

CITY OF LAREDO

PLANNING AND ZONING COMMISSION

MINUTES OF THE PLANNING AND ZONING MEETING OF NOVEMBER 17, 2022

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, November 17, 2022, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

- Present:** Erasmo Villarreal
Mike Barron (Arrived 8:05 p.m.)
Jose Eduardo Garcia
Yu-Hsien Huang
Larry Dovalina
Daniella Sada Paz
Ana G. Villarreal (Arrived 8:10 p.m.)
- Absent:** Jorge Dominguez
Johnny Narvaez
- Staff:** Orlando Navarro
Vanessa Guerra
Rafael Vidaurri
Amanda Pruneda
Laura Garza
Luis Vasquez
David Arredondo
Ruben Dominguez
Arturo Garcia, Jr.
Robert Peña
- Others:** Jesus Ruiz
Danny Wyers
Ricardo Lopez
Tricia Cortez
Shiela Serna
Lauro Martinez
Dr. Maria Reyes
Dr. Puneet Gill
Jose Alfredo Ruiz
Edward Foster
Ricardo Villarreal
Frank Ramos
Memo Castro
Wayne Nance
Edward Ochoa
Jared Green
Ricardo Lopez
Genesis Britz
Daniella Castro
Coby James Lopez
Roque Haynes
Misael Negrete
Daniela Rangel
Teresita de Jesus Jaime Garza
Sarahi T. Santos
Albert Gonzalez
Ximena Ruiz
Alaisha Reyna
Ramiro Barrera
Jennifer Garcia
Jatziru Garcia
Albeno Gonzalez
Norberto Cardenas
Norberto Cardenas, III

Mauro Berlanga
Anita Berlanga

Elizabeth Gupta
Anil Gupta

1. CALL TO ORDER

Chm. E. Villarreal, Planning and Zoning Commission, called the meeting to order at 6:04 p.m.

2. ROLL CALL

Dir. Orlando Navarro, Planning Department, called roll and confirmed a quorum has been met.

Chm. E. Villarreal, requested a motion to excuse the Commissioners that were absent.

Cm. Dovalina made a motion to **excuse** the Commissioner that were absent.

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

Motion Carried Unanimously

3. PLEDGE OF ALLEGIANCE

4. CONSIDER APPROVAL OF MINUTES OF:

A. Regular Meeting of October 20, 2022

B. Regular Meeting of November 3, 2022

Cm. Dovalina made a motion **approve** the minutes of October 20, 2022 and November 3, 2022.

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 Laredo Land Development Code, Section 24.77.1, entitled Dimensional Standards, by revising the front yard setback requirements in R-1 B (Single Family High Density District) from 20 feet to 36 feet, providing that the ordinance shall be

cumulative, providing for severability clause, and providing for publication and effective date.

Staff **supports** the proposed amendment.

Vanessa Guerra, Asst. Planning Director, provided a brief presentation on the item.

Cm. Barron arrived at 8:05 p.m.

Cm. A. Villarreal arrived at 8:10 p.m.

Jesus Ruiz, Ruiz Homes, informed the Commission he is against the proposed ordinance and informed them that he is in favor of the R-1B zonings as it currently is.

Danny Wyers, Developer, informed the Commission that he is against the proposed ordinance.

Chm. E. Villarreal requested a motion to table the item until Staff establishes a workshop with all stakeholders to discuss mobility in all zoning districts.

Cm. Dovalina made a motion to **table** the item and requested a workshop.

Second:	Cm. Sada Paz
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- B. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 0.05 acres (2 ,082 square feet), being all of Share A of the east half of Lot 1, Block 233, Western Division of the City of Laredo, Webb County, Texas, located at 1306 San Bernardo Avenue, from 8-3 (Community Business District) to CBD (Central Business District).**

ZC-094-2022

District VIII

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

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

Ricardo Lopez, Owner, informed the Commission that he is in favor of the proposed zone change.

After some discussion, the Commission suggested that Mr. Lopez present his case to the Board of Adjustments.

Cm. Dovalina made a motion to close the public hearing, support Staff recommendation and **deny** the item.

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

Motion Carried Unanimously

Chm. E. Villarreal, requested Item 11A be moved up.

Cm. Dovalina made a motion to **move** Item 11A forward.

