

CITY OF LAREDO

PLANNING AND ZONING COMMISSION

MINUTES OF THE PLANNING AND ZONING MEETING OF AUGUST 18, 2022

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, August 18, 2022, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

Present: Jorge Dominguez
Mike Barron
Johnny Narvaez
Yu-Hsien Huang
Larry Dovalina

Absent: Erasmo Villarreal (Excuse)
Daniella Sada Paz (Excuse)
Ana G. Villarreal (Excuse)
Council District III

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

Others: Rochel Mota
William Hrcir
Mark Gonzalez
Eduardo Gonzalez
Mario Gamez
Juan Gamez
San Juana Gamez
Juan Matias
Eva Estada
Guadalupe Zepeda
Maria Elena Estada
Ricardo Villarreal
Rudy Santillan
Julia Gamez
Graciela Sanchez
Rebecca Gamez Garcia
Ramiro Rodriguez
Abraham Rodriguez
Omar Tijerina
Sergio Narvaez
Deedee Hrcir

1. CALL TO ORDER

Vice-Chair Dominguez called the meeting to order at 6:01 p.m.

2. ROLL CALL

Orlando Navarro, Planning Director called roll and verified a quorum existed.

Cm. Dovalina, made a motion to **excuse** the Commissioners that are absent.

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

Motion Carried Unanimously

3. PLEDGE OF ALLEGIANCE

4. CONSIDER APPROVAL OF MINUTES OF:

Cm. Barron mentioned that the minutes of the meeting of July 28, 2022 did not reflect his excuse and requested they be amended.

He also mentioned that there was some discussion about creating a Sub-Committee to address the issue of TxDOT, to deal with access onto Loop 20 in the south, but after reviewing the video, there was discussion but no action was taken.

Lastly, he mentioned that on the meeting of August 4, 2022, he arrived during item 5E but after viewing the meeting, it was confirmed by video that he arrived during item 5D and voted.

Cm. Huang added that Assistant City Attorney, Joaquin Rodriguez, was present but was missing under the "Staff" list, to which, the minutes were amended.

Cm. Dominguez mentioned that the minutes were going to be approved but would be revisited and then a corrected copy would be given to Cm. Barron and requested this comment to go on record.

Cm. Dovalina mentioned that the Commission had requested a presentation by TxDOT. He stated that he wanted to make sure Staff bring it forward. Mr. Navarro, Planning Director, mentioned Staff would have to review the previous meeting and get clarification as to what was discussed, requested, and action taken, and it will be added to the next meeting.

Cm. Dominguez mentioned he also remembers the same discussion where they requested a representative from TxDOT be invited. He stated that he would like the item to be place on the next agenda and requests all members of the Commission be advised.

A. Special Meeting of July 28, 2022

B. Regular Meeting of August 4, 2022

Cm. Huang, made a motion to **table** the July 28, 2022 and August 4, 2022 minutes until the corrections are reviewed.

Second: Cm. Barron
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 Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 0.15 acres being the east 46 feet of Lot 2, Block 664, Eastern Division, conveyed by deed to Maribel Cisneros de Velazquez, recorded in Volume 5282, Page 366, Official Public Records, Webb County, Texas situated City of Laredo, Webb County, Texas, located at 1215 Ryan Street, from R-3 (Mixed Residential District) and B-3 (Community Business District) to B-3 (Community Business District).

ZC-077-2022

District IV

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

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

Oscar Velasquez, Applicant, informed the Commission that he is requesting the zone change because he owns a car lot and stated that he was told by Staff that there would be no problem with the zone change therefore, he purchased the property, later to find out that Staff was not supporting it. He went on to explain that having a car lot is nothing like a mechanic shop or a junk car lot. The cars are parked and are not moved until they are sold.

Mr. Navarro, Planning Director, informed the Commission and Applicant, that everyone is told that it is their right to apply for a zone change, whether it is approved or not, depends on the Commission's recommendation to the City Council, therefore, because of the process, Staff cannot guarantee the outcome because the final decision is by the City Council.

Applicant was informed to apply for a Conditional Use Permit (CUP).

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

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

Motion Carried Unanimously

- B. 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 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.**

ZC-080-2022

District VIII

Staff supports the proposed Special use Permit.

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

Rochel Mota and William Hrcir, Owners, informed the Commission that they are in support of the SUP. Ms. Mota explained that it is a coffee shop which also sells food, therefore, they would like to be able to serve wine and some specialty beers, she explained that they plan on staying open till 9 p.m., Thursday thru Saturday. To which Mr. Hrcir stated that their normal operating hours are Monday, Tuesday and Wednesday, closing after lunch and are requesting permission to stay open till 9 p.m. throughout the week, possibly in the future, depending on how the business will evolve.

