

**CITY OF LAREDO  
PLANNING AND ZONING COMMISSION**

**MEETING MINUTES OF APRIL 16, 2026**

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:03 p.m. on Thursday, April 16, 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 (Arrived at 6:01 p.m.)  
Rolando Cazares  
Cindy E. Cantu  
Mercurio Martinez, III  
John D. Beckelhymer  
Hector "Tito" Garcia  
Adolfo Martinez

**COMMISSIONERS EXCUSED:**

Regina Portillo (Excused)

**STAFF PRESENT:**

Charles Graves, Planning Executive Director  
Vanessa Guerra, Planning Director  
Rafael Vidaurri, Planner  
Deidre Garcia, Planner  
Laura Garza, Planner  
Luis Vazquez, Planner  
Stephanie Prado, Planner  
Ruben Dominguez, Fire Department  
Elizabeth Carrera, Parks Planner

**OTHERS PRESENT:**

Ricardo Villarreal  
Raul Valdez  
Graciela Rubio  
John Peter Montalvo  
Gerardo Ramon  
Pilar Sanchez  
Nohemi Sanchez  
Gabriela Sanchez  
Jonathan Vazquez  
Wayne Nance  
Roberto Manchasi  
Rosalba Alejandres

Planning & Zoning Commission  
Minutes  
April 16, 2026

**1. CALL TO ORDER**

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

**2. ROLL CALL**

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

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

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

Motion Carried Unanimously

**3. PLEDGE OF ALLEGIANCE**

**4. TEXAS PLEDGE**

**5. APPROVAL OF MINUTES OF:**

**A. Regular Meeting of March 19, 2026**

**B. Regular Meeting of April 2, 2026.**

**MOTION:** Commissioner Garcia made a motion to approve the minutes for March 19, 2026 and April 2, 2026.

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

Motion Carried Unanimously

**6. CITIZEN COMMENTS**

None.

Vanessa Guerra, Planning Director, introduced Mr. Charles Graves, noting that he is an accomplished City Planner with extensive experience in municipal planning, land development, and regulatory compliance. She explained that the City has engaged Mr. Graves for a 90-day assignment as part of the City’s Development Services Stabilization and Modernization Plan. In this role, he is tasked with

conducting a comprehensive operational review of Development Services, Planning, and One-Stop-Shop functions. The objective of this effort is to produce a final report that will establish a three-year roadmap for the modernization of development services operations.

Vice Chair Barron requested Item 7C be moved up since the item had been tabled and is requesting to be tabled again.

**7. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE.**

MOTION: Vice Chair Barron made a motion to **move up** item 7C.

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

Motion Carried Unanimously

**C. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 3.33-acre tract, as further described by metes and bounds in exhibit A, located east of Don Beto Drive and north of Grisell Drive, from (R-1 (Single Family Residential District) to R-2 (Multi-Family Residential District).**

**ZC-035-2026**

**District V**

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

Vanessa Guerra, Planning Director informed the Commission the applicant requested to table the item again.

MOTION: Vice Chair Barron made a motion to **table** the item time certain.

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

Motion Carried Unanimously

MOTION: Vice Chair Barron made a motion to **move up** items 7F, 7G, 7H, 7I and 7K since they are all within the same area.

Second:	Commissioner A. Martinez
In Favor:	8

Opposed: 0  
Abstained: 0

Motion Carried Unanimously

Vanessa Guerra, Planning Director, reminded the Commission and attendees of the three-minute rule for public comments on agenda items. She stated that staff will monitor speaking time and noted that, as indicated on the agenda, comments are limited to three (3) minutes per speaker. She further advised that no more than three (3) individuals are permitted to speak on each side of an issue.

