

CITY OF LAREDO

PLANNING AND ZONING COMMISSION

MINUTES OF THE PLANNING AND ZONING MEETING OF APRIL 15, 2021

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, April 15, 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

Absent: Jorge Dominguez (Excused)
Raul Ugalde, Jr. (Excused)
Ana G. Villarreal (Excused)

Staff: J. Kirby Snideman
Rafael Vidaurri
Vanessa Guerra
Amanda Pruneda

Others: Alberto Flores
Judd Gilpin
Kurt Kraus
Oscar Castillo
Adriana Gaona
Juan Salinas
Edward Garza
Ricardo Villarreal
Jaime Garcia
Hugo Seca
Dr. Rolando Ortiz

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.

Chairman E. Villarreal, requested a motion to excuse the Commissioners that were absent.

Cm. Dovalina made a motion to **excuse** Cm. Dominguez, Cm Ugalde, and Cm. A. Villarreal for not attending the meeting.

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

Motion Carried unanimously

3. 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.

4. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE:

- A. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 1, 2, and 3, Block 82, Eastern Division, located at 602 Corpus Christi Street, from B-1 (Limited Commercial District) to B-4 (Highway Commercial District).**

ZC-27-2021

District III

Staff does not support the proposed zone change.

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

Alberto Flores, Applicant, spoke in favor of the item.

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

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

Motion Carried Unanimously

- B. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 55.9260 acres out of Porcion 12, Abst. 278, S. Sanches, and Porcion 13, Abst. 51, J. M. Garcia. located at South of F.M. 1472 & northwest of Vidal Cantu Rd., from B-4 (Highway Commercial District) to M-1 (Light Manufacturing District)**

ZC-028-2021

District I

Staff supports the proposed zone change.

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

Judd Gilpin and Kurt Kraus, were present to answer question the Commission had and to speak in favor of the item.

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

Second: Cm. Dueñas
In Favor: 5
Opposed: 0
Abstained: 0

Motion Carried Unanimously

- C. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 1, 2, 7, & 8, Block 2111, Eastern Division, located at 3100 State Highway 359, from B-3 (Community Business District) to M-1 (Light Manufacturing District).**

ZC-029-2021

District III

Staff supports the proposed zone change.

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

Oscar Castillo, PEUA Consulting, was present to answer questions the Commission had and to speak in favor of the item.

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

Second:	Cm. Dueñas
In Favor:	3
Opposed:	2 Cm. Villarreal & Cm. Dovalina
Abstained:	0

Motion Carried

- D. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 4.74 acres out of land a tract of land conveyed by deed to Martinez Paving Co. Inc., Vol. 3272, Pg. 327, and Cezar Martinez and George Martinez, Vol. 3544, Pg. 807, located at north of U.S. Highway 359 and east of Loop 20, from R-1 (Single Family Residential District) to B-4 (Highway Commercial District)**

ZC-30-2021

District II

Staff supports the proposed zone change.

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

Oscar Castillo, PEUA Consulting, was present to answer questions the Commission had and to speak in favor of the item.

Adriana Gaona, informed the Commission she was concerned about the development being that she owns a home right next to the property.

Juan Salinas, spoke in favor of the proposed zone change.

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

Second:	Cm. Dueñas
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- E. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 5.94 acres out of Lot 2 and part of Lot 1, Block 1, Escondido Subdivision, Unit 3, located at West of Escondido Dr., and North of U.S. Highway 59, from B-3 (Community Business District) to PUD (Planned Unit Development).**

ZC-031-2021

District V

Staff supports the proposed zone change.

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

Oscar Castillo, PEUA Consulting, was present to answer questions the Commission had and to speak in favor of the item.

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

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

Motion Carried

- F. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 0.4935 acres out of Block 5, Calton Gardens Subdivision, located at 515 W. Hillside Rd., from B-1 (Limited Business District) to B-3 (Community Business District).**

ZC-032-2021

District V

Staff supports the proposed zone change.

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

Edward Garza, Garza Engineering, was present to answer questions the Commission had and to speak in favor of the item.

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

Second:	Cm. Dovalina
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In Favor: 4
Opposed: 0
Abstained: 1 Cm. E. Villarreal

Motion Carried

- G. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 13.61 acres out of a tract of land conveyed by deed to Martinez Paving Co. Inc., Vol. 3272, Pg. 327, and Cezar Martinez and George Martinez, Vol. 3544, Pg. 807, located at North of U. S. Highway 359 and East of Loop 20, from AG (Agricultural District) to R1-A (Single Family Reduced Area District).**

ZC-033-2021

District II

Staff supports the proposed zone change.

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

Oscar Castillo, PEUA Consulting, was present to answer questions the Commission had and to speak in favor of the item.

Juan Salinas, spoke in favor of this item.

