

**CITY OF LAREDO
PLANNING AND ZONING COMMISSION**

MEETING MINUTES OF DECEMBER 4, 2025

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, December 4, 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 6:08 p.m.)
Rolando Cazares
Cindy E. Cantu
Mercurio Martinez, III
John D. Beckelhymer
Hector “Tito” Garcia
Adolfo Martinez

COMMISSIONERS EXCUSED:

Regina Portillo (Excused)

STAFF PRESENT:

Vanessa Guerra, Planning Director
Rafael Vidaurri, Planner
Luis Vazquez, Planner
Vanessa Fresnillo, Planner
Ruben Dominguez, Fire Department

OTHERS PRESENT:

Oscar Ramirez
Ricardo Villarreal
Oscar Castillo
Edwin Garcia

1. CALL TO ORDER

Chair Sada Paz called the Planning and Zoning Commission meeting to order at 5:59 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 M. Martinez made a motion to excuse the Commissioner(s) not present.

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

Motion Carried Unanimously

3. PLEDGE OF ALLEGIANCE

Commissioner Garcia stepped out of the meeting at 5:59 p.m.

4. APPROVAL OF MINUTES OF:

A. Regular Meeting of November 6, 2025

B. Regular Meeting of November 20, 2025

MOTION: Commissioner A. Martinez made a motion to approve the minutes of November 6, 2025 and November 20, 2025.

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

Motion Carried Unanimously

5. CITIZEN COMMENTS

None.

Commissioner Garcia stepped back into the meeting at 6:00 p.m.

6. CONSIDERATION OF THE FOLLOWING PRELIMINARY PLATS AND REPLATS:

A. Preliminary consideration of the replat of Lot 3, Block 7, SINE Las Palmas Subdivision, Phase 2 into Angulo SINE Residential Subdivision. The intent is residential.

PL-028-2026

District VI – Councilmember Dr. David Tyler King

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

Oscar Ramirez, PEUA Consulting, informed the Commission that he concurred with Staff comments.

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

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

Planning:

1. A zone change will be required for the intended use. Please note that all zone change requests are subject to City Council discretion and are not guaranteed. Should the request be denied, a plat revision will be required.
2. 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).
3. Provide a plat note stating that the lots adjacent to Cavatina Drive (Lots 1-9) will not have access to said Cavatina Drive, as double frontage lots should be avoided (Section 3.3 D. - Subdivision Ordinance).
4. Provide block numbers on the sketch (Section 2-3.2 (b)(1)(xvi) - Subdivision Ordinance).
5. Identify the purpose of Lot 10, Block 1, and include said lot in the Lot Summary Table.
6. Clarify the lot numbering as there is a substantial jump in the numerical sequence from Lot 9 to Lot 34.
7. Clarify if this is a phased development and label the plat accordingly.
8. Should this be a phased subdivision, provide a masterplan of the entire development that is being proposed in Lots 3 and 2, Block 7 San Isidro Northeast Las Palmas Subdivision, Phase 2, as this proposed replat appears to be part of a phased development. Masterplan should provide special consideration to intersection placement along Cavatina Drive due to the existing curve and potential street jogs.
9. Adjust the intersection at Montes De Oca Loop and Cavatina Drive as it creates a street jog with Fulgor Drive. "Street jogs with centerline effects of less than three hundred (300) feet shall be avoided" (Section 3-2 F. - Subdivision Ordinance).
10. Provide a plat note stating the purpose of the replat.
11. Provide a different street name for the street facing Lots 1-9 by the entrance.
12. Revise the Planning and Zoning Commission Approval Certificate to reflect Danela Sada Paz as the Chairman.
13. Revise the City Engineer Approval Certificate to reflect Eliud De Los Santos, P.E. as the City Engineer.
14. Revise the Planning Director's signature block to include "AICP".

15. Provide the recording information from the plat records for the adjacent tracts (Section 2-3.2 (b) (1)(xiii) - Subdivision Ordinance).
16. Identify all easements.
17. All improvements as per the Subdivision Ordinance.