Mark Gonzalez, Landlord, informed the Commission that they are able to use parking from the Old Jewish Temple if needed in order to meet the parking requirements.

Eduardo Gonzalez, Owner, west of the property, informed the Commission that he has no problem with the business, and stated that they are allowed to use the parking spaces in front of his house if needed.

Cm. Narvaez made a motion to close the public hearing, support staff recommendation and approve the item amending the hours of operation to be Monday thru Sunday, from 7 a.m. to 9 p.m., with minimal music.

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

Motion Carried Unanimously

- C. 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 Residential District) to B-1 (Limited Business District).**

ZC-081-2022

District II

Staff **supports** the proposed zone change.

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

Cm. Dovalina made a motion to close the public hearing and **table** the item since the applicant was not present.

Second:	Cm. Huang
In Favor:	3
Opposed:	2 Cm. Narvaez, Cm. Barron
Abstained:	0

Motion Carried Unanimously

D. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 7, Block 1019, Western Division, located at 4002 San Eduardo Avenue, from R-2 (Multifamily Residential District) to B-3 (Community Business District).

ZC-082-2022

District VIII

Staff **supports** the proposed zone change.

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

Mario and Juan Gamez, Applicants, informed the Commission that they are in support of the zone change to have a better opportunity in selling property.

San Juana Gamez, Resident, informed the Commission that she is against the zone change, she believes that it will just create more traffic which will make it very dangerous for all the residents. She stated that other residents are against the zone change as well and provided letters.

Juan Matias, Resident, informed the Commission that he is against the zone change.

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

Second:	Cm. Dovalina
In Favor:	4
Opposed:	1 Cm. Barron
Abstained:	0

Motion Carried

E. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Block 1104, Western Division, located at 120 Houston Street, from B-1 (Limited Business District) to B-3 (Community Business District).

ZC-083-2022

District VIII

Staff **supports** the proposed zone change.

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

Eva Estrada, informed the Commission that she is in favor of the zone change.

Guadalupe Zepeda, informed the Commission that she is against the zone change due to safety reasons.

Maria Elena Estrada, informed the Commission that she is against the zone change.

Cm. Narvaez recommended the applicant to apply for a Conditional Use Permit (CUP).

Cm. Dominguez, requested a motion to close the public hearing.

Cm. Barron made a motion to **close** the public hearing.

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

Motion Carried Unanimously

Cm. Barron made a motion to support staff recommendation and **approve** the item.

Second:	0
In Favor:	0
Opposed:	0
Abstained:	0

Motion Dies for lack of quorum.

Cm. Huang made a motion to go against staff recommendation and **deny** the item.

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

Motion Carried Unanimously

F. 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

Staff **supports** the proposed Planned Unit Development.

Orlando Navarro, Planning Director, informed the Commission that an e-mail was received, requesting to table the item.

Cm. Barron made a motion to close the public hearing, and **table** the item.

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

Motion Carried Unanimously

G. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 39.67 acres, 1.98 acres out of the remaining portion of 26.61 acre tract, conveyed to MRMD Development Company, Limited Liability Company, Volume 4612, Pages 402-407, Webb County Official Public Records and 13.54 acres out of a 13.58 acre tract, conveyed to MRMD Development Company, Limited Liability Company Volume 4225, Page 242, Webb County Official Public, also being out of Portion 34, Jose A. Diaz, Original Grantee, Abstract 762, City of Laredo, Webb County, Texas and 24.15 acres out of 478.22 acres, Tract 4, conveyed to Cuatro Vientos South, Limited, recorded in Volume 4225, Pages 242-256, Webb County Official Public Records, situated in Portion 34, Abstract 762, Webb County, Texas, located east of Cuatro Vientos Road and south of Concord Hills Boulevard, from AG (Agricultural District) to R-1 A (Single Family Reduced Area District).

ZC-085-2022

District II

Staff **supports** the proposed zone change.

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

Ricardo Villarreal, Representative, informed the Commission that he was in favor of the zone change and was available to answer questions.

Cm. Dovalina made a motion to close the public hearing.

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

Motion Carried Unanimously

Cm. Dovalina made a motion to support staff recommendation and **approve** the item.

