

**CITY OF LAREDO  
PLANNING AND ZONING COMMISSION**

**MEETING MINUTES OF JANUARY 22, 2026**

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, January 22, 2026, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

**COMMISSIONERS PRESENT:**

Daniela Sada Paz, Chair (Arrived at 6:05 p.m.)  
Michael Barron, Vice Chair  
Rolando Cazares  
Mercurio Martinez, III  
John D. Beckelhymer  
Regina Portillo  
Hector “Tito” Garcia

**COMMISSIONERS EXCUSED:**

Cindy E. Cantu  
Adolfo Martinez

**STAFF PRESENT:**

Vanessa Guerra, Planning Director  
Luis Vazquez, Planner  
Deidre Garcia, Planner  
Stephanie Prado  
Vanessa Fresnillo, Planner  
Ruben Dominguez, Fire Department

**OTHERS PRESENT:**

Laura Valdez de la Garza  
Manuel Valdez  
Hector Raymond  
Ricardo Villarreal  
Hector Alaniz  
Ramiro Ibarra  
Francisco Garcia

**1. CALL TO ORDER**

Vice Chair Barron 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.

**3. PLEDGE OF ALLEGIANCE**

**4. APPROVAL OF MINUTES OF:**

**A. Regular Meeting of January 8, 2026**

**MOTION:** Commissioner Garcia made a motion to approve the minutes of January 8, 2026.

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

Motion Carried Unanimously

**5. CITIZEN COMMENTS**

None.

**6. 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 Provision”, 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 care facility, depending on the amount of gallons of gasoline tank capacity a facility has.**

Vanessa Guerra, Planning Director, informed the Commission that Legal Staff was unable to attend the meeting and have requested to table the item time uncertain.

Commissioner M. Martinez requested a sub-committee be formed in order to discuss this item a little further.

Chair Sada Paz arrived at the meeting at 6:05 p.m.

Vanessa Guerra, Planning Director, stated that Staff will pass along the Commissions wishes to the Legal Department about creating a sub-committee to review the item further.

**MOTION:** Commissioner M. Martinez made a motion to close the public hearing, table the item time certain and recommended that a sub-committee be created to further review the item along with the Legal Department before it’s. (sub-committee members will include, Chair Sada Paz, Vice Chair Barron, Cm. M. Martinez, and Cm. Cazares.)

Second:	Vice Chair Barron
In Favor:	7

Opposed: 0  
Abstained: 0

Motion Carried Unanimously

Vice Chair Barron stepped out of the meeting at 6:08 p.m.

- B. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning the south 87.3 feet of Lot 6 and east 20.56 feet of south 87.30 feet of Lot 7 and west 35 feet of the south 47.82 feet of Lot 7, Block 34, Eastern Division, as further described by metes and bounds in attached “Exhibit A”, located at 1102 Cedar Avenue, from R-O (Residential/Office District) to B-4 (Highway Commercial District).**

**ZC-071-2025**

**District III**

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

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

Vice Chair Barron stepped back into the meeting at 6:09 p.m.

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

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

Motion Carried Unanimously

- C. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Block 796, Eastern Division, located at 1401 Guatemozin Street, from R-3 (Mixed Residential District) to B-1 (Limited Business District).**

**ZC-014-2026**

**District II**

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

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

Laura Valdez de La Garza, Applicant, informed the Commission that there is a buyer interested in the property, but wants to secure a commercial zone before purchasing it.

Manuel Valdez, informed the Commission that the property has always been operated as commercial, therefore: requests they consider the zone change to a B-1 zone.

Hector Raymond, Neighbor, informed the Commission that he is in favor of the zone change.

Vanessa Guerra, Planning Director, explained to the Commission that due to several different changes in the use, the property is no longer legal non-conforming she also mentioned that the current zone is in line with the Comprehensive Plan.

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

Second:	Commissioner M. Martinez
In Favor:	3
Opposed:	4 Chair Sada Paz, Cm. Cazares, Cm. M. Martinez, & Cm. Beckelymer
Abstained:	0

Motion Carried Failed

**MOTION:** Commissioner M. Martinez made a motion to close the public hearing, go against Staff recommendation and **approve** the item in a B-1 zone.

