

**CITY OF LAREDO
PLANNING AND ZONING COMMISSION**

MEETING MINUTES OF MARCH 19, 2026

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:03 p.m. on Thursday, March 19, 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 (Arrived at 6:15 p.m.)
John D. Beckelhymer
Regina Portillo
Hector “Tito” Garcia
Adolfo Martinez

COMMISSIONERS EXCUSED:

STAFF PRESENT:

Vanessa Guerra, Planning Director
Rafael Vidaurri, Planner
Deidre Garcia, Planner
Laura Garza, Planner
Stephanie Prado, Planner
Ruben Dominguez, Fire Department

OTHERS PRESENT:

Raul Santos	Abraham Gonzalez	Lorenzo B. Moreno
Hector Miguel Bernal Zamora	Aaron Gonzalez	Rosa Varela
Veronica Rios	Francisco Ramos	John A. Solis
Michelle de la Cruz	Graciela Rubio	Geronimo Treviño
Alicia Hernandez	Roberto Mancha	Linda Vera
Esperanza Martinez	Raul Cantu	Joseph M. Fuentes, III
Claudia Fuentes	Michelle Guerra	Francisco Garcia
Roberto de Hoyos, Jr.	Maria Mendez	Alicia Hernandez
Angel Treviño	Alfredo Martninez	

1. CALL TO ORDER

Chair Sada Paz called the Planning and Zoning Commission meeting to order at 6:01 p.m.

2. ROLL CALL

Planning & Zoning Commission
Minutes
March 19, 2026

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

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

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

Motion Carried Unanimously

3. PLEDGE OF ALLEGIANCE

4. TEXAS PLEDGE

5. APPROVAL OF MINUTES OF:

A. Special Meeting of February 18, 2026

B. Regular Meeting of March 5, 2026

MOTION: Commissioner Martinez made a motion to approve the minutes of February 18, 2026 and March 5, 2026.

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

Motion Carried Unanimously

6. CITIZEN COMMENTS

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

Raul Santos, neighborhood resident, informed the Commission he and his fellow neighbors oppose to the zone change. (Item 7F, ZC-031-2026, located at 1803 East Reynolds).

7. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE.

A. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 12A, Block 2, Tesoro Plaza Subdivision, located at 5217 Tesoro Plaza Drive, from B-3 (Community Business District) to M-1 (Light Manufacturing District).

ZC-050-2026

District VII

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

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

Hector Miguel Bernal Zamora informed the Commission he is the owner of a transportation company that utilizes small to medium-sized trucks to import and export goods. He stated that he is requesting a zone change for a recently purchased property.

Commissioner Beckelhymer asked Staff about the zoning of the property located south of the subject site. Ms. Guerra responded that the adjacent property operates as a vehicle nationalization business and, together with 500 Calton Road, had previously applied for a Special Use Permit under a base zoning of B-3. She further explained to the west lies an L-shaped, unplatted lot identified as 1318, currently used for trailer parking. That property had applied for M-1 zoning, which Staff did not support and was ultimately not approved; it currently operates under a Conditional Use Permit.

Ms. Guerra noted that M-1 zoning is not consistent with the Comprehensive Plan's Neighborhood Mixed designation, which allows zoning up to B-3. She added that all of the uses proposed by the applicant could be accommodated under existing zoning regulations: mechanical work requires B-4 zoning, trailer parking requires a base zone of B-3, and a distribution center would require M-1 zoning; however, these uses could also be permitted through the Conditional Use Permit (CUP) process.

Veronica Rios clarified that the applicant's reference to "mechanic" work pertains solely to servicing his own vehicles. She emphasized that the applicant does not intend to operate a commercial mechanic business, nor will he be using heavy-duty trailers. Instead, the trucks are comparable in size to UPS delivery vehicles. The intent is to park the trucks on-site and perform occasional in-house repairs as needed, rather than outsourcing those services.

Vanessa Guerra, Planning Director, asked what the primary use of the property would be. Ms. Rios responded that the primary use would be truck parking, with incidental in-house maintenance for approximately five to six company vehicles per day, as needed. Ms. Guerra stated that such maintenance would be considered accessory to the primary use and is already permitted under B-3 zoning.

Chair Sada Paz explained that while the current B-3 zoning allows the transportation business and accessory mechanical work to operate, the applicant would need to apply for a Conditional Use Permit in the future if they intend to establish a distribution center, as that use would require M-1 zoning.

Commissioner M. Martinez arrived at 6:15 p.m.

