

CITY OF LAREDO

PLANNING AND ZONING COMMISSION

MINUTES OF THE PLANNING AND ZONING MEETING OF MARCH 16, 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 16, 2023, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

Present: Johnny Narvaez
Hector “Tito” Garcia
Manuel A. Rangel
Yu-Hsien Huang
Regina Portillo
Daniella Sada Paz (Arrived at 6:11 p.m.)
Ana G. Villarreal

Absent: Rolando “Roli” Casarez (Excuse)
Mike Barron (Excuse)

Staff: Orlando Navarro
Vanessa Guerra
Rafael Vidaurri
Amanda Pruneda
Deidre Garcia
Luis Vazquez
Laura Garza
David Arredondo
Ruben Dominguez
Arturo Garcia, Jr.
Elizabeth Carrera

Others: Wayne Nance
Yadira Avilar
Manuel Escamilla
Miguel Jimenez
Maria Eugenia Guerra
Rolando G. Ortiz
Daniel Gomez
Johnathan Vazquez Garcia
Maria Elena Sanchez
Rodolfo Morales
Hugo Seca
Sergio Narvaez
Edward L. Ochoa

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:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

3. PLEDGE OF ALLEGIANCE

4. CONSIDER APPROVAL OF MINUTES OF:

Regular Meeting of March 2, 2023

Cm. Huang made a motion to approve the minutes of March 2, 2023.

Second:	Cm. Portillo
In Favor:	6
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 rezoning approximately 25.039 acres, situated in Porcion 14, Abstract 56, Jose Guajardo, Original Grantee, within the City Limits of Laredo and Webb County, Texas, out and part of the N.D. Hachar Ranch, recorded in Volume 303, Page 164, Webb County Deed Records, located south of Beltway Parkway and west of Interstate 35, from AG (Agricultural District) to M-1 (Light Manufacturing District).

ZC-031-2023

District VII

Staff **supports** the proposed zone change.

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

Wayne Nance, Porrás Nance Engineering, informed the Commission that he is in favor of the item.

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

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

Motion Carried Unanimously

B. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 1, 2 and 3, Block 1149, Eastern Division, located 2001 Guadalupe Street, from B-3 (Community Business District) to B-4 (Highway Commercial District).

ZC-032-2023

District III

Staff **does not support** the proposed zone change.

Dir. Orlando Navarro, Planning Department, informed the Commission that the Applicant requested to withdraw the item.

Cm. Garcia made a motion to close the public hearing, and **withdraw** the zone change.

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

Motion Carried Unanimously

C. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Special Use Permit for a Restaurant Serving Alcohol on Lot 2, Block 9, Crown Ridge Subdivision, Phase 1, located at 414 Shiloh Drive, Unit 7 (1,071 square feet).

ZC-033-2023

District VI

Staff **does not support** the Special Use Permit.

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

Yadira Velarde, spoke in favor of the item.

Cm. Sada Paz arrived at 6:11 p.m.

Cm. Garcia made a motion to close the public hearing, go against Staff recommendation and **approve** the zone change.

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

Motion Carried Unanimously

- D. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 1.82 acres out of that called a called 20.182 acres, designated as Tract II, conveyed to Martinez Land Development, Limited Liability Company, recorded in Volume 5042, Pages 272-277, Webb County Official Public Records; situated in Porcion 31, Jose Trevino, Original Grantee, Abstract 3116, Webb County, Texas, located north of State Highway 359 and west of Delphina Avenue, from R-1 (Single Family Residential District) to B-4 (Highway Commercial District).**

ZC-034-2023

District III

Staff **supports** the proposed zone change.

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

Manuel Escamilla, Top Site Civil Group, informed the Commission that a zone change is being requested due to a change in the Masterplan.

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

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

Motion Carried Unanimously

- E. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 1.82 acres out of that called 48.794 acres, designated as Tract I, recorded in Volume 5042, Pages 272-277, Webb County Official Public Records, and partially out of a called 25.00 acres, conveyed to Martinez Land Development Limited Liability Company, recorded in**

Volume 5100, Pages 867-870, Webb County Official Public Records; situated in Porcion 31, Jose Trevino, Original Grantee, Abstract 3116, Webb County, Texas, located north of 359 and west of Delphina Avenue, from B-4 (Highway Commercial District) to R-1A (Single Family Reduced Area District).

ZC-035-2023

District III

Staff **supports** the proposed zone change.

Manuel Escamilla, Top Site Civil Group, informed the Commission why the zone change was being requested.

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

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

Motion Carried Unanimously

F. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 1.56 acre tract (67,745 square feet) of land, situated in Porcion 38, Abstract 472, Tadeo Sanchez Original Grantee, Porcion 21, Abstract 49, Leonardo Garcia Original Grantee, City of Laredo, Webb County, Texas. Being out of a 355.725 acre tract owned by Cielito Lindo Limited as recorded in Volume 650, Pages 703-706 of the Webb County Deed Records, Texas, located south of Cielito Lindo Boulevard and west of Cuatro Vientos Road, from R-1A (Single Family Residential Reduced District) to B-3 (Community Business District).

