

**CITY OF LAREDO
PLANNING AND ZONING COMMISSION**

MEETING MINUTES OF NOVEMBER 6, 2025

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, November 6, 2025, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

COMMISSIONERS PRESENT:

Daniela Sada Paz, Chair	(Arrived at 6:06 p.m.)
Michael Barron, Vice Chair	
Rolando Cazares	
Mercurio Martinez, III	(1 st Meeting)
John D. Beckelhymer	
Regina Portillo	
Hector “Tito” Garcia	

COMMISSIONERS EXCUSED:

Cindy E. Cantu	(Excused)
Adolfo Martinez	(Excused)

STAFF PRESENT:

Vanessa Guerra, Planning Director
Rafael Vidaurri, Planner
Luis Vazquez, Planner
Vanessa Fresnillo, Planner
Xavier Charles, City Attorney
Arturo Garcia, Jr., Traffic Department
Ruben Dominguez, Fire Department

OTHERS PRESENT:

Alfonso Arguindegui	Alejandro Arguindegui
Orlando Navarro	Carlos A. Sandoval
Ricardo Villarreal	Sean Neims
Judd Gilpin	Jose Aras
Marcos Zertuche	Enrique Volkmer
Oscar Ramirez	Oscar Kammer
Ricardo Ramos	

1. CALL TO ORDER

Vice Chair Barron called the Planning and Zoning Commission meeting to order at 6:05 p.m.

2. ROLL CALL

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

Chair Sada Paz requested a motion to excuse Commissioners not present

MOTION: Commissioner Martinez made a motion to excuse the Commissioner(s) not present.

Second:	Commissioner Garcia
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

3. PLEDGE OF ALLEGIANCE

4. CONSIDER APPROVAL OF MINUTES OF:

A. Regular Meeting of October 16, 2025

MOTION: Commissioner Garcia made a motion to approve the minutes of October 16, 2025.

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

Motion Carried Unanimously

5. CITIZEN COMMENTS

None.

6. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE:

A. AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAREDO, TEXAS, AMENDING SECTION 24-65-0 TITLED "SUPPLEMENTAL PROVISIONS" OF THE LAND DEVELOPMENT CODE BY ADDING SUBSECTION (D) WHICH WILL REGULATE THE SALE OF MOTOR VEHICLES FROM PRIVATE PROPERTY LOCATED IN RESIDENTIAL ZONING DISTRICTS.

Vanessa Guerra, Planning Director, read the item into the record and informed the Commission that a representative from Legal was present to provide information on the item.

Chair Sada Paz arrived at the meeting at 6:06 p.m.

Xavier Charles, Assistant City Attorney, provided a brief overview of the item. Commissioner Beckelhymer requested clarification on what “regulate” means and whether it means to forbid, or if there are instances in which the sale of vehicles on one’s property is allowed.

Xavier Charles, Legal Department, explained that “regulate” refers to enforcing the sale of vehicles on residential property and noted that the sale of four (4) personal vehicles on one’s property is allowed per year under state code. He also explained that this ordinance will enforce any activity beyond what is permitted under state code.

Commissioner Garcia requested clarification on whether the item included the changes requested at the previous meeting.

Xavier Charles explained that this was a new item that was directed from the most recent City Council meeting.

Vice Chair Barron asked whether this would prevent the storage of vehicles on residential properties or situations in which vehicle repair work is performed and then the vehicles are sold.

Xavier Charles, Legal Department, explained that there are other sections in the code that regulate this type of activity.

Staff Recommendation: City Attorney’s Staff recommends approval of the ordinance.

MOTION: Vice Chair Barron made a motion to close the public hearing, support Staff recommendation and recommend approval of the item.

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

Motion Carried Unanimously

B. 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 (C) WHICH WILL IMPOSE DISTANCE REGULATIONS TO PREVENT GAS STATIONS FROM BEING LOCATED WITHIN 250 OR 500 FEET OF ANY RESIDENTIAL DISTRICT, SCHOOL, OR DAY CARE FACILITY, DEPENDING ON THE AMOUNT OF GALLONS OF GASOLINE TANK CAPACITY A FACILITY HAS.

Vanessa Guerra, Planning Director, read the item into the record and informed the Commission that a representative from Legal was present to provide information on the item.

