

**CITY OF LAREDO
PLANNING AND ZONING COMMISSION**

MEETING MINUTES OF JULY 17, 2025

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, July 17, 2025, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

COMMISSIONERS PRESENT:

Gene Belmares, Vice-Chair

Rolando Cazares

Cindy E. Cantu (left meeting at 6:07 p.m.)

Michael Barron

Jerry Garza

Regina Portillo

Hector "Tito" Garcia

COMMISSIONERS EXCUSED:

Daniela Sada Paz, Chair (Excused)

Adolfo Martinez (Excused)

STAFF PRESENT:

Vanessa Guerra, Planning Director

Rafael Vidaurri, Planner

Deidre Garcia, Planner

Laura Garza, Planner

Luis Vazquez, Planner

Stephanie Prado, Planner

Vanessa Fresnillo, Planner

Xavier Charles, Assistant City Attorney

Ruben Dominguez, Fire Department

Albert Quintanilla, Traffic Safety Director

Elizabeth Carrera, Parks Planner

OTHERS PRESENT:

Danny Lopez

Christopher Cervantes

Javier de Leon

Victor Linares

Arturo Camacho

Jonathan Vazquez

Pablo Mendivil

Federico Serna

Ben Puig

1. CALL TO ORDER

Vice Chair Belmares 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 Cazares
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

3. PLEDGE OF ALLEGIANCE

4. CONSIDER APPROVAL OF MINUTES OF:

A. Special Meeting of June 18, 2025

B. Regular Meeting of July 3, 2025

MOTION: Commissioner Garcia made a motion to approve the minutes of June 18, 2025 and July 3, 2025.

Second:	Commissioner Cazares
In Favor:	7
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 Nationalization of Vehicles Enterprises on Lots 1, Block 1, Fragoso – Olivas Plat and Lot 12B, Block 2, Tesoro Plaza, located at 500 Tesoro Lane and 5215 Tesoro Plaza Drive.

District VII

Laura Garza, 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 restricted to the site plan, "Exhibit A", which is made part hereof for all proposes.
2. The Nationalization of Vehicles Enterprise must abide by Title 19, Part 192 of the Code of Federal Regulations.
3. The hours of operation shall be limited to, Monday to Friday, 8:00am to 6:30pm, and Saturday, 9:00am to 6:30pm.
4. Two (2) public restroom facilities per one (1) acre of land shall be available on the premises which meet public health and adopted building code standards set forth in the International Plumbing Code.
5. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
6. Trees and shrubs shall be planted along the perimeter of property frontage in accordance with the City of Laredo Land Development Code.
7. All parking lots shall be paved of asphalt or concrete materials.
8. Dumpsters, trash bins, and/or locations for refuse collection shall be provided on site.
9. A seven-foot opaque fence shall be provided adjacent to residential uses.
10. Signage shall be limited to that permitted in a B-1 district.
11. All parking of vehicles associated with the business shall be parked or stored within the property. Parking or storing of vehicles outside the property boundaries shall be prohibited.
12. The establishment shall be kept in a sanitary condition.
13. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
14. The proposed use shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load issued to the SUP business holder.
15. 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.
16. The proposed use shall undergo an annual Fire Inspection.
17. 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.
18. Owner shall comply with Building, Health, Safety, Fire, Environmental, and all applicable codes and regulations as required.
19. Mechanic work on the property shall be allow in accordance with the underlying zone.

20. The Special Use Permit shall comply with all city noise ordinances and all nuisance provisions of the City of Laredo Code of Ordinances.
21. The use authorized by the special use permit is required to abide by all relevant municipal codes.

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

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

Motion Carried Unanimously

Commissioner Cantu stepped out of the meeting at 6:07 p.m.

