

**CITY OF LAREDO
PLANNING AND ZONING COMMISSION**

MEETING MINUTES OF OCTOBER 16, 2025

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, October 16, 2025, 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 6:10 p.m.)
Rolando Cazares	
Cindy E. Cantu	
Hector “Tito” Garcia	
Adolfo Martinez	

COMMISSIONERS EXCUSED:

John D. Beckelhymer	(Excused)
Regina Portillo	(Excused)
Council District IV	VACANT

STAFF PRESENT:

Vanessa Guerra, Planning Director
Rafael Vidaurri, Planner
Deidre Garcia, Planner
Laura Garza, Planner
Luis Vazquez, Planner
Stephanie Prado, Planner
Vanessa Fresnillo, Planner
Margaret Rubio, City Attorney
Ruben Dominguez, Fire Department

OTHERS PRESENT:

Geronimo Treviño	Edward Foster
Roberto Macias	James Schwarz
Manuelita Macias	Guillermo Rodriguez
Sherry Macias	Sergio Narvaez
Daniel Tijerina	Arturo Arce
Maria del Carmen Gonzalez	Jorge Villarreal
Gustavo Rubio	

1. CALL TO ORDER

Chair Sada Paz called the Planning and Zoning Commission meeting to order at 6:05 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 Martinez 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. CONSIDER APPROVAL OF MINUTES OF:

A. Regular Meeting of October 2, 2025

MOTION: Commissioner Garcia made a motion to approve the minutes of October 2, 2025.

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

Motion Carried Unanimously

5. CITIZEN COMMENTS

None.

6. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE:

A. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a special use permit for a Smoking Establishment (Cigar Lounge with On-Premise Alcohol Consumption) on Lot 3B, Block 1, Laredo Arena Subdivision, Unit 4, located at 2411 Jacaman Road, Suite 400 (approximately 1,469 square feet).

ZC-076-2025

District V

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

Staff Recommendation: Staff **does not support** the proposed special use permit.

1. The site does not meet the minimum distance requirement of 800 feet as per the Laredo Land Development Code Section 24.93.6, subsection (5). The measurement shall be made in a straight line, without regard to intervening structure or objects, from the nearest portion of the building or structure used to house the establishment to the nearest property line of the premises of a church or public or private elementary, middle or high school, a day care licensed by the state, a college or a university, public playgrounds, parks, or stadiums.
 - The building or structure that houses the establishment is approximately 466 feet from the nearest residential zoning district.
2. The proposed use does not meet the required parking requirement as per the Laredo Land Development Code Section 27.78.3.
 - Total parking spaces required for the proposed smoking establishment and commercial structure = 60 parking spaces
 - Proposed smoking establishment requires = 7 parking spaces
 - Required remaining commercial structure = 53 parking spaces
 - Actual amount identified on site plan = 57 parking spaces
 - Therefore, the proposed site would need an additional 3 parking spaces.
3. Furthermore, 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.

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 municipal codes and regulations.

If approved, Staff suggest the following conditions (smoking establishments with alcohol sales, alcohol serving, and on-premise alcohol consumption is prohibited):

1. The Special Use Permit is issued to Geronimo Trevino Jr, and shall be non-transferral.
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 ~~Thursday~~ Wednesday, 9:00 am to 9:00pm, Friday, ~~to Saturday, 9:00 am to 11:00 pm,~~ and Sunday, 12:00pm to ~~8:00 pm~~ **11:00 pm.**
4. No person under ~~18~~ **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 eighteen 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. 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.

Vice Chair Barron arrived at 6:10 p.m.

Geronimo Treviño, Owner/Founder, Applicant, and Representative of Porciones Cigar and Lounge, informed the Commission that he was in support of the proposed special use permit and provided a brief presentation as to why it should be approved. Mr. Treviño explained that the definitions of a smoking establishment and a bar are two different definitions. He continued to explain that the department had co-mingled the two different definitions. He further explained the two definitions of a smoking establishment and a bar and how they pertain to his proposed special use permit.

