

**CITY OF LAREDO
PLANNING AND ZONING COMMISSION**

MEETING MINUTES OF JULY 16, 2026

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, July 16, 2026, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

COMMISSIONERS PRESENT:

Daniela Sada Paz, Chair
Rolando Cazares
Mercurio Martinez, III
John D. Beckelhymer
Adolfo Martinez
Hector “Tito” Garcia

COMMISSIONERS EXCUSED:

Michael Barron, Vice Chair
Cindy E. Cantu
Regina Portillo

STAFF PRESENT:

Vanessa Guerra, Planning Director
Rafael Vidaurri, Planner
Deidre Garcia, Planner
Laura Garza, Planner
Ruben Dominguez, Fire Department
Elizabeth Carrera, Parks Planner

OTHERS PRESENT:

Ricardo Benavides, III
Miguel Morales
Maribel Garica
Frank Estrada
Hector Alaniz
Alfredo Martinez
Manuel Escamilla
Armando Guerra

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 Garcia made a motion to excuse the Commissioner(s) not present.

Second:	Commissioner M. Martinez
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 authorizing the issuance of a conditional use permit for a Phone Exchange/Switching Station on Lot 5, Block 179, Western Division, located at 1016 San Francisco Avenue.**

ZC-062-2026

District VIII

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

Staff Recommendation: Staff supports the proposed conditional use permit.

If approved, Staff suggests the following conditions:

1. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
2. Landscaping shall be provided and maintained for the entire duration of the proposed use in accordance with the City of Laredo Land Development Code.
3. 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.
4. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
5. Signage shall be consistent with the City's Sign Ordinance.

6. On-site parking shall be provided in accordance with the City of Laredo Land Development Code.
7. The property owner must comply with all City Noise Ordinances provisions of the City of Laredo Code of Ordinances.
8. 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.
9. 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.
10. The proposed use shall undergo an annual Fire Inspection.
11. 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.
12. Owner shall comply with Building, Health, Safety, Fire, Environmental, and all applicable codes and regulations as required.
13. 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.
14. No commercial vehicle that exceeds one (1) ton in manufacturer's gross vehicle weight rating (GVWR) or that has more than two (2) axels, nor any commercial or utility trailer, shall be parked or stored in any manner on the property.

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

Second:	Commissioner M. Martinez
In Favor:	5
Opposed:	1 Commissioner Garcia
Abstained:	0

Motion Carried

B. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a conditional use permit for a bar with outdoor on-premise alcohol consumption on Block 854-A (Suite 19, 912 square feet) and Lots 1, 2, 7, and 8, Block 757-A, Eastern Division, located at 4501 and 4500 McPherson Road and 1302 East Taylor Street.

ZC-064-2026

District V

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

Staff Recommendation: Staff supports the proposed conditional use permit for an indoor bar located in Suite 19 (912 square feet).

However, staff **does not support** the proposed conditional use permit for outdoor on-premise alcohol consumption for the following reasons:

1. The proposed outdoor on-premise alcohol consumption area is not compatible with the surrounding residential uses located to the north, east, and south of the site due to the outdoor operational characteristics of the proposed beer garden, specifically the outdoor music.
2. The proposed outdoor beer garden has the potential to create nuisance impacts on the surrounding residential properties due to the outdoor patron activity, outdoor music, and other associated noise.