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

Motion Carried Unanimously

10. PRESENTATION:

- A. Presentation by the Rio Grande International Study Center's Climate Cohort regarding the creation of a Laredo Climate Task Force to research, recommend and help implement climate initiatives grounded in Chapter 6 ("Sustainability") of the Viva Laredo Comprehensive Master Plan. The task force will be comprised of Climate Cohort students, community members, and subject matters experts and recommends starting with the following two initiatives: solar ready warehouses and equitable tree canopy.**

Tricia Cortez, Executive Director of the Rio Grande International Study Center, introduced The Laredo Climate Cohort who gave a brief presentation on two initiatives: solar ready warehouses and equitable tree canopy.

- C. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Block 1, KGNS Plat, located at 120 Del Mar Boulevard, from R-1 (Single Family Residential District) to B-3 (Community Business District).**

ZC-002-2023

District VII

Staff **supports** the proposed zone change.

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

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

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

Motion Carried Unanimously

- D. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 12, Lot 11 and west 1/2 Lot 10, Block 1702, Eastern Division, located at 1401 North Arkansas Avenue and 2806 Corpus Christi Street, from B-1 (Limited Business District) and R-3 (Mixed Residential District) to B-3 (Community Business District).**

ZC-003-2023

District III

Staff supports the proposed zone change.

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

Jose Alfredo Ruiz, Applicant, informed the Commission that he is in favor of the proposed zone change.

Cm. Dovalina made a motion to close the public hearing, support Staff recommendation and approve the item.

Second: Cm. Sada Paz
In Favor: 7
Opposed: 0
Abstained: 0

Motion Carried Unanimously

- E. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 6 and Lot 7, Block 977, Western Division, located at 3801 San Bernardo Avenue and 3802 Santa Ursula Avenue, from B-3 (Community Business District) to B-4 (Highway Commercial District).**

ZC-004-2023

District VIII

Staff supports the proposed zone change.

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

Edward Foster, Representative, informed the Commission that he is speaking in favor of the proposed zone change on behalf of the owners.

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

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

Motion Carried Unanimously

7. PUBLIC HEARING AND RECOMMENDATION:

A. Public Hearing and recommendation on the adoption of the updated Future Thoroughfare Plan as Appendix D of the City of Laredo's Comprehensive Plan.

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

Cm. A. Villarreal stepped out of the meeting at 7:38 p.m.

Cm. Barron made a motion to **table** the item in order to schedule a workshop to further discuss the item.

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

Motion Carried Unanimously

Cm. A. Villarreal stepped back into the meeting at 7:40 p.m.

8. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:

A. Review of the revision to the Gator Point Subdivision Masterplan. The intent is residential and commercial.

PL-030-2023

District III - Cm. Mercurio Martinez, III

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

Ricardo Villarreal, Top Site Civil Group, informed the Commission that he concurs with Staff comments.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide plat note with X, Y coordinates for point of beginning and point of commencement.
2. There is a land use change in Phase 3 (formerly Phase 7) from residential to commercial. This change indicates a substantial alteration; this master plan will be considered first in new series of permits (Chapter 245 Texas Local Government Code).
3. A zone change(s) will be required for the proposed uses in Phase 3.
4. 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 with Section 2-3.2(a)4 of the Laredo Subdivision Ordinance.
5. Ensure compliance with the vegetative buffering requirements of Section 24-57.3 of the Laredo Land Development Code as this development is impacted by a first order stream.
6. Access to State Highway 359 subject to review and approval by TX-DOT
7. Provide shared driveway access for the commercial lots in Phase 3.
8. Provide proposed street names (§ 2-3.2 (b) (1) (xvi) - Subdivision Ordinance).
9. Provide right-of-way widths (§ 3-2(a) - Subdivision Ordinance).
10. Correct the phasing for Gator Parkway as it is currently a part of Phase 1.
11. Correct plat notes 3 & 4 as a portion of this master plan is commercial.
12. Correct scale bar so that 1" = 120' instead of 600'.
13. Ensure that drawing is to scale.

Engineering:

1. Include Gator Parkway ROW into each phase.
2. Detention Pond improvements shall be in an earlier phase.
3. Provide ROW's width.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities:

1. The sanitary sewer service for this subdivision will be service by the 21"-24" Interceptor, due to previous Participation Agreements on the Colonias on the SH359 service area; the additional subdivisions will require the construction of a parallel sanitary sewer line to allowed for additional capacity for all the Development of SH359. This customer didn't participate on the construction of the 21"-24" Interceptor. An overall study by ARDURRA needs to be provide as part of the Overall Sanitary Sewer Master Plan for SH359 in order to identify the size of the parallel line and the capacities for the entire SH359 service area.
2. In reference to the water the construction of the 24" water line needs to be done from Loop 20 to the Landfill in order to provide for any additional capacity, upgrade of the Booster Station at SH359, the construction of the South Laredo Booster station and the construction of the 3MG Elevated Storage tank at South Laredo and the 30-36" from Kearney to Milmo in order to provide the proper volume from Jefferson to Milmo and to South Laredo Booster Station.