- B. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Planned Unit Development (Overlay) for single family townhouses on Lots 1, Block 2, Villas San Agustin, Unit 1, located at 7911 Atlanta Drive, from B-3 (Community Business District) to B-3 P.U.D. (Community Business District – Planned Unit Development).**

ZC-014-2025

District VII

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

Staff Recommendation: Staff **supports** the proposed planned unit development overlay.

1. The proposed zone change is in conformance with the Comprehensive Plan's designation as Neighborhood Mixed Use (All Except M-1, M-2, B-4, AH, AN, FH, OG FiH), which includes B-3 zoning districts.
2. The proposed use is compatible with the residential uses to the south and west of the site.
3. There are similar uses to the west of the site, which are single-family residential uses within the vicinity of the site.
4. The proposed PUD is not anticipated to have a negative impact with traffic due to the approval of the Traffic Impact Analysis (TIA) by the Traffic Director.
5. Although, the proposed PUD - Site Plan does not meet the minimum landscape requirements of acre or 447 square feet of park and open space per dwelling unit as per the Laredo Land Development Code, Section 24-70.3.9.
 - The proposed site plan has 160 dwellings and requires 1.60 acres of park and open space (160 dwellings x 0.01 acre = 1.6 acres).However, the proposed PUD Site Plan does meet the 50% credit of the open space requirement of parkland as stated in the Laredo Land Development Code, Section 24-70.3.9
 - The proposed site plan identifies 0.80 acres of park and open space.

- As per the attached narrative, the applicant would like to pursue the 50% credit of the open space requirement of parkland as stated in the Laredo Land Development Code, Section 24-70.3.9.
- Parks Department will approve the 50% credit of the proposed park and open space.

Additional Comments:

1. The Planned Unit Development (P.U.D.) Overlay may not move forward to City Council without the approval of the site plan.
2. The approval of the zone change does not guarantee the issuance of the building permit, certificate of occupancy, or any other permit which may be required.
3. Any use allowed under the current zone or proposed zone change is required to abide by all relevant municipal codes.

If the site plan (ZC-015-2025) is approved, Staff suggest the following conditions:

1. The residential dwellings shall adhere to the definition of townhouses, "an attached single-family residence with three (3) or more units with individual fee simple ownership in the land underlying the unit", as per the Laredo Land Development Code.
2. The site plan shall include all requirements as per the Laredo Land Development Code, Section 24-70.6.
3. Landscaping shall be provided in accordance with the City of Laredo Land Development Code, Section 24.83.
 - a. The site plan shall identify a total number of 320 trees for residential lots: Formula: $T \text{ (trees)} = Y \text{ (number of lots)} \times 2$, as per Section 24.83.1(c) $T = 160 \text{ lots} \times 2 = 320 \text{ trees}$
4. Garage shall meet the minimum of 18 feet in width by 20 feet in length.
5. Garage conversions are prohibited.
6. Sell of open space identified on the site plan is prohibited.
7. The minimum lot area shall be 2,200 square feet, and the minimum lot width shall be 22 feet.
8. Property Owner Association is required and will maintain all open space and communal areas as per the City of Laredo Land Development Code, Section 24.70.4.

MOTION: Commissioner Barron 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

C. Public Hearing and Consideration of a motion to consider the Planned Unit Development – Site Plan on Lots 1, Block 2, Villas San Agustin, Unit 1, located at 7911 Atlanta Dr.

ZC-015-2025

District VII

Staff Recommendation: Staff supports the proposed planned unit development overlay.

1. The proposed PUD is not anticipated to have a negative impact with traffic due to the approval of the Traffic Impact Analysis (TIA) by the Traffic Director.
2. Although, the proposed PUD - Site Plan does not meet the minimum landscape requirements of acre or 447 square feet of park and open space per dwelling unit as per the Laredo Land Development Code, Section 24-70.3.9.
 - The proposed site plan has 160 dwellings and requires 1.60 acres of park and open space (160 dwellings x 0.01 acre = 1.6 acres).However, the proposed PUD Site Plan does meet the 50% credit of the open space requirement of parkland as stated in the Laredo Land Development Code, Section 24-70.3.9.
 - The proposed site plan identifies 0.80 acres of park and open space.
 - As per the narrative, the applicant would like to pursue the 50% credit of the open space requirement of parkland as stated in the Laredo Land Development Code, Section 24-70.3.9.
 - Parks Department will approve the 50% credit of the proposed park and open space.
3. The proposed use is compatible with the single-family residential uses to the south and west of the site.