If approved, Staff suggests the following conditions

1. The conditional use permit of a bar shall only be located within Suite 19 (912 square feet) and the outdoor on-premise alcohol consumption shall be located within the area identified on the site plan (Exhibit A) measuring approximately 130 feet x 110 feet x 130 feet x 130 feet. Any expansion, relocation, or modification of the bar area, outdoor beer garden, outdoor alcohol consumption area, or site layout shown on Exhibit A shall require review and approval through an amended conditional use permit (CUP).
2. The hours and days of operation shall be from Thursday and Friday from 6:00 p.m. to 12:00 a.m. (midnight), Saturday from 12:00 p.m. (noon) to 12:00 a.m. (midnight), and Sunday from 12:00 p.m. (noon) to 10:00 p.m.
3. The sale of alcoholic beverages shall be limited to the indoor bar located within Suite 19 (912 square feet). No outdoor alcohol sales, service stations, temporary bars, or alcohol sales from food trucks or any other vendor shall be permitted.
4. Outdoor activities within the beer garden shall be limited to the consumption of alcoholic beverages purchased from the indoor bar and the purchase and consumption of food. Outdoor alcohol consumption shall be limited to the beer garden area measuring approximately 130 feet x 110 feet x 130 feet x 130 feet, as shown on the site plan (Exhibit A).
5. The outdoor beer garden shall be enclosed by a minimum seven-foot ~~masonry~~ **opaque** wall, measuring approximately 130 feet x 110 feet x 130 feet x 130 feet, as shown on the site plan (Exhibit A).
6. ~~No live outdoor entertainment, outdoor televisions, or outdoor music/speakers shall be permitted.~~
7. There shall not be any amplified music, use of any amplified sound system, excessively loud generators, and/or any moving or flashing lights. The applicant must comply with all city noise ordinances and all nuisance provisions of the City of Laredo Code of Ordinances.
8. The sale and consumption of alcoholic beverages shall comply with all applicable regulations of the Texas Alcoholic Beverage Commission (TABC) and all other applicable federal, state, and local regulations.
9. The holder of the CUP shall maintain all licenses and permits required by TABC. Failure to maintain such licenses and permits may constitute grounds for review or revocation of the CUP.
10. Alcoholic beverage sold for on-site consumption shall remain within the approved premises and shall not be removed from the property in an open container.
11. Appropriate signage shall be posted at all exits advising customers that open containers of alcoholic beverages may not be removed from the premises and that the sale and consumption of

- alcoholic beverages must comply with applicable state law and TABC regulations.
12. The outdoor beer garden shall not be rented, leased, or utilized as an outdoor event venue for concerts, festivals, or other special events unless separately approved by the City of Laredo.
 13. The applicant shall provide sufficient on-site supervision during all hours of outdoor alcohol consumption to ensure compliance with the conditions of this CUP.
 14. Patrons are prohibited from bringing in their own alcoholic beverages.
 15. Air inflatables, balloons, flags, and banners used for advertising shall be prohibited.
 16. Restroom facilities shall comply with all applicable municipal codes. Porta potties shall be prohibited.
 17. Lighting of the property shall be screened to avoid adverse impact on adjacent residential neighborhoods. The property owner and/or operator shall maintain adequate, downward-directed lighting to minimize impacts to adjacent properties and shall not be aimed towards any residents.
 18. Landscaping shall be provided and maintained for the complete duration in accordance with the City of Laredo Land Development Code.
 19. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
 20. Signage shall be consistent with the City's Sign Ordinance.
 21. On-site parking shall be provided in accordance with the City of Laredo Land Development Code. All areas used for parking shall be paved and must comply with all applicable municipal codes.
 22. 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.
 23. 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.
 24. The indoor bar located in Suite 19 (912 square feet) shall undergo an annual Fire Inspection.
 25. 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.
 26. Owner shall comply with Building, Health, Safety, Fire, Environmental, and all applicable codes and regulations as required.

Ricardo Benavides, III., his father and brother, owners and operators of the proposed Benny's Beer and Garden, plan to use the last suite of the commercial plaza they operate in order to utilize the vacant property which is far away from the residential areas and has been vacant for many years. He mentioned the restaurant will be family oriented, with reasonable hours and not a nightclub, but if alcohol consumption is not allowed outdoors, then it would defeat the purpose of the business. He requested the Commission reconsiders the outdoor consumption of alcohol and stated that if allowed, they concurred with all of Staff comments, except the seven (7) foot masonry wall, which he stated would not only be an eyesore but would also take away what they are trying to create in the area, and stated that they had proposed an opaque wall which would allow wind to flow in and out, and agree to it being seven (7) feet tall, they also request to be able to have televisions and ambience music outside, as well as porta potties if needed, since they don't know how busy the business will get.

Chair Sada Paz wanted clarification on the business location.

