

CITY OF LAREDO

PLANNING AND ZONING COMMISSION

MINUTES OF THE PLANNING AND ZONING MEETING OF FEBRUARY 15, 2023

The City of Laredo Planning and Zoning Commission convened in special session open to the public at 6:00 p.m. on Wednesday, February 15, 2023, in the Multi-Purpose Room at Joe A. Guerra Public Library, 1120 E. Calton Road, considered the following:

Present: Johnny Narvaez
Rolando “Roli” Casarez
Manuel A. Rangel
Hector “Tito” Garcia
Regina Portillo (Arrived 6:44 p.m.)
Daniella Sada Paz

Absent: Mike Barron (Excused)
Yu-Hsien Huang (Excused)
Ana G. Villarreal (Excused)

Staff: Orlando Navarro
Vanessa Guerra
Rafael Vidaurri
Amanda Pruneda
Deidre Garcia
Laura Garza
Luis Vazquez
David Arredondo
Ruben Dominguez
Robert Peña

Others: Hector Gomez
Vince Martinez
Sergio Narvaez
Dana Vital
Rodolfo Morales
Johnathan Vazquez Garcia
Rodolfo Santillan, Jr.

1. CALL TO ORDER

Chm. 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.

Chm. Narvaez requested a motion to excuse the Commissioners that are not present.

Cm. Rangel made a motion to **excuse** the Commissioners that are not present.

Second: Cm. Garcia
In Favor: 5
Opposed: 0
Abstained: 0

Motion Carried Unanimously

3. PLEDGE OF ALLEGIANCE

4. CONSIDER APPROVAL OF MINUTES OF:

A. Regular Meeting of January 19, 2023. (Amended)

B. Regular Meeting of February 2, 2023.

Cm. Garcia made a motion to **approve** the minutes of January 19, 2023 and February 2, 2023.

Second: Cm. Sada Paz
In Favor: 5
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 authorizing the issuance of a Conditional Use Permit for an Amusement Services (Outdoors – Event Center/ Venue) on Lots 9 and 10, Block 143, Western Division, located at 1519 Matamoros Street.

ZC-003-2022

District VIII

Dir. Orlando Navarro informed the Commission that the applicant requested the item be tabled.

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

Second: Cm. Sada Paz
In Favor: 5
Opposed: 0

Abstained: 0

Motion Carried Unanimously

- B. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Block 569, Western Division, located at 2619 Salinas Avenue from R-3 (Mixed Residential District) to B-1 (Limited Business District).**

ZC-030-2023

District VIII

Staff does not support the proposed zone change. However, Staff will support a Conditional Use Permit (CUP).

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

Hector Gomez, Applicant, explained to the Commission of his request for a zone change. He provided background of the property and current state of the business.

Cm. Portillo arrived at 6: 44 p.m.

Dir. Navarro, Planning Department, provided a brief explanation of Staff's position in not supporting a zone change, while supporting a Conditional use Permit (CUP) in order for the applicant to meet zoning requirements.

The Commission recommended Mr. Gomez to apply for a Conditional Use Permit (CUP).

Cm. Rangel made a motion to deny the zone change.

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

Motion Carried Unanimously

7. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN.

- A. Review and consideration of The Coves at Winfield Master Plan. The intent is residential, commercial, and institutional.**

PL-094-2023

District VI - Cm. Dr. Tyler King and a portion is with the Extra-Territorial Jurisdiction (ETJ).

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

Vince Martinez, Charco Land Sales, LLC, informed the Commission that they would like to table the item to address comments.

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

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

Motion Carried Unanimously

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

A. Preliminary consideration of the plat of The Coves at Winfield, Phase 4B. The intent is residential.

PL-095-2023

District VI - Cm. Dr. David Tyler King

Luis Vazquez, Planning Staff, provided a brief overview on the item.

Vince Martinez, Charco Land Sales, LLC, informed the Commission that he concurs with Staff comments. However, since they received Fire Department's comments two-three hours prior to the Planning & Zoning Commission meeting, they would like to request the item be approved, and they will address said comments with the Fire Department.

Cm. Sada Paz made a motion to **approve** the item subject to the following comments and approval by the Fire Department.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide a legible vicinity map.
2. Victory Drive is incorrectly identified as 60 feet in width. As per plat of the Coves Phase, 1, the width is 80 feet.
3. Identify all easements.
4. All improvements as per Subdivision Ordinance.

Engineering: No comments submitted.

Fire: No comments submitted.

- 1. Phase 4B needs to follow IFC 2012 Section D104.3 Remoteness. When two access roads are required They shall be placed a distance apart equal to not less than one-half the length of**

the overall diagonal dimension of the property of area to be served, measured in a straight line between accesses.

2. Fire Hydrants are required every 300ft for commercial development & 500ft for residential development. (Ordinance 2012-O-183, IFC 2018 Section 507.5, Where required. Fire Hydrants shall be required along public and private streets at every 300 feet for commercial development & 500ft for residential development).

