

CITY OF LAREDO

PLANNING AND ZONING COMMISSION

MINUTES OF THE PLANNING AND ZONING MEETING OF JUNE 16, 2022

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, June 16, 2022, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

Present: Erasmo Villarreal
Abraham Lugo
Johnny Narvaez
Larry Dovalina
Daniella Sada Paz
Ana G. Villarreal (arrived 6:06 p.m.)

Absent: Jorge Dominguez (Excused)
Mike Barron (Excused)
Yu-Hsien Huang (Excused)

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

Others: Alyssa Flores
Ricardo Villarreal
Danny Tijerina
Humberto Delgado
Oscar Velazquez
Virgin Garza
Billy Granger
Mauro E. Sandoval
Ming Lin
Enrique Ceballos
Alfredo Martinez
Jeff Puig
Frank Estrada
Pilar Ceballos
Henry Flores
T. Craig Carney
Don Smith
Jose G. Contreras
Biridiana E. Garcia
Sergio Narvaez
Geronimo Ruiz

1. CALL TO ORDER

Chairman E. Villarreal called the meeting to order at 6:00 p.m.

2. ROLL CALL

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

Cm. Dovalina made a motion to excuse Cm. Dominguez, Cm. Barron, and Cm. Huang, for being absent.

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

Motion Carried Unanimously

3. PLEDGE OF ALLEGIANCE

4. CONSIDER APPROVAL OF MINUTES OF:

Regular Meeting of June 2, 2022.

Cm. Dovalina made a motion to **approve** the minutes of June 2, 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 Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 7.2852 acres tract of land, situated in the Toribio Rodrigues Survey, Abstract Number 268, Webb County Texas, being all that certain called 7.2833 acres tract of land described as Tract I in deed to Springfield Investments, LLC, as recorded in Document Number 1345278, of the Official Public Records of Webb County, Texas, located at South of International Boulevard and West of Springfield Avenue, from R-1 (Single Family Residential District) to R-2 (Multi-Family Residential District).

ZC-040-2022

District VII

Staff supports the proposed zone change.

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

Alisa Flores, informed the Commission that she is in support of the proposed zone change and is available to answer questions.

Cm. A. Villarreal, arrived at 6:06 p.m.

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

- B. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 0.84 acre tract of land comprised of that certain tract called to contain 0.66 acres (28,942 square feet), designated as Tract Number 1, and that certain tract called to contain 0.18 acres (7,838 square feet), designated as Tract Number 2, recorded in Volume 2, Page 224, plat records, Webb County, Texas, situated in Section Number 799, A-239, City of Laredo, Original Grantee, located south of Saunders Street and east of India Avenue, from B-3 (Community Business District) to B-4 (Highway Commercial District).**

ZC-053-2022

District IV

Staff supports the proposed zone change.

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

Ricardo Villarreal, 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. Lugo
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- C. Amending the Zoning Ordinance (Map) for the City of Laredo by rezoning Lot 1, Block 1, Lomas del Sur Subdivision, Unit VI, located at 3402 Lomas del Sur**

Boulevard, from B-1 (Limited Commercial District) to B-3 (Community Business District).

ZC-056-2022

District I

Staff supports the proposed zone change.

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

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

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

Motion Carried Unanimously

- D. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 7.69 acres situated in Porcion 26, Augustin Sanchez Original Grantee, Abstract 282, City of Laredo, Webb County Texas. Being out of that certain 1,450 acres of land conveyed to Delfina Benavides Alexander and Josefina Alexander Gonzalez recorded in Volume 414 Pages 502-506, deed records Webb County Texas, subsequently conveyed to Alexander Residential Development Company Limited Partnership, 978 acres, as per deed recorded in Volume 857, Pages 66-68, Webb County Deed Records, from R-1 (Single Family Residential District) and B-3 (Community Business District) to B-4 (Highway Commercial District), located west of Bob Bullock Loop and east of Josefina Drive.**

ZC-057-2022

District V

Staff supports the proposed zone change.