Mr. Benavides, responded, that it is the last unit in the plaza, close to the open lot which will be a food truck park.

Commission Garcia, wanted to know why Staff was requesting a wall.

Ms. Guerra, expressed, that the biggest concern with this type of business would be the noise. She stated other conditions, such as lighting, litter, parking, paving, could be addressed and could fairly well mitigate those types of negative impacts which may arise from this sort of use, but the noise, is the biggest factor and the most difficult to mitigate. She mentioned Staff would be okay with a seven (7) foot opaque wall, but it would have to be fully opaque, with approved fencing materials as adopted under the Land Development Code, such as metal, wood, or one of the approved building materials, plywood, sheet metal and corrugated steel are prohibited. Regarding the televisions and outdoor music, Staffs position remains and is the biggest concern of the property owner who called the office.

Vice Chair Barron left the meeting at 6:14 p.m.

Mr. Benavides asked what materials are permitted to which Ms. Guerra replied, mason brick, stone, masonry (block or brick), cement, stucco, cinder block or pressured treated lumber.

Commissioner Garcia, requested clarification on the serving of alcohol outdoors.

Ms. Guerra, responded some of the conditions that Staff has addressed is the sale of alcohol, which would be strictly limited to the indoor structure, to the unit, the suite. She explained that the Applicant is proposing for the bar to be within that unit/ suite, then have patrons of the food truck establishment, be able to purchase their alcohol at their bar and then take them with them to the beer garden, which is a concern, since the outdoor consumption of alcohol seems to exacerbate the issue with the noise.

Mr. Benavides, informed the Commission that he does not foresee an issue with the noise, since the area is very far from residential areas.

Commission Garcia, explained that even though he'd agree, there have been other situations where the applicant says the same thing and then there are problems and the police is being called.

Commissioner Beckelhymer, asked about the parking.

Ms. Guerra, informed him that they would have to pave, the Land Development code calls out, where they would need to pave and if they are unable to accommodate all their parking, within the existing area, they would need to pave for parking in the field area.

Mr. Benavides, informed the Commission that they have enough parking, seventy-four (74) spaces.

Ms. Guerra, informed him that he needs to have enough parking for all the uses in the plaza.

Commissioner Becklhymer, stated that the biggest concern is the noise for people who live in that area.

Ms. Guerra, confirmed that the noise is biggest concern and unfortunately, the outdoor consumption of alcohol seems to be the driving factor of noise.

Commission A. Martinez, asked Mr. Benavides what their hours of operation were.

Mr. Benavides, replied, 6:00 to 12:00, Thursday through Friday, Saturday's 12 noon to midnight and Sunday's, 12 noon to 10:00 p.m., which they proposed.

MOTION: Commissioner M. Martinez made a motion to close the public hearing, support Staff recommendation and **approve** the item, by amending comment no. 5, replacing masonry with opaque and deleting comment no. 6.

Mr. Benavides, requested that televisions and ambiance music be also considered.

Ms. Guerra, replied that the noise ordinances measures noise by decibels and 55 decibels is where the noise nuisance lands, which is the level of conversation. She explained that with a conditional use permit, Staff is able to mitigate any sort of negative impact that is anticipated to be a problem.

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

Motion Carried Unanimously

C. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a special use permit for a restaurant serving alcohol on Lots 7 and 8, Block 305, Eastern Division, located at 818 and 820 Clark Boulevard.

ZC-065-2026

District IV

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

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

If approved, Staff suggests the following conditions:

1. The Special Use Permit is issued to Miguel A. Morales, Jarocho's Taqueria Ldo, 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 1,064 square feet, as per Exhibit A, which is made part

hereof for all purposes.