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

Motion Carried Unanimously

- H. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 19.84 acre tract of land out of a 53.40 acre tract of land out of a tract of land conveyed to L91 BC Properties, Limited Liability Company, a Florida Limited Liability Company, as described in deed recorded in Volume 4430, Pages 282-289, Official Public Records, Webb County, Texas, and containing 53.40 acre of land, and being situated in Porcion 28, E. Martinez, Abstract 241, Webb County, Texas, located south of East Saunders Street and west of Bob Bullock Loop, from R-1A (Single Family Reduced Area District) to R-1B (Single Family High Density District).**

ZC-086-2022

District IV

Staff **supports** the proposed zone change.

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

Rudy Santillan, PEUA Consulting, informed the Commission that he was in favor of the zone change and was available to answer questions.

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

Second:	Cm. Narvaez
In Favor:	4

Opposed: 1 Cm. Dovalina
Abstained: 0

Motion Carried

- I. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 1.69 acre tract of land out of a 53.40 acre tract of land out of a tract of land conveyed to L91 BC Properties, Limited Liability Company, a Florida Limited Liability Company, as described in deed recorded in Volume 4430, Pages 282-289, Official Public Records, Webb County, Texas, and containing 53.40 acre of land, and being situated in Porcion 28, E. Martinez, Abstract 241, Webb County, Texas, Located south of East Saunders Street and west of Bob Bullock Loop, from R-1 A (Single Family Reduced Area District) to B-3 (Community Business District).**

ZC-087-2022

District IV

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

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

Rudy Santillan, PEUA Consulting, informed the Commission that he was in favor of the zone change and was available to answer questions.

Cm. Barron made a motion to close the public hearing, go against staff recommendation and **approve** the item.

Second: Cm. Huang
In Favor: 4
Opposed: 1 Cm. Dovalina
Abstained: 0

Motion Carried

- J. Amending the Zoning Ordinance (Map) of the City of Laredo by the issuance of a Special Use Permit for a communication tower on Lot 8, Block 110, Western Division, located at 511 Houston Street.**

ZC-088-2022

District VIII

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

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

Jesus Gonzalez, Owner, informed the Commission that he is in favor of the item and gave a brief explanation as to why he is requesting the Special Use Permit (SUP).

Cm. Dovalina made a motion to close the public hearing.

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

Motion Carried Unanimously

Cm. Dovalina made a motion to **deny** the Special Use Permit.

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

Motion Carried Unanimously

7. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:

A. Review of the revision to the Rodriguez Ranch Master Plan. The intent is residential, multi family, and commercial. The purpose of this revision is to reconfigure phases.

PL-214-2022

District VI – Cm. Dr. Marte A. Martinez

Cm. Dovalina, stepped out of the meeting at 7:38 p.m.

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

Miguel Jimenez, Howland Engineering, informed the Commission that he concurs with Staff Comments except Traffic Comment # 8, since the major arterial does not go thru to the development.

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

Cm. Dominguez, stepped out of the meeting at 7:42 p.m.

Discussion.

Cm. Dominguez, stepped out of the meeting at 7:43 p.m.

Cm. Dominguez mentioned that he would rather keep Traffic Comment # 8 since there was no one from the Traffic Department to comment on the item.

Orlando Navarro, Planning Director, stated that leaving the item as a comment would be ok, but wanted the Commission to know that he and Mr. Jimenez were on the same page.

Cm. Dovalina made a motion to close the public hearing.

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

Motion Carried Unanimously

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide X, Y coordinates for point of beginning and point of commencement.
2. 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 accordance with Section 2-3.2(a)4 of the City of Laredo Subdivision Ordinance.
3. A future annexation will be required for a portion of approximately 341.79 acres of this master plan and the conditions of the annexation agreement and service plan thereof.
4. Conform to Section 24-56 of the Laredo Land Development Code (Parkland Dedication Requirements).
5. There is a land use change as follows:
 - Phase 15 from "park" to single family residential.
 - Phase 5 from commercial to single family residential.
 - Phase 7 from "park" to multifamily residential.
 - Phase 11 (part) from commercial to single family and multifamily residential.
 - There has also been a change in alignment of arterials and collectors (Simon Bolivar). These changes indicate a substantial alteration; this master plan will be considered the first in a new series of premise (Chapter 245 Texas Local Government Code).
6. The roadway running east - west outside the southern boundary of the master plan is classified as an expressway on the City of Laredo Thoroughfare Plan. Master plan should reflect this designation.
7. Provide lot layout(s) for Phase 12 and 13.
8. A zone change will be required for the intended use (§24.77.1 - Land Development Code).

