

AMENDED

CITY OF LAREDO

PLANNING AND ZONING COMMISSION

MINUTES OF THE PLANNING AND ZONING MEETING OF NOVEMBER 18, 2021

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, November 18, 2021, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

Present: Erasmo Villarreal
Abraham Lugo
Johnny Narvaez
Yu-Hsien Huang
Larry Dovalina
Daniella Sada Paz
Ana G. Villarreal

Absent: Jorge Dominguez (Excused)
Council District II

Staff: Orlando Navarro
Rafael Vidaurri
Amanda Pruneda
Deidre Garcia
Ruben Dominguez

Others: Edward Ochoa
Yoanna Lopez
Manuel Escamilla
Martin Almendarez
Frank Estrada

1. CALL TO ORDER

Chairman E. Villarreal called the meeting to order at 6:01 p.m.

2. ROLL CALL

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

*The minutes of November 18, 2021 were amended on December 2, 2021 to reflect that Cm. Dominguez was excused.

3. PLEDGE OF ALLEGIANCE

4. CONSIDER APPROVAL OF MINUTES OF:

A. Regular Meeting of November 4, 2021

Cm. Dovalina made a motion to **approve** the minutes of November 4, 2021.

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

Motion Carried Unanimously

5. CITIZEN COMMENTS

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

6. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE:

A. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Block 1, LopezAdri Subdivision, Phase 1, located at 22401 FM 1472 Road, from AG (Agricultural District) to M-1 (Light Manufacturing District).

ZC-001-2022

District VII

Staff supports the proposed zone change.

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.

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

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

Motion Carried unanimously

- B. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately a 7.74 acres out of a 32.81 acre tract, conveyed to Robert Muller, LTD., recorded in Volume 4774, Page 32, Official Public Records of Webb County, Texas, situated in Porcion 18, Abstract 21, Jose de Bustamante original grantee and Porcion 2143, Abstract 591, Abel Morgan original grantee located 0.80 miles west of FM 1472 and 0.22 miles south of the intersection of Enterprise Street and Interamerica Boulevard, from AG (Agricultural District) to M-1 (Light Manufacturing District).**

ZC-002-2022

District VII

Staff supports the proposed zone change.

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.

Edward Ochoa, Civil Engineering Consultants, informed the Commission that he was in favor of the item and was available to answer questions.

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

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

Motion Carried unanimously

- C. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 8A, Block 1058, Eastern Division located at 3119 South Buena Vista Avenue, from R-3 (Mixed Residential District) to B-1 (Limited Commercial District).**

ZC-004-2022

District II

Staff supports the proposed zone change.

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.

Yoanna Lopez, Applicant/ Representative, informed the Commission that she was cited once for parking tractors in the property, which is the reason for the zone change.

Orlando Navarro, Planning Director, explained to the Commission that the property is currently an R-3 and she needs a B-1 in order for her to apply for a CUP to get to the proper zoning.

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

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

Motion Carried unanimously

- D. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 3.09 acres conveyed to D & J Alexander Investments, Limited Liability Company, recorded in volume 4284, pages 587 – 592, Official Public Records of Webb County Texas, also being out of Porcion 26, Abstract 282, Agustin Sanchez original grantee, Webb County Texas located at South of North Bartlett Avenue and east of Sidney Sheldon, from R-1 (Single Family Residential District) to B-3 (Community Business District).**

ZC-005-2022

District V

Staff supports the proposed zone change.

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.

Manuel Escamilla, Top Site Civil Group, informed the Commission that he was in favor of the proposed zone change and was available to answer questions.

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

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

Motion Carried unanimously

- E. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Special Use Permit for a commercial mini storage on approximately 3.88 acres conveyed to D & J Alexander Investments, Limited Liability Corporation, recorded in volume 4284, pages 587 – 592, Official Public Records of Webb County**

Texas, also being out of Porcion 26, Abstract 282, Augustin Sanchez original grantee, Webb County Texas located south of North Bartlett Avenue and east of Sidney Sheldon.

ZC-006-2022

District V

Staff supports the proposed SUP.

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.

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

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

Motion Carried unanimously

- F. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 3.00 acres conveyed to Palos Construction Group, Limited Liability Corporation, recorded in volume 5110, pages 391 – 396, Webb County Public Records, also being out of Porcion 24, Abstract 268, Toribio Rodriguez, original grantee, Webb County Texas located north of Lagos Avenue and west of Lindenwood Drive, from R-1 (Single Family Residential District) to R-1A (Single Family Reduced Area District).**

ZC-007-2022

District VI

Staff supports the proposed zone change.

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.

Manuel Escamilla, Top Site Civil Group, informed the Commission that he was in favor of the proposed zone change and was available to answer questions.

Martin Almendarez, Resident, informed the Commission that he is concerned about the traffic and therefore, was against the proposed zone change.

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

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

Motion Carried unanimously

7. 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.

