

**CITY OF LAREDO
PLANNING AND ZONING COMMISSION**

MEETING MINUTES OF MARCH 5, 2026

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:03 p.m. on Thursday, March 5, 2026, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

COMMISSIONERS PRESENT:

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

COMMISSIONERS EXCUSED:

Michael Barron, Vice Chair	(Excused)
Cindy E. Cantu	(Excused)
Adolfo Martinez	(Excused)

STAFF PRESENT:

Vanessa Guerra, Planning Director
Rafael Vidaurri, Planner
Luis Vazquez, Planner
Joaquin Rodriguez, Legal
Ruben Dominguez, Fire Department

OTHERS PRESENT:

Orlando Navarro
Wayne Nance
Francisco Ramos

1. CALL TO ORDER

Chair Sada Paz called the Planning and Zoning Commission meeting to order at 6:03 p.m.

2. ROLL CALL

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

MOTION: Commissioner Portillo, made a motion to excuse Commissioner(s) not present.

Second:	Commissioner Garcia
In Favor:	6

Opposed: 0
Abstained: 0

Motion Carried Unanimously

3. PLEDGE OF ALLEGIANCE

4. CITIZEN COMMENTS

None.

5. 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 Provisions,” creating subsection (D) 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.**

Mr. Orlando Navarro addressed the Commission and requested clarification regarding which ordinance was currently under review.

Commissioner M. Martinez responded the Commission was reviewing the ordinance related to exhaust placement requirements for fuel dispensing facilities. He explained the ordinance addresses the required distance for exhaust systems, specifically whether they must be located within 100 feet or 200 feet of any residential district, school, or daycare facility, depending on the gasoline tank capacity of the facility. Commissioner Martinez further noted, pursuant to regulations of the Texas Commission on Environmental Quality (TCEQ), exhaust pipes are generally required to extend above the canopy of the structure; however, he indicated he was uncertain whether that specific requirement applied to the ordinance currently under consideration.

Ms. Vanessa Guerra informed the Commission the caption of the ordinance differed from the caption presented in the Staff report.

Mr. Joaquin Rodriguez of the Legal Department advised the Commission the language contained within the ordinance itself constituted the controlling authority.

Commissioner Cazares stated the Environmental Director, Mr. Wagner, had previously indicated that exhaust systems located above the canopy were not the primary issue under consideration. Rather, the more significant concern involved the connectors extending from the underground storage tanks, and the applicable distance measurements would begin from those tank caps.

Ms. Vanessa Guerra, Planning Director, informed the Commission she had consulted with Mr. Wagner regarding the matter. She explained the discussion centered on how the required

distance measurements would be determined. Specifically, the previously discussed interpretation suggested the 100-foot distance would be measured from the property boundary. However, the ordinance language under review indicated the 100-foot distance would instead be measured from the injection point of the underground storage tanks. Ms. Guerra clarified the Commission was discussing whether the 100-foot or 200-foot distance requirements should be measured from the property line of the gas station site or from the injection point where gasoline is delivered into the storage tanks.

Commissioner Garcia suggested the ordinance be rewritten using language that is clearer and more easily understood, so the provisions would not require additional explanation for proper interpretation.

Chair Sada Paz requested Mr. Wagner attend the next meeting when the ordinance would be presented in order to provide an explanation consistent with the information he had previously provided to the Subcommittee.

Ms. Guerra informed Chair Sada Paz Staff would extend an invitation to Mr. Wagner to attend the next meeting at which the ordinance would be discussed. She also noted representatives from the Legal Department, which is responsible for the ordinance, would be present.

Commissioner Portillo requested Mr. Wagner provide supporting documentation and/or a presentation explaining the ordinance, particularly in the event that he is unable to attend the meeting.

MOTION: Commissioner Garcia made a motion to **table** the item and requested it be rewritten so that it will be easier to understand.

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

Motion Carried Unanimously

6. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:

A. Review and consideration of a revision to the Aquero Subdivision Masterplan, and the granting of a variance to increase the maximum dead-end street length from 500 feet to approximately 650 feet, pursuant to Section 3-2 J, of the Subdivision Ordinance. The intent is residential, commercial, and multifamily. The purpose of this revision is to reconfigure phases and increase residential density.

PL-067-2026

District VII – Councilmember Vanessa Perez

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

Wayne Nance, Porras Nance Engineering, informed the Commission he concurred with Staff comments.

