

**CITY OF LAREDO
PLANNING AND ZONING COMMISSION**

MEETING MINUTES OF JUNE 18, 2026

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, June 18, 2026, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

COMMISSIONERS PRESENT:

Daniela Sada Paz, Chair
Michael Barron, Vice Chair
Rolando Cazares
Cindy E. Cantu
Mercurio Martinez, III
John D. Beckelhymer
Regina Portillo
Hector “Tito” Garcia

COMMISSIONERS EXCUSED:

Adolfo Martinez

STAFF PRESENT:

Vanessa Guerra, Planning Director
Rafael Vidaurri, Planner
Deidre Garcia, Planner
Laura Garza, Planner
Stephanie Prado, Planner
Ruben Dominguez, Fire Department

OTHERS PRESENT:

Maria Nava	Juana Gomez	Victoria Macias
Gabriel Castillo	Juan De Dios Gonzalez	
Elsa Gupta	Omar Camacho	
Orlando Navarro	Armando Guerra	
Ricardo Villarreal	Jesus Ruiz	
Miguel Aguilar	Carlos Arredondo	
Javier De Leon	Martha Garcia	

1. CALL TO ORDER

Vice Chair Barron called the Planning and Zoning Commission meeting to order at 6:04 p.m.

2. ROLL CALL

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

3. PLEDGE OF ALLEGIANCE

4. TEXAS PLEDGE

5. APPROVAL OF MINUTES OF:

A. Regular Meeting of May 21, 2026

B. Regular Meeting of June 4, 2026

MOTION: Commissioner Garcia made a motion to **approve** the minutes of May 21, 2026 and June 4, 2026.

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

Motion Carried Unanimously

6. CITIZEN COMMENTS

None

Chair Sada Paz arrived at the meeting.

7. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE.

A. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a conditional use permit for a plant nursery on Lots 5, 6, 7 and 8, Block 911, Western Division, located at 2001 Baltimore Street.

ZC-019-2026

District VIII

Vanessa Guerra, Planning Director, informed the Commission the Applicant had requested the item be tabled; however, Ms. Guerra advised to proceed with the staff presentation and public hearing to allow members of the public the opportunity to provide comments. Ms. Guerra stated, despite the Applicant's request, the Commission retained the authority to either table the item or take action.

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

Commissioner M. Martinez stepped out of the meeting at 6:08 p.m.

Maria Nava addressed the Commission on behalf of herself and her neighbors and expressed opposition to the request. She stated the area already experiences issues with mosquitoes and other insects, as well as parking concerns.

Commissioner Cantu stated she believed the Commission should act on the item, noting this was the second time the request had been postponed and the Applicants had not been present on either occasion to speak on their own behalf.

Staff Recommendation: Staff supports the proposed conditional use permit.

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

Second:	Commissioner Beckelhymer
In Favor:	7
Opposed:	1 Commissioner Portillo
Abstained:	0

Vanessa Guerra, Planning Director, clarified the request before the Commission was not a zone change but rather a Conditional Use Permit.

Motion Carried

MOTION: Commissioner Garcia made a motion to bring up Item 7H.

Second:	Vice Chair Barron
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

H. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 20, Block 12, Lomas Del Sur Subdivision, Unit V, located at 3115 Lomas Del Sur Boulevard, from B-1 (Limited Business District) to B-3 (Community Business District).

ZC-060-2026

District II

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

Staff Recommendation: Staff supports the proposed zone change.

Gabriel Castillo, representing Commerce Bank, addressed the Commission and stated the proposal is to install an electronic billboard to promote not only IBC but also nonprofit organizations within the community.

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

Second:	Vice Chair Barron
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

B. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a conditional use permit for a convenience store and gas station (serving alcohol with on-premise consumption) on Lot 1A, Block 2, Lago Del Mar Subdivision, located at 2501 East Del Mar Boulevard.

ZC-046-2026

District V

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

Staff Recommendation: Staff supports the proposed conditional use permit.

1. The primary use of the property shall remain a gas station and convenience store. The sale and on-site consumption of alcoholic beverages shall remain accessory and incidental to the principal use.
2. The CUP authorizes only the sale and on-site consumption of margarita beverages and does not authorize the establishment of a bar, nightclub, saloon, cantina, lounge, or similar drinking establishment.
3. The hours and days of operation of the margarita beverages sales shall be from Monday through Friday from 7:00 a.m. to 12:00 a.m. (midnight), Saturday from 7:00 a.m. to 1:00 a.m., and Sunday from 12:00 p.m. (noon) to 12:00 a.m. (midnight).
4. On-premise alcohol consumption is limited to margarita beverages.
5. The sale and consumption of alcoholic beverages shall be limited to areas designated on the approved site plan. Any expansion of the consumption area shall require additional review and approval by the City.
6. No outdoor consumption of alcoholic beverages shall be permitted on-site unless otherwise approved by the City through a separate permit or authorization.
7. No live entertainment, DJs, dancing, karaoke, amplified music, or similar activities shall be permitted on-site with the sale or consumption of alcoholic beverages.
8. No cover charges, admission fees, membership fees, or ticketed events associated with alcohol consumption shall be permitted.