Xavier Charles, Legal Department, provided a brief overview on the item.

Commissioner Martinez explained that having a corner store on almost every corner of the City is a convenience for the people in the neighborhoods. He stated that residents can not only purchase gasoline, but also buy groceries. Commissioner Martinez also explained that this creates walkability and bikeability within the City, and that gasoline stations often function as grocery stores for nearby neighborhoods.

Alfonso Arguindegui, Representative for Arguindegui Oil and ARG Petro, informed the Commission that the ordinance appears to be very broad, not specific enough, and that he does not understand what the Council intends to achieve by passing it. Mr. Arguindegui expressed appreciation for City Council's efforts to protect gas station employees and residents living near gas stations; however, he stated that gas stations already undergo rigorous regulations mandated at the state and federal levels. Therefore, he is opposed to the proposed ordinance.

Commissioner Garcia stepped out of the meeting at 6:24 p.m.

Commissioner Garcia stepped back into the meeting at 6:25 p.m.

Commissioner Beckelhymer asked Mr. Arguindegui about the process of capturing toxic emissions (vapors). Mr. Arguindegui explained that toxic emissions are captured by one hose delivering fuel to the underground tank and another hose pumping the vapors into the tank connected to the truck.

Commissioner Beckelhymer asked Mr. Arguindegui about the capacity of the underground tanks. Mr. Arguindegui explained that it depends on the location and volume, but a large tank holds approximately 20,000 gallons.

Orlando Navarro, Developer, informed the Commission that the ordinance states, "Any residential development," which could apply to R-1, R-2, and R-3 zones. He explained that many convenience stores are located on corners, and developers design for that since residential areas typically abut those types of stores. Mr. Navarro questioned how gas stations and residential areas would be buffered. His concern is how the ordinance will affect development in residential zoning, and he expressed that he would like to see more walkability within the City. He stated that he is against the item and does not want it to move forward to Council.

Ricardo Villarreal, Top Site Civil Group, informed the Commission that he would like more clarification and more specifics, noting that there are multiple master plans that could be negatively affected by the ordinance. He mentioned that whether the item is approved or not, details such as distance requirements need to be addressed for future projects.

Judd Gilpin, Gilpin Engineering, informed the Commission that he had three (3) points to address. First, corner stores are very important in development because they are the first thing considered from an economic standpoint; without a corner store, property prices for

homebuyers would be much higher. Second, the quality of life is improved by having a corner store where residents can conveniently purchase gasoline or groceries. Third, regarding safety, he acknowledged that the proposed ordinance raises concerns; however, he stated that safety has never been an issue in the City.

Arturo Garcia, private consultant, informed the Commission that the proposed ordinance conflicts with the City's Comprehensive Plan regarding walkability. He stated that the farther away gasoline stores are, the less accessible they become, which increases traffic due to longer travel times and therefore conflicts with the Comprehensive Plan. He believes the proposed ordinance needs further evaluation because several points still need clarification.

Marcos Zertuche, Land Developer, informed the Commission that he believes the ordinance, in attempting to create a "safe zone," may have the opposite effect. He explained that corner stores are wanted and needed, not only to provide groceries but also to assist with vehicle maintenance. He stated that gas stations are necessary and desired because of the convenience they provide.

Staff Recommendation: City Attorney's Staff recommends approval of the ordinance.

MOTION: Vice Chair Barron made a motion to close the public hearing, and have discussion:

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

Motion Carried Unanimously

Commissioner Portillo requested information from Staff regarding how the ordinance proposal came about.

Xavier Charles, Assistant City Attorney, informed the Commission that the ordinance was a directive from City Council and was modeled similarly after an ordinance in San Antonio with comparable distance requirements.

Commissioner Portillo asked Xavier Charles, Legal Department, whether San Antonio had a distance requirement. Mr. Charles responded that San Antonio does have a distance requirement, but not a specific distance measurement.

Commissioner Portillo asked how the ordinance, if passed, would affect existing development and already approved future developments.

Xavier Charles, Assistant City Attorney, informed the Commission that any development approved before the ordinance goes into effect would follow the laws that were in place at that time. He also explained that residential development can be constructed next to an existing gas station, but a gas station cannot be constructed close to an existing residential development.