- F. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 32 acres, as further described by metes and bounds in attached Exhibit A, located north of Lomas Del Sur Road and east of Cuatro Vientos Road, from R-1A (Single-Family Reduced Area District) to B-4 (Highway Commercial District).**

**ZC-040-2026**

**District I**

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

- G. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 9.53 acres, as further described by metes and bounds in attached Exhibit A, located north of Lomas Del Sur Road and east of Charolais Drive, from R-1A (Single Family Reduced Area District) to B-4 (Highway Commercial District).**

**ZC-041-2026**

**District III**

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

- H. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 59.55 acres, as further described by metes and bounds in attached Exhibit A, located south of Lomas Del Sur Road and east of Cuatro Vientos Road, from AG (Agricultural District) and B-3 (Community Business District) to B-4 (Highway Commercial District).**

**ZC-042-2026**

**District I**

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

- I. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 16.7 acres, as further described by metes and bounds in attached exhibit A, located south**

**of Lomas del Sur Road and east of Cuatro Vientos Road, AG (Agricultural District) and B-3 (Community Business District) to B-4 (Highway Commercial District).**

**ZC-043-2026**

**District I**

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

- K. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 3.92 acres, as further described by metes and bounds in attached Exhibit A, located north of Lomas Del Sur Road and east of Cuatro Vientos Road, from R-1A (Single Family Reduced Area District) to B-4 (Highway Commercial District).**

**ZC-049-2026**

**District I**

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

Ricardo Villarreal, Top Site Civil Group, and Raul Valdez, Quatro Vientos South, addressed the Commission in support of the items. Mr. Villarreal stated that the proposed development is adjacent to the newly established Buena Vista Sports Complex. He explained that the City, in coordination with the Planning Department, has designated the surrounding area as an entertainment district and has already invested approximately \$55 million in the sports complex, with two (2) additional phases pending. He emphasized that the area is expected to become a major tourism hub, potentially the number one tourism destination in Laredo.

Raul Valdez, Buena Vista Ranch Land Development, also spoke in support, expressing appreciation to the City Council and the citizens of Laredo for making the Sports Complex a reality. He stated that the development will foster economic growth and development, not only for South Laredo but specifically for the southeastern portion of the city. He further noted that the Sports Complex is generating both regional and national interest in the area.

Vanessa Guerra, Planning Director, explained that Staff does not support a B-4 zoning designation for the area. She stated that while B-4 zoning permits uses such as bars and restaurants serving alcohol without requiring a Special Use Permit (SUP) or Conditional Use Permit (CUP), it also allows for more intensive transportation-related uses. These include heavy tire shops, heavy mechanical repair facilities, heavy equipment repair, truck and trailer rental, auto wrecker services, inoperable vehicle storage yards, and warehouses, among others. She emphasized that there would be no effective mechanism to restrict or prevent such uses under B-4 zoning.

Ms. Guerra also noted concerns regarding roadway capacity, stating that although the roadway is identified as having a 120-foot right-of-way, portions currently appear to be developed at approximately 60 feet back-to-back and, in some areas, as narrow as 26 feet. As such, there is

no clear mechanism to ensure full build-out to the intended 120-foot standard. Additionally, she highlighted that the proposed development backs up to residential areas, which raises compatibility concerns. For these reasons, Staff recommended a B-3 zoning designation, as it aligns with the Comprehensive Plan and permits restaurant uses while requiring a Special Use Permit for the sale of alcohol.

**MOTION:** Commissioner M. Martinez made a motion to close the public hearing, go against Staff recommendation and **approve** the B-4 zoning designation for items 7F, 7G, 7H, 7I, and 7K.

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

Motion Carried Unanimously

Chair Sada Paz read Items 7G, 7H, 7I and 7K in for the record.

Vice Chair Barron stepped out of the meeting at 6:45 p.m.

Vice Chair Barron stepped back into the meeting at 6:46 p.m.

Commissioner Garcia stepped out of the meeting at 6:47 p.m.

**MOTION:** Vice Chair Barron made a motion to **bring back** item 7C.

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

Motion Carried Unanimously

Commissioner A. Martinez stepped out of the meeting at 6:47 p.m.