Second:	Commissioner Beckelymer
In Favor:	4
Opposed:	3 Vice Chair Barron, Cm. Portillo, & Cm. Garcia
Abstained:	0

Motion Carried

**D. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 2.15-acre tract, as further described by metes and bounds in attached “Exhibit A”, located south of North Bartlett Avenue and west of Harper Lee Drive, from R-1 (Single Family Residential District) to B-3 (Community Business District).**

**ZC-016-2026**

**District V**

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

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

Ricardo Villarreal, Top Site Civil Group, informed the Commission he was in support of the zone change and was available to answer questions.

He explained there is currently a Storage that is being expanded another 2 acres and is located south of Norman Mailer, between Norman Mailer and the Airport property. He mentioned that the entrance to the storage facility is on Bartlett and that there are two exits on Norman Mailer that will be used as an exit only and an emergency entrance, he stressed that they are exits only. He informed the Commission that Arthur Miller is connected to Bartlett and Norman Mailer will connect to Arthur Miller at a 90-degree angle. Norman Mailer will be solely for exits. Villarreal mentions that Norman Mailer is currently under construction to be connected with Arthur Miller. Villarreal explains that the project will be located south of Norman Mailer with an exit only on Arthur Miller as well as an exit to Norman Mailer provided to only those within the premises. He informs the commission that Arthur Miller was originally intended to stay as a cul-de-sac, however there was a big push to have another exit from the Alexander development, which then required Arthur Miller to be expanded, causing the name change at the 90-degree angle, which is seen a lot in residential development. He mentions there may be a name change but would require City Council action.

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

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

Motion Carried Unanimously

**E. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 6 and 7, Block 851, Eastern Division, located at 1604 and 1518 East Bustamante Street, from R-3 (Mixed Residential District) to B-1 (Limited Business District).**

**ZC-018-2026**

**District IV**

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

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

Hector A. Alaniz, Representative, spoke in favor of the item and explained that Dr. Amando Garza, III, owner, is proposing to build a speech therapy clinic.

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

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

Motion Carried Unanimously

**7. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:**

- A. Review and consideration of the Los Cielos at Cielito Lindo Masterplan and the granting of a variance to the maximum allowed continuous street length of 1,000 feet pursuant to Section 3-2 N 2.a. of the Subdivision Ordinance and the maximum block length of 1,200 feet pursuant to Section 3-2 N 1 of the Subdivision Ordinance. The intent is residential.**

**PL-038-2026**

**District I – Councilmember Gilbert Gonzalez**

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

Ricardo Villarreal, Top Site Civil Group, explained to the Commission that he requests to strike Planning comments # 2, 3 and part of 4. Explaining that for Planning Comment # 2, they will be connecting St. Luke Blvd. to Cuatro Vientos to provide a secondary out. He mentions that the Future Thoroughfare Plan collector road southwest toward Ejido is not conducive with what the engineering design and due diligence that has been done in this area due to likeliness of nothing being constructed south of the development as it is in the floodplain. Villarreal continues with Planning Comment #3, clarifying that the westernmost road is a driveway that will be aligned with the driveway across the street to the school and will not create an issue as a street jog as the left turn lanes will be going away from each other and not towards one another. Villarreal explains that in regards to Planning Comment #4, they have agreed to provide a southern connection on Phase 5 as there may be commercial development, however Phase 4 southern connection is toward the floodplain which will have no development, that may then create dumping and other issues. Villarreal requests to only partially strike Planning Comment #4, referring to the southern connection on Phase 4.

Commissioner Garcia left the meeting at 7:05 p.m.

Vice Chair Sada Paz stepped out of the meeting at 7:06 p.m.

Vice Chair Sada Paz stepped back into the meeting at 7:12 p.m.

Commissioner Beckelhymer stepped out of the meeting at 7:37 p.m.

Commissioner Beckelhymer stepped back into the meeting at 7:44 p.m.