Commissioner Martinez asked for further explanation on whether a smoking establishment could sell alcohol. However, Vanessa Guerra, Planning Director, explained that the applicant (Mr. Treviño) may finish his presentation.

Mr. Treviño explained that, if approved, he would like to modify a few of the conditions. He further explained that his intention was not to operate a bar, but a cigar lounge that would sell alcohol incidental to the purchase of the primary business, which is a cigar lounge.

Commissioner Garcia mentioned that Mr. Treviño would be agreeable to a special use permit for smoking with no alcohol since it was not Mr. Treviño's main attraction.

Mr. Treviño explained that the purchase of alcohol was incidental to the cigar lounge. Commissioner Garcia explained that there are different ways of interpreting the laws, and that was how he understood them. Mr. Treviño further discussed the definitions between smoking establishments and bars that are defined in the Land Development Code and the Code of Ordinances.

Commissioner Martinez asked Mr. Treviño how he could control alcohol sales and stated that he understood the price difference between one cigar and three drinks. Mr. Treviño explained that most customers purchase cigars in bulk and that their intentions are not to drink a lot. Mr. Treviño further explained the different types of revenue he would be offering and stated that he would not be focusing on alcohol sales due to the limited alcohol supply.

Mr. Treviño explained to the Commission the proposed modifications to Conditions #4 and #5 to state that only those 21 years or older would be allowed to enter. He also proposed the removal of Condition #20, which had the same verbiage as smoking establishments with no alcohol sales, and to change the days of operation so that Thursdays would close at 11 p.m., which coincides with Friday and Saturday hours of operation.

Commissioner Martinez wanted some clarification on three different items for denial.

Vanessa Guerra, Planning Director, explained the definitions, rules, and regulations to the Commission about a smoking establishment and a bar. Ms. Guerra further explained that, per the Health Code, once alcohol is served, the establishment becomes a bar. However, a bar does not allow smoking as per the Laredo Land Development Code. In accordance with the Texas Local Government Code, Section 211.013, the more stringent requirement applies. Therefore, a smoking establishment cannot serve or sell alcohol.

Commissioner Martinez mentioned that smoking could occur in isolated HVAC system areas. Ms. Guerra explained that the Health Code mentions specialty retail stores, which provide an exception for smoking.

Commissioner Martinez mentioned that it could be an area toward the back of the suite. Ms. Guerra explained that the special use permit is not issued to an area but to the entire suite. Therefore, the entire suite would be a smoking establishment per the special use permit, which would then allow smoking inside.

Commissioner Martinez explained that he was reviewing what was under the limited exception of the Health and Sanitation Code, which prohibited smoking in public places such as restaurants and bars. There are only limited exceptions, such as a specialty tobacco retail store with isolated HVAC systems, outdoor areas, and private clubs. Ms. Guerra informed Commissioner Martinez that Mr. Treviño falls under the specialty tobacco retail store category.

Ms. Guerra asked the Commission if they had any other questions and stated that she would answer any questions they had.

Ms. Guerra informed the Commission that the special use permit for a smoking establishment without alcohol, under the Land Development Code, has an 800-foot distance requirement. This location does not meet the distance requirement and does not meet the parking requirement. However, Mr. Treviño only needs three additional parking spaces, which he may find with alternate parking spots to provide the required parking.

Ms. Guerra explained to the Commission the distance map identifying the distance from the proposed location to the nearest residential district. She also explained to the Commission that the City Council increased the distance requirement for smoking establishments from 300 feet to 800 feet within the last two years.

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

Second:	No Commissioner seconded
In Favor:	0
Opposed:	0
Abstained:	0

Motion Failed for lack of second.

Vice Chair Barron stepped out of the meeting at 6:30 p.m.

Vice Chair Barron stepped back into the meeting at 6:34 p.m.

Commissioner Garcia stated it was a good idea, but rules are rules. However, Mr. Treviño did not meet the distance requirement of 800 feet for a smoking establishment.

Commissioner Martinez asked about variances for the distance requirement. Ms. Guerra stated that it would be at the discretion of the City Council whether to approve the non-conformity to the distance requirement, but alcohol is prohibited.

