

CITY OF LAREDO

PLANNING AND ZONING COMMISSION

MINUTES OF THE PLANNING AND ZONING MEETING OF JUNE 2, 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 2, 2022, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

Present: Erasmo Villarreal
Johnny Narvaez
Yu-Hsien Huang
Larry Dovalina
Daniella Sada Paz

Absent: Jorge Dominguez (Excused)
Mike Barron (Excused)
Abraham Lugo (Excused)
Ana G. Villarreal (Excused)

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

Others: Erick Chavez
Marline Salazar
Brenda Hernandez
Ramon Gallegos
Wayne Nance
Jeff Puig
Frank Estrada
Sergio Narvaez
Miguel Jimenez
J.J. Centeno

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, Cm. Lugo, and Cm. A. Villarreal, 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 May 19, 2022.

Cm. Dovalina made a motion to approve the minutes of May 19, 2022.

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

Motion Carried Unanimously

5. CITIZEN COMMENTS

Citizens are required to fill out a witness card and submit it to a City Planner, or designee, no later than 5:45 p.m. and identify themselves at the microphone. Comments are limited to three (3) minutes per speaker. No more than three (3) persons will be allowed to speak on any side of an issue. Should there be more than three (3) people who wish to speak on a particular issue, they need to select not more than three (3) representatives to speak for them and the presiding officer may limit the public comments further in the interest of an orderly meeting. Speakers may not pass their minutes to any other speaker. Comments should be relevant to City business and delivered in a professional manner. No derogatory remarks will be permitted.

6. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE:

A. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Block 13, Los Presidentes, Unit 2, located at 1816 Avenida Los Presidentes, from R-1 (Single Family Residential Use) to R-2 (Multifamily Residential Use).

ZC-047-2022

District I

Staff supports the proposed zone change.

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

Erick Chavez and Marline Salazar, informed the Commission that they are in favor of the zone change and are planning to build a duplex.

Brenda Hernandez and Ramon Gallegos, neighbors, informed the Commission that they are opposed of the zone change.

Cm. Dovalina made a motion to close the public hearing and **approve** the item.

Second:	Cm. Sada Paz
In Favor:	3
Opposed:	2 Cm. Narvaez and Cm. E. Villarreal
Abstained:	0

Motion Carried

- B. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 2.93 acre tract of land, situated in Porcion 34, Abstract 762, Jose Antonio Diaz, Original Grantee, within the limits of the City of Laredo, in Webb County Texas, said 2.93 acre tract being out and part of 4V Holdings, Limited Tract I (148.91 acres) as recorded in Volume 3702, pages 643-646 of the Webb County Deed Records, Webb County Texas, located east of Cuatro Vientos Road and west of Hereford Drive, from R-1 A (Single Family Reduced Area District) to B-4 (Highway Commercial District).**

ZC-052B-2022

District I

Staff supports the proposed zone change.

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

Wayne Nance, Porras Nance Engineering, informed the Commission that he was in favor of the zone change and is available to answer questions.

Cm. Narvaez made a motion to close the public hearing and **approve** the item.

Second:	Cm. Dovalina
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 Loma Veranos Subdivision Masterplan. The intent is residential. The purpose of this revision is to reconfigure lots.

PL-165-2022

District I – Cm. Rudy Gonzalez, Jr.

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

Jeff Puig, KCI Technologies, informed the Commission that he concurs with Staff comments and informed the Commission, that the Family had already donated a significant amount of park land directly adjacent to this land, therefore, they will be presenting to the Parks Department to see if it can be considered in lieu of park fees and park dedication requirements.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Submit 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 with Section 2-3.2(a)4 of the Laredo Subdivision Ordinance.
2. Conform to Subdivision Ordinance Handbook Section 3.3.D (Double frontage, reverse frontage lots, should be avoided except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation).
3. Conform to Section 24.56.2 of the Laredo Land Development Code (Parkland Dedication Requirements).
4. Access to Loop 20/Cuatro Vientos Road subject to review and approval by TX-DOT.
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. Ensure that proposed curves can handle a speed of 30 mph (as per Subdivision Ordinance Handbook, Section 3-2).