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

Danny Tijerina, informed the Commission that he is in support of the proposed zone change and is available to answer questions.

Ruben Dominguez, Fire Department, informed the Commission that they have no objections to this item.

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

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

Motion Carried Unanimously

- E. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 6, Block 6, Country Club Estates Subdivision, located at 101 Sandtrap Circle, from R-1 (Single Family Residential District) to R-2 (Multifamily Residential District).**

ZC-058-2022

District V

Staff supports the proposed zone change.

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

Humberto Delgado, City of Laredo, Community Development, Municipal Housing Division, informed the Commission that he was in support of the proposed zone change, gave a brief explanation of what is going to be done and was available to answer questions.

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

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

Motion Carried Unanimously

- F. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 2, Block 7A, Pas del Norte Subdivision, Unit 1, located at 4310 Los Martinez Drive, from R-3 (Mixed Residential Use) to B-3 (Community Business District).**

ZC-059-2022

District VIII

Staff does not support the proposed zone change.

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

Oscar Velazquez, Applicant, informed the Commission that he is in favor of the zone change.

Virgin Garza, resident, informed the Commission that she is against the zone change.

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

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

Motion Carried Unanimously

- G. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing a Special Use Permit for Oil and/or Gas Extraction and Production, (plug/abandonment) on approximately 100 acres, being out of a 60.91 acre tract (called) conveyed to Sacred Heart Children's Home, Inc. recorded in Volume 321, Page 496, Deed Records of Webb County, Texas, situated in City of Laredo, Abstract 239, Webb County, Texas, located west of US Highway 83 and north of Lomas del Sur Boulevard.**

ZC-060-2022

District III

Staff supports the proposed Special Use Permit.

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

Chair E. Villarreal, informed Mr. Navarro, Planning Director, that a Special Use Permit for Oil and/or Gas Extraction and Production, (plug/abandonment) should be done administratively therefore, he recommended the Ordinance be amended.

Billy Granger, Representative, informed the Commission that the well is basically a water well now and they wish to plug.

Cm. Lugo made a motion to close the public hearing, support staff recommendation and **approve** the Special Use Permit.

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

Motion Carried Unanimously

- H. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing a Special Use Permit for Oil and/or Gas Extraction and Production, (plug/abandonment) on approximately 0.53 acres of land, situated in Porcion 35, Abstract 546, Jose M. Dias Original Grantee same being out of a 358.54acre tract recorded in Volume 3801, Pages 143-147, Webb County Official Public Records, located south of Alegria Street and west of Texas Drive.**

ZC-061-2022

District I

Staff supports the proposed Special Use Permit.

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

Mauro Sandoval, informed the Commission he needed clarification regarding the Special Use Permit for Oil and/or Gas Extraction and Production, (plug/abandonment).

Cm. A. Villarreal, stepped out of the meeting at 6:34 p.m.

Cm. A. Villarreal, stepped back into the meeting at 6:35 p.m.

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

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

Motion Carried Unanimously

- I. 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 lot 17-A and Lot 19, Block 27, Calton Gardens Subdivision Number 1, located at 620 West Calton Road, Suite B (7,000 square feet).**

ZC-062-2022

District V

Staff supports the proposed Special Use Permit.

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

Ming Lin, Owner, informed the Commission that he is in favor of the item and is available to answer questions.

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

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

Motion Carried Unanimously

J. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 2, Block 1, Los Pinos Subdivision, located at 3413 Pine Street from R-1 (Single Family Residential District) to R-2 (Multi-Family Residential District).

ZC-063-2022

District I

Staff does not support the proposed zone change.

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

Enrique Ceballos, informed the Commission that he is requesting a zone change in order to build a duplex in back of his house.

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

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

Motion Carried Unanimously

7. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:

A. Review of the revision to the Pinnacle Industry Center Master Plan. The intent is industrial. The purpose of this revision is to combine lots and remove acreage in Unit 13.