Ms. Guerra then asked whether the applicant wished to table or withdraw the zoning request, given that the proposed operations are already permitted under the existing B-3 zoning.

Chair Sada Paz reiterated the current B-3 zoning permits the transportation operation and in-house vehicle maintenance. She clarified that a Conditional Use Permit would only be required if the applicant proceeds with plans for a distribution center in the future.

MOTION: Commissioner Garcia made a motion to table the item till the end of the meeting.

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

Motion Carried Unanimously

Vice Chair Barron stepped out of the meeting at 6:17 p.m.

B. 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 6, Block 1, San Isidro McPherson Subdivision, Phase IV, Cantera Court, located at 9810 McPherson Road.

ZC-015-2025

District VI

Deidre Garcia, 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 Pizza Hut #39502, and may only be transferred upon application to and with the express permission of the City Council.
2. The hours of operation shall be limited to, Sunday through Thursday 10:30 a.m. to 11:00 p.m. and Friday through Saturday 10:30 a.m. to 12:00 a.m.
3. An outdoor patio and/or outdoor seating is prohibited.
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. 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. 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 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.
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.

Michelle de la Cruz, Manager for Pizza Hut, informed the Commission she was in support of the special use permit.

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

Second:	Commissioner Cantu
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Vice Chair Barron stepped back into the meeting at 6:22 p.m.

C. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately

the south 87.3 feet of Lot 6 and east 20.56 feet of south 87.30 feet of Lot 7 and west 35 feet of the south 47.82 feet of Lot 7, Block 34, Eastern Division, as further described by metes and bounds in attached “Exhibit A”, located at 1102 Cedar Avenue, from R-O (Residential/Office District to B-3 (Community Business District)).

ZC-027-2026

District III

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

Staff Recommendation: Staff supports the proposed zone change.

Alicia Hernandez, spoke on behalf of her parents Francisco and Martha Garcia, and informed the Commission they were in support of the zone change.

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

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

Motion Carried Unanimously

Commissioner Portillo advised the Commission that, for Item 7D, the applicant was running late and may not arrive on time, but indicated that the applicant concurs with all staff comments; therefore, the Commission may proceed with approval.

D. Amending the Zoning Ordinance (Map) of the City of Laredo by amending Ordinance 2023-O-011 which authorized a conditional use permit for an amusement redemption machine establishment on Lot 1A, Block 1, Anil Associates, Limited Liability Company, Phase 1, located at 9110 McPherson Road, Suite 1 (10,800 square feet) in order to remove the current parties and issue the conditional use permit to the property and o extend the current expiration date of the conditional use permit.

ZC-028-2026

District VI

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

Staff Recommendation: Staff supports the proposed conditional use permit amendment to extend the current expiration date.

Staff **does not support** removing the current parties from the conditional use permit.

1. The C.U.P. shall be issued to Anil Gupta and Jorge Vicencio Barcenas, and shall be transferable only with the approval of the City Council, and shall be subject to all conditions of the initial approval, and such other conditions as the City Council may require.
2. REMOVE: The C.U.P. is restricted to operating hours from 11:00 a.m. through 2:00 a.m.
ADD: The C.U.P. is restricted to operating hours from 10:00 a.m. through 11:00p.m.
3. The C.U.P. is restricted to 10,800 square feet located within Suite 1 as per the site plan, Exhibit B, which is made part hereof for all purposes.
4. Signage is limited to that allowed in a B-3 District.
5. Owner shall provide parking places in compliance with Section 24.78 of the Laredo Land Development Code. ADA-compliant parking space(s) shall be required.
6. Off-site parking is prohibited.
7. Owner shall provide and maintain trees and shrubs in compliance with Section 24.83 of the Laredo Land Development Code.
8. Owner shall provide an opaque fence wall of not less than seven feet in height along property lines which abut or adjoin residential property or residential zoning district, in compliance with Section 24.79 of the Laredo Land Development Code.
9. Lighting of property shall be screened to avoid adverse impact on adjacent residential uses.
10. Outdoor music and speakers shall be prohibited and there shall be no ground vibrations created or sustained on this site which are perceptible without instruments at any point on any property adjoining this property.
11. The sale and consumption of alcohol on premises is prohibited.
12. Owner shall make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
13. Owner shall comply with all Building, Fire and Life Safety Code Regulations as required.
14. Strobe lights, flashing lights, and any other outdoor lighting designed to attract attention are prohibited.
15. Banners and window signs are prohibited.
16. REMOVE: The C.U.P. shall be issued for ten (10) years from date of issuance.
ADD: The C.U.P. amendment shall be extended for an additional ten (10) years from the date of issuance.

