

**CITY OF LAREDO**

**PLANNING AND ZONING COMMISSION**

**MINUTES OF THE PLANNING AND ZONING MEETING OF JULY 1, 2021**

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, July 1, 2021, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

**Present:** Erasmo Villarreal  
Jorge Dominguez  
Rafael Dueñas, Sr.  
Abraham Lugo  
Larry Dovalina  
Daniella Sada Paz (Arrived 6:08 p.m.)

**Absent:** Johnny Narvaez (Excuse)  
Raul Ugalde, Jr. (Excuse)  
Ana G. Villarreal (Excuse)

**Staff:** Orlando Navarro (1st Meeting)  
Vanessa Guerra  
Rafael Vidaurri  
Jason Hinojosa  
Amanda Pruneda  
Dan Magee  
Ruben Dominguez

**Others:** Miguel Angel Aguilar  
Ana Maria Sosa Hernandez  
Gilberto Gonzalez  
Daniel Gomez  
Oscar Castillo  
Jose J. Lopez  
Wayne Nance  
Frank Estrada  
Rick Villarreal  
Miguel Jimenez  
Fernando Blanco

**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. Narvaez, Cm. Ugalde and Cm. A. Villarreal.

Cm. Dovalina made a motion to **excuse** Cm. Narvaez, Cm. Ugalde and Cm. A. Villarreal for not attending the meeting.

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|------------|------------|
| Second:    | Cm. Dueñas |
| In Favor:  | 5          |
| Opposed:   | 0          |
| Abstained: | 0          |

Motion Carried Unanimously

### **3. PLEDGE OF ALLEGIANCE**

Cm. Villarreal, welcomed Orlando Navarro, the new Planning Director.

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

#### **A. Regular Meeting of June 17, 2021**

Cm. Dovalina made a motion to **approve** the minutes of June 17, 2021.

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| Second:    | Cm. Dominguez |
| In Favor:  | 5             |
| Opposed:   | 0             |
| Abstained: | 0             |

Motion Carried Unanimously

### **5. CITIZEN COMMENTS**

Citizens interested in providing comments on a particular issue are to submit their comments in writing via the “Online Response Form” available in the “Current Notices Section” of the City of Laredo Planning Department website located at <https://www.cityoflaredo.com/Planning>. Comments are to be submitted no later than 5:45 p.m. the day of the meeting. During the meeting, a telephone number shall be provided to allow citizens the opportunity to call in to speak on a particular issue. 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 Lots 1 & 3, Block 367, Western Division, located at 1802 Santa Ursula Ave., from B-3 (Community Business District) to B-4 (Highway Commercial District).**

**ZC-042-2021**

**District VIII**

**Staff does not support.**

Jason Hinojosa, Planning Staff, provided a brief overview on the item.

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

Miguel Aguilar, representing his mother, Ana Maria Sosa Hernandez (present), explained that the zone change is being requested in order to make the property more marketable and was seeking to have the option of having more intense uses which included Amusement Redemption Machine establishments.

Cm. Sada Paz arrived to the meeting at 6:08 p.m.

Cm. Dominguez made a motion to close the public hearing, go against staff recommendation and **approve** the item.

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| Second:    | Cm. Dueñas |
| In Favor:  | 6          |
| Opposed:   | 0          |
| Abstained: | 0          |

Motion Carried Unanimously

- B. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 10, Block 288, Eastern Division, located at 2205 Logan Ave., from R-2 (Multi-family District) to B-1 (Limited Business District).**

**ZC-043-2021**

**District IV**

**Staff supports.**

Jason Hinojosa, Planning Staff, provided a brief overview on the item.

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

Gilberto Gonzalez, Terra South Engineering, Representative, informed the Commission that he was in favor of the proposed zone change and was available to answer questions.

