

CITY OF LAREDO

PLANNING AND ZONING COMMISSION

MINUTES OF THE PLANNING AND ZONING MEETING OF APRIL 21, 2022

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, April 21, 2022, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

Present: Erasmo Villarreal
Jorge Dominguez
Mike Barron
Abraham Lugo
Johnny Narvaez
Yu-Hsien Huang
Daniella Sada Paz
Ana G. Villarreal (Arrived 6:14 p.m.)

Absent: Larry Dovalina (Excused)

Staff: Orlando Navarro
Vanessa Guerra
Rafael Vidaurri
Amanda Pruneda
Deidre Garcia
Laura Garza
Luis Vazquez
Ruben Dominguez
Robert Peña
Anita Stanley
Arturo Garcia, Jr.
Ramon Chavez

Others: Vince Martinez
Hugo Seca
Daniel Tijerina
Ricardo Kissi
Josiah Diaz
Miguel Jimenez
Victor Espinosa
Jeff Swain
Eduardo Gutierrez
Judd Gilpin
Ramiro Ibarra
Oscar Castillo

1. CALL TO ORDER

Chairman E. Villarreal called the meeting to order at 6:02 p.m.

2. ROLL CALL

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

Chair E. Villarreal, requested a motion to excuse Cm. Dovalina for not attending the meeting.

Cm. Dominguez made a motion to excuse Cm. Dovalina, for not attending the meeting.

Second: Cm. Barron
In Favor: 7

Opposed: 0
Abstained: 0

Motion Carried Unanimously

3. PLEDGE OF ALLEGIANCE

4. CONSIDER APPROVAL OF MINUTES OF:

Regular Meeting of April 07, 2022.

Cm. Huang made a motion to **approve** the minutes of April 07, 2022.

Second: Cm. Sada Paz
In Favor: 7
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 approximately 147.94 acres situated in Porcion 26, Agustin Sanchez, Original Grantee, Abstract 282 and Survey 1550 Geo K. Hall, Original Grantee, Abstract 496, Webb County, Texas, said 147.94 acres being out of a called 43,878.58 acre tract of land conveyed to Killam Ranch Properties, Limited, as recorded in Volume 540, Pages 632-634, Official Public Records of Webb County, Texas, located west of Bob Bullock Loop and south of University Boulevard, from AG (Agricultural District) to B-4 (Highway Commercial District).

ZC-042-2022

District V

Staff supports the proposed zone change.

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

Vince Martinez, Killam Ranch Properties, informed the Commission that he was in favor of the proposed zone change and was available to answer questions.

Cm. Barron, wanted to know what type of business they proposed to open.

Hugo Seca, Seca Engineering, informed the Commission that any business that was allowed in a B-4.

Cm. Dominguez made a motion to close the public hearing 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 authorizing the issuance of a Special Use Permit for a restaurant serving alcohol on approximately 3.54 acres situated in Porcion 25, Juan F. Garcia Original Grantee, Abstract 50, 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 Ema Commercial Investments, Limited Liability Company as per deed recorded in Volume 4200, Pages 846-852, Webb County Official Public Records, located south of Del Mar Boulevard and west of John B Alexander Parkway.**

ZC-043-2022

District V

Staff supports the Special Use Permit.

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

Daniel Tijerina, informed the Commission that he is in favor of the proposed SUP, provided a brief presentation and was available to answer questions.

Cm. Narvaez, questioned if there would be speaker/audio music in the patio area and why the hours of operation on Friday and Saturday are till 2:00 a.m. if it's not going to be a bar.

Cm. A. Villarreal arrived at 6:14 p.m.

Ricardo Kissi, Proposed Restaurant Operator, explained that he did not plan on having outside music, his intent, is not to bother the neighbors around. He stated that the hours of operation on Friday and Saturday are set till 2:00 a.m. which is based on whether they have customers till then, if not, they will close at 12 midnight.

Chair E. Villarreal, questioned where or how they plan to control their waste.

Daniel Tijerina provided an overview of the plan.

Cm. Dominguez made a motion to close the public hearing and **table** the item time uncertain.

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

Motion **failed** for lack of a second.

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

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

Motion Carried

- C. 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 Lots 1 and 2, Block 3, Khaledi Heights Subdivision, Unit 3 and on Lot 3, Block 3, Khaledi Heights Subdivision, Unit 2, located at 3902, 3910, and 3920 East Del Mar Boulevard (respectively), suites 205-206.**

ZC-044-2022

District VI

Staff supports the proposed Special Use Permit.

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

Josiah Diaz, Marketing Director for the Santa Barra, gave the Commission a brief presentation on the restaurant.

