

**CITY OF LAREDO
PLANNING AND ZONING COMMISSION**

MEETING MINUTES OF FEBRUARY 18, 2026

The City of Laredo Planning and Zoning Commission convened in special session open to the public at 12:00 p.m. on Wednesday, February 18, 2026, in the city of Laredo City Hall, First Floor Conference Room, 1110 Houston Street, considered the following:

COMMISSIONERS PRESENT:

Daniela Sada Paz, Chair (Arrived at 12:04 p.m.)
Michael Barron, Vice Chair (Arrived at 12:06p.m.)
Mercurio Martinez, III, Acting Chair
Hector “Tito” Garcia
Rolando Cazares
Cindy E. Cantu
John D. Beckelhymer
Adolfo Martinez

COMMISSIONERS EXCUSED:

Regina Portillo (Excused)

STAFF PRESENT:

Vanessa Guerra, Planning Director
Rafael Vidaurri, Planner
Deidre Garcia, Planner
Laura Garza, Planner
Luis Vazquez, Planner
Stephanie Prado, Planner
Vanessa Fresnillo, Planner
Xavier Charles, Legal
Ruben Dominguez, Fire Department

OTHERS PRESENT:

Wayne Nance
Jaime Barrera
Ricardo Villarreal
Oscar Castillo
Elizabeth Martinez
Orlando Navarro
Ivan Morales
Jose Flores
Daniel Gomez
Alexa Reyes
Rocky Bruni

1. CALL TO ORDER

Vice Chair Barron called the Planning and Zoning Commission meeting to order at 12:02 p.m.

2. ROLL CALL

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

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

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

Motion Carried Unanimously

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES OF:

A. Regular Minutes of January 22, 2026

B. Regular Minutes of February 5, 2026

MOTION: Commissioner Garcia, made a motion to approve the minutes of January 22, 2026 and February 5, 2026.

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. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Block 5, Riverhill South Subdivision, Phase I, located at 4401 Nogal Lane, from R-1MH (Single Family Manufactured Housing District) to R-2 (Multi-Family Residential District).

ZC-020-2026

District II

Chair Sada Paz, arrived at the meeting at 6:03 p.m.

Stephanie Prado, 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 support of the zone change and was available to answer questions.

MOTION: Commissioner Cantu 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

Vice Chair Barron arrived at the meeting at 6:05 p.m.

B. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning the west 83 feet of Lots 7 and 8, Block 765, Western Division, as further described by metes and bounds in attached “Exhibit A”, located at 2819 Flores Avenue, from R-3 (Mixed Residential District) to B-1 (Limited Business District).

ZC-021-2026

District VIII

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

Staff Recommendation: Staff supports the proposed zone change.

Jaime Barrera, informed the Commission he was in support of the zone change and was available to answer questions.

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

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

Abstained: 0

Motion Carried Unanimously

Ms. Vanessa Guerra, Planning Director, informed the Commission notices had been issued to the property owner advising that the property is currently unplatted. She explained the property must be formally platted prior to the issuance of any building permits and the development will be required to comply with all applicable municipal regulations, including parking requirements and other applicable development standards.

C. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a conditional use permit for a baseball bat manufacturing (woodworking shop) on the west 83 feet of Lots 7 and 8, Block 765, Western Division, as further described by metes and bounds in attached “Exhibit A”, located at 2819 Flores Avenue.

ZC-022-2026

District VIII

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

Staff Recommendation: Staff supports the proposed conditional use permit.

Jaime Barrera, informed the Commission he was in support of the zone change and was available to answer questions.

