

**CITY OF LAREDO**

**PLANNING AND ZONING COMMISSION**

**MINUTES OF THE PLANNING AND ZONING MEETING OF MARCH 3, 2022**

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, March 3, 2022, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

**Present:** Erasmo Villarreal  
Jorge Dominguez  
Abraham Lugo  
Johnny Narvaez  
Yu-Hsien Huang  
Larry Dovalina

**Absent:** Mike Barron (Excused)  
Daniella Sada Paz (Excused)  
Ana G. Villarreal (Excused)

**Staff:** Orlando Navarro  
Rafael Vidaurri  
Amanda Pruneda  
Ruben Dominguez  
John Hickle  
Robert Peña  
Roland Lozano

**Others:** Daniel Gomez  
Ricardo Villarreal  
Armando Guerra  
Vince Martinez  
Danny Wyers  
Oscar Garza

**1. CALL TO ORDER**

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

**2. ROLL CALL**

Amanda Pruneda, Planning Staff called roll and verified a quorum existed.

Cm. Dovalina made a motion to excuse Cm. Barron, Cm. Sada Paz and Cm. A. Villarreal for not attending the meeting.

Second: Cm. Huang  
In Favor: 6

Opposed: 0  
Abstained: 0

Motion Carried Unanimously

**3. PLEDGE OF ALLEGIANCE**

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

**Regular Meeting of February 16, 2022.**

Cm. Lugo made a motion to **approve** the minutes of February 16, 2022.

Second: Cm. Dominguez  
In Favor: 6  
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 Chapter IV, Section 4-1 of the City of Laredo Subdivision Ordinance by adding a Subsection (E) which will provide City Council with the authority to temporarily grant a waiver or exception to the standards or requirements of the Subdivision Ordinance; Providing that this ordinance shall be cumulative; providing a severability clause; Providing for publication; and providing an effective date.**

John Hickel, Building Director, informed the Commission that he was available to answer any questions they should have.

Cm. Dovalina, stated that it was his opinion that you cannot amend the Charter by Ordinance, therefore, he made a motion to close the public hearing and **table** the item.

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

Motion Carried Unanimously

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

**A. Preliminary consideration of the plat of River Point Plat. The intent is multi-family and mixed residential.**

**PL-171-2021**

**District III – Cm. Mercurio Martinez**

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

Daniel Gomez, Gomez Engineering, informed the Commission that he concurs with most of Staff comments, but would like to clarify two items. He commented on Planning Comment # 6, stating that they do not need the zone change since it's already zoned multi-family, and Planning Comment #1 with regard to the road. He concluded that the development would comply.

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

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. Provide connection to the adjacent tract to the north from Vine Street as per the approved Lafon Subdivision Master Plan.
2. Provide Base Flood Elevations (BFE's).
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. Ensure compliance with Section 24-57 of the Laredo Land Development Code as the vegetative buffer "For the Rio Grande, the boundary of the buffer zone shall be the 100 yr. floodplain or 200 ft. from the Original High Water Mark of the watercourse, whichever is less."
5. Clearly identify plat boundaries with heavy lines to indicate to subdivided area (§ 2-3.2 (a)(1)(viii). - Subdivision Ordinance).
6. A zone change will be required for the proposed use (§24.77.1 - Land Development Code).
7. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
8. 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. Narvaez
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

**B. Preliminary consideration of the plat of Milo 2 Subdivision Plat. The intent is Industrial.**

**PL-089-2022**

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

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

Ricardo Villarreal, Top Site Civil Group, 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 North Arrow (§ 2-3.2 (a)(1)(xiii) - Subdivision Ordinance).
2. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
3. All improvements as per Subdivision Ordinance (§ 3-1B - Subdivision Ordinance).

**Engineering:** No comments submitted.

**Fire:** No comments submitted.

**Environmental:** No comments submitted.

**Water & Utilities:** No comments submitted.

**Traffic Safety:** No comments submitted.

**Parks & Leisure:** No comments submitted.

**WEBB County App:** No comments submitted.

**AEP Engineers:** No comments submitted.

**U.I.S.D.:** No comments submitted.

**L.I.S.D.:** No comments submitted.

**AT&T:** No comments submitted.

NOTICE TO THE DEVELOPER:

**Planning:**

1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
2. All comments set forth herein are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

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

Motion Carried Unanimously

**C. Preliminary consideration of the plat of Alexander Commercial Subdivision, Phase XV.  
The intent is commercial.**

**PL-091-2022**

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

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

Armando Guerra, Premier Civil 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. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
2. Modify Attestment of Planning and Zoning Commission Approval to reflect Orlando D. Navarro as Planning Director
3. Modify Certificate of Owner to reflect current ownership, Alexander Investments LLC / D&J Alexander Development LLC (§ 2-3.2 (b)(1)(iii)c & § 2-3.2 (b)(1)(vii) – Subdivision Ordinance).
4. Provide Base Flood Elevations.
5. Add a 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).
6. 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 plat approval.

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

Motion Carried Unanimously

**D. Preliminary consideration of the plat of Lot 1, Block 1, Ponderosa Commercial, Unit 6.  
The intent is commercial.**

**PL-092-2022**

**District IV – Cm. Alberto Torres, Jr.**

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

Vince Martinez, Killam Development, 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. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
2. Provide Base Flood Elevations.
3. Add a 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. 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:**

1. Show access easement dimensions (As per Subdivision Ordinance Handbook).

**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. Dominguez
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

Chairman E. Villarreal, requested a motion to hear items 8A, 8B and 8C all at the same time.

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

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

Motion Carried Unanimously

- A. Final consideration of the plat of R & W Ranch Subdivision, Phase V. The intent is residential.**

**PL-093-2022**

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



- B. Final consideration of the plat of Lot 6, Block 1, Plaza De San Isidro, Phase III into Lot 6A, Lot 6B, Lot 6C, Lot 6D and Lot 6E, Block 1, Plaza De San Isidro Plat – Phase III. The intent is commercial.**

**PL-094-2022**

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

- C. Final consideration of the plat of Cresta Bella at Alexander Subdivision. The intent is residential.**

**PL-095-2022**

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

Cm. Dominguez made a motion to **approve** items 8A, 8B and 8C all at the same time.

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

Motion Carried Unanimously

## **9. ADJOURNMENT**

Cm. Huang **adjourned** the meeting at 6:20 p.m.

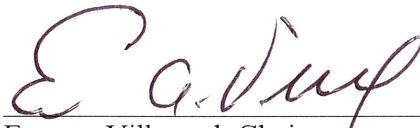
Second:	Cm. Narvaez
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously



---

Orlando D. Navarro  
Planning Director



---

Erasmo Villarreal, Chairman  
Planning & Zoning Commission