

**CITY OF LAREDO
PLANNING AND ZONING COMMISSION**

MEETING MINUTES OF MARCH 6, 2025

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

COMMISSIONERS PRESENT:

Daniela Sada Paz, Chair
Gene Belmares, Vice-Chair
Rolando Cazares
Michael Barron
Hector “Tito” Garcia
Jerry Garza
Regina Portillo
Adolfo Martinez

COMMISSIONERS EXCUSED:

Cindy E. Cantu (Excused)

STAFF PRESENT:

Rafael Vidaurri, Planner
Luis Vazquez, Planner
Vanessa Fresnillo, Planner
Xavier Charles, Assistant City Attorney
Ruben Dominguez, Fire Department
J.J. Gomez, Parks Director
Anita Stanley, Asst. Parks Director
Tomas Ramirez, III, Asst. Parks Director
Elizabeth Carrera, Parks Planner
Vanessa Perez, Council District VII

OTHERS PRESENT:

Christina Gutierrez
Mike Martinez
Victor J. Linares

1. CALL TO ORDER

Madame Chair Sada Paz called the Planning and Zoning Commission meeting to order at 6:03 p.m.

2. ROLL CALL

Rafael Vidaurri, Planning Staff, called roll and confirmed a quorum was present.

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

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

Motion Carried Unanimously

3. PLEDGE OF ALLEGIANCE

4. CONSIDER APPROVAL OF MINUTES OF:

A. Special Meeting of February 19, 2025

MOTION: Commissioner Belmares made a motion to approve the minutes of February 19, 2025.

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

Motion Carried Unanimously

5. CITIZEN COMMENTS

None

6. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE:

A. Amending, Article III, Section 24.56.1 (Purpose), Section 24.56.2 (General Requirements), 24.56.3 (Time Requirements for Park Improvements Design and Consideration), Section 24.56.4 (Special Fund), 24.56.6 (Park and Open Space Masterplan Consideration), 24.56.10 (Appendix A and Appendix B), of the Parkland Dedication Ordinance, within the Laredo Land Development Code.

The Parks Department provided a presentation on the item. The item explained how the Parkland Dedication Ordinance will have changes to better serve the community. The minimum standards will be defined, minimum requirements will be established, and an improvement fee will be created.

MOTION: Commissioner Barron made a motion to close the public hearing and approve the item.

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

Motion Carried Unanimously

Councilmember Vanessa Perez, Mayor Pro Temp and Council District VII, informed the Commission March is Women’s History Month, and on March 8th, it is International Women’s Day. She informed the Commission this year’s theme for International Women’s Day is “Accelerate Action”, which calls for rapid advancements in gender equality and focuses on recognizing strategies and tools that drive women’s progress in education, employment, and leadership.

Therefore, Councilmember Perez wanted to take the time to recognize Ms. Sada Paz since she is the first female Commissioner to represent District 7 and is also the first Chairwoman in the Planning and Zoning Commission. Ms. Sada Paz is the appointee whom has represented Councilmember Vanessa Perez for both her first term and second term.

7. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:

A. Review and consideration of the Vista Verde Subdivision Masterplan. The intent is residential.

PL-061-2025

District I – Councilmember Gilbert Gonzalez

MOTION: Commissioner Belmares made a motion to table items 7A and 8A, time uncertain.

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

Motion Carried Unanimously

8. CONSIDERATION OF THE FOLLOWING PRELIMINARY PLATS AND PRELIMINARY REPLATS:

A. Preliminary consideration of the plat of Vista Verde Subdivision, Phase 1. The intent is residential.

PL-062-2025

District I – Councilmember Gilbert Gonzalez

MOTION: Commissioner Belmares made a motion to table items 7A and 8A, time uncertain.

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

Motion Carried Unanimously

B. Preliminary consideration of the replat of Lot 1A, Block 1, Fire Station No. 12 into Lot 1A and 1B, Block 1, Fire Station No. 12, and the granting of a variance to decrease the width of the primary access easement from 50 feet to 30 feet (§ 3-2 A. of the Subdivision Ordinance). The intent is an existing fire station and communications tower.

PL-082-2025

District V - Cm. Ruben Gutierrez, Jr.

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

Christina Gutierrez and Mike Martinez, Premier Engineering, explained the reason for requesting a variance on the primary access easement, from 50 feet to 30 feet, is to avoid encroachment on the parking spaces and the existing gas easement.

MOTION: Commissioner Belmares made a motion to approve the item and the variance subject to staff comments.

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

Motion Carried Unanimously

Planning:

1. If the variance request is not granted, adjust the width of the primary access easement to 50 feet pursuant to section 3-2 A. of the Subdivision Ordinance.
2. Add a plat note stating that there are no lot area and lot frontage requirements tracts intended for uses, such as communication towers when platted in conformance to provisions provided in Section 212.0105 (b) (2) of the Local Government Code and Section 16.343 of the Water Code, relating to plats that do not require water and sewer services (§ 24-77.1 - Land Development Code).

3. Add a plat note stating that Lot 1B, Block 1 is uninhabitable.
4. Add a plat note stating the purpose of this replat.
5. Remove "Interim" from the Planning Director's title on the Attestment Commission Approval certificate block.
6. Modify the chair to Daniella Sada Paz on the Planning and Zoning Commission Approval certificate block.
7. Identify all easements.
8. All improvements as per the Subdivision Ordinance.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: No comments submitted.

Parks & Leisure: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

AT&T: No comments submitted.

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

A. Final consideration of the plat of Lot 12, Block 8, Alexander Commercial Subdivision, Phase 15. The intent is commercial.

PL-081-2025

District V - Cm. Ruben Gutierrez, Jr.

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

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

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

Motion Carried Unanimously

B. Final consideration of the plat of Santa Barbara Subdivision. The intent is residential and commercial.

PL-080-2025

District II - Cm. Ricardo Richie Rangel, Jr.

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

MOTION: Commissioner Belmares made a motion to approve the item.

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

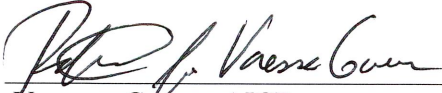
Motion Carried Unanimously

10. ADJOURNMENT:


MOTION: Commissioner Belmares made a motion to adjourn the meeting at 7:02 p.m.

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

Motion Carried Unanimously



Vanessa Guerra, AICP
Planning Director



Daniela Sada Paz, Chair
Planning & Zoning Commission