

CITY OF LAREDO

PLANNING AND ZONING COMMISSION

MINUTES OF THE PLANNING AND ZONING MEETING OF SEPTEMBER 1, 2022

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, September 1, 2022, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

Present: Erasmo Villarreal
Johnny Narvaez
Larry Dovalina
Daniella Sada Paz (Arrived 6:10 p.m.)
Ana G. Villarreal

Absent: Jorge Dominguez (Excuse)
Mike Barron (Excuse)
Yu-Hsien Huang (Excuse)
Council District III

Staff: Orlando Navarro David Arredondo
Vanessa Guerra Robert Peña
Rafael Vidaurri Riazul Mia
Amanda Pruneda Fabio Rodriguez
Deidre Garcia Ruben Dominguez
Laura "Roxy" Garza Arturo Garcia, Jr.
Luis Vasquez

Others: Humberto Gonzalez, Jr. Yolanda Rangel
Dolores Hernandez Rafael Brizuela
Edward Garza Sergio Narvaez
Wayne Nance Roberto Rodriguez
Jeff Puig Jose D. Vargas
Vince Martinez Juan Salinas
Ricardo Ramos

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 D. Navarro, Planning Department, called roll and confirmed no quorum existed.

The Commission, upon waiting for another Commissioner to arrive and meet quorum, proceeded to the next item – Pledge of Allegiance.

3. PLEDGE OF ALLEGIANCE

The Commission, upon waiting for another Commissioner to arrive and meet quorum, moved up Item 11A as it is a presentation and requires no action from the Commission.

11. PRESENTATIONS:

A. Presentation by the Texas Department of Transportation regarding TX-DOT roadways.

Humberto Gonzalez, Jr., Deputy District Engineer for TX-DOT Laredo District, gave a presentation on transportation projects in the Laredo District including information on funding to be received for the Laredo TX-DOT District.

Cm. Daniella Sada Paz arrived at 6:10 p.m.

Dir. Orlando Navarro, Planning Department, notified Chm. E. Villarreal of Cm. Sada Paz's arrival and confirmed a quorum has been met.

4. CONSIDER APPROVAL OF MINUTES OF:

A. Corrected minutes of Special Meeting of July 28, 2022

B. Corrected minutes of Regular Meeting of August 4, 2022

C. Minutes of Regular Meeting of August 18, 2022

Cm. Dovalina made a motion to **approve** the corrected minutes of July 28, 2022, the corrected minutes of August 4, 2022, and the minutes of August 18, 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 City of Laredo Land Development Code, Article V, Section 24-78.2, General Requirements, (b) Central Business District and Arts and Entertainment District Exemptions, in order to exempt Historic Residential-Office (H-R-O) districts from off-street parking requirements, providing that this ordinance shall be cumulative, providing for severability clause, and providing for publication and effective date.

Dir. Orlando Navarro requested the item be tabled.

Cm. Dovalina made a motion to table the item.

Second:	Cm. A. Villarreal
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

B. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 7, Block 2031, Eastern Division, located at 3220 Santa Barbara, from R-3 (Mixed Res identical District) to B-1 (Limited Business District).

ZC-081-2022

District II

Planning Staff supports the proposed zone change.

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

Dolores Hernandez, Property Owner, spoke in favor of the zone change.

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

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

Motion Carried Unanimously

C. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Planned Unit Development for single family townhouses on approximately 14.59 acres, out of Porcion 33, Jose Dionisio Trevino, Original Grantee, Abstract Number 3084, Webb County, Texas, said 14.59 acres being out of Tracts I and II respectively, conveyed in deed to Mezquite Land Development, Incorporated, as recorded in Volume 5296, Pages 137-144, Webb County Official Public Records, located south of State Highway 359 and east of Concord Hills Boulevard, from R-1A (Single Family Reduced Area) to R-1A P.U.D. (Single Family Reduced Area- Planned Unit Development).

ZC-084-2022

District II

Planning Staff supports the proposed Planned Unit Development.

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

Rep. Edward Garza, Crane Engineering, spoke in favor of the item and explained the request for an R-1A P.U.D. overlay.

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

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

Motion Carried Unanimously

7. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:

A. Review and consideration of the Monteverde Subdivision Masterplan. The intent is residential and commercial.

At this time, Dir. Orlando Navarro, Planning Department, notified Chm. E. Villarreal of excusing the Commissioners not present before the meeting ends.

Cm. Dovalina made a motion to **excuse** the Commissioners not present.

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

Motion Carried Unanimously

PL-226-2022

District III - Cm. Mercurio Martinez, III

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

Wayne Nance, Porras Engineering, stated he concurs with Staff comments.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Zone changes will be required for the proposed uses and lot dimensions (R-3 to R-1B).
2. Ensure future streets align with the abutting tracts. Use that certain draft plat of the entire Old Milwaukee area as prepared by Foster Engineering as a guide for the connection to the west (see staff for further details).

