of 300 feet as per the Laredo Land Development Code Section 24.93.7, subsection (1). The measurement is to be made from the front door of the establishment serving alcohol to the nearest property line (by shortest route) to the front door of the church, public school, entrance to the public park, front door of the residential structure or zoning district boundary and in a direct line across intersections wherever they occur and consistent with the measurement methodology as has been adopted by the Texas Alcoholic Beverage Commission.
 - The distance to the nearest residential structure is approximately 370 feet.
2. It is not anticipated to have a negative impact in the surrounding area or neighborhood because there will be no outdoor patio.

If approved, Staff suggests the following conditions:

1. The Special Use Permit is issued to Javier Adrian Gonzalez, 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 4,910 square feet located, with no outside patio, as per Exhibit A, which is made part hereof for all purposes.
3. The hours of operation shall be limited to, Sunday through Wednesday 9:00 a.m. to 2:00 a.m. and Thursday through Saturday 9:00 a.m. to 3 a.m.
4. The building identified as a warehouse is intended solely for storage and office use associated for the restaurant.
5. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
6. Landscaping shall be provided in accordance with the City of Laredo Land Development Code.
 - The site plan shall identify a total number of 7 trees and 28 shrubs for the surface parking:
 - *Formula: One (1) tree for every ten (10) parking spaces, as per section 24.83.3 (1)
67 total parking spaces / 10 = 6.7 trees
Total number of trees required: 7 Trees
 - *Formula: The length of the public street or thoroughfare measured in linear feet at the centerline of the street and adjacent to the property (152.46 Linear Feet, LF) divided by 30.
Length of the public street 152.46 LF / 30 = 5.082 trees
Total number of trees required: 5 Trees
 - *Formula: 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).
7 trees + 5 trees = 12 trees
12 trees X 4 shrubs = 48 shrubs
Total number of Shrubs required: 48 Shrubs
7. 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.

8. Establishments must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
9. Signage shall be consistent with the City's Sign Ordinance and TABC rule or regulation.
10. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
11. 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.
12. At all times the restaurant is open to the public for business, it shall continually maintain and serve food from its full-service menu.
13. The restaurant shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load.
14. 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.
15. The restaurant shall undergo an annual Fire Inspection.
16. 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.
17. Owner shall comply with, Building, Health, Safety, and all applicable codes and regulations as required.
18. The restaurant shall maintain and comply with the BLUE Gun Sign regulations as per TABC (not exceed the required alcohol sales percentage).
19. 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.
20. A business entity, which has been granted an 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.
21. Failure to comply (# 19 condition) above, shall render the existing SUP null, void and of no force or effect.
22. The use authorized by the special use permit is required to abide by all relevant municipal codes.

Notice to the owner/applicant:

1. The approval of the special use permit does not guarantee the issuance of a building permit and requires full compliance with all applicable permanent codes and regulations.

Commissioner Portillo arrived at 6:07 p.m.

Javier Adrian Gonzalez and Aleli Casarez, informed the Commission they are requesting the special use permit in order to be able to sell alcohol at their restaurant to complement the food they will serve. Mr. Gonzalez also mentioned there hasn't been any citations or complaints at the existing restaurant in Mines Road.

Commissioner A. Martinez made sure the applicants were aware of the conditions that were listed on the special use permit.

Vanessa Guerra, Planning Director, informed the Commission that as standard procedures, applicants are made aware of all the conditions that a special use permit has listed.

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:	9
Opposed:	0
Abstained:	0

Motion Carried Unanimously

D. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 31.64 acres, as further described by metes and bounds in attached "Exhibit A", located south of Facultad Boulevard and west of US Highway 83, from R-1MH (Single Family Manufactured Housing District) to R-1B (Single Family High Density District).

ZC-011-2026

District II

Stephanie Prado, 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 zone change and was available to answer questions.

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

Second:	Commissioner M. Martinez
In Favor:	9
Opposed:	0

Abstained: 0

Motion Carried Unanimously

7. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:

MOTION: Vice Chair Barron made a motion to **table** items 7B, 8B and 8C based on an e-mail from the Engineer of record asking to table all three items.

Second: Commissioner A. Martinez

In Favor: 9

Opposed: 0

Abstained: 0

Motion Carried Unanimously

A. Review and consideration of the Bela Vista Commercial Masterplan. The intent is commercial.

PL-035-2026

District I – Councilmember Gilbert Gonzalez

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

Wayne Nance, Porras Nance Engineering, informed the Commission that he concurred with Staff comments.

MOTION: Vice Chair Barron made a motion to **approve** the item subject to Staff comments.

Second: Commissioner Garcia

In Favor: 9

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 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. Access to Cuatro Vientos is subject to the review and approval by Texas Department of Transportation (TX-DOT).

3. Coordinate with the Traffic Department for driveway placement(s).
4. All improvements as per the Subdivision Ordinance.

