

CITY OF LAREDO

PLANNING AND ZONING COMMISSION

MINUTES OF THE PLANNING AND ZONING MEETING OF JANUARY 21, 2021

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, January 21, 2021, Live Web Link: <http://laredotx.swagit.com/live>, Public Access Chanel: Spectrum TV Channel 1300, and considered the following:

Present: Erasmo Villarreal
Jorge Dominguez
Rafael Dueñas, Sr.
Abraham Lugo
Johnny Narvaez
Raul Ugalde, Jr.
Larry Dovalina
Carlos Flores
Jose Tellez

Absent:

Staff: J. Kirby Snideman
Rafael Vidaurri
Amanda Pruneda
Arturo Garcia
Dan Magee

Others: JoEmma Sherfey
Wayne Nance
Eduardo Gutierrez
Ricardo Villarreal
Daniel Gomez
Ricardo Ramos

1. CALL TO ORDER

Cm. Villarreal called the meeting to order at 6:00 p.m.

2. ROLL CALL

Rafael Vidaurri, Planning Staff, called roll and verified a quorum existed.

3. CONSIDER APPROVAL OF MINUTES OF:

Regular Meeting of December 17, 2020.

Cm. Dovalina made a motion to approve the minutes of December 17, 2020.

Second:	Cm. Narvaez
In Favor:	9
Opposed:	0
Abstained:	0

Motion Carried unanimously

4. 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.

Chairman Villarreal requested a motion to move up item 12A.

Cm. Dovalina made a motion to move up item 12A.

Second:	Cm. Dueñas
In Favor:	9
Opposed:	0
Abstained:	0

Motion Carried unanimously

12. DISCUSSION AND RECOMMENDATION:

- A. Discussion and recommendation regarding an ordinance of the City of Laredo, Texas, Amending the Land Development Code, Chapter 24, Article V, Section 24-83.9, to provide that money-in-lieu of trees will satisfy 50% of the total planting requirement; to provide that funds received may be used for the purposes of purchasing and installing landscaping and the planting of eligible trees in or near city parks or public right-of-way, to provide that the cost per tree shall be determined by the Parks and Recreation Board,**

that this ordinance shall be cumulative; providing a severability clause, providing for publication, and declaring an effective date.

Arturo Garcia, Building Director, provided a brief overview on the item.

There were multiple questions from the Commission for Building Department staff regarding the fees, enforcement, accountability, recordkeeping, and amongst others.

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

J. Kirby Snideman, Planning Director, advised that this item was presented to the Commission so that a recommendation could be forwarded to the Council for their consideration in the adoption of the item.

Cm. Dominguez withdraw his original motion. Cm. Dominguez made a motion to **send a negative recommendation** to City Council.

Second:	Cm. Tellez
In Favor:	9
Opposed:	0
Abstained:	0

Motion Carried unanimously

Chairman Villarreal requested that the recommendation to Council should read: “The Planning Commission did not approve sending this forward to City Council because it needs more work”.

5. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE:

- A. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 14, Block 2, Jacaman Ranch, Unit 6, Jacaman Commercial Park, located at 7126 Rosson Ln., from B-4 (Highway Commercial District) to B-3 (Community Business District)**

ZC-017-2021

Council District V

Staff **supports** the proposed zone change.

J. Kirby Snideman, Planning Director, provided a brief overview of the item.

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

JoEmma Sherfey, Sherfey Engineering, spoke in favor of the proposed zone change.

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

Second:	Cm. Ugalde
In Favor:	9
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- B. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 2.57 acre tract of land being out and part of Porcion 37, Abstract 410, Jose Bartolo Chapa, Original Grantee, and conveyed unto Vimosa II, Tract 3 (100.00 acres), located south of Sierra Vista, East of Ejido Ave., from R-3 (Mixed Residential District) to R-1MH (Single Family Manufactured Housing District).**

ZC-018-2021

Council District I

Staff **supports** the proposed zone change.

J. Kirby Snideman, Planning Director, provided a brief overview of the item.

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

Wayne Nance, Porrás Nance Engineering, spoke in favor of the proposed zone change.

Cm. Tellez made a motion to close the public hearing and support staff recommendation to **approve** the proposed zone change.

