

**CITY OF LAREDO
PLANNING AND ZONING COMMISSION**

MEETING MINUTES OF NOVEMBER 20, 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 20, 2025, 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 6:12 p.m.)
John D. Beckelhymer	
Regina Portillo	
Hector “Tito” Garcia	
Adolfo Martinez	

COMMISSIONERS EXCUSED:

Rolando Cazares	(Excused)
Cindy E. Cantu	(Excused)
Mercurio Martinez, III	(Excused)

STAFF PRESENT:

Vanessa Guerra, Planning Director
Rafael Vidaurri, Planner
Deidre Garcia, Planner
Stephanie Prado, Planner
Xavier Charles, City Attorney
Arturo Garcia, Jr., Traffic Department
Ruben Dominguez, Fire Department
Gloria Saavedra, Engineering Department

OTHERS PRESENT:

Rolando Raymond
Laura Valdez de la Garza
Jose Manuel Valdez
Francisco Ramos
Wayne Nance
Sergio Briones
Ralph A. Hase
Manuel Valdez
Daniel Gomez

1. CALL TO ORDER

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

2. ROLL CALL

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

Chair Sada Paz requested a motion to excuse Commissioners not present.

Commissioner Garcia stepped out of the meeting at 6:04 p.m.

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

Second:	Commissioner Martinez
In Favor:	4
Opposed:	0
Abstained:	0

Motion failed for lack of quorum.

Commissioner Garcia stepped back into the meeting at 6:04 p.m.

3. PLEDGE OF ALLEGIANCE

4. CITIZEN COMMENTS

None.

5. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE:

A. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Block 796, Eastern Division, located at 1401 Guatemozin Street, from R-3 (Mixed Residential District) to B-3 (Community Business District).

ZC-083-2025

District II

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

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

Rolando Raymond, Neighbor, informed the Commission that he was opposed to the zone change, because even though he's lived there for more than 40 years and there have been several different types of businesses, this zone change does not specify the use.

Vice Chair Barron arrived at 6:12 p.m.

Laura Valdez de la Garza, Owner, informed the Commission that she was in favor of the zone change, explaining that she plans on selling the property, which is grandfathered in, but would like to sell it as a commercial lot.

Jose Manuel Valdez, Owner, informed the Commission that he was in favor of the zone change and provided some background on past land uses, stating that it has always been used for business purposes and has never had any issues with the neighbors.

Commissioner Beckelhymer asked Staff if a Conditional Use Permit would prevent new owners from being told that it is a residential property, even though it has been used commercially for many years.

Vanessa Guerra, Planning Director, clarified that the notice did not specify the proposed use because there are plans to sell the property and the future use is unknown. She pointed out that the property is in the center of an R-3 zoning district; therefore, a B-3 zone would not be recommended, as it would allow a variety of uses that are not suitable in a residential area. She mentioned that Staff recommends a Conditional Use Permit, which would provide some comfort to the neighbors since the specific use would need to be identified and conditions could be imposed to reduce negative impacts to the area, such as noise, litter, and parking.

Commissioner Martinez indicated that a Conditional Use Permit would not be possible at this time since the use has not been specified.

Vice Chair Barron questioned why the property was considered “grandfathered in,” given that the use on the property had already changed at least two times throughout the years.

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

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

Vanessa Guerra, Planning Director, explained that the term “grandfathered in” can be confusing. She clarified that “grandfathered in” means the use on the property has remained the same and has not changed throughout the years. If the use does change, then the grandfathered status is lost.

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

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

Motion Carried Unanimously

- B. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 8.6-acre tract, located north of Penn Street and West of Riverside Drive, from AG (Agriculture District) to M-1 (Light Manufacturing District).**

ZC-001-2026

District VII

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

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

Francisco Ramos, Ramos Engineering, informed the Commission he was in favor of the zone change and was available to answer questions.

MOTION: Vice Chair Barron 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

- C. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Block 1, Fire Station No. 11, located at 11015 McPherson Road, from AG (Agricultural District) to M-1 (Light Manufacturing District).**

ZC-002-2026

District VI

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

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

Gloria Perez Saavedra, Engineering Department, spoke in favor of the item, explaining to the Commission that they are working closely with the Fire Department to construct an annex building for their fleet repair shop, but noticed the zoning was AG; therefore, they had to apply for the zone change.

MOTION: Commissioner 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

- D. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 3.70 acres, located north of Cielito Lindo Boulevard and west of Ejido Avenue, from B-1 (Limited Business District) and R-1A (Single Family Reduced Area District) to B-3 (Community Business District).**

ZC-004-2026

District II

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

Staff Recommendation: Staff supports the proposed zone change.

Wayne Nance, Porras Nance Engineering, informed the Commission he was in favor of the zone change and was available to answer questions.

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

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

Motion Carried Unanimously

- E. Amending the Zoning Ordinance (Map) of the City of Laredo by amending Ordinance 2015-O-039, which authorized a conditional use permit for a Kiosk/Food Stand and Meat Market in the Grocery Store on Lot 12, Block 446, Eastern Division, located at 202 West San Carlos Street in order to remove Deyanira Villarreal and Ralph A. Hase and replace with Sergio Briones and Yessenia Briones as the parties to whom the permit is issued.**

ZC-005-2026

District VIII

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

Staff Recommendation: Staff supports the proposed Conditional Use Permit Amendment.

