

CITY OF LAREDO

PLANNING AND ZONING COMMISSION

MINUTES OF THE PLANNING AND ZONING MEETING OF SEPTEMBER 21, 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 21, 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
Manuel A. Rangel
Hector "Tito" Garcia
Yu-Hsien Huang
Daniela Sada Paz

Absent: Mike Barron (Excused)
Regina Portillo (Excused)
Council District VIII

Staff: Orlando Navarro
Vanessa Guerra
Rafael Vidaurri
Deidre Garcia
Amanda Pruneda
Laura Garza
Luis Vazquez
Doanh T. Nguyen
Daniel L. Walter
Ruben Dominguez
Elizabeth Carrera

Others:	Jorge Castillo	Daniel Villarreal	Jennifer Hamito
	Jose Hernandez	Johnathan Vasquez	Elda Bonefl
	Juan Garza	Elvira Tijerina	Sergio Narvaez
	Zita Vela	Oscar Castillo	Antonio Vargas
	Tony Vela	Ricardo Villarreal	Elizabeth Correia
	Diana Hernandez	Oscar Ramos	Veronica Mejia
	Pedro Amaro	Francisco Ramos	
	Wayne Nance	Jorge Villarreal	
	Nick Villarreal	Oscar Ramirez	
	Sandi Villarreal	Yolanda Castillo	
	Julio Pequeño, Jr.	Alex Chavero	
	Alfredo Martinez	Maria L. Chavero	
	Victor Linares	Pablo Rios	

1. CALL TO ORDER

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

2. ROLL CALL

Laura Garza, Planning Staff, called roll and confirmed a quorum has been met.

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

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

Motion Carried Unanimously

3. PLEDGE OF ALLEGIANCE

4. CONSIDER APPROVAL OF MINUTES OF:

Regular Meeting of September 7, 2023

Cm. Garcia made a motion to approve the minutes of September 7, 2023

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

Motion Carried Unanimously

5. CITIZEN COMMENTS

None

6. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE:

A. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 7 and Lot 8, Block 2084, Eastern Division, located at 1802 and 1804 Milk Street, from R-3 (Mixed Residential District) to B-1 (Limited Business District).

ZC-056-2023

District II

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

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

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

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

Motion Carried Unanimously

B. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Conditional Use Permit for an Auto Body Repair (Body Shop) on Lot 7 and Lot 8, Block 2084, Eastern Division, located at 1802 and 1804 Milk Street.

ZC-055-2023

District II

Staff **does not support** the proposed conditional use permit.

Dir. Orlando Navarro, Planning Department, informed the Commission that this item is ineligible to continue since the previous item was denied.

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

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

Motion Carried Unanimously

C. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1A, Block 1, Anil and Associates, Phase I, located at 9110 McPherson Road, from B-3 (Community Business District) to B-4 (Highway Commercial District).

ZC-092-2023

District VI

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

Dir. Orlando Navarro, Planning Department, informed the Commission that the applicant requested the item be tabled.

Cm. Sada Paz made a motion close the public hearing, and **table** the item.

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

Motion Carried Unanimously

D. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Block 288, Eastern Division, located 801 Clark Boulevard, from B-1 (Limited Business District) to B-3 (Community Business District).

ZC-093-2023

District IV

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

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

Jorge Castillo, Resident, informed the Commission that he is against the zone change, he mentioned that his property currently floods every time it rains.

Dir. Orlando Navarro, Planning Department, suggested to table the item time certain for further research and informed the Commission that he would like to speak to the applicant.

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

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

Motion Carried Unanimously

E. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 3 and 4, Block 923, Eastern Division, located 1715 Rosario Street, from R-1 (Single Family Residential District) to R-2 (Multi - Family Residential District).

ZC-094-2023

District III

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

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

Jose Hernandez, resident, informed the Commission that he walked around the area and stated that he and the people he spoke to are against the zone change since they constructed without a building permit.

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

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

Motion Carried Unanimously

- F. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots Number One (1), Two (2), and the West 15' of Lot Three (1, 2 and the West 15' of Lot 3), Block One Thousand Five Hundred Seventy Three (1573), Eastern Division, a Subdivision situated in the City of Laredo, Webb County, Texas, located at 2601 Cleveland Street, from R-2 (Multi - Family Residential District) to B-1 (Limited Business District).**

ZC-095-2023

District III

Dir. Orlando Navarro, informed the Commission that the applicant requested the item be tabled.

