

CITY OF LAREDO

PLANNING AND ZONING COMMISSION

MINUTES OF THE PLANNING AND ZONING MEETING OF JANUARY 19, 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 19, 2023, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

Present: Johnny Narvaez
Rolando “Roli” Casarez
Mike Barron
Manuel A. Rangel
Hector “Tito” Garcia
Yu-Hsien Huang
Regina Portillo
Daniella Sada Paz
Ana G. Villarreal

Absent:

Staff:	Orlando Navarro	Amber Holms
	Vanessa Guerra	Miriam Castillo
	Rafael Vidaurri	John Hickle
	Amanda Pruneda	David H. Arredondo
	Deidre Garcia	Arturo Garcia, Jr.
	Laura Garza	Robert Peña
	Luis Vasquez	
	David Arredondo	
	Ruben Dominguez	

Others:	Jesus Moreno	Wayne Nance
	Cesario Porras	Miguel Jimenez
	Tania Galindo	Judd Gilpin
	Monica Mendoza	Elizabeth Carrera
	Vince Martinez	Noe Treviño
	Gilberto Gonzalez	Esteban Ortega
	Teresa Santos	Jesus Moreno
	Elmo Lopez, Jr.	Lourdes R. Ochoa
	Danny Tijerina	Miriam Castillo
	Oscar Castillo	

1. CALL TO ORDER

Acting Chair Narvaez, 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.

Acting Chm. Narvaez, welcomed the newly appointed Commissioners to the Planning and Zoning Commission.

3. PLEDGE OF ALLEGIANCE

4. CITIZEN COMMENTS

None

5. ELECTION OF OFFICERS:

A. Election of Chairman

Acting Chm. Narvaez, requested nominations for the position of Chairman of the Planning and Zoning Commission.

Cm. Huang, **nominated** Acting Chm. Narvaez for the position of Chairman.

Cm. Rangel second the nomination.

Acting Chm. Narvaez asked if there were any other nominations to which no one replied.

Second:	Cm. Rangel
In Favor:	9
Opposed:	0
Abstained:	0

Motion Carried Unanimously

B. Election of Vice-Chairman

Chm. Narvaez, requested nominations for the position of Vice-Chairman of the Planning and Zoning Commission.

Chm. Narvaez, **nominated** Cm. Sada Paz for the position of Vice-Chair.

Cm. Garcia second the nomination.

Chm. Narvaez asked if there were any other nominations to which no one replied.

Second:	Cm. Rangel
In Favor:	9
Opposed:	0
Abstained:	0

Motion Carried Unanimously

6. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE:

A. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Conditional Use Permit for a Bar (with Videogame Center) on Lot 1, Block 1, Alexander Ranch Milenia Professional Plaza, located at 2715 East Del Mar Boulevard, Unit A8 (3184 .85 square feet).

ZC-019-2023

District V

Staff **does not support** the proposed Conditional Use Permit (CUP).

Laura “Roxy” Garza, Planning Staff, provided a brief overview on the item.

Jesus Moreno, Co-owner of LVL 2 Gaming, provided a brief description of his business and what is being proposed with the CUP to the Commission. He also indicated that he has no issues with Planning Staff’s conditions, including the hours of operation for alcohol sales.

Cm. Barron asked Mr. Moreno if he would be willing to stay consistent with the hours of operation, closing at 12:00 A.M. (midnight) instead of 2:00 A.M. for alcohol sales. Mr. Moreno responded, stating he has no issues in adjusting hours of operation as the co-owner of the business.

The Commission expressed concerns regarding traffic, location, and children who attend nearby businesses.

Cesario Porras informed the Commission that he is against the CUP due to concerns regarding traffic, location, and children in the area.

Tania Galindo, Owner of Sunshine Daycare, informed the Commission that she is against the CUP for she is concerned about a bar being in close proximity to her business where there are children present.

Monica Mendoza, Owner of Kumon, informed the Commission that one of the franchise’s conditions for operating her business was no alcohol sales in the plaza. She explained that the plaza is kid friendly and the sale of alcohol would be inappropriate for this location. Therefore, she is against the CUP being approved.

Cm. Garcia made a motion to close the public hearing, support Staff recommendation and **deny** the Conditional Use Permit (CUP).

