

CITY OF LAREDO

PLANNING AND ZONING COMMISSION

MINUTES OF THE PLANNING AND ZONING MEETING OF JULY 7, 2022

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, July 7, 2022, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

Present: Jorge Dominguez
Mike Barron (Arrived 6:02 p.m.)
Abraham Lugo
Yu-Hsien Huang
Larry Dovalina
Daniella Sada Paz
Ana G. Villarreal

Absent: Erasmo Villarreal (Excused)
Johnny Narvaez (Excused)

Staff: Orlando Navarro
Vanessa Guerra
Rafael Vidaurri
Amanda Pruneda
Luis Vasquez
Arturo Garcia, Jr.
Robert Peña
Ruben Dominguez

Others: Danny Wyers
Frank Estrada
Edward Garza
Judd Gilpin
Eduardo Gutierrez
Alfredo Martinez
Jed Brown
Vince Martinez
Daniel Gomez

1. CALL TO ORDER

Vice - Chairman 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.

3. PLEDGE OF ALLEGIANCE

Cm. Dominguez requested a motion to excuse the Commissioners not present.

Cm. Dovalina made a motion to excuse Cm. E. Villarreal and Cm. Narvaez, for being absent.

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

Motion Carried Unanimously

4. CONSIDER APPROVAL OF MINUTES OF:

Regular Meeting of June 16, 2022.

Cm. Dovalina made a motion to **approve** the minutes of June 16, 2022.

Second:	Cm. A. Villarreal
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Cm. Barron arrived at 6:02 p.m.

5. CITIZEN COMMENTS

None

6. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:

A. Review of the revision to the Lomas Del Sur Subdivision Masterplan. The intent is residential and commercial. The purpose of this revision is to reconfigure parkland and lots in Unit XXIII

PL-182-2022

District I – Cm. Rudy Gonzalez, Jr.

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

Danny Wyers and Frank Estrada, Sherfey Engineering, informed the Commission that they concurred with Staff comments but would like to strike Parks & Leisure Comment # 3. Mr. Wyers continued by advising the Commission that he had been coordinating with the Parks Department to convey additional parkland. Furthermore, he advised that this item would be presented before Council in the near future.

Cm. Dovalina made a motion to **approve** the item subject to the following comments and striking Parks & Leisure Comment # 3.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. 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 to Section 2-3.2(a)4 of the City of Laredo Subdivision Ordinance.
2. Correctly label the 50' X 50' shared access easement on Phase XXIII.
3. Provide X, Y coordinates for point of beginning/point of commencement.
4. Identify all easements.
5. Identify phases which have already been platted and provide recording information.
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).
3. "L-shaped" type intersection shall have an interior angle not less than 72 degrees and not greater than 120 degrees (As per Subdivision Ordinance Handbook, Chapter III).
4. Ensure that proposed curves can handle a speed of 30 mph (as per Subdivision Ordinance Handbook, Section 3-2).
5. ROW (As per the Future Thoroughfare Plan).
6. Revise Master Plan (As per Subdivision Ordinance, Handbook, Chapter II).

Parks & Leisure:

1. As per Ordinance 2008-O-058, Section 24.56.2, Lomas del Sur Subdivision must comply with Parkland dedication criteria and requirements.
2. As per Ordinance 2008-O-058, Section 24.56.9, there are certain parkland criteria that must be met to satisfy the requirements of the ordinance. On November 21, 2016, the City Council reviewed and approved the 3.25 acres of parkland being offered by the Developer, and a Parkland Site Reliance Approval was executed. This Master Plan shows different segments of parkland and also a larger total area to be dedicated. After meeting with the developer to discuss parkland dedication and development prior to the final resubmittal of the Master Plan, the Parks and Recreation Director has reviewed the new proposed parkland property and is of the opinion that this land has many benefits to the Community.

3. ~~In addition to the dedication by plat of the 17.96 acres listed as area # 1 C on the March 8, 2022, Conceptual Park Master Plan which was revised on June 16, 2022, the Developer has agreed to enter into a Parkland Deferment Contract and dedicate the remaining 4.7 acres by Special Warranty Deed prior to further recordation.~~
4. In addition to the land dedication requirements, a Park Improvement Fee (PIF) is required to provide improvements to the park 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.

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

Motion Carried Unanimously

- B. Review of the revision to the Rodriguez Ranch Master Plan. The intent is residential, multifamily, commercial, and institutional. The purpose of this revision is to reconfigure phases.**

PL-183-2022

District VI – Cm. Dr. Marte A. Martinez and a portion located outside City Limits.

Orlando Navarro, Planning Director, informed the Commission that Engineer requested the item be tabled.

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

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

Motion Carried Unanimously

C. Review and consideration of the J & H Commercial Park Subdivision Masterplan. The intent is commercial.

PL-178-2022

District II - Cm. Vidal Rodriguez and a portion located outside City Limits.