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

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

Motion Carried Unanimously

G. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 0.1476 acres (6431 square feet), within the City Limits of Laredo and Webb County, Texas, being the east 46.3 feet of Lot 5, Block 426, Eastern Division, recorded in Volume 7, Page 5 of the Webb County Plat Records, located at 3702 Sanders Street, from R-3 (Mixed Residential District) to B-1 (Limited Business District).

ZC-097-2023

District IV

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

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

Juan Garza, Representative, informed the Commission that he is in support of the item.

Zita Vela and husband Tony Vela, neighbors, informed the Commission that they are against the zone change.

Diana Hernandez, informed the Commission that she is against the zone change.

Pedro Amaro, Resident, informed the Commission that he is against the zoned change due to safety reasons.

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

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

Motion Carried

H. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Conditional Use Permit for manufacturing (commercial kitchen), on approximately 0.1476 acres (6431 square feet), within the City Limits of Laredo and Webb County, Texas, being the east 46.3 feet of Lot 5, Block 426, Eastern Division, recorded in Volume 7, Page 5 of the Webb County Plat Records, located at 3702 Sanders Street (2,450 square feet).

ZC-098-2023

District IV

Staff **does not support** the proposed conditional use permit.

Dir. Orlando Navarro, Planning Department, informed the Commission that this item is ineligible to continue since the previous item was denied.

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

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

Motion Carried Unanimously

- I. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 25.150 acre tract of land situated in Porcion 14, Abstract 56, Jose Guajardo, Original Grantee, within the limits of the City of Laredo, in Webb County, Texas, said 25.150 acre tract being out and part of N.D. Hachar Ranch, as recorded in Volume 303, Pages 164-172 of the Webb County Deed Records, Webb County Texas, located north of Peoples Boulevard and west of Aransas Pass Drive, from B-1 (Limited Business District) and R-1 (Single Family Residential District) to R-1 A (Single Family Reduced Area District).**

ZC-099-2023

District VII

Staff **supports** the proposed zone change.

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

Wayne Nance, Porras Nance Engineering, informed the Commission that he is in support of the zone change.

Cm. Huang 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

- J. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 7 and**

8, Block 817, Eastern Division, located at 1520 Cortez Street, from R-3 (Mixed Residential District) to B-3 (Community Business District).

ZC-100-2023

District II

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

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

Nick Villarreal, Resident, spoke on the item.

Julio Pequeño, Jr., Owner, informed the Commission that he is in support of the item and that he intends to use Meadow Ave. to access the property.

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

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

Motion Carried Unanimously

- K. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 1.50 acre tract of land, out of a tract of land conveyed to J & H Rentals, a Texas Limited Liability Company, as described in deed recorded in Volume 3262, Pages 731 -740, Official Public Records, Webb County, Texas, listed as Additional Commercial Tracts situated in Porcion Number 32, Webb County, Texas, being out of Tracts 1 - 4 and more fully described by metes and bounds in that certain copy of said agreement, recorded in Volume 574, Pages 569-573, Deed Records, Webb County, Texas, Volume 1051 , Page 611, Real Property Records, Webb County, Texas, and Volume 1051, Page 622, Real Property Records, Webb County, Texas, located south of State Highway 359 and west of Veterans Boulevard, from R-1 (Single Family Residential District) to M-1 (Light Manufacturing District).**

ZC-102-2023

District III

Staff **supports** the proposed zone change.

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

Alfredo Martinez, Crane Engineering, informed the Commission that he is in support of the zone change.

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

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

Motion Carried Unanimously

- L. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Conditional Use Permit for a warehouse /trucking company on Lot 3, Block 1, Stacy Alyson Young Subdivision and approximately 0.1928 acre tract of land out of a 1161.66 acre tract, out of Porcion 27, Webb County, Texas of record in Volume 209, Pages 487-489, Webb County Deed Records, located at 3804 Casa Blanca Lake Road and north of East Saunders Street and west of Casa Blanca Lake Road.**

ZC-103-2023

District V

Staff **does not support** the proposed conditional use permit.

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

Victor Linares, Sabio Engineering, informed the Commission that he is in support of the Conditional Use Permit.

Daniel Villarreal, Representative, informed the Commission that he is in support of the Condition Use Permit.

Cm. Huang made a motion close the public hearing, go against Staff recommendation and **approve** the zone change and update the names and include the exhibit of the building.