3. Access to State Highway 359 is subject to review and approval by TX-DOT.
4. Submit masterplan revision to the City of Laredo Building Department GIS Division within ten (10) business days of commission approval in a geo-referenced CAD file (§ 2-3.2. (a)(4) – Subdivision Ordinance).
5. Identify all easements.
6. 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:

1. Check sight distance (as per Subdivision Ordinance Handbook Section 3-2).
2. Block length shall not be less than 300 feet (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 approval.

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

Motion Carried Unanimously

B. Review of the revision to the Las Aldeas Subdivision Masterplan. The intent is residential and commercial. The purpose of this revision is to combine portions of Phase 2 and Phase 3.

PL-230-2022

District I - Cm. Rudy Gonzalez

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

Jeff Puig, KCI Technologies, stated 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. Adjust the street length that connects to El Sendero Subdivision. The street segment exceeds the 500-foot threshold of a dead-end street pursuant (§ 3-2.J. - Subdivision Ordinance).
2. Ensure compliance with the preservation and buffering requirements as a first-order stream impacts a portion of this masterplan (§ 24-57.3. – Land Development Code).
3. Identify all streets with proposed names – or alphabetical labeling (i.e. Street A, Street B, etc.) –, including the width of the street.
4. Provide a plat note with X and Y coordinates for the point of beginning and point of commencement.
5. Submit masterplan revision to the City of Laredo Building Department GIS Division within ten (10) business days of commission approval in a geo-referenced CAD file (§ 2-3.2. (a)(4)– Subdivision Ordinance).
6. 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:

1. Check sight distance (as per Subdivision Ordinance Handbook Section 3-2).
2. Block length shall not be less than 300 feet (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 are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

Second:	Cm. Sada Paz
In Favor:	5
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 10A. The intent is residential.

PL-217-2022

District VI - Cm. Dr. Marte A. Martinez

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

Rep. Vince Martinez, Killam Development, stated he concurs with Staff comments with the exception of Traffic Safety's comment number one. He asserted that the roads in the area are already in existence as they were previously approved and installed in Phase I and Phase II of The Coves at Winfield.

Dir. Robert Peña, Traffic Department, concurred with Mr. Martinez.

Cm. Dovalina made a motion to **approve** the item subject to the following comments and strike Traffic Safety's comment number one.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Plat boundaries must be drawn with heavy lines to indicate the subdivided area.... Lines outside the plat boundary should be drawn in dashed lines. (§ 2-3.2 (b) (xii) - Subdivision Ordinance).
2. Provide plat recordation information for the adjacent tracts (i.e. UISD School Tract - Lot 1, Block 1, and existing platted roadways) (§ 2-3.2 (b) (xiii) - Subdivision Ordinance).
3. Provide plat note regarding dwelling limitations pursuant to Section 24.80.4 (I) Land Development Code (Model Rules).
4. Identify all easements.
5. 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:

- ~~1. Ensure that the proposed curves can handle a speed of 30mph (as per Subdivision Ordinance Handbook, Section 3-2).~~

Parks & Leisure:

1. As per Ordinance 2008-O-058, Section 24.56.2, The Coves at Winfield Phase 10A must comply with Parkland dedication criteria and requirements.
2. As per Ordinance 2008-O-058, Section 24.56.2.E, in addition to the land dedication requirements, a Park Improvement Fee (PIF) is required to provide improvements to the parks and is based upon the final number of dwelling units. The PIF is due prior to recordation and shall be calculated as per Appendix A of said Ordinance.
3. Total amount will be due prior to recordation.

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. A. Villarreal
 In Favor: 5
 Opposed: 0
 Abstained: 0

Motion Carried Unanimously

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

PL-218-2022

District VI - Cm. Dr. Marte A. Martinez

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

Rep. Vince Martinez, Killam Development, stated he concurs with Staff comments with the exception of Traffic Safety’s comment number one – as the previous item (8A). He noted that this applies to the next items: 8C, 8D, 8E, 8F, 8H, and 8G.

Cm. Sada Paz made a motion to **approve** the item subject to the following comments and strike Traffic Safety’s comment number one.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Plat boundaries must be drawn with heavy lines to indicate the subdivided area.... Lines outside the plat boundary should be drawn in dashed lines. (§ 2-3.2 (b) (xii) - Subdivision Ordinance).
2. Provide plat recordation information for the adjacent tracts (i.e. UISD School Tract - Lot 1, Block 1, and existing platted roadways) (§ 2-3.2 (b) (xiii) - Subdivision Ordinance).
3. Provide plat note regarding dwelling limitations pursuant to Section 24.80.4 (I) Land Development Code (Model Rules).
4. Identify all easements.
5. 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:

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

Parks & Leisure:

1. As per Ordinance 2008-O-058, Section 24.56.2, The Coves at Winfield Phase 4A must comply with Parkland dedication criteria and requirements.
2. As per Ordinance 2008-O-058, Section 24.56.2.E, in addition to the land dedication requirements, a Park Improvement Fee (PIF) is required to provide improvements to the parks and is based upon the final number of dwelling units. The PIF is due prior to recordation and shall be calculated as per Appendix A of said Ordinance.
3. Total amount will be due prior to recordation.