If approved, Staff suggests the following conditions

1. The hours of operation shall be limited to, Monday to Friday, from 9:00 a.m. to 6:00 p.m.
2. There shall be no outside storage or outdoor manufacturing activity on the property.
3. The parking of all vehicles and maneuvering spaces shall be kept within the property.
4. There shall be proper ventilation and filtration system for the dust and painting areas. The location of the dust and finishing rooms shall be in an enclosed room/ area.
5. No hazardous materials shall be stored in the facility. Hazardous occupancy and the storage of hazardous material shall be prohibited on the premises. The determination of a hazardous occupancy or material shall be made by the Fire Chief as per the Laredo Land Development Code, Section 24.74.3(d). Hazardous materials shall be defined as stated in the City of Laredo Code of Ordinances, Sec. 33-20.
6. All paints and solvents shall be stored in sealed containers within an enclosed designated area and/or finishing room. Materials shall be maintained, handled, and disposed of in accordance with all applicable local, state, and federal regulations, including fire and safety codes.
7. All wood waste shall be collected and disposed of properly. There shall be no outdoor dumping or burning of materials.
8. All loading and unloading of shipments or deliveries shall occur on-site and shall not occur in the public right-of-way.
9. No commercial vehicle that exceeds one (1) ton in manufacturer's gross vehicle weight rating

- (GVWR) or that has more than two (2) axels, nor any commercial or utility trailer, shall be parked or stored in any manner on the property.
10. Overnight parking and idling of tractor trailer (trucks) shall be prohibited.
 11. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
 12. Landscaping shall be provided and maintained for the complete duration in accordance with the City of Laredo Land Development Code.
 - There shall be approximately 7 trees and 28 shrubs on site.
 - Per the Laredo Land Development Code, Section 24.83.2 (b): “One tree for each thirty (30) feet of non-residential or multi-family residential property abutting a public street right-of-way shall be planted.”
 - Calculation: 204 linear feet (106 feet + 98 feet) = 6.8, approximately 7 trees
 - Per the Laredo Land Development Code, Section 24.83.3(b): “The number of shrubs shall be equal to the total number of trees multiplied by four (4).”
 - Calculation: 7 trees * 4 = 28 shrubs
 13. The owner shall provide an opaque 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.
 14. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
 15. Signage shall be consistent with the City's Sign Ordinance.
 16. On-site parking shall be provided in accordance with the City of Laredo Land Development Code.
 17. 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.
 18. 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.
 19. 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.
 20. The proposed use shall undergo an annual Fire Inspection.
 21. 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.
 22. Owner shall comply with Building, Health, Safety, Fire, Environmental, and all applicable codes and regulations as required.
 23. 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, vibrations, glare, and any other similar conditions.

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

Second: Commissioner Cazares

In Favor: 8
Opposed: 0
Abstained: 0

Motion Carried Unanimously

- D. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 55.27-acre tract, as further described by metes and bounds in attached “Exhibit A”, located south of Cielito Lindo Boulevard and west of Cuatro Vientos Road, from R-1A (Single Family Reduced Area District) to R-1B (Single-Family High-Density District).**

ZC-023-2026

District I

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

Staff Recommendation: Staff supports the proposed zone change.

Ricardo Villarreal, Top Site Civil Group, informed the Commission he was in support of the zone change and was available to answer questions.

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

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

Motion Carried Unanimously

- E. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 2 and 3, Block 7, San Isidro Northeast Las Palmas Subdivision, Phase 2, located at 11082 and 11110 Cavatina Drive from R-2 (Multi-Family Residential District) to R-1B (Single-Family High-Density District).**

ZC-024-2026

District VI

Stephanie Prado and Deidre Garcia, Planners, provided a brief overview on the item.

Staff Recommendation: Staff supports the proposed zone change.

Oscar Castillo, PEUA Consulting, informed the Commission he was in support of the zone change and was available to answer questions.

MOTION: Commissioner A. 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

F. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 6 and the east half (1/2) of Lot 5, Block 92, Eastern Division, as further described by metes and bounds in attached “Exhibit A”, located at 720 Laredo Street from B-1 (Limited Business District) to B-3 (Community Business District).

ZC-025-2026

District III

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

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

Elizabeth Martinez, Owner, informed the Commission she was in support 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:	Commissioner M. Martinez
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

G. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 8.0432 acres, as further described by metes and bounds in “Exhibit A”, located south of Inspiration Parkway and east of Bob Bullock Loop, from R-2 (Multi-Family Residential District) to B-3 (Community Business District).

ZC-026-2026

District VI

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

Staff Recommendation: Staff does not support the proposed B-3 zone.

