

**CITY OF LAREDO  
PLANNING AND ZONING COMMISSION**

**MEETING MINUTES OF MAY 14, 2026**

The City of Laredo Planning and Zoning Commission convened in special session open to the public at 6:00 p.m. on Thursday, May 14, 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 6:07 p.m.)  
Rolando Cazares  
Mercurio Martinez, III  
John D. Beckelhymer  
Regina Portillo  
Hector “Tito” Garcia

**COMMISSIONERS EXCUSED:**

Cindy E. Cantu (Excused)  
Adolfo Martinez (Excused)

**STAFF PRESENT:**

Charles Graves, Planning Executive Director  
Vanessa Guerra, Planning Director  
Rafael Vidaurri, Planner  
Luis Vazquez, Planner  
Vanessa Fresnillo, Planner  
Victor Vidaurri, Fire Department  
Elizabeth Carrera, Parks Planner  
Amber Holmes, Legal Department  
Bishop Wagener, Environmental & Solid Waste Services Director

**OTHERS PRESENT:**

Andres Rubio  
Orlando Navarro  
Manuel Escamilla  
Hector Maccano  
Edward Garza

**1. CALL TO ORDER**

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

**2. ROLL CALL**

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

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

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

Motion Carried Unanimously

**3. PLEDGE OF ALLEGIANCE**

**4. TEXAS PLEDGE**

**5. APPROVAL OF MINUTES OF:**

**A. Regular Meeting of April 16, 2026**

**B. Regular Meeting of May 7, 2026**

**MOTION:** Commissioner Cazares made a motion to approve the minutes of April 16, 2026 and May 7, 2026.

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

Motion Carried Unanimously

**6. CITIZEN COMMENTS**

None.

**7. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE.**

**A. An Ordinance of the City of Laredo, Texas, amending Section 24.65.0 of the Laredo Land Development Code, titled “General Supplemental Provisions,” creating Subsection (D) which will impose distance regulations to prevent gas station emission lines from being located within 100 feet or 200 of any residential district, school, or day care facility; Providing a severability clause and providing for an effective date.**

**Staff Recommendation:** Staff of the City Attorney’s Office recommends approval of this item.

Ms. Vanessa Guerra, Planning Director, introduced the item into the record and informed the

Commission that representatives from the Legal Department were present to discuss the proposed ordinance.

Ms. Amber Holmes, Assistant City Attorney, explained that the City Council had directed staff to develop an ordinance addressing the proximity of gas stations to residential areas. She stated that the initial concern involved potential air quality impacts; however, after further research and consultation with technical staff, the focus shifted toward potential ground contamination associated with underground storage tanks (USTs). Ms. Holmes noted that the ordinance was revised accordingly to address underground spills and related environmental concerns.

Mr. Bishop Wagner, Environmental and Solid Waste Services Director, provided technical information regarding underground storage tanks and fuel transfer systems. He explained that modern UST systems are designed to safely contain fuel and vapors through recirculating systems that minimize emissions into the environment. Mr. Wagner stated that his recommendation for a buffer ranging from one hundred (100) to two hundred (200) feet was intended to provide adequate separation in the event of a fuel release or spill, allowing time for remediation before impacting nearby residents. He further stated that, after consulting with another geologist experienced in underground storage systems, a recommended separation distance of one hundred fifty (150) feet was determined to be appropriate.

Vice Chair Barron arrived at the meeting at 6:07 p.m.

Chair Sada Paz requested clarification regarding the proposed distance requirements. Mr. Wagner further explained the operation of underground storage tank systems and how vapors are recaptured during fuel transfer operations.

Commissioner M. Martinez clarified that the proposed measurement would be taken from the underground storage tank access point rather than from the property line itself. Mr. Wagner added that tanks could be positioned on a site to maximize distance from nearby residential properties while still maintaining operational accessibility.

Vice Chair Barron stepped out of the meeting at 6:10 p.m.

Commissioner Garcia inquired about the potential impacts of vehicle emissions, particularly from heavy truck traffic, on nearby neighborhoods. Mr. Wagner responded that air quality monitoring is generally conducted on a regional basis and stated that, in his professional opinion, exposure near highways would likely exceed exposure associated with gasoline stations.