PL-172-2022

District VII - Cm. Vanessa Perez

Orlando Navarro, Planning Director, informed the Commission that he got a message from the Engineer saying that he is on his way and concurs with Staff comments and requested to hold off on the item till he arrived to answer any questions.

Chair E. Villarreal requested that Staff continue with the overview and if there are questions that need to be answered then the item will be held till he arrives.

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

Since there were no questions and the Engineer agreed with Staff comments, Chair Villarreal requested a motion.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

We understand that this tract is challenging to develop due to existing traffic conditions along FM 1472. However, we want to ensure traffic flows in and out of this development will result in minimal congestion. Therefore, the applicant should secure prior authorization from the Texas Department of Transportation to ensure that the development meets TX-DOT criteria.

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 (§2-3.2(a)4-Subdivision Ordinance)
2. This master plan revision is contingent upon and subject to the terms and conditions of the Annexation Agreement and Service Plan for the pertinent tracts.
3. Adjust the width of Kraus Road to a minimum of 90' (Minor Arterial as identified in the Future Thoroughfare Plan) and as per Planning and Zoning Commission directive of 04-21-2022.
4. While the proposed extension of Riverbank Road to the west is outside the scope of the Master Plan revision, coordinate with City Staff for a suitable alignment.
5. Coordinate with TXDOT and the Traffic Department to ensure that the proposed Nicholas D. Hachar Road aligns with the proposed Hachar Reuthinger Road at FM 1472/Mines Road and that the proposed unnamed road in Unit 13 aligns with the proposed realignment of FM 3338/Las Tiendas Road.
6. The right-of-way width of the entrance to Unit 13 from FM 1472 should match the right-of-way width of the proposed realignment of FM 3338/Las Tiendas Road. Coordinate with TXDOT and the Traffic Department accordingly.
7. While the proposed extension of Riverbank Road to the west is outside the scope of this Master Plan revision, coordinate with City Staff for a more suitable alignment.
8. Properly label West Peak Road as Kraus Loop as per the recorded plat of Pinnacle Industry Center - FM 1472, Unit 12.
9. Provide proposed street name for Unit 13.
10. Identify all easements.
11. 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 30 mph (as per Subdivision Ordinance Handbook, Section 3-2).

3. ROW (As per the Future Thoroughfare Plan).
4. 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 plat approval.

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

Motion Carried Unanimously

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

PL-178-2022

District II - Cm. Vidal Rodriguez- A portion is located outside the City Limits.

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

Alfredo Martinez, Crane Engineering, informed the Commission that he concurred with Staff comments, except Planning Comment # 5 which had already been discussed with Staff earlier that day. He mentioned that they agree to remove reserve and revise the masterplan boundaries.

Cm. Dovalina made a motion to **table** the item in order for Staff to review the updated information.

Second:	Cm. A. Villarreal
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In Favor: 4
Opposed: 1 Cm. Narvaez
Abstained: 1 Cm. E. Villarreal

Motion Carried

C. 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.

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

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

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

Motion Carried Unanimously

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

A. 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. Dovalina made a motion to **table** the item to the end of the meeting since the Engineer of record was not present.

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

Motion Carried Unanimously

B. 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

Cm. Narvaez made a motion to **table** the item since the master plan was tabled.

Second:	Cm. Dovalina
In Favor:	5
Opposed:	0
Abstained:	1 Cm. E. Villarreal

Motion Carried

C. Preliminary consideration of Las Aldeas Commercial, Phase 1 Plat. The intent is commercial.

PL-181-2022

District I - Cm. Rudy Gonzalez

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

Jeff Puig, KCI Technologies, 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. Access to US Highway 83 S is subject to review and approval from TX-DOT. Former pavement section of Highway 83 to be abandoned.
2. Shared driveway may be required on the northern portion of the lot contingent upon TX-DOT coordination.
3. Revise master plan to reflect changes in lot layout / commercial phase. (§ 2-3.2. (a) (iv), § 2-3.2. (a) (vi), § 2-3.2. (a) (vii), and § 2-3.5. (f) - Subdivision Ordinance).
4. Provide lot and block number.
5. Identify all easements.
6. All improvements as per Subdivision Ordinance.