9. No dedicated alcohol service counter separate from the convenience store checkout area shall be established without further review and approval by the City.
10. The sale and consumption of alcoholic beverages shall comply with all applicable regulations of the TABC and all other applicable federal, state, and local regulations.
11. The holder of the CUP shall maintain all licenses and permits required by TABC. Failure to maintain such licenses and permits may constitute grounds for review or revocation of the CUP.
12. The property owner and/or operator shall maintain adequate lighting and general site maintenance to ensure the safety and welfare of patrons and the surrounding area.
13. The establishment shall implement measures to discourage loitering on the premises and maintain the property in a manner that does not create a nuisance for surrounding properties.
14. Any expansion to allow on-premise alcohol consumption of margarita beverages (open container sales), including but not limited to increased seating areas, expanded consumption areas, additional alcohol service facilities, or operational changes that alter the character of the establishment, shall require additional review and approval by the City.
15. The on-site consumption of alcoholic beverages shall remain clearly subordinate and incidental to the principal gas station and convenience store use. Any operation that results in the establishment functioning primarily as a bar, nightclub, cantina, saloon, or similar drinking establishment may be subject to review, citations, required amendments, or revocation of this CUP.
16. Margarita beverages sold for off-premises consumption shall be sold for transport and shall remain in sealed containers in accordance with applicable state law and TABC regulations.
17. Any margarita alcoholic beverage sold for on-site consumption shall remain on the premises and shall not be removed from the property in an open container.
18. Appropriate signage shall be posted advising customers that open containers of alcoholic beverages may not be removed from the premises and that all alcohol sales and consumption must comply with applicable state law and TABC regulations.
19. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
20. Landscaping shall be provided and maintained for the complete duration in accordance with the City of Laredo Land Development Code.
21. 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.
22. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
23. Signage shall be consistent with the City's Sign Ordinance.
24. On-site parking shall be provided in accordance with the City of Laredo Land Development Code.
25. There shall be no ground vibrations created or sustained on the site which are perceptible without instruments at any point on any property adjoining the subject property.
26. 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.
27. 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.

28. The proposed use shall undergo an annual Fire Inspection.
29. 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.
30. Owner shall comply with Building, Health, Safety, Fire, Environmental, and all applicable codes and regulations as required.
31. 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.

Vanessa Guerra, Planning Director, informed the Commission that only wine-based Margaritas, dispensed from behind the counter by a TABC-trained employee, would be permitted for on-premises consumption within the designated area. She explained that customers would not be allowed to leave the premises with open containers. Ms. Guerra emphasized that no other alcoholic beverages sold by the convenience store would be permitted for on-premises consumption. She further noted that the Conditional Use Permit includes several conditions, including that the use cannot be converted into a bar, outdoor music is prohibited, the principal use of the property must remain a convenience store and gas station, and all other conditions outlined in the permit must be followed.

Commissioner Portillo asked whether the Margaritas would be limited to on-premises consumption. Ms. Guerra explained that Margaritas served in an open container must be consumed on the premises; however, if provided in a closed container, customers would be permitted to leave the premises with the beverage.

Elsa Gupta addressed the Commission and stated that all employees are required to be TABC-trained. She further explained that although the beverage cups are not sealed, either the cup or the bag containing the beverage must be closed before the customer leaves the premises, in accordance with applicable regulations.

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

Second:	Commissioner M. Martinez
In Favor:	6
Opposed:	2 Vice Chair Barron and Commissioner Garcia
Abstained:	0

Motion Carried

Ms. Guerra, updated the Commission by informing them there was one mailout response in opposition within the 200 foot for Item 7C.

MOTION: Commissioner M. Martinez made a motion to **hear** items 7C, 7D and 7E together.

Second:	Commissioner Cazares
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

C. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a conditional use permit for a convenience store and gas station (serving alcohol with on-premise consumption) on Lot 1, Block 8A, Las Brisas Del Mar Subdivision, located at 8612 McPherson Road.

ZC-047-2026

District VI

Staff Recommendation: Staff supports the proposed conditional use permit.

1. The primary use of the property shall remain a gas station and convenience store. The sale and on-site consumption of alcoholic beverages shall remain accessory and incidental to the principal use.
2. The CUP authorizes only the sale and on-site consumption of margarita beverages and does not authorize the establishment of a bar, nightclub, saloon, cantina, lounge, or similar drinking establishment.
3. The hours and days of operation of the margarita beverages sales shall be from Monday through Friday from 7:00 a.m. to 12:00 a.m. (midnight), Saturday from 7:00 a.m. to 1:00 a.m., and Sunday from 12:00 p.m. (noon) to 12:00 a.m. (midnight).
4. On-premise alcohol consumption is limited to margarita beverages.
5. The sale and consumption of alcoholic beverages shall be limited to areas designated on the approved site plan. Any expansion of the consumption area shall require additional review and approval by the City.
6. No outdoor consumption of alcoholic beverages shall be permitted on-site unless otherwise approved by the City through a separate permit or authorization.
7. No live entertainment, DJs, dancing, karaoke, amplified music, or similar activities shall be permitted on-site with the sale or consumption of alcoholic beverages.
8. No cover charges, admission fees, membership fees, or ticketed events associated with alcohol consumption shall be permitted.
9. No dedicated alcohol service counter separate from the convenience store checkout area shall be established without further review and approval by the City.
10. The sale and consumption of alcoholic beverages shall comply with all applicable regulations of the TABC and all other applicable federal, state, and local regulations.
11. The holder of the CUP shall maintain all licenses and permits required by TABC. Failure to maintain such licenses and permits may constitute grounds for review or revocation of the CUP.
12. The property owner and/or operator shall maintain adequate lighting and general site maintenance to ensure the safety and welfare of patrons and the surrounding area.
13. The establishment shall implement measures to discourage loitering on the premises and