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

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

Motion Carried Unanimously

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

Planning:

1. Include the extension of Aquero Boulevard in Phase XIII (8).
2. Revise street name “Pope Pius XI” in Phase VIII, as it conflicts with “Pope Pius X” in Phase V.
3. A zone change will be required for the intended uses. Please note that masterplan 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. In the event that the zone change is not approved, the applicant must submit a revised plat.
4. Coordinate with the Parks Department for input on the proposed greenspace.
5. 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).
6. All improvements as per the Subdivision Ordinance.

Fire:

1. Phase VII – Basilica Dr. and Vacation Ct. – Dead-end fire apparatus roads in excess of 150 feet shall be approved with width and turnaround provisions in accordance with Table D103.4 (96-foot cul-de-sac, 60-foot Y, 120-foot hammerhead).
2. Fire hydrants required every 500 feet for residential development.
3. ~~Phase IX – Remoteness where two fire apparatus access roads are required they shall place a distance apart to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served measured in a straight line between accesses.~~
4. ~~Phase VIII – Dead-end fire apparatus roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4 (96-foot cul-de-sac, 60-foot Y, 120-foot hammerhead).~~
5. ~~Fire hydrants required every 500 feet for residential development.~~

Traffic Safety:

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. (As per Subdivision Ordinance Handbook Section 3-2).
 - 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.
2. Submit a TIA (As per Land Development Code Section 24.62.8)
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. Follow functional hierarchy of roads (As per AASHTO Chapter 1)

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.

7. CONSIDERATION OF THE FOLLOWING PRELIMINARY PLATS AND REPLATS:

- A. Preliminary consideration of the plat of Lot 1, Block 1, Jorge A. & Beatriz A. Flores Subdivision. The intent is multi-family.**

PL-065-2026

District V – Councilmember Ruben Gutierrez, Jr.

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

Francisco Ramos, Ramos Engineering, informed the Commission he concurred with Staff comments and stated a zone change application was submitted to change the zoning from an R-1 to an R-2.

Vanessa Guerra, Planning Director, informed the Commission and Engineer if the zone change does not get approved, they would need to come back and address it in the plat.

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

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

Motion Carried Unanimously

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

Planning:

1. Provide a cul-de-sac of a radius of 50 ft. at dead-end of “Don Beto Drive” pursuant to Section 3.2 J. of the Subdivision Ordinance.
2. A zone change will be required for the intended 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. Should the request be denied, a plat revision will be required.
3. Identify all easements.
4. 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 Lot B-8E, Tanquecitos Partnership II Subdivision.
The intent is residential.**

PL-066-2026

Extra-Territorial Jurisdiction (ETJ)

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

Francisco Ramos, Ramos Engineering, informed the Commission he concurred with Staff comments.

Commissioner M. Martinez stepped out of the meeting at 6:19 p.m.

Commissioner M. Martinez stepped back into the meeting at 6:20 p.m.

MOTION: Commissioner Garcia 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. Modify Plat Note No. 3 to include the correct lot number.
2. Plat approval is required by Webb County as this subdivision is located in the Extra-Territorial Jurisdiction (ETJ) of the City of Laredo.
3. Identify all easements.
4. 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.

8. CONSIDERATION OF THE FOLLOWING FINAL PLATS AND REPLATS:

MOTION: Commissioner Garcia made a motion to **hear** items 8A, 8B and 8C together.

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

Motion Carried Unanimously

A. Final consideration of the plat of Lot 1, Block 1, Gonzalez-Gonzalez Plat. The intent is commercial.

PL-070-2026

District III – Councilmember Melissa R. Cigarroa

B. Final consideration of the plat of the replat of Lot 1, Block 8, Pueblo Nuevo into Lot 1A, 1B and 1C, Block 8, Pueblo Nuevo. The intent is residential and commercial.

PL-069-2026

Extra-Territorial Jurisdiction (ETJ)

C. Final consideration of the plat of Los Presidentes East Subdivision, Phase 5. The intent is residential.

PL-068-2026

District III – Councilmember Melissa R. Cigarroa

Luis Vazquez, Planner, read items 8A, 8B and 8C in for the record.

MOTION: Commissioner Garcia made a motion to **approve** items 8A, 8B and 8C.

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

Motion Carried Unanimously

9. ADJOURNMENT:

MOTION: Commissioner Garcia made a motion to **adjourn** the meeting at 6:22 p.m.

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

Motion Carried Unanimously

Vanessa Guerra, AICP, MPA
Planning Director

Daniella Sada Paz, Chair
Planning & Zoning Commission