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

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

Motion Carried Unanimously

5. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:

- A. Review and reconsideration of Port Grande Subdivision Master Plan. The intent is industrial. The purpose of this revision is to reconfigure phases.**

PL-102-2021

District VI - Cm. Dr. Marte A. Martinez

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

Edward Garza, Crane Engineering, provided a thorough overview of the Port Grande Project and as to how Majestic Logistics was looking forward to an expedited project timeline. In closing, Mr. Garza advised that he concurred with staff comments.

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

Planning:

1. Provide Vicinity Map.
2. Provide a plat note with X, Y coordinates for point of beginning and point of commencement.
3. Submit master plan revision to the City of Laredo Building Department GID 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.
4. Provide additional relief routes/connections to Interstate 35.
5. Coordinate the development/update of a Traffic Impact Analysis with the Traffic Safety Department and Texas Department of Transportation.
6. No additional phases to be permitted until the Traffic Impact Analysis is approved by the Traffic Safety Department and the Texas Department of Transportation.
7. All improvements as per Subdivision Ordinance.

Engineering: No comments submitted.

Fire:

1. Fire Department needs an alternate access road other than Uniroyal and Carriers Road.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety:

1. Present TIA
2. More access of connection to IH 35 will be required since existing ones have a high level of service.
3. Existing access (Carriers and Uniroyal) need to be improved and widen.

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:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

A. Preliminary consideration of the plat of Port Grande Subdivision Phase 2, Unit 2. The intent is industrial.

PL-103-2021

District VI - Cm. Dr. Marte A. Martinez

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

Edward Garza, Crane Engineering, was present to answer questions that the Commission had and to speak in favor of the item.

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

Planning:

1. Coordinate the development/update of a Traffic Impact Analysis with the Traffic Safety Department and the Texas Department of Transportation.
2. Final approval of this plat will be subject to the review and approval of a Traffic Impact Analysis that is to be submitted to and approved the Traffic Safety Department and The Texas Department of Transportation.
3. No additional phases to be permitted until the Traffic Impact Analysis is approved

- by the Traffic Safety Department and the Texas Department of Transportation.
4. Comply with the vegetative buffering requirements of Section 24-57 of the Land Development Code, as necessary, as a portion of this subdivision is impacted by a first and second order stream.
 5. Provide Base Flood Elevations (BFE's).
 6. All improvements as per Subdivision Ordinance.

Engineering:

1. Provide all necessary easements.
2. Revise location of the 30' Drainage Easement (2-15') on the back of Lots 2-5, Block2, to be on one side of the property.

Fire:

1. Fire Department needs an alternate access road other than Uniroyal and Carriers Road.

Environmental: 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 UCC must submit an application and a site plan showing all improvements along city's ROW.

Water & Utilities: No comments submitted.

Traffic Safety:

1. Present TIA
2. Existing access on Uniroyal needs to be improved and widen.

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. Lugo
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

B. Preliminary consideration of the re-plat of Lot 120A and Lot 121A, Block 3 of San Isidro Southwest-Antler Crossing Subdivision Phase I INTO San Isidro Southwest-Antler Crossing Subdivision Phase 4.

PL-096-2021

District VI - Cm. Dr. Marte A. Martinez

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

Ricardo Villarreal, Howland Engineering, was present to answer questions the Commission had and concurred with staff comments.

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

Planning:

1. Identify all easements.
2. Provide a plat note with X, Y coordinates for point of beginning and point of commencement.
3. Correct certificate of Attestment of the Planning and Zoning Commission to reflect James Kirby Snideman, AICP as the Planning Director.
4. Curve table is incomplete. Provide corrected curve table.
5. Lot area tables do not match the number of lots. Verify and correct.
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. Check sight distance at Calamian and Sambar.
2. Check sight distance at Chital and Sambar.
3. Block length shall be more than 300 feet.
4. Some streets will require traffic calming devices.

Parks & Leisure:

1. As per Ordinance 2008-O-058, Section 24.56.2 and Section 24.56.2.E, Antler Crossing Subdivision Phase IV must comply with Parkland dedication criteria and requirements which includes, in part, cash payment in lieu of land.
2. Pursuant to Ordinance 2008-O-058, Section 24.56.2.E, the applicable Park Improvement Fee (PIF) for the above mentioned subdivision would also be required.

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 UCC must submit an application and a site plan showing all improvements along city's ROW.

Utilities:

1. Temporary Sanitary Connection for Units 1, 2, 3 and 5 need to be eliminated and relocated on Phase 4 which is the last phase for this subdivision.

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:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

B. Preliminary consideration of the plat of Las Aldeas Subdivision, Phase 1. The intent is residential (mobile home lots).

PL-099-2021

Council District I - Cm. Rudy Gonzalez, Jr.

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

Jaime Garcia, Civil Engineering Consultants, was present to answer questions for the Commission, and advised that he concurred with staff comments, except for Traffic Safety Comment # 1 which had been addressed at the previous meeting. Furthermore, he advised that said comment was related to Traffic Safety Comment # 7, regarding the Traffic Impact Analysis.

