

CITY OF LAREDO

PLANNING AND ZONING COMMISSION

MINUTES OF THE PLANNING AND ZONING MEETING OF JANUARY 5, 2023

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, January 5, 2023, in the Conference Room at City Hall, 1110 Houston Street, considered the following:

Present: Erasmo Villarreal
Jorge Dominguez
Manuel A. Rangel
Johnny Narvaez
Yu-Hsien Huang
Larry Dovalina
Daniella Sada Paz

Absent: Mike Barron
Ana G. Villarreal

Staff: Orlando Navarro
Vanessa Guerra
Rafael Vidaurri
Amanda Pruneda
Luis Vasquez
David Arredondo
Juan Mendive
Ruben Dominguez
Arturo Garcia, Jr.
Robert Peña

Others: Jesus Ruiz
Danny Wyers
Judd Gilpin
Ramiro Ibarra
Sergio Narvaez
Rogelio Baldazo
Elizabeth Carrera
Mario Salinas
Eliodoro Gonzalez, Jr.
Miguel Jimenez
Juan Ludwig

1. CALL TO ORDER

Chm. E. Villarreal, Planning and Zoning Commission, called the meeting to order at 6:00 p.m.

2. ROLL CALL

Dir. Orlando Navarro, Planning Department, called roll and confirmed a quorum has been met.

3. PLEDGE OF ALLEGIANCE

4. CONSIDER APPROVAL OF MINUTES OF:

A. Regular Meeting of December 15, 2022

Cm. Dovalina made a motion **approve** the minutes of December 15, 2022.

Second:	Cm. Rangel
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

5. CITIZEN COMMENTS

None

6. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE:

A. An ordinance of the City of Laredo amending Laredo Land Development Code, Section 24.65.9, entitled R-1B Single Family High Density District, and Section 24.77.1, entitled Dimensional Standards, to allow for R-1B zoning in the Eastern and Western Divisions, revising requirements in R-1B (Single Family High Density District) zoning districts, and revising the minimum lot width required in R-1B zones from 35 feet to 34 feet, providing that the ordinance shall be cumulative, providing for severability clause, and providing for publication and effective date.

Jesus Ruiz informed the Commission that he is in favor of the ordinance amendment.

Cm. Dominguez made a motion to close the public hearing, and send a **positive** recommendation of the ordinance amendment to City Council, with the clarification that the minimum lot width of 34 feet, only applies to the Eastern and Western Division.

Second:	Cm. Dovalina
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

B. Amending Laredo Land Development Code, Article IV, Section 24.63.2, entitled Permitted Uses, by adding Plasma Center (Plasma Collection Service) to the ~~permitted uses in B-1 (Limited Commercial District), B-3 (Community Business~~

District), B-4 (Highway Commercial District), M-1 (Light Manufacturing District), M-2 (Heavy Manufacturing District) zoning districts, and amending Appendix A, entitled Definitions, by adding the definition of "Plasma Center (Plasma Collection Service)," providing that the ordinance shall be cumulative, providing for severability clause, and providing for publication and effective date.

Cm. Dovalina made a motion to close the public hearing, and send a **positive** recommendation of the ordinance amendment to City Council, with the amendment that they should be allowed only on a B-3 and B-4 Zoning and should be one (1) mile from another Plasma Center measuring from door to door along the property front.

Second:	Cm. Sada Paz
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

8. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:

A. Review of the revision to the Pinnacle Industry Center Masterplan. The intent is light industrial.

PL-065-2023

District VII - Cm. Vanessa Perez and Extra-Territorial Jurisdiction (ETJ)

Amanda Pruneda, Planning Staff, provided a brief overview on the item.

Judd Gilpin, Gilpin Engineering, showed the revisions being conducted to the Masterplan to the Commission.

Cm. Sada Paz made a motion to **approve** the item subject to the following comments.