**MOTION:** Commissioner M. Martinez made a motion to approve the item subject to Staff comments, but strike Planning Comments #2, 3, & strike only the southern connection of Phase 4 on Planning Comment #4.

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

Motion Carried Unanimously

**MOTION:** Vice Chair Barron made a motion to **table** items 7B, 8B and 8C based on an e-mail from the Engineer of record asking to table all three items.

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. Staff supports the variance request, provided that traffic calming devices are installed at street segments of 450 to 650 feet with minimum number of speed tables as per Section 3-2 N. 3 of the Subdivision. Should the variance not be granted, revise the street and block layout to comply with Section 3-2 N. 2. and Section 3-2 N. 1. of the Subdivision Ordinance.
2. ~~The proposed master plan does not comply with the Future Thoroughfare Plan in that St. Luke Boulevard is to extend as a collector in a southerly direction followed by a westerly connection towards Ejido Avenue. Revise accordingly.~~
3. ~~The westernmost entrance of Phase I (Street F) creates a street jog with the westernmost entrance of Phase II (Street A). Revise the layout accordingly.~~
4. Provide stub out street connections in ~~Phases 4~~ and 5 to the south and west for future extension and connectivity to adjacent properties, in accordance with Section 3-2 (L) of the Subdivision Ordinance.
5. Identify all adjacent property owners (e.g., New Lake Investments, LTD to the south).
6. The master plan identifies TDB World Industrial Park, LLC as the owner. Update the face of the master plan to reflect the owner/developer as TDB Land Holdings, Ltd as per the application and deed.
7. Identify the proposed use of Block 14, Phase 4.
8. A zone change will be required for the proposed lot dimensions. Please note that preliminary plat approval does not constitute a staff position on zone change requests. Staff's official position will be provided only upon formal submittal of a zone change application. All zone

change requests are subject to City Council discretion and are not guaranteed. Should the zone change request be denied, a plat revision will be required.

- 9. Access to Cuatro Vientos is subject to the review and approval by Texas Department of Transportation (TX-DOT).
- 10. All improvements as per the Subdivision Ordinance.

**Fire:**

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

**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.

- B. Review of the revision to the San Isidro Northeast Subdivision Masterplan. The intent is residential and commercial. The purpose of this revision is to include La Paz Subdivision, Phase 2.**

**PL-045-2026**

**District VI – Councilmember Dr. David Tyler King**

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

Ramiro Ibarra, Slay Engineering, informed the Commission that he concurred with Staff comments but wanted to clarify that Traffic safety comment # 3 does not apply since United Avenue is outside the Masterplan.

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

Second:	Commissioner Beckelhymer
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 (Section 2-3.2 (a) 4 - Subdivision Ordinance).
2. All improvements as per the Subdivision Ordinance.

### **Fire:**

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

### **Traffic Safety:**

1. Identify existing and proposed streets to provide better comments (As per Subdivision Ordinance Handbook, Chapter II).
2. Check sight distance (as per Subdivision Ordinance Handbook Section 3-2).
3. Show streets ROW. How will United Avenue connect to this subdivision? Check Thoroughfare Plan (As per Viva Laredo Future Thoroughfare Plan, Subdivision Ordinance Handbook, Section 3-2: Streets and Alleys)
4. Avoid Street jogs with centerline effect of less than 300 feet (As per Subdivision Ordinance Handbook, Chapter III Section 3-2, F).
5. Streets shall be laid out so as to intersect at right angle (As per Subdivision Ordinance Handbook, Section 3-2 H).
6. Subdivision Ordinance Handbook Section 3-2: Streets and Alleys Streets in a subdivision shall:
  - (a) Provide for the continuation of appropriate projection of existing principal streets in surrounding areas; or
  - (b) Conform to a plan for the neighborhood to meet a particular situation where topographical or other conditions make continuance or conformance to existing streets impracticable.
  - C. Local streets on which single family housing is the majority use shall be so laid out that their use by through traffic will be discouraged, and that significant amounts of internal traffic will not be generated.
  - L. The system of streets designated for the subdivision, except in unusual cases, must connect with streets already dedicated in adjacent subdivisions; and where adjacent connections are not platted, must in general be the reasonable projection of streets in the nearest subdivided tracts, and must be continued to the boundaries of the tract subdivided, so that other subdividers may connect therewith. Reserve strips of land controlling access to or egress from other property from any street or alley or having the effect of restricting or damaging the adjoining property for subdivision purposes or which will not be taxable or accessible for special improvements shall not be permitted in any subdivision unless such reserve strips are conveyed to the City in fee simple.
7. Block length shall not be less than 300 feet. (As per Subdivision Ordinance Handbook, Chapter III)
  - N. Blocks and Street Lengths
    1. Block lengths shall not exceed one thousand two hundred feet (1,200) or be less than three