Additional Comments:

1. The Planned Unit Development (P.U.D.) Overlay may not move forward to City Council without the approval of the site plan.
2. The approval of the zone change does not guarantee the issuance of the building permit, certificate of occupancy, or any other permit which may be required.
3. Any use allowed under the current zone or proposed zone change is required to abide by all relevant municipal codes.

If the site plan is approved, Staff suggest the following conditions:

1. The residential dwellings shall adhere to the definition of townhouses, "an attached single-family residence with three (3) or more units with individual fee simple ownership in the land underlying the unit", as per the Laredo Land Development Code.
2. The site plan shall include all requirements as per the Laredo Land Development Code, Section 24-70.6.
3. Landscaping shall be provided in accordance with the City of Laredo Land Development Code, Section 24.83.
 - a. The site plan shall identify a total number of 320 trees for residential lots: Formula: T (trees) = Y (number of lots) x 2, as per Section 24.83.1(c) T = 160 lots x 2 = 320 trees
4. Garage shall meet the minimum of 18 feet in width by 20 feet in length.
5. Garage conversions are prohibited.
6. Sell of open space identified on the site plan is prohibited.
7. The minimum lot area shall be 2,200 square feet, and the minimum lot width shall be 22 feet.

8. Property Owner Association is required and will maintain all open space and communal areas as per the City of Laredo Land Development Code, Section 24.70.4.

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

Second:	Commissioner Garza
In Favor:	6
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 Bar on Lots 1 and 2, Block 1, San Isidro McPherson, Phase IV, located at 9802 McPherson Road, Unit 125 and outdoor patio (ONLY – 1,910 square feet).**

ZC-040-2025

District VI

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

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

If approved, Staff suggest the following conditions:

1. The conditional use permit is restricted 1,910 square feet located within Unit 125 and the outdoor patio as per the site plan, “Exhibit A”, which is made part hereof for all purposes.
2. The hours of operation shall be limited to, from Wednesday to Sunday, 9:00a.m. to 4p.m. and 6p.m. to 2 a.m.
3. Lighting of property shall be provided in accordance with the City of Laredo Land Development Code.
4. Landscaping shall be provided in accordance with the City of Laredo Land Development Code, Section 24.83.
5. 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.
6. The establishments must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
7. Signage shall be consistent with the City’s Sign Ordinance and TABC rule or regulation.
8. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.

9. There shall not be any amplified music, use of any amplified sound system, excessively loud generators, and/or any moving or flashing lights. The conditional use permit must comply with all city noise ordinances and all nuisances' provisions of the City of Laredo Code of Ordinances.
10. 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.
11. 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.
12. The proposed use shall undergo an annual Fire Inspection.
13. 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.
14. Owner shall comply with, Building, Health, Safety, and all applicable codes and regulations as required.
15. The proposed use 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.
16. Any use allowed under the current zone or proposed conditional use permit is required to abide by all relevant municipal codes.

Danny Lopez and Cristopher Cervantes informed the Commission they were in support of the item. Mr. Lopez stated that he would allow Mr. Cervantes to utilize parking spaces from his restaurant located across the street to help meet the parking requirements for the proposed bar.

Vanessa Guerra, Planning Director, informed the Commission the applicant had been advised shared or off-site parking could be considered. However, the applicant had not submitted any information or documentation to staff regarding the parking arrangement. She noted a formal lease agreement would be required. Furthermore, any off-site parking must remain available for the duration of the proposed use, and the shared parking arrangement must accommodate the parking needs of both the existing use and the proposed bar during all hours of operation.