**C. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 3.33-acre tract, as further described by metes and bounds in exhibit A, located east of Don Beto Drive and north of Grisell Drive, from (R-1 (Single Family Residential District) to R-2 (Multi-Family Residential District).**

**ZC-035-2026**

**District V**

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

Graciela Rubio informed the Commission the property is at a dead end and expressed concern regarding whether adequate access will be provided once the property is developed.

Vanessa Guerra, Planning Director, advised the Commission if the item is tabled time uncertain, staff will be required to re-notice the item. However, if the item is tabled time certain, re-noticing will not be necessary.

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

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

Motion Carried Unanimously

Commissioner A. Martinez stepped back into the meeting at 6:50 p.m.

**A. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a conditional use permit for a manufacturing/storage (millwork) on the north half (1/2) of Lot 4, Block 365, Western Division, located at 1809 San Dario Avenue.**

**ZC-012-2026**

**District VIII**

**Staff Recommendation:** Staff **support** the proposed conditional use permit.

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

John Peter Montalvo, a resident, informed the Commission of his opposition to the proposed zone change, stating that the area should remain designated for single-family residential use.

**MOTION:** Commissioner M. Martinez made a motion to close the public hearing, go against Staff recommendation and **deny** the conditional use permit.

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

Motion Carried Unanimously

Commissioner Cazares, left the meeting at 6:58 p.m.

**B. Amending the Zoning Ordinance (Map) of the City of Laredo by amending Ordinance 2023-O-011 which authorized a conditional use permit for an amusement redemption machine establishment on Lot 1A, Block, 1, Anil Associates, Limited Liability Company, Phase 1, located at 9110 McPherson Road, Suite 1 (10,800 square feet) in order to remove the current parties and issue the conditional use permit to the property and to extend the current expiration date of the conditional use permit.**

**ZC-028-2026**

**District VI**

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

**Staff Recommendation:** Staff **supports** the proposed conditional use permit amendment to extend the current expiration date.

Staff **does not support** removing the current parties from the conditional use permit.

**MOTION:** Vice Chair Barron made a motion to close the public hearing, support Staff recommendation **approve** the conditional use permit amendment to extend the current expiration date and **deny** the removal of the current parties from the conditional use permit.

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

Commissioner Beckelhymer asked Staff to clarify the reason for the removal of the current parties listed on the Conditional Use Permit (CUP).

Vanessa Guerra, Planning Director, explained that in the past, an Amusement Redemption Machine Establishment could be authorized through an overlay district and approved via a Conditional Use Permit (CUP). However, regulations have since changed, and such establishments are no longer eligible for approval through a CUP. They are now only permitted within an existing B-4 zoning district.

Ms. Guerra emphasized that, under the current ordinance, Redemption Machine Establishments (commonly referred to as “maquinitas”) must be located within an existing B-4 zone. She further noted that the updated ordinance requires licenses to be issued directly to the operator; therefore, the operator’s name must match the name on the license.

Additionally, Ms. Guerra stated that Staff conducted a review of the property’s history, including any citations or police activity. Aside from a single citation issued when the business initially began operating, no other violations were found. Based on this, Staff is comfortable supporting an extension of the expiration date for ten (10) years. She also explained that the

establishment is considered legally nonconforming, as it does not meet current ordinance requirements.

Commissioner Beckelhymer then requested clarification regarding which parties were proposed to be removed from the CUP.

Ms. Guerra responded that the applicant is requesting the removal of both the landowner and the tenant from the CUP. She explained that the intent is for the CUP to not be issued to any individual. However, Staff does not support this request, as the ordinance requires that the CUP identify, at a minimum, the operator by name.

**MOTION:** Motion Carried Unanimously

**D. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 10, Block X6, Southview Replat, Phase II, located at 3502 south Arkansas Avenue, from R-1 (Single-Family Residential District) to R-2 (Multi-Family Residential District).**

**ZC-038-2026**

**District II**

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

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

Gerardo Ramon, Representative, informed the Commission he is requesting the zone change in order to have two houses in one lot.