Parks & Leisure:

1. As per Ordinance 2008-O-058, Section 24.56.2, Loma Veranos Subdivision Masterplan and Loma Veranos Subdivision Phase I, 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 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.
 - 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. 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 Phoenix Village Subdivision, Phase XIII. The intent is residential.**

PL-161-2022

District II – Cm. Vidal Rodriguez

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. Dovalina made a motion to **approve** the item subject to the following comments and with the condition that they build the street to City standards.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Conform to Section 24.56.2 of the Laredo Land Development Code (Parkland Dedication Requirements).
2. As per Section 3-4 B.2 of the Subdivision Ordinance, the Developer has submitted notice of intention to place utilities in the front of the lot. The front lot utility layout/schematics, as prepared by Developer's engineer, shall be submitted to plan review.
3. Coordinate with Webb County for the availability of updated floodplain information that may have been developed for Tanquecitos South Acres which may potentially identify a reduction in the floodplain boundary.
4. Modify the right-of-way width of Estrella Road so that it reflects the right-of-way dedication (60') as per that certain deed to Webb County recorded in Volume 829, Pages 777-7810, Webb County Official Public Records, or any amendment thereto.
5. Coordinate with Webb County the construction of Estrella Road to ensure traffic circulation.
6. Clearly identify city limit line.
7. A portion of this subdivision is located outside the corporate limits of the City of Laredo.
8. Annexation of the tract will be required (§ 31-3 (a) - Laredo Code of Ordinances).
9. Identify all easements.
10. All improvements as per Subdivision Ordinance.

Engineering:

1. There is not an improved street (Estrella Road) to give access to this plat.
2. Provide all necessary easements.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety:

1. Provide Plat name (as per Subdivision Ordinance Handbook, Chapter II).

Parks & Leisure:

1. As per Ordinance 2008-O-058, Section 24.56.2, Phoenix Village Subdivision Phase XIII, 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

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.

- 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. Sada Paz
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

PL-163-2022

District VI - Cm. Dr. Marte A. Martinez

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

Sergio Narvaez, Premier Engineering, 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. Roadway identified as a Principal Arterial (120') on the Future Thoroughfare Plan. Ensure that right-of-way width and street design complies with Future Thoroughfare Plan and Comprehensive Plan. (§ 3-2 A. & 3-2 B. - Subdivision Ordinance)
2. Modify Plat Note 1 to reflect that this plat is not at the intersection of Del Mar Boulevard and Loop 20.
3. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance)
4. 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. Dovalina
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

C. Preliminary consideration of the replat of Lot 3, Block 3, Cielito Lindo Commercial Plat into Lot 3A, Block 3, Cielito Lindo Commercial Plat. The intent is commercial.

PL-167-2022

District 1 - Cm. Rudy Gonzalez, Jr.

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

Miguel Jimenez, Howland 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. Provide a legible vicinity map with correct location.
2. Draw plat boundaries with heavy lines for Lot 3, Block 3.
3. Provide a plat note indicating purpose of the replat. (§ 2-3.2 3 & § 2-3.2 5 – Ordinance)
4. Provide a plat note with the following language: "This plat does not attempt to alter, amend, or remove any covenants or restrictions." (§ 2-3.2 3 & § 2-3.2 5 - Subdivision Ordinance).
5. Provide plat note with X, Y coordinates for point of beginning and point of commencement.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: No comments submitted.

Parks & Leisure:

1. As per Ordinance 2008-O-058, Section 24.56.2, Replat of Lot 3, Block 3, Cielito Lindo Commercial Plat into Lot 3A, Block 3 Cielito Lindo Commercial Plat 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 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.
 - 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. Sada Paz
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

D. Preliminary consideration of the plat of Harmony Hills Subdivision, Phase 2 at Rodriguez Ranch. The intent is residential.

PL-168-2022

District VI – Cm. Dr. Marte A. Martinez

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

Miguel Jimenez, Howland 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. Modify Attestment of Planning Commission Approval Certificate to reflect Orlando D. Navarro as Planning Director.
2. Identify the purpose of Lot 2, Block 9 as it is labeled as Parkland Dedication in the Master Plan.
3. Revise masterplan to reflect the combining of phases, lot layout, and street layout proposed. etc. by this plat. (§ 2-3.2. (a) (iv), § 2-3.2. (a) (vi), § 2-3.2. (a) (vii), and § 2-3.5. (f) - Subdivision Ordinance).
4. Provide an inset for Lot 59 Block 1 and Lot 15 Block 9 to clearly delineate the boundaries.
5. Rename Quarter Notes Drive to Juan Escutia Boulevard for name continuity.

