

CITY OF LAREDO

PLANNING AND ZONING COMMISSION

MINUTES OF THE PLANNING AND ZONING MEETING OF AUGUST 17, 2023

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, August 17, 2023, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

Present: Johnny Narvaez
Rolando Casarez
Manuel A. Rangel
Hector "Tito" Garcia
Yu-Hsien Huang
Daniela Sada Paz

Absent: Mike Barron (Excused)
Regina Portillo (Excused)
George J. Altgelt (Excused)

Staff: Orlando Navarro
Vanessa Guerra
Rafael Vidaurri
Deidre Garcia
Amanda Pruneda
Laura Garza
Luis Vazquez
Roland Lozano
David Arredondo
Ruben Dominguez
Elizabeth Carrera

Others: Diana Hernandez
Brenda Barajas
Johnathan Vazquez Garcia
Teresita Woodlee
Maribel Garcia
Frances Quinones Moreno
Danny Wyers
Minerva Flores
Rodolfo Morales
Danny Tijerina
Sergio Narvaez
Victor Linares
Peter Ellis
Maria Socorro Castillo
Steven McQueen
Herminia Barajas
Daniel Gomez

1. CALL TO ORDER

Chm. Narvaez, Planning and Zoning Commission, called the meeting to order at 5:56 p.m.

2. ROLL CALL

Orlando Navarro, Planning Director, called roll and confirmed a quorum has been met.

Chm. Narvaez requested a motion to excuse the Commissioners not present.

Cm. Garcia made a motion to excuse Cm. Barron, Cm. Portillo and Cm. Altgelt.

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

Motion Carried Unanimously

3. PLEDGE OF ALLEGIANCE

4. CONSIDER APPROVAL OF MINUTES OF:

A. Regular Meeting of July 20, 2023

B. Regular Meeting of August 3, 2023

Cm. Garcia made a motion to approve the minutes of July 20, 2023 and August 3, 2023

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

Motion Carried Unanimously

5. CITIZEN COMMENTS

Orlando Navarro, Planning Director, informed the Commission that there were citizens who wanted to comment on Item No. 10A.

Cm. Huang made a motion to move up Item 10A.

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

Abstained: 0

Motion Carried Unanimously

10. DIRECTOR'S COMMENTS

A. Status report on 1702 Sanders Avenue and any matter incidental thereto.

Orlando Navarro, Planning Director, reported to the Commission about a business operating on 3702 Sanders Ave (Not 1702 Sanders Ave). Mr. Navarro clarified the correct address and stated that the business requested a Conditional Use Permit (CUP) from an R-3 to a B-1. However, it was reported that the business is operating as a commissary kitchen, which is only permitted under a B-4 zone. The business, as a result, was ineligible to request for a CUP and was withdrawn from the agenda. Mr. Navarro further explained that the business needs to reapply for a zone change to a B-1 and, subsequently, request a CUP for a B-4 use; and, potentially, replat the property.

Diana Hernandez informed the Commission that she resides near 3702 Sanders Ave, where the business is operating. She expressed her concerns about the construction of the facility and reported it to the Building Department. Ms. Hernandez further explained that nothing has been done as this facility has changed from a detached garage, to a warehouse storage unit, and now a kitchen.

Orlando Navarro, Planning Director, indicated to the Commission that residents near the location will be re-noticed once the business reapplies for a zone change so that they are notified and can comment on it.

Roland Lozano, Building Department, informed the Commission that, at the point of enforcement, the property owner had a building permit and an affidavit, stating that the warehouse storage unit being built was for residential use. However, now they cannot operate a business in a R-3, especially without a certificate of occupancy. The issue is currently being addressed.

6. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE:

- A. **Amending the City of Laredo Land Development Code, Section 24.63.2 to identify "Reception Hall", either indoor or outdoor, as permitted uses, Sections 24-65.14 and 24-65.15 to provide enclosed structure and separation distance requirements in B-3 and B-4 zones, respectively, Section 24-94.5 to allow properties zoned Historic Residential Office (H-R-O) to apply for a Conditional Use Permit (CUP) for a Reception Hall (Outdoor) use, and providing distance requirement exemption, and amending Appendix A to provide a definition for "Reception Hall (Indoor or Outdoor)," and providing that this ordinance shall be cumulative, providing for severability clause, and providing for publication and effective date.**

Asst. Dir. Vanessa Guerra, Planning Staff, provided a brief presentation on the item.