Commissioner Beckelhymer requested clarification regarding how the ordinance would apply in situations where either a gas station or residential development existed first. Ms. Guerra clarified that the ordinance applied specifically to proposed gas stations located near residentially zoned property, schools, or daycare facilities. Ms. Holmes added that existing gas stations would remain compliant if no residential uses were present at the time of approval.

Commissioner Beckelhymer expressed concern that the ordinance did not address situations where residential development occurs adjacent to an existing gas station and questioned whether the

protections should apply both ways. Ms. Holmes stated that this issue had not been discussed during the subcommittee process. Ms. Guerra further explained that the ordinance would apply to vacant residentially zoned land, even if undeveloped, but acknowledged that residential uses permitted within certain commercial zoning districts, such as B-1 and B-3, created additional considerations.

Mr. Andres Rubio of KCI Technologies addressed the Commission regarding several upcoming projects that could be affected by the proposed ordinance. He requested clarification regarding the method of measurement and the applicable distance requirements.

Ms. Guerra stated that the proposed ordinance measured distance in a straight line from the underground storage tank access point to the nearest residential zoning district, school, or daycare facility, including right-of-way areas in the calculation.

Commissioner Garcia stepped out of the meeting at 6:19 p.m.

Commissioner Cazares questioned whether the measurement should instead be taken from the underground storage tank itself rather than the valve access point, stating that the tank represented the actual source of any potential leak. Commissioner M. Martinez noted that the ordinance originally addressed vapor concerns during fuel transfers but acknowledged that modern underground storage systems contain numerous safeguards and leak detection measures.

Commissioner Garcia and Vice Chair Barron returned to the meeting at 6:20 p.m.

Ms. Guerra clarified that, during the ordinance development process, technical review determined that underground spills posed a greater concern than vapor emissions. Chair Sada Paz referenced prior subcommittee discussions indicating that local soil conditions differ from those in cities where similar ordinances had originated, potentially reducing overall risk.

Mr. Rubio explained that typical site designs place underground storage tanks near the curb line and stated concern that the proposed distance requirements could significantly impact future development projects. Ms. Guerra confirmed that there are currently no distance separation requirements in the existing ordinance.

Commissioner Portillo asked how the ordinance would apply to projects already in progress. Ms. Guerra explained that projects with vested rights, including those that had already submitted permit applications, would continue under the existing regulations.

Mr. Rubio expressed concern that projects currently undergoing the platting process could be negatively affected if the ordinance were adopted before permitting. Ms. Guerra responded that the ordinance included a provision allowing applicants to seek approval through a Special Use Permit process if the required separation distances could not be met.

Commissioner Beckelhymer identified several discrepancies within the ordinance “whereas” clauses. Ms. Holmes stated that such language could be revised without affecting the substance or enforceability of the ordinance.

Commissioner Cazares recommended that the ordinance be further reviewed to address concerns regarding residential development occurring after gas stations are established. Ms. Guerra explained that the ordinance would apply to vacant residentially zoned property but acknowledged that additional clarification regarding residential uses in commercial districts may be necessary.

Ms. Guerra recommended identifying specific residential zoning districts, including R-1, R-2, R-3, R-1A, R-1B, and RO districts, as well as clearly defining single-family and multi-family residential uses within the ordinance language to ensure consistency and clarity.

Mr. Orlando Navarro of Killam Development addressed the Commission and stated that he did not believe gas stations posed a significant issue within the City. He expressed concern that additional land requirements could negatively affect future commercial development and increase project costs. Mr. Navarro suggested considering reduced setback distances or allowing building placement to function as a buffer between fuel storage areas and residential uses.

Commissioner M. Martinez clarified that the proposed ordinance was being developed in response to direction provided by the City Council.

Captain Vidaurri of the Fire Department informed the Commission that current fire codes regulate tanker trailer operations rather than underground storage tanks. He explained that tanker trailers cannot be left unattended within five hundred (500) feet of residential areas and noted that gas station developments are subject to the Fire Department's plan review process to ensure compliance with all applicable fire safety standards.

Vice Chair Barron stated that the subcommittee had conducted substantial review of the item and recommended postponement in order to revise the ordinance language and provide additional examples illustrating compliance and non-compliance scenarios involving tank placement and zoning configurations.