We understand that this tract is challenging to develop due to existing traffic conditions along FM 1472. However, we want to ensure traffic flows in and out of this development will result in minimal congestion. Therefore, the applicant should secure prior authorization from the Texas Department of Transportation to ensure that the development meets TX-DOT criteria.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS;

Planning:

1. Submit a master plan revision to the City of Laredo Building Department GIS Division within 10 days of commission approval in a geo-referenced (§2-3.2(a)4-Subdivision Ordinance)
2. This master plan revision is contingent upon and subject to the terms and conditions of the Annexation Agreement and Service Plan for the pertinent tracts.
3. ~~The right-of-way width of the entrance to Unit 13 from FM 1472 should match the right-~~

- of-way width of the proposed realignment of FM 3338/Las Tiendas Road. Coordinate with TXDOT and the Traffic Department accordingly.
4. Coordinate with TXDOT and the Traffic Department to ensure that the proposed Nicholas D. Hachar Road aligns with the proposed Hachar Reuhtinger Road at FM 1472/Mines Road and that the proposed unnamed road in Unit 13 aligns with the proposed realignment of FM 3338/Las Tiendas Road.
 5. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
 6. All improvements as per Subdivision Ordinance (§ 3-1B - Subdivision Ordinance).

Engineering: No comments submitted.

Fire:

1. Fire Hydrants required every 300ft for commercial 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 300 feet for commercial development.)

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety:

1. Ensure that proposed curves can handle a speed of 30 mph (as per Subdivision Ordinance Handbook, Section 3-2).
2. Make sure River Bank connects to FM 1472 as per the Future Thoroughfare Plan
3. Revise Master Plan (As per Subdivision Ordinance Handbook, Chapter II).

Parks & Leisure: 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.

NOTICE TO THE DEVELOPER:

Planning:

1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
2. All comments set forth are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

Second: Cm. Dovalina
In Favor: 7
Opposed: 0
Abstained: 0

Motion Carried Unanimously

B. Review and consideration of Palm Lake Subdivision Master Plan. The intent is residential, multi-family, and institutional.

PL-055-2023

District VII - Cm. Vanessa Perez

Amanda Pruneda, Planning Staff, provided a brief overview on the item.

Ramiro Ibarra, Slay Engineering, informed the Commission that he concurs with Staff comments, except for Engineering Comment No. 1. He provided a brief explanation on the project.

The Commission expressed concern about the traffic this development will generate with limited access and road capacity in the area. Therefore, the Commission finds it appropriate for a traffic impact study to be conducted before a decision can be made.

Cm. Dominguez made a motion to **table** the item.

Second: Cm. Sada Paz
In Favor: 7
Opposed: 0
Abstained: 0

Motion Carried Unanimously

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

A. Preliminary consideration of the plat of Palm Lake Subdivision, Phase 1. The intent is residential.

PL-056-2023

District VII - Cm. Vanessa Perez

Amanda Pruneda, Planning Staff, provided a brief overview on the item.

Cm. Rangel made a motion to **table** the item.

Second: Cm. Narvaez
In Favor: 7

Opposed: 0
Abstained: 0

Motion Carried Unanimously

B. Preliminary consideration of Lot 1, Block 1, Bodify Plat. The intent is commercial.

PL-060-2023

District VI - Cm. Dr. David Tyler King

Amanda Pruneda, Planning Staff, provided a brief overview on the item.

Sergio Narvaez, Premier Engineering, informed the Commission that he concurs with Staff comments.

Cm. Narvaez made a motion to **approve** the item subject to the following comments.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Modify Attestment of Planning Commission Approval Certificate to reflect Orlando D. Navarro as Planning Director.
2. Comply with the vegetative buffering requirements of the Land Development Code as a portion of the tract is impacted by a third order stream (§ 24-57 – Land Development Code). Contact the Environmental Department for coordination.
3. Provide Base Flood Elevations (§ 24.69.7 C - Land Development Code).
4. Add plat note indicating that the finished floor and all mechanical equipment must be elevated 18' above the Base Flood Elevation (§ 24.69.5 A & § 24.69.7 B - Land Development Code).
5. Clarify and Identify the 25ft access easement along the north side of the plat. See information provided in the adjacent tract to the west being Manadas Development, Phase 1 (Vol. 26. Pg. 099, WCPR).
6. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
7. All improvements as per Subdivision Ordinance (§ 3-1B - Subdivision Ordinance).

Engineering:

1. Provide all necessary easements.
2. Label all existing easements.
3. Provide BFE's

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety:

1. Plat name of plat is wrong. This plat belongs to an existing Master Plan (As per Subdivision Ordinance Handbook, chapter II).