- maintain the property in a manner that does not create a nuisance for surrounding properties.
14. Any expansion to allow on-premise alcohol consumption of margarita beverages (open container sales), including but not limited to increased seating areas, expanded consumption areas, additional alcohol service facilities, or operational changes that alter the character of the establishment, shall require additional review and approval by the City.
 15. The on-site consumption of alcoholic beverages shall remain clearly subordinate and incidental to the principal gas station and convenience store use. Any operation that results in the establishment functioning primarily as a bar, nightclub, cantina, saloon, or similar drinking establishment may be subject to review, citations, required amendments, or revocation of this CUP.
 16. Margarita beverages sold for off-premises consumption shall be sold for transport and shall remain in sealed containers in accordance with applicable state law and TABC regulations.
 17. Any margarita alcoholic beverage sold for on-site consumption shall remain on the premises and shall not be removed from the property in an open container.
 18. Appropriate signage shall be posted advising customers that open containers of alcoholic beverages may not be removed from the premises and that all alcohol sales and consumption must comply with applicable state law and TABC regulations.
 19. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
 20. Landscaping shall be provided and maintained for the complete duration in accordance with the City of Laredo Land Development Code.
 21. 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.
 22. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
 23. Signage shall be consistent with the City's Sign Ordinance.
 24. On-site parking shall be provided in accordance with the City of Laredo Land Development Code.
 25. There shall be no ground vibrations created or sustained on the site which are perceptible without instruments at any point on any property adjoining the subject property.
 26. 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.
 27. 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.
 28. The proposed use shall undergo an annual Fire Inspection.
 29. 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.
 30. Owner shall comply with Building, Health, Safety, Fire, Environmental, and all applicable codes and regulations as required.
 31. 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.

D. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a conditional use permit for a convenience store and gas station (serving alcohol with on-premise consumption) on Lot 2, Block 5, Lago Del Mar Village Subdivision, located at 101 West Del Mar Boulevard.

ZC-048-2026

District V

Staff Recommendation: Staff supports the proposed conditional use permit.

1. The primary use of the property shall remain a gas station and convenience store. The sale and on-site consumption of alcoholic beverages shall remain accessory and incidental to the principal use.
2. The CUP authorizes only the sale and on-site consumption of margarita beverages and does not authorize the establishment of a bar, nightclub, saloon, cantina, lounge, or similar drinking establishment.
3. The hours and days of operation of the margarita beverages sales shall be from Monday through Friday from 7:00 a.m. to 12:00 a.m. (midnight), Saturday from 7:00 a.m. to 1:00 a.m., and Sunday from 12:00 p.m. (noon) to 12:00 a.m. (midnight).
4. On-premise alcohol consumption is limited to margarita beverages.
5. The sale and consumption of alcoholic beverages shall be limited to areas designated on the approved site plan. Any expansion of the consumption area shall require additional review and approval by the City.
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8. No cover charges, admission fees, membership fees, or ticketed events associated with alcohol consumption shall be permitted.
9. No dedicated alcohol service counter separate from the convenience store checkout area shall be established without further review and approval by the City.
10. The sale and consumption of alcoholic beverages shall comply with all applicable regulations of the TABC and all other applicable federal, state, and local regulations.
11. The holder of the CUP shall maintain all licenses and permits required by TABC. Failure to maintain such licenses and permits may constitute grounds for review or revocation of the CUP.
12. The property owner and/or operator shall maintain adequate lighting and general site maintenance to ensure the safety and welfare of patrons and the surrounding area.
13. The establishment shall implement measures to discourage loitering on the premises and maintain the property in a manner that does not create a nuisance for surrounding properties.
14. Any expansion to allow on-premise alcohol consumption of margarita beverages (open container sales), including but not limited to increased seating areas, expanded consumption areas, additional alcohol service facilities, or operational changes that alter the character of the establishment, shall require additional review and approval by the City.

15. The on-site consumption of alcoholic beverages shall remain clearly subordinate and incidental to the principal gas station and convenience store use. Any operation that results in the establishment functioning primarily as a bar, nightclub, cantina, saloon, or similar drinking establishment may be subject to review, citations, required amendments, or revocation of this CUP.
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19. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
20. Landscaping shall be provided and maintained for the complete duration in accordance with the City of Laredo Land Development Code.
21. 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.
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24. On-site parking shall be provided in accordance with the City of Laredo Land Development Code.
25. There shall be no ground vibrations created or sustained on the site which are perceptible without instruments at any point on any property adjoining the subject property.
26. 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.
27. 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.
28. The proposed use shall undergo an annual Fire Inspection.
29. 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.
30. Owner shall comply with Building, Health, Safety, Fire, Environmental, and all applicable codes and regulations as required.
31. 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.

E. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a conditional use permit for a convenience store and gas station (serving alcohol with on-premise consumption) on Lot 3A, Block 1B, Emerald Valley Subdivision, Phase II, located at 4506 Ben-Cha Road.

District III

Staff Recommendation: Staff supports the proposed conditional use permit.