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

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

Motion Carried

- D. Amending the Zoning Ordinance (Map) of the City of Laredo by amending Ordinance**

2006-0-129 which authorized a Special Use Permit for mini-storages on Lot 2, Block 2, Monaco Subdivision, located at 9416 McPherson Road in order to amend the site plan to reconfigure the storage units and parking.

ZC-045-2022

District VI

Staff supports the proposed Special Use Permit.

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

Miguel Jimenez, Howland Engineering, informed the Commission that he is in favor of the Special Use Permit and is available to answer questions.

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

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

Motion Carried Unanimously

E. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 3, Block 1, DCAF Mines Road Subdivision, located at 16101 FM 1472, from a B-3 (Community Business District) to a B-4 (Highway Community District).

ZC-046-2022

District VII

Staff does not support the proposed zone change.

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

Victor Espinoza, Owner, informed the Commission that he is in favor of a zone change and is available to answer questions.

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

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

Motion Carried Unanimously

Cm. Dominguez left the meeting at 7:00 p.m.

- F. Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning of B-4 (Highway Commercial District) on tract of land totaling 3.2910 acres, more or less, as described by metes and bounds in the attached Exhibit "A", and known as Annexation Tract I (Gupta Tract), located east of E.G. Ranch Road and north of State Highway 359.**

AN-001-2022

Staff does not support the annexation nor the initial zone.

Rafael Vidaurri, Planning Staff, provided a brief overview on the item.

Cm. Sada Paz made a motion to close the public hearing and **table** the item time certain.

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

Motion Carried Unanimously

- G. Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning of M-1 (Light Manufacturing District) on a tract of land totaling 8.0 acres, more or less, located east of FM 1472 and north of Lampazos Loop.**

AN-003-2022

Staff supports the annexation and initial zone.

Rafael Vidaurri, Planning Staff, provided a brief overview on the item.

Jeff Swain, informed the Commission that he was in favor of this item.

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

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

Motion Carried Unanimously

- H. Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning of B-3 (Community Business District) on a tract of land totaling 5.03 acres, more or less, as described by metes and bounds in the attached Exhibit "A", and known as Annexation Tract 4 (Ema Commercial Tract), located east of Loop 20/Bob Bullock Loop and north of East Del Mar Boulevard.**

AN-004-2022

Staff supports the annexation and initial zone.

Rafael Vidaurri, Planning Staff, provided a brief overview on the item.

Eduardo Gutierrez, Premier Engineering, informed the Commission that he was in favor of the item and was available to answer questions.

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

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

Motion Carried Unanimously

- I. Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning of B-4 (Highway Commercial District), M-1 (Light Manufacturing District), and M-2 (Heavy Manufacturing District) on a tract of land totaling 876.25 acres, more or less (193.18 acres – B-4, 499.75 acres- M-1, and 183.32 acres – M-2), as described by metes and bounds in the attached Exhibit “A”, and known as Annexation Tract 5 (Twiss Tract), located west of Interstate 35 and south of US Highway 83 North.**

AN-005-2022

Orlando Navarro, Planning Director, informed the Commission that the applicant asked to table the item time certain.

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

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

Motion Carried Unanimously

- J. Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning of M-1 (Light Manufacturing District) on a tract of land totaling 288.2131 acres, more or less, located west of FM 1472 and north of Vidal Cantu Road.**

AN-006-2022

Staff supports the annexation and initial zone.

Rafael Vidaurri, Planning Staff, provided a brief overview on the item.

Judd Gilpin, Gilpin Engineering, informed the Commission that he was available to answer questions.

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

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

Motion Carried Unanimously

- K. Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning of M-1 (Light Manufacturing District) on a tract of land totaling 29.6653 acres, more or less, as described by metes and bounds in the attached Exhibit “A” and known as Annexation Tract 7 (Gilpin Tract), located west of FM 1472 and north of Vidal Cantu Road.**

AN-007-2022

Staff supports the annexation and initial zone.

Rafael Vidaurri, Planning Staff, provided a brief overview on the item.

Judd Gilpin, Gilpin Engineering, informed the Commission his overview plan and intent on the River Bank Road.

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

Second:	Cm. Sada Paz
In Favor:	7
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 realign streets and increase the acreage of the Master Plan by adding Unit 13.**

PL-090-2022

District VII – Cm. Vanessa Perez

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

Judd Gilpin, Gilpin Engineering, informed the Commission that he was available to answer questions.

