

CITY OF LAREDO

PLANNING AND ZONING COMMISSION

MINUTES OF THE PLANNING AND ZONING MEETING OF MARCH 2, 2023

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, March 2, 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
Yu-Hsien Huang
Regina Portillo (Arrived at 6:00p.m.)
Daniella Sada Paz
Ana G. Villarreal

Absent: Hector “Tito” Garcia (Excused)

Staff: Orlando Navarro
Vanessa Guerra
Rafael Vidaurri
Amanda Pruneda
Luis Vazquez
David Arredondo
Ruben Dominguez
Elizabeth Carrera
Joseph Neeb

Others: Miguel Jimenez
Victor Linares
Ricardo Villarreal
Jeff Puig
Ignacio Alaniz, Jr.
Ken Valls
Johnathan Vazquez Garcia

1. CALL TO ORDER

Chm. Narvaez, Planning and Zoning Commission, called the meeting to order at 5:59 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. Huang made a motion to **excuse** the Commissioners that are not present.

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

Motion Carried Unanimously

3. PLEDGE OF ALLEGIANCE

Cm. Portillo arrived at 6:00 p.m.

4. CONSIDER APPROVAL OF MINUTES OF:

A. Special Meeting of February 15, 2023.

Cm. Sada Paz made a motion to **approve** the minutes of February 15, 2023.

Second: Cm. Rangel
In Favor: 8
Opposed: 0
Abstained: 0

Motion Carried Unanimously

5. CITIZEN COMMENTS

Dir. Orlando Navarro, Planning Dept. informed Chm. Narvaez that there were three (3) Citizens that signed up to comment on Item 6C but would speak once the item was open to the public.

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

A. Preliminary consideration of the replat of all of Lot 5, Block 2, Pinto Valle Subdivision, Phase 1 and a tract of land conveyed by deed to PG Alpha, LLC, and PG Omega, LLC, PG Indigo, and 501 Imperial Partners, LP. into Lot 5A, Block 2 Pinto Valle Subdivision, Phase 1. The intent is commercial.

PL-100-2023

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

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

Miguel Jimenez, Howland Engineering, inform 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. The proposed plat eliminates a 90' and 100' ingress and egress easement that traverses the proposed Lot 5A, Block 2. Said easement is identified as Tracts 1 and 2, on Page 1 of the plat (recorded in Vol 45, Page 306, DRWCT). Provide evidence that the easement has been released/abandoned otherwise, the easement shall remain.
2. Access to FM 1472 subject to review and approval by TX-DOT.
3. Correct the Planning and Zoning Commission Certificate to reflect Juan M. Narvaez, Jr. as Chairman.
4. A zone change will be required for the intended use.
5. A portion of the tract is located outside the corporate limits of the City of Laredo. Plat approval by the Webb County Commissioners Court is required.
6. A request for annexation will be required pursuant to Section 31-3 (b)(6) of the Laredo Code of Ordinances.
7. Identify all easements.
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: 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. Portillo
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- B. Preliminary consideration of the plat of 101 U.S. Highway 83 Subdivision, and the granting of a variance to the front setback from 25ft to 20ft, a side setback from 10ft to 5ft (east side), and reduce the minimum width of the primary access easement and paving section, from 50 ft wide to 20 feet wide for both. The intent is commercial.**

PL-101-2023

District II - Cm. Daisy Campos Rodriguez

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

Victor Linares, Sabio Engineering, inform the Commission that he concurs with Staff comments.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Grant a variance to the width of the primary access easement and paving section, from 50 ft wide to 20 feet wide for both. (§ 3-2. A. Subdivision Ordinance).
2. The applicant has requested that the north side of the tract be considered the front of the lot. However, since the lot fronts US Highway 83:
 1. Grant a variance to the front lot setback (west side of the tract which faces US Highway 83) from 25' to 10'. (§ 24.77.2 (6), Laredo Land Development Code).
 2. Grant a variance for the rear lot setback (east side of the tract) from 10' to 5'. (§ 24.77.2 (6), Laredo Land Development Code).
 3. No variances to be granted to the side setbacks (north and south sides of the tract) so that the side setbacks remain at 10'.
3. Should variances be granted, modify "SET BACK REQUIREMENTS" table on the face of the plat.
4. Change subdivision name to avoid confusion during the assignment of a physical address(es). Subdivision name should reflect that it is a replat of part of Lots 2 & 3, Block 163A into Lot... Block... Eastern Division.
5. Correct legal descriptions on sketches to reflect that this plat is within Block 1631A and being parts of Lots 2 & 3.
6. Remove comment #8 as it is duplicated.
7. Provide plat note so that there is no direct access to US Highway 83.
8. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).

9. 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. Villarreal
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

C. Preliminary consideration of the plat of Las Vistas de Laredo. The intent is commercial.

PL-102-2023

District III - Cm Melissa R. Cigarroa

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

Ricardo Villarreal, Top Site Civil Group, informed the Commission that he would like for Planning Comments No. 4 and 5 to be stricken as access to the existing side streets can be discussed in another form between his client and UISD without delaying the platting process.