1. The primary use of the property shall remain a gas station and convenience store. The sale and on-site consumption of alcoholic beverages shall remain accessory and incidental to the principal use.
2. The CUP authorizes only the sale and on-site consumption of margarita beverages and does not authorize the establishment of a bar, nightclub, saloon, cantina, lounge, or similar drinking establishment.
3. The hours and days of operation of the margarita beverages sales shall be from Monday through Friday from 7:00 a.m. to 12:00 a.m. (midnight), Saturday from 7:00 a.m. to 1:00 a.m., and Sunday from 12:00 p.m. (noon) to 12:00 a.m. (midnight).
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8. No cover charges, admission fees, membership fees, or ticketed events associated with alcohol consumption shall be permitted.
9. No dedicated alcohol service counter separate from the convenience store checkout area shall be established without further review and approval by the City.
10. The sale and consumption of alcoholic beverages shall comply with all applicable regulations of the TABC and all other applicable federal, state, and local regulations.
11. The holder of the CUP shall maintain all licenses and permits required by TABC. Failure to maintain such licenses and permits may constitute grounds for review or revocation of the CUP.
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- remain in sealed containers in accordance with applicable state law and TABC regulations.
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 20. Landscaping shall be provided and maintained for the complete duration in accordance with the City of Laredo Land Development Code.
 21. 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.
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 23. Signage shall be consistent with the City's Sign Ordinance.
 24. On-site parking shall be provided in accordance with the City of Laredo Land Development Code.
 25. There shall be no ground vibrations created or sustained on the site which are perceptible without instruments at any point on any property adjoining the subject property.
 26. 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.
 27. 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.
 28. The proposed use shall undergo an annual Fire Inspection.
 29. 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.
 30. Owner shall comply with Building, Health, Safety, Fire, Environmental, and all applicable codes and regulations as required.
 31. 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.

Commissioner Portillo stepped out of the meeting at 6:29 p.m.

Commissioner Portillo stepped back into the meeting at 6:30 p.m.

MOTION: Commissioner M. Martinez made a motion to close the public hearing, support Staff recommendation and approve items 7C, 7D and 7E.

Second:	Commissioner Beckelhymer
In Favor:	6
Opposed:	2 Vice Chair Barron and Commissioner Garcia

Abstained: 0

Motion Carried

- F. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Planned Unit Development for apartments for approximately 3.08-acre tract of land, as further described by metes and bounds in Exhibit A, located south of Cerralvo Drive and west of Riverbank Drive, from R-1A (Single Family Reduced Area District) to R-2 P.U.D. (Multi-Family Residential District – Planned Unit Development).**

ZC-056-2026

District VII

Vanessa Guerra, Planning Director, informed the Commission the Applicant had requested the item be tabled; however, Ms. Guerra advised to proceed with the staff presentation and public hearing to allow members of the public the opportunity to provide comments.

Staff Recommendation: Staff supports the proposed planned unit development.

Ms. Guerra further clarified, as stated in the project narrative, the Applicant is proposing the development of 72 affordable senior living apartments as part of a tax credit housing project.

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

Second:	Commissioner Portillo
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- G. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 2, 4, 6 and 8, Block 544, Western Division, located at 2303 Santa Rita Avenue, from R-3 (Mixed Residential District) to M-1 (Light Manufacturing District).**

ZC-058-2026

District VIII

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

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

Commissioner M. Martinez, asked why Staff does not support the item.

Vanessa Guerra, Planning Director, informed the Commission the subject property is located on the east side of the railroad tracks within a residential area. She explained placing an M-1 (Light Manufacturing) zoning district adjacent to residential properties is a concern because the uses are generally incompatible and may create negative impacts on surrounding neighborhoods.

Ms. Guerra further explained, according to the application, approximately one-half of the property is proposed to be used for a ropa usada (used clothing) business, which requires a B-3 zoning district. After speaking with the tenants, Staff learned they also intended to use a portion of the property as a fitness and basketball training facility. Because this use was not included in the application and also requires B-3 zoning, Staff recommended the Applicant to apply for a Conditional Use Permit (CUP) to help mitigate potential impacts, including hours of operation, noise, and the intensity of the proposed uses. She also noted the property provides very limited parking, and a basketball training facility would generate a significant parking demand.

Commissioner Garcia asked how long the warehouse had been in existence.

Ms. Guerra responded there was no definitive information regarding when the building was constructed. However, she explained even if the property had previously operated as a warehouse, it had lost any legal nonconforming status because the warehouse use had not been continuously maintained.

Orlando Navarro addressed the Commission and expressed his concern is having children attend sporting facilities in an M-1 zoning districts. He believed locating athletic facilities within the city would better serve the community and improve accessibility.

Vice Chair Barron stated he preferred to postpone the item until the Applicant was present so that questions from the Commission could be addressed directly.

Ricardo Villarreal informed the Commission the Applicant was on the way to the meeting should the Commission decide to delay consideration of the item.

Ms. Guerra advised Applicants are encouraged to attend all public hearings, are provided with the meeting schedule in advance, and receive a reminder call the day before the meeting.

MOTION: Vice Chair Barron made a motion to table the item till the end of the meeting.

Second:	Commissioner Portillo
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Commissioner Beckelhymer requested clarification regarding Staff's recommendation. He asked if Staff opposed the M-1 zoning request, then would Staff support a Conditional Use Permit instead.