Cm. Sada Paz made a motion to close the public hearing, support Staff recommendation and **approve** the item.

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

Motion Carried Unanimously

Cm. Garcia stepped out of the meeting at 6:29 p.m.

B. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Paso del Norte Industrial Park, Unit 1, located north of Markley Lane and east of Marco Drive, from M-1 (Light Manufacturing District) to AG (Agricultural District).

ZC-065-2023

District VII

Staff **does not support** the proposed zone change.

Cm. Garcia stepped back into the meeting at 6:30 p.m.

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

Orlando Navarro, Planning Director, provided a brief background on this item.

Brenda Barajas asked the Commission why City of Laredo initiated the zone change as it would decrease the value of the property. Cm. Sada Paz stated that the property is in the flood zone and it is an unbuildable creek; and the property has been marked M-1 zone erroneously since the beginning. Ms. Barajas, in response, expressed her concerns that the zone change would hurt the property value if and when the property would be sold.

Cm. Sada Paz made a motion to close public hearing, go against staff recommendation, and **approve** the zone change.

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

Motion Fails

Cm. Rangel made a motion to close public hearing, support Staff recommendation and **denied** the zone change.

Second:	Cm. Garcia
In Favor:	5
Opposed:	1 Cm. Sada Paz
Abstained:	0

Motion Carried

- C. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 2 and 3, Paso del Norte Industrial Park, Unit 1, located south of Calton Road and east of Anna Avenue, from M-1 (Light Manufacturing District) to AG (Agricultural District).**

ZC-066-2023

District VII

Staff **does not support** the proposed zone change.

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

Cm. Garcia made a motion to close the public hearing, support Staff recommendation and **denied** the zone change.

Second:	Cm. Rangel
In Favor:	5
Opposed:	1 Cm. Sada Paz
Abstained:	0

Motion Carried

- D. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 4 and 5, Paso del Norte Industrial Park, Unit 1, located south of Markley Lane and east of Anna Avenue, from M-1 (Light Manufacturing District) to AG (Agricultural District).**

ZC-067-2023

District VIII

Staff **does not support** the proposed zone change.

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

Cm. Sada Paz reiterated her position that the property in the flood zone and it is a risk in her opinion. Therefore, it should be zoned AG as nothing can be built.

Chm. Narvaez stated that, as a landowner, he understands it is their property and they have a right to choose whether or not to down zone.

Cm. Rangel made a motion to close the public hearing, support Staff recommendation and **denied** the zone change.

Second:	Cm. Garcia
In Favor:	5
Opposed:	1 Cm. Sada Paz
Abstained:	0

Motion Carried

- E. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 0.059 acres being the north 46.05 feet of the north 92.10 feet of Lot 10, in Block 91, situated in the Western Division of the City of Laredo, Webb County, Texas, such property fronting 55.56 feet on Hidalgo Street and extending south for a depth along San Francisco Avenue 46.05 feet as described in Gift Deed dated October 2, 1975 recorded in Volume 497, Pages 979-982, Webb County Deed Records, Texas, located at 419 Hidalgo Street, from R-3 (Mixed Residential District) to B-1 (Limited Business District).**

ZC-077-2023

District VIII

Staff **does not support** the proposed zone change.

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

Cm. Garcia made a motion to close the public hearing, support Staff recommendation and **denied** the zone change.

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

Motion Carried Unanimously

- F. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning**

approximately 2.0 acre tract of land being all of the 2.0 acres conveyed to Grupo Inmobiliario Salinas, in deed recorded in Volume 5408, Page 671, Webb County Official Public Records, Webb County, Texas, being a portion of a 9.94 acre tract of land conveyed to Antonio Castillo, Jr. and Carlos Castillo, recorded in Volume 547, Page 205, deed records of Webb County, Webb County Texas, and also being a part of a survey 2150, abstract 660, D. Sanchez, Original Grantee, Webb County, Texas, located north of Jacaman Road and east of Casa Verde Road, from R-1 (Single Family Residential District) to R-2 (Multi-Family Residential District).

