

CITY OF LAREDO

PLANNING AND ZONING COMMISSION

MINUTES OF THE PLANNING AND ZONING MEETING OF DECEMBER 16, 2021

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, December 16, 2021, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

Present: Jorge Dominguez
Mike Barron (Arrived at 6:01 p.m.)
Abraham Lugo
Yu-Hsien Huang
Larry Dovalina
Daniella Sada Paz

Absent: Erasmo Villarreal (Excused)
Johnny Narvaez (Excused)
Ana G. Villarreal (Excused)

Staff: Orlando Navarro
Rafael Vidaurri
Amanda Pruneda
Deidre Garcia

Others: Rocio Hinojosa
Laura Serna
Oscar Serna
Annabella Ramirez
Vanessa Montes
Frida Morales
Guillermo Castro, Jr.
Joanne P. Lutero
Ethel Perez
Jose Rodriguez
Adrian Ovalle
Victor Linares
Miguel Jimenez
Juan Salinas
Elizabeth Gonzalez Dominguez
Frank Estrada
Wayne Nance
Armando Guerra
Ricardo Villarreal
Oscar Castillo
Baltazar Avila
A Rubio
Fernando Morales, Jr.

1. CALL TO ORDER

Vice -Chairman Dominguez called the meeting to order at 5:59 p.m.

2. ROLL CALL

Orlando D. Navarro, Planning Director, called roll and verified a quorum existed.

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

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

Motion Carried Unanimously

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

3. PLEDGE OF ALLEGIANCE

4. CONSIDER APPROVAL OF MINUTES OF:

A. Regular Meeting of December 2, 2021

Cm. Dovalina made a motion to approve the minutes of December 2, 2021 as amended.

Second:	Cm. Barron
In Favor:	6
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 rezoning Lot 1, Block 17, Santa Fe Subdivision, Unit IV, located at 602 Nispola Drive, from R-1MH (Single Family Manufactured Housing District) to B-4 (Highway Commercial District).**

ZC-008-2022

District III

Staff does not support.

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

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

Rocio Hinojosa, Property Owner, informed the Commission that she is in favor of the proposed zone change.

Cm. Dovalina, mentioned that the City has an Ordinance that prohibits tractor trailer parking in neighborhoods.

Cm. Dovalina made a motion to close the public hearing and **deny** the proposed zone change.

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

Motion Carried unanimously

- B. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning the south one-half (1/2) of Lots 3 and 4, Block 36, Eastern Division, located at 1216 Logan Avenue, from B-3 (Community Commercial District) to B-4 (Highway Commercial District).**

ZC-009-2022

District III

Staff does not support.

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

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

Laura Serna, Property Owner, informed the Commission that she is in favor of the proposed zone change.

The Commission recommended she table the item to consult with staff in order to apply for a conditional use permit.

Cm. Dovalina made a motion to close the public hearing and **table** the proposed zone change time certain.

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

Motion Carried unanimously

C. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 9, Block 3, International Trade Center, Phase 1, located at 14404 Maquila Loop, from M-1 (Light Manufacturing District) to M-2 (Heavy Manufacturing District).

ZC-010-2022

District VII

Staff does not support.

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

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

Annabella Ramirez, Representative, spoke on behalf of her client and informed the Commission that she is in favor of the proposed zone change.

Vanessa Montes, Owner, informed the Commission that she is in favor of the proposed zone change and gave a brief explanation of what they want to do there.

Frida Morales, informed the Commission that she is in favor of the proposed zone change.

Guillermo Castro, Jr., informed the Commission that he is against the proposed zone change.

Joanne P. Lutero, informed the Commission that she is there to speak on behalf of the children who attend Muller Elementary and Faskin Elementary and spoke against the proposed zone change.

Ethel Perez, Resident of La Bota, informed the Commission that she is against the proposed zone change.

Jose Rodriguez, informed the Commission that he is against the proposed zone change.

Adrian Ovalle, informed the Commission that he is against the proposed zone change.