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

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

Motion Carried Unanimously

- B. Preliminary consideration of the Amending Plat of Lots 1 – 8 Western Division into Lot 1A, 2A, 3A, 4A, 5A, 6A, 7A and 8A, Block 218, Western Division and the granting of a variance to setbacks in order to accommodate existing commercial structures. The intent is commercial.**

PL-014-2022

District VIII – Cm. Alyssa Cigarroa

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

Manuel Escamilla, Top Site Civil Group, informed the Commission that he concurred with staff comments and explained that the replat is being done in order to align lot lines with existing buildings.

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

Planning:

1. Provide legible vicinity map.

2. Modify Plat Name to include existing lot numbers (i.e. Lots 1 through 6, the west 50' of 7, and Lot 8 into... etc.).
3. Correct legal descriptions of "As Platted" and "Into".
4. Provide correct street names as San Dario and Santa Ursula are mislabeled.
5. Provide X, Y Coordinates for Point of Beginning/Point of Commencement.
6. Modify Attestment of Planning Commission Approval to reflect Orlando D. Navarro as Planning Director.
7. Correct FEMA Panel number to reflect panel number of 1195C.
8. Modify plat note no. 4 as this plat does not comply with setbacks and a variance is being requested.
9. Correct plat note no. 5 as this subdivision is not located within the D & J Alexander Development.
10. Clarify the dual Lot 7/Lot 7A.
11. Identify all easements.
12. 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:

1. Provide plat name.

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

Motion Carried Unanimously

C. Preliminary consideration of the replat of Lot 6, Block 1, Plaza De San Isidro Plat – Phase III into Lot 6A, Lot 6B, Lot 6C, Lot 6D, and Lot 6E, Block 1, Plaza De San Isidro Plat, Phase III. The intent is commercial.

PL-030-2022

District VI – Cm. Dr. Marte A. Martinez

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

Frank Estrada, Sherfey 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.

Planning:

1. Access to Bob Bullock Loop/Loop 20 subject to review and approval by TX-DOT.
2. There is an existing paved roadway that connects Lot 5, Block 1, Plaza De San Isidro Phase II to NAFTA Blvd. Will this roadway remain, and will an access easement be provided through the proposed Lot 6A, Block 1.
3. Ensure compliance with Section 3-2 A of the Subdivision Ordinance which requires that "Access easements intended for primary access to a proposed lot or building shall be 50' wide with a 30' paving section."
4. Provide X, Y Coordinates for Point of Beginning/Point of Commencement.
5. Identify all easements.
6. All improvements as per Subdivision Ordinance.

Engineering:

1. Provide all necessary easements.
2. Primary access to a lot shall be 50' wide.
3. Are Lot 6C and 6D going to have shared access?
4. Are lots 6B and 6C going to have direct access to McPherson? If not, primary access shall be 50' wide 30' pavement.
5. Provide primary access to Lot 6E.

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.

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

Motion Carried Unanimously

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

Cm. Dovalina made a motion to **hear** items 8A, 8B, 8C, 8D and 9A all at the same time.

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

Motion Carried Unanimously

- A. Final consideration of the replat of Lot 7, Pueblo Nuevo Subdivision into Lots 7A, 7B & 7C, Block 7 Pueblo Nuevo Subdivision. The intent is residential. The purpose of this replat is to subdivide one lot into three lots.**

PL-27-2022

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

- B. Final consideration of the plat of Lots 2 & 3, Block 1, Old Milwaukee Subdivision. The intent is residential.**

PL-028-2022

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

- C. Final consideration of the replat of Lot 1, Block 1, McMahan Plat, Lot 1, Block 1, El Metate Plat, Lot 1, Block 1, McMahan Plat at Del Mar Blvd. into Lot 1A, Lot 1B, Lot 1C, Lot 1D, and Lot 1E, Block 1. The intent is commercial.**

PL-029-2022

District VII – Cm. Vanessa Perez

- D. Final Consideration of the plat of Bella Vista Subdivision, Unit 4. The intent is residential.**

PL-031-2022

District II – Cm. Vidal Rodriguez

9. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:

- A. Consideration of an extension to the final plat approval of the Eleden Subdivision, Unit XI. The intent is residential.**

PL-032-2022

District I – Cm. Rudy Gonzalez, Jr.

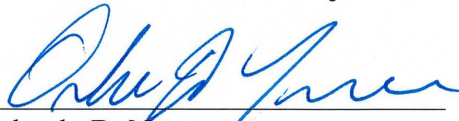
Cm. Dovalina made a motion to approve items 8A, 8B, 8C, 8D and 9A.

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

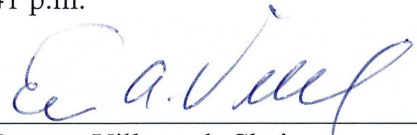
Motion Carried Unanimously

10. ADJOURNMENT

Cm. E. Villarreal adjourned the meeting at 6:41 p.m.



Orlando D. Navarro
Planning Director



Erasmo Villarreal, Chairman
Planning & Zoning Commission