

CITY OF LAREDO

PLANNING AND ZONING COMMISSION

MINUTES OF THE PLANNING AND ZONING MEETING OF SEPTEMBER 2, 2021

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, September 2, 2021, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

Present: Erasmo Villarreal
Rafael Dueñas, Sr.
Johnny Narvaez
Raul Ugalde
Larry Dovalina
Daniella Sada Paz
Ana G. Villarreal

Absent: Jorge Dominguez (Excused)
Abraham Lugo (Excused)

Staff: Orlando Navarro
Vanessa Guerra
Rafael Vidaurri
Amanda Pruneda
Ruben Dominguez

Others: Craig Lawrence
Daniel Gomez
Frank Estrada
Ever Garza
Lorena Garcia
Horacio Lopez
Oscar Castillo
Victor Linares
Graciela Sepulveda

1. CALL TO ORDER

Cm. 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. E. Villarreal, requested a motion to excuse Cm. Dominguez and Cm. Lugo, since they are out-of-town due to a work related project.

Cm. Dovalina made a motion to **excuse** Cm. Dominguez and Cm. Lugo for not attending the meeting.

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

Motion Carried Unanimously

3. PLEDGE OF ALLEGIANCE

4. CONSIDER APPROVAL OF MINUTES OF:

A. Regular Meeting of August 19, 2021

Cm. Dovalina made a motion to **approve** the minutes of August 19, 2021.

Second: Cm. Sada Paz
In Favor: 7
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 authorizing a Conditional Use Permit for an Amusement Redemption Machine Establishment on Lot 9, Block 9, Country Club Commercial Subdivision, located at 4302 E. Saunders St., Suites 1 and 2 only.

ZC-058-2021

District V

Staff does not support the item.

Vanessa Guerra, Planning Staff, provided a brief overview on the item.

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

Craig Lawrence, Representative, informed the Commission that he was in favor of the item.

Cm. Narvaez made a motion to close the public hearing, go against staff recommendation and **approve** the CUP with the conditions listed and, with an agreement that one of the suites/units remains vacant and becomes a storage unit.

Second:	Cm. Dueñas
In Favor:	6
Opposed:	1 Cm. A. Villarreal
Abstained:	0

Motion Carried

- B. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 1.6 acres, more or less, a part of Block 32 of the Subdivision Plat of Laredo Airport in the Northern Addition, as per plat filed Rec. Vol. 5, Pg. 1 & Vol. 16, Pg. 49, P.R.W.C.T. located at 1419 Pappas St., from M-1 (Light Manufacturing District) to B-3 (Community Business District).**

ZC-061-2021

Council District IV

Staff supports the item.

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

Daniel Gomez, Gomez Engineering, informed the Commission that he was in favor of the item.

Cm. Dovalina made a motion to close the public hearing, support staff recommendation and **approve** the item.

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

Motion Carried Unanimously

- C. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning of approximately 2.94 acres more or less, being out of the certain 1,450 acres of land conveyed to Delfina Benavides Alexander and Josefina Alexander Gonzalez, Rec. Vol 414, Pgs. 502-506 D.R.W.C.T., subsequently conveyed to D & J Alexander Investments, LLC per O.P.R.W.C.T., situated in Porcion 26, Agustin Sanchez Original Grantee, Abst.**

282, located north of University Blvd. and west of Patricia Highsmith Dr., from B-1 (Limited Business District) to R-1B (Single Family High Density District).

ZC-063-2021

District V

Staff supports the item.

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

Frank Estrada, Sherfey Engineering, informed the Commission that he was in favor of the item and is available to answer questions.

Cm. Dovalina made a motion to close the public hearing, support staff recommendation and **approve** the item.

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

Motion Carried Unanimously

7. PUBLIC HEARING AND CONSIDERATION OF THE FOLLOWING PRELIMINARY REPLATS:

A. Public hearing and preliminary consideration of the replat of Block 8, Oakridge Subdivision into Ironwood Estates Subdivision. The intent is single family residential.

PL-206-2021

District VI - Cm. Dr. Marte A. Martinez

Rafael Vidaurri, Planning Staff, provided a brief overview on the item.

Ever Garza, Ever Engineering, informed the Commission that he was in favor of the item and is available to answer questions.

Lorena Garcia, Resident, informed the Commission that she was concerned about issues with traffic and traffic safety that would be generated by the replat. Especially since the development would have only one access point.

Horacio Lopez, Resident, informed the Commission that he agrees with Ms. Garcia and would rather see the area be developed as a park.

