

AMENDED

CITY OF LAREDO

PLANNING AND ZONING COMMISSION

MINUTES OF THE PLANNING AND ZONING MEETING OF AUGUST 4, 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 4, 2022, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

Present: Erasmo Villarreal
Jorge Dominguez
Mike Barron (Arrived 6:37 p.m.)
Johnny Narvaez
Yu-Hsien Huang
Larry Dovalina
Daniella Sada Paz
Ana G. Villarreal

Absent: Council District III

Staff: Vanessa Guerra
Rafael Vidaurri
Deidre Garcia
Robert Peña
Doanh “Zone” T. Nguyen
Joaquin Rodriguez
Ruben Dominguez
Arturo Garcia, Jr.

Others: Jed A. Brown
Edward Garza
Raquel T. Barrera
Juan Vasquez
Wayne Nance
Victor J. Linares
Guillermo “Memo” Castro, Jr.
Manuel Escamilla
Oscar Castillo
Jay Puig
Edward Garza

1. CALL TO ORDER

Chairman E. Villarreal called the meeting to order at 6:01 p.m.

2. ROLL CALL

Vanessa Guerra, Assistant Planning Director called roll and verified a quorum existed.

Cm. E. Villarreal, informed the Commission that Cm. Barron was running late and Cm. Lugo was no longer on the Commission.

3. PLEDGE OF ALLEGIANCE

4. CITIZEN COMMENTS

None

5. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE:

A. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 6.31 acres, out of Galveston, Brazos, and Colorado Narrow Gauge Railroad Company Survey 1019, Abstract 62, Webb County, Northern Division of the City of Laredo, Texas, located at 1000 East Hillside Road, from B-4 (Highway Commercial District) to B-3 (Community Business District).

ZC-034-2022

District V

Staff supports the proposed zone change.

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

Jed Brown, Brownstone Group, informed the Commission that this is a development of apartments and is part of the Nine Person Tax Credit Program which was supported by all nine members, the Mayor and all eight members of the City Council back in November. This development was awarded Tax Credits by TDHCA last Thursday. He asked the Commission for their support and he let them know that he was available to answer questions.

Edward Garza, Crane Engineering, informed the Commission that they are currently in design with the One Stop Shop and are scheduled to go final in November.

Raquel Barrera, Resident, informed the Commission that she is against the zone change since she is afraid that they will not build what is being proposed and build something else that will cause a lot of noise and chaos to the area.

Cm. E. Villarreal, informed Ms. Barrera, that this project is for apartments only since this is being built thru a Tax Credit Program and therefore they cannot deviate from what is approved.

Cm. Dovalina 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

- B. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 2, 4, 6, and 8, Block 575, Western Division, located at 2720 San Bernardo Avenue, from B-1 (Limited Business District) to B-3 (Community Business District).**

ZC-064-2022

District VIII

Staff supports the proposed zone change.

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

Juan Vazquez, owner, informed the Commission that he is in support of the proposed zone change and is available to answer questions.

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

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

Motion Carried Unanimously

- C. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 19.12 acres situated in Porcion 37, Abstract 410, Jose Bartolo Chapa, Original Grantee within the City Limits of Laredo and Webb County, Texas, out and part of Vimosia II, Tract Number 5 (161.46 acres), recorded in Volume 1118, Pages 537-540 of the Deed Records of Webb County, Texas, located south of Soria Drive and east of US Highway 83, from R-3 (Mixed Residential District) to R-1A (Single Family Reduced Area District).**

ZC-065-2022

District I

Staff supports the proposed zone change.

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

Wayne Nance, Porrás Nance Engineering, informed the Commission that he is in support of the proposed zone change and is available to answer questions.

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

- D. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 61.11 acres situated in Portion 17, Abstract 52, Jose Christobal Garcia, Original Grantee and Portion 18, Abstract 21, Jose de Bustamante, Original Grantee out of Shares 2 and 3 described Partition Deed of La Bota Ranch recorded in Volume 492, Pages 732-761 of the Webb County Deed Records and later out of Tract 4 of Partition Deed recorded in Volume 647, Pages 36-57 of the Webb County Deed Records, located south of La Bota Parkway and southwest of Cowbird Cove Court, from AG (Agricultural District) and R-1 (Single Family Residential District) to R-1 (Single Family Residential District).**

ZC-066-2022

District VII

Staff supports the proposed zone change.