Jeff Puig, KCI Technologies, Ignacio Alaniz, Director of UISD Construction Management Department, and Kenneth Valls, Attorney, spoke on behalf of UISD on this item.

The item was discussed at length with the UISD representatives who informed the Commission that access to the existing side streets are currently subject to litigation. Thus, they requested the item to be tabled so that the matter be resolved within the judicial system as oppose to putting titled questions before the Planning and Zoning Commission.

Cm. Rangel made a motion to **approve** the item subject the following comments and amend Planning Comment No. 5 to include “access to the existing side streets, Santa Claudia Lane and Santa Monica Drive, would be contingent upon the pending litigation (a reference clause included)” as recommended by the Legal Department.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Modify Planning Commission Approval Certificate to reflect Juan M. Narvaez, Jr. as P&Z Chairman.
2. Coordinate with the Traffic Safety Department the placement of driveways and shared access easements.
3. Access to State Highway 359 subject to review and approval by TX-DOT.
4. Provide plat note(s) that limits access to "right in/right only", if deemed necessary by the Traffic Safety Department and the Texas Department of Transportation.
5. Provide plat note that prohibits access to existing side streets (i.e. Santa Claudia Ln - private, and Santa Monica Dr. - private). See comments provided by UISD below.
6. Identify all easements.
7. 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: No comments submitted.

Parks & Leisure: No comments submitted.

Webb County App: No comments submitted.

AEP Engineers: No comments submitted.

U.I.S.D.:

Please be advised that UISD has not given any approval for this plat to access its private streets, Santa Claudia and Santa Monica. Consequently, UISD would object to any access through its private streets.

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:	6
Opposed:	0
Abstained:	2 Cm. Huang and Cm. Barron

Motion Carried Unanimously

D. Preliminary consideration of the Lasco Plat at Cielito Lindo Subdivision. The intent is commercial.

PL-083-2023

District I - Cm. Gilbert Gonzalez

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

Miguel Jimenez, Howland Engineering, inform the Commission that he concurs with Staff Comments with the exception of Traffic Safety Comment No. 1. He requested the comment to be stricken as the matter can be discussed during the One Stop Shop (OSS) process.

Cm. Sada Paz made a motion to **approve** the item subject to the following comments and amend Traffic Safety Comment No. 1 to include "if deem necessary by the Traffic Department."

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. A zone change is required for the intended use.
2. Increase the widths of the access easement. "Access easements intended for primary access to a proposed lot or building shall be 50' wide with a 30' paving section. (§3-2(A) -

- Subdivision Ordinance).
3. Provide correct plat name on the Planning Commission Approval Certificate to reflect Juan M. Narvaez, Jr. as Chairman.
 4. Provide plat note with X, Y coordinates for point of beginning and point of commencement.
 5. Provide correct owner name on the Certificate of Owner title block (§ 24.80.3 (H) - Land Development Code).
 6. Coordinate with the Traffic Safety Department the placement of driveways and shared access easements.
 7. Access to Cuatro Vientos Road subject to review and approval by TX-DOT
 8. Revise master plan to reflect change in lot layout (§ 2-3.2. (a) (vii) Subdivision Ordinance).

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety:

1. Make adjustments to Cielito Lindo, and restrict left turn. Make driveway right in right out only.

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. Portillo
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

- A. Preliminary reconsideration of the plat of Harmony Hills Subdivision, Phase 2 at Rodriguez Ranch. The intent is residential. The purpose of this reconsideration is to reduce the number of lots.**

PL-084-2023

District VI - Cm. Dr. David Tyler King

Dir. Orlando Navarro, Planning Department, informed Chr. Narvaez that the Applicant requested the item to be withdrawn.

Cm. Barron made a motion to **withdraw** the item.

Second:	Cm. Sada Paz
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

Chr. Narvaez, requested a motion to hear items 8A thru 8D all together.

Cm. Huang made a motion to **hear** items 8A thru 8D all together.

Second:	Cm. Villarreal
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

PL-103-2023

District VII - Cm. Vanessa Perez

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

PL-104-2023

District VII - Cm. Vanessa Perez

- C. Final consideration of the plat of Cuatro Vientos East, Wright Ranch Subdivision, Phase VIII. The intent is residential.**

PL- 105-2023

District I - Cm. Gilbert Gonzalez and District III - Cm. Melissa R. Cigarroa

- D. Final consideration of the plat of San Rafael Subdivision, Phase 2. The intent is governmental - Webb County Health Center.**

PL- 106-2023

District II - Cm. Daisy Campos Rodriguez

Chr. Narvaez, requested a motion to approve items 8A thru 8D.

Cm. Sada Paz made a motion to **approve** items 8A thru 8D.

Second:	Cm. Rangel
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Luis Vazquez, Planning Staff, read Items 8A thru 8D for the record.

9. ADJOURNMENT

Chm. Narvaez requested a motion to adjourn the meeting at 6:50 p.m.

Cm. Huang made a motion to **adjourn** the meeting.

Second:	Cm. Sada Paz
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously



Orlando D. Navarro
Planning Director



Johnny Narvaez, Chairman
Planning & Zoning Commission