Commissioner Portillo emphasized that the Commission's responsibility was to protect the health, safety, and welfare of the community. She stated that similar regulations exist in other large cities and stressed the importance of considering the long-term well-being of residents, schools, and surrounding neighborhoods.

Commissioner Garcia expressed his opinion that current technology and existing safety measures already address many of the concerns raised and questioned whether additional regulations were necessary.

**MOTION:** Vice Chair Barron made a motion to **postpone** the item to the next meeting and adding the additional language of clarifying the residential zones.

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| Second:    | Commissioner Portillo      |
| In Favor:  | 6                          |
| Opposed:   | 1      Commissioner Garcia |
| Abstained: | 0                          |

Motion Carried Unanimously

**8. CONSIDERATION OF THE FOLLOWING PRELIMINARY PLATS AND REPLATS:**

- A. Preliminary consideration of the replat of Lot 12, Block 2, The New Trade Center, Phase 4 into Lot 12A and Lot 12B, Block 2, The New Trade Center, Phase 4. The purpose of this replat is to subdivide Lot 12 into two (2) lots. Th property is an existing industrial site.**

**PL-104-2026**

**District VII – Councilmember Vanessa Perez**

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

Andres Rubio, KCI Technologies, informed the Commission he concurred with Staff comments and was available to answer any questions.

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

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| Second:    | Commissioner Portillo |
| In Favor:  | 7                     |
| Opposed:   | 0                     |
| Abstained: | 0                     |

Motion Carried Unanimously

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

**Planning:**

1. Identify all easements.
2. All improvements as per the Subdivision Ordinance.

**Traffic Safety:** No comments submitted.

**Fire:** 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 D & J Alexander Commercial, Phase 15, Block 4, Lots 5A & 5B, Alexander Crossing Plaza. The intent is commercial.**

**PL-096-2026**

**District V – Councilmember Ruben Gutierrez, Jr.**

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

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

Mr. Manuel Escamilla, representing Top Site Civil Group, informed the Commission that he concurred with Staff’s comments with the exception of the Traffic Division comments, which he requested be removed.

Regarding Traffic Comment No. 1, Mr. Escamilla explained that the proposed development would utilize shared access on Lot 5B through an existing driveway located on the adjacent parcel, while Lot 5A would maintain separate access. He stated that access design and control measures would be addressed during the One Stop Shop review process.

With respect to Traffic Comment No. 2, Mr. Escamilla expressed that revising the Master Plan would be excessive, as the project is located along an existing street with an established use and does not involve modifications to the roadway network.

Commission Garcia stepped out of the meeting at 6:47 p.m.

**MOTION:** Vice Chair Barron made a motion to approve the item subject to Staff comments and removing Traffic Safety Comments Number 1 & 2.

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

Motion Carried Unanimously

**Planning:**

1. Revise the vicinity map to accurately reflect the location of the subject tract.
2. A portion of the proposed subdivision is located within Subdistrict C (65 Ldn to 70 Ldn) of the Airport Noise Specific Use Zoning Overlay District. Provide the required avigation easement, contour line(s), and include the following plat note: “This property (or a part thereof) is located within an area subject to potentially excessive airport noise levels. All uses and construction shall conform to the noise mitigation standards included in Appendix N - Noise

Attenuation Performance Standards for Structures Located within the Airport Noise Specific Use Zoning Overlay District of the City of Laredo, incorporated herein and made a part hereof for all purposes.” (Section 24.68.5, Land Development Code).

3. Coordinate with the Traffic Safety Division for driveway spacing.
4. Identify all easements.
5. All improvements as per the Subdivision Ordinance.

**Traffic Safety:**

- ~~1. Restrict access thru lot 5A to reduces the potential for collisions by reducing the number of conflict points and increasing the distance between conflict points. AASHTO A Policy on Geometric Design of Highways and Streets~~
- ~~2. Revise Master Plan (As per Subdivision Ordinance Handbook, Chapter II).~~

**Fire:** 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.

**C. Preliminary consideration of the plat of D & J Alexander Commercial, Phase 15, Block 4, Lot 2, Alexander Crossing Plaza. The intent is commercial.**

**PL-095-2026**

**District V – Councilmember Ruben Gutierrez, Jr.**

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

Commissioner Garcia stepped back into the meeting at 6:48 p.m.