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

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

Motion Carried Unanimously

**E. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 6, Block 1, Los Corralitos Subdivision, located at 18215 FM 1472, from AG (Agricultural District) to M-1 (Light Manufacturing District).**

**ZC-039-2026**

**District VII**

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

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

Pilar, Nohemi, and Gabriela Sanchez, Applicants, informed the Commission that they are requesting the zone change to allow their children to continue operating their trailer repair business (road service).

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

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

Motion Carried Unanimously

**J. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 4.07 acres, as further described by metes and bounds in attached, Exhibit A, located south of Siller Loop and west of Martinique Drive, AG (Agricultural District) to Single Family Residential District).**

**ZC-044-2026**

**District VII**

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

**Staff Recommendation:** Staff recommends **approval** of the item.

Commissioner M. Martinez stepped out of the meeting 7:22 p.m.

Jonathan Vazquez, Sabio Engineering, informed the Commission he was in support of the proposed zone change.

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

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

Motion Carried Unanimously

- L. **Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning for B-4 (Highway Commercial District) on a tract of land containing 23.942-acres, more or less, as described by metes and bounds in the attached Exhibit “A”, and known as Annexation Tract 1 (NDAS Development Tract) located southeast of Cuatro Vientos and Sierra Vista Boulevard.**

AN-001-2026

**District I – Councilmember Gilbert Gonzalez**

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

**Staff Recommendation:** Staff **supports** the proposed annexation.

Staff **does not support** the proposed initial zoning of B-4 (Highway Commercial District).

Instead, Staff **recommends** the initial zoning of B-3 (Community Business District).

Wayne Nance, Porrás Nance Engineering, informed the Commission that although the property frontage is currently zoned B-4, the applicant is seeking annexation. Therefore, they are in agreement with Staff’s recommendation to assign an initial zoning of B-3 (Community Business District).

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

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

Motion Carried Unanimously

- M. **Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning for M-1 (Light Manufacturing District) on a tract of land containing 8.42-acres, more or less, as described by metes and bounds in the attached Exhibit “A”, and known as Annexation Tract 2 (All Carriers Tract) located southeast of FM 1472 and west of Ben-Hur Ranch Road.**

AN-002-2026

**District VII – Councilmember Vanessa Perez**

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

**Staff Recommendation:** Staff **supports** the proposed annexation.

Staff **supports** the proposed initial zoning of M-1 (Light Manufacturing District).

**MOTION:** Commissioner A. Martinez made a motion to **approve** the item.

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

Motion Carried Unanimously

Commissioner M. Martinez stepped back into the meeting at 7:31 p.m.

**N. Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning for M-1 (Light Manufacturing District) on a tract of land containing 5.19-acres, more or less, as described by metes and bounds in the attached Exhibit “A”, and known as Annexation Tract 1 (NDAS Development Tract) located southeast of Cuatro Vientos and Sierra Vista Boulevard.**

**AN-003-2026**

**District VII – Councilmember Vanessa Perez**

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

**Staff Recommendation:** Staff **supports** the proposed annexation.

Staff **supports** the proposed initial zoning of M-1 (Light Manufacturing District).

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

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

Motion Carried Unanimously

**O. Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning for M-1 (Light Manufacturing District) on a tract of land containing 150.8236-acres, more or less, as described by metes and bounds in the attached Exhibit “A”, and known as Annexation Tract 4 (Gilpin Tract) located northwest of Nicolas D. Hachar Road and River Bank Drive.**

**AN-004-2026**

**District VII – Councilmember Vanessa Perez**

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

**Staff Recommendation:** Staff **supports** the proposed annexation.

Staff **supports** the proposed initial zoning of M-1 (Light Manufacturing District).

