

CITY OF LAREDO

PLANNING AND ZONING COMMISSION

MINUTES OF THE PLANNING AND ZONING MEETING OF JANUARY 20, 2022

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, January 20, 2022, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

Present: Erasmo Villarreal
Jorge Dominguez
Mike Barron
Abraham Lugo
Ana G. Villarreal

Absent: Johnny Narvaez (Excused)
Yu-Hsien Huang (Excused)
Larry Dovalina (Excused)
Daniella Sada Paz (Excused)

Staff: Orlando Navarro
Vanessa Guerra
Amanda Pruneda
Deidre Garcia
Laura Garza
Ramon Chavez
Robert Peña
Arturo Garcia, Jr.

Others: Griselda Elena Cisneros
Adriana Padilla
Ana Luisa Mora Marcos
Lisa Marie Estrada
Javier Adan Gonzalez Rendon
Laura Serna
Ricardo Ramos
Roberto Ramirez

1. CALL TO ORDER

Chairman E. Villarreal called the meeting to order at 6:01 p.m.

2. ROLL CALL

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

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

Second: Cm. Dominguez

In Favor: 5
Opposed: 0
Abstained: 0

Motion Carried Unanimously

3. PLEDGE OF ALLEGIANCE

4. CONSIDER APPROVAL OF MINUTES OF:

Regular Meeting of January 6, 2022.

Orlando Navarro, Planning Director, requested to table the minutes till next meeting.

Cm. Dominguez made a motion to **table** the minutes of January 6, 2022.

Second:	Cm. Barron
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 and part of Lot 2, Block 1696, Eastern Division, located at 2801 East Musser Street, from R-3 (Mixed Residential District) to B-1 (Limited Business District).

ZC-014-2022

District II

Staff supports the proposed zone change.

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

After reading the item and having no objections, the Chairman opened the public hearing.

Griselda Elena Cisneros, spoke in favor of the item and informed the Commission that she would like to use the property for a day care and was available to answer questions they should have.

Adriana Padilla, spoke against the proposed zone change, she is extremely concerned about the traffic the zone change will cause in that area.

Ana Luisa Mora Marcos, spoke against the proposed zone change and provided a petition of neighbors who are also against the proposed zone change and are all concerned about the traffic.

Cm. Dominguez asked the applicant if she would consider tabling the item so that she could apply for a Conditional Use Permit instead of the zone change, in order to benefit her and the residents of the area.

Ms. Cisneros, agreed with Cm. Dominguez to table the item.

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

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

Motion Carried unanimously

B. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning, Lot 119 D. Block 3, San Isidro Southwest-Antler Crossing Subdivision, Phase 5, located at 9802 Springfield Avenue from B-4 (Highway Commercial District) to R-2 (Multi-Family District).

ZC-015-2022

District VI

Staff supports the proposed zone change.

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

After reading the item and having no objections, the Chairman opened the public hearing.

Lisa Marie Estrada, informed the Commission that she was representing Mr. Roberto Ramirez Gomez, applicant, who was not able to attend the meeting, but that she would try to answer any questions as best as possible.

Cm. Dominguez made a motion to close the public hearing and **deny** the proposed zone change.

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

Motion died for lack of second.

Cm. Barron made a motion to close the public hearing and **approve** the proposed zone change.

Second: Cm. A. Villarreal
In Favor: 4
Opposed: 0
Abstained: 1 Cm. Dominguez

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 Lot 1, Block 1A, Dellwood Commercial Subdivision, located at 1001 Bristol Road.

ZC-016-2022

District VII

Staff does not support the proposed Special Use Permit.

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

After reading the item and having no objections, the Chairman opened the public hearing.

Javier Adan Gonzalez Rendon, informed the Commission that he was in favor of the zone change and explained that he would like to be able to serve alcohol along with meals.

Cm. Dominguez made a motion to close the public hearing, go against staff recommendation and **approve** the proposed Special Use Permit.

Second: Cm. Barron
In Favor: 4
Opposed: 0
Abstained: 1 Cm. A. Villarreal

Motion Carried

D. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Conditional Use Permit for a body shop in the south half (1/2) of Lots 3 and 4 and also being partially out of Lot 2 and 3, Block 36, Easter Division, located at 1216 Logan Avenue and 717 Laredo Street.

ZC-018-2022

District III

Staff supports the proposed Conditional Use Permit.

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

After reading the item and having no objections, the Chairman opened the public hearing.

Laura Serna, Owner/ Applicant, informed the Commission that she was in favor of the proposed Conditional Use Permit and showed them plans and pictures of what they propose to build on the location.

Cm. Lugo made a motion to close the public hearing and **approve** the proposed Conditional Use Permit.