Chair Sada Paz asked whether a B-3 zoning district would be more appropriate.

Ms. Guerra explained a Conditional Use Permit would first require the appropriate underlying zoning district and could not be used as a mechanism to grant zoning variances. She further stated if the Applicant could not satisfy the required parking standards, Staff would have difficulty supporting a CUP because of the anticipated parking demand generated by both proposed commercial uses.

Commissioner Beckelhymer acknowledged the Applicant had not applied for a Conditional Use Permit and asked if the Commission denied the M-1 request, then they could recommend that the Applicant pursue a CUP.

Ms. Guerra confirmed the Applicant had not submitted a CUP application and explained a new application would be required before the request could be considered by the Commission.

Chair Sada Paz stated the Commission could approve a B-3 zoning district; however, because the item had already been tabled, it would be revisited later in the meeting.

Commissioner Garcia commented he would not have an issue with M-1 zoning because he believed the property had previously been zoned M-1.

Ms. Guerra clarified that the property had never been zoned M-1 and had always been zoned R-3.

I. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 5, Block 367, Western Division, located at 1812 Santa Ursula Avenue, from B-3 (Community Business District) to B-4 (Highway Commercial District).

ZC-061-2026

District VIII

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

Staff Recommendation: Staff supports the proposed zone change.

Miguel Aguilar, Owner, informed the Commission he would like to have a better opportunity in renting the property since he is being taxed as if the building were commercial.

Vice Chair Barron, asked the Applicant if he already had something in mind.

Mr. Aguilar responded he had not yet determined the specific use for the property but was seeking the requested zoning to provide greater flexibility and allow for a broader range of potential uses in the future.

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

Second:	Commissioner Portillo
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

J. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Block 1005, Eastern Division, located at 1007 south Meadow Avenue, from B-1 (Limited Business District) to B-3 (Community Business District).

ZC-062-2026

District II

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

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

Javier De Leon, Applicant, addressed the Commission and stated the surrounding properties are zoned B-3, which is why he is requesting the proposed zone change. He explained the request is intended to make the zoning of the subject property consistent with the surrounding area.

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

Second:	Commissioner Cazares
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

K. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a conditional use permit for a plat nursery on Lot 6, Block 196, Eastern Division, located at 4019 Sanders Avenue.

ZC-063-2026

District VIII

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

Staff Recommendation: Staff supports the proposed conditional use permit.

1. The C.U.P. shall be issued to Cleopetra Gomez, and shall be transferable only with the approval of the City Council, and shall be subject to all conditions of the initial approval, and such other conditions as the City Council may require.
2. The hours of operation shall be limited to, Monday through Sunday, from 10:00 a.m. to 6:00p.m.
3. The plant nursery shall be limited to the retail sale of plants. The cultivation, propagation, growing, or production of plants on-site shall be prohibited unless otherwise approved by the City through a separate permit or authorization.
4. The property owner shall implement and maintain a mosquito abatement procedures. Standing water shall not be permitted to remain on the property for more than seventy-two (72) hours unless actively managed through circulation, approved larvicide treatment, or other mosquito-control measures.
5. All fertilizers, pesticides, herbicides, and other materials shall be stored in covered and secured areas designed to prevent exposure to precipitation and stormwater runoff. Soil, mulch, compost, and similar materials shall be stored in an orderly manner and shall not create odor, dust, insect, or rodent nuisances for adjacent properties.
6. The property owner shall maintain the site free of litter, debris, dead vegetation, and other materials that may create visual blight, harbor pests, or negatively impact adjacent properties. All outdoor storage areas shall be maintained in an orderly condition at all times.
7. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
8. All plant waste, landscaping debris, dead vegetation, soil materials, and related nursery byproducts shall be collected and disposed of properly on a regular basis. There shall be no outdoor burning of materials, and all waste shall be managed in a manner that prevents the accumulation of standing water, odors, insects, rodents, or other nuisances to adjacent properties.
9. There shall be no hazardous chemical storage on the property. The determination of hazardous material shall be made by the Fire Chief as per the Laredo Land Development Code, Section 24.74.3 (d). Hazardous materials are defined as stated in the City of Laredo Code of Ordinances, Sec. 33-20.
10. No commercial vehicles shall be permitted as per the City of Laredo Land Development Code, Section 24-65.0(a), General Supplemental Provisions, Residential.
 - No commercial vehicle exceeding sixteen thousand (16,000) pounds manufacturer's Gross Vehicle Weight Rating (GVWR) or having more than two (2) axles, and no commercial or farm trailer exceeding twelve (12) feet in length, shall be parked or stored on the subject property.
 - No commercial vehicle exceeding one (1) ton manufacturer's GVWR, having more than two (2) axles, or any commercial, farm, or utility trailer shall be parked or stored within the public right-of-way adjacent to the subject property.
11. Parking associated with the proposed use shall park within the public right-of-way.
12. Lighting of property shall be screened to avoid adverse impact on adjacent residential uses or neighborhoods.