3. The sale, service, and consumption of alcoholic beverages shall be limited to the interior of the restaurant building, which contains approximately 1,064 square feet (38 feet by 28 feet). Alcoholic beverages shall not be served, consumed, or permitted within any outdoor patio, outdoor seating area, or any other exterior portion of the premises.
4. The hours of operation shall be limited to, Sunday through ~~Saturday~~ **Wednesday** 11:00 a.m. to 12:00a.m., and, **Thursday through Saturday 11:00 a.m. to 1:00 a.m.**
5. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
6. Landscaping shall be provided in accordance with the City of Laredo Land Development Code.
7. The owner shall provide an opaque fence or wall of not less than 7 (seven) feet in height along any side or rear property lines in which abut or adjoin property containing a residential use or residential zoning district. Apartment complexes, residential condominiums or residential townhomes shall be similarly screened irrespective of which zoning district they occur in.
8. Establishments must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
9. Signage shall be consistent with the City's Sign Ordinance and TABC rule or regulation.
10. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
11. Outdoor music and speakers are prohibited. The property owner must comply with all City Noise Ordinances provisions of the City of Laredo Code of Ordinances.
12. At all times the restaurant is open to the public for business, it shall continually maintain and serve food from its full-service menu.
13. The restaurant shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load.
14. The restaurant shall, during all hours of operation, maintain, free from obstruction or impediment to full instant use in the case of fire or other emergency, all exit accesses, exits or exit discharges.
15. The restaurant shall undergo an annual Fire Inspection.
16. All permits, licenses, certifications and inspections required by the codes and ordinances of the City of Laredo shall be kept up to date and current including but not limited to: a. Food Manager License (annual) b. Food Handler's Permit (annual), c. Certificate of Occupancy with Occupant Load. Occupant Load being the approved capacity of a building or portion thereof.
17. Owner shall comply with, Building, Health, Safety, and all applicable codes and regulations as required.
18. The restaurant shall maintain and comply with the BLUE Gun Sign regulations as per TABC (not exceed the required alcohol sales percentage).
19. The restaurant shall provide the City of Laredo, Building Development Services Department with a copy of the current TABC License to include but not limited to any renewals or amendments as they occur.
20. A business entity, which has been granted an SUP, is required to report (on a form approved by the Building Official of designee) any change in the entity's ownership status which occurs by virtue of the transfer of a majority of its stock or a majority of its membership interest to the City of Laredo Building Services Building Official or designee. Any change in ownership interest shall be deemed a transfer of the business and shall require Council approval of the transfer of the existing SUP.

21. Failure to comply (#20 condition) above, shall render the existing SUP null, void and of no force or effect.
22. The use authorized by the special use permit is required to abide by all relevant municipal codes.

Miguel Morales, Representative, informed the Commission due to an increase in customers from Thursday to Saturday, he would like to amend their hours of serving alcohol to be from 11:00 a.m. to 1:00 a.m.

Commissioner A. Martinez, asked what was Staff's position on this amendment.

Ms. Guerra, stated it would be fine. She questioned the Applicant had identified Sunday through Saturday, which is the whole week, so thought they wanted to limited to Thursday...

Vice Chair Sada Paz, interrupted and explained what the Applicant was requesting, was to be able to serve alcohol Thursday through Saturday, till 1:00 a.m., instead of 12 midnight, to which Ms. Guerra stated that it would be fine.

Maribel Garcia, requested clarification on the requirements for a restaurant serving alcohol.

Ms. Guerra, informed Ms. Garcia, the item is for a restaurant serving alcohol and clarified that this item is for a special use permit.

Ms. Garcia, clarified she was talking about the previous item.

Ms. Guerra, informed her the previous item was a conditional use permit, and they were applying for a bar.

Ms. Garcia, stated she was under the impression it wasn't allowed there are no restrictions.

Ms. Guerra, stated there are absolutely conditions in a CUP and informed Ms. Garcia to call the office and Staff would be happy to meet with her to answer any questions she might have.

MOTION: Commissioner A. Martinez made a motion to close the public hearing, support Staff recommendation and **approve** the item, amending the hours of operation for Thursday through Saturday, to close at 1:00 a.m.

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

Motion Carried Unanimously

D. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 22.82 acres, as further described by metes and bounds in attached Exhibit A, located west

of US Highway 83 and north of Masterson Road, from AG (Agricultural District) and B-3 (Community Business District) to R-1B (Single Family High Density District).

ZC-066-2026

District II

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

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

Frank Estrada, Sherfey Engineering, informed the Commission that he was in support of the item.

