

CITY OF LAREDO

PLANNING AND ZONING COMMISSION

MINUTES OF THE PLANNING AND ZONING MEETING OF FEBRUARY 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, February 3, 2022, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

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

Absent: Jorge Dominguez (Excuse)
Mike Barron (Excuse)

Staff: Orlando Navarro
Rafael Vidaurri
Amanda Pruneda
Ramon Chavez
Arturo Garcia
Ruben Dominguez

Others: Armando Guerra
Edward Garza
Fernando Blanco

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.

Cm. Huang made a motion to excuse Cm. Dominguez, Cm. Barron and Cm. A. Villarreal for not attending the meeting.

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

Motion Carried Unanimously

3. PLEDGE OF ALLEGIANCE

4. CONSIDER APPROVAL OF MINUTES OF:

A. Regular Meeting of January 6, 2022.

B. Regular Meeting of January 20, 2022

Cm. Dovalina made a motion to **approve** the minutes of January 6, 2022 and January 20, 2022.

| | |
|------------|-----------|
| Second: | Cm. Huang |
| 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. CONSIDERATION OF THE FOLLOWING PRELIMINARY PLATS AND PRELIMINARY REPLATS:

A. Preliminary consideration of the plat of Lot 1, Block 1, Alexander Commercial Subdivision, Phase XVI. The intent is commercial.

PL-082-2022

District V – Ruben Gutierrez, Jr.

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

Armando Guerra, Premier Engineering, informed the Commission that he concurred with Staff Comments.

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

Planning:

1. Modify Attestment of Planning and Zoning Commission Approval to reflect Orlando D. Navarro as Planning Director.
2. 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).
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. 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: No comments submitted.

Traffic Safety:

1. Provide Plat Name
2. How will that commercial area develop? Show a master plan.
3. Present a plan showing all existing and future driveways in the commercial area. Show access easements.

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

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

A. Final consideration of the plat of Port Grande Subdivision, Phase 2, Unit 2. The intent is industrial.

PL-065-2022

District VI - Cm. Dr. Marte A. Martinez

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

Cm. A. Villarreal arrived to the meeting at 6:05 p.m.

Edward Garza, Crane Engineering, gave an informative presentation on the item and was available to answer questions.

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

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

Motion Carried Unanimously

B. Final consideration of the plat of Lomas Del Sur Subdivision, Unit VI. The intent is commercial.

PL-079-2022

District I - Cm. Rudy Gonzalez, Jr.

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

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

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

Motion Carried Unanimously

C. Final consideration of the San Isidro Southwest Detention Pond Plat. The intent is for detention ponds.

PL-083-2022

District VI - Cm. Dr. Marte A. Martinez

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

Cm. Huang asked if the owners, San Isidro SW Ltd. were committed to maintain the detention pond.

Since the engineer was not present, Ramon Chavez, Engineering Director, informed the Commission that the developer is responsible to maintain the pond for a minimum of two years, before dedicating it to the City.

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

| | |
|------------|----------|
| Second: | Cm. Lugo |
| In Favor: | 7 |
| Opposed: | 0 |
| Abstained: | 0 |

Motion Carried Unanimously

8. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:

A. Consideration of Model Subdivision Rule Compliance of the plat of Green Subdivision, Phase 10B. The intent is residential.

PL-077-2022

District VII - Cm. Vanessa Perez

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

Arturo Garcia, Utilities Director, was available to answer questions the Commission had.

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

| | |
|------------|-------------------|
| Second: | Cm. A. Villarreal |
| In Favor: | 6 |
| Opposed: | 0 |
| Abstained: | 1 Cm. Dovalina |

Motion Carried

B. Consideration of Model Subdivision Rule Compliance for Winfield Subdivision, Phase 9. The intent is residential.

PL-078-2022

District VI - Cm. Dr. Marte A. Martinez

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

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

| | |
|------------|----------|
| Second: | Cm. Lugo |
| In Favor: | 7 |
| Opposed: | 0 |
| Abstained: | 0 |

Motion Carried Unanimously

C. Consideration of Model Subdivision Rule Compliance of the plat of D & J Alexander Subdivision, Unit XIII. The intent is residential.

PL-080-2022

District V - Cm. Ruben Gutierrez, Jr.

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

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

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

Motion Carried Unanimously

D. Consideration of Model Subdivision Rule Compliance for the plat of Lafon Residential Subdivision, Phase I. The intent is residential.

PL-081-2022

District III - Cm. Mercurio Martinez, III

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

Armando Guerra, present on behalf of Premier Engineering.

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

| | |
|-----------|-------------|
| Second: | Cm. Narvaez |
| In Favor: | 7 |

Opposed: 0
Abstained: 0

Motion Carried Unanimously

9. CONSIDERATION OF AN EXTENSION TO THE FOLLOWING FINAL PLATS AND FINAL REPLATS:

A. Consideration of an extension to the final plat approval of the Green Subdivision, Phase 10B. The intent is residential.

PL-074-2022

District VII – Cm. Vanessa Perez

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

Fernando Blanco, PEUA Engineering, informed the Commission that he was available to answer questions.

Cm. Lugo made a motion to approve the item.

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

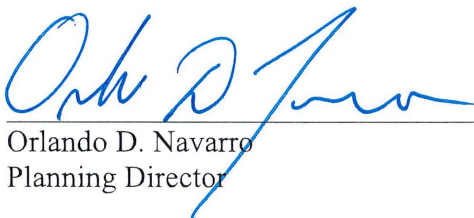
Motion Carried Unanimously

10. ADJOURNMENT

Cm. Huang adjourned the meeting at 6:52 p.m.

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

Motion Carried Unanimously



Orlando D. Navarro
Planning Director



Erasmo Villarreal, Chairman
Planning & Zoning Commission