hundred (300) feet, except as may be required by the Commission in the proper projection of existing major thoroughfares, and on existing platted blocks.

- a. Block lengths and street lengths may be waived by the Planning and Zoning Commission provided that the waiver is requested in writing, incorporates traffic impact mitigation measures into a site plan, which is then submitted in conjunction with a preliminary plat/replat application.
- b. No block length waiver may be granted by the Planning and Zoning Commission unless traffic impact mitigation measures comply with standards (herein adopted as minimum standards) of the Institute of Transportation Engineers (Latest Edition) and as set out in the “Transportation and Land Development Manual (Latest Edition)”.
- c. No block length waiver may be granted which modifies the City of Laredo Comprehensive Plan or the Thoroughfare Plan of the Comprehensive Plan addressing thoroughfares, highways, arterials, and collectors, or of the proper extension of any street.
- d. A block length waiver shall not compromise safety.

**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 San Isidro Northeast La Paz Subdivision, Phase 2. The intent is residential.**

**PL-043-2026**

**District VI – Councilmember Dr. David Tyler King**

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

Ramiro Ibarra, Slay Engineering, informed the Commission that he concurred with Staff comments but wanted to clarify that Traffic safety comment # 2 does not apply since United Avenue is outside the Masterplan.

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

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

Motion Carried Unanimously

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

**Planning:**

1. Verify Lot 22, Block 1, as the Lot Summary Table indicates a lot area of 4,901 square feet, which is below the minimum required lot area of 6,000 square feet for single-family residential use in the R-1 zoning district. Reconfigure the lot accordingly.
2. Add the label “50’ No Build Zone” within the gas easement, revise the labeling from “uninhabitable” to “unbuildable,” and ensure compliance with Section 24.77.2 (12) of the Laredo Land Development Code regarding development requirements near existing gas line.
3. 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).
4. Identify all easements.
5. All improvements as per the Subdivision Ordinance.

**Fire:**

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

**Traffic Safety:**

1. Check sight distance (as per Subdivision Ordinance Handbook Section 3-2).
2. Show streets ROW. How will united avenue connect to this subdivision? Check Thoroughfare Plan (As per Viva Laredo Future Thoroughfare Plan, Subdivision Ordinance Handbook, Section 3-2: Streets and Alleys)
3. Avoid Street jogs with centerline effect of less than 300 feet (As per Subdivision Ordinance Handbook, Chapter III Section 3-2, F).
4. Streets shall be laid out so as to intersect at right angle (As per Subdivision Ordinance Handbook, Section 3-2 H).
5. Subdivision Ordinance Handbook Section 3-2: Streets and Alleys Streets in a subdivision shall:
  - (a) Provide for the continuation of appropriate projection of existing principal streets in surrounding areas; or
  - (b) Conform to a plan for the neighborhood to meet a particular situation where topographical or other conditions make continuance or conformance to existing streets impracticable.
- C. Local streets on which single family housing is the majority use shall be so laid out that their use by through traffic will be discouraged, and that significant amounts of internal traffic will not be generated.

