

**CITY OF LAREDO**

**PLANNING AND ZONING COMMISSION**

**MINUTES OF THE PLANNING AND ZONING MEETING OF SEPTEMBER 7, 2023**

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, September 7, 2023, in the Multipurpose Room at the Joe A. Guerra Laredo Public Library, 1120 E. Calton Road, considered the following:

Present: Johnny Narvaez  
Rolando Cazares  
Mike Barron  
Manuel A. Rangel  
Hector "Tito" Garcia  
Regina Portillo (Arrived 6:01 p.m.)

Absent: Yu-Hsien Huang (Excused)  
Daniela Sada Paz (Excused)  
Council District VIII

Staff: Orlando Navarro  
Rafael Vidaurri  
Deidre Garcia  
Amanda Pruneda  
Luis Vazquez  
David Arredondo  
Ruben Dominguez  
Elizabeth Carrera

Others:	Danny Tijerina	Kurt Kraus
	Joseph Wirsching, III	Daniel Gomez
	Sanda Wirsching	Ken Dirksen
	Lydia Gonzalez	Rene Garcia
	Geraldine Botello	Hugo Seca
	Ruben Gonzalez	Sergio Narvaez
	Gerardo Urdiales	Ricardo Villarreal

**1. CALL TO ORDER**

Chm. Narvaez, Planning and Zoning Commission, called the meeting to order at 6:00 p.m.

**2. ROLL CALL**

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

Cm. Garcia made a motion to excuse Commissioners not present.

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

Motion Carried Unanimously

**3. PLEDGE OF ALLEGIANCE**

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

**Regular Meeting of August 17, 2023**

Cm. Garcia made a motion to approve the minutes of August 17, 2023

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

Motion Carried Unanimously

**5. CITIZEN COMMENTS**

None

Chm. Narvaez requested a motion to move up and hear items 8A, 8B and 8C.

Cm. Garcia made a motion to move up and hear items 8A, 8B and 8C together.

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

Motion Carried Unanimously

Cm. Portillo arrived at 6:01 p.m.

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

**A. Final consideration of the plat of Sierra Ranch Townhomes. The intent is residential.**



**PL-245-2023**

**District VI - Cm. Dr. David Tyler King**

- B. Final consideration of the plat of Lot 2, Block 15, Alexander Commercial Subdivision, Phase 15. The intent is commercial.**

**PL-267-2023**

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

- C. Final consideration of the plat of Lot 2, Block I, The Coves at Winfield Commercial, Unit 2. The intent is residential (multifamily).**

**PL-269-2023**

**District VI - Cm. Dr. David Tyler King**

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

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

Motion Carried Unanimously

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

**6. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE:**

- A. Amending the Zoning Ordinance (Map) of the City of Laredo by repealing Ordinance 2011-O-043 which authorized a conditional use permit for a roofing company and authorize the issuance of conditional use permit for a cleaning service on Lots 1 and 2, Block 1537, Eastern Division, located at 2601 East Ash Street.**

**ZC-090-2023**

**District IV**

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

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

Danny Tijerina, Representative, informed the Commission that he speaks in favor of the item and is available to answer questions.

Joseph Wirsching, III, and Sandra Wirsching, Owners, informed the Commission that they are in favor of the item and are available to answer questions.

Lydia Gonzalez, Resident, informed the Commission that she is against the item and gave an explanation.

Geraldine Botello, Resident, informed the Commission that she is against the item and gave an explanation.

Ruben Gonzalez, Resident, informed the Commission that he is against the item and gave an explanation.

Gerardo Urdiales, Resident, informed the Commission that he is against the item and gave an explanation.

Cm. Garcia made a motion to go against Staff recommendation and **denied** the item.

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

Motion Carried

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

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

**PL-258-2023**

**District VII - Cm. Vanessa Perez**

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

Kurt Krauss, Pinnacle Industry Center, informed the Commission that he concurs with Staff Comments and is available to answer questions.

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

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**



**Planning:**

1. Through the platting of this Unit, West Peak Road will connect to El Pico Road for needed access. Coordinate with Webb County the upgrade and construction of El Pico Road as it fronts the proposed plat (i.e. Lots 2, Block 1, and Lot 2 Block 2) as heavy truck traffic from the Pinnacle Development will have a negative impact on the existing roadway and creek crossing on Pico Road. Provide approval from Webb County.
2. Access to El Pico Road subject to review and approval by Webb County.
3. Modify the Planning Commission Approval Certificate to reflect Juan M. Narvaez, Jr. as Chairman.
4. Identify all easements.
5. All improvements as per subdivision ordinance.