The Commission discussed the smoking establishment with alcohol and the smoking establishment without alcohol.

Chairperson Sada Paz stated that Mr. Treviño wanted to be compliant; however, he does have to follow two ordinances. Chairperson Sada Paz also stated that Mr. Treviño's situation was complicated. In this situation, Mr. Treviño did not meet the requirement for a smoking establishment and may need to consider a different location.

Commissioner Cantu mentioned that the area was suitable for a smoking establishment since it was near Jacaman, the arena (Sames Auto Arena), and there was a bar.

Ms. Guerra mentioned again the distance requirement of 800 feet that was increased by the City Council. Commissioner Martinez stated that, under extenuating circumstances, it was a highly dense commercial area, and it could be possible.

Ms. Guerra mentioned that alcohol sales are prohibited and that a recommendation for the special use permit for the smoking establishment only could be made by the Commission.

The Commission opened the public hearing to allow Mr. Treviño to speak.

Commissioner Garcia stated to Mr. Treviño that the special use permit would not pass as both a smoking establishment with on-premise alcohol consumption, but only as a smoking establishment with no alcohol sales and no alcohol consumption.

Mr. Treviño stated that there were other cities that allowed the type of use he was requesting with the special use permit. Mr. Treviño also explained the definitions from the Land Development Code and the Code of Ordinances. He also stated that the area was continuing to grow and is considered the entertainment district.

Chairperson Sada Paz mentioned that the Commission wanted to help him, but they had to follow the ordinances that were in place. Mr. Treviño stated there was another vape shop that was 150 feet from the proposed location. However, Chairperson Sada Paz asked Mr. Treviño if the vape shop sold alcohol, and Mr. Treviño stated they did not. Ms. Guerra also informed them that the rules had changed within the last two years.

Commissioner Martinez asked Mr. Treviño if the special use permit for a smoking establishment should be only as a cigar lounge or if the Commission should reject the special use permit for a cigar lounge with alcohol.

Mr. Treviño stated that it was too late to change the business plan and that he had already signed the lease. He also stated that he wanted to bring something new to Laredo. Mr. Treviño mentioned the

process for proceeding to the City Council. The Commission and Ms. Guerra stated the process and what the next steps would be for Mr. Treviño.

MOTION: Commissioner Garcia made a motion to support Staff recommendation and **deny** the item.

Second:	No Commissioner seconded
In Favor:	0
Opposed:	0
Abstained:	0

Motion Failed for lack of second.

MOTION: Commissioner Martinez made a motion to go against Staff recommendation and **approve** the cigar lounge with no alcohol consumption.

Second:	Commissioner Cantu
In Favor:	5
Opposed:	0
Abstained:	1 Vice Chair Barron

Motion Carried

MOTION: Commissioner Martinez brought back the motion to go against Staff recommendation and **approve** the item with no alcohol consumption, changing condition number 4 to raise the age limit from 18 years of age to 21 years of age, changing condition number 3 for the hours of operation on Thursday from 9:00 pm to 11:00 pm, and condition number 5 to raise the age limit from 18 years of age to 21 years of age.

Second:	Commissioner Cantu
In Favor:	5
Opposed:	0
Abstained:	1 Vice Chair Barron

Motion Carried

B. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 9 and 10, Block 2031, Eastern Division, located at 3214 and 3216 Santa Barbara Street, from R-3 (Mixed Residential District) to B-1 (Limited Business District).

ZC-078-2025

District III

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

Staff Recommendation: Staff supports the proposed zone change.

Commissioner Cantu left the meeting at 6:44 p.m.

Roberto Macias, Owner, informed the Commission that he was in support of the proposed zone change. The purpose of the zone change was for his children to continue the business once he retires. He stated that he has no issues with his neighbors and has been in business for 45 years.

Manuelita Macias, Owner, informed the Commission that she was in support of the proposed zone change. Ms. Macias stated that she would like to continue the legacy of the grocery store and would like her children to continue the legacy as well.