Engineering: No comments submitted.

Environmental: No comments submitted.

Fire: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: 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 Los Cielos at Cielito Lindo Masterplan. The intent is residential.**

PL-038-2026

District I – Councilmember Gilbert Gonzalez

8. CONSIDERATION OF THE FOLLOWING PRELIMINARY PLATS AND REPLATS:

- A. Preliminary consideration of the plat of Bela Vista Commercial, Phase 1. The intent is commercial.**

PL-036-2026

District I – Councilmember Gilbert Gonzalez

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

Wayne Nance, Porras Nance Engineering, informed the Commission that he concurred with Staff comments.

MOTION: Vice Chair Barron made a motion to **approve** the item subject to Staff comments.

Second:	Commissioner M. Martinez
In Favor:	9
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 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. Access to Cuatro Vientos is subject to the review and approval by Texas Department of Transportation (TX-DOT).
3. Coordinate with the Traffic Department for driveway placement.
4. Provide a corner clip at the northwest corner of the tract.
5. Identify all easements.
6. All improvements as per the Subdivision Ordinance.

Traffic: No comments submitted.

Fire: No comments submitted.

Parks & Leisure: 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. Preliminary consideration of the plat of Los Cielos at Cielito Lindo Subdivision, Phase 1.
The intent is residential.**

PL-039-2026

District I – Councilmember Gilbert Gonzalez

- C. Preliminary consideration of the plat of Los Cielos at Cielito Lindo Subdivision, Phase II.
The intent is residential.**

PL-040-2026

District I – Councilmember Gilbert Gonzalez

- D. Preliminary consideration of the replat of Lot 7, Block 8, Aquero Subdivision, Phase I
into Lot 7A, Block 8, Aquero Subdivision, Phase I. The intent is residential.**

PL-029-2026

District VII – Councilmember Vanessa Perez

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

Wayne Nance, Porras Nance Engineering, informed the Commission that he concurred with Staff comments.

MOTION: Vice Chair Barron made a motion to approve the item subject to Staff comments.

Second:	Commissioner M. Martinez
In Favor:	9
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

Planning:

1. Identify the 0.900 Acres tract of land as “Unplatted” within the As Platted sketch.
2. Identify all easements.
3. All improvements as per the Subdivision Ordinance.

Traffic: No comments submitted.

Fire: No comments submitted.

Parks & Leisure: 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.

9. CONSIDERATION OF THE FOLLOWING FINAL PLATS REPLATS:

MOTION: Commissioner Cantu made a motion to hear items 9A and 9B together.

Second:	Commissioner M. Martinez
In Favor:	9
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- A. Final consideration of the plat of Villas at Sunset Subdivision, Phase 1. The intent is residential.**

PL-032-2026

District VII – Councilmember Vanessa Perez

- B. Final consideration of the replat of Lot 5, Block 1, D & J Alexander Crossing Plaza into Alexander Villas at Alexander Subdivision. The intent is residential.**

PL-037-2026

District V – Councilmember Ruben Gutierrez, Jr.

Vanessa Fresnillo, Planner, read items 9A and 9B in for the record.

MOTION: Commissioner Garcia made a motion to **approve** items 9A and 9B.

Second:	Commissioner M. Martinez
In Favor:	9
Opposed:	0
Abstained:	0

Motion Carried Unanimously

10. CONSIDERATION OF AN EXTENSION TO FOLLOWING FINAL PLATS AND REPLATS:

- A. Consideration of a six (6) month extension to the final plat approval of the replat of Lot 2A, Block 1, Amended Laredo Arena Subdivision, Unit 4 into Lots 2B & 2C, Block 1, Laredo Arena Subdivision, Unit 4. The intent is commercial. The request is to extend the scheduled expiration date from January 6, 2026 to July 6, 2026.**

PL-033-2026

District V – Councilmember Ruben Gutierrez

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

MOTION: Vice Chair Barron made a motion to **approve** the item.

Second:	Commissioner M. Martinez
In Favor:	9
Opposed:	0

Abstained: 0

Motion Carried Unanimously

11. CONSIDERATION OF MODEL SUBDIVISION COMPLAINE:

A. Consideration of Model Rule Subdivision Compliance of the plat of Aquero Subdivision, Phase V. The intent is residential.

PL-030-2026

District VII – Councilmember Vanessa Perez

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

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

Second:	Vice Chair Barron
In Favor:	9
Opposed:	0
Abstained:	0

Motion Carried Unanimously

12. ADJOURNMENT:

MOTION: Commissioner A. Martinez made a motion to adjourn the meeting at 6:21 p.m.

Second:	Commissioner Garcia
In Favor:	9
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Vanessa Guerra, AICP, MPA
Planning Director

Daniella Sada Paz, Chair
Planning & Zoning Commission