Second:	Cm. Dueñas
In Favor:	9
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- C. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1A, Block 2, Replat Lago Del Mar, Unit 9A, located at 7614 County Club Drive, from R-2 (Multifamily District) to R-1B (Single Family High Density District).**

ZC-019-2021

District V

Staff **supports** the proposed zone change.

J. Kirby Snideman, Planning Director, provided a brief overview of the item.

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

JoEmma Sherfey, Sherfey Engineering, spoke in favor of the proposed zone change.

Cm. Dominguez made a motion to close the public hearing and support staff recommendation to **approve** the proposed zone change.

Second:	Cm. Dueñas
In Favor:	9
Opposed:	0
Abstained:	0

Motion Carried Unanimously

6. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:

- A. Review and reconsideration of the D & J Alexander Master Plan. The intent is residential and commercial. The purpose of this revision is to reconfigure Phase 15.**

PL-058-2021

District V - Cm. Ruben Gutierrez, Jr.

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

Eduardo Gutierrez, Premier Engineering, addressed the Commission and advised he concurred with staff comments except for Traffic Safety comments # 9 and # 12. Mr. Gutierrez continued by stating that a modification, as mentioned in Traffic Safety comment #9 would not be possible since the identified phases had already been constructed. Additionally, he stated that extending the road as mentioned in Traffic Safety comment # 12, would create a traffic hazard for the motoring public.

Dan Magee, Traffic Director, advised the commission that he would meet with the Engineer to discuss and address his concerns with regards to the comments Traffic Safety.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Submit master plan revision to City of Laredo Building Department GIS Division

within 10 days of commission approval in a geo-referenced CAD file in accordance with Section 2-3.2(a)4 of the City of Laredo Subdivision Ordinance.

2. Remove dark hashed lines shown in Phase 15 and clearly show lot boundaries within said phase.
3. Provide a plat note with X, Y coordinates for point of beginning and point of commencement.
4. Identify hike and bike trail.
5. All improvements as per subdivision ordinance.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities

1. Indicate propose water and sanitary sewer connections and water and sewer mains being considered.
2. Provide projected flows and demand for lots.
3. Subject to further review and comments.

Traffic Safety:

1. Present a plan for the commercial areas to share driveways Identify streets for a better review.
2. Show the existing units in one color and proposed units in another color.
3. All Streets must intersect perpendicular for a minimum of 200 feet.
4. "L-shaped" streets shall not be less than 72 degrees and not greater than 120 degrees. Check all the Units in the subdivision.
5. Some streets will need traffic calming devices.
6. Block length shall not be less than 300 feet.
7. Unit XXX connect street Tournament Trail to Country Club Dr.
8. Unit XXXI Check sigh distance at Lot 1 on the West side of this Unit.
9. We recommend to connect Unit XXXI and XVIII on the south street for better flow and exit to Barttlet, and close the street where lots 1 and 19 of Unit XXXI are to eliminate sight distance issue.
10. Unit XXXII Check sigh distance at Lots 31, 19, 5, 49 on the North side of this Unit.
11. Unit XXXII block length shall not be less than 300 feet. Check the street where lots 1,2,3, and 4 are.
12. Connect unit XXXII to University
13. Unit XXIV Check sigh distance at Lot 1 and 11 on the West side of this Unit.
14. We recommend to connect Unit XXIV from Casa Verde to University straight on the south connection.

Parks & Leisure:

1. Legend showing Units Developed from the existing Master Plan weren't updated in the proposed Master Plan submittal.

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:	9
Opposed:	0
Abstained:	0

Motion Carried Unanimously

B. Review and consideration of the Las Aldeas Subdivision Master Plan. The intent is residential (mobile home lots).

PL-046-2021

Council District I - Cm. Rudy Gonzalez Jr.

Rafael Vidaurri, Planning Staff, informed the Commission that the Engineer requested the item be tabled time certain.