ZC-084-2023

District V

Staff supports the proposed zone change.

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

Johnathan Vasquez Garcia, Ramos Engineering, informed the Commission that he is in favor of the item.

Teresita Woodlee, representing her mother, Maria Castillo, informed the Commission that they are concerned how this item will affect their property since they have many animals.

Cm. Sada Paz made a motion to close the public hearing, support Staff recommendation and approve the zone change.

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

Motion Carried Unanimously

- G. 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 I, Alexander Commercial Subdivision, Phase XIV, located at 1119 Fenwick Drive, Suite 206 (2,639 square feet).**

ZC-085-2023

District V

Staff does not support the proposed zone change.

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

Maribel Garcia, Representative, informed the Commission that she is in favor of the item.

Frances Quinones Moreno, Applicant, informed the Commission that she is in favor of the item.

Cm. Huang made a motion to close the public hearing, go against Staff recommendation and **approve** the zone change.

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

Motion Carried Unanimously

- H. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 1.118 acres, located in the Jose Antonio Diaz, Survey 34, Abstract 762, Webb County, part of a 58.06 acres tract described in Tract IV of conveyance document to ALS Laredo Holdings, Limited Liability Company recorded in Volume 3342, Pages 687-et seq., of the Webb County Official Public Records, Webb County, Texas, located east of South Ejido Avenue and north of La Terraza Way, from R-1A (Single Family Reduced Area District) to B-1 (Limited Business District).**

ZC-087-2023

District I

Staff **supports** the proposed zone change.

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

Danny Wyers, Representative, informed the Commission that he is in favor of the item.

Cm. Garcia made a motion to close the public hearing, support Staff recommendation and **approve** the zone change.

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

Motion Carried Unanimously

- I. 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 3 and 4, Block 61, Calton Gardens Subdivision, located at 5216 Springfield Avenue, Suites 3 and 4 (1,893 square feet).**

ZC-088-2023

District IV

Staff **does not support** the special use permit.

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

Minerva Flores, Restaurant Owner, informed the Commission that she is in favor of the zone change.

Cm. Sada Paz made a motion to close the public hearing, go against Staff recommendation and **approve** the zone change.

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

Motion Carried Unanimously

Cm. Garcia stepped out of the meeting at 7:19 p.m.

- J. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 1.9891 acres, situated in Porcion 24, Toribio Rodriguez, Original Grantee, Abstract 268, and being out of a 200.68 acre tract of land, conveyed to Charco Land Sales, Limited Liability Company, as recorded in Volume 5400, Pages 824-829, Official Public Records of Webb County, Texas, located east of Bob Bullock Loop and north of Inspiration Parkway, from R-1 (Single Family Residential District) to B-3 (Community Business District).**

ZC-089-2023

District VI

Staff **supports** the proposed zone change.

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

Cm. Garcia stepped back into the meeting at 7:20 p.m.

Rodolfo Morales, Charco Land Sales & Mesquite Engineering, informed the Commission that he is in favor of the item.

Cm. Sada Paz made a motion to close the public hearing, support Staff recommendation and **approve** the zone change.

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

Motion Carried Unanimously

- K. Amending the Zoning Ordinance (Map) of the City of Laredo by amending Ordinance 2022-O-083, which authorized a special use permit for a restaurant serving alcohol on Lot 1, Block 1, Emami Plaza Plat, located at 3311 East Del Mar Boulevard, Suite 101 (6,924 square feet) in order to reduce the square footage and amend the hours of operation.**

ZC-091-2023

District V

Staff **supports** the proposed special use permit.

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

Danny Tijerina, Representative, informed the Commission that he is in favor of the item and requested, on behalf his client, to adjust the hours of operation from 8:00 A.M. to 2:00 A.M. for flexibility. Mr. Tijerina gave a brief presentation on restaurants serving alcohol.