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

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

Motion Carried Unanimously

**P. Public hearing and recommendation of an ordinance amending the City of Laredo Subdivision Ordinance, Chapter III, Section 3.2 Entitled “Streets and Alleys,” by adding definitions for block length and block width; providing that this ordinance shall be cumulative; providing for severability clause; and providing for publication and effective date.**

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

**Staff Recommendation:** Staff recommends **approval** of the proposed amendment to the Subdivision Ordinance.

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

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

Motion Carried Unanimously

**8. CONSIDERATION OF THE FOLLOWING MASTER PLANS:**

**MOTION:** Commissioner Garcia made a motion to **hear** Items 8A & 8B together.

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

Motion Carried Unanimously

- A. Consideration of a revision to the Ponderosa Masterplan. The intent is residential, commercial, multi-family, and industrial. The purpose of the revision is to reconfigure lots with Unit 3A and Unit 6.**

**PL-087-2026**

**District III – Councilmember Melissa R. Cigarroa  
District IV – Councilmember Ricardo “Rick” Garza**

Commissioner Garcia stepped out of the meeting at 7:40 p.m.

Commissioner Garcia stepped back into the meeting at 7:43 p.m.

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

**Planning:**

1. Identify the lots of Ponderosa Commercial Subdivision, Unit 3A, Phase 1.
2. Provide a vicinity map.
3. Access to Loop 20 is subject to the review and approval by Texas Department of Transportation (TxDOT).
4. 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 23.2 (a) 4 – Subdivision Ordinance).
5. All improvements as per the Subdivision Ordinance.

**Traffic Safety:**

1. Identify existing and proposed streets, units and phases to provide better comments (As per Subdivision Ordinance Handbook, Chapter II).
2. Show configuration of Lots of Ponderosa Commercial Subdivision, Ph. 1 (As per Subdivision Ordinance Handbook, Chapter II, Section 2-3.2).
3. Show access easements. Access easements intended for primary access to a proposed lot or building shall be 50’ wide with a 30’ paving section. (As per Subdivision Ordinance Handbook, Section 3-2).
- C. Each lot shall be provided with adequate access to an existing public street by frontage along such street or through connection of a new street or a permanent easement to an existing street (As per Subdivision Ordinance Handbook, Section 3-3, C).
4. Check sight distance (as per Subdivision Ordinance Handbook Section 3-2).
5. 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.
6. "L-shaped" type intersection shall have an interior angle not less than 72 degrees and not greater than 120 degrees (As per Subdivision Ordinance Handbook, Chapter III).
7. Ensure that proposed curves can handle a speed of 30 mph (as per Subdivision Ordinance Handbook, Section 3-2)
8. AASHTO (Street curves should be design with as large radius curve as practical, with a minimum radius of 100 feet).
9. Show streets ROW (As per Viva Laredo Future Thoroughfare Plan, Subdivision Ordinance Handbook, Section 3-2: Streets and Alleys)
10. Submit a TIA (As per Land Development Code Section 24.62.8)
11. Avoid Street jogs with centerline effect of less than 300 feet (As per Subdivision Ordinance Handbook, Chapter III Section 3-2, F).
12. Streets shall be laid out so as to intersect at right angle (As per Subdivision Ordinance Handbook, Section 3-2 H).
13. 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.
14. Follow functional hierarchy of roads (As per AASHTO Chapter 1)

**Fire:** 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. Consideration of a revision to the Southeast Commercial Subdivision at Buena Vista Ranch. The intent is Commercial. The purpose of this revision is to reconfigure Phase 4 and Phase 5.**

**PL-093-2026**

**District I- Councilmember Gilbert Gonzalez**

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

**Planning:**

1. Revise the phase number of Phase 5 to Phase 6 in order to avoid duplication, as it is already identified within the Masterplan as Lot 1, Block 1, Phase 5.
2. Revise the street name “Wormser Road” to “Lomas Del Sur Road.”
3. Access to Cuatro Vientos Road is subject to the review and approval by Texas Department of Transportation (TX-DOT).
4. Submit a masterplan revision to the City of Laredo Building Services GIS Division within 10 days of commission approval in a geo-referenced CAD file in accordance with Section 2-3.2 (a) 4 - Subdivision Ordinance.
5. 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.