Traffic Safety:

1. Check sight distance (as per Subdivision Ordinance Handbook Section 3-2).
2. ROW (As per the Future Thoroughfare Plan). Show proposed streets ROW.
3. Street crossing East to West should be a collector, coordinate with Traffic Director.
4. Label streets to provide better comments.
5. Gator Parkway was part of Phase 1 in the approved set of Plans to OSS

Parks & Leisure:

1. Please meet with Parks staff to discuss Parkland dedication 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 approval.

Second:	Cm. Sada Paz
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- B. Review of the revision to the North Laredo Industrial Park Masterplan. The intent is industrial. The purpose of this revision is to add additional acreage as Phase 5.**

PL-026-2023

District VII - Cm. Vanessa Perez

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

Ricardo Villarreal, Top Site Civil Group, informed the Commission that it is impossible to comply with Planning Comment # 2 since the property is owned by someone else. Eventually it will connect but the current property owner will have to take care of doing so. He also stated that Water & Utilities Comment # 1 would have to be revised or reworded.

Arturo Garcia, Utilities Director, informed the Commission that the Wastewater Plant is over 95% complete and should be completed within the next 2 months. He also mentioned that the Booster is in the design process. He stated that the comment was mentioned so that they are aware that services are available and any oversizing that may be needed can be addressed.

Cm. Dovalina made a motion to **approve** the item subject to the following comments and by striking Planning Comment # 2 and a portion of Water & Utilities Comment # 1.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide X, Y coordinate for point of beginning and point of commencement.
2. ~~Extend Mercury drive the northernmost point of Lot 1, Block 1, of Phase 5.~~
3. Submit master plan revision to 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.
4. Identify phases which have already been platted and provide recording information.
5. Submit all proposed street names to the Planning Department for review and approval.
6. Coordinate with TX-DOT to ensure that connections to the Hachar-Reuthinger Roadway will be in alignment with proposed plans.
7. Coordinate with TX-DOT to ensure that Lot 4, Block 4, will have access to Hachar-Reuthinger. Provide access through an adjacent lot if required.
8. All improvements as per Subdivision Ordinance (§ 3-1B - Subdivision Ordinance).
9. Phase 5 is located within the designated 100-year flood plain according to FEMA. Provide Base Flood Elevations (§ 24.69.7 C - Land Development Code).
10. Correct Title Block on all pages as this development is not within Porciones 31 and 32.
11. Comply with the vegetative buffering requirements of Section 24-57 of the Land Development Code as a portion of Phase 5 is impacted by a first order stream.

Engineering:

1. Provide all necessary easements.
2. Address storm water detention.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities:

1. Utilities Department needs a revised water and sewer master plan with calculations including all the other areas that are annex like ND Hachar, NLIP, Twist and Unitec, in order to identify any future or additional outside improvements. Due to the number of

acres Utilities Department doesn't have the capacity at the UNITEC Wastewater Treatment Plant to provide sewer services. Utilities Department requires the construction and upgrade of the wastewater treatment plant by the Developer in order to Developed this area. In reference to the water system. EL PICO WTP can't provide water services and a booster pump is required to provide water services to this area. The Booster Station needs to be constructed prior to provide any water services to any lots at NLIP. ~~Utilities Department do not recommend any more approvals for the Industrial Park until the WWTP and the BOOSTER Station are constructed. No meter can be provided unless the 35 psi can be kept all the time.~~

Traffic Safety:

1. Check 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. Label streets to provide better comments

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

Motion Carried Unanimously

C. Review and consideration of the Nearshoring Industrial Park Masterplan. The intent is industrial.

PL-024-2023

District VII – Cm. Vanessa Perez with a portion in the Extra-Territorial Jurisdiction (ETJ).

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

Ricardo Villarreal, Top Site Civil Group, informed the Commission that he wanted to address the Water & Utilities Comment as with the previous masterplan.