Vice Chair Barron requested information regarding the rationale behind the proposed amendment. Xavier Charles, Legal Department, explained that a study was conducted regarding fumes, and City Council directed Staff to create the proposed ordinance.

Vice Chair Barron raised the topic of the number of gallons and distance requirements used in other cities such as San Antonio and McAllen, and recommended reviewing those ordinances to determine how their distance requirements are based on fuel volume. He also pointed out that the draft ordinance specifies that distance should be measured from property line to property line.

Xavier Charles, Assistant City Attorney, informed the Commission that City Council's directive was a 500-foot distance requirement, but he modified it to a range of 250–500 feet. He also stated that the Commission is able to make changes or recommendations, which will then be presented to City Council for consideration and approval.

Commissioner Garcia stated that there are still many questions that need to be answered, such as the distance requirement, before the item can be taken to City Council. Commissioner Cazares agreed with Ricardo Villarreal's recommendation regarding the creation of a subcommittee to develop a stronger recommendation for the Legal Department.

Chair Sada Paz explained that when a proposed ordinance is brought forward, the community is not involved. Chair Sada Paz further stated that the City has good intentions behind the proposed ordinance.

MOTION: Commissioner Martinez made a motion to table the item and recommends Staff take more time to review the proposed ordinance more before it's taken to Council with an addendum stating what other Cities are doing, such as distance measurements, distance requirements, best practices, as well as adding a stakeholder meeting to review the proposed ordinance.

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

Motion Carried Unanimously

C. 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 0.25-acres, more or less, as described by metes and bounds in the attached Exhibit "A", and known as Annexation Tract 2 (Gutierrez Tract) located south of FM 1472 and east of Iron Mine Road.

AN-002-2025

District VII – Councilmember Vanessa Perez

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

Staff Recommendation: Staff supports the proposed annexation.

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

MOTION: Commissioner Beckelhymer made a motion to close the public hearing.

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

Motion Carried Unanimously

Oscar Ramirez, PEUA Consulting, informed the Commission he was available to answer questions regarding the proposed annexation.

MOTION: Vice Chair Barron 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

D. Public Hearing and recommendation of an ordinance for the voluntary annexation and initial zoning for B-3 (Community Business District) and R-1A (Single Family Reduced Area District) on a tract of land containing 59.89-acres, more or less, as described by metes and bounds in the attached Exhibit “A”, and known as Annexation Tract 3 (Las Islitas Tract) located northeast of FM 1472 and Max A. Mandel Municipal Golf Course.

AN-003-2025

District VII – Councilmember Vanessa Perez

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

Staff Recommendation: Staff supports the proposed annexation.

Staff Recommendation: Staff supports the proposed initial zoning of B-3 (Community Business District) and R-1A (Single Family Reduced Area District).

Ricardo Ramos, Do-Rite Engineering, informed the Commission that he was available to answer questions regarding the proposed annexation.

Commissioner Portillo requested clarification regarding a portion of the R-1A zone located between the B-3 zonings. Mr. Ramos clarified that it was a road. Luis Vasquez further clarified that it was a frontage road to FM 1472.

Vice Chair Barron left the meeting at 6:56 p.m.

MOTION: Commissioner Cazares 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

- E. 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 13.735-acres, more or less, as described by metes and bounds in the attached Exhibit “A”, and known as Annexation Tract 4 (Ben-Bal Tract) located north of FM 1472 and Ben-Hur Ranch Road.**

AN-004-2025

District VII – Councilmember Vanessa Perez

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

Staff Recommendation: Staff supports the proposed annexation.

Staff Recommendation: Staff does not support the proposed initial zoning of M-1 (Light Manufacturing District).

Staff Recommendation: Staff recommends an initial zoning of B-1 (Limited Commercial District).

Ricardo Ramos, Do-Rite Engineering, informed the Commission that he was available to answer questions regarding the proposed annexation. He also explained that there would be a buffer because of the creek and that the intent is to use the property for manufacturing for his client’s warehouse companies.

Commissioner Beckelhymer asked Ricardo Ramos if his client would still want to annex the property with Staff's recommendation of a B-1 zoning. Mr. Ramos stated that he would still want the annexation because it would be part of the plat and that his client would still want to annex.

