

CITY OF LAREDO

PLANNING AND ZONING COMMISSION

MINUTES OF THE SPECIAL PLANNING AND ZONING MEETING OF FEBRUARY 25, 2021

The City of Laredo Planning and Zoning Commission convened in special session open to the public at 6:00 p.m. on Thursday, February 25, 2021, Live Web Link: <http://laredotx.swagit.com/live>, Public Access Chanel: Spectrum TV Channel 1300, and considered the following:

- Present:** Erasmo Villarreal
Rafael Dueñas, Sr.
Abraham Lugo
Johnny Narvaez
Larry Dovalina
Ana G. Villarreal
- Absent:** Jorge Dominguez
Raul Ugalde, Jr.
Carlos Flores
- Staff:** J. Kirby Snideman
Rafael Vidaurri
Vanessa Guerra
Amanda Pruneda
Julio Niño
David Arredondo
Dan Magee
Ruben Dominguez
- Others:** Crestón Jackson
Jeremiah Cabrera
Ricardo Villarreal
Amelda Tijerina
Alfonso Poncho Martinez
Gilberto Castillo
Jewels Hernandez
Oscar Castillo
Fred Guerra
Hugo Seca
Juan Ludwig
Andres Rubio

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 February 4, 2021.

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

Second:	Cm. Narvaez
In Favor:	6
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.

5. DISCUSSION AND RECOMMENDATION:

A. Public hearing on a proposed moratorium on issuance of certificates of occupancy to new bars and nightclubs pursuant to Texas Local Government Code Chapter 212.

David Arredondo, City Attorney’s Staff, provided a brief overview on the item and asked the Commission to send a positive recommendation to Council.

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

Second:	Cm. Narvaez
In Favor:	6

Opposed: 0
Abstained: 0

Motion Carried Unanimously

6. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE:

- A. Amending the Zoning Ordinance Map of the City of Laredo by authorizing the issuance of a Conditional Use Permit (CUP) for an amusement redemption machine establishment, on all of Block 1667, Eastern Division, located at 3620 Arkansas Avenue, Unit 1.**

**ZC-014-2021
District IV**

Staff supports the proposed CUP.

Vanessa Guerra, Planning Staff, provided a brief overview on the item.

Creston Jackson, spoke in favor of the proposed CUP.

Cm. Dovalina made a motion to close the public hearing and support staff recommendation and **approve** the item.

Second: Cm. Narvaez
In Favor: 5
Opposed: 1 Cm. Lugo
Abstained: 0

Motion Carried

- B. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing a Special Use Permit for a Restaurant Serving Alcohol, on Lots 1, 2, and 3, Block 3, Khaledi Heights Subdivision, located at 3910 E. Del Mar Blvd., Unit 3, Suite 201.**

**ZC-20-2021
District VI**

Staff supports the proposed SUP.

Vanessa Guerra, Planning Staff, provided a brief overview on the item.

Jerimiah Cabrera, spoke in favor of the proposed SUP.

Cm. Dovalina made a motion to close the public hearing and support staff recommendation and **approve** the item.

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

Motion Carried Unanimously

- C. Amending the Zoning Ordinance Map of the City of Laredo by authorizing the issuance of Special Use Permit (SUP) for ministorage warehousing on approximately 5.01 acres situated on Porcion 38, Abs 472, Jose Antonio Nasario, Original Grantee, located north of St. Luke Boulevard, and east of Ejido Avenue.**

**ZC-021-2021
District I**

Staff supports the proposed SUP.

Vanessa Guerra, Planning Staff, provided a brief overview on the item.

Ricardo Villarreal, Howland Engineering, spoke in favor of the proposed SUP. However, Ricardo Villarreal was concerned with the SUP not being transferable upon change of ownership.

Kirby Snideman, Planning Director, advised the Commission that SUP's were binding to the current owner only and were non-transferable.

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

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

Motion Carried Unanimously

- D. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 11, Block 997, Eastern Division, located at 1808 Chacon Street, from R-1 (Single Family Residential District) to R-3 (Mixed Residential District).**

**ZC-022-2021
District III**

Staff does not support the proposed zone change.