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

Motion Carried Unanimously

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

approximately 5,208.33 square feet tract of land being the south 50 feet of Lot 1, and the south 50 feet of the west 1/2 of Lot 2, Block 243, Eastern Division of the City of Laredo, Texas, being situated in Survey 799, Abstract 239, City of Laredo, Webb County, Texas, located at 1713 Marcella Avenue, from R-3 (Mixed Residential District) to R-1A (Single Family Reduced Area District).

ZC-105-2023

District III

Staff **supports** the proposed zone change.

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

Johnathan Vazquez, Sabio Engineering, informed the Commission that he is in support of the zone change.

Elvira Tijerina, Resident, informed the Commission that she is not in support of the item.

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

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

Motion Carried Unanimously

N. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 8.04 acre tract of land, out of a tract of land conveyed to San Isidro Northeast, Limited, described in deed recorded in Volume 1450, Pages 868-874, and Volume 3355, Pages 170-178, Deed Records, Webb County, Texas, located south of Juan Escutia Boulevard and west of Cavatina Drive, from R-1 (Single Family Residential District) to R-2 (Multi - Family Residential District).

ZC-106-2023

District VI

Staff **supports** the proposed zone change.

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

Oscar Castillo, PEUA Engineering, informed the Commission that he is in support of the zone change.

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

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

Motion Carried Unanimously

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

A. Preliminary consideration of the replat of Lot 1, Block 2, Pinnacle Industry Center - FM 1472, Unit 11 into Lot 1A and Lot 1B, Block 2, Pinnacle Industry Center - FM 1472, Unit 11. The intent is industrial.

PL-285-2023

District VII - Cm. Vanessa Perez

Luis Vazquez, Planning Staff, provided a brief overview on the item.

Oscar Castillo, PEUA Engineering, informed the Commission that he concurs with the 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. Provide a plat note for lot 1B that states that the lot "is uninhabitable" and provide engineering certification in compliance with § 212.0105 (2)(A)&(B), Texas Local Government Code and section 16.343 of the Water Code regarding subdivisions that do not require water and sewer services.
2. Provide plate note indicating the purpose of the replat (§ 2-3.2 3 & § 2-3.2 5 - Subdivision Ordinance).
3. Provide a replat note with the following language: "This plat does not attempt to alter, amend, or remove any covenants or restrictions." (§ 2-3.2 3 & § 2-3.2 5 - Subdivision Ordinance).
4. Update Certificate of Owners to reflect Portunus Holdings, LLC as the owners of this tract.
5. A zone change will be required for Lot 1B.
6. Access to FM 1472 subject to review and approval by TX-DOT.

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:

1. Please provide street trees and parking lot trees.

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

Motion Carried Unanimously

B. Preliminary consideration of the plat of World Logistics Park, Phase III. The intent is industrial.

PL-280-2023

Extra-Territorial Jurisdiction (ETJ)

Luis Vazquez, Planning Staff, provided a brief overview on the item.

Ricardo Villarreal, Top Site Civil Group, informed the Commission that he concurs with the Staff Comments.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide a legible vicinity map.
2. Secure approval from the County of Webb as this tract is located within the Extra-Territorial Jurisdiction of the City of Laredo. Include approval certificates from the County of Webb.
3. Provide details and status of the Municipal Utility District as petitioned from the Texas Commission of Environmental Quality (i.e. "Webb County Municipal Utility District No. 1"). Additionally, provide details regarding the execution of the plat authorized signator(ies) for the District.
4. Provide Base Flood Elevation ((§ 2-3.2 (b) (1)(xvi) - Subdivision Ordinance). Coordinate with Webb County regarding BFE and finished flood elevation requirements as the more stringent shall apply.
5. Comply with the vegetative buffering requirements of the Land Development Code as a portion of this tract is impacted by a first order and second order stream (§ 24- 57 - Land Development Code). Contact the Environmental Department for coordination.
6. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance)
7. All improvements as per Subdivision Ordinance

Engineering: No comments submitted.

Fire:

1. Fire Hydrants required every 300ft for commercial development. (Ordinance 2012-0-183, 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:

1. Location Map is not clear, it has no street names. Identify existing and proposed streets (As per Subdivision Ordinance Handbook, Chapter II).
2. Label streets to provide better comments (As per Subdivision Ordinance Handbook, Chapter II).
3. ROW (As per the Future Thoroughfare Plan).
4. Submit a TIA (As per Land Development Code, Section 24.62.8)
5. Revise Master Plan (As per Subdivision Ordinance Handbook, Chapter II).

