

**CITY OF LAREDO**

**PLANNING AND ZONING COMMISSION**

**MINUTES OF THE PLANNING AND ZONING MEETING OF APRIL 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, April 7, 2022, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

**Present:** Jorge Dominguez  
Abraham Lugo  
Johnny Narvaez  
Yu-Hsien Huang  
Larry Dovalina  
Daniella Sada Paz  
Ana G. Villarreal

**Absent:** Erasmo Villarreal (Excused)  
Mike Barron (Excused)

**Staff:** Orlando Navarro  
Vanessa Guerra  
Rafael Vidaurri  
Amanda Pruneda  
Deidre Garcia  
Luis Vasquez  
Ruben Dominguez  
Robert Peña

**Others:** Ivan Morales  
Wayne Nance  
Daniel Gomez  
Vince Martinez  
Ricardo Villarreal  
Robert Peña  
Rolando G. Ortiz  
Jonathan Vasquez  
Andres Rubio  
Chris Burns  
Arturo Garcia, Jr.

**1. CALL TO ORDER**

Vice-Chairman Dominguez 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** Chairman E. Villarreal and Cm. Barron for not attending the meeting.

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

Motion Carried Unanimously

**3. PLEDGE OF ALLEGIANCE**

**4. CONSIDER APPROVAL OF MINUTES OF:**

**Regular Meeting of March 17, 2022.**

Cm. Dovalina made a motion to **approve** the minutes of March 17, 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 amending Ordinance 2018-O-122 which authorized a Conditional Use Permit for a bar on Lot 2A, Block 2, Lago Del Mar, Unit 7, located at 2511 East Del Mar Boulevard in order to remove USA Yu Hsing, Incorporated/Liling Huang, Owner and ENF Entertainment Incorporated/Ernesto Treviño and Barbara del Bosque, Applicants – Musas Bar and replace with USA Yu Hsing, Incorporated/Liling Huang, Owner and Taisan8, Limited Liability Company/Yiji Mei, Applicant – Havana Sports Bar as the parties to whom the permit is issued.**

**ZC-022-2022**

**District V**

**Staff supports the proposed CUP.**

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

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

Second:	Cm. Dovalina
In Favor:	6
Opposed:	0
Abstained:	1 Cm. Huang

Motion Carried

- B. Amending the City of Laredo Land Development Code Section 24.1.3.1 to adjust the rules governing the organization of the Zoning Board of Adjustment in order to identify that quorum is formed by no less than seven (7) members, and seven (7) concurring votes of the members of the board are required to reverse an administrative order or grant a variance as required by the Texas Local Government Code Sections 211.008(d) and 211.009(c) respectively**

Vanessa Guerra, Planning Staff, provided a brief overview on the item.

Cm. Lugo made a motion to close the public hearing and send a **positive** recommendation to City Council.

Second:	Cm. A. Villarreal
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.

Engineer was not present to state whether or not he concurred with staff comments; therefore, the Committee requested the item to be tabled.



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

Second:	Cm. Sada Paz
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 replat of Lot 10, Block 8, Embarcadero Subdivision, Phase 10 into Lot 10A, Block 8, Embarcadero, Phase 10. The intent is industrial.**

**PL-102-2022**

**District VII – Cm. Vanessa Perez**

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

Vice-Chair Dominguez, informed the Commission that he had a letter from the engineer of record, Camacho and Assoc. stating that he concurred with Staff comments.

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

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. Provide plat note indicating purpose of replat. (§ 2-3.2 3 & § 2-3.2 5 - Subdivision Ordinance).
2. 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).
3. Identify all easements.
4. All improvements as per Subdivision Ordinance.

**Engineering:** No comments submitted.

**Fire:** No comments submitted.

**Environmental:** No comments submitted.

**Water & Utilities:**

1. Show existing and proposed water and sewer infrastructure as part of the preliminary plat.



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

Motion Carried Unanimously

- B. Preliminary consideration of the replat of Lots 3, 4 and 5, Block 1, N. D. Hachar Industrial Park, Phase 2 and an unplatted 58.12 acre tract into Lot 3A, 3B, 3C & 3D, Block 1, N. D. Hachar Industrial Park, Phase 2. The intent is industrial.**

**PL-103-2022**

**District VII – Cm. Vanessa Perez**

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

Ivan Morales, KCI Technologies, informed the Commission that he concurred with Staff comments and was 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. Provide proposed street names (§ 2-3.2 (b) (1) (xvi) - Subdivision Ordinance).
2. Coordinate the submittal of a master plan revision (§ 2-3.2 (a) 1 (vii) - Subdivision Ordinance).
3. Identify all easements.
4. 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. Plat Name
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. TIA
5. We have been receiving a lot of re-plats but the Master Plan has not been changing to reflect these changes. Revise Master Plan.