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety:

1. Check sight distance.

2. Block length shall not be less than 300 feet.
3. "L-shaped" type intersection shall have an interior angle not less than 72 degrees and not greater than 120 degrees.
4. Ensure that proposed curves can handle a speed of 30 mph.
5. Provide ROW widths.
6. There are some phases that don't show the street configuration.
7. Place roundabouts at major intersections.
8. Juan Escutia and Simon Bolivar seem to be identified in the Thoroughfare Plan as Minor Arterial. Check ROW with the Planning Department and Traffic Director.

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

Motion Carried Unanimously

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

- A. Preliminary consideration of replat of Lot 1, Block 1, Nava Ranchitos Plat into Lot 1A, Block 1, Nava Ranchitos Replat. The intent is industrial.**

PL-212-2022

District VII – Cm. Vanessa Perez

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

Rudy Santillan, PEUA Consulting, informed the Commission that he concurs with staff comments and is available to answer questions.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. A zone change will be required for the intended use (§24.77.1 - Land Development Code)
2. Provide the description of the unplatted portion in the title block.
3. A portion of this subdivision is located outside the corporate limits of the City of Laredo. Annexation of the tract will be required (§ 31-3 (a) - Laredo Code of Ordinances).
4. Provide ROW width for the Coal Mind Road.
5. Identify all easements.
6. All improvement 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 approval.

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

Motion Carried Unanimously

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

Orlando Navarro, Planning Director, informed the Commission that Engineering requested to table item 9B.

- A. Final consideration of the replat of Lots 1-6, Block 1, The Gates at D & J Alexander Subdivision East into Lot 1A, Block 1, The Gates at D & J Alexander Subdivision East. The intent is commercial.**

PL-199-2022

District V – Cm. Ruben Gutierrez, Jr.

- B. Final consideration of the plat of Pinnacle Industry Center – FM 1472, Unit 8 Subdivision Plat. The intent is light industrial.**

PL-208-2022

District VII – Cm. Vanessa Perez

- C. Final consideration of the plat of Lot 1, Block 1, Zaftex Commercial Subdivision, Phase 3. The intent is commercial.**

PL-209-2022

District I – Cm. Rudy Gonzalez, Jr.

- D. Final consideration of the plat of Lot 1, Block 1, Zaftex Commercial Subdivision, Phase 4. The intent is commercial.**

PL-210-2022

District I - Cm. Rudy Gonzalez, Jr.

- E. Final consideration of the plat of The Loop Subdivision, Phase VI. The intent is residential and commercial.**

PL-211-2022

District V- Cm. Ruben Gutierrez, Jr.

F. Final consideration of the replat of Lot 5, Block 1, San Isidro Northeast Corner Retail Plat into Lot 5A, Block 1, San Isidro Northeast Corner Retail Plat. The intent is commercial.

PL-213-2022

District VI – Cm. Dr. Marte A. Martinez

Cm. Barron made a motion to **approve** items 9A, 9C thru 9F, and **table** item 9B.

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

Motion Carried Unanimously

10. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:

A. Consideration of Model Subdivision Rule Compliance of Santa Celia Estates Subdivision Plat. The intent is residential.

PL-215-2022

District V - Cm. Ruben Gutierrez, Jr.

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

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

Motion Carried Unanimously

11. ADJOURNMENT

Mr. Orlando Navarro, informed Cm. Dominguez, that he has already noted the issue on the R-1B zoning which Cm. Dovalina had mentioned.

Cm. Dominguez, restated that R-1B needs to be revisited on the next agenda and he also requested that Staff try to get a representative from TxDOT to attend the meetings.

Cm. Barron, mentioned that someone from Traffic needs to be present since Cm. Dovalina had questions about the connections in the south on Loop 20.

Cm. Dominguez, reminded Staff, that the Commission has not gotten any continuing education for the past 3 years.


Orlando Navarro, Planning Director, informed the Commission that Budget hearings are in process therefore, he is looking at something in the new Fiscal Year.

Cm. Dominguez requested a motion to adjourn the meeting.

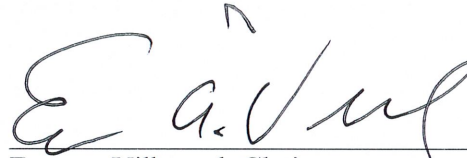
Cm. Barron made a motion to **adjourn** the meeting at 7:56 p.m.

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

Motion Carried Unanimously



Orlando D. Navarro
Planning Director



Erasmo Villarreal, Chairman
Planning & Zoning Commission