Commissioner Garza stepped out of the meeting at 6:24 p.m.

Commissioner Garza stepped back into the meeting at 6:24 p.m.

MOTION: Commissioner Portillo made a motion to close the public hearing, go against Staff recommendation and approve the item.

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

Motion Carried Unanimously

- E. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 1 and 2, Block 1071, Eastern Division, located at 1901 Ligarde Street, from B-1 (Limited Business District) to B-3 (Community Business District).**

ZC-055-2025

District II

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

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

Javier de Leon, informed the Commission 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 Garza
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- F. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Special Use Permit for a Tobacco Shop on Lot 5, Block 2, Santa Rita Commercial Subdivision located at 5618 Doc Sigi Perez Loop, Unit 1 (1,000 square feet).**

ZC-056-2025

District II

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

Vanessa Guerra, Planning Director, informed the Commission due to an address change, this item will have to be re-noticed and presented at a later date. Therefore, staff requested the item to be tabled.

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

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

Motion Carried Unanimously

G. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Conditional Use Permit for Heavy Machinery Sales and Rental (Outdoor Display) Lots 2, 3, 4, 5, Block 939, Western Division, located at 3703, 3715, and 3717 San Dario Avenue.

ZC-057-2025

District VIII

Stephanie Prado, 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. The Conditional Use Permit is restricted to the site plan, as per Exhibit A, which is made part hereof for all purposes.
2. The hours of operation shall be Monday-Saturday from 8:00p.m. to 6:00 p.m.
3. The conditional use permit shall only be for the sale and rental of trucks and trailers.
4. Refrigerated trucks shall not be parked adjacent to the fence bordering residential properties.
5. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
6. Owner shall provide parking spaces in compliance with Section 24.78 of the Laredo Land Development Code.
7. Owner shall provide and maintain trees and shrubs in compliance with Section 24.83 of the Land Development Code.
8. Landscaping shall be provided and maintained for the complete duration of the existence of the use in accordance with the City of Laredo Land Development Code.
 - The site plan shall identify a total number of # trees and # shrubs for the surface parking lot:
 - *Formula: One (1) tree for every ten (10) parking spaces, as per section 24.83.3 (1)
 - . 19 total parking spaces / 10 = 1.9 trees
 - . Total number of trees required: 2 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).
 - . 2 trees X 4shrubs = 8 shrubs
 - . Total number of Shrubs required: 8 Shrubs
9. The property owner must comply with all City Noise Ordinances provisions of the City of Laredo Code of Ordinances.
10. 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 complexed, residential condominiums or residential townhomes shall be similarly screened irrespective of which zoning district they occur in.

11. Air inflatables used for advertising shall be prohibited.
12. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing into adjacent streets and properties.
13. Signage shall be consistent with the City's Sign Ordinance.
14. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
15. 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.
16. 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.
17. The proposed use shall undergo an annual Fire Inspection.
18. 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.
19. Owner shall comply with Building, Health, Safety, Fire, Environmental, and all applicable codes and regulations as required.
20. The establishment shall be kept in a sanitary condition.
21. The proposed use shall not cause undue traffic congestion, dangerous traffic conditions, parking or loading problems.
22. 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.
23. The proposed use shall not cause significant deterioration to water resources, wetlands, wildlife habitat, scenic characteristics, or other natural features.
24. The establishment shall not store automotive fuel, lubricant and fluids, materials, equipment, and auto parts in proper storage areas within the property. Storage on the roof of any structure is prohibited. Storage outside the property boundaries is prohibited.
25. The display or storage of vehicles shall be kept within the property boundaries. Parking, displaying, or storing vehicles on public right of way is prohibited.
26. The repair of Truck/Heavy Equipment/Recreational Vehicles shall be prohibited.