Engineering:

1. Provide all necessary easements.

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

Motion Carried Unanimously

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

- A. Preliminary reconsideration of the plat of Lomas Del Sur Subdivision, Unit XXIII. The intent is commercial. The purpose of this reconsideration is to reconfigure 2 lots into 3 lots.**

PL-176-2022

District I - Cm. Rudy Gonzalez, Jr.

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

Frank Estrada, Sherfey Engineering, informed the Commission that he concurs with Staff Comments and is available to answer questions.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Ensure driveway spacing complies with §428-5 - Standards & Technical Manual.
2. Identify all easements.
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. Show access easements (As per Subdivision Ordinance Handbook, Section 3-2). Description of share access easement is not the same as presented Master Plan.
2. Revise Master Plan (As per Subdivision Ordinance Handbook, Chapter II). Master Plan does not reflect what you are presenting in Unit XXIII.

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 within the utility companies.
2. All comments set forth herein are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

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

Motion Carried Unanimously

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

Cm. E. Villarreal, requested a motion to hear items 10A, 10B, 10C, 11A, and 11B at the same time.

Cm. Dovalina made a motion to **hear** items 10A, 10B, 10C, 11A, and 11B at the same time.

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

Motion Carried Unanimously

- A. Final consideration of the plat of N.D. Hachar Industrial Park, Phase 3. The intent is light industrial.**

PL-174-2022

District VII - Cm. Vanessa Perez

- B. Final consideration of the plat of Lot 1, Block 2, Alexander Commercial Subdivision, Phase 15. The intent is commercial.**

PL-177-2022

District V- Cm. Ruben Gutierrez, Jr.

- C. Final consideration of the replat of Lot 4, Block 1, Laredo Arena Subdivision Unit 6 into Lot 4A & Lot 4B, Block 1, Laredo Arena Subdivision, Unit 6.**

PL-180-2022

District V- Cm. Ruben Gutierrez, Jr.

11. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:

- A. Consideration of Model Subdivision Rule Compliance of the plat of Lomas Del Sur Subdivision, Unit XXI. The intent is residential.**

PL-175-2022

District I - Cm. Rudy Gonzalez, Jr.

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

PL-184-2022

District VI - Cm. Dr. Marte A. Martinez

Cm. E. Villarreal, requested a motion to approve items 10A, 10B, 10C, 11A, and 11B.

Cm. Sada Paz made a motion to approve items 10A, 10B, 10C, 11A, and 11B.

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

Motion Carried Unanimously

Being that Judd Gilpin did not show up to the meeting, Item 8A which was tabled earlier waiting for his arrival will be tabled time certain.

Cm. Sada Paz made a motion to table item 8A time certain.

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

Motion Carried Unanimously

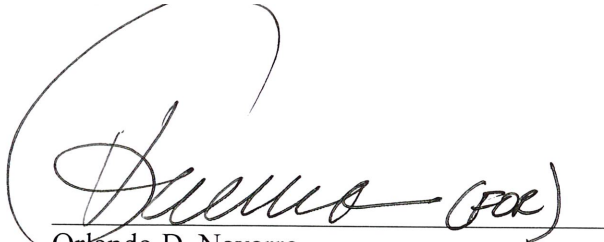
12. ADJOURNMENT

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

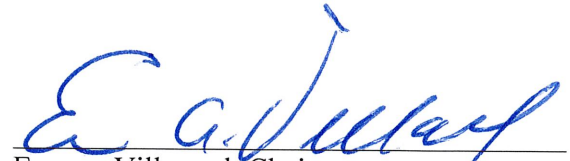
Cm. Narvaez made a motion to adjourn the meeting at 7:04 p.m.

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

Motion Carried Unanimously



Orlando D. Navarro
Planning Director



Erasmo Villarreal, Chairman
Planning & Zoning Commission