

**CITY OF LAREDO
PLANNING AND ZONING COMMISSION**

MEETING MINUTES OF APRIL 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, April 17, 2025, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

COMMISSIONERS PRESENT:

Daniela Sada Paz, Chair
Gene Belmares, Vice-Chair
Cindy E. Cantu
Michael Barron
Hector “Tito” Garcia
Adolfo Martinez

COMMISSIONERS EXCUSED:

Rolando Cazares	(Excused)
Jerry Garza	(Excused)
Regina Portillo	(Excused)

STAFF PRESENT:

Vanessa Guerra, 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
Elizabeth Carrera, Parks Planner
Albert Quintanilla, Traffic Safety

OTHERS PRESENT:

Mariano Valdez
Edward Ochoa
Jacob Puig
Oscar Buitron
Oscar Ramirez
Arturo Arce
Ramiro Ibarra
Jeff Puig
Victor Linares
Andres Rubio
Joe Arce
Samantha de Leon
Marco A. Farias

1. CALL TO ORDER

Chair Sada Paz called the Planning and Zoning Commission meeting to order at 6:01 p.m.

2. ROLL CALL

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

MOTION: Vice Chair Belmares made a motion to excuse the Commissioner(s) not present.

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

Motion Carried Unanimously

3. PLEDGE OF ALLEGIANCE

4. CONSIDER APPROVAL OF MINUTES OF:

A. Minutes of March 20,2025

B. Minutes of April 3, 2025

MOTION: Commissioner Garcia made a motion to approve the minutes of March 20, 2025.

Second:	Vice Chair Belmares
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

MOTION: Commissioner Garcia made a motion to approve the minutes of April 3, 2025.

Second:	Commissioner Barron
In Favor:	6
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 rezoning, Lot 1,

Block 9, Santa Rita Subdivision, Phase XIV, "La Isla de los Jueces", located at 901 Lope de Vega Drive, from R-1A (Single Family Reduced Area District) to R-1-MH (Single Family Manufactured Housing District).

ZC-030-2025

District II

Staff Recommendation: Staff does not support the proposed zone change.

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

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

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

Motion Carried Unanimously

B. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning, Lot 8, Block 1512, Eastern Division, located at 2502 East Frost Street, from R-1 (Single Family Residential District) to R-3 (Mixed Residential District).

ZC-031-2025

District IV

Staff Recommendation: Staff does not support the proposed zone change.

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

Mariano Valdez, a neighboring resident, addressed the Commission to express his opposition to the item, citing concerns about increased traffic in the area.

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

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

Motion Carried Unanimously

C. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning, Lots 8 and 10, Block 347, Eastern Division, located at 2802 Springfield Avenue, from B-1

(Limited Business District) to R-3 (Mixed Residential District).

ZC-032-2025

District IV

Staff Recommendation: Staff supports the proposed zone change.

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

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

Second:	Vice Chair Belmares
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 hospital on Lot 1, Block 3, Clear Choice 2: Alexander Bartlett Commercial, Phase 15 and Lot 2, Block 3, Clear Choice: Alexander Bartlett Commercial, Phase 15, located at 1701 and 7105 North Bartlett Avenue.

ZC-033-2025

District V

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

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

1. As per the Viva Laredo Comprehensive Plan, larger health care providers, such as hospitals, should be located on major corridors and transit routes so that they can be more accessible to a larger base of patients (Chapter 7: Health, Section: Strategies 7.9, page 322). Bartlett Avenue is identified as a collector on the Thoroughfare Plan.
2. The property abuts an area of residential uses to the east of the site. Therefore, the proposed use may have a negative impact on the surrounding area or neighborhood due to noise and traffic.
3. The proposed use is not compatible with the residential uses in the surrounding area or neighborhood.

General Comments:

1. The approval of the conditional use permit does not guarantee the issuance of the building permit.

2. The use authorized by the conditional use permit is required to abide by all relevant municipal codes.

If approved, Staff suggests the following conditions

1. The Conditional Use Permit is restricted to the site plan, "Exhibit A", which is made part hereof for all purposes.
2. The hours of operation shall be limited to, Sunday - Saturday, 24 hours a day, seven (7) days a week.
3. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
4. Landscaping shall be provided and maintained for the complete duration in accordance with the City of Laredo Land Development Code.
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 establishment 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.
8. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
9. 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.
10. 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.
11. The proposed use shall undergo an annual Fire Inspection.
12. 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.
13. Owner shall comply with Building, Health, Safety, Fire, Environmental, and all applicable codes and regulations as required.

14. The establishment shall be kept in a sanitary condition.
15. The establishment shall follow proper protocols in handling and disposing of hazardous and medical waste.
16. Smoking is prohibited as per the Code of Ordinances Section 15-1: Smoking In hospitals.
17. In areas where smoking is prohibited, signs shall be posted with “No Smoking” by the appropriate hospital institution authorities as per the Code of Ordinance, Section 15.1(f).
18. The proposed use shall follow all healthcare standards as identified by Occupational Safety and Health Administration (OSHA).
19. The proposed use shall not cause undue traffic congestion, dangerous traffic conditions or incompatible service delivery, parking or loading problems.
20. 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.
21. The proposed use shall not cause significant deterioration to water resources, wetlands, wildlife habitat, scenic characteristics, or other natural features.
22. The proposed use satisfies any applicable goals and policies of the Comprehensive Plan.
23. The approval of the conditional use permit does not guarantee the issuance of the building permit.
24. The use authorized by the conditional use permit is required to abide by all relevant municipal codes.

Edward Ochoa with KCI Technologies, Jacob Puig, Vice President of Clear Choice Emergency Room, and Oscar Buitron, Chief Operating Officer, addressed the Commission in support of the item and stated they were available to answer any questions.

