

**CITY OF LAREDO
PLANNING AND ZONING COMMISSION**

MEETING MINUTES OF MAY 21, 2026

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, May 21, 2026, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

COMMISSIONERS PRESENT:

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

COMMISSIONERS EXCUSED:

Michael Barron, Vice Chair

STAFF PRESENT:

Vanessa Guerra, Planning Director
Rafael Vidaurri, Planner
Deidre Garcia, Planner
Laura Garza, Planner
Stephanie Prado, Planner
Vanessa Fresnillo, Planner
Xavier Charles, Legal Department
Ruben Dominguez, Fire Department
Elizabeth Carrera, Parks Planner
Lauren Bluestone, Animal Care Services

OTHERS PRESENT:

Francisco Ramos	Wayne Nance
Abe Gonzalez	Frank Estrada
Henry Flores	Oscar Monroy
Maria Clarissa Mendez	Francisco Ramirez
Pat Murphy	Cesar Lombrana
Michal Galo	Sylvia Lombrana
Maria Pilar Monroy	Jaime Mendez
Sandra Rocha Taylor	Laura A. Herrera
Victor Linares	Martin Herrera
Jerry Pinzon	

1. CALL TO ORDER

Planning & Zoning Commission
Minutes
May 21, 2026

Commissioner A. Martinez called the Planning and Zoning Commission meeting to order at 6:12 p.m.

2. ROLL CALL

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

Commissioner M. Martinez stepped out of the meeting at 6:12 p.m. during roll call.

3. PLEDGE OF ALLEGIANCE

4. TEXAS PLEDGE

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

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

Motion Carried Unanimously

Vice Chair Sada Paz arrived at the meeting at 6:13 p.m.

Commissioner M. Martinez stepped back into the meeting at 6:13 p.m.

5. CITIZEN COMMENTS

None.

6. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE.

A. 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

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

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

Mr. Francisco Ramos, representing Ramos Engineering, informed the Commission that the subject property consists of approximately 3.3 acres located at the end of Don Beto Drive. He stated that the item had previously been tabled to allow additional time to finalize the site plan and meet with neighboring property owners to address concerns regarding the proposed development.

Mr. Ramos explained that due to the property's location at a dead-end street, a traditional through street and cul-de-sac configuration would exceed the maximum allowable street length. As a result, the proposed development includes an internal cul-de-sac design, a 60-foot right-of-way cul-de-sac at the entrance, and a turnaround area to accommodate emergency vehicles. He further clarified that the proposed development consists of townhomes and would remain residential in nature rather than apartments.

Mr. Abe Gonzalez, representing Quantum Building Services, informed the Commission that meetings had been held with nearby residents to discuss the project. He stated that the development was intended to function as a private residential community and was not expected to generate significant traffic impacts.

Commissioner Portillo inquired about parking requirements. Mr. Gonzalez stated that each unit would provide private parking and comply with City parking requirements. Ms. Vanessa Guerra, Planning Director, clarified that a minimum of two parking spaces is required for each single-family dwelling.

Commissioner Garcia asked whether Staff's recommendation had changed based on the revisions presented. Ms. Guerra responded that Staff continued to support maintaining the existing R-1 zoning designation, citing concerns regarding increased residential density and traffic on a local residential street. She further noted that a Conditional Use Permit (CUP) for condominiums could provide an alternative development option while allowing for a development pattern more compatible with the surrounding neighborhood.

MOTION: Commissioner Portillo made a motion to close the public hearing, go against Staff recommendation and **approve** the item.

Second:	Commissioner Cantu
In Favor:	7
Opposed:	1 Commissioner Garcia
Abstained:	0

Motion Carried

B. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 3.08-acre tract of land, further described by metes and bounds in attached Exhibit A, located south of Cerralvo Drive and west of Riverbank Drive, from R-1A (Single-Family Reduced Area District) to R-2 (Multi-Family Residential District).

ZC-037-2026

District VII

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

Staff Recommendation: Staff supports the proposed zone change.