Parks & Leisure:

1. Please provide street trees and parking lot trees.

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. Casarez
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

C. Preliminary consideration of the plat of Lot 1A - 5A, Block 2, Port Laredo Industrial Park, Unit I. The intent is industrial.

PL-287-2023

District VI - Cm. Dr. David Tyler King

Luis Vazquez, Planning Staff, provided a brief overview on the item.

Oscar Ramos, Howland Engineering, requested the item to be table time certain.

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

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

Motion Carried Unanimously

D. Preliminary consideration of the replat of Lot 2, Block 12, Eastwoods Subdivision, Phase IV into Lot 2A and Lot 2B, Block 12, Eastwoods Subdivision, Phase IV. The intent is commercial and multi-family.

PL-282-2023

District IV - Cm. Alberto Torres, Jr.

Luis Vazquez, Planning Staff, provided a brief overview on the item.

Francisco Ramos, Ramos Engineering, informed the Commission that he concurs with the 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. Provide recording information of adjacent areas outside the plat boundaries.
2. Conform to Section 24-56 of the Laredo Land Development Code (Parkland Dedication Requirements).
3. Correct legal description in the "Replat of" and the title block.
4. This plat is located within the Subdistrict C of the 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 it complies with the provisions of Section 24-68 which includes necessary plat notes/notices, etc.
5. Draw plat boundaries with heavy lines in the "As platted" section of the plat.
6. Clarify ownership on the Certificate of Owner.
7. Identify all easements.
8. 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:

1. Please schedule a meeting with Parks Planner to discuss parkland dedication ordinance as it applies to multifamily development.
2. Please provide street trees and parking lot trees.

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. Huang
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

**E. Preliminary consideration of the plat of Las Flautas Commercial Subdivision.
The intent is commercial.**

PL-278-2023

District III - Cm. Melissa Cigarroa

Luis Vazquez, Planning Staff, provided a brief overview on the item.

Ricardo Villarreal, Top Site Civil Group, informed the Commission that he concurs with the Staff Comments, clarified on Planning Comment No. 3, by saying that the cul-de-sac will be public and not private.

Cm. Huang made a motion to **approve** the item subject to the following comments with a correction to Planning Comment No. 3 in which the cul-de-sac will be public and not private.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Comply with the vegetative buffering requirements of the Land Development Code as a portion of the tract is impacted by a first order stream. Contact the Environmental Department for coordination.
2. Coordinate with the Traffic Department the placement of driveways and shared access easements.
3. Clarify if cul-de-sac will be private and as to which lot it will pertain.
4. Correct the Planning and Zoning Commission Approval Certificate to reflect Juan M. Narvaez, Jr. as Chairman.
5. Access to Bob Bullock Loop 20 subject to review and approval by TX-DOT.
6. Identify all easements.
7. All improvements as per Subdivision Ordinance.

Engineering: No comments submitted.

Fire:

1. Fire Hydrants required every 300ft for commercial development. (Ordinance 2012-0-183, 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.)
2. 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.)

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: No comments submitted.

Parks & Leisure:

1. Please provide street trees and parking lot trees.

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

Motion Carried Unanimously

F. Preliminary consideration of the plat of B.G. Subdivision. The intent is commercial.

PL-284-2023

District III - Cm. Melissa Cigarroa

Luis Vazquez, Planning Staff, provided a brief overview on the item.

Alfredo Martinez, Crane Engineering, informed the Commission he concurs with most of the Staff Comments, except for Fire Comment No. 2 and requests it be removed since that property belongs to another property owner, this particular plat will be accessed by Hwy 359.

Chief Ruben Dominguez, confirmed that access to the property would be on Hwy 359.

Cm. Rangel made a motion to **approve** the item subject to the following comments and by removing Fire Comment No. 2.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. A zone change will be required for the intended use.
2. Access to State Highway 359 subject to and approval by TX-DOT.
3. The most westerly roadway (Ranch Road 6086D) is not a dedicated public road. Access from a fully improved public roadway is required (§ 3.3 C. Subdivision Ordinance).
4. Remove setback lines from the face of the plat.
5. Identify all easements.
6. All improvements as per Subdivision Ordinance.

Engineering: No comments submitted.

Fire:

1. Fire Hydrants required every 300ft for commercial development. (Ordinance 2012-0-183, 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.)
2. ~~RR6086 C/Ward Ave. must meet City of Laredo Specifications on road width and surface materials for public, residential, and commercial roads.~~

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: No comments submitted.