Sherry Macias, Representative, informed the Commission that she was in support of the proposed zone change. Ms. Macias mentioned that she grew up in the store. She also stated that she has not had any issues with the neighbors and that the grocery store is convenient to the neighborhood. Ms. Macias also mentioned that there have not been any reported complaints or violations related to the store. She further mentioned that neighbors have been supportive and that there is similar zoning around the area.

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

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

Motion Carried Unanimously

C. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 6, Block 666, Eastern Division, located at 1206 East San Carlos Street, from R-3 (Mixed Residential District) to B-1 (Limited Business District).

ZC-079-2025

District IV

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

Staff Recommendation: Staff supports the proposed zone change.

Daniel Tijerina, Representative, informed the Commission he was in support of the proposed zone change.

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

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

Motion Carried Unanimously

D. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a conditional use permit for a commercial parking lot (cars) on Lot 1, Block 432, Eastern Division, located at 301 West Olive Street.

ZC-080-2025

District VIII

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

Staff Recommendation: Staff supports the proposed special use permit.

1. The proposed use is anticipated to alleviate the possibility of off-street parking for the adjacent business.
2. The proposed conditional use permit is anticipated to protect the surrounding land uses since the proposed use will only be in service while the adjacent business is in operation, as per the narrative.
3. The proposed use is compatible with the area since there are more intense uses within the proximity of the site, such as the automotive repair shops.

Notice to the owner/applicant:

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

If approved, Staff suggests the following conditions:

1. The conditional use permit is restricted to site plan, as per Exhibit A, which is made part of hereof for all purposes.
2. The hours of operation shall be limited to, Monday to Friday, from 8:00 a.m. to 5:00 p.m.
3. The conditional use permit shall only be for the purpose of a commercial parking lot for customers and employees of the adjacent business to the south of the property (JV Equipment, Inc.). Parking for the general public is prohibited.
4. The applicant shall ensure proper measures to prevent entry to the commercial parking lot from the general public after operating hours.
5. Permanent enclosed structures shall be prohibited on the property.
6. Air inflatables, balloons, flags, banners, and internal illuminated signage used for advertising for the adjacent business to the south of the property (JV Equipment, Inc.)

shall be prohibited.

7. There shall be no abandoned vehicles or overnight parking on site.
 8. The parking of junk/wrecked cars shall be prohibited on the property.
 9. The parking or storage of heavy equipment (forklifts, tractor trailers, etc.) associated with adjacent business to the south of the property (JV Equipment, Inc) shall be prohibited.
 10. The parking of all vehicles shall be kept within the property.
 11. The following uses including: auto interior shop, auto body repair, auto body paint shop, auto muffler shop, auto tire repair, tire sales, auto glass repair/tinting, auto repair (general), and auto repair as associated use to retail sales, car wash (self-service), commercial car wash (detail shop), quick lube/oil change shall be prohibited.
 12. The storage of automotive fuel, lubricant and fluids, materials, equipment, and auto parts shall be prohibited.
 13. 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.
 14. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
 15. Landscaping shall be provided and maintained in accordance with the City of Laredo Land Development Code, Section 24.83.
 - The site plan shall identify a total number of six (6) trees and 25 shrubs for the surface parking lot.

*Formula: One (1) tree for every thirty (30) feet of non-residential or multi-family residential property abutting a public street right-of-way shall be planted, as per Section 24.83.20(1)(b)

 - $185.1 \text{ feet perimeter abutting a public street right-of-way} / 30 = 6.17 \text{ trees}$
 - Total number of trees required: 6 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).

 - $6.17 \text{ trees} \times 4 \text{ shrubs} = 24.68 \text{ shrubs}$
 - Total number of shrubs required: 25 shrubs
- Note: Please review appendices F-1 and F-2 for the types of trees and shrubs and maintenance for the trees and shrubs that are consistent with the environment, as per the Laredo Land Development Code.
16. 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.
 17. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
 18. Signage shall be consistent with the City's Sign Ordinance.
 1. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
 2. The proposed use shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load issued to the CUP business holder.