Mr. Henry Flores, representing Madhouse Development Services, addressed the Commission in support of the zone change request. He thanked Staff for their assistance and provided a brief overview of the organization's mission and services. Mr. Flores stated that the organization partners with nonprofit entities to provide housing opportunities for working families and noted that this project represents their second development initiative within the community.

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

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

Motion Carried Unanimously

C. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 5, 6, 7, and 8, Block 911, Western Division, located at 2001 Baltimore Street, from R-3 (Mixed Residential District) to B-1 (Limited Business District).

ZC-045-2026

District VIII

Staff Recommendation: Staff supports the proposed zone change.

Ms. Vanessa Guerra, Planning Director, informed the Commission that the applicant had requested the item be tabled. However, because several members of the public were present to provide testimony, Staff requested that the public hearing be opened to allow them an opportunity to speak.

Ms. Stephanie Prado, Planner, provided a brief overview of the request.

Ms. Maria, speaking on behalf of several neighboring property owners, addressed the Commission in opposition to the proposed zone change. She stated that the plant nursery has operated in the area for many years and expressed concerns regarding its impacts on nearby residences and public spaces. She cited issues related to humidity, mold, pesticide use, and mosquito activity, which she stated have negatively affected the health, safety, and quality of life of area residents.

Commissioner M. Martinez inquired about the nursery's operational history and the reason for the current zoning request. Ms. Guerra explained that the business had recently received a citation, which prompted the zone change application. She further stated that the applicant had not provided documentation demonstrating that the use existed prior to the adoption of the zoning ordinance in 1983.

Commissioner M. Martinez noted that a use operating prior to the adoption of the zoning ordinance could qualify as a legal nonconforming use. Mr. Xavier Charles of the Legal Department concurred, stating that evidence of operation prior to 1983 would be required to establish legal nonconforming status.

Ms. Maria also shared concerns regarding mosquito activity in the area and its impacts on residents. Ms. Guerra advised that mosquito-related complaints may be directed to the Environmental Division of the Health Department for investigation.

MOTION: Commissioner Beckelhymer made a motion to close the public hearing, and **table** the item time certain.

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

Motion Carried Unanimously

D. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 119B and 119C, Block 3, San Isidro Southwest-Antler Crossing Subdivision, Phase 5, located at 9814 and 9820 Springfield Avenue, from B-3 (Community Business District) and B-4 (Highway Commercial District).

ZC-050-2026

District VI

Commissioner Portillo stepped out of the meeting at 6:37 p.m.

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

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

Commissioner Portillo stepped back into the meeting at 6:39 p.m.

Commissioner Cantu left the meeting at 6:39 p.m.

Mr. Pat Murphy, representing San Isidro Ranch, addressed the Commission in support of the zone change request. He stated that the proposal consists of a hospital and emergency care facility totaling approximately 20,000 square feet on two lots comprising approximately 2.2 acres. The facility is proposed to contain 13 beds.

Mr. Murphy addressed Staff's concerns regarding the request, stating that the subject property does not directly abut R-1 residential zoning districts but is adjacent to R-2 zoned properties. He further stated that, based on the performance of similar medical facilities in the San Isidro area, he did not anticipate significant traffic impacts. Additionally, he noted that restrictive covenants could be incorporated into the deed restrictions to prohibit undesirable B-4 uses in the future.

Commissioner Beckelhymer inquired whether the property had originally been designed for a hospital use. Mr. Murphy explained that the property had been purchased by a group of physicians who intended to develop a hospital facility but later discovered that the existing B-3 zoning district did not permit the proposed use.

Commissioner Portillo asked Mr. Murphy to elaborate on the decision to pursue a zone change rather than a Conditional Use Permit (CUP), as suggested by Staff. Mr. Murphy stated that he had discussed the CUP option with the property owner and advised that it may be a simpler process; however, the owner elected to proceed with the requested B-4 zoning designation.

At the request of Commissioner Beckelhymer, Ms. Vanessa Guerra, Planning Director, explained Staff's opposition to the request. She stated that Staff's concerns centered on the broader range of intensive commercial uses permitted within the B-4 zoning district and the potential impacts such uses could have on nearby residential properties. Ms. Guerra noted that a CUP would allow Staff and the Commission to evaluate the proposed hospital use while limiting the potential for other incompatible uses in the future.