Commissioner Portillo inquired whether the permit could be issued solely to the property owner. Ms. Guerra, Planning Director, informed the Commission if the permit is issued in an individual's name, it must be issued to the operator of the business.

Commissioner Portillo stated since the permit cannot be issued to the property owner, the applicant is requesting that the item be tabled to a time certain.

MOTION: Commissioner Portillo made a motion to close the public hearing, and **table** the item time certain.

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

Abstained: 0

Motion Carried Unanimously

E. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 16, D-5 Acres Subdivision, located at 7102 Los Nietos Street, from R-1 (Single Family Residential District) to R-3 (Mixed Residential District).

ZC-030-2026

District III

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

Staff Recommendation: Staff supports the proposed zone change.

Esperanza Martinez, representative, informed the Commission the property owners are requesting the zone change in order to place a mobile home on the property.

MOTION: Vice Chair Barron made a motion to close the public hearing, support Staff recommendation and approve the item.

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

Motion Carried Unanimously

F. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 3 and the east 18 feet of Lot 2, Block 978, Eastern Division, as further described by metes and bounds in attached “Exhibit A”, located at 1803 East Reynolds Street, from R-1 (Single Family Residential District) to R-3 (Mixed Residential District).

ZC-031-2026

District IV

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

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

Claudia Fuentes informed the Commission during the appraisal process, it was discovered the property is not properly zoned for a triplex. She explained her grandparents purchased the property in 1992, and the triplex was constructed in 1981, prior to the adoption of the zoning ordinance in 1984, which is the basis for their request.

Roberto de Hoyos, Jr., neighbor, informed the Commission he is opposed to the R-3 zoning request, as he is concerned similar changes could be made to other nearby vacant properties.

MOTION: Commissioner M. Martinez made a motion to close the public hearing, support Staff recommendation and **deny** an R-3, but recommend an R-2.

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

Motion Carried Unanimously

MOTION: Commissioner Garcia made a motion to **move up** Item 7I.

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

Motion Carried Unanimously

I. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 119D, Block 3, San Isidro Southwest-Antler Crossing Subdivision, Phase 5, located at 9802 Springfield Avenue, from R-2 (Multi-Family Residential District) to B-3 (Community Business District).

ZC-034-2026

District VI

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

Staff Recommendation: Staff **supports** the proposed zone change.

Commissioner A. Martinez left the meeting at 6:55 p.m.

Angel Treviño, Project Architect, and Abraham Gonzalez, Owner, addressed the Commission and explained that Mr. Gonzalez, as the new owner of the property, is requesting to change the zoning back to its original designation of B-3 in order to develop a commercial plaza. Mr. Treviño also provided the Commissioners with a proposal packet outlining the planned development.

Commissioner Portillo inquired whether there were any deed restrictions on the property. Mr. Gonzalez responded there are existing deed restrictions limiting the use to multi-family

development; however, he stated he has been in communication with San Isidro and that they intend to amend those restrictions to allow for the proposed shopping center.

Commissioner Portillo asked Staff whether the zone change could proceed if the deed restrictions are not amended.

Vanessa Guerra, Planning Director, informed the Commission previous legal guidance has established that the City does not enforce private covenants. She further explained that this stipulation is included in the preamble of zoning ordinances, and therefore, any agreements regarding deed restrictions remain a private matter between the property owners.

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

Second:	Commissioner Beckelhymer
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

G. Amending the Zoning Ordinance (Map) of the City of Laredo by amending Ordinance 2525-O-234, which authorized a special use permit for a Smoking Establishment (Cigar Lounge ONLY – No On-Premise Alcohol Consumption) on Lot 3B, Block 1, Laredo Arena Subdivision, Unit 4, located at 3411 Jacaman Road, Suite 400 (Approximately 1,469 square feet), in order to allow the consumption of alcohol based on a newly passed ordinance (Ordinance 2026-O-026).

ZC-032-2026

District V

Commissioners Cantu and Portillo left the meeting at 7:05 p.m.

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

Staff Recommendation: Staff **supports** the proposed special use permit amendment.

Staff **does not support** the proposed special use permit for a Smoking Establishment.