MOTION: Vice Chair Belmares made a motion to close the public hearing, go against Staff recommendation and **approve** the item.

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

Motion Carried Unanimously

E. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 3.05 acre tract of land, as further described by metes and bounds in attached Exhibit A, located south of FM 1472 and east Iron Mine Road, from

AG (Agricultural District) to M-1 (Light Manufacturing District).

ZC-034-2025

District VII

Staff Recommendation: Staff supports the proposed zone change.

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

Oscar Ramirez and Arturo Arce with PEUA Consulting addressed the Commission in support of the zone change.

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

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

Motion Carried Unanimously

7. CONSIDERATION OF THE FOLLOWING PRELIMINARY PLATS AND PRELIMINARY REPLATS:

A. Preliminary consideration of the replat of Lot 3, Block 1, San Isidro Southwest Detention Pont Plat into San Isidro Southwest Corner Retail Plat. The intent is commercial.

PL-111-2025

District VI – Councilmember Dr. Tyler King

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

Ramiro Ibarra, Slay Engineering, informed the Commission that he concurred with Staff comments.

MOTION: Commissioner Barron made a motion to approve the item subject to the following comments.

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

Motion Carried Unanimously

Planning:

1. Add “AICP” certification after the Planning Director’s name under the Attestment of Planning of Planning Commission Approval certificate block.
2. Coordinate with the Traffic Department for shared access/driveway placements.
3. Identify all easements.
4. All improvements as per the Subdivision Ordinance.
5. Draw vicinity map at a scale of 1” = 2000’ as per Subdivision Ordinance.

Parks & Leisure:

1. Street trees and shrubs required.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: 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.

B. Preliminary consideration of the CAL Plat. The intent is commercial.

PL-109-2025

District VI – Councilmember Dr. Tyler King

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

MOTION: Commissioner Barron made a motion to **approve** the item subject to the following.

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

Motion Carried Unanimously

Planning:

1. Identify all easements.
2. All improvements as per the Subdivision Ordinance.
3. A zone change will be required for the intended use (sec. 24.77.1 - Land Development Code).
4. Modify Plat Note No. 5 for the intended commercial zone.

5. Coordinate with the Traffic Department for driveway placement.
6. Revise the P&Z Chair’s name to reflect “Daniella Sada Paz” under the Planning and Zoning Commission Approval certificate block.

Parks & Leisure:

1. Street trees and shrubs required.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: 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.

C. Preliminary consideration of the plat of Calle Del Norte Springfield Subdivision. The intent is commercial.

PL-108-2025

District V – Councilmember Ruben Gutierrez, Jr.

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

Jeff Puig with KCI Technologies requested that the Commission table the item to a time certain in order to address Planning Comment No. 1 with Staff.

MOTION: Commissioner Barron made a motion to **table** the item.

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

Motion Carried Unanimously

Planning:

1. Calle Del Norte is designated as a collector with a minimum of 80’ ROW. Ensure the ROW width and street design of Calle Del Norte align with the Future Thoroughfare Plan and Comprehensive Plan (sec. 3-2 A. & 3-2 B. - Subdivision Ordinance).
2. Revise the P&Z chair to reflect “Daniella Sada Paz” under the Planning Commission Approval certificate block.
3. Include “AICP” certification after the Planning Director’s name under the Attestment

- of Planning Commission Approval certificate block.
- 4. Identify all easements.
- 5. All improvements as per the Subdivision Ordinance.

Fire:

- 1. Fire Hydrants Required every 300ft for commercial development. (Ordinance 2012-O-183, IFC 2012 Section 507.5.1, Where required. Fire Hydrants shall be required along public and private streets at every 300 feet for commercial development.)

Parks & Leisure:

- 1. Street trees and shrubs required.

Engineering: No comments submitted.

Environmental: 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 FINAL PLATS AND FINAL REPLATS:

- A. Final reconsideration of the plat of North Laredo Industrial Park, Phase V. The intent is industrial. The purpose of this reconsideration is to combine Lots 4 and 5, Block 4.**

PL-110-2025

District VII – Councilmember Vanessa Perez

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

MOTION: Vice Chair Belmares made a motion to **approve** the item subject to the following comments.

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

Motion Carried Unanimously

9. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:

- A. Consideration of Model Rule Subdivision Compliance of the replat of Lot 2, Block 1,**

Lago Del Mar Subdivision, Phase 15 into Lot 2A, Block 1, and Lots 1-22, Block 2, Lago Del Mar Subdivision, Unit 15. The intent is commercial residential.

PL-107-2025

District V – Councilmember Ruben Gutierrez, Jr.

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

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

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

Second:	Vice Chair Belmares
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

B. Consideration of Model Rule Subdivision Compliance of the plat of Eleden Subdivision, Unit XXIV. The intent is residential.

PL-106-2025

District I – Councilmember Gilbert Gonzalez

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

MOTION: Commissioner Barron made a motion to **approve** subject to the following comments.

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

Motion Carried Unanimously

C. Consideration of Model Rule Subdivision Compliance of the plat of Las Aldeas Subdivision, Phase 2. The intent is residential and commercial.

PL-112-2025

District I – Councilmember Gilbert Gonzalez

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

Jeff Puig, KCI Technologies, informed the Commission that he concurred with Staff comments.

MOTION: Vice Chair Belmares made a motion to **approve** subject to the following comments.

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

Motion Carried Unanimously

10. ADJOURNMENT:

MOTION: Vice Chair Belmares made a motion to **adjourn** the meeting at 6:35 p.m.

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

Motion Carried Unanimously

Vanessa Guerra, AICP
Planning Director

Daniela Sada Paz, Chair
Planning & Zoning Commission