MOTION: Commissioner Garcia made a motion to close the public hearing, support Staff recommendation and **deny** the item but recommend they apply for a CUP.

Second:	Commissioner Beckelhymer
In Favor:	5
Opposed:	2 Commissioner Portillo and Commissioner M. Martinez
Abstained:	0

Motion Carried

E. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Block 4, Larga Vista Subdivision, located at 5602 State Highway 359, from B-1 (Limited Business District) to B-3 (Community Business District).

ZC-052-2026

District III

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

Staff Recommendation: Staff supports the proposed zone change.

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

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

Motion Carried Unanimously

F. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, Block 881, Eastern Division, located at 1600 Clark Boulevard, from R-1 (Single Family Residential District) to B-1 (Limited Business District).

ZC-053-2026

District IV

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

Staff Recommendation: Staff supports the proposed zone change.

Commission A. Martinez stepped out of the meeting at 7:03 p.m.

Andres Rubio, KCI Technologies, addressed the Commission in support of the proposed zone change. He stated that the proposed development is a 7-Eleven gas station and explained that the developer is responsible for numerous 7-Eleven locations throughout Texas and potentially across the United States. Mr. Rubio presented a preliminary site plan and noted that revisions were still being made regarding driveway spacing requirements. He pointed out that the fuel storage tanks and venting systems are oriented toward Clark Boulevard and acknowledged that a pending ordinance amendment may affect vent location requirements. He stated that the project team is taking those potential changes into consideration during the design process.

Commissioner Portillo requested clarification regarding Mr. Rubio's statement that the project would comply with the proposed ordinance amendment.

Mr. Rubio explained that the vent lines are oriented toward Clark Boulevard and that the roadway contains more than ninety (90) feet of right-of-way. He stated that the development would maintain the required one hundred (100) foot separation from adjacent residential properties and noted that the vent lines could be relocated, if necessary, to comply with spacing requirements from nearby streets and properties.

Michael Galo, resident, addressed the Commission in opposition to the proposed zone change. He stated that a Valero gas station already operates approximately one block from the subject property and has served the area for several years. Mr. Galo expressed that an additional gas station is unnecessary and stated that the Heights neighborhood is experiencing residential improvements, including the construction of new homes. He expressed concern that the proposed gas station would negatively impact the character and appearance of the area.

Maria Pilar Monroy, resident of over twenty-two (22) years, addressed the Commission on her own behalf and on behalf of neighboring residents. She informed the Commission that she had submitted a list of residents opposed to the proposed zone change.

Commissioner A. Martinez returned to the meeting at 7:08 p.m.

Sandra Rocha Taylor addressed the Commission in opposition to the proposed zone change. She stated that, in her opinion, there are already sufficient gas stations in the area and that an additional facility is not needed.

Commissioner M. Martinez asked Staff to explain the basis for its recommendation in support of the proposed zone change.

Vanessa Guerra, Planning Director, informed the Commission that Staff's recommendation was based on the property's location at the intersection of two high-traffic roadways. She stated that Clark Boulevard carries approximately seventeen thousand (17,000) vehicle trips per day, while Meadow Avenue carries approximately eight thousand three hundred seventy-eight (8,378) vehicle trips per day. Ms. Guerra further noted that Gustavus Street is proposed to be added to the Thoroughfare Plan as an industrial collector roadway, consisting of a two-lane signalized street, based on a recommendation from the Traffic Department.

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

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

Motion Carried Unanimously

G. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a conditional use permit for a Heavy Machinery Sales/Display (Outdoor) and Truck/Trailer Rental on Lot 1, Block 1, DCAF Mines Road Plat, located at 16111 FM 1472.

ZC-054-2026

District VII

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

Staff Recommendation: Staff supports the proposed conditional use permit.

