

CITY OF LAREDO

PLANNING AND ZONING COMMISSION

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

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, June 15, 2023, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

Present: Johnny Narvaez
Rolando “Roli” Casarez
Manuel A. Rangel
Hector “Tito” Garcia
Regina Portillo
Daniela Sada Paz

Absent: Mike Barron (Excused)
Yu-Hsien Huang (Excused)
Council District VIII

Staff: Orlando Navarro
Vanessa Guerra
Rafael Vidaurri
Amanda Pruneda
Deidre Garcia
Laura Garza
Amber Holmes
Ruben Dominguez
Ramon Chavez
Arturo Garcia, Jr.
Elizabeth Carrera

Others:	Elizabeth Alonso Villarreal	Rick Villarreal
	Roberto D. Gonzalez	Juana Briseño
	Karla Elizondo	Juan Briseño
	Mr. Gutierrez	Jorge Villarreal
	Ricardo Ramos	Oscar Ramirez
	Jose Orando	Rochelle Mota
	Luis Hernandez	James Gonzalez
	Gonzalo	Joe Gage
	Maribel Garcia	Rosalinda Galvan
	Krishna Dang	Belen Galvan
	Marco Franco	Leonor Galvan
	Danny Tijerina	Jaime Quintero
	William Hrcir	Guillermo Calderon
	Frank Estrada	Ignacio T. Gutierrez

1. CALL TO ORDER

Chm. Narvaez, Planning and Zoning Commission, called the meeting to order at 6:01 p.m.

2. ROLL CALL

Dir. Orlando Navarro, Planning Department, called roll and confirmed a quorum has been met. He also informed the Commission that Cm. Ana Villarreal, Council District VIII, resigned. After informing the Council Member for District VIII, a new appointment should be made by the next meeting date.

Chm. Narvaez requested a motion to excuse the Commissioner not present.

Cm. Sada Paz made a motion to excuse Cm. Barron, and Cm. Huang.

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

Motion Carried Unanimously

3. PLEDGE OF ALLEGIANCE

4. CONSIDER APPROVAL OF MINUTES OF:

A. Regular Meeting of June 1, 2023.

Cm. Garcia made a motion to approve the minutes of June 1, 2023.

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

Motion Carried Unanimously

5. CITIZEN COMMENTS

Dir. Orlando Navarro, Planning Staff, informed Chm. Narvaez that one comment card was submitted and that person will be able to speak once the item is to be addressed.

6. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE:

Cm. Sada Paz made a motion to move up Item No. 6L.

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

Motion Carried Unanimously

- L. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 113,159.62 square feet (2.5978 Acres) being all of Block Number One Thousand Seven Hundred Thirteen (1713), part of Block Number One Thousand Seven Hundred Eighty Two (1782) and the right-of-way of New York, between these two blocks, as recorded in Volume 7, Page 15 of Webb County, Plat Record, in the Eastern Division, City of Laredo, Webb County, Texas. More particularly described in metes and bounds in attached Exhibits A and D to that certain Warranty Deed dated November 8, 2016 from the City of Laredo to Laredo - Webb Neighborhood Housing Services Incorporated, Recorded November 15, 2016, as Document No 1281296, Volume 4143, Page 565 of the Office of the County Clerk of Webb County, Texas, located at approximately 300 Arkansas Avenue, from R-2 (Multi Family Residential District) to R-1B (Single Family High Density District).**

ZC-072-2023

District II

Staff supports the proposed zone change.

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

Elizabeth Alonso Villarreal, CEO for Laredo Webb NHS, informed the Commission that the Organization is in support of the zone change in order to construct affordable housing.

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

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

Motion Carried Unanimously

- A. 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 the east 1/2 of Lot 2 and Lot 3, Block 123, City of Laredo Western Division, conveyed to Laredo Independent School District, ET.AL., recorded in Volume 105, Page 684, Official Public Records of Webb County, Texas, located at 1714 Houston Street.**

ZC-038-2023

District VIII

Staff **supports** the proposed Special Use Permit.

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

Roberto Gonzalez, Applicant/ Representative, informed the Commission that he is in support of the Special Use Permit.

Cm. Garcia made a motion to close the public hearing, support Staff recommendation and **approve** the Special Use Permit.

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

Motion Carried Unanimously

- B. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 2, Block 1, Monaco Subdivision, located at 1018 Monaco Boulevard, from B-3 (Community Business District) to B-4 (Highway Commercial District).**

ZC-062-2023

District VI

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

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

Karla Elizondo, informed the Commission that she is in favor of the item and is requesting the zone change in order to have a better option for new businesses.