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

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| Second: | Cm. Dovalina |
|---------|--------------|

In Favor: 6  
Opposed: 0  
Abstained: 0

Motion Carried Unanimously

**C. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 5, Block 823, Eastern Division, located at 1420 N. Meadow Ave., from R-1 (Single Family Residential District) to B-1 (Limited Business District).**

**ZC-044-2021**

**District III**

**Staff supports.**

Jason Hinojosa, Planning Staff, provided a brief overview on the item.

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

Daniel Gomez, Gomez Engineering, Representative, informed the Commission that he was in favor of the proposed zone change and was available to answer questions.

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

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

Motion Carried Unanimously

**D. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 73.01 acres out of a tract of land conveyed by deed to Martinez Paving Co. VOL 3272, Page 327, O.P.R.W.C.T., located North of Hwy 359 – 1.57 miles east of Loop 20, from AG (Agricultural District) to R-1A (Single Family Reduced Area District).**

**ZC-045-2021**

**District II**

**Staff supports.**

Jason Hinojosa, Planning Staff, provided a brief overview on the item.

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

Oscar Castillo, PEUA Consulting, Representative, informed the Commission that he was in favor of the proposed zone change and was available to answer questions.

Jose J. Lopez, property owner, addressed the Commission in that he wanted clarification on the location of the subject property in relation to his.

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

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

Motion Carried Unanimously

- E. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately ~~73.01~~ 7.38 acres out of a tract of land conveyed by deed to Martinez Paving Co. VOL 3272, Page 327, O.P.R.W.C.T., located North of Hwy 359 – 1.57 miles east of Loop 20, from AG (Agricultural District) to R-1A (Single Family Reduced Area District).**

**ZC-046-2021**

**District II**

**Staff supports.**

Jason Hinojosa, Planning Staff, informed the Commission that the acreage should be 7.38 acres.

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

Oscar Castillo, PEUA Consulting, Representative, informed the Commission that he was in favor of the proposed zone change and was available to answer questions.

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

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| Second:    | Cm. Dueñas |
| In Favor:  | 6          |
| Opposed:   | 0          |
| Abstained: | 0          |

Motion Carried Unanimously

**7. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:**

- A. Review of the revision to the Pinnacle Industry Center Master Plan. The intent is light industrial. The purpose of this revision is to reconfigure Units 6, and 10 thru 13.**

**PL-157-2021**

**District VII - Cm. Vanessa Perez**

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

Dan Magee, Traffic Director, informed the Commission that a TIA study was needed before reconfiguring or adding more phases and expressed his concern on the amount of traffic that the development would generate in the future.

Ruben Dominguez, Fire Department, explained that the number of exits for a commercial property is determined by the sizes of buildings and sprinklers needed, which will then determine whether the development requires needs additional access points. After reviewing the master plan, they determined it met code.

Chairman Villarreal, requested the item be tabled since the Engineer was not present to answer concerns.

Cm. Sada Paz made a motion to **table** the item time certain.

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| Second:    | Cm. Dueñas |
| In Favor:  | 6          |
| Opposed:   | 0          |
| Abstained: | 0          |

Motion Carried Unanimously

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

**A. Preliminary consideration of the plat of El Sendero Subdivision. The intent is residential.**

**PL-155-2021**

**District I - Cm. Rudy Gonzalez, Jr.**

Rafael Vidaurri, Planning Staff, provided a brief overview on the item and informed the Commission that there was a request for variance.

Wayne Nance, Porras Nance Engineering, requested a variance for the block length which is 30 ft. over what the Ordinance requires of 1,200 ft., he also informed the Commission that he wanted clarification to Planning Comment # 2, called for recognize the subdivision Master Plan to the south, Las Aldeas, which has a stub out which will connect to Lusitano Dr.

Dan Magee, Traffic Director, agreed with Mr. Nance proposal. He also expressed his concern on the connection to Hwy 83 and stated that the road is about 20 ft. wide and is deteriorating and needs to be maintained by either TxDOT or the City.

Cm. Dominguez made a motion to **approve** the item subject to the following comments and with the variance for the street length.