1. The Conditional Use Permit is restricted to the site plan, "Exhibit A", which is made part hereof for all purposes.
2. The hours of operation shall be limited to, Monday to Saturday, 8:00am to 6:00pm.
3. The repair, servicing, dismantling, painting, body work, lubrication, welding, or mechanical work of heavy trucks, trailers, heavy machinery, or commercial vehicles shall be prohibited on the property.
4. Vehicle access shall be limited exclusively to FM 1472 (Mines Road). Access through Spearhead Lane or adjacent residential streets shall be prohibited.
5. No outdoor storage of discarded parts, tires, fluids, scrap materials, or inoperable vehicles shall be permitted.
6. Owner shall comply with all notes and restrictions listed on the recorded plat entitled "DCAF Mines Road Plat", recorded in Volume 492, Pages 732-761, Deed Records, Webb County, Texas, including all the notes related to the drainage easement.
 - Lot 1 Block 1 shall receive surface runoff from Lot 2 and Lot 3 Block 1 through drainage easement. Lot 2 shall receive surface runoff from Lot 3 through drainage easement. No improvements shall be constructed in such a way as to impede the drainage flow. If fence/wall which has the potential to block drainage runoff must be constructed, it must have adequate number and size of opening to permit surface water runoff to continue to flow.
 - The pond of this plat is subject to a maintenance and monitoring agreement dated 02/19/2020 between the City of Laredo and DCAF properties L.L.C. said agreement as recorded in Volume 4741 Pages 0181-0191, Official Public Records of Webb County Texas.
 - Lot 1, 2, and the west part of Lot 3 Block 1 will drain towards the back of the lot. Owner shall not change the grades or construct flow restricting fences, buildings, structures or other improvements in such manner that impedes the established drainage flow. Fence/wall which has the potential to block drainage runoff must be constructed with adequate number and size of openings to permit surface water runoff to continue to flow.
7. The paving or use of the drainage easement area for the parking or placement of heavy trucks, trailers, heavy machinery, storage, commercial vehicles, or similar equipment shall be prohibited at all times.
8. The establishment shall be kept in a sanitary condition.
9. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
10. Landscaping shall be provided in accordance with the City of Laredo Land Development Code.
11. The owner shall provide an opaque block fence or wall of not less than 7 (seven) feet in height along any side or rear property lines which abut or adjoin property containing a residential use or residential zoning district. Apartment complexes, residential condominiums or residential townhomes shall be similarly screened irrespective of which zoning district they occur in.
12. Plywood, sheet metal, and corrugated steel fencing is prohibited.
13. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.

14. Signage shall be consistent with the City's Sign Ordinance.
15. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
16. There shall be no ground vibrations created or sustained on the site which are perceptible without instruments at any point on any property adjoining the subject property. Any outdoor music shall be at the decibel levels stated in the City of Laredo Code of Ordinances, Article IX, Noise Nuisances.
17. The proposed use shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load issued to the CUP business holder.
18. The proposed use shall, during all hours of operation, maintain, free from obstruction or impediment to full instant use in the case of fire or other emergency, all exit accesses, exits or exit discharges.
19. The proposed use shall undergo an annual Fire Inspection.
20. All permits, licenses, certifications and inspections required by the codes and ordinances of the City of Laredo shall be kept up to date and current, including but not limited to: a. Food Manager License (annual), b. Food Handler's Permit (annual), c. Certificate of Occupancy with Occupant Load. Occupant Load being the approved capacity of a building or portion thereof.
21. Owner shall comply with Building, Health, Safety, Fire, Environmental, and all applicable codes and regulations as required.

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

Victor Linares, Sabio Engineering, informed the Commission he is in support of the proposed conditional use permit (CUP).

Commissioner Portillo asked Mr. Linares if he agreed with Staff comments, to which he replied they had reviewed the Staff comments and had no issues.

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

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

Motion Carried Unanimously

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

H. Amending the Zoning Ordinance (Map) of the City of Laredo by amending Ordinance 2022-O-185, which authorized a special use permit for a restaurant serving alcohol on Lot 5A, Block 1, Encino Plaza Subdivision, Unit 2A, located at 7518 McPherson Road, Ste. 510, (4,176 square feet) in order to remove Cosmos Bar and Grill and Encino Plaza,

Incorporated and replace with Cosmos Bar & Grill-Lombraña Properties as the Parties to whom the permit is issued and to amend the site plan to add additional square footage.

ZC-055-2026

District V

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

Staff Recommendation: Staff supports the proposed zone change.