Cm. Narvaez 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 CAD file (§ 2-3.2(a) 4 - Subdivision Ordinance).
2. This master plan revision plan is contingent upon and subject to the terms and conditions of the Annexation Agreement and Service Plan that is to be considered by City Council during the annexation process to follow.
3. The currently approved Master Plan (07-15-2021) identifies the alignment and width of Riverbank Road in compliance with the current Future Thoroughfare Plan (Minor Arterial - 90'). This revision proposes to realign Riverbank Road so that it heads in a westbound direction towards Los Minerales. Additionally, the revised Master Plan provides a connection from Riverbank Road through Kraus Road and an unnamed roadway in Unit 13, to the proposed realignment of FM 3338 / Las Tiendas Road (proposed Expressway as per Future Thoroughfare Plan). Since the revision no longer proposes a direct connection of Riverbank Road to FM 1472, the widths of the connecting roadways (Kraus Road and Roadways in Unit 13) should be a minimum of 90' (Minor Arterial) as shown in the Future Thoroughfare Plan.
4. 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.
5. 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.
6. 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.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities:

1. Provide conceptual water and sewer master plan for the new service area including calculations of proposed flows.

Traffic Safety:

1. Ensure that proposed curves can handle a speed of 30 mph (as per Subdivision Ordinance Handbook Section 3-2).
2. ROW (As per the Future Thoroughfare Plan).
3. Is there any reason why the continuation in green for River Bank is presented with some many sharp curves? Curves need to be design for 30 mph min.

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

Motion Carried Unanimously

- B. Review of the revision to the D & J Alexander Subdivision Master Plan. The intent is residential and commercial. The purpose of this revision is to reconfigure Phases 15, 16 and Unit XXXI.**

PL-101-2022

District V – Cm. Ruben Gutierrez, Jr.

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

Eduardo Gutierrez, Premier Engineering, informed the Commissioners that he concurs with staff comments. However, he noted that Planning Comment #2 will be submitted to City of Laredo Park Department for review.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. There is a land use change in a portion of Phase 15 (prior master plan) from commercial to single family residential (Cresta Bella), as well as a portion of Unit XXXI from single family residential to commercial within a portion of Phase 15. This change indicates a substantial alteration; this master plan will be considered the first in a new series of permits (Chapter 245 Texas Local Government Code).
2. Developer is required to initiate the approval process for the park site or sites again (24.56.2 A.10 Land Development Code). Coordinate with the Parks and Recreation Department for review.
3. 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 2-3.3(a)4 of the City of Laredo Subdivision Ordinance.
4. Identify hike and bike trail.
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 easements within the plat boundaries are subject to change prior to plat recordation due to revisions by 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

C. Review of the revision to the San Isidro Northeast Master Plan. The intent is residential, commercial, and institutional (existing). The purpose of this revision is to reconfigure the Crepusculo Commercial Phase into East Crepusculo Plat (multi-family).

PL-123-2022

District VI – Cm. Dr. Marte A. Martinez

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

Ramiro Ibarra, Slay Engineering, informed the Commissioners that he concurs with staff comments and is available to answer questions.

Orlando Navarro, Planning Director informed Mr. Ibarra to get in touch with the Utilities Department, they would like to speak with him about a comment they have.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. There is a land use change from commercial (Crepusculo Commercial) to multifamily residential (East Crepusculo Plat). This change indicates a substantial alteration; this master plan will be considered the first in a new series of permits (Chapter 245 Texas Local Government Code).
2. Developer is required to initiate the approval process for the park site or sites again (24.56.2 A.10 Land Development Code). Coordinate with the Parks and Recreation Department for review.
3. Identify all areas of TX-DOT dedication along Bob Bullock Loop (i.e. commercial lots with frontage to Loop).
4. Submit a master plan revision to 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 City of Laredo Subdivision Ordinance.
5. Provide a plat note with X, Y coordinates for point of beginning and point of commencement.

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 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:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

- A. Preliminary consideration of the plat of Lot 1, Block 2, Alexander Commercial Subdivision, Phase XV. The intent is commercial.**

PL-118-2022

District V – Cm. Ruben Gutierrez, Jr.

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

Eduardo Gutierrez, Premier Engineering, informed the Commissioners 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. Coordinate placement of driveways with the Traffic Department.
2. Provide Base Flood Elevations.
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 B - Land Development Code).
4. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
5. All improvements as per Subdivision Ordinance (§ 3-1B - Subdivision Ordinance).

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities:

1. Provide the existing and proposed water and sewer system.

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

Motion Carried Unanimously

B. Preliminary consideration of the replat of Lots 4, Block 1, Laredo Arena Subdivision, Unit 6 into Lot 4A and Lot 4B, Block 1, Laredo Arena Subdivision. The intent is commercial.

PL-119-2022

District V – Cm. Ruben Gutierrez, Jr.