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

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

Motion Carried Unanimously

- C. Amending the Zoning Ordinance (Map) of the City of Laredo by amending Ordinance 2013-O-139, which authorized a Conditional Use Permit (C.U.P.) for Amusement Redemption Machine Establishment on Lot 5, Block 1, Trautmann M & I Subdivision, Unit 1, located at 8601 McPherson Road in order to add Angelina Wu, DBA Mei-Wa Incorporated as a party to whom the permit is issued to.**

ZC-063-2023

District VI

Staff **supports** the proposed Conditional Use Permit Amendment.

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

Karla Elizondo, informed the Commission that she is in favor of the item.

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

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

Motion Carried Unanimously

- D. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 0.44 acre tract of land, out of Share 8 of the Dionici Rodriguez Partition, out of a 16.1068 acre tract of land, described in deed recorded in Volume 846, Pages 782-784, Deed Records, Webb County, Texas, situated in Porcion 23, Leonardo Sanchez, Abstract 283, Webb County, Texas, located south of Shiloh Drive and west of Snow Falls Drive, from R-1 (Single Family Residential District) to B-1 (Limited Business District).**

ZC-064-2023

District VI

Staff **supports** the proposed zone change.

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

Mr. Gutierrez, informed the Commission that he is against the zone change due to traffic concerns.

Ricardo Ramos, Do-Rite Engineering, informed the Commission that he is in favor of the item. He stated that his client is waiting for the outcome of the zone change to start work on

the construction plans, but informed the Commission that access to the property would be out of Snow Falls.

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

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

Motion Carried Unanimously

E. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Paso del Norte Industrial Park, Unit 1, located north of Markley Lane and east of Marco Drive, from M-1 (Light Manufacturing District) to AG (Agricultural District).

ZC-065-2023

District VII

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

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

Chm. Narvaez stated that there was a witness card for comments by Jose Orlando.

Joe Orlando, informed the Commission that he and the family of Nick Barajas, Owner, who recently passed away, were not aware of the zone change, therefore, he requested to deny the zone change especially right now that the family is in mourning.

Cm. Sada Paz made a motion to close the public hearing, and **table** the zone change for two (2) months.

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

Motion Carried Unanimously

F. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 2 and 3, Paso del Norte Industrial Park, Unit 1, located south of Calton Road and east of Anna Avenue, from M-1 (Light Manufacturing District) to AG (Agricultural District).

ZC-066-2023

District VII

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

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

Joe Orlando, informed the Commission that this too belongs to the same owner, Items 6E, 6F and 6G.

Cm. Garcia made a motion to close the public hearing, and **table** the zone change for two (2) months.

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

Motion Carried Unanimously

G. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 4 and 5, Paso del Norte Industrial Park, Unit 1, located south of Markley Lane and east of Anna Avenue, from M-1 (Light Manufacturing District) to AG (Agricultural District).

ZC-067-2023

District VIII

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

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

Chm. Narvaez requested a motion to open Items 6E, 6F, and 6G to give a more specific time frame on the motions.

Cm. Garcia motioned to **open** Items 6E, 6F along with 6G.

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

Motion Carried Unanimously

Cm. Portillo made a motion to close the public hearing, and **table** the zone change for two (2) months.

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

Motion Carried Unanimously

- H. Amending the Zoning Ordinance (Map) of the City of Laredo by amending Ordinance 2021-O-189, which authorized a Special Use Permit for a restaurant serving alcohol on Lot 1, Block 1, Royal Oaks Subdivision, Phase 1, located at 110 Willow Oak Street, Suite 3 (4,352 square feet) in order to remove Fernando Canseco applicant and Lopez and Sons Investment Limited Liability Company owner for the Taco Mais Restaurant and replace with La Terraza Leasing, Limited Liability Company - Republica 359 Restaurant as the parties to whom the permit is issued, and to amend the hours of operations and square footage.**

ZC-068-2023

District III

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

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

Luis Hernandez, informed the Commission that he will make the necessary changes on the application to turn into staff as soon as possible.

Gonzalo, Architect, informed the Commission that he believes the square footage of 4,352 square feet is incorrect. After the site plan was presented to Mr. Gonzalo, clarification was made and an error in the square footage was identified.

Cm. Garcia made a motion to close the public hearing and **table** the Special Use Permit time certain.

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

Motion Carried Unanimously

- I. 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 1A, Block 1, Rancho Verde Subdivision, located at 9652 McPherson Road, Suite 100 (2,600 square feet).**

ZC-069-2023

District VI

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

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

Krishna Dang and Maribel Garcia, informed the Commission that they are favor of the Special Use Permit.