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. A. Villarreal
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

C. Preliminary consideration of the plat of the Coves at Winfield, Phase 5A. The intent is residential.

PL-219-2022

District VI - Cm. Dr. Marte A. Martinez

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

Cm. Dovalina made a motion to **approve** the item subject to the following comments and strike Traffic Safety's comments numbers one and two.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Plat boundaries must be drawn with heavy lines to indicate the subdivided area.... Lines outside the plat boundary should be drawn in dashed lines. (§ 2-3.2 (b) (xii) - Subdivision Ordinance).
2. Provide plat recordation information for the adjacent tracts (i.e. existing platted roadways) (§2-3.2 (b) (xiii) - Subdivision Ordinance).
3. Provide plat note regarding dwelling limitations pursuant to Section 24.80.4 (I) Land Development Code (Model Rules).
4. Identify all easements.
5. 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:

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

Parks & Leisure:

1. As per Ordinance 2008-O-058, Section 24.56.2, The Coves at Winfield Phase 5A must comply with Parkland dedication criteria and requirements.
2. As per Ordinance 2008-O-058, Section 24.56.2.E, in addition to the land dedication requirements, a Park Improvement Fee (PIF) is required to provide improvements to the parks and is based upon the final number of dwelling units. The PIF is due prior to recordation and shall be calculated as per Appendix A of said Ordinance.
3. Total amount will be due prior to recordation.

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:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

D. Preliminary consideration of the plat of The Coves at Winfield, Phase 6A. The intent is residential.

PL-220-2022

District VI - Cm. Dr. Marte A. Martinez

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

Cm. Dovalina made a motion to **approve** the item subject to the following comments and strike Traffic Safety's comment number one.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Plat boundaries must be drawn with heavy lines to indicate the subdivided area.... Lines outside the plat boundary should be drawn in dashed lines. (§ 2-3.2 (b) (xii) - Subdivision Ordinance).
2. Provide plat recordation information for the adjacent tracts (i.e. UISD School Tract - Lot 1, Block 1, and existing platted roadways) (§ 2-3.2 (b) (xiii) - Subdivision Ordinance).
3. Provide plat note regarding dwelling limitations pursuant to Section 24.80.4 (I) Land Development Code (Model Rules).
4. Identify all easements.
5. 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:

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

Parks & Leisure:

1. As per Ordinance 2008-O-058, Section 24.56.2, The Coves at Winfield Phase 6A must comply with Parkland dedication criteria and requirements.
2. As per Ordinance 2008-O-058, Section 24.56.2.E, in addition to the land dedication requirements, a Park Improvement Fee (PIF) is required to provide improvements to the parks and is based upon the final number of dwelling units. The PIF is due prior to recordation and shall be calculated as per Appendix A of said Ordinance.
3. Total amount will be due prior to recordation.

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:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

E. Preliminary consideration of the plat of The Coves at Winfield, Phase 6B. The intent is residential.

PL-221-2022

District VI - Cm. Dr. Marte A. Martinez

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

Cm. Sada Paz made a motion to **approve** the item subject to the following comments and strike Traffic Safety's comments numbers one and two.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Plat boundaries must be drawn with heavy lines to indicate the subdivided area.... Lines outside the plat boundary should be drawn in dashed lines. (§ 2-3.2 (b) (xii) - Subdivision Ordinance).
2. Provide plat recordation information for the adjacent tracts (i.e. existing platted roadways) (§2-3.2 (b) (xiii) - Subdivision Ordinance).
3. Provide plat note regarding dwelling limitations pursuant to Section 24.80.4 (I) Land Development Code (Model Rules).
4. Identify all easements.
5. 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:

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

Parks & Leisure:

1. As per Ordinance 2008-O-058, Section 24.56.2, The Coves at Winfield Phase 6B must comply with Parkland dedication criteria and requirements.
2. As per Ordinance 2008-O-058, Section 24.56.2.E, in addition to the land dedication requirements, a Park Improvement Fee (PIF) is required to provide improvements to the parks and is based upon the final number of dwelling units. The PIF is due prior to recordation and shall be calculated as per Appendix A of said Ordinance.
3. Total amount will be due prior to recordation.

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. A. Villarreal
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

PL-222-2022

District VI - Cm. Dr. Marte A. Martinez.