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

Second:	Cm. Lugo
In Favor:	9

Opposed: 0
Abstained: 0

Motion Carried Unanimously

- C. Review and reconsideration of the San Isidro Southwest - Antler Crossing Master Plan. The intent is residential and commercial. The purpose of this reconsideration is to reconfigure a portion of Phase I into a new Phase 5.**

PL-055-2021

District VI - Cm. Dr. Marte A. Martinez

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

Ricardo Villarreal, Howland Engineering, informed the Commission that he concurs with staff comments.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Submit 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 Subdivision Ordinance.
2. All improvements as per Subdivision Ordinance.
3. Provide a plat note with X, Y coordinates for point of beginning and point of commencement.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water and Utilities:

1. Water and Sanitary Sewer lines with proposed sizes and alignments needed on the master plan.
2. Indicate projected Water and Sanitary Sewer flows.
3. Plan with engineer's seal and signature.
4. Water lines to be looped, need to show points of connection to existing distribution.
5. Subject to further comment based on utility layout submittal.

Traffic Safety:

1. Incorporate share driveways for the commercial lots. Show how will traffic flow in between the commercial 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. Dueñas
In Favor:	9
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

- A. Preliminary consideration of the plat of Cuatro Vientos East Wright Ranch Subdivision, Phase IX. The intent is residential.**

PL-043-2021

District II - Cm. Vidal Rodriguez

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

Wayne Nance, Porras Nance Engineering, addressed the Commission and advised that he concurs with staff comments except Traffic Safety comment # 1. Mr. Nance stated that it would not be possible to comply in that the street geometry is impacted by the adjacent unit which has already been constructed. He added that the design followed the master plan. He asked that the comment be stricken by the Commission. Mr. Nance, in closing, advised that he would discuss the item during the One Stop Shop process.

Dan Magee, Traffic Department Director, informed the commission that they can go down to 100 feet.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Change the street name of Senepol Dr. as it is already in use.
2. Identify all easements.
3. All improvements as per subdivision ordinance.

Engineering:

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

Fire: No comments submitted.

Environmental: No comments submitted.

Water and Utilities

1. Need conceptual utility plan for water and sanitary mains to be looped.
2. Any off-site improvements need to have easements.
3. Subject to further comment based on utility layout submittal
4. The plan needs to show projected flows and demands, require the seal of the Engineer of record.
5. Need to submit master plan for water and sanitary sewer plan needs flows and demand identified, along with conventions.

Traffic Safety:

1. Streets must intersect perpendicular for a minimum of 200 feet.
2. Some streets will need traffic calming devices.

Parks & Leisure:

1. As per Ordinance 2008-O-058, Section 24.56.9, Cuatro Vientos East – Wright Ranch Subdivision must comply with Parkland dedication criteria and requirements. The Original Master Plan submittal shows a 4.5-acre Detention Pond in Phase XIV and 3.82-acre park to be dedicated.
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 and is based upon the final number of dwelling units. The PIF is due prior to recordation and shall be calculated as per Appendix A of said ordinance.

Based on the development proposed in Phase IX of the Cuatro Vientos East – Wright Ranch Subdivision, the PIF is as follows: Total of 70 lots = \$21,980. Total amount will be due 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 the 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.

Second:	Cm. Narvaez
In Favor:	9
Opposed:	0
Abstained:	0

Motion Carried Unanimously

B. Preliminary consideration of the Valvi Plat. The intent is industrial.

PL-047-2021

District VII - Cm. Vanessa Perez

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

Daniel Gomez, Daniel Gomez Engineering, informed the Commission that he concurs with staff comments.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Add a plat note indicating that the finished floor and all mechanical equipment must be elevated 18" above the Base Flood Elevation.
2. Access to FM 1472 (Mines Road) subject to review and approval by TXDOT.
3. Comply with the vegetative buffering requirements of Section 24-57 of the Laredo Land Development Code as a portion of this subdivision is impacted by a 4th order stream.
4. Provide Base Flood Elevations (BFE's).
5. Coordinate driveway placement with the Traffic Department.
6. Identify all easements.
7. All improvements as per subdivision ordinance.

Engineering:

1. Provide all necessary easements.
2. Provide BFE's

Fire: No comments submitted.

Environmental:

1. Green space issues, Floodway and Floodplain issues. Also, this development has been cited for illegal fill and filling in the floodplain.