Cm. Lugo made a motion to **approve** the item subject to the following comments and by striking Traffic Safety Comment # 1.

Planning:

1. Provide the proposed streets names for the development.
2. Increase the ROW width of Opal Drive to 60 feet in width as per the approved Master Plan of 04-09-2021.
3. Identify all easements
4. All improvements as per Subdivision Ordinance.

Engineering:

1. Provide street names.
2. Provide all necessary easements.
3. Revise DE to be 15' min.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety:

1. ~~Street "K" shall be a collector connecting from US 83 to La Joya Subdivision with a bigger ROW.~~
2. Connect Street "K" to direct access to Cielito Lindo Street (not identify) and make it a collector. Increase ROW.
3. Check sight distance at Street "K" and Street "M."
4. Check sight distance at Street "K" and Street "L."
5. Check sight distance at Street "K" and Street "F."
6. Some streets will need traffic calming devices
7. Bring a Traffic Impact Analysis.

Parks & Leisure:

1. As per Ordinance 2008-O-058, Section 24.56.2 and Section 24.56.2.E, Las Aldeas Subdivision Development must comply with Parkland dedication criteria and requirements which includes, in part, cash payment in lieu of land.

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 UCC must submit an application and a site plan showing all improvements along city's ROW.

Utilities:

1. Subject to review of the Site Plan with water and sewer design. Looping the water system will be mandatory, water dead ends will not be allowed.

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: 5
Opposed: 0
Abstained: 0

Motion Carried Unanimously

C. Preliminary consideration of Lot 1, Block 1, Killam Charco Elementary School. The intent is Institutional (elementary school).

PL - 105 - 2021

District VI - Cm. Dr. Marte A. Martinez

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

Hugo Seca, Seca Engineering, and Dr. Rolando Ortiz were present to answer questions for the Commission and concurred with staff comments except Planning Comment # 3 stating that the annexation process already requires a Traffic Impact Analysis. Dr. Ortiz requested that Planning comments related to the TIA be stricken as well as from Traffic Safety Comment # 1.

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

Planning:

1. Provide a legible vicinity map.
2. Coordinate driveway placement with the Traffic Safety Department.
3. Final approval of this plat will be subject to an annexation agreement and TIA, and possible requirements therefrom.
4. Clearly identify floodplain boundary and provide Base Flood Elevations BFE's.
5. Identify all easements.
6. All improvements as per the Subdivision Ordinance.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety:

1. Present TIA
2. Check future alignment of driveways to existing school.

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 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 to plat recordation due to revisions by the utility company.
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. Narvaez
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

Cm. Lugo made a motion to **hear** items 7A, 7B, and 7C together.

Second:	Cm. Dovalina
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- A. Final consideration of the re-plat of Lot 5, Lot 6A, and 7A Block 1 Encino Plaza Subdivision, Unit 2A INTO Lot 5A, Lot 6B, and 7B Block 1, Encino Plaza Subdivision Unit 2A. The intent is commercial.**

PL- 098 – 2021

District V - Cm. Ruben Gutierrez, Jr.

- B. Final consideration of Lago Del Valle Phase 2A R.O.W. Dedication plat. The intent is Right-of-Way (RMA Arterial Road Project).**

PL-101-2021

District II - Cm. Vidal Rodriguez

- B. Final consideration of the plat of Lot 1, Block 1 Ponderosa Commercial Subdivision - Unit 3. The intent is commercial.**

PL-104-2021

District IV - Cm. Alberto Torres, Jr.

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

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

Motion Carried Unanimously

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

- A. Final reconsideration of the plat of San Isidro Northeast Subdivision, Phase 8. The intent is commercial.**

PI-100-2021

District VI - Cm. Dr. Marte A. Martinez

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

Second:	Cm. Dueñas
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

11. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:

- A. Consideration of the Model Subdivision Rule Compliance for the plat of Lot 8, Block 10, Crown Ridge Subdivision Phase 1, and 0.04 acre tract of land into Lots 8-A, 8-B, and 8-C, Block 10, Crown Ridge Subdivision, Phase 1. The purpose of this replat is to incorporate 1.04 acres and subdivide 1 lot into 3. The intent is residential.**

PL-097-2021

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.

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

Motion Carried Unanimously

12. DISCUSSION AND RECOMMENDATION:

- A. Discussion and recommendation regarding an amendment to Section 24.66.4 of the Laredo Land Development Code, to clarify the scope of improvements that require Historic District/Landmark Board approval**

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

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

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

Motion Carried Unanimously

13. DIRECTOR'S COMMENTS

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

10. ADJOURNMENT

Meeting adjourned at 7:48 p.m.



J. Kirby Snideman *V. GUERRA*
Interim Planning Director



Erasmo Villarreal, Chairman
Planning & Zoning Commission