Second:	Cm. Portillo
In Favor:	9
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- B. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 6.79 acres, situated in Porcion 45, Tomas Jose de Oribe, Original Grantee, Dolores Garcia, Patentee, Abstract 54, Webb County, Texas, said 6.7912 acres being out of Part 6 of the San Rafael Farm Partition, called to contain 302. 177 acres, as described and recorded in Volume 555, Pages 34-38, Official Public Records of Webb County, Texas, conveyed to Killam Ranch Properties, Limited, as per Warranty Deed recorded in Volume 1333, Pages 298-299, Official Public Records of Webb County, Texas, located west of US Highway 83 and south of Modular Boulevard, from R-1 (Single Family Residential District) to B-4 (Highway Commercial District).**

ZC-021-2023

District II

Staff supports the proposed zone change.

Laura “Roxy” Garza, Planning Staff, provided a brief overview on the item.

Vince Martinez, Killam Ranch Properties and Killam Development, informed the Commission that he is in support of the item.

Cm. Barron made a motion to close the public hearing, support Staff recommendation and approve the zone change.

Second:	Cm. Huang
In Favor:	9
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- C. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 2.05 acres, partitioned out of Lot 1, Block 1, Martinez Plat (5.10 acres), Recorded in Volume 36, Page 8, Webb County Map Records, located at 21314 FM 1472 Road, from AG (Agricultural District) to M-1 (Light Manufacturing District).**

ZC-025-2023

District VII

Staff support the proposed zone change.

Deidre Garcia, Planning Staff, provided a brief overview on the item.

Gilberto Gonzalez, Terra South Engineering, informed the Commission that he is in support of the item.

Cm. Sada Paz made a motion to close the public hearing, support Staff recommendation and **approve** the zone change.

Second:	Cm. Villarreal
In Favor:	9
Opposed:	0
Abstained:	0

Motion Carried Unanimously

D. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 28, El Rancho Subdivision, Unit 1, located at 4120 Pecan Circle Drive from R-3 (Mixed Residential District) to B-3 (Community Business District).

ZC-026-2023

District III

Staff **support** the proposed zone change.

Deidre Garcia, Planning Staff, provided a brief overview on the item.

Teresa Santos, informed the Commission that she is in support of the item.

Cm. Huang made a motion to close the public hearing, support Staff recommendation and **approve** the zone change.

Second:	Cm. Barron
In Favor:	9
Opposed:	0
Abstained:	0

Motion Carried Unanimously

E. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 7, 8, 9, 10, 11, and 12, Block 908, Western Division, located at 1702, 1704, 1714, 1716, 1718, and 1720 Lafayette Street, from R-3 (Mixed Residential District) to B-1 (Limited Business District).

ZC-027-2023

District VIII

Staff **support** the proposed zone change.

Deidre Garcia, Planning Staff, provided a brief overview on the item.

Elmo Lopez, Jr., Gateway Community Center, informed the Commission that he is in support of the item provided some information on what they propose.

Cm. Portillo thanked Gateway Community Center for their work in the community especially for the elderly.

Cm. Sada Paz made a motion to close the public hearing, support Staff recommendation and **approve** the zone change.

Second:	Cm. Villarreal
In Favor:	9
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- F. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 2.58 acres, being all of the called Fernando Bruno Tract, described in "Warranty Deed" dated October 6, 1952, recorded Volume 227, Pages 187- 188, Deed Records Webb County, Texas, situated in Porcion 28, Eugenio Martinez Heirs, Original Grantee, Abstract 24 I, Webb County, Texas, located west of Bob Bullock Loop and south of East Saunders Street from B-3 (Community Business District) to B-4 (Highway Commercial District).**

ZC-028-2023

District IV

Staff **support** the proposed zone change.

Laura Garza, Planning Staff, provided a brief overview on the item.

Danny Tijerina, informed the Commission that he is in support of the item.

Cm. Barron made a motion to close the public hearing, support Staff recommendation and **approve** the zone change.

Second:	Cm. Rangel
In Favor:	9
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- G. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 24.91 acres, being the surface only out of a 85.07 acre tract part of the remaining portion of 300 acres conveyed to Dolores Land Company Trust, recorded in Volume 1406, Page 437, Official Public Records of Webb County, Texas, situated in Survey 1462, Abstract 502, Webb County, Texas,**

located west of FM 1472 Road and north of State Highway 255 from AG (Agricultural District) to M-1 (Light Manufacturing District).

ZC-029-2023

District VII

Staff **support** the proposed zone change.

Laura Garza, Planning Staff, provided a brief overview on the item.

Oscar Castillo, PEUA Consulting, LLC, informed the Commission that he is in support of the item.