Water and Utilities

1. The plan needs to show projected flows and demands, require the seal of the Engineer of record.
2. Water Distribution needs an extension of 12-inch main to the 20-inch water distribution in Jefferson Street for fire protection.

3. Subject to further comment based on utility layout submittal.

Traffic Safety:

1. Specify on notes where will access be located. Get TxDOT and City of Laredo approval on location of driveway. Contact Traffic Engineer Mr. Magee to discuss location.

Parks & Leisure: No comments submitted.

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 the 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.

Second:	Cm. Dovalina
In Favor:	9
Opposed:	0
Abstained:	0

Motion Carried Unanimously

C. Preliminary consideration of the replat of Lot 22, Block 2, Los Altos Subdivision INTO Lots 22-A and 22-B, Block 2, Los Altos Subdivision. The intent is residential.

PL-048-2021

This area is outside the city limits.

Rafael Vidaurri, Planning Staff, provided a brief overview on the item and informed the Commission that the Engineer submitted written confirmation of concurrence with staff comments.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide release of lien, otherwise provide lien holders certificate on the face of the plat.
2. Provide certificate of Model Rules compliance including executed water and sewer contracts.
3. Provide plat note stating the setback requirements of the model rules for lots located outside the corporate limits of the City of Laredo pursuant to Section 24.80.4 (H) of the Laredo Land Development Code and ensure that all structures are in compliance with said setback requirements.
4. Provide plat note stating "No more than one single family detached dwelling shall be located on an individual lot or tract" pursuant to Section 24.80.4(I) of the Laredo Land Development Code.
5. Provide evidence that all necessary right-of-way has been dedicated for Los Altos Dr.
6. Provide plat note with X,Y coordinates for point of beginning and point of commencement.
7. Provide all necessary easements.

Engineering:

1. Provide all necessary easements.

Fire: No comments submitted.

Environmental: No comments submitted.

Water and Utilities:

1. The plan needs to show projected flows and demands, require the seal of the engineer of record.
2. Verify the previous widening of the ROW effecting the location of water and sewer services.

3. May be subject current Utilities fees.
4. Subject to further comment based on utility layout submittal.

Traffic Safety: No comments submitted.

Parks & Leisure: 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. Flores
In Favor:	9
Opposed:	0
Abstained:	0

Motion Carried Unanimously

D. Preliminary consideration of the Lago Del Valle, Phase 2A, R.O.W. Dedication plat. The intent is right-of-way (RMA Arterial Road Project).

PL-051-2021

District II - Cm. Vidal Rodriguez

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. Identify all easements.
2. All improvements as per subdivision ordinance.
3. Improvements subject to City of Laredo Ordinance No. 2019-O-105.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water and Utilities:

1. Need conceptual utility plan for water and sanitary mains to be looped.
2. Any off-site improvements need to have easements.
3. Subject to further comment based on utility layout submittal
4. For Commercial/industrial developments, provide 12-in stub out if fire protection line and services are from same line. Otherwise, two (2) separate stub outs, one (1) for fire protection and one (1) of domestic and irrigation, are required.

Traffic Safety: No comments submitted.

Parks & Leisure: No comments submitted.

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 the 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.

Second: Cm. Dueñas
In Favor: 9
Opposed: 0
Abstained: 0

Motion Carried Unanimously

- E. Preliminary consideration of the replat of Lots 5, Lot 6A, and 7A - Block 1, Encino Plaza Subdivision, Unit 2A, INTO Lots 5A, Lot 6B and 7B - Block 1, Encino Plaza Subdivision, Unit 2A. The intent is commercial**

PL-052-2021

District V - Cm. Ruben Gutierrez, Jr.

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

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide plat note with X, Y coordinates for point of beginning and point of commencement.
2. Identify all easements.
3. All improvements as per subdivision ordinance.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water and Utilities:

1. Indicate existing water and sewer services.
2. Subject to further comment based on utility layout submittal.

Traffic Safety: No comments submitted.

Parks & Leisure: No comments submitted.

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 the 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.

Second:	Cm. Dovalina
In Favor:	9
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- F. Preliminary 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-053-2021

District V - Cm. Ruben Gutierrez, Jr.