If approved, Staff recommends the continuance of the following provisions from the existing Ordinance 2022-O-185, except the whom the SUP is issued to and the addition of the square footage:

1. REMOVE: The Special Use Permit is issued to Cosmos Bar & Grill and Encino Plaza, Inc., and is non-transferable.
ADD: The Special Use Permit is issued to Cosmos Bar & Grill - Lombraña Properties, and is non-transferable.
2. REMOVE: The Special Use Permit is restricted to 3,700 S.F. of area on Building C, Suite 510, as per the site plan, Exhibit “A”, which is made part hereof for all purposes.
ADD: The Special Use Permit is restricted to 4,176 square feet of area on Building C, Suite 510, as per the site plan, “Exhibit A-1”, which is made part hereof for all purposes.
3. The Special Use Permit is restricted to a restaurant serving alcohol and hours of operation from Monday through Sunday from 11:00 a.m. through 2:00 a.m.
4. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
5. Signage shall be consistent with the City's Sign Ordinance and TABC rules or regulations.
6. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
7. REMOVE: Ambient low-level music is permitted. KEEP: Live music and speakers shall be prohibited and there shall be no ground vibrations created or sustained on the site which are perceptible without instruments at any point on any property adjoining the subject property.
ADD: 8. There shall not be any outdoor amplified music, use of any outdoor amplified sound system, excessively loud generators, outdoor speakers, and/or any outdoor moving or flashing lights. The applicant must comply with all city noise ordinances and all provisions of the City of Laredo Code of Ordinances.
9. At all times the restaurant is open to the public for business; it shall continually maintain and serve food from its full-service menu.
10. The restaurant shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load issued to SUP business holder.
11. The restaurant shall, during all hours of operation, maintain, free from obstruction or impediment to full instant use in the case of fire or other emergency, all exit accesses, exits or exit discharges.
12. The restaurant shall undergo an annual Fire Inspection.
13. All permits, licenses, certifications and inspections required by the codes and ordinances of the

City of Laredo shall be kept up to date and current including but not limited to Food Manager License (annual), Food Handler's Permit (annual), and Certificate of occupancy with Occupant Load, Occupant Load being the approved capacity of a building or portion thereof.

14. Landscaping of property shall be provided in accordance with the City of Laredo Land Development Code.
15. Lighting of property shall be screened and face inward to avoid adverse impact on adjacent residential neighborhoods.
16. Owner shall provide a 7' high opaque fence along property lines which abut or adjoin any residential zones/uses.
17. Owner shall comply with, Building, Health, Life and Safety, and all applicable codes and regulations as required.
18. The Restaurant shall maintain and comply with the BLUE Gun Sign regulations as per TABC (not to exceed the required alcohol sales percentages).
19. The restaurant shall provide the City of Laredo, Planning Department with a copy of the current

Jerry Pinzon, Representative, informed the Commission he is in support of the special use permit (SUP) and agreed with Staff comments.

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

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

Motion Carried Unanimously

- I. Amending the Zoning Ordinance (Map) of the City of Laredo by amending Ordinance 2025-O-223, which authorized a conditional use permit for an Animal Care Substation (Office) on Lot 20, Block 5, Sierra Vista Police Station Plat, located at 140 Ceniso Loop in order to convert the approved office use into an Animal Care Substation with indoor and outdoor animal confinement.**