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

Edward Garza, Crane Engineering, informed the Commission that he concurs with Staff comments except Traffic Safety Comment # 1 regarding the TIA. Mr. Garza continued by providing background details regarding TX-DOT coordination and the existing development.

Arturo Garcia, Water & Utilities Director, mentioned that they have the capacity to service the area with water and sewer.

Robert Peña, Traffic Safety Staff, stated that he agrees with the comments.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide Vicinity Map.
2. A request for annexation is required (Chapter 31§ 31-3 (6) - Laredo Code of Ordinances).
3. A zone change will be required for the intended use.
4. Access to State Highway 359 subject to review and approval by TX-DOT.
5. Increase the widths of the access easements. The Subdivision Ordinance states that "Access easements intended for primary access to a proposed lot or building shall be 50' wide with a 30' paving section. (§3-2(A) - Subdivision Ordinance).
6. Provide Cul-de-sac's for dead ends as required (§3-2 J - Subdivision Ordinance)
7. All improvements as per Subdivision Ordinance.

Engineering:

1. Primary access to a lot through an access easement shall have a width of 50'.

Fire:

1. Access easements needs to follow city of Laredo specifications for commercial roads.

2. Width of road requires fire lane to be posted on one side of road. (IFC D103.6.2 Roads more than 26 feet in length. Fire apparatus access roads more than 26 feet wide to 32 feet shall be posted on one side of the road as a fire lane).
3. Dead-end requires cul-de-sac, Y, or hammerhead. (IFC D103.4 Dead ends. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions. Length of dead-end 151-500 feet requires 100-foot cul-de-sac, 60-foot, or 120-foot hammerhead. Note: Subdivision ordinance Section J 3-2 requires 100' cul-de-sac).

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety:

1. TIA

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:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

- A. Preliminary consideration of the plat of J & H Commercial Park Subdivision, Phase 1. The intent is commercial.**

PL-179-2022

District II - Cm. Vidal Rodriguez

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

Edward Garza, Crane Engineering, informed the Commission that he concurs with Staff comments and is available to answer questions.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Access to State Highway 359 subject to review and approval by TX-DOT.
2. Identify all easements. (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
3. All improvements as per Subdivision Ordinance. (§3-1B - 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. Barron
In Favor: 7
Opposed: 0
Abstained: 0

Motion Carried Unanimously

B. Preliminary consideration of the plat of Pinnacle Industry Center- FM 1472, Unit 6. The intent is light industrial.

PL-173-2022

District VII - Cm. Vanessa Perez

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

Cm. Barron stepped out of the meeting at 6:26 p.m.

Cm. Barron stepped into the meeting at 6:26 p.m.

Judd Gilpin, Gilpin Engineering, informed the Commission that he concurs with Staff comments and is available to answer questions.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide a plat note with X, Y coordinates for point of beginning and point of commencement.
2. Identify all easements.
3. Keep street name(s) consistent (i.e. Kraus Road/Kraus Loop).
4. Kraus Loop is identified as a 90' wide roadway on page 2 of 2, but is shown as a 70' wide roadway on page 1 of 1. Ensure that Kraus Loop is 90' wide as it runs north-south, in order to comply with P&Z directives of 04-21-2022 for the Master Plan.
5. This plat is contingent upon and subject to the terms and conditions of the Annexation Agreement and Service Plan for the pertinent area.
6. Modify Attestment of Planning Commission Approval Certificate to reflect Orlando D. Navarro as Planning Director.
7. 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. ROW (As per the Future Thoroughfare Plan).
2. TIA.

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

Motion Carried Unanimously

C. Preliminary consideration of the plat of Alexander Commercial, Phase 13. The intent is commercial.

PL-187-2022

District V - Cm. Ruben Gutierrez, Jr.

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

Eduardo Gutierrez, Premier Engineering, informed the Commission that he concurs with Staff comments and is available to answer questions.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Identify all easements.
2. Access to Loop 20 subject to review and approval by TX-DOT. Ensure that the connection and alignment of Mayela Dr. and Loop 20 is allowed.
3. 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. Street Mayela intersects in a curve with Loop 20. When streets intersect in a curve, this creates a visibility problem. It will be hard for drivers to see the approaching stop sign or Traffic signal. Please discuss with Traffic Director.

Texas Department of Transportation:

1. There is a proposed extension of Mayela Dr to connect to US 59. The location of this connection presents multiple safety concerns.
2. The proposed Mayela Dr intersection with US 59 is at the end of an acceleration lane for traffic coming south from Del Mar Blvd creating additional conflicts.
3. This connection is also located at the end of a horizontal curve with limited sight distance. Traffic is traveling along US59 at a minimum of 60 mph.

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 easement 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

D. Preliminary consideration of the plat of Lot 1, Block 1, Hillside Crossing. The intent is residential (multi-family).

PL-189-2022

District V - Cm. Ruben Gutierrez, Jr.