Parks & Leisure: 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.

NOTICE TO THE DEVELOPER:

Planning:

1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
2. All comments set forth herein are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

Second:	Cm. Sada Paz
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

C. Preliminary consideration of the replat of Lot 14, Block 6, Pueblo Nuevo Subdivision into Lots 14A and 14B, Block 6, Pueblo Nuevo Subdivision. The intent is residential.

PL-062-2023

Extra-Territorial Jurisdiction (ETJ)

Amanda Pruneda, Planning Staff, provided a brief overview on the item.

Cm. Huang made a motion to **approve** the item subject to the following comments.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide plat note which limits the number of single family detached dwellings per lot in

- compliance with Section 24.80.4 (I) of the Laredo Land Development Code (Model Rules for Subdivisions in the ETJ).
2. Secure plat approval from the County of Webb as this subdivision is located within the Extra-Territorial Jurisdiction of the City of Laredo (§ 242.001 (a) and § 242.001 (a)(2), Texas Local Government Code).
 3. Provide correct owner name on the Certificate of Owner title block (§ 24.80.3 (H) - Land Development Code).
 4. Verify that the existing structure complies with setbacks requirements as aerial photography identifies existing improvements on the lot.
 5. Dedicate all necessary ROW (§ 3-2 A. and § 3.3 C. - Subdivision Ordinance)
 6. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
 7. All improvements as per Subdivision Ordinance (§ 3-1B - 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.

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

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

AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
2. All comments set forth herein are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

Second:	Cm. Sada Paz
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Cm. Dominguez stepped out of the meeting at 6:57 p.m.

D. Preliminary consideration of the plat of North Webb Industrial Park, Phase III - Part A. The intent is industrial.

PL-064-2023

District VI - Cm. Vanessa Perez

Amanda Pruneda, Planning Staff, provided a brief overview on the item.

Cm. Dovalina made a motion to **approve** the item subject to the following comments.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Coordinate the submittal of a master plan revision to reflect the change in lot layout and street layout proposed by this plat. (§ 2-3.2 (a) 1 (vii) - Subdivision Ordinance).
2. At the time of final plat approval, the alignment of Beltway Parkway will align with the proposed Hachar Road/Beltway Parkway intersection.
3. Ensure that acreage of the proposed plat matches the acreage in the legal description (§ 2-3.2 (b) (1) (ii) - Subdivision Ordinance).
4. Provide a plat note with X, Y coordinates for point of beginning / point of commencement.
5. Modify Attestment of Planning Commission Approval Certificate to reflect Orlando D. Navarro as Planning Director.
6. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
7. All improvements as per Subdivision Ordinance (§ 3-1B - Subdivision Ordinance).

Engineering: No comments submitted.

Fire:

1. Fire Hydrants required every 300ft for commercial 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 300 feet for commercial development).
2. 96' Diameter Cul-De-Sac's are required as per 2018 IFC Appendix D, Figure D103.1

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.

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

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

AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
2. All comments set forth herein are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

Second:	Cm. Sada Paz
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

E. Preliminary consideration of the plat of North Webb Industrial Park, Phase III - Part B. The intent is industrial.

PL-063-2023

District VII - Cm. Vanessa Perez

Dir. Orlando Navarro, Planning Department, requested items 9D and 9E be discussed concurrently.

Miguel Jimenez, Howland Engineering, informed the Commission of the changes being conducted.

Cm. Dominguez stepped back into the meeting at 6:59 p.m.

Cm. Dovalina made a motion to **approve** the item subject to the following comments.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Coordinate the submittal of a master plan revision to reflect the change in lot layout and street layout proposed by this plat. (§ 2-3.2 (a) 1 (vii) - Subdivision Ordinance).
2. Ensure that acreage of the proposed plat matches the acreage in the legal description (§ 2-

- 3.2 (b) (1) (ii) - Subdivision Ordinance).
- 3. Provide a plat note with X, Y coordinates for point of beginning / point of commencement.
- 4. Modify Attestment of Planning Commission Approval Certificate to reflect Orlando D. Navarro as Planning Director.
- 5. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
- 6. All improvements as per Subdivision Ordinance (§ 3-1B - Subdivision Ordinance).