**Engineering:** No comments submitted.

**Fire:**

1. El Pico Rd. must meet City of Laredo Specifications on road width and surface materials for public and residential roads. And 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. 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 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. Barron  
In Favor: 6  
Opposed: 0  
Abstained: 0

Motion Carried Unanimously

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

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. Dedicate necessary right-of-way as this tract fronts a Principal Arterial (Charro Road).
2. 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).
3. Provide plat note restricting against residential uses. Tract must comply with the provisions of Section 31-3 of the Laredo Code of Ordinances for tracts used for "industrial purposes" as defined therein.
4. P.O.B. coordinates are incorrect.
5. Modify Attestment of Planning Commission Approval Certificate to reflect Orlando D. Navarro as Planning Director.
6. Correct the Planning and Zoning Commission Certificate to reflect Juan M. Narvaez, Jr. as Chairman.
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 plat approval.

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

Motion Carried Unanimously

**C. Preliminary consideration of the plat of IPB Boomtown. The intent is industrial.**

**PL-268-2023**

**District III - Cm. Melissa R. Cigarroa**

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

Daniel Gomez, Gomez Engineering, informed the Commission that he concurs with Staff comments and is available to answer questions.

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

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. Access to State Highway 359 subject to review and approval by TX-DOT.
2. Provide recording information of adjacent areas outside the plat boundaries.
3. Ensure that the drawing is at a scale of 1" = 100' (Scale under north arrow shown as 1"=50').
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:** 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. Portillo  
In Favor: 5  
Opposed: 1 Cm. Garcia  
Abstained: 0

Motion Carried

**D. Preliminary consideration of the plat of Lomas Del Sur Unit XXIV. The intent is commercial.**

**PL-264-2023**

**District I - Cm. Gilbert Gonzalez**

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

Ken Dirksen, Dirksen Engineering, informed the Commission that he concurs with Staff comments and is available to answer questions.

Cm. Garcia 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. Correct the Planning and Zoning Commission Certificate to reflect Juan M. Narvaez, Jr. as Chairman.
3. Provide legible vicinity map.
4. Coordinate with the Traffic Safety Department the placement of driveways.
5. Remove setback lines and "site plan" elements from the face of the plat
6. Ensure professional engineer licensed number for consultant engineer is correct and registered in the State of Texas.
7. Provide plat name in title block on bottom left corner.
8. Verify ROW width of Cuatro Vientos Drive and place on plat.
9. Remove the first sentence from plat note #7.
10. Remove plat note comment # 2.
11. Identify all easements as per Subdivision Ordinance (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
12. 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. Identify existing and proposed streets. You are not identifying the street widening (as per Subdivision Ordinance Handbook, Chapter II).
2. ROW (as per Viva Laredo).

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

Motion Carried Unanimously

**9. CONSIDERATION OF MODEL SUBDIVISION RULES COMPLIANCE:**

Chm. Narvaez requested a motion to hear items 9A, 9B and 9C together.

Cm. Rangel made a motion to **hear** items 9A, 9B and 9C together.

Second:	Cm. Barron
In Favor:	6



Opposed: 0  
Abstained: 0

Motion Carried Unanimously

- A. Consideration of the Model Subdivision Rule Compliance of the Plat of R & W Ranch Subdivision, Phase VI. The intent is residential.**

**PL-272-2023**

**District II - Cm. Daisy Campos Rodriguez**

- B. Consideration of the Model Subdivision Rule Compliance for the Plat of Phoenix Village Subdivision, Phase X. The intent is residential.**

**PL-273-2023**

**District III - Cm. Melissa R. Cigarroa**

- C. Consideration of Model Subdivision Rule Compliance of the plat of Lomas Del Sur Subdivision, Unit XVI-B. The intent is residential.**

**PL-275-2023**

**District I - Cm. Gilbert Gonzalez**

Chm. Narvaez requested a motion to approve items 9A, 9B and 9C.

Cm. Garcia made a motion to **approve** items 9A, 9B and 9C.

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

Motion Carried Unanimously

Luis Vazquez, Planning Staff, read approved Items 9A, 9B and 9C into the record.

## **10. ADJOURNMENT**

Chm. Narvaez requested a motion to adjourn the meeting.

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

Second: Cm. Garcia

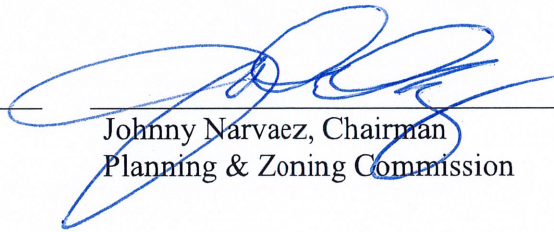
In Favor: 6  
Opposed: 0  
Abstained: 0

Motion Carried Unanimously



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Orlando D. Navarro  
Planning Director



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Johnny Narvaez, Chairman  
Planning & Zoning Commission