Vanessa Guerra, Planning Staff, provided a brief overview on the item.

Amelda Tijerina and her son Alfonso Poncho Martinez, spoke against the proposed zone change.

Gilberto Castillo, applicant, spoke in favor of the proposed change.

Jewels Hernandez, spoke against the proposed zone change.

Cm. Narvaez made a motion to close the public hearing and support staff recommendation and **deny** the item.

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

Motion Carried Unanimously

7. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:

A. Review and consideration of Central Village Subdivision Master Plan. The intent is residential and commercial.

PL-071-2021

District IV - Cm. Alberto Torres, Jr.

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

Oscar Castillo, PEUA Consulting, informed the Commission that he concurred with the comments, except for Planning comment # 2.

Dan Magee, Traffic Director, informed the Commission that he was concerned that the future residents of the area will not park in the direction of traffic and will end up backing up into the collector street. Furthermore, any proposed hammer head would also be used as parking.

Chief Ruben Dominguez, of the Fire Department, advised that Commission that a hammer head turn-around that measures 20 feet, would have to be marked as a fire lane on both sides, painted red, and would need to be maintained as such.

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

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

Motion Carried Unanimously

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

- A. Preliminary consideration of the plat of Central Village Subdivision, Phase 1. The intent is residential and commercial.**

PL-072-2021

District IV - Cm. Alberto Torres, Jr.

Chairman Villarreal requested this item be tabled being that it's the 1st phase to the previously discussed master plan.

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

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

Motion Carried Unanimously

- B. Preliminary consideration of the plat of Santa Cecilia Subdivision. The intent is commercial (multi-family).**

PL-073-2021

District V - Cm. Ruben Gutierrez, Jr.

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

Fred Guerra, Guerra Engineering, informed the Commission that he concurred 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. Provide North Arrow.

2. Provide shared driveways and ensure that driveway spacing complies with the requirements of the City of Laredo Standard Technical Specifications Manual. Coordinate this item with the Traffic Department.
3. Provide plat note with X, Y coordinates for point of beginning and point of commencement.
4. Provide legal description on the face of the plat.
5. Identify all easements.
6. 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 & Utilities:

1. Sanitary Sewer line downstream at Arena Blvd and Bob Bullock Loop TX-20 Loop, need to verify improvements with Utilities Department before preliminary approval.
2. Need to comply with the Utilities Coordination Committee.

Traffic Safety:

1. Check for sight distance at this location (vertical and horizontal sight distance). There was an issue with the vertical sight distance with Palos Lp intersection at this location.
2. The Traffic Department recommends to use only one share access for all the lots.

Parks & Leisure:

1. As per Ordinance 2008-O-058, Section 24.56.2, Santa Cecilia Subdivision must comply with Parkland dedication criteria and requirements which include, in part, cash payment in lieu of Land. Based on total acreage of proposed multi-family units, the number of acres required is .3125 and cash in lieu of land would equal \$14,063.
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 and is based upon the final number of dwelling units. The PIF is due prior to recordation and based on total acreage of proposed multi-family units, the amount due is \$25,120.
 - Total amount of \$39,183 will be due prior 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 utilities companies.
2. All comments set forth herein are preliminary and not an exhaustive list. Additional comments may be added prior to final plat approval.

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

Motion Carried Unanimously

C. Preliminary consideration of Lot 1, Block 1, Ponderosa Commercial Subdivision – Unit 3. The intent is commercial.

PL-066-2021

District IV - Cm. Alberto Torres, Jr.

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

Hugo Seca, Seca 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. Future development along Saunders St. (US Highway 59) and Bob Bullock Loop (Loop 20) will require shared driveways.
2. Modify legend text which references "Killam Industrial Park - Unit 27 Boundary".
3. Identify all easements.
4. All improvements as per subdivision ordinance.

Engineering: No comments submitted.

Fire:

1. Plat will need to pay plat review fee for the new letter. Previous letter is voided due to change in acreage.

Environmental: No comments submitted.