1. The Special Use Permit is issued to Geronimo Trevino Jr, and shall be non-transferal.
2. The Special Use Permit is restricted to 1,469 square feet located within Suite 400 as per the site plan, Exhibit A, which is made part hereof for all purposes.
3. The hours of operation shall be limited to, from Monday to Wednesday, 9:00am to 9:00pm, Thursday to Saturday, 9:00am to 11:00pm, and Sunday, 12:00pm to 8:00pm.
4. No person under 21 years of age shall be permitted to enter the establishment or purchase any

- products from the establishment unless accompanied by an adult parent or guardian.
5. The establishment shall post a sign conspicuously on each public entrance or near each public entrance notifying the public that no person under the age of twenty-one years of age may enter the establishment unless accompanied by an adult parent or guardian.
 6. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
 7. Landscaping shall be provided in accordance with the City of Laredo Land Development Code.
 8. 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.
 9. Establishments must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
 10. Signage shall be consistent with the City's Sign Ordinance for a B-1 Zoning District.
 11. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
 12. 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.
 13. The establishment shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load.
 14. The establishment shall undergo an annual Fire Inspection.
 15. The establishment 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.
 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. Nothing herein, including but not limited to the issuance of a Special Use Permit, is intended to, nor shall it be interpreted as legalizing or applying to the delivery, furnishing, transferring, possessing or manufacture of drug paraphernalia or any use otherwise prohibited by state or federal law, including without limitation, Texas Health & Safety Code §481.125.
 19. Establishment shall have an isolated HVAC systems to remove smoke and odors.
 20. REMOVE: Smoking establishments with alcohol sales, alcohol serving, and on-premise alcohol consumption is prohibited, as per the City of Laredo Code of Ordinances, Chapter 15, Article VI.
 21. A business entity, which has been granted a special use permit, is required to report (on a form approved by the Building Official or 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 (occurring by virtue of the transfer of a majority of its stock or a majority of its membership interest) shall be deemed a transfer of the business and the existing special use permit shall be null, void and of no force or effect. In every instance of transfer of ownership a

new special use permit application is required to be submitted and shall be processed as a new special use permit request.

22. Any use allowed under the current zone or proposed special use permit is required to abide by all applicable municipal codes.

Geronimo Treviño, Representative, informed the Commission he was in support of the item and requested their support as well. He stated he did not believe the two reasons stated by Staff should affect the Commission’s decision. He explained the residential area referenced has not yet been developed, nor are there any indications it will be developed in the near future.

Regarding parking, Mr. Treviño noted this had not been an issue during previous approvals and questioned why it would be a concern now. He added there is a large area at the front of the property that could be utilized for additional parking. He also clarified the business is strictly a smoking establishment and not a bar.

Vanessa Guerra, Planning Director, explained the proposed business is a smoking establishment, specifically a cigar bar. She noted that, while smoking is generally prohibited indoors, this type of establishment allows smoking on the premises. She further explained all smoking establishments require a Special Use Permit, and in this case, the applicant is requesting an amendment to the ordinance to allow the service of alcohol.

Ms. Guerra added that a recently adopted ordinance permits both smoking and the consumption of alcohol in smoking establishments, but only for cigar bars. She emphasized the classification of a business as either a smoking establishment or a bar is determined by the percentage of alcohol sales.

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

Second:	Commissioner M. Martinez
In Favor:	4
Opposed:	2 Vice Chair Barron and Commissioner Garcia
Abstained:	0

Motion Carried

H. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 25.2 acres, located north of Juan Escutia Boulevard and east of Pausa Drive, from AG (Agricultural District) to R-1A (Single Family Reduced Area District).

ZC-033-2026

District VI

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

Staff Recommendation: Staff supports the proposed zone change.

Vice Chair Barron left the meeting at 7:12 p.m.

Aaron Gonzalez, Howland Engineering, informed the Commission he was in support 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:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

J. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 3.33 acre tract, as further described by metes and bounds in “Exhibit A”, located east of Don Beto Drive and north of Grisell Drive, from R-1 (Single Family Residential District) to R-2 (Multi-Family Residential District).

ZC-035-2026

District V

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

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

Francisco Ramos, Ramos Engineering, informed the Commission they would like to table the item.

Graciela Rubio, informed the Commission she is opposed of this change since there is only one entrance and exit.

Roberto Mancha, informed the Commission he is opposed of the zone change.

MOTION: Commissioner M. Martinez made a motion to close the public hearing, and table the item time uncertain.

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

Motion Carried Unanimously

K. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Block 1, Kimberly Plaza Subdivision, located at 4800 McPherson Road, from B-3 (Community Business District) to B-4 (Highway Commercial District).