Cm. Sada Paz made a motion to **approve** the item subject to the following comments and by amending Water & Utilities Comment #1.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. The northern portion of this master plan is traversed by a proposed Principal Arterial. Incorporate said roadway with revision.
2. Submit a master plan to City of Laredo Building Department GIS Division within 10 days of commission approval in a geo-referenced CAD file in accordance with Section 2-3.2(a)4 of the City of Laredo Subdivision Ordinance.
3. That portion of this master plan that is within the corporate limits of the City of Laredo is zoned R-1. A zone change will be required for the intended use.
4. A portion of this master plan is undergoing the annexation process and is subject to completion of annexation and execution of annexation agreement and service plan.
5. Provide a plat note with X, Y coordinates for point of beginning and point of commencement.
6. Provide proposed street names (§ 2-3.2 (b) (1) (xvi) - Subdivision Ordinance).
7. Provide Base Flood Elevations (§ 24.69.7 C - Land Development Code).
8. Show ROW widths of all proposed streets.
9. Comply with the vegetative buffering requirements of the Land Development Code as a portion of the tract is impacted by a first order stream (§ 24-57 – Land Development Code). Contact the Environmental Department for coordination.
10. All improvements as per Subdivision Ordinance (§ 3-1B - Subdivision Ordinance).
11. Correct scale of drawing as it is not 1" to 100'.

Engineering:

1. Provide all necessary easements.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities:

1. Utilities Department needs a water and sewer master plan with calculations including all the other areas that are annex like Pinto Valle, ICC, Las Minas Industrial Park, Colombia Bridge, Max Mandel and Rancho Peñitas West in order to identify any future or additional

outside improvements. Due to the number of acres Utilities Department doesn't have the capacity on any of the Wastewater Treatment Plants. ~~Utilities Department requires the construction of the wastewater treatment plant by the Developer in order to Develop this area.~~

Traffic Safety:

1. Check sight distance (as per Subdivision Ordinance Handbook Section 3-2).
2. ROW (As per the Future Thoroughfare Plan). Show ROW of streets.
3. TIA
4. Label streets to provide better comments.

Parks & Leisure:

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

Motion Carried Unanimously

D. Review and consideration of La Bota Subdivision - The Pines Addition Masterplan. The intent is residential.

PL -021- 2023

District VII - Cm. Vanessa Perez

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

Frank Ramos, Ramos Engineering, informed the Commission that he is in favor of the development.

The Commission asked Mr. Ramos how he would access this property. Mr. Ramos indicated that it would be accessed through La Bota Parkway, Longspur Court, and Red Star.

Cm. Barron, indicated that he thinks the Legal Department should have a look at this item, particularly the issue of private roads.

Memo Castro, informed the Commission that he is against this development and mentioned that La Bota Home Owners Association was not aware of this development.

After some discussion, the Commission agreed that this item needed to be reviewed by the Legal Department.

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

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

Motion Carried Unanimously

E. 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 would like to meet with Planning Staff in order to discuss Planning Comment # 1 since the Thoroughfare Plan was tabled. Therefore, Mr. Nance requests to table the item.

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

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

Motion Carried Unanimously

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

A. Preliminary consideration of the plat of La Bota Subdivision - The Pines Addiction. The intent is residential.

PL -022-2023

District VII - Cm. Vanessa Perez

Chm. E. Villarreal requested a motion to table the item until the Legal Department can review the item.

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

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

Motion Carried Unanimously

B. Preliminary consideration of the replat Tract 1 and 61.48 acres of tract 2, Las Blancas Subdivision, into Lot 1, Block 1, Gizmo Subdivision. The intent is commercial.

PL - 023-2022

District III - Cm. Mercurio Martinez, III

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

Edward Ochoa, KCI Technologies, informed the Commission that he concurs with staff comments.

Jared Green, informed the Commission that the proposed use is for a Health Care Facility.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. The west side of this entire plat is adjacent to Laredo Ranchettes Road which has been undergoing widening and acquisition efforts by Webb County. Coordinate with the Webb County Planning Department, Engineering, and Road & Bridge for any right-of-way dedication and construction of the Laredo Ranchettes Road.
2. Comply with the vegetative buffering requirements of the Land Development Code as a portion of the tract is impacted by a first order stream. Contact the Environmental Department for coordination.
3. Access to State Highway 359 subject to review and approval by TX-DOT.
4. Provide X, Y coordinates from point of beginning and point of commencement.
5. Identify all easements (§2-3.2(b)(1)(iii)e - Subdivision Ordinance).

6. All improvements as per Subdivision Ordinance (§3-1B - Subdivision Ordinance).

Engineering:

1. Provide all necessary easements.
2. Address storm water detention.

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

Motion Carried Unanimously

C. Preliminary consideration of the plat of Nearshoring Industrial Park, Phase 1. The intent is industrial.

PL - 025-2023

District N/A - Tract is located in the Extra- Territorial Jurisdiction.

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

Cm. Dovalina stepped out of the meeting at 8:32 p.m.