**MOTION:** Commissioner Barron made a motion to **approve** items 8A and 8B subject to Staff comments.

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

Motion Carried Unanimously

**9. CONSIDERATION OF THE FOLLOWING PRELIMINARY PLATS AND REPLATS:**

Commissioner A. Martinez left the meeting at 7:44 p.m.

**MOTION:** Commissioner M. Martinez made a motion to **hear** Items 9A thru 10A together.

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

Motion Carried Unanimously

Luis Vazquez, Planner, read Items 9A thru 10A in for the record.

**A. Preliminary consideration of the plat of Ponderosa Commercial Subdivision, Unit 3A – Phase 1. The intent is Commercial.**

**PL-088-2026**

**District IV – Councilmember Ricardo “Rick” Garza**

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

**Planning:**

1. Clearly identify the lot(s) within which the primary access easement is located, as it is currently unclear which lot the easement is incorporated into.
2. Access to Bob Bullock Loop (Loop 20) is subject to the review and approval by Texas Department of Transportation (TX-DOT).
3. Identify all easements.
4. All improvements as per the Subdivision Ordinance.

**Fire:**

1. Fire hydrants required every 500ft for residential development.
2. Dead-end roads in excess of 150-feet require a turnaround or temporary turnaround (96-foot cul- de-sac, 120-foot hammer head, 60-foot “Y”).

**Traffic Safety:**

1. Access easements intended for primary access to a proposed lot or building shall be 50’ wide with a 30’ paving section. (As per Subdivision Ordinance Handbook, Section 3-2).
- C. Each lot shall be provided with adequate access to an existing public street by frontage along such street or through connection of a new street or a permanent easement to an existing street (As per Subdivision Ordinance Handbook, Section 3-3, C).
2. 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.

**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 Southeast Commercial Subdivision, Phase 4 at Buena Vista Ranch. The intent is Commercial.**

**PL-092-2026**

**District I – Councilmember Gilbert Gonzalez**

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

**Planning:**

1. Revise the street name “Wormser Road” to “Lomas Del Sur Road.”
2. Access to Cuatro Vientos Road is subject to the review and approval by Texas Department of Transportation (TX-DOT).
3. Identify all easements.
4. All improvements as per the Subdivision Ordinance.

**Traffic Safety:**

1. The phase alignment does not match with the master plan. Revise master plan. (As per Subdivision Ordinance Handbook, Chapter II).

**Fire:** 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 Lot 4, Block 2, D & J Alexander, Phase 15, Alexander Crossing Plaza. The intent is Commercial.**

**PL-091-2026**

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

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

**Planning:**

1. Revise the plat to show the drainage easement as reflected in the recorded plat of D&J Alexander Phase 15, Alexander Crossing Plaza, Lot 5, Block 1 and Lot 5, Block 2, Vol. 40, Pg.(s). 22-23, Webb County Plat Records.
2. Identify the floodplain boundary and provide Base Flood Elevation (BFEs) as per Section 24.69.7 C (3) - Land Development Code.
3. Remove any and all references to the Webb County Commissioners Court as this proposed plat is located entirely inside City Limits (refer to Certificate of Engineer).

4. Identify all easements.
5. All improvements as per the Subdivision Ordinance.

**Traffic Safety:**

1. Access easements intended for primary access to a proposed lot or building shall be 50' wide with a 30' paving section. (As per Subdivision Ordinance Handbook, Section 3-2).
- C. Each lot shall be provided with adequate access to an existing public street by frontage along such street or through connection of a new street or a permanent easement to an existing street (As per Subdivision Ordinance Handbook, Section 3-3, C).
2. 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.