Commissioner Garza stepped out of the meeting at 6:35 p.m.

Victor Linares, Sabio Engineering, informed the Commission 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 Portillo
In Favor:	5

Opposed: 0
Abstained: 0

Motion Carried Unanimously

H. Amending the City of Laredo Land Development Code Section 24.63, entitled “Permitted Land Uses”, to clarify that Flammable and Explosive Products are allowed in M-2 zoning district and in M-1 zoning districts with a special use permit, providing for severability clause, and providing for publication and effective date.

Commissioner Garza stepped back into the meeting at 6:37 p.m.

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

Staff Recommendation: Staff recommended approval of the proposed ordinance.

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

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

Motion Carried Unanimously

I. 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 (b) which will impose distance regulations to prevent gas stations from being located within 100 or 200 feet of any residential district, school, or day car facility, depending on the amount of gallons of gasoline tank capacity a facility has.

Xavier Charles, Assistant City Attorney, requested the item be postponed time uncertain.

Staff Recommendation: Staff recommended approval of the proposed ordinance.

MOTION: Commissioner Barron made a motion to close the public hearing, and postpone the item time uncertain.

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

Motion Carried Unanimously

7. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLANS:

- A. Review of the revision to the Embarcadero Southeast Quadrant masterplan. The intent is industrial and commercial. The purpose of this revision is to further subdivide lots in Phase 6, 8, and 9.**

PL-167-2025

District VII – Councilmember Vanessa Perez

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

Arturo Camacho, Camacho, Hernandez and Associates, informed the Commission he concurred with Staff comments and requested a comment be added to state that the final lot and block number will be discussed at the One Stop Shop and will be indicated on the final plat.

MOTION: Commissioner Barron 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. Access to FM 1472, Bob Bullock Loop, and Interstate Highway 35 is subject to the review and approval by the Texas Department of Transportation (TX-DOT).
2. Comply with the vegetative buffering requirements as per first-and third-order stream impacts a portion of this tract (sec. 24-27 - Land development Code).
3. Submit a masterplan 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(a) 4 - Subdivision Ordinance).
4. All improvements as per the Subdivision Ordinance.

Engineering: No comments submitted.

Environmental: No comments submitted.

Fire: No comments submitted.

Parks & Leisure: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: 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 PRELIMINARY REPLATS:

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

PL-168-2025

District VII - Councilmember Vanessa Perez

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

Arturo Camacho, Camacho, Hernandez and Associates, informed the Commission he concurred with Staff comments.

MOTION: Commissioner Barron 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. Pursuant to Section 3-2 (A) of the Subdivision Ordinance, access easements serving as the primary access to a proposed lot must be at least 50 feet wide with a 30-foot paving section. Revise the plat to increase the access easement width serving Lot 6, Block 1 accordingly, as the current 30- foot width does not meet this requirement.
2. Pursuant to Section 3-3. C. of the Subdivision Ordinance, each lot must have adequate access to an existing public street. Revise the plat to ensure that Lot 7, Block 1 complies with this requirement as it currently relies on Fasken Boulevard for access. Fasken Boulevard is part of the plat of Embarcadero Southeast Quadrant, Phase 3, which has not yet been recorded and accepted by the City. Therefore, this plat cannot be recorded until Fasken Boulevard is formally recorded and accepted. Alternatively, reconfigure the lot layout to ensure all lots comply with the access requirements of the Subdivision Ordinance.
3. Pursuant to Section 2-3. 8 (6) of the Subdivision Ordinance, plats located in areas of special flood hazard where a map revision is proposed must illustrate both existing and proposed

floodplain boundaries. Revise the plat drawing accordingly. In addition, include the following plat note: “Existing floodplain lines will be utilized for the purpose of issuing building permits until a Letter of Map Revision (LOMR) is granted by the Federal Emergency Management Agency (FEMA).” Coordinate with the One-Stop Shop (OSS) for floodplain compliance.