13. Landscaping shall be provided and maintained for the entire duration of the proposed use in accordance with the City of Laredo Land Development Code.
14. 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.
16. The proposed use shall comply with the City's Sign Ordinance, as per Sections 28-38.a, Permitted Sign Dimensions-Freestanding and 28-38.b Permitted Sign Dimensions-, Attached, and shall be limited to the sign types and dimensions permitted within the R-3 zoning district for church, public park, public recreational facility school, library, art gallery, or cultural facility.
15. Electronic Message Display signs and CEVMS shall be prohibited.
17. The property owner must comply with all City Noise Ordinances provisions of the City of Laredo Code of Ordinances.
18. 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.
16. All equipment and activities must be operated/conducted in a manner that minimizes noise impacts to surrounding residential uses to the maximum extent practicable.
19. The proposed use shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy.
20. 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.
21. The proposed use shall undergo an annual Fire Inspection.
22. 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.
23. Owner shall comply with Building, Health, Safety, Fire, Environmental, and all applicable codes and regulations as required.

Notice to the owner/applicant:

1. The approval of the conditional use permit does not guarantee the issuance of the building permit and requires full compliance with all applicable municipal codes and regulations.

Ms. Guerra informed the Commission this case differs from the previous nursery case, as the applicant does not grow plants on-site. Instead, the plants are delivered approximately once a month. She added, according to the applicant, sales are very limited, averaging only three (3) to five (5) plants per month.

Commissioner Cantu commented the property appeared to be well organized and maintained.

Ms. Guerra further explained staff recommended several conditions similar to those imposed on the previous nursery case, including requirements related to mosquito abatement, the storage of chemicals, the elimination of standing water, and periodic inspections. She stated the proposed use

appears to have minimal impact on the surrounding area. She also noted the applicant does not reside on the property, as it is a secondary residence, and only visits the site when a customer wishes to make a purchase.

Juana Gomez, Owner, informed the Commission the nursery is simply a hobby that provides her with something to do.

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

Second:	Commissioner Cantu
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

MOTION: Vice Chair Barron made a motion to revisit Item 7G.

Second:	Commissioner Portillo
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

G. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 2, 4, 6 and 8, Block 544, Western Division, located at 2303 Santa Rita Avenue, from R-3 (Mixed Residential District) to M-1 (Light Manufacturing District).

ZC-058-2026

District VIII

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

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

Juan De Dios Gonzalez and Omar Camacho, Owners, informed the Commission they were available to answer any questions.

Commissioner Garcia asked about the current use of the property.

Mr. Gonzalez responded the property is currently being used entirely as a warehouse. He stated they purchased the property for warehousing purposes and intend to continue using it for that purpose.

Mr. Camacho informed the Commission that he currently uses approximately one-half (½) of the warehouse for the buying and selling of forklifts. He explained that they purchased the property because the water and electrical services had never been disconnected, leading them to believe the warehouse use had been grandfathered, despite the property's R-3 zoning. He added that they acquired the property during the COVID-19 pandemic, when it was in poor condition, and have since cleaned and improved the site.

Commissioner Garcia requested clarification regarding the property's zoning and the surrounding area.

Ms. Guerra explained all properties located west of the railroad tracks are zoned industrial, while the properties east of the railroad tracks are zoned R-3 residential. She stated the subject property has always been zoned R-3 and has never been zoned M-1.

Commissioner M. Martinez asked whether the property was currently operating under M-1 zoning.

Ms. Guerra explained it was not. She stated if the current use is for ropa usada (used clothing sales), the appropriate zoning classification would be B-3.

Commissioner M. Martinez asked for confirmation that ropa usada is permitted under B-3 rather than M-1.

Ms. Guerra confirmed a B-3 zoning classification would be required for that use.

Commissioner M. Martinez then asked how the property would lose its grandfathered status.

Ms. Guerra explained a legal nonconforming use is discontinued if it ceases operation for more than six (6) months. She clarified maintaining active utility services does not establish the warehouse use has continued; rather, the business itself must remain in operation. She further noted the property is currently being used for ropa usada, not as a warehouse.

Commissioner Portillo asked whether the applicants would consider requesting a B-3 zoning classification instead, and whether that option had been discussed with them, noting they had indicated a desire to remain compatible with the surrounding neighborhood and were not proposing more intensive industrial uses.

Mr. Camacho stated that staff had informed them about the possibility of requesting a B-4 zoning classification. However, they chose to apply for M-1 zoning to provide greater flexibility and avoid the need for another zone change application in the future. He added if B-3 was the only feasible option, they would consider pursuing it.

Commissioner Portillo commented locating M-1 zoning within a residential area is challenging because it permits many intensive uses that could negatively affect nearby residents.

Chair Sada Paz stated the property has limited parking but acknowledged it continues to function as a warehouse.

Commissioner Cantu commented the railroad tracks create a division between the industrial and residential areas.

Commissioner Portillo reiterated the subject property is located on the residential side of the railroad tracks.

Vice Chair Barron asked whether the railroad remains active and how frequently trains pass through the area.

The applicant responded the railroad is still in operation and trains pass through approximately seven (7) times each day.

Vice Chair Barron stated given the active railroad operations and the property's historical function, including the possibility it was previously used for loading and unloading freight, those factors should be considered when evaluating whether the property should be allowed to continue functioning as a warehouse despite its residential zoning.

MOTION: Commissioner Garcia made a motion to close the public hearing, go against Staff recommendation and approve the item as an M-1 zone.