**Fire:** 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 Lot 3, Block 1, D & J Alexander Commercial, Phase 15, Alexander Crossing Plaza. The intent is Commercial.**

**PL-090-2026**

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

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

**Planning:**

1. Revise Plat Note No. 8 by changing the street name from “Ray Bradbury Drive” to “Raymond Chandler Drive.”
2. Identify the floodplain boundary and provide Base Flood Elevation (BFEs) as per Section 24.69.7 C (3) - Land Development Code.
3. Label the plat recordation information of the adjacent tracts (e.g., D&J Alexander Commercial, Phase 15, Lot 1, Block 1, Vol. 39, Pg. 59, W.C.P.R. and D&J Alexander Commercial, Phase 15, Lot 4, Block 1, Vol. 42, Pg. 99, W.C.P.R.)
4. Update the plat recordation labeling information of the Briones and Gonzalez tract to reflect its recording as D&J Alexander Phase 15, Alexander Crossing Plaza, Lot 5, Block 1 and Lot 5, Block 2, Vol. 40, Pg.(s) 22-23, W.C.P.R.
5. Remove any and all references to the Webb County Commissioners Court as this proposed plat is located entirely inside City Limits (refer to Certificate of Engineer).
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.

**E. Preliminary consideration of the plat of Phoenix Village Subdivision, Phase XI (11). The intent is Commercial.**

**PL-085-2026**

**District III – Councilmember Melissa R. Cigarroa**

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

**Planning:**

1. Provide lot dimensions and ensure compliance with the minimum dimensional requirements of the applicable zoning district.

2. Provide a plat note stating the following: “No more than one single-family detached dwelling shall be located on an individual lot.” (Section 24.80.4 (I) - Land Development Code, Model Rules).
3. Provide a plat note stating the following: “The setback shall be determined based on the current zoning in accordance with Section 24.77.1 of the Laredo Land Development Code.”
4. Provide Lot Summary Table.
5. Revise the masterplan to reflect the boundaries of this plat.
6. Provide Base Flood Elevations (BFEs) as per Section 24.69.7 C (3) - Land Development Code.
7. 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).
8. Remove “Interim” from Planning Director’s certificate block.
9. Identify all easements.
10. All improvements as per the Subdivision Ordinance.

**Fire:**

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

**Traffic Safety:**

1. Streets shall be laid out so as to intersect at right angle (As per Subdivision Ordinance Handbook, Section 3-2 H).
2. The phase alignment does not match with the master plan. Revise plat or master plan. (As per Subdivision Ordinance Handbook, Chapter II).

**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.

**F. Preliminary consideration of the plat of Phoenix Village Subdivision, Phase XIII (13). The intent is residential.**

**PL-086-2026**

**District III – Councilmember Melissa R. Cigarroa**

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

**Planning:**

1. Revise the phase number to Phase 15, as Phase 13 already exists within the Masterplan.
2. Provide lot dimensions and ensure compliance with the minimum dimensional requirements of the applicable zoning district.
3. Provide a plat note stating the following: “No more than one single-family detached dwelling shall be located on an individual lot.” (Section 24.80.4 (I) - Land Development Code, Model Rules).
4. Provide a plat note stating the following: “The setback shall be determined based on the current zoning in accordance with Section 24.77.1 of the Laredo Land Development Code.”
5. Provide Lot Summary Table.
6. Label the lot and block for the property located at the northwest corner of Sabila Road and Flor De Lune Street, which is currently labeled as “No Build Zone.”
7. 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).
8. Remove “Interim” from the Planning Director’s certificate block.
9. Identify all easements.
10. All improvements as per the Subdivision Ordinance.

**Fire:**

1. Fire hydrants required every 500ft for residential development.
2. Dead-end roads in excess of 150 feet require a turn-around or temporary turnaround (96-foot cul- de-sac, 120-foot hammerhead, 60 foot “Y”)

**Traffic Safety:**

1. Check sight distance (as per Subdivision Ordinance Handbook Section 3-2).
2. 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.
3. “L-shaped” type intersection shall have an interior angle not less than 72 degrees and not greater than 120 degrees (As per Subdivision Ordinance Handbook, Chapter III).