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

Motion Carried unanimously

- E. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Conditional Use Permit for a car lot on approximately 1.01 acre tract of land, being out the remaining portion of a 1,418.65 acre tract conveyed unto Trautmann Investment Properties, Limited, recorded in Volume 455, Page 14, Deed Records of Webb County, Texas, situated in Porcion 23, Abstract 283, Webb County, Texas located north of International Boulevard and east of McPherson Road.**

ZC-019-2022

District VI

Staff supports the proposed Conditional Use Permit.

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

After reading the item and having no objections, the Chairman opened the public hearing.

Orlando Navarro, Planning Director, informed the Commission, that Mr. Rick Villarreal, Representative was unable to attend the meeting but would be available to answer questions by telephone.

Cm. Barron stated his concern on the hours of operation and signage for the proposed business.

Cm. Dominguez made a motion to close the public hearing and **approve** the proposed Conditional Use Permit and by adding hours of operation from 9:30 a.m. to 8:00 p.m.

Second:	Cm. A. Villarreal
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried unanimously

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

A. Preliminary 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-072-2022

District IV - Cm. Alberto Torres, Jr.

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

Orlando Navarro, Planning Director, informed the Commission that the Engineering, Traffic and Utilities Directors were present.

Chairman E. Villarreal, thanked the Directors for attending the meeting and informed them that he would like a representative from each department in every meeting in case they should have questions when plats are discussed.

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

Planning:

1. Provide the name of the adjacent property owner with volume and page number, as per Section 2-3.2, Subdivision plat submittal requirements in the City of Laredo, Subdivision Ordinance.
2. Identify all easements pursuant to Section 2-3.2(a), City of Laredo, Texas Subdivision Ordinance.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities:

1. Consultant needs to be presented to the Utility Coordination Committee prior to accept and preliminary plat. This will provide information about availability of water and sewer system as well as other utilities. Consultant needs to survey the lot for any existing Utilities. If the lot have existing water and sewer taps, property owner will be responsible for payment of the water and sewer tap. If the tap does not exist, owner will be responsible for payment of taps as well as the replacement of asphalt.

Traffic Safety: No comments submitted.

Parks & Leisure:

1. This plat requires not action as to the Parkland Dedication Ordinance.

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 easement 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. Lugo
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

B. Preliminary consideration of the Hector Adame Plat and the granting of a variance for the lot of width from 46 ft. to 35 ft. and the lot size from 6,000 sq. ft. to 5,800 sq. ft. The intent is residential.

PL-073-2022

District I - Cm. Rudy Gonzalez, Jr.

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

Ricardo Ramos, Do-Rite Engineering, informed the Commission that he was available to answer questions.

Cm. Barron made a motion to approve the item and variance, subject to the following comments.

DENIAL:

Lot 4, Block 1 (Hector Adame Plat) is not in conformance with the lot width of 46 ft and the minimum lot area of 6,000 sq. ft. as per Section 24.77.1 Dimensional Standards of the Laredo Land Development Code.

Planning:

1. The lot width does not meet the 46ft. requirement for an R-1 zone, pursuant to Section 24-77.1 Dimensional Standards of the City of Laredo, Land Development Code.
2. Pursuant to Section 24-77.1 Dimensional Standards of the City of Laredo, Land Development Code, A zone change will be required to R-1A based on the proposed lot size. The area proposed as residential is currently zoned R-1.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities:

1. Consultant needs to be presented to the Utility Coordinator Committee prior to accept and preliminary plat. This will provide information about availability of water and sewer system as well as other utilities. Consultant needs to survey the lot for any existing Utilities. If the lot have existing water and sewer taps, property owner will be responsible for payment of the water and sewer tap. If the tap does not exist, owner will be responsible for payment of taps as well as the replacement of asphalt.

Traffic Safety: No comments submitted.

Parks & Leisure:

1. This plat requires no action as to the Parkland Dedication Ordinance.

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:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

A. Final consideration of the plat of Las Misiones Subdivision, Unit X. The intent is residential.

PL-034-2022

District II - Cm. Vidal Rodriguez

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

Second:	Cm. A. Villarreal
In Favor:	5
Opposed:	0
Abstained:	0

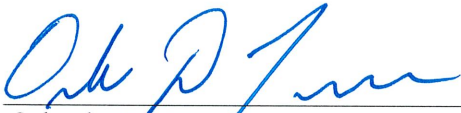
Motion Carried Unanimously

9. ADJOURNMENT

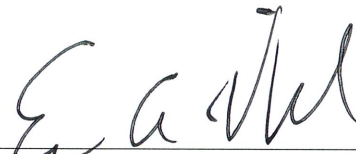
Cm. Lugo **adjourned** the meeting at 7:12 p.m.

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

Motion Carried Unanimously



Orlando D. Navarro
Planning Director



Erasmo Villarreal, Chairman
Planning & Zoning Commission