Vanessa Guerra, Planning Director, mentioned that the applicant would still have the option to apply for an overlay to obtain the use they want, with conditions imposed.

Chair Sada Paz explained that the location of the proposed annexation is appropriate since the area is zoned M-1.

Commissioner Portillo also mentioned that a B-1 zoning would work with an overlay district since the City would be able to supervise the property and protect the creek.

Ricardo Ramos stated that there is already a buffer in place in the code.

MOTION: Commissioner Portillo made a motion to close the public hearing, support Staff recommendation of a B-1 Zoning (Limited Commercial District) and **approve** the item.

Second:	Commissioner Garcia	
In Favor:	5	
Opposed:	1	Chair Sada Paz
Abstained:	0	

Motion Carried

- F. 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 275.67-acres, more or less, as described by metes and bounds in the attached Exhibit "A", and known as Annexation Tract 5 (North Laredo Industrial Park Tract) located west of IH-35, north of Beltway Parkway, and south of Reuthinger Parkway.**

AN-005-2025

District VII – Councilmember Vanessa Perez

Luis Vazquez, Planner, provided a brief overview on the item. Luis Vazquez added that staff had updated its position as presented on the packet. After further review of the Future Land Use Map, it was determined that the site was identified as Light Industrial. Therefore, staff updated its position in support of the M-1 (Light Manufacturing District).

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

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

Ricardo Villarreal, Top Site Civil Group representing North Laredo Industrial Park, informed the Commission he was available to answer questions regarding the proposed annexation and zone.

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

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

Motion Carried Unanimously

G. 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 562.7735-acres, more or less, as described by metes and bounds in the attached Exhibit “A”, and known as Annexation Tract 6 (Reuthinger Point Tract) located northwest of FM 1472 and FM 3338 intersection.

AN-006-2025

District VII – Councilmember Vanessa Perez

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

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

Staff Recommendation: Staff **does not support** the proposed initial zoning of M-1 (Light Manufacturing District) for the entire tract.

Staff Recommendation: Staff **recommends** the initial zoning for:

- M-1 (Light Manufacturing District) for an area approximately 2,200 feet in width along and adjacent to the existing M-1 zoning to the west.
- B-3 (Community Business District) for the remainder of the tract.

Judd Gilpin, Gilpin Engineering, explained to the Commission why he believes an M-1 zoning is appropriate for the entire tract. He further explained that a portion of the tract was a colonia and already has water and sewer. He advocated to keep the zoning as M-1 since he believes it is a good solution for the location. He also stated that the zoning represents a logical pattern for the area and that denying it would create a high-risk scenario. Mr. Gilpin added that he was available to answer any questions regarding the proposed annexation.

Commissioner Garcia asked Judd Gilpin whether they would still want the annexation if the zoning were not M-1. Mr. Gilpin stated that he would not, not for the development that is being proposed, and that he would rather develop the property the correct way.

MOTION: Commissioner Portillo made a motion to close the public hearing and have a discussion.

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

Motion Carried

Commissioner Portillo asked Staff if the future land use map gets updated annually. Vanessa Guerra responded that it gets updated every time there is an approved zone change.

Commissioner Portillo asked about the Comprehensive Plan update. Vanessa Guerra explained that it was adopted in 2018 and that it is updated every year with the thoroughfare element. She further explained that the future land use map is a document that looks 25–50 years ahead, and in seven years the conditions have not changed significantly.

MOTION: Commissioner Martinez made a motion with Staff recommendation to annex the property and **approve** the item, with an M-1 initial zoning as originally requested.

Second:	Commissioner Beckelhymer
In Favor:	4
Opposed:	2 Commissioner Portillo and Commissioner Garcia
Abstained:	0

Motion Carried

7. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:

A. Review of the revision to the Embarcadero Southeast Quadrant masterplan. The intent is industrial and commercial. The purpose of this revision is to remove Fasken Boulevard from Phase 7 and add to Phase 5, add new area of Multi-Family Lot to the new Phase 7, and add a Commercial Lot as new Phase 12.