- L. The system of streets designated for the subdivision, except in unusual cases, must connect with streets already dedicated in adjacent subdivisions; and where adjacent connections are not platted, must in general be the reasonable projection of streets in the nearest subdivided tracts, and must be continued to the boundaries of the tract subdivided, so that other sub-dividers may connect therewith. Reserve strips of land controlling access to or egress from other property from any street or alley or having the effect of restricting or damaging the adjoining property for subdivision purposes or which will not be taxable or accessible for special improvements shall not be permitted in any subdivision unless such reserve strips are conveyed to the City in fee simple.
- 6. Block length shall not be less than 300 feet. (As per Subdivision Ordinance Handbook, Chapter III)
- N. Blocks and Street Lengths
  - 1. Block lengths shall not exceed one thousand two hundred feet (1,200) or be less than three hundred (300) feet, except as may be required by the Commission in the proper projection of existing major thoroughfares, and on existing platted blocks.
    - a. Block lengths and street lengths may be waived by the Planning and Zoning Commission provided that the waiver is requested in writing, incorporates traffic impact mitigation measures into a site plan, which is then submitted in conjunction with a preliminary plat/replat application.
    - b. No block length waiver may be granted by the Planning and Zoning Commission unless traffic impact mitigation measures comply with standards (herein adopted as minimum standards) of the Institute of Transportation Engineers (Latest Edition) and as set out in the “Transportation and Land Development Manual (Latest Edition)”.
    - c. No block length waiver may be granted which modifies the City of Laredo Comprehensive Plan or the Thoroughfare Plan of the Comprehensive Plan addressing thoroughfares, highways, arterials, and collectors, or of the proper extension of any street.
    - d. A block length waiver shall not compromise safety.

**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 plat of Los Cielos at Cielito Lindo Subdivision, Phase 1, and the granting of a variance to the maximum allowed continuous street length of 1,000 feet pursuant to Section 3-2 N 2.a. of the Subdivision Ordinance and the maximum block length of 1,200 feet pursuant to Section 3-2 N 1 of the Subdivision Ordinance. The intent is residential.**

**PL-039-2026**

**District I – Councilmember Gilbert Gonzalez**

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

Ricardo Villarreal, informed the Commission that he requests Planning comments # 2 & 3 to be stricken like on the masterplan and concurred with Staff comments.

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

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

Motion Carried Unanimously

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

**Planning:**

1. Staff supports the variance request, provided that traffic calming devices are installed at street segments of 450 to 650 feet with minimum number of speed tables as per Section 3-2 N. 3 of the Subdivision. Should the variance not be granted, revise the street and block layout to comply with Section 3-2 N. 2. and Section 3-2 N. 1. of the Subdivision Ordinance.
- ~~2. The proposed subdivision does not comply with the Future Thoroughfare Plan in that St. Luke Boulevard is to extend as a collector in a southerly direction followed by a westerly connection towards Ejido Avenue. Revise accordingly.~~
- ~~3. The westernmost entrance of Phase I (Street F) creates a street jog with the westernmost entrance of Phase II (Street A). Revise the layout accordingly.~~
4. Provide street names.
5. Provide lot dimensions for all lots.
6. Provide a Lot Summary Table.
7. Provide a scale on the vicinity map and ensure the scale is 1" = 2000'.
8. Add a plat note prohibiting direct access to St. Luke Boulevard from Lot 1, Block 10.
9. Ensure all text (bearings and distances) is legible on the drawing, particularly at the intersection of Street H and Street L, where text appears to overlap.
10. Revise the title block to reflect Porcion 39, Abstract 250, and not Survey 39.
11. Identify the purpose of the line running in a north-south direction traversing Block 16.
12. Label Lot 13, Block 8 to reference Plat Note 12, identifying it as a drainage easement and unbuildable.
13. Coordinate with the Traffic Department for the driveway placement for Lot 1, Block 10, due to its close proximity to St. Luke Boulevard. An increase in lot width may be necessary.
14. The subdivision identifies TDB World Industrial Park, LLC as the owner within the title block. Update the owner/developer as TDB Land Holdings, Ltd as per the application and deed.
15. Access to Cuatro Vientos is subject to the review and approval by the Texas Department of Transportation (TX-DOT).
16. Identify all easements.