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

Cm. Narvaez made a motion to **approve** the item subject to the following comments and strike Traffic Safety's comment numbers one and two.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Plat boundaries must be drawn with heavy lines to indicate the subdivided area.... Lines outside the plat boundary should be drawn in dashed lines. (§ 2-3.2 (b) (xii) - Subdivision Ordinance).
2. Provide plat recordation information for the adjacent tracts (i.e. existing platted roadways) (§2-3.2 (b) (xiii) - Subdivision Ordinance).
3. Provide plat note regarding dwelling limitations pursuant to Section 24.80.4 (I) Land Development Code (Model Rules).
4. Identify all easements.
5. 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:

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

Parks & Leisure:

1. As per Ordinance 2008-O-058, Section 24.56.2, The Coves at Winfield Phase 7A must comply with Parkland dedication criteria and requirements.
2. As per Ordinance 2008-O-058, Section 24.56.2.E, in addition to the land dedication requirements, a Park Improvement Fee (PIF) is required to provide improvements to the parks and is based upon the final number of dwelling units. The PIF is due prior to recordation and shall be calculated as per Appendix A of said Ordinance.
3. Total amount will be due prior to recordation.

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. Dovalina
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

PL-223-2022

District VI - Cm. Dr. Marte A. Martinez

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

Cm. Dovalina made a motion to **approve** the item subject to the following comments and strike Traffic Safety's comment numbers one and two.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Plat boundaries must be drawn with heavy lines to indicate the subdivided area.... Lines outside the plat boundary should be drawn in dashed lines. (§ 2-3.2 (b) (xii) - Subdivision Ordinance).
2. Provide plat recordation information for the adjacent tracts (i.e. existing platted roadways) (§2-3.2 (b) (xiii) - Subdivision Ordinance).
3. Provide plat note regarding dwelling limitations pursuant to Section 24.80.4 (I) Land Development Code (Model Rules).
4. Identify all easements.
5. 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:

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

Parks & Leisure:

1. As per Ordinance 2008-O-058, Section 24.56.2, The Coves at Winfield Phase 7B must comply with Parkland dedication criteria and requirements.
2. As per Ordinance 2008-O-058, Section 24.56.2.E, in addition to the land dedication requirements, a Park Improvement Fee (PIF) is required to provide improvements to the

parcs and is based upon the final number of dwelling units. The PIF is due prior to recordation and shall be calculated as per Appendix A of said Ordinance.

3. Total amount will be due prior to recordation.

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:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

H. Preliminary consideration of the replat of Lots 4, 5, & 6, Block 1801, Eastern Division into Lot 6A, Block 1801, Eastern Division. The intent is residential.

PL-225-2022

District IV- Alberto Torres, Jr.

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

Ricardo Ramos, Do-Rite Engineering, stated he concurs with Staff comments.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide a plat note prohibiting direct access to Clark Boulevard.
2. Provide a corner clip at the intersection of Clark Boulevard and Canada Avenue.

3. Provide a plat note with X and Y coordinates for the point of beginning and point of commencement.
4. Provide a graphic scale (§ 2-3.2. (b)(1)(x) – Subdivision Ordinance)
5. Identify all easements.
6. 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. Sada Paz
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

Cm. Narvaez made a motion to **hear** items 9A, 9B, and 9C.

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

Motion Carried Unanimously

A. Final consideration of the plat of Laredo Logistic Center. The intent is industrial.

PL-227-2022

District VII - Cm. Vanessa Perez

B. Final consideration of Lot 1, Block 1, EMA Billboard Plat. The intent is commercial (billboard).

PL-228-2022

District VI - Cm. Dr. Marte A. Martinez

C. Final consideration of the plat of Lot 1, Block 1, Lombraña Subdivision Plat. The intent is commercial.

PL-229-2022

District VI - Cm. Dr. Marte A. Martinez

Cm. Narvaez made a motion to approve items 9A, 9B, and 9C.

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

Motion Carried Unanimously

10. DISCUSSION AND POSSIBLE ACTION:

A. Discussion and possible action regarding the 2023-2027 Capital Improvement Plan.

Riazul Mia, Assistant City Manager, gave a presentation on the 2023-2027 Capital Improvement Plan.

No action was taken.

11. PRESENTATIONS:

B. Presentation by staff regarding implementation of the R-1 B Zoning District (Single Family High Density District).

Fabio Rodriguez, Engineering Department, gave a presentation on the R-1B Zoning District.

Chm. E. Villarreal stepped out of the meeting at 7:28 p.m.

Chm. E. Villarreal stepped back into the meeting at 7:32 p.m.


12. ADJOURNMENT

Chm. E. Villarreal requested a motion to adjourn.

Cm. Dovalina made a motion to adjourn the meeting at 7:34 p.m.

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

Motion Carried Unanimously



Orlando D. Navarro
Planning Director



Erasmo Villarreal, Chairman
Planning & Zoning Commission