3. The proposed use 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.
4. 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.
5. Owner shall comply with Building, Health, Safety, Fire, Environmental, and all applicable codes and regulations as required.
6. The establishment shall be kept in a sanitary condition.
7. The proposed use shall not cause undue traffic congestion, dangerous traffic conditions or incompatible service delivery, parking or loading problems.
The operating characteristics of the proposed use shall not create a nuisance and the impacts of the use on surrounding properties shall be minimized with respect to noise, odors, vibrations, glare, and any other similar conditions.
8. The operating characteristics of the use shall not create a nuisance and the impacts of the use on surrounding properties shall be minimized with respect to noise, odors, vibrations, glare, and any other similar conditions.
9. The use authorized by the conditional use permit is required to abide by all applicable municipal codes.

Staff Recommendation: Staff supports the proposed conditional use permit.

Maria del Carmen Gonzalez, Representative, informed the Commission that she was in support of the proposed conditional use permit.

Commissioner Barron asked Ms. Gonzalez if she was aware of and okay with the conditions. She stated that she was not aware of the conditions but was familiar with the landscaping and the concrete.

Commissioner Martinez mentioned there were 27 conditions, and Ms. Guerra stated that she was happy to read them into the record. Ms. Gonzalez agreed. Ms. Guerra proceeded to read the conditions, and Ms. Gonzalez agreed to them.

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

Second:	Commissioner Cazares
In Favor:	5
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 3B, Block 1, San Isidro-Loop 20 Commercial Plat, located at 2517 Northeast Bob Bullock Loop, Suite 106.

ZC-081-2025

District VI

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 zoning district is approximately 560 feet.
2. There are similar uses within the vicinity of the proposed site like Posh Sushi and Applebee's.
3. There will not be an outdoor patio. Therefore, it is not anticipated to be a noise nuisance to the surrounding neighborhood or area.

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 municipal codes and regulations.

If approved, Staff suggests the following conditions:

1. The Special Use Permit is issued to Gustavo Rubio, 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 1803 square feet located within suite 106, as per Exhibit A, which is made part hereof for all purposes.
3. The hours of operation shall be limited to, from Monday through Sunday 10:00 a.m. to 11:00 p.m.
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.
 - The site plan shall identify a total number of 7 trees and 28 shrubs for the surface parking lot:
 - *Formula: One (1) tree for every ten (10) parking spaces, as per sectionv24.83.3 (1)
 - .72 total parking spaces / 10 = 7.2 trees
 - Total number of trees required: 7 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 X 4shrubs = 28 shrubs

Total number of Shrubs required: 28 Shrubs

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 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 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 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 Rubio, Representative, informed the Commission he was in support of the proposed special use permit.

Commissioner Garcia asked Mr. Rubio if he had any questions. Mr. Rubio responded that he was aware of the conditions and he's had a special use permit before. He also mentioned that he's been in the restaurant business for 40 years and will be having alcohol as a compliment for his customers.

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

Second:	Vice Chair Barron
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

F. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Lock 1, Andres Cuevas Subdivision, located at 8221 San Dario Avenue, from B-3 (Community Business District) to B-4 (Highway Commercial District).

ZC-082-2025

District VII

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

Staff Recommendation: Staff supports the proposed zone change.

Edward Foster, Representative, informed the Commission he was in support of the proposed zone change.

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

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

Motion Carried Unanimously

7. CONSIDERATION OF THE FOLLOWING PRELIMINARY PLATS AND REPLATS:

A. Preliminary consideration of the plat of Lots 1, 2, 3, and 4, Block 1 of The Reserve at Regency. The intent is residential.

PL-001-2026

District V – Councilmember Ruben Gutierrez, Jr.

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

James Schwarz, J. Schwarz & Associates, Inc., informed the Commission that he concurred with Staff Comments.

Commissioner Martinez mentioned there were some comments. Mr. Schwarz replied that he had not seen the comments and had not been provided with them. However, Mr. Schwarz mentioned that it was a basic development.

Mr. Schwarz explained that it was an existing residential area and that it was going to consist of four residential lots. Mr. Schwarz also explained that there would be a private road that would be handled by a homeowners' association (HOA).