Cm. Barron made a motion to close the public hearing, support Staff recommendation and **approve** the zone change.

Second:	Cm. Huang
In Favor:	9
Opposed:	0
Abstained:	0

Motion Carried Unanimously

H. An ordinance amending the Land Development Code City of Laredo, Texas; deleting section 24.65.19, Arts and Entertainment District (AE District); Number 12. Sidewalk Cafes; referencing the City of Laredo Code of Ordinances, Chapter 18, Licenses, Permits, and Miscellaneous Business Regulations; providing that this ordinance shall be cumulative; providing a severability clause; and providing an effective date.

Amber Holms, Legal Department, informed the Commission that during the pandemic, the City of Laredo had implemented a temporary Parklet Ordinance which City Council would like to make permanent. She explained that a Parklet is like a sidewalk café and the City of Laredo has an ordinance for each but in different codes. After doing research, she noticed that other cities had both ordinances combined. Therefore, she put them in one ordinance which is being presented.

Miriam Castillo, Economic Development Director, informed the Commission that, there are currently 8 active Parklet Permit Applications. She mentioned that the Sidewalk Café is a new addition which is still being worked on.

John Hickel, Building Services Director, informed the Commission that there are currently two ordinances the Parklet and the Sidewalk Café, which they are trying to revise in order to make it useful.

Cm. Garcia made a motion to send a **positive** recommendation to the City Council.

Second:	Cm. Portillo
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In Favor: 9
Opposed: 0
Abstained: 0

Motion Carried Unanimously

- I. Amending the City of Laredo Subdivision Ordinance Section 2-1 to exempt tracts of land within the Extra Territorial Jurisdiction of the City of Laredo that are used exclusively by a public utility service provider for the delivery of a public utility service from the platting requirements of the Subdivision Ordinance of the City of Laredo; providing that this ordinance shall be cumulative; providing a severability clause; providing for publication and effective date.**

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

Cm. Barron made a motion to **table** the item time certain.

Second: Cm. Sada Paz
In Favor: 9
Opposed: 0
Abstained: 0

Motion Carried Unanimously

7. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:

- A. Review of the revision to the Hachar Ranch East & West Masterplan. The intent is residential, commercial, and industrial. The purpose of this revision to change land uses.**

PL -250-2022

District VII - Cm. Vanessa Perez

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

Wayne Nance, Porras Nance Engineering, informed the Commission that he concurs with Staff comments.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. There is a land use change in the residential and commercial portions in the northeast region (original master plan) which are now industrial (ND Hachar Industrial Park, Phase 4 & ND Hachar Industrial Park, Phase 5), which indicates a substantial alteration; this

master plan will be considered the first in a new series of permits (Chapter 245 Texas Local Government Code).

2. Widen the north-south roadway that traverses the Master Plan from a Principal Arterial (120') to a Multi-Way Boulevard (140'-150').
3. Provide for an industrial collector in the upper part of the southwest region (area identified as Industrial 266 acres).
4. Provide a note with X, Y coordinates for point of beginning and point of commencement.
5. A zone change will be required for the intended uses.
6. Provide Phase/Unit numbers.
7. Submit master plan revision to the City of Laredo Building Department GIS Division within 10 days of commission approval in a geo-referenced CAD file in accordance to Section 2-3.2(a) 4 of the Laredo Subdivision Ordinance.
8. All improvements as per Subdivision Ordinance.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety:

1. Check sight distance (as per Subdivision Ordinance Handbook Section 3-2).
2. Block length shall not be less than 300 feet (As per Subdivision Ordinance Handbook Section 3-2).
3. "L-shaped" type intersection shall have an interior angle not less than 72 degrees and not greater than 120 degrees (As per Subdivision Ordinance Handbook, Chapter III).
4. Ensure that proposed curves can handle a speed of 30 mph (as per Subdivision Ordinance Handbook, Section 3-2).
5. ROW (As per the Future Thoroughfare Plan)
6. Revise Master Plan (As per Subdivision Ordinance Handbook, Chapter II).
7. Show all the proposed streets in the residential area.
8. Proposed phases are not well-defined.

Parks & Leisure:

1. Please meet with Parks in order to discuss the parkland dedication ordinance and the requirements based on the ordinance.

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. Villarreal
In Favor:	9
Opposed:	0
Abstained:	0

Motion Carried Unanimously

B. Review and consideration of the North Webb Industrial Park Masterplan. The intent is industrial.

PL-072-2023

District VII - Cm. Vanessa Perez

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

Miguel Jimenez, Howland Engineering, informed the Commission that he concurs with Staff comments.