4. Pursuant to Section 2-3.1 (a) (iv) of the Subdivision Ordinance, the site plan must be submitted separately. Therefore, please remove the site plan layer from the plat drawing.
5. Pursuant to Section 2-3.2(b)(1)(xii) of the Subdivision Ordinance, the overall boundaries of the plat must be clearly delineated using heavy lines. Revise the plat to ensure the proposed subdivided area is easily distinguishable from surrounding features and adjacent phases, as the current linework does not adequately define the plat boundary.
6. Revise the plat to ensure a logical and sequential numbering of lots within the phase. The current numbering begins with Lot 2, which may cause confusion. Lots should be numbered consecutively and assigned to new block numbers, where there is a clear break in layout or continuity, to maintain consistency within the phase.
7. Coordinate with the Traffic Department for driveway placements/shared access.
8. Access to FM 1472 and Bob Bullock Loop is subject to the review and approval by the Texas Department of Transportation (TX-DOT).
9. Identify all easements.
10. All improvements as per the Subdivision Ordinance.

Engineering: No comments submitted.

Environmental: No comments submitted.

Fire: No comments submitted.

Parks & Leisure: No comments submitted.

Traffic Safety: 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 Embarcadero Southeast Quadrant, Phase 8. The intent is commercial.

PL-169-2025

District VII - Councilmember Vanessa Perez

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

Arturo Camacho, Camacho, Hernandez and Associates, informed the Commission he concurred with Staff comments.

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

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

Motion Carried Unanimously

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

Planning:

1. Pursuant to Section 2-3. 8 (6) of the Subdivision Ordinance, plats located in areas of special flood hazard where a map revision is proposed must illustrate both existing and proposed floodplain boundaries. Revise the plat drawing accordingly. In addition, include the following plat note: “Existing floodplain lines will be utilized for the purpose of issuing building permits until a Letter of Map Revision (LOMR) is granted by the Federal Emergency Management Agency (FEMA).” Coordinate with the One-Stop Shop (OSS) for floodplain compliance.
2. Pursuant to Section 2-3.1 (a) (iv) of the Subdivision Ordinance, the site plan must be submitted separately. Therefore, please remove the site plan layer from the plat drawing.
3. Pursuant to Section 2-3.2(b)(1)(xii) of the Subdivision Ordinance, the overall boundaries of the plat must be clearly delineated using heavy lines. Revise the plat to ensure the proposed subdivided area is easily distinguishable from surrounding features and adjacent phases, as the current linework does not adequately define the plat boundary.
4. Revise the plat to ensure a logical and sequential numbering of lots within the phase. The current numbering begins with Lot 3, which may cause confusion. Lots should be numbered consecutively and assigned to new block numbers, where there is a clear break in layout or continuity, to maintain consistency within the phase.
5. Coordinate with the Traffic Department for driveway placements/shared access.
6. Access to FM 1472 is subject to the review and approval by the Texas Department of Transportation (TX-DOT).
7. Identify all easements.
8. All improvements as per the Subdivision Ordinance.

Engineering: No comments submitted.

Environmental: No comments submitted.

Fire: No comments submitted.

Parks & Leisure: No comments submitted.

Traffic Safety: 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 Embarcadero Southeast Quadrant, Phase 9. The intent is commercial.

PL-170-2025

District VII - Councilmember Vanessa Perez

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

Arturo Camacho, Camacho, Hernandez and Associates, informed the Commission he concurred with Staff comments.