Commissioner Martinez mentioned that there was a comment regarding the private road. Mr. Schwarz responded that on the preliminary plat, it was indicated as a utility/access easement, and that the HOA would handle any maintenance after that.

Ms. Guerra clarified that there was no HOA. However, Mr. Schwarz mentioned that there had to be an HOA since it was a concrete road and there would not be any maintenance on it for a while, and the City would not have to maintain it. Mr. Schwarz explained that utilities and water were public.

Commissioner Garcia wanted clarification on whether the road was large enough for fire access. Ms. Guerra confirmed it was a 50-foot right-of-way and that it was a regular street. Mr. Schwarz further explained that it was going to be an extension since it was currently a dead-end street.

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

Second:	Vice Chair Barron
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

Planning:

1. Clarify whether access to the proposed lots will be provided through a private street or a

private primary access easement. Note that a primary access easement must be 50 feet in width with a 30- foot paving section, in accordance with Section 3-2 (A) of the Subdivision Ordinance.

2. Identify the building setbacks on the plat drawing in accordance with the dimensional standards of the Land Development Code.
3. Revise the plat name on the project name block and throughout the plat to read “Plat of Lots 1, 2, 3, and 4, Block 1, The Reserve at Regency” for consistency.
4. Clearly label the Block number on the plat drawing.
5. Provide a Lot Summary Table, identifying each lot with its corresponding square footage.
6. Revise the City Engineer’s name to reflect “Eliud De Los Santos” on the Plat Approval certificate block.
7. Identify the recording information of the adjacent tracts, including Regency Park Section I Unit2.
8. Since this tract was originally platted as “Community Park”, Regency Park Subdivision, Section 1, Unit 1, provide a plat note referencing Council Resolution No. 2007-R-21 that rejects the parkland dedication as recorded in Vol. 2329, Pgs. 172-173, Webb County Official Public Records.
9. Provide the lienholder approval certificate block on the face of the plat.
10. Identify all easements.
11. All improvements as per the Subdivision Ordinance.

Engineering:

1. Plat Note #5 to be removed. Engineer to provide hydraulic and hydrologic calculations during the plat review process.
2. primary access should follow COL standards.

Traffic:

1. Show access easement to all the lots since there is no access thru street (As per Subdivision Ordinance Handbook, Section 3-2).

Fire:

1. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and unobstructed vertical height 13 feet 6 inches.
2. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4 (96-foot cul-de-sac, 120-foot hammerhead or 60 foot “Y”).
3. If cul-de-sac will be including a concrete island/median please show width of road. Fire truck tracking will be required with the dimensions of Laredo Fire Department’s largest fire truck (Length 42.5 ft., width 9.5 ft and height 12.5). Fire lanes will be required along with fire lane sign.

Parks & Leisure:

1. The developer will need to comply with the Parkland Dedication Ordinance requirements.

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 replat of Lot 7, Ranchos Peñitas West, Unit 1-A into Lot 1, Block 1, Margal Rancho Pila Plat. The intent is residential.**

PL-002-2026

Extra-Territorial Jurisdiction (ETJ)

Staff Recommendation: Staff approves the item.

MOTION: Commissioner Garcia made a motion to **approve** Item 8A.

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

Motion Carried Unanimously

Vanessa Fresnillo, Planner, read in approved Item 8A in for the record.

9. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:

- A. **Consideration of Model Rule Subdivision Compliance of the replat of Lot 14, Block 6, Pueblo Nuevo Subdivision into Lots 14A and 14B, Block 6, Pueblo Nuevo Subdivision. The intent is residential.**

PL-003-2026

Extra-Territorial Jurisdiction (ETJ)

Staff Recommendation: Staff approves the item.

MOTION: Vice Chair Barron made a motion to **approve** Item 9A.

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

Motion Carried Unanimously

10. ADJOURNMENT:

MOTION: Commissioner Cazares made a motion to **adjourn** the meeting at 7:10 p.m.

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

Motion Carried Unanimously

Vanessa Guerra, AICP, MPA
Planning Director

Daniella Sada Paz, Chair
Planning & Zoning Commission