PL-010-2026

District VII - Cm. Vanessa Perez

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

Arturo Camacho, Camacho-Hernandez Associates, informed the Commission that he concurred with Staff comments and is available to answer any questions.

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

Second:	Commissioner Martinez
In Favor:	6
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 intended uses (proposed multifamily in Phase 7 and proposed commercial in Phase 12). Please note that all zone change requests are subject to City Council discretion and are not guaranteed. Approval of the masterplan/plat does not imply a favorable position in a future zone change consideration by the City. Should the request be denied, a plat revision will be required.
2. Remove “This area to be Master Planned by different owner” so that only the area to be master planned is shown within the thick boundary line.
3. Label/Identify the dashed line within Lot 9, Block 1.
4. The LEGEND does not identify item 7 on the drawing. Item 6 is listed twice.
5. Ensure that the acreage shown on the legal description matches the total acreage identified on the “Development Summary,” reflecting the acreage adjustments in Phase 5, Phase 10, and the addition of Phase 12.
6. 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).
7. Access to FM 1472, Bob Bullock Loop, and Interstate Highway 35 is subject to the review and approval by Texas Department of Transportation (TX-DOT).
8. Coordinate with the Environmental Department and comply with the vegetative buffering requirements as a first and third order stream impacts a portion of this tract (Section 24-27 - Laredo Land Development Code).
9. Identify all easements.
10. All improvements as per the Subdivision Ordinance.

Engineering: No comments submitted.

Environmental: No comments submitted.

Fire: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

AT&T: No comments submitted.

8. CONSIDERATION OF THE FOLLOWING PRELIMINARY PLATS AND REPLATS:

MOTION: Commissioner Garcia made a motion to **read** items 8A thru 8D altogether.

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

Motion Carried Unanimously

A. Preliminary consideration of the plat of Embarcadero Southeast Quadrant, Phase 5. The intent is industrial.

PL-011-2026

District VII – Councilmember Vanessa Perez

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

Planning:

1. Provide the legal description on the face of the plat (Section 2.3.2 (b) (1) (ii) Subdivision Ordinance)
2. Remove the site plan layer from the plat drawing as the site plan must be submitted separately as per Section 2-3.1 (a) (iv) of the Subdivision Ordinance.
3. Include the following plat note: “Existing floodplain lines will be utilized for the purpose of issuing building permits until a Letter of Map Revision (LOMR) is granted by the Federal Emergency Management Agency (FEMA).” Coordinate with the One-Stop Shop (OSS) for floodplain compliance.
4. Access to Bob Bullock Loop and Interstate 35 subject to the review and approval by Texas Department of Transportation (TX-DOT).
5. Identify all easements.
6. All improvements as per the Subdivision Ordinance.

Engineering: No comments submitted.

Traffic: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Parks & Leisure: 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 replat of Lot 2 & Lot 3, Block 1, Amistad Acres Subdivision into Lot 2R & 3R, Block 1, Amistad Acres Subdivision. The intent is commercial.

PL-201-2025

District V – Councilmember Ruben Gutierrez, Jr.

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

Planning:

1. On the Replat section, clearly delineate both the dedication of the 50-foot ROW portion of Jacaman Road and the 15-foot access easement wrapping around the proposed Lot 2R, Block 1.
2. Label the drawings as “As Platted” and “Replat.” On the As Platted section, include the original plat title and recording information. On the Replat section, add the following title: “Replat of Lot 2 and Lot 3, Block 1 Amistad Acres Subdivision into Lot 2R and Lot 3R, Block 1 Amistad Acres Subdivision.”
3. Remove references of amended plat (e.g., Plat Approval - City Engineer certificate block).
4. Remove the site plan layer from the plat.
5. Add a plat note, stating the purpose of this replat.
6. Ensure the graphical scale is set at one-inch equals 100 feet for the plat drawing.
7. Add the P&Z Chair’s name “Daniella Sada Paz” on the Planning Commission Approval certificate block.
8. Add the Planning Director’s name “Vanessa Guerra, AICP” on the Attestment of Planning Commission Approval certificate block.
9. Revise the City Engineer’s name to reflect “Eliud De Los Santos, P.E.” on the Plat Approval certificate block.
10. Identify all easements.
11. All improvements as per the Subdivision Ordinance.