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

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

Motion Carried Unanimously

E. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 7, 8, 9, 10, 11, and 12, Block 629, Eastern Division, located at 1101 Guadalupe Street, from B-1 (Limited Business District) and R-O (Residential Office District) to B-3 (Community Business District).

ZC-067-2026

District III

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

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

Hector Alaniz, Representative, gave the Commission a brief background on the property, stating the property had been sold and construction began shortly after, around the year 2006. He explained the property was platted as twelve (12) different parcels where there used to be homes. Walgreens, finished construction in 2008, but never got zoned completely as a B3, therefore; the six lots to the north, are zoned B-3, and the south lots, half (1/2) are B-1 and the other half (1/2) is R-O, which is why he is there to request all the lots, the property be zoned B-3 so that it can be accessible for retail use.

Vice Chair Sada Paz, asked if a Goodwill was going to be placed there, to which Mr. Alaniz replied yes and gave a brief background, stating it was a nonprofit community based organization,

and not only a thrift store, but also reinvest the money they make for several local programs, including job training, and other community support programs.

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

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

Motion Carried Unanimously

7. CONSIDERATION OF THE FOLLOWING MASTER PLANS:

A. Consideration of a revision to Lago Del Valle Subdivision masterplan. The intent is residential and commercial.

PL-150-2026

District III – Councilmember Melissa Cigarroa

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

Alfredo Martinez, Crane Engineering, informed the Commission that he concurred with Staff comments.

MOTION: Commissioner Cazares 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. Submit a master plan revision to the City of Laredo Building Development Services GIS Division within 10 days of Planning and Zoning Commission approval in a geo-referenced CAD File (Sec. 2-3.2 (a) 4 - Subdivision Ordinance).
2. All improvements as the Subdivision Ordinance.

Parks: No comments submitted.

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. Review and consideration of the Buena Vista Commercial masterplan. The intent is commercial.

PL-152-2026

District I – Councilmember Gilbert Gonzalez

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

Manuel Escamilla, Top Site Civil Group, informed the Commission they made a mistake and submitted the variance only with the preliminary plat and not the masterplan, he apologized for their mistake and informed the Commission after speaking to Staff, they request to remove Planning Comments No. 1 and 2 to conform with the preliminary plat comments.

Vice Chair Sada Paz, asked if Staff was okay with removing those to comments.

Ms. Guerra, replied Planning comment no 2, needed to stay

Commissioner Garcia, asked if the applicant would like to table it, make the correction and bring it back to the Commission, to which Mr. Escamilla replied he preferred not to do that.

Ms. Guerra, informed the Commission Staff is in support of the variance with regard to the preliminary plat, and explained the comment, states, if the Commission does not approve the variance, then the Engineer will need to revise the street length, but since Staff does support the variance, that would not be required. She suggested they move up Item 8B in order to be able to make a vote on this item.

MOTION: Commissioner M. Martinez made a motion to **move up** Item 8B and review together with Item 7B.

Second:

Commissioner A. Martinez

In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

8.B. Preliminary consideration of the plat of Buena Vista Commercial, Phase 1, and the granting of a variance to increase the maximum dead-end street length from 500 feet to approximately 880 feet, pursuant to Section 3-2 J. of the Subdivision Ordinance. The intent is medical.

PL-153-2026

District I – Councilmember Gilbert Gonzalez

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

Manuel Escamilla, Top Site Civil Group, informed the Commission he concurred with Staff comments.

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

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

Motion Carried Unanimously

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

Planning:

1. The proposed length of “Street A” is approximately 880 feet, more or less. Pursuant to Section 3.2.J. of the Subdivision Ordinance, permanently designed dead-end streets shall not exceed 500 feet in length. If the Planning and Zoning Commission does not grant the requested variance, please revise the street length to comply with this requirement.
2. Provide street name for “Street A.”
3. Identify the ROW width of “Street A.”
4. Identify all easements.
5. All improvements as per the Subdivision Ordinance.

Fire:

1. Dead-end roads over 150 feet require a turnaround (96-foot cul-de-sac, 120-foot Hammerhead

- or 60 foot “Y”).
2. Fire hydrants are required every 300 feet for commercial development.