Vanessa Guerra, Planning Director, informed the Commission that two responses were received on the day of the meeting stating that they strongly oppose the item due to multiple reports filed on environmental issues, trash/sewage overflows into yards, dead animal smells, no parking, and no room for expansion.

Sergio Briones, Owner, informed the Commission that he was in favor of the amendment. He stated that due to several warnings—which have since been resolved—the snack stand has been closed for the past two months, but had been in operation for the past 20 years, since 2006. He said Staff recommended including the convenience store in the CUP because it was not “grandfathered in” and was not in compliance. He explained that the store had been in operation since 1981, and in 1983 the property was assigned an R-3 zoning designation. Therefore, he would like to know if the store is in compliance or not, because they were under the impression that the store was “grandfathered in” and were never told to apply for a CUP.

Vanessa Guerra, Planning Director, clarified that the caption on the application is for an amendment of the existing CUP to change the ownership name on the CUP, which authorizes the food stand and the meat market. She informed the Commission that Staff is in support of the amendment to reflect the correct ownership for those uses, and that the grocery store does not appear to be included in this petition, adding that the applicant requested not to include it.

After being asked whether the store was non-conforming, Ms. Guerra explained that after extensive research, it appears the construction occurred in 1981, and a Land Development Code amendment was adopted on September 2, 1980. Therefore, to avoid any future confusion or vagueness regarding the grocery store, Staff recommended including it in the CUP; however, the applicant chose not to include it in the petition.

Mr. Briones questioned whether, since the property was assigned an R-3 zone in 1983 and the store was in operation before that, it would be considered a legally non-conforming business.

Ms. Guerra explained that minutes from 1979 were found showing that zoning for the Eastern and Western Divisions was already being discussed. Therefore, to avoid confusion later on, Staff recommended resolving the issue by including it in the Conditional Use Permit. She added that the owner has every right not to include it, and that is the option he has chosen.

Mr. Briones expressed concern that if the store is included in the CUP and the property is sold in the future, the new owners may have issues with the “grandfathered in” status.

The Commission explained that if the property is sold, the new owners would need to apply for a Conditional Use Permit under their own names.

After further discussion about whether the store is legally non-conforming, Vice Chair Barron pointed out that the uses have changed, stating that in 1983 it was a grocery store, but now it functions as a meat market, grocery store, and restaurant—three different uses compared to the one originally indicated by the applicant; therefore, the legal non-conforming use is no longer valid.

Commissioner Beckelhymer pointed out that the request at hand is for an amendment to the ownership of the CUP, which Staff supports; therefore, he explained to the applicant that the issue of legal non-conforming status does not come into play during this meeting since it is not on the agenda.

MOTION: Commissioner Beckelhymer 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

6. CONSIDERATION OF THE FOLLOWING PRELIMINARY PLATS AND REPLATS:

Commissioner Beckelhymer made a motion to read items 6A and 6B together.

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

Motion Carried Unanimously

Deidre Garcia, Planner, read items 6A and 6B in for the record

A. Preliminary consideration of the replat of Lot 5, Block 1, D & J Alexander Crossing Plaza into Alexander Villas at Alexander Subdivision. The intent is residential.

PL-023-2026

District V – Councilmember Ruben Gutierrez, Jr.

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

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

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

Motion Carried Unanimously

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

Planning:

1. Identify the block numbers on the replat sketch.
2. Identify all easements.
3. All Improvements as per the Subdivision Ordinance.

Parks & Leisure:

1. Please pay the park improvement fees before platting.

Traffic: No comments submitted.

Engineering: No comments submitted.

Fire: 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 replat of Lot 1A, Block 7, D & J Alexander, Unit X & 0.06 acres recorded into Lot 1B & Lot 2B, Block 7, D & J Alexander, Unit X. The intent is residential.**

PL-022-2026

District V – Councilmember Ruben Gutierrez, Jr.

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

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

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

Motion Carried Unanimously

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

Planning:

1. Revise the vicinity map to depict and label the correct subject tract.
2. In the “As Platted” section, clearly delineate the unplatted portion of 0.06 acres.
3. In the “Replat” section, provide the following: (a) clearly delineate the lot line between the proposed Lots 1B and 2B, (b) draw the plat boundaries with heavy lines, and (c) identify the lot dimensions.
4. Provide Lot Summary Table.
5. Identify all easements.
6. All improvements as per the Subdivision Ordinance.

Parks & Leisure:

1. Please pay the park improvement fees before platting.

Traffic: No comments submitted.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Webb County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

AT&T: No comments submitted.

7. ADJOURNMENT:

MOTION: Vice Chair Barron made a motion to **adjourn** the meeting at 6:56 p.m.

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

Motion Carried Unanimously

Vanessa Guerra, AICP, MPA
Planning Director

Daniella Sada Paz, Chair
Planning & Zoning Commission