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. As per section 3-4 B.2 of the Subdivision Ordinance, the Developer has submitted notice of intention to place utilities in the front of the lot. The front of lot utility layout/schematics, as prepared by Developer's engineer, shall be submitted to plan review.
2. The approved master plan of Las Aldeas subdivision identifies a street connecting to the southern boundary of this development. Provide a connecting street.
3. Lusitano Dr. exceeds the maximum block length of 1,200 feet as per Section 3-2 N of the Subdivision Ordinance. Redesign accordingly.
4. Modify Attestment of Planning and Zoning Commission Approval to reflect Orlando Navarro as Planning Director.
5. A zone change will be required for the intended lot dimensions (R-1A).
6. All improvements as per subdivision ordinance.
7. Identify all easements.
8. Comply with preservation and buffering requirements, as applicable, as a portion of this master plan is impacted by a 1st order stream.
9. All improvements as per Subdivision Ordinance.

**Engineering:**

1. Provide all necessary easements.
2. Project the connection street north to south with Las Aldeas Subdivision Master Plan.

**Fire:** No comments submitted.

**Environmental:** No comments submitted.

**Water & Utilities:**

1. Coordination with Las Aldeas Master Plan is needed in order to connect both water and sewer systems.
2. Water System Needs to be looped if is not possible install an Automatic Flushing Device (AFD) connected to the storm drainage will be needed.
3. Subject to further comment based on utility layout submittal.

**Traffic Safety:**

1. No plat name.
2. Block length shall not be less than 300 feet.
3. Check master plan for Las Aldeas from CEC because it is showing a connection to this plat.

**Parks & Leisure:**

1. Pursuant to Ordinance 2008-O-058, Section 24.56, El Sendero Subdivision must comply with Parkland dedication criteria and requirements which include, in part, a cash in lieu of land dedication.
2. As per Ordinance, 2008-O-058. Section 24.56.2.E, in addition to the land dedication, a Park Improvements Fee (PIF) is required to provide improvements to the park to serve the service area in which such development is located. The PIF is due prior to recordation.

**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-022.
2. All projects needing to go through UCC must submit an application and a site plan showing all improvements along city's ROW.

**Texas Department of Transportation:**

1. A Traffic Study will be required for the development traffic projections, developer to contact Rafael Guzman, P.E. (TxDOT's Traffic Director) for details regarding the traffic study.

**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.

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| Second:    | Cm. Dueñas |
| In Favor:  | 6          |
| Opposed:   | 0          |
| Abstained: | 0          |

Motion Carried Unanimously

**B. Preliminary consideration of the plat of R & W Ranch Subdivision, Phase V. The intent is residential.**



**PL-161-2021**

**District I - Cm. Rudy Gonzalez, Jr.**

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

Frank Estrada, Sherfey Engineering, informed the Commission that he concurred with staff comments, but requested clarification on the Traffic Safety Comment # 1, since all the block lengths are over 300 ft. He stated there is a section that is 290 ft. but that is the width and not the length of the block.

Dan Magee, Traffic Director, stated that as long as they meet site distance requirements they are fine.

Cm. Dovalina made a motion to **approve** the item subject to the following comments and to strike Traffic Safety Comment # 1.

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. Verify the coordinates of the Point of beginning as they appear to be for another location.
2. Submit a written notice of the developer's intention to plat front lot utilities.
3. Modify Attestment of Planning and Zoning Commission Approval to reflect Orlando Navarro as Planning Director.
4. A zone change will be required for the intended lot dimensions (R-1A).
5. Provide recording information for the adjacent subdivision (R&W Ranch Phase III).
6. Provide lot area table.

**Engineering:**

1. Provide all necessary easements.
2. Provide Cul-D-Sac radius.

**Fire:** No comments submitted.

**Environmental:** No comments submitted.

**Water & Utilities:**

1. Need conceptual utility plan for water and sanitary mains to be looped, any off-site improvements need to have easements.
2. Design needs to be coordinated between consultants working on this area (Watson Tract).
3. Recommended to present a conceptual Master Plan of Watson Tract.
4. Subject to further comments based on utility layout submittal.