Marco Franco, Home Owner, informed the Commission that he is concerned about the noise this zone change might generate since there are already two (2) restaurants serving alcohol and they play very loud music.

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

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

Motion Carried Unanimously

J. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Block 1, JDK Plat, located at 23909 FM 1472, from B-3 (Community Business District) to M-1 (Light Manufacturing District).

ZC-070-2023

District VII

Staff **supports** the proposed zone change.

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

Daniel Tijerina, Representative, informed the Commission that he is in favor of the zone change.

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

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

Motion Carried Unanimously

- K. Amending the Zoning Ordinance (Map) of the City of Laredo by amending Ordinance 2021-O-139, which authorized a Special Use Permit (S.U.P.) for Restaurant Serving Alcohol on the east part of lots 5 and 7, Block 167, Western Division, and 1,249.92 square feet, out of the Main Avenue right-of-way, adjacent to Lots 5 and 7, Block 167, Western Division, as per deed recorded in Volume 5323, Pages 741-747, Webb County Official Public Records, located at 1020 Main Avenue in order to amend the hours of operations.**

ZC-071-2023

District VIII

Staff supports the proposed Special Use Permit.

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

William Hrcncir, informed the Commission that he is in favor of the item.

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

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

Motion Carried Unanimously

- L. Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning of R-1MH (Single Family Manufactured Housing District on a tract of land totaling 42.87 acres, more or less, as described by metes and bounds in the Attached Exhibit "A" and known as Annexation Tract 8 (AFW Investments II Tract) located north of State Highway 359 and west of Wawi Tijerina Parkway.**

AN-002-2023

District III - Cm. Melissa R. Cigarroa

Staff supports the proposed annexation and proposed zoning.

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

Frank Estrada, Sherfey Engineering, informed the Commission that he is in favor of the zone change and annexation and needs to get some clarification from the Utilities Department on the Capital Improvement but have full approval in everything.

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

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

Motion Carried Unanimously

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

Chmn. Narvaez, requested a motion to hear Items 7A, 7B, 7D and 7E.

Cm. Garcia made a motion to **hear** Items 7A, 7B, 7D and 7E.

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

Motion Carried Unanimously

- A. Final consideration of the replat of San Isidro Southwest-Antler Crossing Subdivision, Phase 5, Lot 119E, Block 5 into SKG Twin Home Subdivision. The intent is residential ("twinhomes").**

PL-201-2023

District VI - Cm. Dr. David Tyler King

- B. Final consideration of the plat of Gator Pointe Subdivision, Phase 2. The intent is residential.**

PL-202-2023

District III - Cm. Melissa R. Cigarroa

- D. Final consideration of the plat of Lot 1, Block 1, Avanti Legacy Rosewood. The intent is residential (multifamily).**

PL-206-2023

District VII - Cm. Vanessa Perez

- E. Final consideration of the plat of Las Vistas de Laredo. The intent is commercial.**

PL-204-2023

District III - Cm. Melissa R. Cigarroa

Chmn. Narvaez, requested a motion to approve Items 7A, 7B, 7D and 7E.

Cm. Garcia made a motion to **approve** Items 7A, 7B, 7D and 7E.

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

Motion Carried Unanimously

Deidre Garcia read Items 7A, 7B, 7D and 7E in for the record.

C. Final consideration of the plat of Cooper's Landing Subdivision. The intent is residential.

PL-203-2023

District VII - Cm. Vanessa Perez

Cm. Sada Paz expressed concerns regarding sufficient spacing and buffers of the development. Ricardo Villarreal, Top Site Civil Group, informed the Commission the development is following city's requirements and guidelines.

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

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

Motion Carried Unanimously

8. DIRECTOR'S COMMENTS:

None.

9. ADJOURNMENT

Chmn. Narvaez requested a motion to adjourn the meeting at 7:33 p.m.

Cm. Rangel made a motion to **adjourn** the meeting at 7:33 p.m.

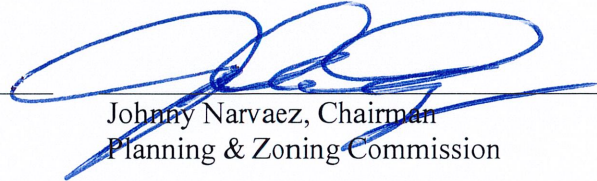
Second:	Cm. Garcia
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In Favor: 6
Opposed: 0
Abstained: 0

Motion Carried Unanimously



Orlando D. Navarro
Planning Director



Johnny Narvaez, Chairman
Planning & Zoning Commission