MOTION: Commissioner Garza 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. Pursuant to Section 2-3. 8 (6) of the Subdivision Ordinance, plats located in areas of special flood hazard where a map revision is proposed must illustrate both existing and proposed floodplain boundaries. Revise the plat drawing accordingly. In addition, include the following plat note: "Existing floodplain lines will be utilized for the purpose of issuing building permits until a Letter of Map Revision (LOMR) is granted by the Federal Emergency Management Agency (FEMA)." Coordinate with the One-Stop Shop (OSS) for floodplain compliance.
2. Pursuant to Section 2-3.1 (a) (iv) of the Subdivision Ordinance, the site plan must be submitted separately. Therefore, please remove the site plan layer from the plat drawing.
3. Pursuant to Section 2-3.2(b)(1)(xii) of the Subdivision Ordinance, the overall boundaries of the plat must be clearly delineated using heavy lines. Revise the plat to ensure the proposed subdivided area is easily distinguishable from surrounding features and adjacent phases, as the current linework does not adequately define the plat boundary.
4. Revise the plat to ensure a logical and sequential numbering of lots within the phase. The current numbering begins with Lot 7, which may cause confusion. Lots should be numbered consecutively and assigned to new block numbers, where there is a clear break in

- layout or continuity, to maintain consistency within the phase.
5. Coordinate with the Traffic Department for driveway placements/shared access.
 6. Access to FM 1472 is subject to the review and approval by the Texas Department of Transportation (TX-DOT).
 7. Identify all easements.
 8. All improvements as per the Subdivision Ordinance.

Engineering: No comments submitted.

Environmental: No comments submitted.

Fire: No comments submitted.

Parks & Leisure: No comments submitted.

Traffic Safety: 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 THE FOLLOWING FINAL PLATS AND FINAL REPLATS:

Commissioner Barron left the meeting at 6:47 p.m.

Vice Chair Belmares requested a motion to hear Items 9A thru 9D together.

MOTION: Commissioner Cazares made a motion to **hear** Items 9A thru 9D together.

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

Motion Carried Unanimously

Luis Vazquez, Planner, read in Items 9A thru 9D to the record.

- A. Final consideration of the replat of Lot 19, Block 3, Aquero Subdivision, Phase III and a 0.94770-acre unplatted tract, a 0.455-acre unplatted tract, into Lot 19A, Block 3, Aquero Subdivision, Phase III. The intent is residential. The purpose of this replat is to combine two (2) unplatted tracts and one (1) platted tract into one (1) lot.**

PL-166-2025

District VII – Councilmember Vanessa Perez

Staff Recommendation: Staff approves the item.

- B. Final reconsideration of the plat Harmony Hills Subdivision, Phase 2 at Rodriguez Ranch. The intent is residential.**

PL-165-2025

District VI – Councilmember Dr. Tyler King

Staff Recommendation: Staff approves the item.

- C. Final consideration of the plat of Cuatro Vientos East, Wright Ranch Subdivision, Phase VI. The intent is residential. The purpose of this resubmittal is to update the plat name and slightly revise common boundary lines between Lots 1 and 2.**

PL-171-2025

District I – Councilmember Gilbert Gonzalez & District III – Councilmember Melissa R. Cigarroa.

Staff Recommendation: Staff approves the item.

- D. Final consideration of the plat of Village South Subdivision, Phase 6. The intent is residential and commercial.**

PL-172-2025

District I – Councilmember Gilbert Gonzalez

Staff Recommendation: Staff approves the item.

10. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:

- A. Consideration of Model Rule Subdivision Compliance of the replat of Lot 1, Block 7, San Isidro Northeast, Las Palmas Subdivision, Phase 2 into SKG Sine, Las Palmas, Phase 2 Townhomes Subdivision (PUD). The intent is residential.**

PL-173-2025

District VI – Councilmember Dr. Tyler King

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

Staff Recommendation: Staff approves the item.

MOTION: Commissioner Garza made a motion to approve the item.

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

Motion Carried Unanimously

11. ADJOURNMENT:

MOTION: Commissioner Garcia made a motion to adjourn the meeting at 6:50 p.m.

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

Motion Carried Unanimously

Vanessa Guerra, AICP, MPA
Planning Director

Daniella Sada Paz, Chair
Planning & Zoning Commission