ZC-036-2023

District I

Staff **supports** the proposed zone change.

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

Miguel Jimenez, Howland Engineering, informed the Commission that he is in favor of the item and is available to answer questions.

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

Second:	Cm. Portillo
In Favor:	7

Opposed: 0
Abstained: 0

Motion Carried Unanimously

- G. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Conditional Use Permit (C.U.P) for a Plant Nursery (Retail Sales and Outside Storage) on east 1/2 of Lot 3 and west 1/2 of Lot 4, Block 122, Western Division, located at 1812 Houston Street.**

ZC-037-2023

District VIII

Staff **supports** the Conditional Use Permit.

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

Maria Eugenia Guerra, informed the Commission that she is in favor of the item and would like to be advised on the seven-foot wall requirement.

Cm. Portillo made a motion to close the public hearing, support Staff recommendation and **approve** the zone change and recommend amending Comment No. 5 providing an opaque fence or wall from 7 (seven) feet in height to 5 (five) feet.

Second: Cm. Garcia
In Favor: 7
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 within the Extra-Territorial Jurisdiction (ETJ)

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

Dr. Rolando Ortiz, Killam Development, Charco Land Sales, informed the Commission that he concurs with Staff comments except Planning Comment No.1 and No.5.

Cm. Portillo made a motion to **approve** the item subject to the following comments and removing Planning Comments No.1 and No.5.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

- ~~1. Portions of Champions Way are identified as a Minor Arterial on the Future Thoroughfare Plan. Ensure that all affected segments are adjusted accordingly.~~
2. Portions of E Del Mar Blvd are identified as a Principal Arterial and Multi-Way Boulevard on the Future Thoroughfare Plan. Ensure that affected segments are adjusted accordingly.
3. Provide details regarding access management/driveways for those residential lots that will be fronting wider roadways (collectors, etc.)
4. Provide street names (temporary and/or proposed) in order to assist with review.
- ~~5. Provide details regarding compliance with Section 3-2 D. of the Subdivision Ordinance which states as follows:
D. Where a subdivision abuts or contains an existing or proposed arterial street, the Commission may require:
(a) Marginal access streets;
(b) Reverse frontage with screen planting contained in non-access reserve strips along the rear property line;
(c) Deep lots with rear service alleys, and/or minimum distances between intersecting driveways and streets, or such other treatment as may be necessary for adequate protection of residential properties and to afford separation of through and local traffic;
(d) Minimum spacing between intersecting driveways onto a street or arterial shall conform to the Comprehensive Plan or Access Management Guidelines adopted by the City of Laredo.~~
6. The delineation of the following preliminary plats is not shown:
 - a. Lots 1 and 2, Block 1, The Coves at Winfield, Phase 3.
 - b. Lot 1, Block 1, The Coves Commercial Unit 1
 - c. The Coves at Winfield, Phase 10A
 - d. The Coves at Winfield, Phase 4A
 - e. The Coves at Winfield, Phase 5A
 - f. The Coves at Winfield, Phase 6A
 - g. The Coves at Winfield, Phase 6B
 - h. The Coves at Winfield, Phase 7A
 - i. The Coves at Winfield, Phase 7B
 - j. The Coves at Winfield, Phase 4B
 - k. The Coves at Winfield, Phase 7C.
7. The following Phases contain streets that exceed the 500-foot threshold for dead end streets pursuant to Section 3-2 J of the Subdivision Ordinance (adjust accordingly):
 - a. Phase 7 (2)
 - b. Phase 14 (1)
 - c. Phase 15 (1)
 - d. Phase 16 (1)
 - e. Phase 17 (1)
8. Adjust streets in the following phases so that "Street jogs with centerline effects of less than three hundred (300) feet shall be avoided." pursuant to Section 3-2 F of the Subdivision Ordinance.
 - a. The proposed alignment of Charlotte Street with Persistence Road in Phase 3.