**Traffic Safety:**

- ~~1. Block length shall not be less than 300 feet.~~

**Parks & Leisure:**

1. Pursuant to Ordinance 2008-O-058, Section 24.56, R & W Ranch Subdivision, Phase V must comply with Parkland dedication criteria and requirements.
2. As per Ordinance 2008-O-058, Section 24.56.2.E, in addition to the land dedication, a Park Improvement Fee (PIF) is required to provide improvements to the park to serve the service area in which such development is located. The PIF is due prior to recordation.

**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-022.
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:**

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2. All comments set forth herein are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

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

Motion Carried Unanimously

**C. Preliminary consideration of the plat of Lauro Garcia Heirs. The intent is industrial.**

**PL-156-2021**

**District II - Cm. Vidal Rodriguez**

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

Daniel Gomez, Daniel Gomez Engineering, Representative, informed the Commission that he concurred with staff comments and was available to answer questions.

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

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. Access to Jaime Zapata Memorial Highway to be reviewed and approved by the Texas Department of Transportation.
2. Identify all easements.
3. All improvements as per Subdivision Ordinance.

**Engineering:**

1. Provide all necessary easements.
2. Address Detention.

**Fire:** No comments submitted.

**Environmental:** No comments submitted.

**Water & Utilities:**

1. Surveying of the existing water appurtenances with GPS points inside the 12-ft utility easement will be required to identify existence.
2. Property will need to pay reimbursements for Sanitary Chacon Interceptor, depending on connection locations.
3. The plan needs to show projected flows and demands, require the seal of the Engineer of record.
4. Subject to further comment based on utility layout submittal.

**Traffic Safety:**

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

**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-022.
2. All projects needing to go through UCC must submit an application and a site plan showing all improvements along city's ROW.

**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:**

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2. All comments set forth herein are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

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| In Favor:  | 6 | Cm. Dueñas |
| Opposed:   | 0 |            |
| Abstained: | 0 |            |

Motion Carried Unanimously

**D. Preliminary consideration of the plat of Phoenix Village Subdivision, Phase X. The intent is residential.**

**PL-162-2021**

**District II - Cm. Vidal Rodriguez**

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

Frank Estrada, Sherfey Engineering, informed the Commission that he concurred with staff comments except for the same comment as previously discussed being Traffic Safety Comment # 1, since the road is about 1,000 ft. long.

Cm. Sada Paz made a motion to **approve** the item subject to the following comments and striking Traffic Safety Comment # 1.

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. Identify all easements.

2. Modify Attestment of Planning Commission Approval certificate to reflect Orlando Navarro, Planning Director.  
All improvements as per Subdivision Ordinance.

**Engineering:**

1. Provide all necessary easements.
2. Provide Cul-D-Sac radius.

**Fire:** No comments submitted.

**Environmental:** No comments submitted.

**Water & Utilities:**

1. Need to submit a Master Plan for water and sanitary sewer plan needs flows and demands identified, along with conventions.
2. Verify agreement of water and sewer LUE's.
3. Subject to further comment based on utility layout submittal.

**Traffic Safety:**

- ~~1. Block length shall not be less than 300 feet.~~

**Parks & Leisure:**

1. Pursuant to Ordinance 2008-O-058, Section 24.56, Phoenix Village Subdivision, Phase X must comply with Parkland dedication criteria and requirements.
2. As per Ordinance 2008-O-058, Section 24.56.2.E, in addition to the land dedication, A Park Improvement Fee (PIF) is required to provide improvements to the park to serve the service area in which such development is located. The PIF is due prior to recordation.

**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-022.
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 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.