Cm. Ugalde made a motion to **approve** the item subject to staff comments and striking Planning Comment No. 1.

Second: Cm. A. Villarreal
In Favor: 3
Opposed: 4 Cm. Sada Paz, Cm. Dovalina, Cm. Narvaez, Cm. Dueñas
Abstained: 0

Motion Failed.

Cm. Ugalde stepped out of the meeting at 7:08 p.m.

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

A. Preliminary consideration of the Replat of Lot 26, Block 2, Los Altos Subdivision Plat into Lots 26-A & 26-B, Block 2, Los Altos Subdivision Replat.

PL-212-2021

This area is located outside the city limits but within the City of Laredo's Extra-Territorial Jurisdiction (ETJ).

Rafael Vidaurri, Planning Staff, provided a brief overview on the item.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Secure plat approval from the County of Webb as this subdivision is located within the Extra-Territorial Jurisdiction of the City of Laredo.
2. Provide plat note that lists/provides building setbacks pursuant to Section 24.80.4 (H) of the Laredo Land Development Code (Model Rules for Subdivisions in the ETJ).
3. 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 Subdivision in the ETJ).
4. Ensure that all necessary ROW has been dedicated.
5. Verify that existing structures comply with setbacks (provide improvement survey).
6. Provide all certificates required for City of Laredo approval.
7. Provide Certificate of Attestment of Planning Commission Approval to reflect Orlando D. Navarro as Planning Director and Planning Commission Approval, Erasmo Villarreal, Chairman.
8. Provide all necessary easements.
9. Provide plat note with X, Y coordinates with point of beginning/point of commencement.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities:

1. Provide information of existing water and sewer infrastructures with coordinates.
2. Subject to water and sewer fees.
3. Subject to further comment based on utility layout submittal.

Traffic Safety: No comments submitted.

Parks & Leisure: No comments submitted.

Utility Coordination:

1. All projects having work done along the City of Laredo's ROW/utility easements must complete the Utility Coordination Process and obtain a letter stating so prior to obtaining a construction permit as per ordinance 2005-O-0221.
2. All projects needing to go through UCC must submit an application and a site plan showing all improvements along city's ROW.

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 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 Miguel Angel Rodriguez, Lot 1, Block 1. The intent is commercial.

PL-215-2021

District I - Cm. Rudy Gonzalez, Jr.

Cm. E. Villarreal, informed the Commission that the Engineer of record requested the item be tabled; therefore, he requested a motion to table item.

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

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

Motion Carried Unanimously

C. Preliminary consideration of the plat of Central Village Subdivision, Phase 2. The intent is residential and commercial.

PL-218-2021

District IV - Cm. Alberto Torres, Jr.

Rafael Vidaurri, Planning Staff, provided a brief overview on the item.

Oscar Castillo, PEUA Consulting, informed the Commission that he concurred with staff comments and was available to answer questions.

Ruben Dominguez, Fire, informed the Commission that the west side needs a secondary access point to which Mr. Castillo is already aware of and is in concurrence.

Cm. Ugalde, stepped back into the meeting at 7:15 p.m.

Mr. Castillo, informed the Commission that he concurs with Fire Comment # 2.

Cm. Narvaez made a motion to **approve** the item subject to the following comments and adding Fire Comment # 2.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. A zone change will be required for the intended uses.
2. Provide all necessary easements.
3. A portion of this phase is located within the Subdistrict C of the Airport Noise Zoning District pursuant to Section 24-68 of the Land Development Code. Identify the boundary of said Subdistrict on the plat and ensure that this phase complies with the provisions of Section 24-68 which includes the necessary aviation easements and all plat

notes/notices including Section 24.68.5 3. which reads: "This property (or a part thereof) is located within an area subject to potentially excessive airport noise levels. All uses and construction shall conform to the noise mitigation standards included in Appendix N - Noise Attenuation Performance Standards for Structures Located within the Airport Noise Specific Use Zoning Overlay District of the City of Laredo, incorporated herein and made a part hereof for all purposes."

4. Modify the ROW width of Shiraz Dr so that it is 60 ft. wide in the initial portion only. Modify the ROW thereafter so that none of the residential lots are fronting a 60 ft ROW.
5. Comply with the vegetative buffering requirements of Section 24-57 of the Land Development Code as the eastern part of this phase is impacted by a fifth order stream.
6. Provide Base Flood Elevations.
7. Conform to Section 24.77.2(12) of the Laredo Land Development Code regarding development requirements near existing gas lines and identify and label a "no build zone" as necessary.
8. Coordinate with TX-DOT the connection of Shiraz Dr. to US highway 59 as well as the driveway entrance to Lot 19, Block 3.
9. All improvements as per Subdivision Ordinance.