Parks & Leisure:

1. Please provide street trees and parking lot trees.

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

Motion Carried Unanimously

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

- A. Preliminary reconsideration of the plat of Wisdom Industrial Park. The intent is industrial. The purpose of this reconsideration is to reconfigure lots.**

PL-279-2023

District VII - Vanessa Perez

Luis Vazquez, Planning Staff, provided a brief overview on the item.

Ricardo Villarreal, Top Site Civil Group, informed the Commission that he concurs with Staff Comments except Planning Comment No. 1.

Cm. Sada Paz made a motion to **approve** the item subject to the following comments and by striking the last sentence on Planning Comment No. 1.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. The landowner to the west (Needmore Dolores, LLC) and to the landowner to the east (Agenda Item 8.B. - Reconsideration of SKG Colombia Industrial Park North) have been in discussions with TX-DOT regarding access to State Highway 255. Coordinate with said adjacent landowners and TX-DOT to ensure safe access to State Highway 255 can be achieved for all thereby reducing traffic impacts and the number of connections to said highway. Solutions may include the development of a cross street that connects all three developments. ~~Provide evidence of coordination during the one-stop-shop process.~~
2. Provide Base Flood Elevations (BFE's) (§24.69.7.C - Land Development Code).
3. Remove Plat Note #7 as this plat is partially located within the floodplain.

4. Ensure compliance with the vegetative buffering requirements of Section 24-57.3 of the Land Development Code as this development is impacted by first order streams. Coordinate with the Environmental Department.
5. Access to State Highway 255 (Camino Colombia) and FM 1472 (Mines Road) is subject to review and approval by TX-DOT.
6. Identify all easements (§2-3.2 (b)(1)(iii)(e) - Subdivision Ordinance).
7. All improvements as per Subdivision Ordinance (§3-1B - Subdivision Ordinance).

Engineering: No comments submitted.

Fire:

1. Fire Hydrants required every 300ft for commercial development. (Ordinance 2012-0-183, 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:

1. Submit a TIA (As per Land Development Code, Section 24.62.8).

Parks & Leisure:

1. Please provide street trees and parking lot trees.

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

B. Preliminary reconsideration of the plat of SKG Colombia Industrial Park North and the granting of a variance to increase the 500-foot threshold for a dead end street for the proposed street Sierra Madre. The intent is industrial. The purpose of this reconsideration is to reconfigure lots and remove a street.

PL-286-2023

District VII - Cm. Vanessa Perez

Luis Vazquez, Planning Staff, provided a brief overview on the item.

Oscar Castillo, PEUA Consulting, informed the Commission that he concurs with Staff Comments, except for the last sentence on Planning Comment No. 1. He requested it to be removed. Mr. Castillo also requested a variance on Planning Comment No. 2, extending the exceeded threshold from 500-feet to 700-feet.

Cm. Sada Paz made a motion to **approve** the item subject to the following comments and by striking the last sentence on Planning Comment No. 1 and approving the requested variance and adjust the 500-foot threshold to 700’.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. The landowners to the west (Needmore Dolores, LLC) and (Agenda Item 8.A. - Reconsideration of plat of Wisdom Industrial Park), have been in discussions with TX-DOT regarding access to State Highway 255. Coordinate with said adjacent landowners and TX-DOT to ensure safe access to State Highway 255 can be achieved for all thereby reducing traffic impacts and the number of connections to said highway. Solutions may include the development of a cross street that connects all three developments. ~~Provide evidence of coordination during the one-stop shop process.~~
2. Sierra Madre exceed the ~~500~~700-foot threshold for dead end streets (§ 3-2 J. Subdivision Ordinance). Adjust accordingly
3. Remove city limit lines as this tract has been fully annexed.
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. Modify Planning and Zoning approval certificate to reflect Juan M. Narvaez, Jr. as

Chairman.

6. Access to State Highway 255 and Mines Road FM 1472 subject to review and approval by TX-DOT.
7. Identify all easements.
8. All improvements as per Subdivision Ordinance.

Engineering: No comments submitted.

Fire:

1. Fire Hydrants required every 300ft for commercial development. (Ordinance 2012-0-183, 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.)
2. 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.)

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. Huang
In Favor: 6

Opposed: 0
Abstained: 0

Motion Carried Unanimously

C. Preliminary reconsideration of the plat of Sapphire Industrial Park, Phase 3. The intent is industrial. The purpose of this reconsideration is to reconfigure lots and acreage.