6. Ensure Quarter Notes Drive/Juan Escutia Drive is a minimum of 80ft.
7. Clarify if front of lot utilities will be installed and provide notification as required.
8. Provide the date the plat was drawn.
9. Identify all easements.
10. All improvements as per Subdivision Ordinance.

Engineering:

1. Phase boundary differ from in Master Plan.
2. Quarter Notes Drive shall be 80 ft ROW.
3. Provide all necessary easements.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety:

1. Provide Plat name (as per Subdivision Ordinance Handbook, Chapter II).
2. Check sight distance (as per Subdivision Ordinance Handbook Section 3-2).
3. Block length shall not be less than 300 feet (as per Subdivision Ordinance Handbook Section 3-2).
4. Ensure that proposed curves can handle a speed of 30 mph (as per Subdivision Ordinance Handbook, Section 3-2).

Parks & Leisure:

1. As per Ordinance 2008-O-058, Section 24.56.2, Harmony Hills Subdivision Phase 2 at Rodriguez Ranch, 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 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.
 - 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. Huang
In Favor: 5
Opposed: 0
Abstained: 0

Motion Carried Unanimously

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

- A. Preliminary reconsideration of the plat of Loma Veranos Subdivision, Phase 1. The intent is residential. The purpose of this reconsideration is to refigure lots.**

PL-164 -2022

District I - Cm. Rudy Gonzalez, Jr.

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

J.J. Centeno, KCI Technologies, 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. Conform to Subdivision Ordinance Handbook Section 3.3.D (Double frontage, reverse frontage lots, should be avoided except where essential to provide separation of residential development from traffic arteries or to overcome specific disadvantages of topography and orientation).
2. Access to Loop 20/Cuatro Vientos Road subject to review and approval from TX-DOT.
3. Identify all easements.
4. 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:

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).

Parks & Leisure:

1. As per Ordinance 2008-O-058, Section 24.56.2, Loma Veranos Subdivision Masterplan and Loma Veranos Subdivision Phase I, 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 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.
 - 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. Sada Paz
In Favor:	5
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, 11B and 10C at the same time.

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

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

Motion Carried Unanimously

- A. Final consideration of the plat of Village South Subdivision, Phase 3. The intent is residential.**

PL-157-2022

District I – Cm. Rudy Gonzalez, Jr.

- B. Final consideration of the plat of Santa Elena Subdivision, Phase III. The intent is residential.**

PL-166-2022

District III - Cm. Mercurio Martinez, III

- C. Final consideration of the plat of Las Fincas Subdivision, Phase III. The intent is residential.**

PL-177-2022

District II – Cm. Vidal Rodriguez

11. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:

- A. Consideration of Model Subdivision Rule Compliance of the plat of Lot 28, Block 3, Old Milwaukee Subdivision. The intent is residential.**

PL-158-2022

The area is located outside the City Limits but within the City of Laredo's Extra-Territorial Jurisdiction (ETJ).

- B. Consideration of Model Subdivision Rule Compliance of the plat of Lots 29 and 30, Block 3, Old Milwaukee Subdivision. The intent is residential.**

PL-159-2022

The area is located outside the City Limits but within the City of Laredo's Extra-Territorial Jurisdiction (ETJ).

- C. Consideration of Model Subdivision Rule Compliance of the plat of Lot 31, Block 3, Old Milwaukee Subdivision. The intent is residential.

PL-160-2022

The area is located outside the City Limits but within the City of Laredo's Extra-Territorial Jurisdiction (ETJ).

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

Cm. Huang made a motion to **approve** items 10A, 10B, 10C, 11A, 11B and 10C.

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

Motion Carried Unanimously

12. ADJOURNMENT

Cm. E. Villarreal requested a motion to adjourn the meeting at 7:47 p.m.

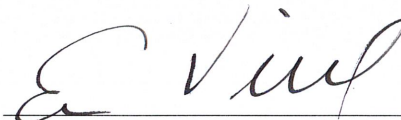
Cm. Dovalina made a motion to **adjourn**.

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

Motion Carried Unanimously



Orlando D. Navarro
Planning Director



Erasmo Villarreal, Chairman
Planning & Zoning Commission