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety:

1. Check sight distance on proposed driveways move set back to clear sight distance (as per Subdivision Ordinance Handbook Section 3-2).
2. Ensure that proposed curves can handle a speed of 30 mph (as per Subdivision Ordinance Handbook, Section 3-2).
3. On the Master Plan you are showing the street Victory with 80' ROW and on this phase, you are showing ROW of 60.' Please correct.
4. Show the existing Islands on Victory to determine if the proposed location of True Patriot Drive will work.

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. Portillo
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

B. Preliminary consideration of the plat of The Coves at Winfield, Phase 7C. The intent is residential.

PL-093-2023

District VI - Cm. Dr. David Tyler King

Luis Vazquez, Planning Staff, provided a brief overview on the item.

Vince Martinez, Charco Land Sales, LLC, informed the Commission that they would like to table the item.

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

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

Motion Carried Unanimously

C. Preliminary consideration of the plat of Lot 6A, Block 1418, Eastern Division. The intent is residential.

PL-089-2023

District II - Cm. Daisy Campos Rodriguez

Luis Vazquez, Planning Staff, provided a brief overview on the item.

Sergio Narvaez, Premier 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.

Planning:

1. Provide correct plat name on the Planning Commission Approval Certificate to reflect JuanM. Narvaez, Jr. as Chairman.
2. Modify Attestment of Planning Commission Approval Certificate to reflect Orlando D. Navarro as Planning Director
3. A variance was granted by the City of Laredo Board of Adjustment on 1-11-2023 to allow for a reduction in lot depth from 120 feet to 92.50 and reduction in minimum square footage from 5,520 square feet to 4,278.13 square feet. Provide a plat note stating the reduced dimensions granted by the variance and the date that the variance was issued by the BOA.
4. Provide plat note that restricts the lot to one single family residential dwelling.
5. Change title block to the North 2/3 of Lot 6, Block 1418, Eastern Division into Lot

6A, Block 1418 Eastern Division.

6. Identify the existing Divisions of Lots 4, 5, and 6. (Ex: South 1/3 of Lots 4, 5, and 6, North 2/3 of Lot 4, & North 2/3 of Lot 5).
7. Provide corner clip.
8. Identify all easements.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: No comments submitted.

Parks & Leisure:

1. Please contact the Parks Department to pay required parkland fee.

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. Rangel
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

Chm. Narvaez requested motion to hear items 9A thru 9D altogether.

Cm. Rangel made a motion to **hear** items 9A thru 9D altogether.

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

Motion Carried Unanimously

Amanda Pruneda, Planning Staff, read items 9A thru 9D for the record.

- A Final consideration of the Pinnacle FM-1472 Billboard #4 Plat. The intent is commercial (Billboard).**

PL-091-2023

District VII - Cm. Vanessa Perez

- B. Final consideration of the Pinnacle FM-1472 Billboard #6 Plat. The intent is commercial (Billboard).**

PL-092-2023

District VII - Cm. Vanessa Perez

- C. Final consideration of the plat of J&H Commercial Park Subdivision, Phase 1. The intent is commercial.**

PL-096-2023

District II - Cm. Daisy Campos Rodriguez

- D. Final consideration of the replat of Lot 1, Lot 2, and Lot 3, Block 1, Escondido Subdivision, Unit 3 Plat into Altavista Subdivision. The intent is commercial.**

PL-097-2023

District V - Cm. Ruben Gutierrez, Jr.

Chm. Narvaez requested motion to approve items 9A thru 9D.

Cm. Sada Paz made a motion to **approve** items 9A thru 9D.

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

Motion Carried Unanimously

10. CONSIDERATION OF AN EXTENSION TO THE FOLLOWING FINAL PLAT AND FINAL REPLATS:

Chm. Narvaez requested motion to hear items 10A and 10B altogether.

Cm. Portillo made a motion to hear items 10A and 10B altogether.

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

Motion Carried Unanimously

A. Consideration of an extension to the final plat approval of the plat of Cielito Lindo/Carm Phase XIV. The intent is commercial.

PL-098-2023

District I - Cm. Gilbert Gonzalez

Cm. Sada Paz made a motion to approve the item.

Second:	Cm. Barron
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

B. Consideration of an extension to the final approval of the plat of Cielito Lindo /Carm Subdivision, Phase X-A. The intent is commercial.

PL-099-2023

District I - Cm. Gilbert Gonzalez

Second:	Cm. Casarez
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Chm. Narvaez requested motion to approve items 10A and 10B.

Cm. Sada Paz made a motion to approve items 10A and 10B.

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

Motion Carried Unanimously

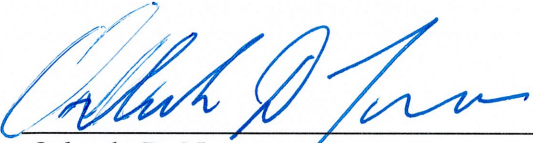
11. ADJOURNMENT

Chm. Narvaez requested a motion to adjourn the meeting at 7:13 p.m.


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

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

Motion Carried Unanimously



Orlando D. Navarro
Planning Director



Johnny Narvaez, Chairman
Planning & Zoning Commission