Traffic Safety:

1. Show Jacaman ROW 50 feet (As per Viva Laredo Future Thoroughfare Plan, Subdivision Ordinance Handbook, Section 3-2: Streets and Alleys)

Fire: No comments submitted.

Engineering: No comments submitted.

Environmental: No comments submitted.

Parks & Leisure: 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 Adriani Plaza Subdivision. The intent is commercial.

PL-005-2026

District IV – Councilmember Ricardo “Rick” Garza

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

Planning:

1. This proposed subdivision is located within Subdistrict C (65 Ldn to 70 Ldn) and Subdistrict B (70 Ldn to 75 Ldn) of the Airport Noise Specific Use Zoning Overlay District. Provide the required avigation easement, contour line(s), and include the following plat note “This property (or a part thereof) is located within an area subject to potentially excessive airport noise levels. All uses and construction shall conform to the noise mitigation standards included in Appendix N - Noise Attenuation Performance Standards for Structures Located within the Airport Noise Specific Use Zoning Overlay District of the City of Laredo, incorporated herein and made a part hereof for all purposes.” (Section 24-68.5, Land Development Code).
2. Development/Structures must comply with Airport Land Use Compatibility Chart, Section 24-65.4, Land Development and Airport Noise District Ordinance, Section 24-68, Land Development Code.
3. Modify the access easement to comply with Section 3.2 A, Subdivision Ordinance, which states: “Access easements intended for primary access to a proposed lot or building shall be 50' wide with a 30' paving section,” as it appears that not all lots will have access to E. Saunders Street (US Highway 59), unless access approval by TX-DOT is obtained prior final plat approval.
4. Verify the existing right-of-way width of Ejido Avenue as it appears to measure approximately 40.47 feet. Coordinate with the Traffic Department and One-Stop Shop (OSS) to see if additional right-of-way is needed in order to meet the minimum street width

standards.

5. Provide corner clips along Ejido Ave.
6. Coordinate with the Environmental Department and comply with the vegetative buffering requirements as a portion of this subdivision is impacted by a first order stream (sec. 24-27 - Land development Code).
7. Identify all easements.
8. All improvements as per the Subdivision Ordinance.

Engineering: No comments submitted.

Traffic: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Parks & Leisure: 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 Village South Subdivision, Phase 5. The intent is commercial.

PL-019-2026

District I – Councilmember Gilbert Gonzalez

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

Planning:

1. Modify number of lots on “Project Data” from 31 to 3.
2. Identify all easements.
3. All improvements as per the Subdivision Ordinance.

Traffic:

1. Update the master plan to reflect the 3 proposed lots and the existing street change on Cielito Lindo

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Parks & Leisure: 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.

Vanessa Fresnillo, Planner, read in items 8A thru 8D in for the record.

MOTION: Commissioner Garcia made a motion to **approve** items 8A thru 8D.

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

Motion Carried Unanimously

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

MOTION: Commissioner Garcia made a motion to **read** items 9A and 9B altogether.

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

Motion Carried Unanimously

A. Preliminary and final consideration of the plat of Lot 1, Block 1, Zaftex Commercial Subdivision, Phase 3. The intent is commercial.

PL-015-2026

District I – Councilmember Gilbert Gonzalez

B. Preliminary and final consideration of the plat of Lot 1, Block 1, Zaftex Commercial Subdivision, Phase 4. The intent is commercial.

PL-016-2026

District I – Councilmember Gilbert Gonzalez

Vanessa Fresnillo, Planner, read items 9A and 9B into the record.

MOTION: Commissioner Garcia made a motion to **approve** item 9A and 9B.

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

Motion Carried Unanimously

10. CONSIDERATION OF THE FOLLOWING FINAL PLATS AND REPLATS:

MOTION: Commissioner Cazares made a motion to **read** items 10A and 10G altogether.

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

Motion Carried Unanimously

- A. Final consideration of the plat of Sonata Heights Subdivision at Rodriguez-Zertuche Ranch. The intent is residential.**

PL-014-2026

District VI – Councilmember Dr. David Tyler King

Staff Recommendation: Staff approves the item.