ZC-057-2026

District I

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

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

If approved, Staff suggests the following conditions

1. AMENDED: The primary use shall serve as an Animal Care Substation.

2. The Conditional Use Permit is restricted to Exhibit A, which is made part hereof for all purposes.
3. AMENDED: The kennel structure shall consist of a single large enclosure, as shown in the attached Exhibit A, up to a total of 880 square feet.
4. The kennel structure shall consist of a combination of indoor and outdoor enclosures. One (1) indoor enclosure and one (1) outdoor enclosure shall be considered as one (1) kennel.
5. AMENDED: The use of each kennel shall be limited to one (1) animal at a time, with a maximum of fourteen (14) kennels permitted in total. An exception shall apply in the case of a mother with her litter, which will be considered as one (1) animal.
6. AMENDED: There shall be no more than fourteen (14) animals on site, with the exception of a mother with their litter, which will be considered as one (1) animal.
7. Kennels shall be sized and spaced appropriately to allow the animal to stand, turn around, and lie down in a natural position.
8. REMOVE: The proposed use shall not house animals overnight. Long-term boarding or sheltering shall be prohibited on site.
9. AMENDED: Outdoor confinement of animals shall be permitted only between the hours of 8:00 a.m. and 5:00 p.m. All animals shall remain indoors after 5:00 p.m.
10. The kennel structure location shall not abut the residential property to the north.
11. The operating characteristics of the use shall not create a nuisance and the impacts of the use on surrounding properties shall be minimized with respect to noise, odors, and any other similar conditions.
12. REMOVE: The property shall remain staffed and monitored during operational hours to ensure proper animal care and safety, only if there are animals on premise.
13. Waste removal and soiled bedding shall be disposed of promptly and properly to control odor and diseases.
14. There shall be adequate ventilation systems on site.
15. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
16. Landscaping shall be provided and maintained for the complete duration in accordance with the City of Laredo Land Development Code.
17. AMENDED: The owner shall provide an opaque fence or wall of not less than 7 (seven) feet in height along the east side property line and not less than 6 (six) feet in height along the north property line where such property lines abut or adjoin property containing a residential use or residential zoning district. Apartment complexes, residential condominiums, or residential townhomes shall be similarly screened irrespective of the zoning district in which they occur.
18. The establishment must make provisions to keep litter (trash) to a minimum, and to keep it from blowing onto adjacent streets and properties.
19. Signage shall be consistent with the City's Sign Ordinance.
20. On-site parking shall be provided in accordance with the City of Laredo Land Development Code.
21. The proposed use shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load issued to the CUP business holder.
22. The proposed use shall, during all hours of operation, maintain, free from obstruction or impediment to full instant use in the case of fire or other emergency, all exit accesses, exits or exit discharges.

- 23. The proposed use shall undergo an annual Fire Inspection.
- 24. All permits, licenses, certifications and inspections required by the codes and ordinances of the City of Laredo shall be kept up to date and current including but not limited to: a. Food Manager License (annual), b. Food Handler's Permit (annual), c. Certificate of Occupancy with Occupant Load. Occupant Load being the approved capacity of a building or portion thereof.
- 25. Owner shall comply with Building, Health, Safety, Fire, Environmental, and all applicable codes and regulations as required.
- 26. The use authorized by the conditional use permit is required to abide by all relevant municipal codes.
- 27. Indoor animal kennels shall have noise reduction.

Ms. Lauren Bluestone, representing Animal Care Services, informed the Commission that the request is intended to increase the number of kennels on the property. She stated that no other operational changes are proposed, animals will not be housed outdoors or overnight, and the facility is considering prefabricated indoor/outdoor kennel units to accommodate the expansion.

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

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

7. CONSIDERATION OF THE FOLLOWING MASTER PLANS:

A. Consideration of a revision to the Village South Subdivision Masterplan. The intent is residential and commercial. The purpose of the revision is to renumber phases and reconfigure lot layout.

PL-098-2026

District I – Councilmember Gilbert Gonzalez

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

Mr. Wayne Nance, representing Porras Nance Engineering, informed the Commission that he concurred with Staff's comments and recommendations. However, he requested that Traffic Safety comments numbered 1, 7, 10, and 11 be removed, stating that the proposed master plan remains unchanged and that the application only involves the renumbering of development phases.

MOTION: Commissioner Garcia made a motion to approve the item subject to Staff comments and by removing Traffic Safety Comments No's. 1, 7, 10 and 11.

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

Motion Carried Unanimously

Planning:

1. 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.
2. All improvements as per the Subdivision Ordinance.