Engineering: No comments submitted.

Fire:

- 1. Fire Hydrants required every 300ft for commercial 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 300 feet for commercial development).
- 2. 96' Diameter Cul-De-Sac's are required as per 2018 IFC Appendix D, Figure D103.1

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.

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

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

AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

- 1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
- 2. All comments set forth herein are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

Second:	Cm. Sada Paz
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Cm. Dominguez left the meeting at 7:03 pm.

10. RECONSIDERATION OF THE FOLLOWING PRELIMINARY PLATS AND PRELIMINARY REPLATS:

A. Preliminary reconsideration of the plat of Pinnacle Industry Center - FM I472, Unit 6. The intent is light industrial.

PL-066-2023

District VII - Cm. Vanessa Perez and Extra-Territorial Jurisdiction (ETJ)

Amanda Pruneda, Planning Staff, provided a brief overview on the item.

Judd Gilpin, Gilpin Engineering, provided a brief explanation of his reconsideration request to the Commission.

Cm. Narvaez made a motion to **approve** the item subject to the following comments.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. This plat is contingent upon and subject to the terms and conditions of the Annexation Agreement and Service Plan for the pertinent area.
2. Modify Attestment of Planning Commission Approval Certificate to reflect Orlando D. Navarro as Planning Director.
3. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
4. All improvements as per Subdivision Ordinance (§ 3-1B - 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.

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

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

AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
2. All comments set forth herein are preliminary comments and not an exhaustive list. Additional comments may be added prior to final approval.

Second:	Cm. Sada Paz
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

Chm. E. Villarreal requested a motion to **hear** items 11A thru 11C.

Cm. Narvaez made a motion to **hear** items 11A thru 11C.

Second:	Cm. Huang
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- A. Final consideration of plat of Center Point Energy City Gate #2. The intent is for a natural gas valve and metering station.**

PL-059-2023

District VI - Cm. Dr. David Tyler King

- B. Final consideration of the plat of D&J Alexander, Phase 15, Alexander Plaza, Lot 6, Block 2. The intent is commercial.**

PL-061-2023

District V - Cm. Ruben Gutierrez, Jr.

- C. Final consideration of the San Isidro East Crepusculo Plat. The intent is residential (multi-family).**

PL-067-2023

District VI - Cm. Dr. David Tyler King

Chm. E. Villarreal requested a motion to **approve** items 11A thru 11C.

Cm. Rangel made a motion to **approve** items 11A thru 11C.

Second:	Cm. Dovalina
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

7. PUBLIC HEARING AND RECOMMENDATION:

A. Public hearing and recommendation on the adoption of the updated Future Thoroughfare Plan as Appendix D of the City of Laredo's Comprehensive Plan.

Rafael Vidaurri, Planning Staff, provided a brief overview on the item.

Cm. Sada Paz stepped out of the meeting at 7:31 p.m.

Cm. Sada Paz stepped back into the meeting at 7:34 p.m.

Cm. Sada Paz made a motion to close the public hearing, support Staff recommendation and **approve** the item with the amendment.

Second:	Cm. Dovalina
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

12. ELECTION OF OFFICERS:

A. Election of Chairman

B. Election of Vice-Chairman

Chair E. Villarreal, requested a motion to table Item 12.

Cm. Huang made a motion to **table** the item until there is hundred-percent attendance.

Second:	Cm. Rangel
In Favor:	6

Opposed: 0
Abstained: 0

Motion Carried Unanimously


13. ADJOURNMENT

Chm. E. Villarreal requested a motion to adjourned the meeting at 7:36 p.m.

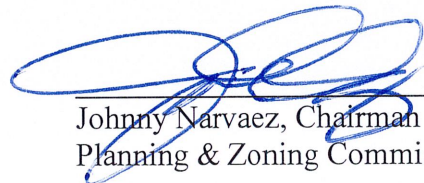
Cm. Narvaez made a motion to **adjourn**.

Second: Cm. Huang
In Favor: 6
Opposed: 0
Abstained: 0

Motion Carried Unanimously



Orlando D. Navarro
Planning Director



Johnny Narvaez, Chairman
Planning & Zoning Commission