

CITY OF LAREDO

PLANNING AND ZONING COMMISSION

MINUTES OF THE PLANNING AND ZONING MEETING OF FEBRUARY 4, 2021

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, February 4, 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.
Johnny Narvaez
Larry Dovalina
Carlos Flores
Ana G. Villarreal (1st Meeting)

Absent: Abraham Lugo (Excused)
Raul Ugalde, Jr. (Excused)

Staff: J. Kirby Snideman
Rafael Vidaurri
Amanda Pruneda
Jason Hinojosa

Others: Ricardo Villarreal
Fred Guerra

1. CALL TO ORDER

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

2. ROLL CALL

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

Chairman Villarreal requested a motion to excuse Cm. Lugo and Cm. Ugalde.

Cm. Dominguez made a motion to **excuse** Cm. Lugo and Cm. Ugalde

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

Motion Carried unanimously

3. CONSIDER APPROVAL OF MINUTES OF:

Regular Meeting of January 21, 2021.

Cm. Dovalina made a motion to **approve** the minutes of January 21, 2021.

Second:	Cm. Narvaez
In Favor:	7
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, welcomed the new P & Z Commissioner, Ms. Ana G. Villarreal.

During Citizen Comments, Mr. Rolando Ortiz of Killam Development provided input on Item 9A, regarding the Thoroughfare Plan. Mr. Ortiz stressed the need to ensure that the Thoroughfare Plan reflected upcoming projects for the Mines Road/FM 1472 area including those projects proposed by the Regional Mobility Authority (RMA).

5. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:

A. Review and consideration of Needmore Ranch Industrial Park Master Plan. The intent is industrial

PL-063-2021

District VII - Cm. Vanessa Perez

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

Ricardo Villarreal, Howland Engineering, addressed the commission and requested clarification on Water & Utilities comment # 2.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. The entrances as depicted on the master plan must be approved by the Texas Department of Transportation prior to submitting an initial phase for preliminary consideration. Should changes to the entrances be mandated by TX-DOT resubmit master plan for review and reconsideration.
2. A zone change will be required for the intended use.
3. Provide correct name of highway (FM 1472 and not FM 255).
4. Provide plat note with X, Y coordinates for point of beginning and point of commencement.
5. Add a suffix to the street name of "Aggie Central".
6. 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 with Section 2-3.2(a) 4 of the Laredo Subdivision Ordinance.
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:

1. Sanitary and water feasibility study need to be provided for all the annexation area from the civil engineering of record to verify capacities of the system before preliminary approval.
2. Project subject to Pinto Valle Sanitary sewer agreement fees.
3. Plan needs to show projected flows and demands, require seal of the Engineer of record.
4. Indicate propose water and sanitary sewer connections and water and sewer mains being considered. Provided projected flows and demand for lots.
5. Subject to further comment based on utility layout submittal.

Traffic Safety:

1. Placing streets at median crossover locations is not optimal.
2. At a minimum, deceleration lane(s) may be required (usually at TX-DOT request). This could affect street and driveway spacing.
3. Based on the above, internal circulation should be looked at.
4. Need locations of adjacent driveways.
5. Streets shall intersect perpendicular for a min of 100 feet.
6. Some streets will need traffic calming devices.

Parks & Leisure: No comments submitted.

WEBB County App: No comments submitted.

Texas Department of Transportation:

1. A Traffic Impact Analysis (TIA) will be required due to the size of the development, developer should contact TxDOT to coordinate TIA requirements.
2. The developer will need to meet with TxDOT to discuss the location of the proposed access, this needs to happen before the plat gets approved.
3. Another developer that is neighboring this development approached to TxDOT back in December 2020, It will be beneficial to coordinate a meeting in between both developers, City of Laredo and TxDOT in order to coordinate access, internal flow and thoroughfare plan.

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:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

- A. Preliminary consideration of Santa Barbara Subdivision, Phase 1 Plat. The intent is residential and commercial.**

PL-061-2021

District III - Cm. Mercurio Martinez, III

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

Fred Guerra, Guerra Engineering, addressed the commission and requested favorable consideration of the plat and advised that he would address all items during the one stop shop process. After additional discussion, Mr. Guerra concurred with tabling the item, time uncertain, so as to address staff comments and coordinate with TX-DOT all transportation related concerns.

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

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

Motion Carried Unanimously

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

Chairman Villarreal requested a motion to hear items 7A, 8A, 8B at the same time.

Cm. Dovalina made a motion to **hear** items 7A, 8A, 8B at the same time.

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

Motion Carried Unanimously

- A. Final consideration of the Aquero Subdivision, Phase VI Plat. The intent is residential.**

PL-065-2021

District VII - Cm. Vanessa Perez

8. CONSIDERATION MODEL SUBDIVISION COMPLIANCE:

- A. Consideration of the Model Subdivision Rule Compliance for the plat of Riverhill South Subdivision, Phase II. The intent is residential.**

PL-060-2021

District III - Cm. Mercurio Martinez, III

- B. Consideration of the Model Subdivision Rule Compliance for the plat of Las Fincas Subdivision, Phase 1. The intent is residential.**

PL-062-2021

District II - Cm. Vidal Rodriguez

Cm. Dominguez made a motion to **approve** items 7A, 8A, 8B.

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

Motion Carried Unanimously

9. DISCUSSION AND RECOMMENDATION:

- A. Discussion and recommendation on the adoption of the updated Future Thoroughfare Plan as Appendix B of the City of Laredo's Comprehensive Plan.**

J. Kirby Snideman, Planning Director, along with Jason Hinojosa, of the Planning Staff, provided a presentation which detailed the proposed changes to the plan and as to how the plan should be revisited periodically by staff and the Commission.

Cm. Dovalina made a motion to provide a **positive** recommendation to City Council.

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

Motion Carried Unanimously

10. DIRECTOR'S COMMENTS

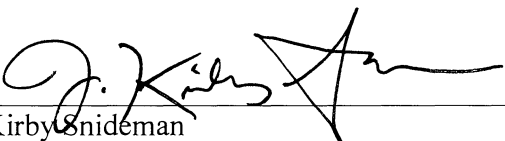
J. Kirby Snideman, Planning Director, thanked the Commission for their service.

11. ADJOURNMENT


Cm. Dueñas made a motion to adjourn at 6:49 p.m.

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

Motion Carried unanimously



J. Kirby Snideman
Planning Director



Erasmo Villarreal, Chairman
Planning & Zoning Commission