

CITY OF LAREDO

PLANNING AND ZONING COMMISSION

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

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

Present: Erasmo Villarreal
Jorge Dominguez
Mike Barron (1st Meeting)
Abraham Lugo
Johnny Narvaez
Larry Dovalina
Daniella Sada Paz

Absent: Yu-Hsien Huang (Excused)
Ana G. Villarreal (Excused)

Staff: Orlando Navarro
Rafael Vidaurri
Amanda Pruneda
Ruben Dominguez

Others: Fred Guerra
Rick Villarreal
Armando Guerra
Fernando Morales, Jr.

1. CALL TO ORDER

Chairman E. Villarreal called the meeting to order at 6:04 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. Huang and Cm. A. Villarreal for not attending the meeting.

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

Motion Carried Unanimously

3. PLEDGE OF ALLEGIANCE

4. CONSIDER APPROVAL OF MINUTES OF:

A. Regular Meeting of November 18, 2021

Cm. Dominguez requested that the minutes be amended to reflect that he was excused from the meeting of November 18, 2021.

Cm. Dovalina made a motion to approve the minutes of November 18, 2021 as amended.

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

Motion Carried Unanimously

5. CITIZEN COMMENTS

Citizens are required to fill out a witness card and submit it to a City Planner, or designee, no later than 5:45 p.m. and identify themselves at the microphone. Comments are limited to three (3) minutes per speaker. No more than three (3) persons will be allowed to speak on any side of an issue. Should there be more than three (3) people who wish to speak on a particular issue, they need to select not more than three (3) representatives to speak for them and the presiding officer may limit the public comments further in the interest of an orderly meeting. Speakers may not pass their minutes to any other speaker. Comments should be relevant to City business and delivered in a professional manner. No derogatory remarks will be permitted.

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

- A. Preliminary consideration of the replat of west ½ of Lot 8 and the east 15.5 feet of Lot 9, Block 161, Western Division into Lot 8C, Block 161, Western Division and the granting of a variance to the lot width requirement. The intent is residential.**

PL-006-2022

District VIII – Cm. Alyssa Cigarroa

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

Fred Guerra, Guerra Engineering informed the Commission that he concurred with Staff comments and was available to answer questions. Fred Guerra answered questions with regards to the variance request and lot width, information regarding the adjacent occupied lot to the east as well as information regarding the surrounding properties.

Cm. Dominguez made a motion to approve the item subject to the following comments and the granting of a variance to the lot width requirement.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide Attestment of Planning Commission Approval Certificate and reflect Orlando D. Navarro as Planning Director.
2. Correct Engineering Approval Certificate.
3. Provide P&Z Approval Certificate.
4. Provide plat note with X, Y Coordinates for point of beginning and point of commencement.
5. The site does not meet the lot of width (46ft) requirements for CBD zone. A variance is required.
6. Identify all easements.
7. All improvements as per Subdivision Ordinance.

Engineering:

1. Provide all necessary easements.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: No comments submitted.

Parks & Leisure: No comments submitted.

Webb County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

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

Second: Cm. Lugo
In Favor: 4
Opposed: 3 Cm. Dovalina, Cm. Sada Paz and Cm. Barron
Abstained: 0

Motion Carried

B. Preliminary consideration of the plat of QM McPherson Plat. The intent is commercial.

PL-038-2022

District VI - Cm. Dr. Marte A. Martinez

Amanda Pruneda, 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 for Traffic Comment # 3.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Modify Attestment of Planning Commission Approval to reflect Orlando D. Navarro as Planning Director.
2. Provide a legible vicinity map and provide scale to be drawn at one inch = 2000 feet.
3. Plat scale will need to be one inch = 100 feet.
4. Provide correct owner and plat name on the Certificate of Owner.
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. 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.
3. ~~A raised median will be required on McPherson.~~

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 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. Dominguez
In Favor:	6
Opposed:	0
Abstained:	1 Cm. Dovalina

Motion Carried

- C. **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.

Applicant submitted a letter requesting the item be tabled.

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

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

Motion Carried Unanimously

D. Preliminary consideration of the plat of Lot 1, Block 1, Wilkinson Plat. The intent is commercial.

PL-040-2022

District VII - Cm. Vanessa Perez

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

Armando Guerra, Premier Engineering, informed the Commission that he concurred with staff comments and was available to answer questions.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. A zone change will be required for the intended use.
2. Since the intended wastewater disposal method is an on-site sewage facility (OSSF), and the model rules prohibit OSSF's on tracts less than one acre in area, the lot must be restricted against residential use until such time as it is replatted in compliance with the model rules. Place said notification on the face of the plat.
3. Identify the right-of-way widths of Thiesel Road and Phelps Road and dedicate the necessary right-of-way so that both roads serve as collectors.
4. Modify Attestment of Planning Commission Approval to reflect Orlando D. Navarro as Planning Director.
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. How will that commercial area develop? Show master plan.
2. Present a plan showing all existing and future driveways in the commercial area. Show access easements.
3. Check sight distance.
4. Streets shall intersect perpendicular for a min of 100 feet.

Parks & Leisure: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

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

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

Motion Carried Unanimously

- E. **Preliminary consideration of the plat of Ramon Investments Plat. The intent is commercial.**

PI-039-2022

District IV- Cm. Alberto Torres, Jr.

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

Daniel Gomez, Gomez 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. Remove duplicate Certificate of Surveyor.
2. Modify Attestment of Planning Commission Approval to reflect Orlando D. Navarro as Planning Director.
3. Coordinate driveway placement with the Traffic Department which may include a shared driveway that aligns with Sycamore Lane along Cherry Hill Dr.
4. Identify all easements.

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. 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.
3. A shared access easement will be required on Cherry Hill.

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. Domingez
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

Cm. Dovalina made a motion to **hear** items 7A, 7B, and 7C all at the same time.

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

Motion Carried Unanimously

- A. Final consideration of the plat of Copper Creek Subdivision, Phase V. The intent is residential.**

PL-035-2022

District II – Cm. Vidal Rodriguez

- B. Final consideration of the plat of Sapphire Industrial Park, Phase 2, The intent is light industrial.**

PL-033-2022

District VII – Cm. Vanessa Perez

- C. Final consideration of the replat of Lot 1, Block 1, Belinda Plat, into Lot 1A & 1B, Lt. 1, Block 1. The intent is commercial.**

PL-036-2022

District VII – Cm. Vanessa Perez

Cm. Dovalina made a motion to **approve** items 7A, 7B, and 7C.

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

Motion Carried Unanimously

8. ADJOURNMENT

Cm. E. Villarreal adjourned the meeting at 6:42 p.m.

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

Motion Carried Unanimously



Orlando D. Navarro
Planning Director



Erasmo Villarreal, Chairman
Planning & Zoning Commission