Traffic:

1. Block length shall not be less than 300 feet. Existing street Fulgor is too closed to proposed street Montes de Oca Loop (As per Subdivision Ordinance Handbook Section 3-2.)
2. Submit Master Plan (As per Subdivision Ordinance Handbook, Chapter II).
3. Avoid Street jogs with centerline effect of less than 300 feet. Existing street Fulgor is not align to proposed street Montes de Oca Loop (As per Subdivision Ordinance Handbook, Chapter III Section 3- 2, F).
4. Subdivision Ordinance Handbook Section 3-2: Streets and Alleys

Streets in a subdivision shall:

- 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 sub-dividers 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.

N. Blocks and Street Lengths

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.
 - 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/replat application.
 - b. No block length waiver may be granted by the Planning and Zoning Commission unless traffic impact mitigation measures comply with standards (herein adopted as minimum standards) of the Institute of Transportation Engineers (Latest Edition) and as set out in the "Transportation and Land Development Manual (Latest Edition)".
 - c. No block length waiver may be granted which modifies the City of Laredo Comprehensive Plan or the Thoroughfare Plan of the Comprehensive Plan addressing thoroughfares, highways, arterials, and collectors, or of the proper extension of any street.

- d. A block length waiver shall not compromise safety.

Fire:

1. Masterplan showing adjoining phase for this plat needs to be approved before this plat can be approved. Due to requirement of 2nd exit and distance between exits (half of diagonal distance of property served).
2. Fire hydrants are required every 500ft for residential development. (Ordinance 2012-O-183, IDC 2018 Section 507.5., where required. Fire hydrants shall be required along public and private streets at every 500ft for residential development.)
3. temporary turnarounds will be required for dead-end roads over 150 feet. (96-foot cul de sac, 120- foot hammerhead, 60-foot “y”).

Parks & Leisure: 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 D & J Alexander Commercial, Phase 15 – Alexander Garden Homes. The intent is residential.

PL-027-2026

District V – Councilmember Ruben Gutierrez, Jr.

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

Ricardo Villarreal, Top Site Civil Group, provided background with regards to the cul-de-sac that is still owned by the City. He advised that Planning Staff had directed him to the Real Estate Department in order to determine if the land would revert to the owner automatically or require Council action. The plat would be adjusted accordingly. He continued addressing the commission by advising that Arthur Miller Ct was not part of this plat and had already received final plat approval, with construction to begin within 30 to 45 days. Therefore, the street length comment does not need to be stricken since it should not apply to this plat. R. Villarreal shifted discussion to the comment regarding the 300 foot street length and provided an aerial of the adjacent subdivision for use as an example, advising that due to typical lot depths, the standard could not be met. Additionally, he believed that there were no street jogs being created and that the Traffic comment regarding street lengths did not apply. He preferred that the items be resolved in the one-stop shop process.

Commissioner Barron arrived at 6:08 p.m.

Commissioner Garcia stepped out of the meeting at 6:13 p.m.

Commissioner Garcia stepped back into the meeting at 6:15 p.m.

Oscar Castillo, PEUA Consulting, agreed with Mr. Villarreal on Traffic Comment No. 3, N, 1, a, b, c, and d and stated that he spoke to Traffic and was told that the comment had to be mentioned but could be discussed at the meeting.

MOTION: Commissioner M. Martinez made a motion to approve the item subject to Staff comments and by striking Traffic Comment No. 3, N, 1, a, b, c, and d.

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

Motion Carried Unanimously

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

Planning:

1. This subdivision proposes residential lots over a portion of existing City of Laredo right-of-way (ROW) as dedicated in the recorded plat of Lots 4A, 4B, 4C, Block 3, D&J Alexander Commercial Subdivision, Phase 15 (Vol. 41, Pg. 1, W.C.P.R.). The developer must secure title to the impacted land/right-of-way through the formal abandonment process prior to final plat approval (§ 2-3.2. (b) (2)(viii) - Subdivision Ordinance). Should the abandonment of said right-of-way be approved by the City Council, include pertinent ordinance information on the face of the plat; otherwise a redesign of the subdivision will be required.
2. A zone change will be required for the area proposed for abandonment. Please note that all zone change requests are subject to City Council discretion and are not guaranteed. Should the request be denied, a plat revision will be required.
3. A portion of the proposed subdivision is located within Subdistrict C (65 Ldn to 70 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).
4. 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