Staff Recommendation: Staff supports a B-1 zoning district.

Orlando Navarro, Charco Land Sales, informed the Commission he was in support of the zone change. He explained even though he will accept the B-1 zoning Staff is recommending, he asks the Commission to reconsider the B-3 requested. He explained they would like to accommodate a hotel in the future and was available to answer questions.

MOTION: Vice Chair Barron made a motion to close the public hearing, go against Staff recommendation and approve the item with a B-3 zoning.

Second:	Commissioner Beckelhymer
In Favor:	9
Opposed:	0
Abstained:	0

Motion Carried Unanimously

7. PUBLIC HEARING AND CONSIDERATION OF THE FOLLOWING PRELIMINARY PLATS AND REPLATS:

A. Public hearing and preliminary consideration of the replat of Lot 1400, Block 85, Del Mar Hills into Lot 1400A, Block 85, Del Mar Hills and the granting of a variance to reduce the front yard building setback line from 30 feet to 23.5 feet pursuant to Section 24.77.2(6) of the Laredo Land Development Code. The intent is residential.

PL-056-2026

District VI– Councilmember Ruben Gutierrez, Jr.

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

Mr. Ricardo Villarreal, Top Site Civil Group, informed the Commission the purpose of the replat was to reduce the required setback from 30 feet to 23.5 feet. He explained the property owner was undertaking renovations to the residence and was requesting a variance to accommodate improvements to the garage. Mr. Villarreal noted the garage was constructed in the 1980s, when different development standards were in effect, and indicated the existing garage dimensions are not adequate to accommodate many modern vehicles, such as larger SUVs.

Ms. Vanessa Guerra, Planning Director, informed the Commission the ordinance requires the presence of an “undue hardship” in order for a variance to be considered. She explained there are four (4) criteria used to determine whether an undue hardship exists, and the Planning Commission must make a finding as to how the requested variance satisfies one or more of those criteria. The criteria include: (1) strict compliance with the ordinance would deprive the property owner of reasonable use of the land; (2) unusual physical characteristics of the property, such as an irregular lot configuration, topographical constraints, the presence of a creek, or significant slope conditions; (3) unique design considerations; and (4) planning and land use considerations, including factors such as excessive vehicular traffic, noise, vibration, or intrusive adjacent uses. Ms. Guerra stated Staff had reviewed the request and determined that the proposed variance did not satisfy any of the four (4) criteria required to establish an undue hardship.

Commissioner Beckelhymer stated he experiences a similar situation in which his garage is too small to accommodate his larger truck. He indicated, in his view, the hardship in this case is the inability of the homeowner to protect a vehicle when absent from the property for an extended period of time, leaving the only options to park the vehicle in the driveway or on the street.

Mr. Ricardo Villarreal, Top Site Civil Group, further explained the property is an irregularly shaped lot. He stated the lot is not perpendicular to the roadway, is not symmetrical, and resembles more of a parallelogram configuration. He indicated this irregular configuration could be considered when evaluating the request. Mr. Villarreal also noted it can be difficult to accommodate newer, larger vehicles within garages designed under older residential standards.

MOTION: Commissioner A. Martinez made a motion to approve the plat and the variance stating the hardship, is the irregularity of the lot and the structure which are not symmetrical, not rectangular, therefore; not being able to reasonably use the garage that has been expanded.

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

Motion Carried Unanimously

Vanessa Guerra, Planning Director, informed the Commission that, for future reference, the Ordinance defines “hardship” as a condition that deprives a property of reasonable use. She stated that she did not believe such hardship existed in this case, as there is currently a residence on the property and the property is not being deprived of reasonable use.

Vice Chair Barron asked why the case was not brought before the Board of Adjustments (BOA). Ms. Guerra responded that the Planning and Zoning Commission has the authority to grant variances for front and rear setbacks only. She further explained that, in order for a case to be considered by the Board of Adjustments, it must first be denied by the Building Department.

Ms. Vanessa Guerra also noted that the Board of Adjustments operates under strict hardship standards and its members receive extensive training regarding those criteria. She explained that hardship is not defined as a preference for a different use or the potential for greater financial return, but rather as a situation in which the property cannot reasonably be used at all. She stated that, because the plat required amendment, the matter was required to be addressed by the Commission.