Mr. Manuel Escamilla, representing Top Site Civil Group, informed the Commission that he concurred with Staff’s comments with the exception of Traffic Safety Comment No. 1, which he requested be removed.

**MOTION:** Commissioner Barron made a motion to **approve** the item subject to Staff comments and by removing Traffic Safety Comment Number 1.

Second: Commissioner Cazares

In Favor: 7  
Opposed: 0  
Abstained: 0

Motion Carried Unanimously

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

**Planning:**

1. Remove Plat Note No. 3 as the subject tract is not located within the flood plain.
2. A portion of the proposed subdivision is located within Subdistrict C (65 Ldn to 70 Ldn) of the Airport Noise Specific Use Zoning Overlay District. Provide the required avigation easement, contour line(s), and include the following plat note: “This property (or a part thereof) is located within an area subject to potentially excessive airport noise levels. All uses and construction shall conform to the noise mitigation standards included in Appendix N - Noise Attenuation Performance Standards for Structures Located within the Airport Noise Specific Use Zoning Overlay District of the City of Laredo, incorporated herein and made a part hereof for all purposes.” (Section 24.68.5, Land Development Code).
3. Coordinate with the Traffic Safety Division for driveway spacing/placement and shared access to the adjacent tracts.
4. Clarify Plat Note 8 regarding access to Bartlett Ave.
5. Identify all easements.
6. All improvements as per the Subdivision Ordinance.

**Traffic Safety:**

- ~~1. Revise Master Plan (As per Subdivision Ordinance Handbook, Chapter II).~~

**Fire:** 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.

**D. Preliminary consideration of the plat of Cielito Lindo Ejido Plat. The intent is commercial.**

**PL-102-2026**

**District I – Councilmember Gilbert Gonzalez**

Planning & Zoning Commission

Minutes

May 7, 2026

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

Mr. Hector Maccano, representing KCI Technologies, informed the Commission that the applicant agreed to provide a five-foot right-of-way dedication or to comply with the Future Thoroughfare Plan requirements.

Vice Chair Barron asked Staff whether the required right-of-way along Ejido Avenue was already in place.

Ms. Vanessa Guerra, Planning Director, explained that the existing right-of-way had previously been established; however, the Future Thoroughfare Plan had since been amended from ninety (90) feet to one hundred to one hundred twenty (100–120) feet. As a result, the applicant’s proportional dedication requirement equated to five (5) feet.

Mr. Rafael Vidaurri, Planner, informed the Commission that Staff was requesting a reserve in lieu of additional improvements due to the existence of an existing sidewalk within the area.

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

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|------------|--------------------------|
| Second:    | Commissioner Beckelhymer |
| In Favor:  | 7                        |
| Opposed:   | 0                        |
| Abstained: | 0                        |

Motion Carried Unanimously

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

**Planning:**

1. Provide a 5-foot right-of-way (ROW) reserve along Ejido Avenue to comply with the Future Thoroughfare Plan, which designates Ejido Avenue as a Principal Arterial (100-120 feet).
2. Identify all easements.
3. All improvements as per the Subdivision Ordinance.

**Traffic Safety:**

1. Ejido ROW shall be from 100 to 120 feet being that it is designated on the Thoroughfare Plan as a principal arterial (As per Viva Laredo Future Thoroughfare Plan, Subdivision Ordinance Handbook, Section 3-2: Streets and Alleys)
  - a. The arrangement, character, extent, width, grade, access to, and location of all streets shall conform to the City Comprehensive Plan and shall be considered in their relation to existing and planned streets, to topographical conditions, to public convenience and safety, and in their appropriate relation to the proposed uses of the land to be served by such streets (As per Subdivision Ordinance Handbook, Section 3-2: Streets and Alleys)

**Fire:** 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.

**9. CONSIDERATION OF AN EXTENSION TO FOLLOWING PRELIMINARY PLATS AND REPLATS:**

**MOTION:** Commissioner Cazares made a motion to **hear** items 9A, 10A, 10B, 10C and 10D together.

|            |                          |
|------------|--------------------------|
| Second:    | Commissioner M. Martinez |
| In Favor:  | 7                        |
| Opposed:   | 0                        |
| Abstained: | 0                        |

Motion Carried Unanimously

- A. Consideration of a six (6) month extension to the final plat approval of the plat of Needmore Dolores Tract 4 Industrial Subdivision, Phase 1. The intent is industrial. The request is to extend the scheduled expiration date from June 7, 2026 to December 7, 2026.**