- B. Final consideration of the replat of Lot 1, Block 1, All Carriers Distribution into Lot 1A, Block 1, All Carriers Distribution. The intent is industrial.**

PL-004-2026

District VII – Councilmember Vanessa Perez

Staff Recommendation: Staff approves the item.

- C. Final consideration of the replat of Lot 10, Block 8, Embarcadero, Phase 10 into Lot 10A, Block 8, Embarcadero, Phase 10. The intent is commercial.

PL-013-2026

District VII – Councilmember Vanessa Perez

Staff Recommendation: Staff approves the item.

- D. Final consideration of the plat of Embarcadero Southeast Quadrant, Phase 6. The intent is commercial.

PL-012-2026

District VII – Councilmember Vanessa Perez

Staff Recommendation: Staff approves the item.

- E. Final consideration of the replat of Lot 1, Block 2, Villas San Agustin, Unit 1 into Bridge Crossing Villas (PUD). The intent is residential.

PL-018-2026

District VII – Councilmember Vanessa Perez

Staff Recommendation: Staff approves the item.

- F. Final consideration of the replat of Lot 9, Block 1, San Isidro Monarch Subdivision, Unit V into Lots 9A & 9B, Block 1, San Isidro Monarch Subdivision, Unit V. The intent is commercial.

PL-017-2026

District VI – Councilmember Dr. David Tyler King

Staff Recommendation: Staff approves the item.

- G. Final consideration of the plat of Santa Elena Subdivision, Phase V. The intent is residential.

PL-020-2026

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

Staff Recommendation: Staff approves the item.

Vanessa Fresnillo, Planner, read in Items 10A thru 10G in for the record.

MOTION: Commissioner Cazares made a motion to approve items 10A and 10G altogether.

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

Motion Carried Unanimously

11. RECONSIDERATION OF THE FOLLOWING FINAL PLATS AND REPLATS:

MOTION: Commissioner Martinez made a motion to read items 11A and 11D altogether.

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

Motion Carried Unanimously

- A. Final reconsideration of the plat of N.D. Hachar Industrial Park, Phase 4. The intent is industrial. The purpose of this reconsideration is to reconfigure the lots within Block 5.**

PL-006-2026

District VII – Councilmember Vanessa Perez

- B. Final reconsideration of the plat of Monteverde Subdivision, Phase I. The intent is commercial. The purpose of this reconsideration is to replace street name Suerte Drive by Monte Verde Road.**

PL-007-2026

District III – Councilmember Melissa R. Cigarroa

- C. Final reconsideration of the plat of Monteverde Subdivision, Phase II. The intent is residential. The purpose of this reconsideration is to replace street name Suerte Drive by Monte Verde Road and Celeste Lane by Biscayne Lane.**

PL-008-2026

District III – Councilmember Melissa R. Cigarroa

- D. Final reconsideration of the plat of Monteverde Subdivision, Phase III. The intent is residential. The purpose of this reconsideration is to replace street name Tobosi Drive by Taitz Drive, Nosara Drive by Bibi Drive and Celeste Lane by Biscayne Lane.**

PL-009-2026

District III – Councilmember Melissa R. Cigarroa

Vice Chair Sada Paz, stepped out of the meeting at 7:32 p.m.

Vanessa Fresnillo, Planner, read items 11A thru 11D in for the record.

Vice Chair Sada Paz, stepped back into the meeting at 7:33 p.m.

MOTION: Commissioner Martinez made a motion to approve items 11A and 11D.

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

Motion Carried Unanimously

12. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:

- A. Consideration of Model Rule Subdivision Compliance of the plat of Palm Lake Subdivision, Phase 3. The intent is residential.**

PL-021-2026

District VII – Councilmember Vanessa Perez

Staff Recommendation: Staff approves the item.

MOTION: Chairman Garcia made a motion to approve the Item.

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

Motion Carried Unanimously

Vanessa Guerra, Planning Director, reminded the Commission to please turn in documentation which was requested by the City Secretary's Office as soon as possible.

13. ADJOURNMENT:

MOTION: Commissioner Garcia made a motion to **adjourn** the meeting at 7:35 p.m.

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

Motion Carried Unanimously

Vanessa Guerra, AICP, MPA
Planning Director

Daniella Sada Paz, Chair
Planning & Zoning Commission