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

Request a variance planning comment number two

Oscar Castillo, PEUA Consulting, informed the Commissioners that he wanted to clarify and request a variance on Planning Comment # 2 and questioned Fire Comment # 2.

Ruben Dominguez, Fire Department stated that Fire Comment # 2 could be stricken.

Cm. Sada Paz made a motion to **approve** the item striking Fire Comment #2 and granting the variance of the 30’ internal access easement with a 24’ existing curb cut.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Label Crescent Loop as a 38-foot wide private road as per plat of Laredo Arena Subdivision, Unit 2 (Vol. 26, Pg. 85, Webb County Plat Records).
2. Clarify primary access for the proposed Lot 4B since Crescent loop is 38 feet wide and access easements intended for primary access to a proposed lot or building shall be 30’ 50’ wide with a 24’ 30’ paving section (§ 3-2 A. - Subdivision Ordinance).
3. Ensure that the division of the lot will not result in insufficient parking to the existing structures and uses (§ 24-78-.3 - Land Development Code).
4. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
5. All improvements as per subdivision ordinance.

Engineering: No comments submitted.

Fire:

1. ~~Fire Hydrant Required (IFC 2012 Section 507.5.1 Fire Hydrant required every 300 feet for commercial development).~~

Environmental: No comments submitted.

Water & Utilities:

1. Provide the existing and proposed water and sewer system.

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 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. A. Villarreal
In Favor:	6
Opposed:	0
Abstained:	1 Cm. Huang

Motion Carried

- C. Preliminary consideration of the plat of San Isidro East Crespuculo Plat. The intent is multi-family residential.**

PL-124-2022

District VI – Cm. Dr. Marte A. Martinez

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

Ramiro Ibarra, Slay 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. Identify the area that is to be dedicated to TX-DOT for roadway expansion.
2. Access to Loop 20/Bob Bullock Loop subject to review and approval by TX-DOT.
3. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
4. All improvements as per Subdivision Ordinance.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities:

1. Identify the easements for water and sewer as Utility and Access Easement.
2. Loop the 8' water main connecting to the future 24' water main along TxDOT to loop the water system.
3. The proposed UE and AE needs to have an all0weather road proposed.
4. Coordinate with Hugo Seca form Killam Development for the connection to the existing 15' SS to connect the area on the south of the property. Size of sewer main may require an upgrade to 12' SS if connecting and Killam extended the sewer main.
5. Coordinate with TxDOT the 50' access road. Plans are at 90%.

Traffic Safety:

1. Show access easements (As per Subdivision Ordinance Handbook Section 3-2.)

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

Motion Carried Unanimously

D. Preliminary consideration of the Acevedo Ranch Plat. The intent is residential.

PL-125-2022

District VI – Cm. Marte A. Martinez

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

Orlando Navarro, Planning Director, stated, that staff is requesting a variance to the entrance at 30 ft.

Ramiro Ibarra, Slay Engineering, informed the Commission that there is an existing 30 foot access which he is currently using.

Cm. Narvaez made a motion to **approve** the item subject to the following comments, amending Planning comment #2 with a 30' entrance variance and paving up to the property owner's home.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide plat note with X, Y coordinates for point of beginning and point of commencement.
2. Primary access to this lot is through a 30' wide access easement across the adjacent lot (Lot 1, Block 1, J Guajardo Plat). An access easement that is 30' 50' wide with a 30' paving section is required (§ 3-2 A. - Subdivision Ordinance).
3. Tract 1-A to the east is using a portion of the lot to be platted as primary access. Coordinate with the adjacent landowner for the creation of an access easement that is 50' wide with a 30' paving section (§ 3-2 A. - Subdivision Ordinance) which includes a turn-around since it will be a dead end (§ 3-2 J. - Subdivision Ordinance).
4. Modify Certificate of Owner to reflect current ownership (The Eliud and Adria Acevedo Family) as per Warranty Deed.
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: 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 plat approval.

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

Motion Carried Unanimously

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

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

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

Motion Carried Unanimously

- A. Final consideration of **the Plat of The Loop Subdivision, Phase V. The intent is residential.**

PL 120-2022

District V- Cm. Ruben Gutierrez, Jr.

- B. Final consideration of the plat of **Pinnacle Industry Center FM 1472, Unit 11. The intent is light industrial.**

PL 121-2022

District VII - Vanessa Perez

Cm. Narvaez made a motion to **approve** items 9A, and 9B at the same time.

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

Motion Carried Unanimously

10. ADJOURNMENT

Orlando Navarro, Planning Director, introduced Luis Vasquez, Planner I to the Commission and mentioned that Alexis Rodriguez was the departments new GIS employee.

Cm. Huang **adjourned** the meeting at 7:57 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