**PL-103-2026**

**Extra-Territorial Jurisdiction (ETJ)**

**10. CONSIDERATION OF THE FOLLOWING FINAL PLATS AND REPLATS:**

- A. Final consideration of the plat of Embarcadero Southeast Quadrant, Phase 6. The intent is commercial.**

**PL-100-2026**

**District VII – Councilmember Vanessa Perez**

- B. Final consideration of the plat of San Isidro Northeast La Paz Subdivision, Phase 2. The intent is residential.**

**PL-105-2026**

**District VI – Councilmember David Tyler King**

- C. Final consideration of the plat of Lago del Valle Subdivision, Phase XI. The intent is residential.**

**PL-106-2026**

**District III – Councilmember Melissa Cigarroa**

- D. Final consideration of the replat of Lot 5, Block 1, Highway 359 Vinateria Subdivision, into Lots 5A, 5B & 5C, Block 1, Highway 359, Vinateria Subdivision. The intent is industrial and residential.**

**PL-101-2026**

**Extra-Territorial Jurisdiction (ETJ)**

Luis Vazquez, Planner read items 9A, 10A, 10B, 10C and 10D into the record.

**MOTION:** Commissioner Garcia made a motion to Approve items 9A, 10A, 10B, 10C and 10D.

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|------------|--------------------------|
| Second:    | Commissioner Beckelhymer |
| In Favor:  | 7                        |
| Opposed:   | 0                        |
| Abstained: | 0                        |

Motion Carried Unanimously

**11. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:**

**MOTION:** Commissioner Garcia made a motion to hear items 11A, 11B, 11C and 11D together.

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|------------|-----------------------|
| Second:    | Commissioner Portillo |
| In Favor:  | 7                     |
| Opposed:   | 0                     |
| Abstained: | 0                     |

Motion Carried Unanimously

- A. Consideration of Model Rule Subdivision Compliance of the plat of Gator Pointe Subdivision, Phase 3. The intent is residential.**

**PL-110-2026**

**District III – Councilmember Melissa Cigarroa**

- B. Consideration of Model Rule Subdivision Compliance of the plat of Loma Veranos Subdivision. The intent is residential.**

**PL-107-2026**

**District I – Councilmember Gilbert Gonzalez**

- C. Consideration of Model Rule Subdivision Compliance of the plat of Artesia Hills Subdivision, Phase I. The intent is residential.**

**PL-109-2026**

**District III – Councilmember Melissa Cigarroa**

- D. Consideration of Model Rule Subdivision Compliance of the plat of Cuatro Vientos Sur Subdivision, Phase XII. The intent is residential.**

**PL-108-2026**

**District I – Councilmember Gilbert Gonzalez**

Luis Vazquez, Planner read items 11A, 11B, 11C and 11D into the record.

**MOTION:** Commissioner Garcia made a motion to **approve** items 11A, 11B, 11C and 11D.

|            |                   |
|------------|-------------------|
| Second:    | Vice Chair Barron |
| In Favor:  | 7                 |
| Opposed:   | 0                 |
| Abstained: | 0                 |

Motion Carried Unanimously

## **12. DISCUSSION AND POSSIBLE ACTION:**

- A. Discussion and possible action regarding the scheduling of Planning and Zoning Commission Workshops for the ReCode Laredo – Unified Development Code Project.**

Ms. Vanessa Guerra, Planning Director, informed the Commission that, at the Commission’s request, workshops would be scheduled to review ReCode Laredo.

Mr. Rafael Vidaurri, Planner, presented several potential workshop dates for consideration. After discussion, the Commission agreed to schedule the workshops on Thursdays when regular Planning and Zoning Commission meetings were not scheduled.

**13. ADJOURNMENT:**

**MOTION:** Vice Chair Barron made a motion to adjourn the meeting at 7:00 p.m.

|            |                       |
|------------|-----------------------|
| Second:    | Commissioner Portillo |
| In Favor:  | 7                     |
| Opposed:   | 0                     |
| Abstained: | 0                     |

Motion Carried Unanimously

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Vanessa Guerra, AICP, MPA  
Planning Director

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Daniella Sada Paz, Chair  
Planning & Zoning Commission