Cm. Rangel made a motion to close the public hearing, support Staff recommendation and **approve** the special use permit (SUP) and amend the hours of operations from 8:00 A.M. to 12:00 A.M. (midnight) for a six-month term.

Second:	Cm. Garcia
In Favor:	4
Opposed:	2 Cm. Rangel & Cm. Sada Paz
Abstained:	0

Motion Carried

Cm. Sada Paz stepped out of the meeting at 7:40 p.m.

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

A. Preliminary consideration of the plat of Lot 35-E Rancho Peñitas West, Unit VII. The intent is commercial.

PL-005-2023

ETJ - Extra Territorial Jurisdiction

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

Cm. Huang made a motion to **table** the item time certain since the Engineer of Record was not present.

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

Motion Carried Unanimously

B. Preliminary consideration of the plat of Laredo Logistics at Port Laredo Industrial Park, Phase I. The intent is industrial.

PL-248-2023

District VI - Cm. Dr. David Tyler King

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

Cm. Garcia made a motion to **table** the item time certain since the Engineer was not present.

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

Motion Carried Unanimously

C. Preliminary consideration of the plat of Pinnacle Center - FM 1472, Unit 7. The intent industrial.

PL-258-2023

District VII - Cm. Vanessa Perez

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

Cm. Huang made a motion to **table** the item time certain since the Engineer is not present.

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

Motion Carried Unanimously

Cm. Sada Paz stepped back into the meeting at 7:43 p.m.

D. Preliminary consideration of the replat of Lot 1, Block 1, Killam Industrial Park, Unit 17. The intent is industrial.

PL-253-2023

District VII - Cm. Vanessa Perez

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

Chm. Narvaez, informed the Commission that the Applicant sent an e-mail, stating that he would not be present at the meeting but concurs with Staff Comments.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide a plat note with X, Y coordinates for point of beginning and point of commencement.
2. Ensure that the northern boundary of the tract does not create alignment conflicts with the proposed Webb County - City of Laredo Regional Mobility Authority's Vallecio Road, and coordinate accordingly.
3. Ensure that driveway spacing complies with the requirements of the City of Laredo Standard Technical Specifications Manual so that driveways are properly placed in relation to the proposed Vallecio Road and adjacent development.
4. Provide plat note indicating purpose of replat. (§ 2-3.2 3 & § 2-3.2 5 - Subdivision Ordinance).
5. Label and provide sketches including legal description for the "as platted" and "replat" section of the plat.

6. Remove "site-plan" elements from the face of the plat.
7. Modify Attestment of Planning Commission Approval Certificate to reflect Orlando D. Navarro as Planning Director.
8. Correct the Planning and Zoning Commission Certificate to reflect Juan M. Narvaez, Jr. as Chairman.
9. Identify all easements.
10. All improvements as per subdivision ordinance.

Engineering: No comments submitted.

Fire:

1. Doc Adams Rd. shall meet D103.4 Dead Ends - Dead End Fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with D103.4 (120-foot hammerhead, 60-foot Y or 100-foot diameter cul-de-sac).
2. Fire Hydrants Required every 300ft for commercial development. (Ordinance 2012-O-183, IFC 2012 Section 507.5.1, where required. Fire Hydrants shall be required along public and private streets at every 300 feet for commercial.

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

Motion Carried Unanimously

E. Preliminary consideration of the replat of Lot 1, Block 10, Killam Industrial Park, Unit 27 into Lot 1A, Block 10, Killam Industrial Park, Unit 27. The intent is commercial.