Parks: No comments submitted.

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.

7B. MOTION: Commissioner M. Martinez made a motion to **approve** the item subject to Staff comments and removing Planning comments no.’s 1 and 2.

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

Motion Carried Unanimously

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

Planning:

- ~~1. The proposed length of “Street A” is approximately 820 feet, more or less. Pursuant to Section 3.2.J. of the Subdivision Ordinance, permanently designed dead-end streets shall not exceed 500 feet in length. If the Planning and Zoning Commission does not grant the requested variance in the preliminary plat of Phase 1, please revise the street length to comply with this requirement.~~
- ~~2. Submit a master plan revision to the City of Laredo Building Development Services GIS Division within 10 days of Planning and Zoning Commission approval in a geo-referenced CAD file (Section 2 3.2 (a) 4 Subdivision Ordinance).~~
3. All improvements as per the Subdivision Ordinance.

Fire:

1. Dead-end roads over 150 feet require a turnaround (96-foot cul-de-sac, 120-foot Hammerhead or 60 foot “Y”).
2. Fire hydrants are required every 300 feet for commercial development.

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.

8. CONSIDERATION OF THE FOLLOWING PRELIMINARY PLATS AND REPLATS:

- A. Preliminary consideration of the plat of Lago Del Valle Subdivision, Phase 12. The intent is residential.**

PL-151-2026

District III – Councilmember Melissa Cigarroa

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

Alfredo Martinez, Crane Engineering, informed the Commission that he concurred with Staff comments.

MOTION: Commissioner A. Martinez 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. Revise Plat Note No. 2 to state the following: “All curb cuts shall comply with the Standard Technical Specification Manual, as may be amended from time to time.”
2. The developer has submitted a notice of intention to place utilities in the front of the lot. The front- of-lot utility layout/schematics, as prepared by the Developer's engineer, shall be submitted to plan review (Section 3-4 B.2 - Subdivision Ordinance).

3. Identify all easements.
4. All improvements as per the Subdivision Ordinance.

Fire:

1. Fire hydrants are required every 500 feet for residential development.

Parks: No comments submitted.

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.

9. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:

- A. Consideration of Model Rule Subdivision Compliance of the plat of The Coves at Winfield, Phase 7C. The intent is residential.**

PL-154-2026

District VI – Councilmember Dr. Tyler King

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

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

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

Motion Carried Unanimously

- B. Consideration of Model Rule Subdivision Compliance of the plat of Phoenix Village Subdivision, Phase XII. The intent is residential.**

PL-147-2026

District III – Councilmember Melissa Cigarroa

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

Armando Guerra, Premier Engineering, informed the Commission there are no comments to concur with since it is a model rules compliance.

MOTION: Commissioner A. Martinez 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

10. DISCUSSION AND POSSIBLE ACTION:

Deidre Garcia, Planner, read in agenda item 10A for the record.

A. Discussion and possible action to:

- 1. Reschedule the Planning and Zoning Commission meeting from December 3, 2026, to December 10, 2026;**
- 2. Establish a November 10, 2026, submittal deadline for zone change applications for the December 10, 2026, Planning and Zoning Commission meeting;**
- 3. Eliminate the November 17, 2026, submittal deadline for zone change applications;**
- 4. Establish a November 25, 2026, submittal deadline for master plans and plats for the December 10, 2026, Planning and Zoning Commission meeting;**
- 5. Eliminate the December 2, 2026, submittal deadline for master plans and plats**
- 6. Cancel the Planning and Zoning Commission meeting scheduled for December 17, 2026; and, any matter incident thereto.**

MOTION: Commissioner A. Martinez made a motion to **approve** Items 1-6.

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

Motion Carried Unanimously

11. ADJOURNMENT:

MOTION: Commissioner A. Martinez made a motion to **adjourn** the meeting at 6:51 p.m.

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

Motion Carried Unanimously

Vanessa Guerra, AICP, MPA
Planning Director

Daniella Sada Paz, Chair
Planning & Zoning Commission