Second:	Vice Chair Barron
In Favor:	7
Opposed:	1 Commissioner Portillo
Abstained:	0

Motion Carried

8. CONSIDERATION OF THE FOLLOWING PRELIMINARY PLATS AND REPLATS:

- A. Preliminary consideration of the replat of North Webb Industrial Park, Phase 1, Block 2, Lots 3 and 6 into North Webb Industrial Park, Phase 1, Block 2, Lots 3A and 6A. The site is an existing warehouse.**

PL-126-2026

District VII – Councilmember Vanessa Perez

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

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

Second:	Commissioner Cantu
In Favor:	8

Opposed: 0
Abstained: 0

Motion Carried Unanimously

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

Planning:

1. Revise Plat Note No. 2 to state the following: “All curb cuts shall comply with the Standard Technical Specification Manual, as may be amended from time to time.”
2. Identify all easements.
3. All improvements as per the Subdivision Ordinance.

Fire: No comments submitted.

Traffic Safety: No comments submitted.

Engineering: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

U.I.S.D.: No comments submitted.

L.I.S.D.: No comments submitted.

AT&T: No comments submitted.

- B. Preliminary consideration of the plat of Shiloh Crossing Subdivision, Phase 6, Block 1, Lot 1.
The intent is multi-family.**

PL-128-2026

District VII – Councilmember Dr. Tyler King

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

Armando Guerra, Premier Engineering, informed the Commission he concurred with Staff comments.

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

Second: Commissioner M. Martinez
In Favor: 8
Opposed: 0
Abstained: 0

Motion Carried Unanimously

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

Planning:

1. A zone change will be required for the proposed use. 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.
2. Revise Plat Note No. 3 to state the following: "All curb cuts shall comply with the Standard Technical Specification Manual, as may be amended from time to time."
3. Coordinate with the Traffic Safety division for the placement of driveway(s) and access.
4. Revise Sheet Title Block as it states "Adriani Plaza Subdivision".
5. Identify all easements.
6. All improvements as per the Subdivision Ordinance.

Fire: No comments submitted.

Traffic Safety: No comments submitted.

Engineering: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

U.I.S.D.: No comments submitted.

L.I.S.D.: No comments submitted.

AT&T: No comments submitted.

**C. Preliminary consideration of the plat of Ponderosa Commercial Subdivision, Unit 3A – Phase 2.
The intent is commercial.**

PL-127-2026

District IV – Councilmember Ricardo "Rick" Garza.

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

Orlando Navarro, Mesquite Engineering, informed the Commission that he concurred with all of Staff's comments. He stated, however, that Planning Comment No. 1 did not apply to the plat under consideration because the property has no curb cuts, and requested that the comment be removed.

Vanessa Guerra, Planning Director, informed Mr. Navarro that the plat note referenced in Planning Comment No. 1 had been included on the plat by his engineer.

Rafael Vidaurri, Planner, confirmed that the note in question had been placed on the plat by the applicant's engineer.

Mr. Navarro acknowledged the clarification, and informed the Commission that he would have his engineer remove the note from the plat.

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

Second:	Vice Chair Barron
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

Planning:

1. Revise Plat Note No. 2 to state the following: “All curb cuts shall comply with the Standard Technical Specification Manual, as may be amended from time to time.”
2. Identify all easements.
3. All improvements as per the Subdivision Ordinance.

Fire: No comments submitted.

Traffic Safety: No comments submitted.

Engineering: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

U.I.S.D.: No comments submitted.

L.I.S.D.: No comments submitted.

AT&T: No comments submitted.

D. Preliminary consideration of the plat of Gator Pointe Subdivision, Phase 4. The intent is residential.

PL-129-2026

District III – Councilmember Melissa Cigarroa

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

Commissioner Garcia, stepped out of the meeting at 7:18 p.m.

Ricardo Villarreal, Top Site Civil Group, informed the Commission he concurs with all of Staff comments.

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

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

Motion Carried Unanimously

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

Planning:

1. Provide the applicable FEMA Flood Insurance Rate Map (FIRM) panel number, as it is not currently shown on the plat.
2. Identify the unbuildable lots in Plat Note no. 12 and clearly identify them on the platdrawing.
3. Identify the lots in Plat Note No. 17.
4. Provide a graphic scale for the vicinity map to 1 inch = 2,000 feet.
5. Provide street names.
6. Remove the Certificate of Engineer by removing the reference to the “WebbCounty Commissioners Court,” as the subject tract is located within the city limits.
7. Identify all easements, including utility easements, as they are not currently shown.
8. All improvements as per the Subdivision Ordinance.

Fire: No comments submitted.

Traffic Safety: No comments submitted.

Engineering: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

U.I.S.D.: No comments submitted.

L.I.S.D.: No comments submitted.

AT&T: No comments submitted.

E. Preliminary consideration of the plat of South Commercial Subdivision, Phase 1 at Buena Vista Ranch. The intent is commercial.

PL-130-2026

District I – Councilmember Gilbert Gonzalez

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

Ricardo Villarreal, Top Site Civil Group, informed the Commission he had a question for Staff regarding the requirement to submit a master plan. He explained none of the four (4) adjoining properties are part of the proposed development and noted there is still commercial property located on the north side that is not contiguous to the subject property. He asked whether a master plan would still be required under those circumstances.

Rafael Vidaurri, Planner, provided background on Staff's comment and explained the ordinance requires the submission of a master plan for phased developments. He stated because the plat is identified as "Phase 1," Staff assumed additional phases were anticipated and, therefore, requested a master plan.