Traffic Safety:

- ~~1. Show access easement to phase 13. 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. Check sight distance (as per Subdivision Ordinance Handbook Section 3-2).
3. 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.
4. "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).
5. Ensure that proposed curves can handle a speed of 30 mph (as per Subdivision Ordinance Handbook, Section 3-2)
6. AASHTO (Street curves should be design with as large radius curve as practical, with a minimum radius of 100 feet).
- ~~7. Ejido ROW shall be from 100 to 120 feet being that it is designated on the Thoroughfare Plan~~

as a principal arterial (As per Viva Laredo Future Thoroughfare Plan, Subdivision Ordinance Handbook, Section 3-2: Streets and Alleys)

- A. ~~The arrangement, character, extent, width, grade, access to, and location of all streets shall conform to the City Comprehensive Plan and shall be considered in their relation to existing and planned streets, to topographical conditions, to public convenience and safety, and in their appropriate relation to the proposed uses of the land to be served by such streets (As per Subdivision Ordinance Handbook, Section 3-2: Streets and Alleys)~~
- 8. Submit a TIA (As per Land Development Code Section 24.62.8)
- 9. Streets shall be laid out so as to intersect at right angle (As per Subdivision Ordinance Handbook, Section 3-2 H).
- 10. ~~There are two exiting access on Cuatro Vientos. Connect the proposed streets to these 2 access~~
~~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.~~
~~Continue street Bradford to connect to Cuatro Vientos as previously proposed in old Master Plan.~~
- 11. ~~Street Curuba will work as a collector, increase the ROW to 60 feet. 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.

8. CONSIDERATION OF THE FOLLOWING PRELIMINARY PLATS AND REPLATS:

A. Preliminary consideration of the plat of Village South Subdivision, Phase 7. The intent is residential.

PL-099-2026

District I – Councilmember Gilbert Gonzalez

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

Mr. Wayne Nance, representing Porras Nance Engineering, informed the Commission that he concurred with Staff's comments and recommendations; however, he requested that Traffic Safety Comment No. 5 be removed.

MOTION: Commissioner Portillo made a motion to approve the item subject to Staff comments and by removing Traffic Safety Comments No. 5.

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

Motion Carried Unanimously

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

Planning:

1. 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).
2. Identify all easements.
3. All improvements as per the Subdivision Ordinance.

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. "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).
- 3. Streets shall be laid out so as to intersect at right angle (As per Subdivision Ordinance Handbook, Section 3-2 H).
- 4. 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.
There are 2 access on Cuatro Vientos. Align the Master Plan to the existing access to work as collectors
- 5. ~~Follow functional hierarchy of roads. Curuba will work as a collector, ROW of a local collector shall be 60 feet (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. Preliminary consideration of the plat of Parkview at Century South Park Subdivision, Phase II. The intent is residential.

PL-072-2026

District I – Councilmember Gilbert Gonzalez

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

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

Frank Estrada, Sherfey Engineering, informed the Commission he concurs with all of Staff comments.

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

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

Motion Carried Unanimously

Planning:

1. Provide a lot summary table with square footage of each lot.
2. Provide a plat note prohibiting access to White Spruce Drive from Lots 27 and 26, Block 4 as double frontage lots should be avoided (Section 3.3 D. - Subdivision Ordinance).
3. Add a plat note indicating that the finished floor and all mechanical equipment must be elevated 18’ above the Base Flood Elevation (Section 24.69.5 A & Section 24.69.7 B - Land Development Code).
4. Include setback lines on Lot 25, Block 4.
5. 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).
6. Coordinate with the Environmental Department and comply with the vegetative buffering requirements of the Land Development Code as a first order stream impacts portions of this tract (Section 24-57, Land Development Code).
7. Identify all easements.
8. All improvements as per the Subdivision Ordinance.

Fire:

1. Fire hydrants required every 500ft for residential development. (Ordinance 2012-O-183, IFC 2012 Section 507.5.1, where required. Fire hydrants shall be required along public and private

streets at every 500 feet for residential development).

Traffic Safety: No comments submitted.

Engineering: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

AT&T: No comments submitted.