4. Ensure that proposed curves can handle a speed of 30 mph (as per Subdivision Ordinance Handbook, Section 3-2) AASHTO (Street curves should be design with as large radius curve as practical, with a minimum radius of 100 feet).
5. Streets shall be laid out so as to intersect at right angle (As per Subdivision Ordinance Handbook, Section 3-2 H).
6. Master plan approved on 2024 shows this phase with no 16. Revise plat name. (As per Subdivision Ordinance Handbook, Chapter II). Also phase 14 was approved at OSS on march 2025.

**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.

**G. Preliminary consideration of the plat of Phoenix Village Subdivision, Phase XIV (14). The intent is residential.**

**PL-084-2026**

**District III – Councilmember Melissa R. Cigarroa**

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

**Planning:**

1. Revise the phase number to Phase 16, as Phase 14 already exists within the masterplan.
2. Provide lot dimensions and ensure compliance with the minimum dimensional requirements of the applicable zoning district.
3. Provide a plat note stating the following: “No more than one single-family detached dwelling shall be located on an individual lot.” (Section 24.80.4 (I) - Land Development Code, Module Rules).
4. Provide a plat note stating the following: “The setback shall be determined based on the current zoning in accordance with Section 24.77.1 of the Laredo Land Development Code.”
5. Provide Lot Summary Table.
6. Provide Base Flood Elevations (BFEs) as per Section 24.69.7 C (3) - Land Development Code.
7. 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).
8. Remove “Interim” from the Planning Director’s certificate block.
9. Identify all easements.

10. All improvements as per the Subdivision Ordinance.

**Fire:**

1. Fire hydrants required every 500ft for residential development.
2. Dead-end roads in excess of 150 feet require a turn-around or temporary turnaround (96-foot cul- de-sac, 120-foot hammerhead, 60 foot “Y”)

**Traffic Safety:**

1. Check sight distance (as per Subdivision Ordinance Handbook Section 3-2).
2. 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.
3. “L-shaped” type intersection shall have an interior angle not less than 72 degrees and not greater than 120 degrees (As per Subdivision Ordinance Handbook, Chapter III).
4. Ensure that proposed curves can handle a speed of 30 mph (as per Subdivision Ordinance Handbook, Section 3-2) AASHTO (Street curves should be design with as large radius curve as practical, with a minimum radius of 100 feet).
5. Streets shall be laid out so as to intersect at right angle (As per Subdivision Ordinance Handbook, Section 3-2 H).
6. Master plan approved on 2024 shows this phase with no 16. Revise plat name. (As per
7. Subdivision Ordinance Handbook, Chapter II). Also phase 14 was approved at OSS on March 2025.
8. Engineering: No comments submitted. Environmental: No comments submitted. Water & Utilities: No comments submitted. WEBB County App: No comments submitted. AEP Engineers: No comments submitted.
9. U.I.S.D.: No comments submitted. L.I.S.D.: No comments submitted. AT&T: No comments submitted.

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

**A. Final reconsideration of the plat of Villas at Sunset Subdivision, Phase 1. The purpose of this reconsideration is to modify the boundary and reconfigure the lot layout. intent is residential.**

**PL-089-2026**

**District VII – Councilmember Vanessa Perez**

**MOTION:** Commissioner Garcia made a motion to **approve** Items 9A thru 10A.

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

Motion Carried Unanimously

Vanessa Guerra, Planning Director, informed the Commission that there are updates regarding the ReCode.

Rafael Vidaurri, Planner, advised the Commission that by visiting the City of Laredo Planning and Zoning Department website, the public can access recordings of the two (2) town hall meetings held on March 31st and April 14th, as well as the presentation materials, the most current draft of the ReCode, and a link to submit comments.

Ms. Guerra further informed the Commission that a draft of the ReCode will be presented at a future Planning and Zoning Commission meeting, once proper notification has been established, at which time the Commission will be asked to provide a recommendation to the City Council.

**11. ADJOURNMENT:**

**MOTION:** Commissioner Garcia made a motion to **adjourn** the meeting at 8:04 p.m.

Second:	Commissioner M. Martinez
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