Cm. Sada Paz made a motion to close the public hearing and **deny** the proposed zone change.

Second: Cm. Barron
In Favor: 6

Opposed: 0
Abstained: 0

Motion Carried unanimously

- D. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately a 61.11 acres situated in Portion 17, Abstract 52, Jose Christobal Garcia, Original Grantee and Portion 18, Abstract 21, Jose de Bustamante, Original Grantee out of Shares 2 and 3 described Partition Deed of La Bota Ranch recorded in Volume 492, Pages 732-761 of the Webb County Deed Records and later out of Tract 4 of Partition Deed recorded in Volume 647, Pages 36-57 of the Webb County Deed Records, located south of La Bota Parkway and southwest of Cowbird Cove Court, from AG (Agricultural District) and R-1 (Single Family Residential District) to R-1A (Single Family Area District).**

ZC-011-2022

District VII

Staff supports.

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

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

Victor Linares, Ariva LCC, informed the Commission that he is in favor of the proposed zone change.

Guillermo Castro, Jr., informed the Commission that he is against the proposed zone change.

Adrian Ovalle, informed the Commission that he is against the proposed zone change.

Jose Rodriguez, informed the Commission that he is against the proposed zone change.

Joanne P. Lutero, informed the Commission that she is against the proposed zone change.

Raul Garza, informed the Commission that he is against the proposed zone change.

Cm. Huang made a motion to close the public hearing and **approve** the proposed zone change.

Second: Cm. Barron
In Favor: 4
Opposed: 2 Cm. Dovalina and Cm. Sada Paz
Abstained: 0

Motion Carried

- E. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 11.65 acres situated in Porcion 33, Jose Dionicio Trevino, Original Grantee Abstract**

3084 and Porcion 34, Jose Antonio Diaz, Original Grantee, Abstract 762, City of Laredo, Webb County, Texas; being 11.65 acres out of 18.61 acre tract owned by JMLG Holdings, LTD., as recorded in Volume 4448, Pages 721-729, Official Public Records of Webb County, Texas, located west of Isla Mujeres Drive and east of Cuatro Vientos Road, from AG (Agricultural District) to R-1A (Single Family Area District).

ZC-012-2022

District II

Staff supports.

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

Cm. Huang stepped out of the meeting at 7:38 p.m.

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

Miguel Jimenez, Howland Engineering, informed the Commission that he is in favor of the proposed zone change and are available to answer questions.

Cm. Huang stepped back into the meeting at 7:39 p.m.

Cm. Barron made a motion to close the public hearing and **approve** the proposed zone change.

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

Motion Carried unanimously

- F. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 2, 3, 4 and 5, Block 1, Springfield Crossing Subdivision, Unit 1, located at 8422, 8426, and 8428 Springfield Avenue, from B-1 (Limited Commercial District) to B-3 (Commercial Business District).**

ZC-013-2022

District VII

Staff supports.

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

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

Juan Salinas, Representative, informed the Commission that he is in favor of the proposed zone change and are available to answer questions.

Elizabeth Gonzalez Dominguez, informed the Commission that she was there to find out how the zone change would affect taxes to property owners around and if it's going to cause traffic issues.

Cm. Dovalina made a motion to close the public hearing and **approve** the proposed zone change.

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

Motion Carried unanimously

Cm. Huang, requested to be excused due to a prior commitment at 7:47 p.m.

7. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:

A. Review of the revision to the Lomas Del Sur Subdivision Master Plan. The intent is residential and commercial. The purpose of the revision is to reconfigure Phase VI into Phase VI and Phase XXIII.

Orlando Navarro, Planning Director, informed the Commission that the Traffic Safety Department requested Comment # 1 be removed.

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

Frank Estrada, Sherfey Engineering, informed the Commission that he concurred with staff comments as revised and was available to answer questions.