17. All improvements as per the Subdivision Ordinance.

**Fire:**

1. Fire hydrants required every 500 feet for residential development.
2. Temporary turnaround required for dead end roads over 150 feet (96-foot cul de sac, 120-foot hammerhead, 60-foot Y).

**Traffic:** No comments submitted.

**Parks & Leisure:** 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 Los Cielos at Cielito Lindo Subdivision, Phase II.  
The intent is residential.**

**PL-040-2026**

**District I – Councilmember Gilbert Gonzalez**

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

Ricardo Villarreal, Top Site Civil Group, informed the Commission that he requests Planning comment # 2 be stricken like it was stricken in Phase I and the Masterplan and concurred with the rest of the Staff comments.

**MOTION:** Vice Chair Barron made a motion to **approve** the item subject to Staff comments and by striking Planning comment # 2.

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. Reconfigure the lots in Block 7; Lot 1, Block 1; Lot 2, Block 1; and Lot 22, Block 1, as they do not appear to meet the minimum lot width and minimum lot area requirements of the dimensional standards for the R-1B zoning district.
2. ~~The westernmost entrance of Phase I (Street F) creates a street jog with the westernmost entrance of Phase II (Street A). Revise the layout accordingly.~~
3. Revise the title block to reflect Porcion 39, Abstract 250, and Porcion 38, Abstract 472, and not Survey 39 and 38.
4. Provide street names.
5. Provide a Lot Summary Table.
6. Provide a scale on the vicinity map and ensure the scale is 1" = 2000'.
7. The subdivision identifies TDB World Industrial Park, LLC as the owner within the title block. Update the owner/developer as TDB Land Holdings, Ltd as per the application and deed.
8. A zone change will be required for the proposed lot dimensions. Please note that all zone change requests are subject to City Council discretion and are not guaranteed. Should the request be denied, a plat revision will be required.
9. Identify all easements.
10. All improvements as per the Subdivision Ordinance.

**Fire:**

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

**Traffic:** No comments submitted.

**Parks & Leisure:** 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 replat of Lot 4B, Block 3, D & J Alexander Commercial Subdivision, Phase 15 into Lot 4D, Block 3, D & J Alexander Commercial Subdivision, Phase 15. The intent is commercial.**

**PL-041-2026**

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

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

Ricardo Villarreal, Top Site Civil Group, informed the Commission that he concurred with Staff comments.

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

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

Motion Carried Unanimously

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

**Planning:**

1. Clearly delineate the unplatted tract proposed to be incorporated into Lot 4D. Label the tract as “Unplatted” and indicate the total acreage within the tract inside the As Platted section. Additionally, revise the section title to reflect the inclusion of the unplatted tract following the amended plat information.
2. Add a plat note, stating the purpose of the replat.
3. Correct the total acreage shown within the tract in the Replat Into section to reflect the additional acreage being added, as it currently matches the As Platted acreage.
4. Include the recording information (volume, page) of the adjacent tracts (e.g., Lot 1, Block 4, Alexander Commercial Subdivision, Unit 15, Vol. 44, Pg. 31, W.C.P.R.).
5. Identify all easements.
6. All improvements as per the Subdivision Ordinance.

**Engineering:**

1. Prior to plan review, the site must be rezoned and receive all required approvals.

**Engineering:** No comments submitted.

**Environmental:** No comments submitted.

**Fire:** 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.

**9. RECONSIDERATION OF THE FOLLOWING PRELIMINARY PLATS REPLATS:**

**MOTION:** Commissioner M. Martinez made a motion to **hear** items 9A, 10A and 10B together.

Second:	Commissioner Portillo
In Favor:	6

Opposed: 0  
Abstained: 0

Motion Carried Unanimously

- A. Preliminary reconsideration of the replat of North Laredo Industrial Park, Phase VII. The intent is industrial. The purpose of this reconsideration is to reconfigure lot acreage and include a portion of Reuthinger Parkway.**