Engineering: No comments submitted.

Fire:

1. Hamid Dr. connection to U.S. Highway 59 must be shown on plat. Road is shown as Diego Rivera Dr. on Phase 1 plat and Hamid Dr. on Phase 2 plat. Road must have same name on both phases.
2. **Secondary egress is needed (comment added by Fire Department staff at the meeting).**

Environmental: No comments submitted.

Water & Utilities:

1. Include as part of the design the elimination of the Paul Young Lift Station.
2. Subject to further comment based on utility layout submittal.

Traffic Safety:

1. How will that commercial area develop. Show master plan.
2. Present a plan showing all existing and future driveways in the commercial area. Show access easements.
3. Check sight distance.
4. Street shall intersect perpendicular for a min of 100 feet.
5. Block length shall not be less than 300 feet.
6. Ensure that proposed curves can handle a speed of 30 mph.
7. A Traffic Impact Analysis will be required.
8. Collector shall be 60ft with no lots fronting.

Parks & Leisure:

1. As per Ordinance 2008-O-058, Section 24.56.2, Central Village Subdivision Phase II must comply with Parkland dedication criteria requirements and parkland proposal for this subdivision is pending review by the Parks and Recreation Director.

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 utility companies.
2. All comments set forth herein are preliminary comments and not an exhaustive list.

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

Motion Carried Unanimously

**D. Preliminary consideration of the plat of Lot 22, Block 3, Old Milwaukee Subdivision.
The intent is residential.**

PL-219-2021

This area is located outside the city limits but within the City of Laredo's Extra-Territorial Jurisdiction (ETJ).

Rafael Vidaurri, Planning Staff, provided a brief overview on the item.

Victor Linares, S & B Infrastructure, informed the Commission that he concurred with staff comments and was 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. Dedicate all necessary ROW.
2. Secure plat approval from the County of Webb as this subdivision is located within the Extra-Territorial Jurisdiction of the City of Laredo.
3. Provide plat note that lists/provides building setbacks pursuant to Section 24.80.4 (H) of the Laredo Land Development Code (Model Rules for Subdivisions in the ETJ).
4. 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 Subdivision in the ETJ).
5. Provide Certificate of Attestment of Planning Commission Approval to reflect Orlando D. Navarro as Planning Director and Planning Commission Approval, Erasmo Villarreal, Chairman.
6. Provide all necessary easements.
7. All improvements as per Subdivision Ordinance.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities:

1. Subject to water and sewer fees.
2. Subject to further comment based on utility layout submittal.

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. Dueñas

In Favor: 7
Opposed: 0
Abstained: 0

Motion Carried Unanimously

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

Cm. Ugalde made a motion to **hear** items 9A, 9B and 10A together.

Second: Cm. A. Villarreal
In Favor: 7
Opposed: 0
Abstained: 0

Motion Carried Unanimously

A. Final consideration of the plat of Lot 1, Block 1, Bakasan Industrial Subdivision. The intent is industrial.

PL-195-2021

District VII - Cm. Vanessa Perez

B. Final consideration of the plat of Copper Creek Subdivision, Phase III. The intent is residential.

PL-217-2021

District II - Cm. Vidal Rodriguez

10. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:

A. Consideration of the Model Subdivision Rule Compliance for the plat of Lomas Del Sur Subdivision, Phase XVII. The intent is residential.

PL-216-2021

District - Cm. Rudy Gonzalez

Cm. Ugalde made a motion to **approve** items 9A, 9B and 10A.

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

Motion Carried Unanimously

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

A. Consideration of an extension to the final plat approval of the EMTZ Plat. The intent is industrial.

PL-220-2021

District VII - Cm. Vanessa Perez

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

Second:	Cm. A. Villarreal
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

12. ADJOURNMENT

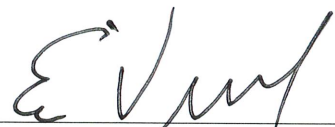
Cm. E. Villarreal requested a motion to adjourn the meeting at 7:19 p.m.

Cm. Narvaez, made a motion to adjourn the meeting.

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

Motion Carried Unanimously


Orlando D. Navarro
Planning Director


Erasmo Villarreal, Chairman
Planning & Zoning Commission