**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 plat approval.

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

Motion Carried Unanimously

**C. Preliminary consideration of the plat of Cuatro Vientos East – Wright Ranch Subdivision, Phase X - Commercial. The intent is commercial.**

**PL-104-2022**

**District I – Cm. Rudy Gonzalez, Jr.**

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

Wayne Nance, Porras-Nance Engineering, informed the Commission that he concurred with Staff comments and was 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. Revise master plan to reflect the combining of Phases X, XI, XII, & XIII (§ 2-3.2. (a) (viii) - Subdivision Ordinance).
2. Access to Loop 20 / Cuatro Vientos Road subject to review and approval by TX-DOT.
3. A monument sign is currently located within the proposed Lot 1, Block 1. Advise if this monument sign will be platted separately to remain.
4. Coordinate with the Traffic Safety Department the placement of driveways and shared access easements to comply with driveway spacing from intersecting streets (§ - Detail 428-5 - Laredo Standard Technical Specification Manual).
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. Show access easements (As per Subdivision Ordinance Handbook).
2. Master Plans needs to be revised to show presented phases.
3. Coordinate with TxDOT if a turning lane will be needed.
4. We recommend to have share access easements between lots and internal circulation to have less conflicts and also to have the following benefits:
  1. Delaying or preventing costly improvements,
  2. Improving roadway safety conditions (reduced crash rates),



3. Reducing traffic delay and congestion, which has a positive economic effect on market areas,
4. Promoting properly designed access and circulation systems for development,
5. Improving the appearance of transportation corridors and increasing the area available for landscaping, which can help attract investment and enhance the image of an area,
6. Providing property owners and customers with safe access to roadways,
7. Reducing air pollution, and
8. Making pedestrian and bicycle travel safer.

**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 plat approval.

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

Motion Carried Unanimously

**D. Preliminary consideration of the A & M Plat. The intent is industrial.**

**PL-110-2022**

**District VII – Cm. Vanessa Perez**

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

Daniel Gomez, Gomez Engineering, informed the Commission that he concurred with Staff comments and stated that the Annexation application will be submitted within a week or two.

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

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. Provide correct plat name on the Planning Commission Approval Certificate.
2. Modify Attestment of Planning Commission Approval Certificate to reflect Orlando D. Navarro as Planning Director.
3. Modify Public Health Requirements Certificate referencing compliance with the Webb County On-Site Sewage Facility Order to include reference to Chapter 15, Article VI of the Laredo Code of Ordinances.
4. A request for annexation is required (Chapter 31 § 31-3 (6) - Laredo Code of Ordinances).
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:**

1. The entire property needs to be annexed, preliminary plat needs to include the existing and proposed water and sewer infrastructure.

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

Motion Carried Unanimously

**E. Preliminary consideration of the plat of Lots 1 & 2, Block 1, The Coves at Winfield Subdivision, Phase 3. The intent is institutional.**

**PL-111-2022**

**District VI – Cm. Dr. Marte A. Martinez**

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

Vince Martinez, Killam Development, informed the Commission that he concurred with Staff comments and was 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. Revise master plan to reflect the change in land use, lot layout, and street layout proposed 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).
2. Provide corner clips at the intersection of Inspiration Parkway.
3. Provide proposed street name (§ 3-2 K - Subdivision Ordinance).
4. Identify all easements.
5. All improvements as per Subdivision Ordinance.

**Engineering:** No comments submitted.

**Fire:** No comments submitted.

**Environmental:** No comments submitted.

**Water & Utilities:**

1. Provide revised conceptual water and sewer master plan reflecting the phases. Show the existing and proposed infrastructure for the preliminary plat for our records.

**Traffic Safety:**

1. Revised Master Plan needs to be submitted showing proposed lots and street.
2. Why are you proposing a 75' ROW street?