Orlando Navarro, Planning Director, informed the Commission that design layout is not determined yet therefore, agrees to striking Traffic Safety Comment #1.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Submit a master plan revision to the City of Laredo Building Department GIS Division within 10 days of commission approval in a geo-referenced CAD file in accordance to Section 2-3.2(a)4 of the City of Laredo Subdivision Ordinance.
2. Identify phases which have already been platted and provide recording information.
3. Provide vicinity map

4. Provide a plat note with X, Y coordinates for point of beginning and point of commencement.
5. 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:

1. ~~A raised median will be required at Lomas del Sur~~
2. Provide a copy of the commercial plan that was shown to Planning and Zoning to the Traffic Director.

Parks & Leisure: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comment 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. Lugo
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

- A. **Preliminary consideration of the plat of Village South Subdivision, Phase 3. The intent is residential.**

PL-041-2022

District I – Cm. Rudy Gonzalez, Jr.

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

Wayne Nance, Porras Nance 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.

APROVE 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. Revise street name of Tilverton to Tiverton to coincide with existing street.
3. Modify plat note no. 7 to include Lot 17, Block 2, in the list of lots which do not have direct access to Ejido Avenue.
4. Coordinate with the City of Laredo for the completion of the unfinished paving section of Cielito Lindo Boulevard, west of Ejido Avenue and east of St. David Lane, in conjunction with this phase.
5. Identify all easements.
6. All improvements as per Subdivision Ordinance.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety:

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

Parks & Leisure: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comment submitted.

U.I.S.D.: No comments submitted.

L.I.S.D.: No comments submitted.

AT & T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
2. All comments set forth herein are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

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

Motion Carried

B. Preliminary consideration of the plat of LAFON Residential Subdivision, Phase II. The intent is residential.

PL-048-2022

District III - Cm. Dr. Mercurio Martinez, III

Amanda Pruneda, 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. 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. Development subject to that certain Developer Participation Contract between AFW Investments Ltd. and the City of Laredo as approved by Council on September 8, 2020.
3. Modify Attestment of Planning Commission Approval Certificate to reflect Orlando D. Navarro as Planning Director.
4. Include block numbers in lot summary table.
5. Provide street names.
6. Provide all necessary easements.
7. All improvements as per Subdivision Ordinance.

Engineering: No comments submitted.

Fire:

1. City Park Rd. needs to meet city of Laredo specifications for road width and surface material for residential roads.
2. Future connection to Vine St. needs to be shown on plans.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety:

1. Check sight distance.
2. Block length shall not be less than 300 feet.
3. City Park Road will have to meet with all city of Laredo standards. Check sight distance at Street "B" and Lomas Del Sur. You might lose several lots.

Parks & Leisure: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

U.I.S.D.: No comments submitted.

L.I.S.D.: No comments submitted.

AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
2. All comments set forth herein are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

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

Motion Carried

C. Preliminary consideration of the plat of Coopers Landing Subdivision. The intent is residential.

PL-049-2022

District VII – Cm. Vanessa Perez

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

Applicant requested the item be tabled.

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

Second:	Cm. Barron
In Favor:	5
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 9A, 9B, 9C and 9D all at the same time.

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

Motion Carried Unanimously

A. Final consideration of the plat of Lago Del Valle, Phase X. The intent is residential.

PL-048-2022

District II – Cm. Vidal Rodriguez

B. Final consideration of the plat of Lago Del Valle Subdivision, Phase VIII. The intent is residential.

PL-042-2022

District II – Cm. Vidal Rodriguez

C. Final consideration of the plat of Lot 22, Block 3, Old Milwaukee Subdivision. The intent is residential.

PL-044-2022

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

**D. Final consideration of the plat of U.I.S.D. Juan Roberto Ramirez Middle School Plat.
The intent is institutional.**

PL-045-2022

District VII – Cm. Vanessa Perez

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

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

Motion Carried Unanimously

10. ADJOURNMENT

Cm. Dovalina adjourned the meeting at 7:54 p.m.

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

Motion Carried Unanimously



Orlando D. Navarro
Planning Director



Erasmo Villarreal, Chairman
Planning & Zoning Commission