PL-254-2023

District VII - Cm. Vanessa Perez

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

Buyer spoke on the Engineering Company's behalf and stated that he concurs with Staff comments.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Add a plat note indicating the purpose of this replat (§ 2-3.2 3 & § 2-3.2 5 - Subdivision Ordinance).
2. Incorporate plat note number 5 from the plat of Killam Industrial Park, Unit 27, regarding storm water detention for Lot 1, Block 10, as recorded in Vol. 39, Page 80, of the Webb County Plat records. The plat note should be updated to reflect the additional acreage. Coordinate with the Engineering Department.
3. Clearly delineate the city limit line on the face of the plat. Should it be determined that a portion of the plat is located outside the corporate limits of the City of Laredo, a request for annexation is required.
4. Correct the Planning and Zoning Commission Certificate to reflect Juan M. Narvaez, Jr. as Chairman.
5. Provide a plat note with X, Y coordinates for point of beginning and point of commencement.
6. Modify plat note number 4 to clarify the intent of the plat (i.e. to add additional acreage and not create two lots).
7. Access to FM 1472 subject to review and approval by TX-DOT. Provide plat note accordingly.
8. Identify all easements.
9. 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. Garcia
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

F. Preliminary consideration of the plat of D & J Alexander, Phase 15, Alexander Crossing Plaza, Lot 4, Block 1. The intent is commercial.

PL-255-2023

District V - Cm. Ruben Gutierrez, Jr.

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

Sergio Narvaez, Premier Engineering, informed the Commission that he concurs with Staff comments.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Coordinate with the Traffic Department the placement of driveways and access easements.
2. Identify of all easements.
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:

1. Show access easements. Coordinate with adjacent lots (As per Subdivision Ordinance Handbook, Section 3-2).
2. Check sight distance (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. Casarez
 In Favor: 6
 Opposed: 0
 Abstained: 0

Motion Carried Unanimously

G. Preliminary consideration of the plat of D & J Alexander Subdivision, Phase XXXIII. The intent is residential.

PL-260-2023

District V - Cm. Ruben Gutierrez, Jr.

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

Sergio Narvaez, Premier Engineering, informed the Commission that he concurs with Staff comments.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Renumber Block 4 to Block 7 in order to continue the numbering of Block 7 as shown on D & J Alexander Subdivision, Unit XIII.
2. Provide lot table.
3. Provide lot dimensions.
4. As per section 24.80.4(I) of the Laredo Land Development Code (Model Rules), provide plat note stating "No more than one single family detached dwelling shall be located on an individual lot."
5. Identify all easements.
6. All improvements as per Subdivision Ordinance.

Engineering: No comments submitted.

Fire:

1. Fire Hydrants Required every 500ft for residential development. (Ordinance 2012-O-183, IFC 2012 Section 507.5.1, where required. Fire Hydrants shall be required along

public and private streets at every 500 feet for residential.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety:

1. Check sign distance (as per Subdivision Ordinance Handbook, Section 3-2).
2. "L-shape" type intersection shall have an interior angle not less than 72 degrees and not greater than 120 degrees (As per the Subdivision Ordinance Handbook, Chapter III).

Parks & Leisure:

1. Please post fee in lieu and park improvement fee.

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:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

H. Preliminary consideration of the plat of Shiloh Crossing Subdivision, Phase 8. The intent is commercial.

PL-256-2023

District VI - Cm. Dr. David Tyler King

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

Rodolfo Morales, Mesquite Engineering, informed the Commission that he concurs with Staff comments.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. A zone change will be required for the intended use.
2. Contact the Traffic Department for the placement of driveways and shared access easements.
3. Access to Bob Bullock/Loop 20 subject to and approval by TX-DOT.
4. Comply with the vegetative buffering requirements of the Land Development Code as a portion of the tract is impacted by a first order stream (§ 24-57 – Land Development Code). Contact the Environmental Department for coordination.
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. Sada Paz
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

I. Preliminary consideration of the plat of Pueblo Nuevo, Lots 19, 20, & 21, Block 5. The intent is residential.

PL-263-2023

Extra-Territorial Jurisdiction (ETJ)

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

Victor Linares, Sabio Engineering, informed the Commission that he concurs with Staff comments, except Fire Comment No. 1. He stated that the comment will be addressed at One Stop Shop since the road is a County road, which has a different criterion.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide a plat note which limits the number of single family detached dwellings per lot in compliance with Section 24.80.4(I) of the Laredo Land Development Code (Model Rules for Subdivisions in the ETJ).
2. Remove plat notes as they pertain to a plat in the Eastern Division.
3. Secure plat approval from the County of Webb as this Subdivision is located within the Extra- Territorial Jurisdiction of the City of Laredo (§ 242.001 (a) and § 242.001 (a)(2), Texas Local Government Code).
4. Coordinate with Webb County the dedication of all necessary ROW ((§ 3-2 A. and § 3.3 C. - Subdivision Ordinance).
5. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).