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

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 CAD file in accordance to Section 2-3.2(a)4 of the City of Laredo Subdivision Ordinance.
2. Identify phases which have already been platted and provide recording information.
3. At the time of final plat approval, the alignment of Beltway Parkway will align with the proposed Hachar Road/Beltway Parkway intersection.
4. Provide block numbers for each phase.
5. Provide a plat note with X, Y coordinates for point of beginning and point of commencement.
6. Identify *R.O.W width* on all proposed streets.
7. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
8. 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-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:

1. Please provide a utility and access easement as part of the elimination of the liftstation for the regional Lifts station that shall be proposed in order to eliminate the Flying J lift station, the Hachar Lift Station and the new lift station proposed as part of Phase 3B.
2. Provide a construction easement for the construction of the sewer system as part of this development.
3. Construct any require sewer in order to eliminate the three lifts station prior to the construction of the regional lift station.
4. Please provide a revised master plan for the water and sewer addressing the comments mentioned above.

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 are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

Second:	Cm. Barron
In Favor:	9
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

A. Preliminary consideration of the plat of Pinnacle Industry Center – FM 1472, Unit 13. The intent is light industrial

PL-071-2023

District VII - Cm. Vanessa Perez

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

Judd Gilpin, Gilpin Engineering, informed the Commission that he concurs with Staff comments except for Water & Utilities Comment # 2, he requests to change to “may require” and would like Comment # 4 to read “As required by TxDOT”.

Cm. Garcia made a motion to **approve** the item subject to the following comments and the changes made.

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. A zone change will be required for the intended uses.
3. Provide details as to how the 10 acre tract on the northwest corner (Tract 1, Vol. 792, Pgs. 21-25 D.R.W.C.T.) will have access to a public street as this tract will be landlocked and unable to develop in the future. A street serving this tract will be necessary.
4. 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.
5. Label the width of Mercury Mine Road.
6. Provide block numbers on the plat.
7. Provide plat note with X, Y coordinates for point of beginning and point of commencement.
8. Modify Attestment of Planning Commission Approval Certificate to reflect Orlando D. Navarro as Planning Director.
9. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
10. 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-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:

1. The conceptual master plan does not provide sewer services to the lot 5 Block 2
2. Due to the additional Units the Pinnacle Industry Center, Phase 12 **may** requires that the 4" force main needs to be upgraded to 8" of 10" depending on calculations.
3. The calculations for the sewer system needs to comply with TCEQ requirements.
4. ~~The entrance of Mercury Dr through Mines Road Entrance needs to propose a 30" split casing in order to fix the 16" water main in the future without affecting the proposed road. Follow the clip in order to install the required valves and install the casing.~~ **As required by TxDOT.**
5. Please provide a revised master plan for water and sewer addressing the comments mentioned above.

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. Barron
In Favor:	9
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

A. Final consideration of the plat of Lot 1 and 2, Block 1, The Coves at Winfield, Phase III. The intent is institutional.

PL-073-2023

District VI - Cm. Dr. David Tyler King

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

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

Second:	Cm. Sada Paz
In Favor:	9
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Dir. Orlando Navarro, Planning Department, introduced the Planning Department Staff to the newly appointed Commissioners.

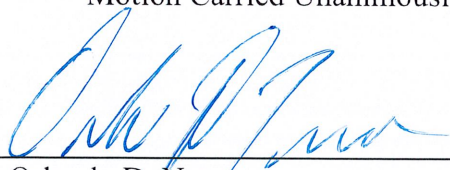
10. ADJOURNMENT

Chm. Narvaez requested a motion to adjourn the meeting at 7:27 p.m.

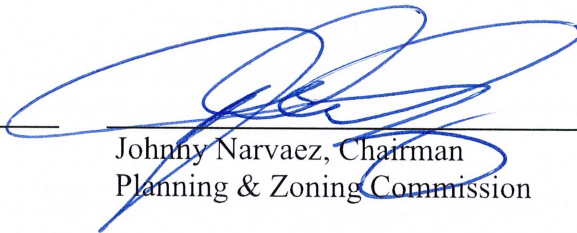
Cm. Huang made a motion to adjourn.

Second:	Cm. Sada Paz
In Favor:	9
Opposed:	0
Abstained:	0

Motion Carried Unanimously



Orlando D. Navarro
Planning Director



Johnny Narvaez, Chairman
Planning & Zoning Commission