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

Victor Linares, Representative, informed the Commission that he is in support of the proposed zone change and is available to answer questions.

Guillermo Castro, Jr., informed the Commission, that he is against the proposed zone change not because of the development, but because of the traffic in the area.

Cm. Barron arrived at 6:37 p.m.

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

Second: Cm. Narvaez
In Favor: 7
Opposed: 1 Sada Paz
Abstained: 0

Motion Carried Unanimously

- E. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 27.45 acres designated as Tract 1, conveyed to Cuatro Vientos South,**

Limited, recorded in Volume 4225, Pages 242-256, Webb County Official Public Records, situated in Porciones 34 and 35, and Abstract Number 3264, Webb County, Texas, located north of Lomas del Sur Boulevard and west of Cuatro Vientos Road, from R-1 (Single Family Residential District) to B-4 (Highway Commercial District).

ZC-067-2022

District I

Staff supports the proposed zone change.

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

Manuel Escamilla, Top Site Civil Group, informed the Commission that he is in support of the proposed zone change and is available to answer questions.

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

Second:	Cm. Dovalina
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- F. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 13.94 acres, out of 61.90 acres designated as Tract 3, conveyed to Cuatro Vientos South, Limited, recorded in Volume 4225, Pages 242-256, Webb County Official Public Records, located south of Wormser Road and east of Cuatro Vientos Road, from R-1 (Single Family Residential District) to B-4 (Highway Commercial District).**

ZC-068-2022

District I

Staff supports the proposed zone change.

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

Manuel Escamilla, Top Site Civil Group, informed the Commission that he is in support of the proposed zone change and is available to answer questions.

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

Second:	Cm. Sada Paz
In Favor:	8

Opposed: 0
Abstained: 0

Motion Carried Unanimously

- G. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 7.98 acres out of 61.90 acres designated as Tract 3, conveyed to Cuatro Vientos South, Limited, recorded in Volume 4225, Pages 242-256, Webb County Official Public Records, located east of Lomas Del Sur Boulevard and Cuatro Vientos Road, from R-1 (Single Family Residential District) to B-4 (Highway Commercial District).**

ZC-069-2022

District I

Staff supports the proposed zone change.

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

Manuel Escamilla, Top Site Civil Group, informed the Commission that he is in support of the proposed zone change and is available to answer questions.

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

Second: Cm. Sada Paz
In Favor: 8
Opposed: 0
Abstained: 0

Motion Carried Unanimously

- H. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 16.47 acres, designated as Tract 2, conveyed to Cuatro Vientos South, Limited, recorded in Volume 4225, Pages 242-256, Webb County Official Public Records, situated in Porciones 35 and Survey Number 2149, Webb County, Texas, located north of Pita Mangana Road and west of Cuatro Vientos Road, from R-1 (Single Family Residential District) to B-4 (Highway Commercial District).**

ZC-070-2022

District I

Staff supports the proposed zone change.

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

Manuel Escamilla, Top Site Civil Group, informed the Commission that he is in support of the proposed zone change and is available to answer questions.

After a brief discussion, Cm. E. Villarreal, requested that Staff invite the TxDOT's District Engineer to make a presentation on future development, existing roadways, and what their plans are to get them connected.

Cm. Barron, made a recommendation to creating a Sub-Committee to discuss these issues and add it as an agenda item.

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

Second:	Cm. Sada Paz
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Cm. Dominguez requested to be excused at 7:05 p.m.

- I. **Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 32.69 acres, out of a called 490.78 acres, designated as Tract 5, conveyed to Cuatro Vientos South, Limited, recorded in Volume 4225, Pages 242-256, Webb County Official Public Records, situated in Survey Number 2149, Webb County, Texas, located north of Pita Mangana Road and east of Cuatro Vientos Road, from R-1 (Single Family Residential District) and AG (Agricultural District) to B-4 (Highway Commercial District).**

ZC-071-2022

District I

Staff **supports** the proposed zone change.