6. All improvements as per Subdivision Ordinance (§ 3-1B - Subdivision Ordinance).

Engineering: No comments submitted.

Fire:

1. Mier St. and Alvarado St. are currently unpaved they must meet City of Laredo Specifications on road width and surface materials for public and residential roads. Must also meet 503.2.1 Dimensions - Fire apparatus access roads shall have unobstructed width of not less than 20 feet, Exclusive of shoulders and unobstructed height of 13 feet 6 inches.
2. Must also follow D103.4 Dead-end roads- Dead end fire apparatus roads in excess of 150 feet shall Be provided with width and turnaround provisions in accordance with table D103.4 (120-foot Hammerhead, 60-foot Y, or 100-foot diameter cul-de-sac).
3. Fire hydrants required every 500 feet for residential development (Ordinance 2012-0-183, IFC 2012 Section 507.5.1, where required fire hydrants shall be required along private streets at every 500 feet for residential development.)

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. Garcia

In Favor: 6
Opposed: 0
Abstained: 0

Motion Carried Unanimously

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

Cm. Huang made a motion to **hear** items 8A, 8B and 8C.

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

Motion Carried Unanimously

- A. Final consideration of the plat of Chaparral Village, Unit 2, Lot 11, Block 10. The intent is commercial.**

PL-257-2023

District IV - Cm. Alberto Torres, Jr.

- B. Final consideration of the replat of Lot 1, Block 1, Vista Del Sur Subdivision, Phase 1 into Lots 2-14, Block 1, Vista Del Sur Subdivision, Phase 1.**

PL-261-2023

District II - Cm. Daisy Campos Rodriguez

- C. Final consideration of the plat of Lot 1, Block 1, The Coves at Winfield Commercial, Unit 1. The intent is commercial.**

PL-262-2023

District VI - Cm. Dr. David Tyler King

Cm. Huang made a motion to **approve** items 8A, 8B and 8C.

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

Motion Carried Unanimously

Luiz Vazquez, Planning Staff, read Items 8A, 8B and 8C into the record.

9. DISCUSSION AND POSSIBLE ACTION:

A. Discussion and possible action regarding the VIVA Laredo - City of Laredo Comprehensive Plan.

Rafael Vidaurri, Planning Staff, informed the Commission that only a recommendation of no changes to the Comprehensive Plan be submitted to City Council at this time.

Cm. Sada made a motion to send a recommendation of no changes to the Council.

Second: Cm. Huang

In Favor: 6

Opposed: 0

Abstained: 0

Motion Carried Unanimously

11. ADJOURNMENT

Chm. Narvaez requested a motion to adjourn the meeting at 7:58 p.m.

Cm. Huang made a motion to **adjourn** the meeting.

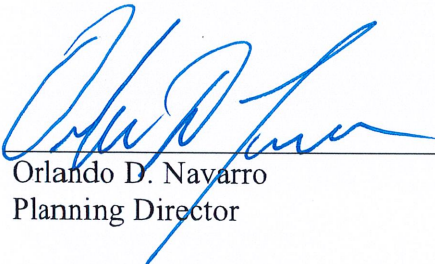
Second: Cm. Sada Paz

In Favor: 6

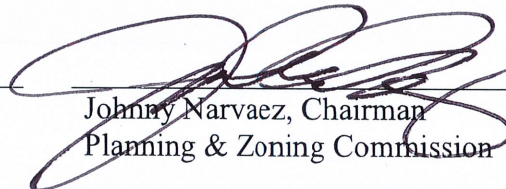
Opposed: 0

Abstained: 0

Motion Carried Unanimously



Orlando D. Navarro
Planning Director



Johnny Narvaez, Chairman
Planning & Zoning Commission