Rafael Vidaurri, Planning Staff, provided a brief overview on the item. He informed the Commission to strike comment # 1, since it will be resolved with the Engineer.

Eduardo Gutierrez, Premier Engineer, informed the Commission that he concurs with staff comments. He also stated for the record that they would like to remove Plat Note # 6 since the intended use was changing to multi-family, and would like their own driveway.

J. Kirby Snideman, Planning Director, informed the Engineer and the Commission that since the Plat Notes are self-imposed, Commission's approval is not needed in order to remove it.

Cm. Narvaez made a motion to **approve** the item subject to the following comments and striking Planning comment # 1.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. ~~Change the street name of Raymond Chandler Dr. to Ray Bradbury Dr. so as to be consistent with existing street name.~~
2. Add a plat note indicating that the finished floor and all mechanical equipment must be elevate 18" above the Base Flood Elevation.
3. Add plat note indicating that a portion of the subdivision is located in the floodplain as per FEMA Flood Insurance Rate Map Panel No. 48479C1205C.
4. Modify plat note number 1 by replacing the word "convenience" with "covenants".
5. Identify all easements.
6. All improvements as per Subdivision Ordinance.

Engineering:

1. Provide all necessary easements.

Fire: No comments submitted.

Environmental: No comments submitted.

Water and Utilities:

1. For Commercial/industrial developments, provide 12-in stub out if fire protection line and services are from same line. Otherwise, two (2) separate stub outs, one (1) for fire protection and one (1) of domestic and irrigation, are required.
2. The plan needs to show projected flows and demands, require the seal of the Engineer of record.

Traffic Safety:

1. Show on plans where share access will be located

Parks & Leisure: No comments submitted.

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 the 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.

Second:	Cm. Dueñas
In Favor:	9
Opposed:	0
Abstained:	0

Motion Carried Unanimously

G. Preliminary consideration for Doug Stanley Plat. This intent is commercial

PL-054-2021

District VII - Vanessa Perez - A portion is located outside the City Limits.

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

Ricardo Ramos, Do-Rite Engineer, informed the Commission that he concurs with staff comments.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Clearly identify width of FM 1472 (Mines Rd) and clarify ownership (if right-of-way) of tract labeled as "City of Laredo".
2. Coordinate with Webb County to determine if a dedication of right-of-way will be required along Sulfur Mine Rd.
3. Access to FM 1472 (Mines Rd) subject to review and approval by TXDOT. Should approval not be granted, coordinate with Webb County for necessary improvements to Sulfur Mine Road.
4. Provide plat note regarding the installation of an on-site sewage facility (septic tank). Provide license information for existing tanks.
5. Clearly draw City Limit line.
6. Properly label adjacent tract to the north east as "Nava Ranchitos Plat"
7. Identify all easements.
8. All improvements as per Subdivision Ordinance.

Engineering:

1. Provide all necessary easements.
2. Clarify from where the primary access will be.

Fire: No comments submitted.

Environmental: No comments submitted.

Water and Utilities:

1. For Commercial/industrial developments, provide 12-in stub out if fire protection line and services are from same line. Otherwise, two (2) separate stub outs, one (1) for fire protection and one (1) of domestic and irrigation, are required.
2. The plan needs to show projected flows and demands, require the seal of the Engineer of record.
3. Verify if the property is annex to the city limit completely.
4. Subject to further review and comments.

Traffic Safety: No comments submitted.

Parks & Leisure: No comments submitted.

Utility Coordination:

1. All projects having work done along the City of Laredo's ROW/utility easement 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 the 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.

Second:	Cm. Ugalde
In Favor:	9
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- H. Preliminary consideration of the replat of Lot 119, Block 3, San Isidro Southwest - Antler Crossing, Phase 1 INTO Lots 119A-119F, Block 3, Antler Crossing, Phase 5. The intent is commercial.**

PL-056-2021

District VI - Cm. Dr. Marte A. Martinez

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

Ricardo Villarreal, Howland Engineering, informed the Commission that he concurs with staff comments.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Identify all street names.
2. Provide a plat note with X, Y coordinates for point of beginning and point of commencement.
3. Coordinate with the Traffic Department to ensure conformance to driveway spacing guidelines as set forth in the City of Laredo Standard Technical Specifications Manual.
4. Identify all easements.
5. All improvements as per subdivision ordinance.