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

Manuel Escamilla, Top Site Civil Group, informed the Commission that he is in support of the proposed zone change and is available to answer questions.

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

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

Motion Carried Unanimously

- J. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 16.05 acres, out of a called 490.78 acres, designated as Tract 5, conveyed to Cuatro Vientos South, Limited, recorded in Volume 4225, Pages 242-256, Webb County Official Public Records, situated in Survey Number 2149 and Porcion 36, Webb County, Texas, located north of Pita Mangana Road and east of Cuatro Vientos Road, from R-1 (Single Family Residential District) and AG (Agricultural District) to B-4 (Highway Commercial District).**

ZC-072-2022

District I

Staff supports the proposed zone change.

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

Manuel Escamilla, Top Site Civil Group, informed the Commission that he is in support of the proposed zone change and is available to answer questions.

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

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

Motion Carried Unanimously

- K. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 3.44 acre tract of land out of a tract of land conveyed to TLS Commercial Properties, Limited Liability Company, described in deed recorded in Volume 4180, Pages 747-751, Official Public Records, Webb County, Texas, and to QRS Ventures Incorporated, described in deed recorded in Volume 4181, Pages 37-45, Official Public Records, Webb County Texas, located east of Bob Bullock Loop and west of Grande Bay Drive, from R-1A (Single Family Reduced Area District) to R-1B (Single Family High Density District).**

ZC-073-2022

District V

Staff supports the proposed zone change.

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

Oscar Castillo, PEUA Consulting, informed the Commission that he is in support of the proposed zone change, gave a brief explanation of what is being proposed in this last phase of The Loop Master plan and is available to answer questions.

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

- L. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 22.31 acre tract of land out of a tract of land, conveyed to L9I BC Properties, Limited Liability Company, a Florida limited liability company, as described in deed recorded in Volume 4469, Pages 328-336, Official Public Records, Webb County, Texas, and called to be out of Tract 2, a 102.79 acre tract of land, described in deed recorded in Volume 232, Pages 722-726, Official Public Records, Webb County, Texas, situated in Porcion 32, A. Trevino, Abstract 296, Webb County, Texas, located east of Cuatro Vientos Road and west of Trent Drive, from R-1 (Single Family Residential District) to R-1B (Single Family High Density District).**

ZC-074-2022

District I and II

Staff supports the proposed zone change.

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

Oscar Castillo, PEUA Consulting, informed the Commission that he is in support of the proposed zone change, and is available to answer questions.

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

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

Motion Carried Unanimously

- M. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 21.79 acres out of a 60.45 acre tract conveyed to Cayetano Development, Limited Liability Company, recorded in Volume 5134, Pages 230-237, Official Records of Webb County, Texas, located east of US Highway 83 and south of**

Obsidian Boulevard, from R-1 (Single Family Residential District), B-1 (Limited Business District), and B-3 (Community Business District) to R-1-MH (Single Family Manufactured Housing District).

ZC-076-2022

District I

Staff supports the proposed zone change.

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

Jay Puig, Compass Real Estate Investments, informed the Commission that he is in support of the proposed zone change, and is available to answer questions.

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

6. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:

A. Consideration of Model Subdivision Rule Compliance of the plat of Los Presidentes East Subdivision, Phase 2. The intent is residential.

PL-127-2022

District II - Cm. Vidal Rodriguez

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

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

Motion Carried Unanimously

7. ADJOURNMENT

Cm. E. Villarreal requested a motion to adjourn the meeting.

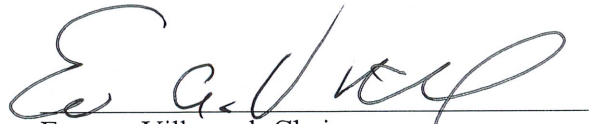
Cm. Barron made a motion to **adjourn** the meeting at 7:22 p.m.

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

Motion Carried Unanimously



Orlando D. Navarro
Planning Director



Erasmo Villarreal, Chairman
Planning & Zoning Commission