Mr. Villarreal asked whether removing "Phase 1" from the plat name would satisfy Staff's concern.

Staff responded that it would.

Mr. Villarreal stated he would revise the plat name accordingly, and the clarification answered his question.

Commissioner Garcia, stepped back into the meeting at 7:20 p.m.

MOTION: Commissioner M. Martinez made a motion to **approve** the item subject to Staff comments and by removing "Phase 1" from the plats name.

Second:	Commissioner Portillo
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

Planning:

1. Verify the presence of any existing high-pressure gas lines, as a gas line appears on the Railroad Commission GIS maps and the proposed plat is adjacent to a CenterPoint Energy facility at the southeast corner of the property. If applicable, provide a No Build Zone in accordance with Section 24.77.2 (12) of the Land Development Code.
2. The proposed plat is identified as Phase 1 of a phased development. Pursuant to Section 2.3.2 of the Subdivision Ordinance, submit a General Plan (Master Plan), as required for subdivisions proposed to be developed in sections or phases.
3. Identify and label the recorded ownership of all adjacent tracts on the plat, including the CenterPoint Energy facility to the subject property.
4. Provide alternate street name as “Buena Vista” is already in use within the Eastern Division.
5. Access to Cuatro Vientos is subject to review and approval by Texas Department of Transportation (TX-DOT).
6. Identify all easements.
7. All improvements as per the Subdivision Ordinance.

Fire: No comments submitted.

Traffic Safety: No comments submitted.

Engineering: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

U.I.S.D.: No comments submitted.

L.I.S.D.: No comments submitted.

AT&T: No comments submitted.

9. CONSIDERATION OF THE FOLLOWING FINAL PLATS AND REPLATS:

- A. Final consideration of the replat of Lot 1400, Block 85, Del Mar Hills into Lot 1400A, Block 85, Del Mar Hills. The intent is residential.**

PL-131-2026

District V – Councilmember Ruben Gutierrez, Jr.

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

Ricardo Villarreal, Top Site Civil Group, informed the Commission he concurs with all of Staff comments.

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

Second:

Commissioner Cazares

In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

10. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:

- A. Consideration of Model Rule Subdivision Compliance of the plat of Cielo Vista, Phase 2.
The intent is residential.**

PL-131-2026

District II – Councilmember Ricardo “Richie” Rangel, Jr.

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

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

Second:	Commissioner Garcia
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

11. DISCUSSION AND POSSIBLE ACTION:

- A. Discussion and possible action regarding the creation and scheduling of Planning and Zoning Commission subcommittee(s) for the purpose of analyzing, reviewing, and making recommendations for the drafting of the final version of ReCode Laredo (Unified Development Code), and any matters incident thereto.**

Rafael Vidaurri, Planner, informed the Commission that Staff had been directed to present the ReCode to the Planning and Zoning Commission for review by September. He welcomed recommendations on how to proceed, including the formation of sub-committees consisting of two (2) or three (3) Commissioners, appointing a Chair for each committee, and dividing the ReCode by chapters to provide progress updates every two (2) weeks.

Chair Sada Paz stated that the private sector, including developers, should play an active role in the review process since they are the professionals who will ultimately implement the regulations. She suggested forming sub-committees comprised of Commissioners, Staff, developers, engineers, and contractors, with each committee assigned specific chapters of the ReCode to review.

Mr. Vidaurri informed the Commission that Staff would coordinate suitable meeting locations for the sub-committees.

Vanessa Guerra, Planning Director, explained that sub-committees would not be required to post meeting agendas and could meet at mutually convenient times and locations. She requested direction from the Commission on whether to continue with the scheduled workshops or proceed with sub-committees.

Following discussion, the Commission directed Staff to replace the workshops with three (3) sub-committees, each consisting of at least three (3) members. Chair Sada Paz, Vice Chair Barron, and Commissioner Garcia were appointed to serve as Chair of their respective sub-committees and will select the remaining members. Each sub-committee will be responsible for reviewing four (4) chapters of the ReCode.

Jesus Ruiz, Contractor, suggested reviewing the existing and proposed versions of the ReCode side by side to better identify and evaluate the proposed changes.

Ricardo Villarreal emphasized the importance of having Staff representatives from all applicable departments participate in the sub-committee meetings to provide technical input.

Vice Chair Barron stepped out of the meeting at 7:41 p.m. and returned at 7:42 p.m.

The Commission emphasized the importance of participation by Staff and department representatives from Engineering, Utilities, Parks, Traffic, and Environmental Services to ensure the review process is completed in time to provide a recommendation to the City Council by September.

MOTION: Vice Chair Barron made a motion to postpone the workshops until the end of the process and to form three (3) sub-committees, to review four (4) chapters each. Chair Sada Paz, Vice Chair Barron, and Commissioner Garcia will each serve as Chair of a sub-committee and will provide Staff with a list of their respective members.

Second:	Commissioner Beckelhymer
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

12. ADJOURNMENT:

MOTION: Commissioner A. Garcia made a motion to adjourn the meeting at 7:46 p.m.

Second:	Commissioner Beckelhymer
In Favor:	7
Opposed:	0

Abstained: 0

Motion Carried Unanimously

Vanessa Guerra, AICP, MPA
Planning Director

Daniella Sada Paz, Chair
Planning & Zoning Commission