Engineering:

1. Provide all necessary easements.

Fire: No comments submitted.

Environmental: No comments submitted.

Water and Utilities:

1. For Commercial/industrial developments, provide 12-in stub out if fire protection line and services are from same line. Otherwise, two (2) separate stub outs, one (1) for fire protection and one (1) of domestic and irrigation, are required.
2. Need to submit master plan for water and sanitary sewer plan needs flows and demand identified, along with conventions.
3. Subject to further comment based on utility layout submittal.

Traffic Safety:

1. Show proposed driveway location on plat. Add note on plat to have share driveway and internal circulation among lots.

Parks & Leisure: No comments submitted.

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 the 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.

Second:	Cm. Lugo
In Favor:	9
Opposed:	0
Abstained:	0

Motion Carried Unanimously

8. CONSIDERATION OF THE FOLLOWING PRELIMINARY AND FINAL PLATS:

Chairman Villarreal requested a motion to **hear** Items 8A, 9A, 9B, 9C, 10A and 10B altogether.

Cm. Dovalina made a motion to **hear** Items 8A, 9A, 9B, 9C, 10A and 10B altogether.

Second:	Cm. Dueñas
In Favor:	9
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- A. Preliminary and final consideration of Camino Nuevo R.O.W. Extension Dedication. The intent is right of way.**

PL-045-2021

District II - Cm. Vidal Rodriguez

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

- A. Final consideration of the replat of Lot 1A, 2, 3, Block 1, Khaledi Industrial Park, Phase 1. The intent is industrial.

PL-040-2021

District VII - Cm. Vanessa Perez

- B. Final consideration of Wormser Road Right-of-Way Dedication Plat. The intent is right-of-way.

PL-041-2021

District I - Cm. Rudy Gonzalez, Jr.

- C. Final consideration of the plat of The New Trade Center, Phase 4. The intent is industrial.

PL-044-2021

District: VII - Vanessa Perez

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

- A. Final reconsideration of Lago Del Valle Right-of-Way Dedication plat. The intent is right-of-way.

PL-050-2021

District II - Cm. Vidal Rodriguez

- B. Final reconsideration of the replat of San Isidro Southwest, Phase 1, Lots 121-123, Block 3 and an unplatted 14.34 acre tract INTO Antler Crossing, Phase 3. The intent is residential.

PL-057-2021

District VI - Cm. Marte A. Martinez

Chairman Villarreal requested a motion to approve Items 8A, 9A, 9B, 9C, 10A and 10B.

Cm. Lugo made a motion to approve Items 8A, 9A, 9B, 9C, 10A and 10B.

Second:	Cm. Ugalde
In Favor:	9
Opposed:	0

Abstained: 0

Motion Carried Unanimously

11. CONSIDERATION OF AN EXTENSION TO THE FOLLOWING FINAL PLATS AND FINAL REPLATS:

A. Consideration of an extension to the final plat approval for Lot 3, Block 1, Bazan Subdivision Plat. The intent is industrial

PL-042-2021

District VI - Cm. Dr. Marte A. Martinez

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.

Second:	Cm. Tellez
In Favor:	9
Opposed:	0
Abstained:	0

Motion Carried Unanimously

13. DIRECTOR'S COMMENTS

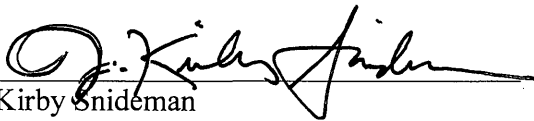
J. Kirby Snideman, Planning Director, thanked the Commission for their service, and gave special recognition to Cm. Tellez since this was his last meeting after serving almost 6 years. The Commission closed by thanking Commissioner Tellez and wished him well.

14. ADJOURNMENT


Cm. Tellez made a motion to adjourn at 7:40 p.m.

Second:	Cm. Dominguez
In Favor:	9
Opposed:	0
Abstained:	0

Motion Carried unanimously



J. Kirby Snideman
Planning Director



Erasmo Villarreal, Chairman
Planning & Zoning Commission