Water & Utilities:

1. Subject to applicable water availability and annexation fees due to area increased.

Traffic Safety:

1. Show access easement on plat.

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:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

D. Preliminary consideration of AEP – Laredo Service Center Subdivision, Block 1, Lot 1 Preliminary Plat. The intent is industrial.

PL-067-2021

District 11 – Cm. Vidal Rodriguez

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

Juan A. Ludwig, CDS Muery 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. Davy Ward Street will dead end into Lot 1, Block 1. Section 3-2 J of the subdivision ordinance requires a turn-around at the closed end of a dead end street.
2. The conveyance from Fesco LTD to AEP, of approximately 36.839 acres, divided Lots 10 and 11, Block 1, of the Fesco Business Park - Unit One Subdivision, without replatting. The replatting of said lots 10 and 11 is required.
3. Provide Base Flood Elevations.
4. Add a plat note indicating that the finished floor and all mechanical equipment must be elevated 18" above Base Flood Elevation.
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:

1. Need to submit master plan for water and sanitary sewer plan needs flows and demand identified, along with conventions.
2. Need to coordinate with the Utilities Coordination Committee.
3. 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. Dueñas
In Favor: 6

Opposed: 0
Abstained: 0

Motion Carried Unanimously

E. Preliminary consideration of the replat of Lot 19 & 20, Block 6, Interamerica Distribution Park – Phase 4 and unplatted 20.09 acre tract, INTO Lot 19A, Block 6, Interamerica Distribution park – Phase 4. The intent is industrial.

PL-069-2021

District VII - Cm. Vanessa Perez

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

Andres Rubio, Civil Engineering Consultants, 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. Confirm floodplain boundaries.
2. Identify all easements.
3. All improvements as per subdivision ordinance.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & 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.

Traffic Safety:

1. Show access easement. Drive shall be shared for both lots. Add a note.

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:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

Chairman Villarreal requested a motion to hear items 9A, 9B & 9C at the same time.

Cm. Dovalina made a motion to **hear** items 9A, 9B & 9C at the same time.

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

Motion Carried Unanimously

A. Final consideration of Marquez Mines Rd. Plat. The intent is industrial.

PL-070-2021

District VII - Cm. Vanessa Perez

B. Final consideration of the plat of Green Subdivision, Phase 12. The intent is multi-family.

PL-075-2021

District VII - Cm. Vanessa Perez

C. Final consideration of Sapphire Industrial Park, Phase 1. The intent is industrial.

PL-074-2021

District VII - Cm. Vanessa Perez

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

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

Motion Carried Unanimously

10. CONSIDERATION MODEL SUBDIVISION COMPLIANCE:

Cm. Dovalina made a motion to **hear** items 10A, & 10B at the same time.

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

Motion Carried Unanimously

A. Consideration of the Model Subdivision Rule Compliance for the plat of Lago Del Valle Subdivision, Phase VII. The intent is residential.

PL-068-2021

District II - Cm. Vidal Rodriguez

B. Consideration of the Model Subdivision Rule Compliance for the replat of Lot 120, Block 3, san Isidro Southwest – Antler Crossing Subdivision, Phase I into San Isidro Southwest Antler Crossing Subdivision, Phase 2. The intent is residential.

PL-077-2021

District VI - Cm. Dr. Marte A. Martinez

Cm. Dovalina made a motion to approve items 10A & 10B.

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

Motion Carried Unanimously

11. DIRECTOR'S COMMENTS

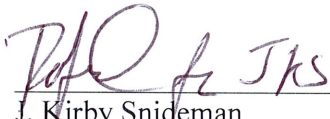
J. Kirby Snideman, Planning Director, thanked the Commission for their service.

12. ADJOURNMENT

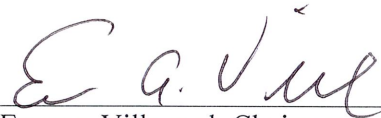
Cm. Lugo made a motion to adjourn at 6:30 p.m.

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

Motion Carried unanimously



J. Kirby Snideman
Planning Director



Erasmo Villarreal, Chairman
Planning & Zoning Commission