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

Alfredo Martinez, Crane Engineering, informed the Commission that he concurs with Staff comments but would like to add that the engineer would be submitting a conditional letter of map revision in order to reduce the Base Flood Elevations in the area.

Orlando D. Navarro, Planning Director provided additional background regarding the proposed development. He advised that the developer was aware that they would be short approximately 20 parking spaces at buildout. He continued in that for this development, the developer was providing a larger pond for additional detention and additional landscaping. Furthermore, that the developer would be seeking a variance from the parking in exchange for the additional items.

Jed Brown, Developer, informed the Commission that this plat is related to a Tax Credit Application Project, and had received support from the Mayor and City Council. In closing, he asked the Commission to consider a variance that would allow a reduction of 25 parking spaces required for the development in exchange for the additional detention that would be provided within the tract.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Identify all easements.
2. Provide Base Flood Elevations (§24.69.7 C - Land Development Code).

3. 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).
4. A zone change will be required for the intended use.
5. Coordinate with the Traffic Department the placement of driveway(s).
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 easement 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

Cm. Huang indicated that the motion include the issuance of the variance as requested by the developer to reduce the parking requirement in exchange for the additional detention.

Motion Carried Unanimously

E. Preliminary consideration of the plat of Killam Industrial Park, Unit 19. The intent is industrial.

PL-190-2022

District VII - Cm. Vanessa Perez

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

Vince Martinez, Killam Development, informed the Commission that he concurs with Staff comments and provided the Commission an overview of the project location and advised the tract to be platted would not be connecting to the Interstate 35 access road.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Identify all easements.
2. 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).
3. Modify the fifth plat note indicating that a portion of this parcel is in the Flood Zone.
4. Remove FEMA Firm Panel No. 48479C1185C as this panel number is not within this parcel.
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: 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 easement 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. Huang
In Favor: 7
Opposed: 0
Abstained: 0

Motion Carried Unanimously

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

Cm. Dominguez, requested a motion to hear items 8A, 8B, and 8C at the same time.

Cm. Dovalina made a motion to **hear** items 8A, 8B, and 8C at the same time.

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

Motion Carried Unanimously

- A. Final consideration of the replat of Lots 3, 4, & 5, Block 1, Manadas Development, Phase I, into Lot 3A, Block 1, Manadas Development, Phase I. The intent is commercial.**

PL-188-2022

District VI - Cm. Marte A. Martinez

- B. Final consideration of the plat of Premier Industrial Park, Phase I. The intent is commercial.**

PL-191 -2022

District VII - Cm. Vanessa Perez

- C. Final consideration of the plat of Vista Del Sur Subdivision, Phase II. The intent is residential.**

PL-193-2022

District I - Cm. Rudy Gonzalez, Jr.

Cm. Dominguez, requested a motion to approve items 8A, 8B, and 8C.

Cm. Huang made a motion to **approve** items 8A, 8B, and 8C.

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

Motion Carried Unanimously

9. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:

Orlando Navarro, Planning Director informed the Commission that item 9A was previously approved, therefore, no action is needed.

Cm. Dominguez, requested a motion to hear items 9B, and 9C at the same time.

Cm. Barron made a motion to **hear** items 9B, and 9C at the same time.

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

Motion Carried Unanimously

~~**A. Consideration of Model Subdivision Rule Compliance of the plat of San Isidro Northeast Las Palmas Subdivision. The intent is residential and commercial.**~~

~~**PL-184-2022**~~

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

B. Consideration of Model Subdivision Rule Compliance of the plat of Cuatro Vientos East-Wright Ranch Subdivision, Phase IX. The intent is residential.

PL-185-2022

District II - Cm. Vidal Rodriguez

C. Consideration of Model Subdivision Rule Compliance of the plat of Riverhill South Subdivision, Phase III. The intent is residential.

PL-186-2022

District III – Cm. Mercurio Martinez, III

Cm. Dominguez, requested a motion to approve items 9B, and 9C.

Cm. Huang made a motion to **approve** items 9B, and 9C.

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

Motion Carried Unanimously

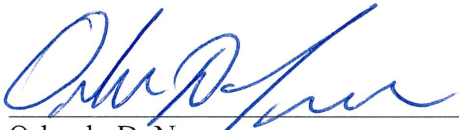
10. ADJOURNMENT

Cm. Dominguez requested a motion to adjourn the meeting.

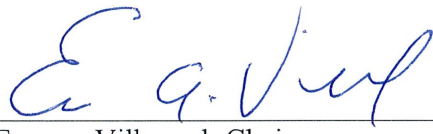
Cm. Dovalina made a motion to **adjourn** the meeting at 6:50 p.m.

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

Motion Carried Unanimously



Orlando D. Navarro
Planning Director



Erasmo Villarreal, Chairman
Planning & Zoning Commission