Staff Recommendation: Staff does not approve the item subject to the following comments.

Planning:

1. Staff does not support the requested variance to reduce the front yard building setback from 30 feet to 23.5 feet for the reasons outlined below.

Staff has reviewed the variance request against each of the criteria set forth in Section 2.3.7 (a) and finds as follows:

Section 2.3.7 (a)(i) - Undue Hardship

Strict compliance must create an undue hardship that deprives the owner of the reasonable use of the land. The property currently contains an existing residence, and compliance with the required 30-foot front yard setback does not deprive the owner of reasonable use. The lot remains functional and buildable under the standards of the R-S zoning district. Therefore, an undue hardship has not been demonstrated.

Section 2.3.7(a)(ii) - Unusual Physical Characteristics

Unusual physical characteristics must exist. No irregular lot configuration, topographical constraints, or other unique site limitations have been identified that would prevent compliance with the required setback.

Section 2.3.7(a)(iii) - Unique Design Considerations

Unique design considerations must warrant the variance. The request does not demonstrate design circumstances inherent to the property that would justify deviation from the required standard.

Section 2.3.7(a)(iv) - Planning and Land Use Considerations

Planning and land use considerations must require mitigation of excessive vehicular traffic, noise, dust, vibration, or other intrusive adjacent uses. The request is not related to mitigation of such impacts.

Because the findings outlined in Section 2.3.7(a) cannot be made, staff finds that the criteria necessary to justify approval of the variance have not been satisfied.

APPLICABLE ORDINANCE:

Under Section 2.3.7(a) of the Subdivision Ordinance, the Commission, by a two-thirds majority vote of those members present and voting may grant a variance from specific terms or standards of this chapter if:

- (i) Strict compliance would create an undue hardship by depriving the owner or applicant of the reasonable use of the land;
- (ii) Unusual physical characteristics exist;
- (iii) Unique design considerations warrant; or
- (iv) Planning and land use considerations require the mitigation of excessive vehicular traffic, noise, dust, vibration or other intrusive adjacent uses.

Pursuant to Section 2.3.7(e), the Commission shall make findings concerning the factors justifying the decision to grant a variance, and shall include these findings in the official minutes of the meeting at which the variance was granted.

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

Fire: No comments submitted.

Traffic Safety: No comments submitted.

Engineering: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

AT&T: No comments submitted.

8. CONSIDERATION OF THE FOLLOWING FINAL PLATS AND REPLATS:

MOTION: Commissioner Cantu made a motion to **hear** items 8A and 8B.

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

Motion Carried Unanimously

A. Final Consideration of the plat of Las Manadas Industrial Park, Phase 1. The intent is industrial.

PL-062-2026

District VI – Councilmember Dr. David Tyler King

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

- B. Final consideration of the replat of Lot 1A, Block 7, D & J Alexander, Unit X and 0.06 acres recorded into Lot 1B and Lot 2B, Block 7, D & J Alexander, Unit X. The intent is residential.**

PL-061-2026

District V – Councilmember Ruben Gutierrez, Jr.

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

MOTION: Commissioner M. Martinez made a motion to **approve** items 8A and 8B.

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

Motion Carried Unanimously

9. RECONSIDERATION OF THE FOLLOWING FINAL PLATS AND REPLATS:

- A. Final reconsideration of the plat of Loma Veranos Subdivision. The purpose of the reconsideration is to modify Dorado Lane to better accommodate park access and address potential conflicts related to on-street parking near the park area. The intent is residential.**

PL-063-2026

District I – Councilmember Gilbert Gonzalez

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

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

Motion Carried Unanimously

10. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:

A. Consideration of Model Rule Subdivision Compliance of the plat of Copper Creek Subdivision, Phase VI. The intent is residential.

PL-064-2026

District III- Councilmember Melissa R. Cigarroa

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

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

Motion Carried Unanimously

11. ADJOURNMENT:

MOTION: Vice Chair Barron made a motion to adjourn the meeting at 6:53 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