5. There is a street jog between “Street B” and Harper Lee Drive (approx. 250ft). Pursuant to Section 3-2 F of the Subdivision Ordinance "Street jogs with centerline effects of less than three hundred (300) feet shall be avoided". Adjust accordingly.
6. Reconfigure the block numbers as there are duplicate block numbers on the sketch (e.g., block 1). In addition, renumber the Lot Summary Table in numerical order.
7. This plat currently does not have access to a public street. Recordation of this plat is contingent upon the recordation and construction of Arthur Miller St (Arthur Miller Extension Plat) (§ 3.3 C - Subdivision Ordinance).
8. Provide street names.
9. Ensure all bearings are identified on the sketch (§2.3.2 (b)(2)(iii) - Subdivision Ordinance)
10. Provide a plat note stating that the lots adjacent to Arthur Miller Street shall have no direct access to Arthur Miller Street (§ 3-3 D - Subdivision Ordinance - Double frontage lots).
11. Provide a masterplan amendment as the land use identified on the current masterplan (approved on 12-19-2024) for this portion of Phase 15 is “Commercial”, and is being revised to “Single Family Residential”. Please note that this change in land use is considered a "substantial alteration" (§ 2-3.5(f) - Subdivision Ordinance). Therefore, this will be considered the first in a new series of permits (Chapter 245 Texas Local Government Code)."
12. Identify all easements.
13. All improvements as per the Subdivision Ordinance.

Traffic:

1. Block length shall not be less than 300 feet. Existing street Arthur Miller is too closed to proposed street “A” (As per Subdivision Ordinance Handbook Section 3-2).
2. Submit corrected Master Plan (As per Subdivision Ordinance Handbook, Chapter II).
3. Avoid Street jogs with centerline effect of less than 300 feet. street Arthur Miller is too closed to proposed street “A” (As per Subdivision Ordinance Handbook, Chapter III Section 3-2,F).

N. Blocks and Street Lengths

- ~~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.~~
 - ~~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/replat application.~~
 - ~~b. No block length waiver may be granted by the Planning and Zoning Commission unless traffic impact mitigation measures comply with standards (herein adopted as minimum standards) of the Institute of Transportation Engineers (Latest Edition) and as set out in the “Transportation and Land Development Manual (Latest Edition)”.~~
 - ~~c. No block length waiver may be granted which modifies the City of Laredo Comprehensive Plan or the Thoroughfare Plan of the Comprehensive Plan~~

~~addressing thoroughfares, highways, arterials, and collectors, or of the proper extension of any street.~~
~~d. A block length waiver shall not compromise safety.~~

Fire:

1. 96-foot minimum width required for cul-de-sacs.
2. Fire hydrants are required every 500ft for residential development. (Ordinance 2012-O-183, IFC 2018 Section 5-7.5., where required. Fire hydrants shall be required along public and private streets at every 500ft for residential development.)

Parks & Leisure: 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.

7. CONSIDERATION OF THE FOLLOWING FINAL PLATS REPLATS:

- A. Final consideration of the plat of San Isidro Southwest Corner Retail Plat, Phase 2, The intent is commercial.**

PL-026-2026

District VI – Councilmember Dr. David Tyler King

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

Edwin Garcia, Slay Engineering, informed the Commission he was available to answer questions.

MOTION: Vice Chair Barron made a motion to **approve** the item.

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

Motion Carried Unanimously

- B. Final consideration of the replat of Lot 3, Block 1, Canseco Subdivision, Unit 3 and an adjacent unplatted 11.1784-acre tract into Lot 1A, Block 1, Crown Enterprises Subdivision. The intent is industrial.**

PL-024-2026

District VII – Councilmember Vanessa Perez

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

Vice Chair Sada Paz, informed the Commission that a letter was received from the Engineer requesting the approval.

MOTION: Vice Chair Barron made a motion to **approve** the item.

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

Motion Carried Unanimously

8. CONSIDERATION OF MODEL SUBDIVISION COMPLAINT:

- A. Consideration of Model Rule Subdivision Compliance of the plat of Monteverde Subdivision, Phase II. The intent is residential.**

PL-025-2026

District III – Councilmember Melissa R. Cigarroa

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

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

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

Motion Carried Unanimously

9. ADJOURNMENT:

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

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

Motion Carried Unanimously

Vanessa Guerra, AICP, MPA
Planning Director

Daniella Sada Paz, Chair
Planning & Zoning Commission