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| Second:    | Cm. Dueñas |
| In Favor:  | 6          |
| Opposed:   | 0          |
| Abstained: | 0          |

Motion Carried Unanimously

**E. Preliminary consideration of the plat of Copper Creek Subdivision, Phase II. The intent is residential.**

**PL-165-2021**

**District II - Cm. Vidal Rodriguez**

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

Ricardo Villarreal, Top Site Civil Group, informed the Commission that he concurred with staff comments, except Traffic Safety Comment # 1. He stated that the City's Ordinance only mentions block lengths and not block widths which he thinks might be the mix up when it comes to the Traffic Safety Comment.

Dan Magee, Traffic Director, informed the Commission, that the intent for that comment is to not have access points every 150 ft. or 200 ft. on major streets.

Cm. Dovalina made a motion to **approve** the item subject to the following comments and striking Traffic Safety Comment # 1.

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. Identify all easements.
2. All improvements as per Subdivision Ordinance.
3. Provide plat note with X, Y coordinates for point of beginning/point of commencement.
4. Modify Attestment of Planning and Zoning Commission approval to reflect Orlando Navarro as Planning Director.

**Engineering:**

1. Provide all necessary easements.
2. Address Detention.

**Fire:** No comments submitted.

**Environmental:** No comments submitted.

**Water & Utilities:**

1. Need to submit a Master plan for water and sanitary sewer plan needs flows and demands identified, along with conventions.
2. Water Public Improvements are needed on the south-east of the subdivision, projected 24-in transmission and distribution main according to City of Laredo Hydraulic Model.
3. Subject to further comment based on utility layout submittal.

**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-022.
2. All projects needing to go through UCC must submit an application and a site plan showing all improvements along city's ROW.

**Traffic Safety:**

1. ~~Block length shall not be less than 300 feet. Engineer had agreed to correct his for future phases and correct Master Plan but it still has not happened.~~
2. "L-shaped" type intersection shall have an interior angle not less than 72 degrees and not greater than 120 degrees.

**Parks & Leisure:**

1. As per Ordinance 2008-O-058, Section 24.56.2, Copper Creek Subdivision, Phase II, III and IV must comply with Parkland dedication criteria requirements.
2. As per Ordinance 2008-O-058, Section 24.56.2.E, in addition to the land dedication requirements, a Park Improvement Fee (PIF) is required to provide improvements to the park to meet the standards for a neighborhood park to serve the service area in which such development is located. The PIF is due at the time of filing of the final plat and shall be calculated as per Appendix A of said ordinance.  
Total payments are due prior to recordation.

**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.

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

Motion Carried Unanimously

**F. Preliminary consideration of the plat of Copper Creek Subdivision, Phase III. The intent is residential.**

**PL-163-2021**

**District II – Cm. Vidal Rodriguez**

Ricardo Villarreal, Top Site Civil Group, informed the Commission that he concurred with staff comments, except Traffic Safety Comment # 1.

Cm. Dominguez made a motion to **approve** the item subject to the following comments and striking Traffic Safety Comment # 1.

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. Provide a plat note with X, Y coordinates for point of beginning / point of commencement.
2. Identify all easements.
3. Provide an alternate street name for "Watusi" as it is already in use.
4. Provide street name suffix.
5. All improvements as per Subdivision Ordinance.

**Engineering:**

1. Provide all necessary easements.
2. Address Detention.

**Fire:** No comments submitted.

**Environmental:** No comments submitted.



**Water & Utilities:**

1. Need to submit a Master plan for water and sanitary sewer plan needs flows and demands identified, along with conventions.
2. Water Public Improvements are needed on the south-east of the subdivision, projected 24-in transmission and distribution main according to City of Laredo Hydraulic Model.
3. Subject to further comment based on utility layout submittal.

**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-022.
2. All projects needing to go through UCC must submit an application and a site plan showing all improvements along city's ROW.