Ricardo Villarreal, Top Site Civil Group, 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. The name on the Title Block does not match the name on the drawing (Nearshoring Industrial Park Phase 1. vs. WATR Industrial Subdivision, Phase 1.) Please clarify as the Master Plan is entitled "Nearshoring Industrial Park."
2. Provide proposed street names (§2-3.2(b) (1) (xvi) - Subdivision Ordinance)
3. Scale is incorrect. Plat must be drawn at 1" = 100' (§2-3.2(b)(1)(x) - Subdivision Ordinance)
4. Street width is not provided.
5. Renumber Lot 6A to Lot 6.
6. Provide measurements for the lots as none were provided.
7. According to the Line Table, the street width is 118.98' in width. Clarify street width
8. This tract is undergoing the annexation process and is subject to completion of annexation and execution of annexation agreement and service plan.
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:

1. Provide all necessary easements.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety:

1. ROW (As per the Future Thoroughfare Plan). Show ROW width of streets
2. TIA
3. Label streets to provide better comments.

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

Motion Carried Unanimously

D. Preliminary consideration of the plat of North Laredo Industrial Park, Phase 5. The intent is industrial.

PL-027-2023

District VII – CM. Vanessa Perez

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

Ricardo Villarreal, Top Site Civil Group, informed the Commission that he concurs with Staff Comments except for Planning Comment # 1 for which he requested to be stricken.

Cm. Huang made a motion to **approve** the item subject to the following comments and striking Planning Comment # 1.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. ~~Extend Mercury Drive to the northernmost point of Lot 1, Block 1.~~
2. Coordinate with TX-DOT to ensure that connections to the Hachar-Reuthinger Roadway will be in alignment with proposed plans
3. Coordinate with TX-DOT to ensure that Lot 4, Block 4, will have access to Hachar-Reuthinger. Provide access through an adjacent lot if required.

4. Add plat note indicating that the finished floor and all mechanical equipment must be elevated 18' above the Base Flood Elevation (§ 24.69.5 A & § 24.69.7 B - Land Development Code).
5. Provide Base Flood Elevations (§ 24.69.7 C - Land Development Code).
6. Comply with the vegetative buffering requirements of the Land Development Code as a portion of the tract is impacted by a first order stream (§ 24-57 – Land Development Code). Contact the Environmental Department for coordination.
7. Provide proposed street names (§ 2-3.2 (b) (1) (xvi) - Subdivision Ordinance).
8. All improvements as per Subdivision Ordinance (§ 3-1B - Subdivision Ordinance).
9. Correct Title Block on all pages as this development is not within Porciones 31 and 32.
10. Comply with the vegetative buffering requirements of Section 24-57 of the Land Development Code as a portion of this phase is impacted by a first order stream.

Engineering:

1. Provide all necessary easements.
2. Address storm water detention.

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. Ensure that proposed curves can handle a speed of 30 mph (as per Subdivision Ordinance Handbook, Section 3-2).

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

Motion Carried Unanimously

11. ELECTION OF OFFICERS

Chair E. Villarreal, requested a motion to table the item until full quorum is present.

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

A. Election of Chairman

B. Election of Vice-Chairman

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

Motion Carried Unanimously

Cm. Dovalina stepped back into the meeting at 8:33 p.m.

Orlando Navarro, Planning Director, gave the Commission a quick update on the Council District Elections.

Cm. Barron, requested to revisit the minutes of October 20, 2022.

Cm. Barron made a motion to **revisit** the minutes of October 20, 2022, Item No. 4A.

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

Motion Carried Unanimously

Cm. Barron indicated that the minutes did not reflect the distance/measurement from door to door in Item No. 4A.

Cm. Barron made a motion to **table** the minutes of October 20, 2022, Item No. 4A.

Second: Cm. Dovalina

In Favor: 7
Opposed: 0
Abstained: 0

Motion Carried Unanimously

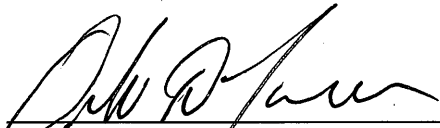
12. ADJOURNMENT

Chm. E. Villarreal adjourned the meeting at 8:35 p.m.

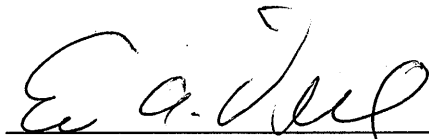
Cm. Sada Paz made a motion to adjourn.

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

Motion Carried Unanimously



Orlando D. Navarro
Planning Director



Erasmo Villarreal, Chairman
Planning & Zoning Commission