**PL-046-2026**

**District VII – Councilmember Vanessa Perez & Extra-Territorial Jurisdiction (ETJ)**

**Planning:**

1. Provide the Base Flood Elevations (BFEs).
2. Provide a Lot Summary Table.
3. Provide street names for the proposed phase.
4. Provide corner clips at the intersection of Street ‘A’ and Reuthinger Parkway.
5. Clarify the purpose of all dash lines shown on the plat, including the dashed line along the southern boundary of Lot 2, Block 2 on Page 2, and label all porcion lines and dashed lines located along the western boundary of the lots.
6. Label Lot 4, Block 2 as un-buildable and drainage easement on the drawing to reflect Plat Note 8.
1. Revise the vicinity map to include a defined border, surrounding features, such as streets, and a graphical scale drawn at 1-inch equals 2,000 feet.
2. Revise the City Engineer’s name to reflect “Eliud De Los Santos, P.E.” on the City Engineer’s certificate block.
3. Access to State Highway 84 and Reuthinger Parkway is subject to the review and approval by the Texas Department of Transportation (TX-DOT).
4. A major portion of this tract is undergoing the annexation process and is subject to completion of annexation and execution of annexation agreement and service plan.
5. Coordinate with the Environmental Department and comply with the vegetative buffering requirements of the Land Development Code as first-and second-order streams impact portions of this trac (Section 24-57, Land Development Code).
6. Identify all easements.
7. All improvements as per the Subdivision Ordinance.

**Engineering:**

1. Portions of the site include areas identified as PFO3Ax and PUSAx. Any disturbance, removal, or modification of these areas shall be subject to verification of jurisdictional status and compliance with all applicable federal, state, and local environmental regulations, including approval from the U.S. Army Corps of Engineers and any appropriate state agency, if required. A formal wetland delineation and all necessary permits shall be obtained prior to any grading or development within these areas and be provided during plan review.

**Fire:**

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

**Environmental:** 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.

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

- A. Final consideration of the plat of Village South Subdivision, Phase 5. The intent is residential.**

**PL-042-2026**

**District I – Councilmember Gilbert Gonzalez**

- B. Final consideration of the replat of Lot 8, Block 4, Felix Vila Estate Subdivision, Unit 1. The intent is residential.**

**PL-044-2026**

**Extra-Territorial Jurisdiction (ETJ)**

Vanessa Fresnillo, Planner, read Item # 9A, 10A and 10B in for the record.

**MOTION:** Vice Chair Barron made a motion to **approve** the items subject to Staff comments.

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

Motion Carried Unanimously

**11. DISCUSSION AND POSSIBLE ACTION:**

**A. Discussion and possible action to change the time and venue of the regularly scheduled Planning and Zoning Commission Meeting of February 19, 2026**

Vanessa Guerra, Planning Director, informed the Commission that due to the Youth Parade and how it inhibits access to the downtown area, the 2<sup>nd</sup> Planning & Zoning Meeting in February needs to be rescheduled, and the dates and times are, Wednesday, February 18, 2026 at 12 noon at the 1<sup>st</sup> Floor Conference Room, Wednesday, February 18, 2026 at 6:00 p.m. at the 1<sup>st</sup> Floor Conference Room, or Thursday, February 19, 2026 at noon at the City Council Chambers.

**MOTION:** Vice Chair Barron made a motion to move the 2<sup>nd</sup> Planning and Zoning Meeting to Wednesday, February 18, 2026 at 12 noon at the 1<sup>st</sup> Floor Conference Room.

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

Motion Carried Unanimously

**B. Discussion and possible action regarding the possible cancellation of the second Planning and Zoning Commission Meeting of December 2026.**

Vanessa Guerra, Planning Director, requested this item be tabled time uncertain to review with the Legal Department before giving the Commission possible alternatives.

**MOTION:** Commissioner Portillo made a motion to table the item time uncertain.

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

Motion Carried Unanimously

**12. ADJOURNMENT:**

**MOTION:** Commissioner Portillo made a motion to adjourn the meeting at 7:08 p.m.

Second:	Vice Chair Barron
In Favor:	6
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