- b. Unnamed through street within Phase 8 as it intersects Champions Way (both intersections).
 - c. Most westerly unnamed through street in Phase 6 and unnamed most westerly street in Phase 13.
 - d. Unnamed through street in Phase 10 and Tenacity Road in Phase 2.
 - e. Most westerly unnamed street in Phase 17 and most southerly street in Phase 16.
 - f. Most northerly unnamed street in Phase 17 and unnamed through street in Phase 15.
9. An annexation will be required for those areas outside the City Limits.
 10. Zone changes will be required for proposed land uses.
 11. Ensure that all lots meet the minimum dimensional standards (i.e. Phase 16 and identified as R-1, adjust zone accordingly).
 12. In addition to Master Plan expiration (§ 2-3.5 (e) Subdivision Ordinance)), there are multiple changes in land use, change in alignment, as well as additional acreage 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) ((§ 2-3.5 (f) Subdivision Ordinance)). Changes are as follows:
 - a. Phase 3 - multifamily (portion) to Unit 4 - commercial.
 - b. Phase 3A - multifamily (portion) to Phase 7 - single family.
 - c. Phase 11A - multifamily (portion) to Phase 12 - commercial (portion).
 - d. Phase 4 - multifamily and green space to Phase 3 - commercial.
 - e. Phase 5 - multifamily to Phase 10 - single family.
 - f. Change in alignment of Victory Drive.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety:

1. Plat name (As per Subdivision Ordinance Handbook, Chapter II).
2. Show access easements (As per Subdivision Ordinance Handbook, Section 3-2).
3. Check sight distance (as per Subdivision Ordinance Handbook Section 3-2).
4. Block length shall not be less than 300 feet (As per Subdivision Ordinance Handbook Section 3-2).
5. “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).
6. Ensure that proposed curves can handle a speed of 30 mph (as per Subdivision Ordinance Handbook, Section 3-2).
7. ROW (As per the Future Thoroughfare Plan).
8. TIA
9. Revise Master Plan (As per Subdivision Ordinance Handbook, Chapter II).

Parks & Leisure:

1. Coves met with Parks Department, and they are preparing Parkland.

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. Garcia
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

A. Preliminary consideration of the ADN Gonzalez Plat. The intent is commercial.

PL-109-2023

District VII - Cm. Vanessa Perez

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

Daniel Gomez, Gomez Engineering, informed the Commission that he concurs with Staff comments and is available to answer questions.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide the correct name on the Planning Commission Approval Certificate to reflect JuanM. Narvaez, Jr. as Chairman.

2. Access to FM 1472 Road requires approval from the Texas Department of Transportation.
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 plat approval.

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

Motion Carried Unanimously

B. Preliminary consideration of the plat of High Line at Springfield. The intent is commercial.

PL-108-2023

District VII - Cm. Vanessa Perez

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

Daniel Gomez, Gomez Engineering, informed the Commission that he concurs with Staff comments.

Cm. Sada Paz made a motion to **table** the item time uncertain.

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

Motion Carried Unanimously

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

Chmn. Narvaez requested a motion to hear Items 9A thru 9D altogether.

Cm. Huang made a motion to **hear** Items 9A thru 9D altogether.

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

Motion Carried Unanimously

A. Final Consideration of the replat of Tract 1 and 61.48 acres of Tract 2, Las Blancas Subdivision, into Lot 1, Block 1, Gizmo Subdivision.

PL-111-2023

District III - Cm. Melissa R. Cigarroa

B. Final consideration of the replat of Lot 14, Block 11, Las Misiones Subdivision, Unit III into Lot 14A, Block 11, Las Misiones Subdivision, Unit III. The intent is to abandon a 10' drainage easement and dedicate a 15' utility easements and 15' drainage easement.

PL-120-2023

District III - Cm. Melissa R. Cigarroa

C. Final consideration of the replat of Southern Development Industrial Park, Unit I & 20.71 acres of an unplatted tract into Southern Development Unit I, Midtown Commercial Plaza. The intent is commercial.

PL-121-2023

District III - Cm. Melissa R. Cigarroa

D. Final consideration of the plat of Lot 1, Block 1, Manadas Development Subdivision, Phase 3. The intent is commercial.

PL-110-2023

District VI - Cm. Dr. David Tyler King

Chmn. Narvaez requested a motion to approve Items 9A thru 9D.

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

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

Motion Carried Unanimously

Luiz Vasquez, Planning Staff read Items 9A thru 9D for the record.

10. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE

A. Consideration of Model Subdivision Rule Compliance of the replat of Block 8, Oakridge Subdivision into Block 8, Lots 1-9 & Block 9, Lots 1-14 Ironwoods Estates. The intent is residential.

PL-123-2023

District VI - Cm. Dr. David Tyler King

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

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

Motion Carried Unanimously

11. ADJOURNMENT

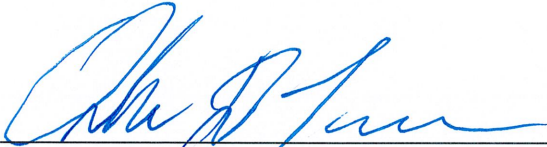
Chmn. Narvaez requested a motion to adjourn the meeting at 7:01 p.m.

Cm. Sada Paz made a motion to **adjourn** the meeting.

Second:	Cm. Portillo
In Favor:	7
Opposed:	0

Abstained: 0

Motion Carried Unanimously



Orlando D. Navarro
Planning Director



Johnny Narvaez, Chairman
Planning & Zoning Commission