PL-277-2023

District VII - Cm. Vanessa Perez

Luis Vazquez, Planning Staff, provided a brief overview on the item.

Rick Villarreal, Top Site Civil Group, informed the Commission that he concurs with Staff Comments and have forwarded a letter to Planning Staff from Emerald River View, concurring with the plat.

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

DENIAL:

The plat of Sapphire Industrial Park, Phase 3 received preliminary plat approval on May 18, 2023. This reconsideration proposes to remove/exclude a portion of the floodplain as well lots designated for drainage from the subdivision. This reconfiguration of the lots differs from the currently approved Master Plan thereby creating an unplatted area between Phase 2 and the proposed Phase 3. Accommodation of the floodplain as well as written acceptance of this change is required from Emerald Riverview Development LTD prior to consideration.

Planning:

1. Clarify ownership as the owner's certificate on the plat states Provident Realty Advisors, yet ownership identified as Emerald Riverview Development, LTD.
2. Provide Base Flood Elevation (BFEs) (§24.69.7.C - Land Development Code).
3. Ensure compliance with the vegetative buffering requirements of Section 24-57.3 of the Land Development Code as this development is impacted by a fourth order stream.
4. Modify plat note #3 as this development is partially in the floodplain and provide correct FEMA Flood Insurance Rate Map Panel number.
5. Modify Planning and Zoning Commission Certificate to reflect Juan M. Narvaez, Jr. as Chairman.
6. Identify all easements.
7. All improvements as per Subdivision Ordinance.

Engineering: No comments submitted.

Fire:

1. Fire Hydrants required every 300ft for commercial development. (Ordinance 2012-0-183, 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:

1. Please provide street trees and parking lot trees.

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

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

Dir. Orlando Navarro, informed the Commission that the applicant requested item 9C be tabled.

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

Cm. Sada Paz made a motion to **hear** items 9A, 9B and 9D.

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

Motion Carried Unanimously

A. Final consideration of the plat of North Laredo Industrial Park, Phase V. The intent is industrial.

PL-281-2023

District VII - Cm. Vanessa Perez

B. Final consideration of the plat of Lot 4, Block 2, Alexander Commercial Subdivision, Phase 15. The intent is commercial.

PL-283-2023

District V - Cm. Ruben Gutierrez, Jr.

D. Final consideration of the replat of Lot 29, D-5 Acres Subdivision into Lot 29A and Lot 29B, D-5 Acres Subdivision. The intent is residential.

PL-271-2023

Extra-Territorial Jurisdiction (ETJ)

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

Cm. Sada Paz made a motion to **approve** items 9A, 9B and 9D.

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

Motion Carried Unanimously

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

- C. Final consideration of the replat of Block 1713, Parts of Lots 1, 7, & 8, Block 1782, E.D. and New York Ave. (Chacon St. - Piedra China St.) into Lots 1 - 17, Block 1713-A, Lots 1A - 7A, Block 1782-A, E.D. and the realignment of New York Ave (Chacon St. - Piedra China St.) - Three Points Village Plat. The intent is residential.**

PL-270-2023

District II - Cm. Daisy Campos Rodriguez

Chm. Narvaez requested a motion to table the item.

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

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

Motion Carried Unanimously

10. RECONSIDERATION OF THE FOLLOWING FINAL PLATS AND FINAL REPLATS:

- A. Final reconsideration of the plat of North Webb Industrial Park, Phase III - Part B. The intent is industrial. The purpose of this reconsideration is to modify a plat note.**

PL-288-2023

District VII - Cm. Vanessa Perez

Chm. Narvaez requested a motion to approve Item 10A.

Cm. Sada Paz made a motion to approve item 10A.

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

Motion Carried Unanimously

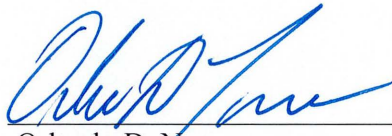
11. ADJOURNMENT

Chm. Narvaez requested a motion to adjourn the meeting.

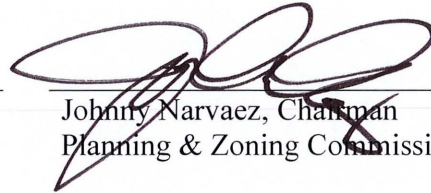
Cm. Huang made a motion to **adjourn** the meeting.

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

Motion Carried Unanimously



Orlando D. Navarro
Planning Director



Johnny Narvaez, Chairman
Planning & Zoning Commission