**Traffic Safety:**

- ~~1. Block length shall not be less than 300 feet. Engineer had agreed to correct this for future phases and correct Master Plan but is still has not happened.~~

**Parks & Leisure:**

1. As per Ordinance 2008-O-058, Section 24.56.2, Copper Creek Subdivision, Phase II, III and IV must comply with Parkland dedication criteria requirements.
2. As per Ordinance 2008-O-058, Section 24.56.2.E, in addition to the land dedication requirements, a Park Improvement Fee (PIF) is required to provide improvements to the park to meet the standards for a neighborhood park to serve the service area in which such development is located. The PIF is due at the time of filing of the final plat and shall be calculated as per Appendix A of said ordinance.  
Total payments are due prior to recordation.

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

Motion Carried Unanimously

**G. Preliminary consideration of the plat of Copper Creek Subdivision, Phase IV. The intent is residential.**

**PL-164-2021**

**District II – Cm. Vidal Rodriguez**

Ricardo Villarreal, Top Site Civil Group, informed the Commission that he concurred with staff comments, except Traffic Safety Comment # 3.

Cm. Sada Paz made a motion to **approve** the item subject to the following comments and striking Traffic Safety Comment # 3.

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. Identify all easements.
2. Provide a plat note with X, Y coordinates for point of beginning / point of commencement.
3. All improvements as per Subdivision Ordinance.
4. Provide an alternate street name for "Watusi" as it is already in use.
5. Provide street name suffix.

**Engineering:**

1. Provide all necessary easements.
2. Address Detention.

**Fire:** No comments submitted.

**Environmental:** No comments submitted.

**Water & Utilities:**

1. Need to submit a Master plan for water and sanitary sewer plan needs flows and demands identified, along with conventions.
2. Water Public Improvements are needed on the south-east of the subdivision, projected 24-in transmission and distribution main according to City of Laredo Hydraulic Model.
3. Subject to further comment based on utility layout submittal.

**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-022.
2. All projects needing to go through UCC must submit an application and a site plan showing all improvements along city's ROW.

**Traffic Safety:**

1. Check sight distance.
2. Streets shall intersect perpendicular for a min of 100 feet.
3. ~~Block length shall not be less than 300 feet. Engineer had agreed to correct this for future phases and correct Master Plan but it still has not happened.~~

**Parks & Leisure:**

1. As per Ordinance 2008-O-058, Section 24.56.2, Copper Creek Subdivision, Phase II, III and IV must comply with Parkland dedication criteria requirements.
2. As per Ordinance 2008-O-058, Section 24.56.2.E, in addition to the land dedication requirements, a Park Improvement Fee (PIF) is required to provide improvements to the park to meet the standards for a neighborhood park to serve the service area in which such development is located. The PIF is due at the time of filing of the final plat and shall be calculated as per Appendix A of said ordinance.  
Total payments are due prior to recordation.

**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. Dueñas |
| In Favor: | 6          |
| Opposed:  | 0          |

Abstained: 0

Motion Carried Unanimously

**H. Preliminary consideration of the replat of Lot 2, 3, and a 0.13 acre 20' wide strip of land, Block 1965 into Lot 3A-1, Block 1965 Eastern Division. The intent is commercial.**

**PL-166-2021**

**District IV – Cm. Alberto Torres**

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

Miguel Jimenez, Howland Engineering, 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. This plat is located within Subdistrict B 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 compliance with the provisions of Section 24-68 which includes necessary plat notes/notices, etc.
2. All subdivision plats located within the Airport Noise Specific Use Overlay Zoning District shall contain a note which reads as follows: "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."
3. Provide a legible Vicinity Map.
4. Correct block number on Title Block of the plat.
5. Identify all easements.
6. A zone change may be required depending on use as the new parcel will contain two (2) zones.

**Engineering:**

1. Provide all necessary easements.
2. Address detention.

**Fire:** No comments submitted.

**Environmental:** No comments submitted.

**Water & Utilities:**

1. Verify the 12-in water transmission line in the proposed re-plat for possible overlapping with future structures proposed for building permits.
2. A Site Plan is required showing Utilities to prevent any conflict before any structure is proposed to build.
3. 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.

