

**CITY OF LAREDO
PLANNING AND ZONING COMMISSION**

MEETING MINUTES OF APRIL 2, 2026

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:03 p.m. on Thursday, April 2, 2026, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

COMMISSIONERS PRESENT:

Michael Barron, Vice Chair
Rolando Cazares
Mercurio Martinez, III
John D. Beckelhymer
Regina Portillo
Hector “Tito” Garcia

COMMISSIONERS EXCUSED:

Daniela Sada Paz, Chair	(Excused)
Cindy E. Cantu	(Excused)
Adolfo Martinez	(Excused)

STAFF PRESENT:

Vanessa Guerra, Planning Director
Rafael Vidaurri, Planner
Deidre Garcia, Planner
Luis Vazquez, Planner
Ruben Dominguez, Fire Department

OTHERS PRESENT:

Victor Linares
Alfredo Martinez
Vince Martinez
Sergio Narvaez
Jonathan Vazquez
Pearl Reyes
Cristina Martinez
Eduardo Salazar

1. CALL TO ORDER

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

2. ROLL CALL

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

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

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

Motion Carried Unanimously

3. PLEDGE OF ALLEGIANCE

4. TEXAS PLEDGE

5. CITIZEN COMMENTS

None.

6. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE.

A. 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 to extend the current expiration date of the conditional use permit.

ZC-028-2026

District VI

Vanessa Guerra, Planning Director, informed the Commission the Applicant requested the item be tabled.

MOTION: Commissioner M. Martinez made a motion to table the item time certain.

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

Motion Carried Unanimously

B. Public hearing and discussion of an ordinance amending the City of Laredo Subdivision Ordinance, Chapter III, Section 3.2 Entitled “Streets and Alleys,” by adding definitions for block length and block width; providing that this ordinance shall be cumulative;

providing for severability clause; and providing for publication and effective date.

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

Staff Recommendation: Staff recommends approval of the proposed amendment to the Subdivision Ordinance.

ORDINANCE AMENDMENT

Chapter III, Section 3.2 N.1. – Subdivision Ordinance:

N. Blocks and Street Lengths:

1. **Block Lengths** shall be measured from property corner to property corner along the block face having the greatest dimension or along the block face on which the greatest number of lots face, whichever is greater (See Figure 1). In the case of a **dead-end street**, the block length shall be measured from the point at which the centerlines at the nearest intersecting street converges then along the centerline of the dead-end street to the center point of the cul-de-sac (See Figure 2).

Block widths shall be measured from property corner to property corner along the block face having the least dimension or along the block face on which the fewest number of lots face, whichever is less (See Figure 1).

Commissioner Garcia wanted to know how it was defined before.

Vanessa Guerra, Planning Director, informed the Commission the Subdivision Ordinance does not distinguish between block length and block width. While a minimum block length is specified, no standard is provided for block width; therefore, the same minimum requirement is being applied to both.

MOTION: Commissioner Portillo made a motion to recess the public hearing and continue the public hearing to the next scheduled meeting on April 16, 2026, when the Commission shall forward its recommendation to the City Council.

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

Motion Carried Unanimously

7. CONSIDERATION OF THE FOLLOWING PRELIMINARY PLATS AND REPLATS:

A. Preliminary consideration of the plat of Villas Del Rincon Subdivision. The intent is residential.

PL-080-2026

District VII – Councilmember Vanessa Perez

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

Victor Linares, Sabio Engineering, informed the Commission he concurred with Staff comments.

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

Second:	Commissioner M. Martinez
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

Planning:

1. Provide a connection to the adjacent tract to the west in accordance with Section 3.2 L. of the Subdivision Ordinance.
2. Ensure that Lot 1, Block 2 has direct access to Puig Drive. Revise the plat accordingly.
3. Verify and confirm the width of the AEP easement, as the adjacent Palm View Subdivision identifies the easement as 75 feet.
4. A zone change will be required for the proposed use. Please note that preliminary plat approval does not constitute a staff position on zone change requests. Staff's official position will be provided only upon formal submittal of a zone change application. All zone change requests are subject to City Council discretion and are not guaranteed. Should the request be denied, a plat revision will be required.
5. Identify all easements.
6. All improvements as per the Subdivision Ordinance.

Engineering:

1. Show primary access easement for Block 2, Lot 1. Provide details during the review phase to demonstrate that the access complies with City of Laredo Requirements.

Fire:

1. Fire hydrants required every 500ft for residential development. (Ordinance 2012-O-183, IFC 2018 Section 507.5, where required. Fire hydrants shall be required along public and private streets at every 500ft for residential development).

Traffic Safety:

1. Block 2 does not has access thru any of City Streets. Show access easements or street connection Access easements intended for primary access to a proposed lot or building shall be 50' wide with a 30' paving section. (As per Subdivision Ordinance Handbook, Section 3-2).
2. Subdivision Ordinance Handbook Section 3-2: Streets and Alleys Streets in a subdivision shall:
 - (a) Provide for the continuation of appropriate projection of existing principal streets in surrounding areas; or
 - L. The system of streets designated for the subdivision, except in unusual cases, must connect with streets already dedicated in adjacent subdivisions; and where adjacent connections are not platted, must in general be the reasonable projection of streets in the nearest subdivided tracts, and must be continued to the boundaries of the tract subdivided, so that other sub-dividers may connect therewith. Reserve strips of land controlling access to or egress from other property from any street or alley or having the effect of restricting or damaging the adjoining property for subdivision purposes or which will not be taxable or accessible for special improvements shall not be permitted in any subdivision unless such reserve strips are conveyed to the City in fee simple.

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 PRELIMINARY AND FINAL PLATS AND REPLATS:

A. Preliminary and final consideration of the replat of Southern Development, Unit 1 – Midtown Commercial Plaza. The intent is commercial.

PL-078-2026

District III – Councilmember Melissa Cigarroa

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

Alfredo Martinez, Crane Engineering, informed the Commission the plat expired, which is why they resubmitted in order to open up the 36 month time frame.

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

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

Motion Carried Unanimously

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.

9. CONSIDERATION OF THE FOLLOWING FINAL PLATS AND REPLATS:

A. Final consideration of the plat of The Coves at Winfield, Phase 6C. The intent is residential.

PL-081-2026

District VI – Councilmember Dr. David Tyler King

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

Vince Martinez, Mesquite Engineering, informed the Commission he was available to answer any question they might have.

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

Second:	Commissioner M. Martinez
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

10. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:

A. Consideration of Model Rule Subdivision Compliance of the replat of Lot 5, Block 1, D & J Alexander Crossing Plaza into Alexander Villas at Alexander Subdivision. The intent is residential.

PL-077-2026

District V – Councilmember Ruben Gutierrez, Jr.

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

Sergio Narvaez, Premier Engineering, informed the Commission he was available to answer any question they might have.

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

Second:	Commissioner M. Martinez
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Vanessa Guerra, Planning Director, informed the Commission that a Community Recode Workshop will be held on Tuesday, April 14, from 6:00 p.m. to 7:30 p.m. at the El Eden Recreation Center, located at 4735 Loma Vista Drive. The workshop is open to the public.

11. ADJOURNMENT:

MOTION: Commissioner Portillo made a motion to **adjourn** the meeting at 6:32 p.m.

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

Motion Carried Unanimously