**Parks & Leisure:**

1. As per Ordinance 2008-O-058, Section 24.56.9, Lot 1 & 2, Block 1 The Coves at Winfield, Phase 3 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.
3. The Parks and Recreation Department would like to meet with the developer to discuss parkland dedication and development prior to final resubmittal of Master Plan.

**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:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- F. Preliminary consideration of the replat of Lots 1-6, Block 1, The Gates at D & J Alexander Subdivision East into Lot 1A, Block 1, The Gates at D & J Alexander Subdivision East. The intent is commercial.**

**PL-115-2022**

**District V – Cm. Ruben Gutierrez, Jr.**

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

Ricardo Villarreal, Top Site Civil Group, informed the Commission that they concurred with Staff comments except Planning Comment # 2 since one exit is going to be requested off Del Mar Boulevard.

Robert Peña, Traffic Safety Dept., state that he did not see any problems with the exit on Del Mar Boulevard.

Cm. Dovalina made a motion to **approve** the item subject to the following comments and by striking Planning Comment # 2.

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. Ensure that plat name in the title block is consistent.
2. ~~Provide a plat note which prohibits the placement of driveways along Del Mar Boulevard.~~
3. Ensure that area of gas transmission line is properly labeled to comply with § 24.77.2(12) – Land Development Code.
4. Verify the length of the southern boundary line as shown on the "As Platted" sketch. It appears to incorporate the length of Lot 7. Block 1.
5. Provide a more legible vicinity map.
6. Provide certificates for all owners.
7. Identify all easements.
8. 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. Master Plan needs to be revised.
2. Private road is not shown on the plat.

**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

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

Vice-Chairman Dominguez, requested a motion to move item 9C next.

Cm. Narvaez made a motion to **move** item 9C next.

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

Motion Carried Unanimously

- C. Final consideration of the replat of Lots 3 & 4, Block 1751, Eastern Division into Lots 3A, 3B, 3C, Block 1751, Eastern Division. The intent is residential.**

**PL-105-2022**

**District II – Cm. Vidal Rodriguez**

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

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

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

Motion Carried



Cm. Lugo made a motion to **hear** items 9A, 9B, 9D, 9E, 9F, 9G, 9H, 9I and 9J at the same time.

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

Motion Carried Unanimously

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

**PL-099-2022**

**District VII – Cm. Vanessa Perez**

- B. Final consideration of the plat of Aquero Boulevard 90' Right-of-Way Dedication Plat. The intent is for the extension of the right-of-way of Aquero Boulevard.**

**PL-100-2022**

**District VII – Cm. Vanessa Perez**

- D. Final consideration of the replat of Lot 8 & W 1/3 of Lot 7, Block 386, Eastern Division into Lot 8A, Block 386 Eastern Division. The intent is residential.**

**PL-106-2022**

**District IV- Cm. Alberto Torres**

- E. Final Consideration of the Hector Adame Plat. The intent is residential.**

**PL-107-2022**

**District I – Cm. Rudy Gonzalez, Jr.**

- F. Final consideration of the plat of Santa Celia Estates. The intent is residential.**

**PL-108-2022**

**District V - Ruben Gutierrez, Jr.**

- G. Final consideration of the plat of Lauro Garcia Heirs. The intent is industrial.**

**PL-109-2022**

**District II – Cm. Vidal Rodriguez**

- H. Final consideration of the plat of Lot 28, Block 3, Old Milwaukee Subdivision. The intent is residential.

PL-112-2022

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

- L. Final consideration of the Plat of Lot 31, Block 3, Old Milwaukee Subdivision. The intent is residential.

PL-113-2022

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

- J. Final consideration of the plat of Lot 1, Block 1, Alexander Commercial Subdivision, Phase XVI. The intent is commercial.

PL-116-2022

District V - Ruben Gutierrez, Jr.

Cm. Huang made a motion to approve items 9A, 9B, 9D, 9E, 9F, 9G, 9H, 9I and 9J at the same time.

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

Motion Carried Unanimously

## 10. ADJOURNMENT

Cm. Narvaez adjourned the meeting at 6:46 p.m.

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

Motion Carried Unanimously



Orlando D. Navarro  
Planning Director



Erasmo Villarreal, Chairman  
Planning & Zoning Commission