**Texas Department of Transportation:**

1. Only one access to be given on US 59 for the entire new lot.

**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. Dueñas |
| In Favor:  | 6          |
| Opposed:   | 0          |
| Abstained: | 0          |

Motion Carried Unanimously

- I. **Preliminary consideration of the replat of Lot 1, Block 1, Pinnacle Industry Center – FM 1472, Unit 10 into Lot 1A, Block 1, Pinnacle Industry Center – FM 1472, Unit 10. The intent is light industrial.**

**PL-158-2021**

**District VII – Cm. Vanessa Perez**

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. Modify the Attestment of the Planning Commission Approval Certificate to reflect Orlando Navarro as the Director of Planning
2. Modify Planning Commission Approval Certificate to reflect Erasmo Villarreal as Chairman.
3. Since this replat is reducing the original size of the tract, the portion to remain unplatted should undergo the vacation process prior to final plat approval.
4. Identify all easements.

**Engineering:**

1. Clarify if part of the lot is being vacated.

**Fire:** No comments submitted.

**Environmental:** No comments submitted.

**Water & Utilities:**

1. Need to submit a Master Plan for water and sanitary sewer plan needs flows and demands identified, along with conventions.
2. Verify if the whole Property Needs to be Annexation to the City Limits before approved Utilities Preliminary.
3. Subject to further review regarding the water pressures on that zone depending type of proposed structures.

**Traffic Safety:**

1. Is ROW on Nicolas Hachar correct? Check Thoroughfare plan.

**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-022.
2. All projects needing to go through UCC must submit an application and a site plan showing all improvements along city's ROW.

**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 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

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

Cm. Dovalina, made a motion to **hear** items 9 and 10 at the same time.

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

Motion Carried Unanimously

- A. Final consideration of the plat of D & J Alexander, Phase 15, Alexander Crossing Plaza, Lot 5, Block 1 and Lot 5, Block 2. The intent is commercial.**

**PL-167-2021**

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

- B. Final consideration of the plat of a 2.0 acre vacated tract and Lot 2, Block 1, Beto's Subdivision, Phase 1 into Lot 1, Block 1, Dariana Saunders Plat. The intent is industrial.**

**PL-168-2021**

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

**10. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:**

- A. Consideration of the Model Subdivision Rule Compliance for the plat of Lot 1, Block 1, Los Pinos Subdivision, Unit 2. The intent is residential.**

**PL-031-2021**

**District I – Cm. Rudy Gonzalez, Jr.**

- B. Consideration of the Model Subdivision Rule Compliance for the plat of Cielito Lindo/Carm Subdivision, Phase XXIII, Part A. The intent is residential.**

**PL-160-2021**

**District I – Cm. Rudy Gonzalez, Jr.**

- C. Consideration of the Model Subdivision Rule Compliance for the replat of Lots 121, 122, 123, Block 3, San Isidro Southwest Antler Crossing Subdivision, Phase I, and an unplatted 14.34 acre tract owned by San Isidro Southwest Antler Crossing Subdivision, Phase 3. The intent is residential.**

**PL-159-2021**

**District VI – Cm. Dr. Marte Martinez**

Cm. Lugo, made a motion to **approve** items 9 and 10.


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|------------|------------|
| Second:    | Cm. Dueñas |
| In Favor:  | 6          |
| Opposed:   | 0          |
| Abstained: | 0          |

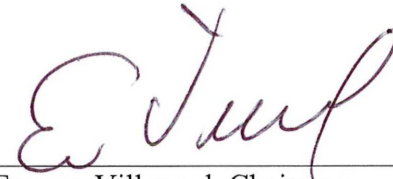
Motion Carried Unanimously



**11. ADJOURNMENT**

Cm. E. Villarreal requested a motion to adjourn the meeting at 7:23 p.m.

  
\_\_\_\_\_  
Orlando Navarro  
Planning Director

  
\_\_\_\_\_  
Erasmo Villarreal, Chairman  
Planning & Zoning Commission