- C. **Preliminary consideration of the replat of Lots 6-8, Block 4, North American Industrial Park, Phase II into Lot 6A, Block 4, North America Industrial Park, Phase II. The purpose of this replat is to reconfigure Lots 6-8, Block 4 into Lot 6A, Block 4. The intent is industrial.**

PL-112-2026

District VII – Councilmember Vanessa Perez

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

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

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

Motion Carried Unanimously

Planning:

1. A zone change will be required for the proposed use. Please note that preliminary plat approval does not constitute a staff position on zone change requests. Staff’s official position will be provided only upon formal submittal of a zone change application. All zone change requests are subject to City Council discretion and are not guaranteed.
2. Provide the Base Flood Elevations (BFE’s) and identify the floodway and Zone X boundary as shown on the original recorded plat.
3. Coordinate with the Environmental Department to determine the vegetative buffer zone along the Rio Grande in accordance with Section 24-57.4 (c) of the Land Development Code, which

requires the buffer zone boundary to be the 100-year floodplain or 200 feet from the Ordinary High-Water Mark (OHWM), whichever is less.

4. Coordinate with the Engineering Department regarding options for the dedications of protected vegetative buffer, reserves, and the recordation of covenants regarding restrictions and the private maintenance thereof (Section 24-57.8(D) Land Development Code).
5. Clearly showing the extent of any vegetative buffer on the final plat (Section 24-57.8 (C) Land Development Code)
6. Place the following Plat Note: “In the event of flooding, the property owner shall be responsible for removing all trailers from the lot shown on this plat.”
7. Revise certificate blocks by removing the word “Amending”, as it is not an amending plat.
8. Include the Planning and Zoning Commission certificate block.
9. Identify all easements.
10. All improvements as per the Subdivision Ordinance.

Traffic Safety: No comments submitted.

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.

9. RECONSIDERATION OF THE FOLLOWING FINAL PLATS AND REPLATS:

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

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

Motion Carried Unanimously

A. Final reconsideration of the plat of Lot 1, Block 2, Alexander Crossing Plaza, D & J Alexander Commercial, Phase 15. The intent is commercial.

PL-115-2026

District V – Councilmember Ruben Gutierrez, Jr.

B. Final reconsideration of the plat of Adriani Plaza Subdivision. The intent is residential.

PL-111-2026

District III – Councilmember Melissa Cigarroa

10. CONSIDERATION OF AN EXTENSION TO THE FOLLOWING FINAL PLATS AND REPLATS:

A. Consideration of a six (6) month extension to the final plat approval of the plat of San Pedro Ranch, Phase 1 – Unit 1. The intent is commercial. The request is to extend the scheduled expiration date from June 7, 2026 to December 7, 2026.

PL-114-2026

District III – Councilmember Melissa Cigarroa

Vanessa Fresnillo, Planner read in items 9A, 9B, and 10A to the record.

MOTION: Commissioner Cazares made a motion to **approve** items 9A, 9B, and 10A.

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

Motion Carried Unanimously

11. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:

A. Consideration of Model Rule Subdivision Compliance of the replat of Lot 1, Block 1, Lago del Valle, Phase III and Tract II of Mezquite Land Development, Inc. into Lot 1A, Block 1 & Lots 1-15, Block 2, Lago del Valle, Phase III. The intent is residential.

PL-113-2026

District III – Councilmember Melissa Cigarroa

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

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

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

Motion Carried Unanimously

12. STAFF REPORT:

A. Staff report regarding “video conference call”/virtual meeting option for Planning and Zoning Commission Meetings.

Mr. Rafael Vidaurri, Planner, informed the Commission that the City Secretary's Office had provided updated guidance regarding virtual participation in meetings. He advised that future agendas will include language stating that participation by videoconference may be permitted in accordance with Texas Government Code § 551.127, provided a quorum is physically present at the posted meeting location.

Mr. Xavier Charles, representing the Legal Department, explained that because the Commission is a decision-making body, the same requirements applicable to City Council and other governing bodies apply. He stated that a quorum must be physically present at the meeting location for virtual participation to be allowed and noted that additional requirements must be met for remote participants, including continuous audio and video access.

Mr. Vidaurri further advised Commission members to notify Staff at least three business days in advance if they intend to participate virtually to allow sufficient time for the necessary arrangements.

13. ADJOURNMENT:

MOTION: Commissioner A. Garcia made a motion to adjourn the meeting at 7:43 p.m.

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

Motion Carried Unanimously