ZC-036-2026

District IV

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

Commissioner Cazares stepped out of the meeting at 7:30 p.m.

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

Michelle Guerra, speaking on behalf of Raul Cantu, informed the Commission that they are in support of the proposed zone change in order to establish a wholesale store for the sale of produce in large quantities.

Commissioner Cazares stepped back into the meeting at 7:31 p.m.

Maria Mendez addressed the Commission and expressed opposition to the proposed zone change.

MOTION: Vice Chair Barron made a motion to close the public hearing, support Staff recommendation and **deny** the item.

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

Motion Carried Unanimously

MOTION: Commissioner Garcia made a motion to bring back Item No. 7A.

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

Motion Carried Unanimously

A. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 12A, Block 2, Tesoro Plaza Subdivision, located at 5217 Tesoro Plaza Drive, from B-3

(Community Business District) to M-1 (Light Manufacturing District).

ZC-050-2026

District VII

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

Veronica Rios, Representative, inquired whether a B-3 zoning designation would permit the use of the property for parking the owner’s business trucks, as well as accommodating a small office and an in-house mechanic.

Vanessa Guerra, Planning Director, clarified that under a B-3 zoning district, the parking of heavy trucks, the presence of heavy truck equipment, and a small office are permitted. She further noted that Staff would need to follow up regarding the allowance of an in-house mechanic.

MOTION: Commissioner Garcia made a motion to **table** the item.

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

Motion Carried Unanimously

8. CONSIDERATION OF THE FOLLOWING PRELIMINARY PLATS AND REPLATS:

A. Preliminary consideration of the plat of Parkview at Century South Park Subdivision, Phase II. The intent is residential.

PL-072-2026

District I – Councilmember Gilbert Gonzalez

Chair Sada Paz stated that a letter was received requesting to table the item time certain.

MOTION: Commissioner Garcia made a motion to **table** the item time certain.

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

Motion Carried Unanimously

B. Preliminary consideration of the plat of Buena Vista First Responders Subdivision. The intent is emergency services.

PL-074-2026

District I – Councilmember Gilbert Gonzalez

Rafael Vidaurri, Planner, provided a brief overview on the item.

Alfredo Martinez, Crane Engineering, informed the Commission he concurred with Staff’s comments and explained the purpose of the request is primarily to provide access from Cuatro Vientos to the proposed fire and police stations, which are currently in the design phase.

MOTION: Commissioner Cazares 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. Provide an alternative street name as “Buena Vista” is already in use in the Eastern Division.
2. Access to Cuatro Vientos is subject to the review and approval by Texas Department of Transportation (TX-DOT).
3. Identify all easements.
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).
2. Buena Vista Dr. will need to be renamed a it is already an existing street.

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.

Vice Sada Paz requested a motion to hear Items 9A, 10A and 10B together.

MOTION: Commissioner Beckelhymer made a motion to **hear** Items 9A, 10A and 10B together.

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

Motion Carried Unanimously

9. CONSIDERATION OF THE FOLLOWING PRELIMINARY AND FINAL PLATS AND REPLATS:

A. Preliminary and final consideration of the replat of Excess Acreage of Block 2017, Eastern Division, into Lots 15A & 15B, Block 2017, Eastern Division. The intent is residential.

PL-071-2026

District I – Councilmember Gilbert Gonzalez

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

Planning:

1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
2. All comments set forth are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

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 plat Verde Creek Subdivision. The intent is residential and multi-family. The request is to extend the scheduled expiration date from May 2, 2026 to November 2, 2026.

PL-073-2026

District VII – Councilmember Vanessa Perez

B. Consideration of a six (6) month extension to the final plat approval of the replat of Lot 29, D-5 Acres Subdivision into Lot 29A and Lot 29B, D-5 Acres Subdivision. The intent is residential. The request is to extend the scheduled expiration date from March 21, 2026 to September 21, 2026.

PL-075-2026

Extra-Territorial Jurisdiction (ETJ)

MOTION: Commissioner Beckelhymer made a motion to approve Items 9A, 10A and 10B.

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

Motion Carried Unanimously

11. ADJOURNMENT:

MOTION: Commissioner Garcia made a motion to adjourn the meeting at 7:41 p.m.

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

Motion Carried Unanimously

Vanessa Guerra, AICP, MPA
Planning Director

Planning & Zoning Commission
Minutes
March 19, 2026

Daniella Sada Paz, Chair
Planning & Zoning Commission