

CITY OF LAREDO

PLANNING AND ZONING COMMISSION

MINUTES OF THE PLANNING AND ZONING MEETING OF MAY 20, 2021

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, May 20, 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  
Daniella Sada Paz (1<sup>st</sup> Meeting)  
Ana G. Villarreal

**Absent:**

**Staff:** Vanessa Guerra  
Rafael Vidaurri  
Amanda Pruneda  
Dan Magee

**Others:** Oscar Castillo  
Juan Salinas  
Wayne Nance  
Lucy Lopez  
Ricardo Ramos  
Luis Benavides  
Hector Jaime Garza  
Manuel Escamilla  
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.

Chairman E. Villarreal, welcomed Cm. Sada Paz to her first meeting.

**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 Lot 2A and 2B, Block 1, Bartlett Apartments Subdivision at Jacaman Ranch, located at 6702 and 6706 Bartlett Ave., from B-3 (Community Business District) to B-4 (Highway Commercial District).**

**ZC-034-2021**

**District V**

**Staff does not support the proposed zone change.**

Vanessa Guerra, Interim Planning Director, provided a brief overview of the item.

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

Juan Salinas, Representative, spoke in favor of the proposed zone change and answered questions that the Commission had.

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

Second:	Cm. Narvaez
In Favor:	7
Opposed:	2 Cm. Dueñas, Cm. Sada Paz
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 Lot 4A, Block 1, Vista Hermosa, Unit III, located at 5507 McPherson Road.**

**ZC-035-2021**

**District V**

**Staff supports the proposed SUP.**

Vanessa Guerra, Interim Planning Director, provided a brief overview of the item.

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

Cm. Dovalina made a motion to close the public hearing and 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 an approximately 18.79 acre tract being out and part of Survey 2149, Abst. 594, RH Raines, Original Grantee, located south of Rockrose Dr. and west of Nogal Ln., from R-2 (Multi-Family Residential District) to R-1MH (Single Family Manufactured Housing District).**

**ZC-037-2020**

**District III**

**Staff supports the proposed zone change.**

Vanessa Guerra, Interim 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, Porras Engineering, spoke in favor of the proposed zone change and answered any questions that the Commission had.

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

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

Motion Carried Unanimously

- D. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Block 13, College Heights Subdivision, Unit III, located at 1637 Rene Solis Dr., from B-3**

**(Community Business District) & R-1A (Single Family Reduced Area District) to B-3 (Community Business District).**

**ZC-038-2021**

**District III**

**Staff supports the proposed zone change.**

Vanessa Guerra, Interim 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, Porras Engineering, spoke in favor of the proposed zone change and answered any questions that the Commission had.

Cm. Lugo 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

**E. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 4A, Block 1, McPherson West Subdivision, Unit 3, Manor Plaza, located at 610 Manor Rd., from B-3 (Community Business District) to B-3 PUD (Community Business District-Planned Unit Development).**

**ZC-039-2021**

**District V**

**Staff supports the application.**

Vanessa Guerra, Interim Planning Director, provided a brief overview of the item.

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

Lucy Lopez, spoke against the proposed PUD.

Ricardo Ramos, Do-Rite Engineering, spoke in favor of the proposed PUD and answered questions that the Commission had.

Luis Benavides, spoke against the proposed PUD.

Hector Jaime Garza, spoke against the proposed PUD.

Cm. Dominguez made a motion to close the public hearing and go against staff recommendation, and **deny** the PUD.

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

Motion Carried Unanimously

- F. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning the north 1/2 of Lot 2, Block 338, Western Division, located at 1703 Santa Isabel Ave., from M-1 (Light Manufacturing District) to R-1 (Single Family Residential District).**

**ZC-040-2021**

**District VIII**

**Staff supports the proposed zone change.**

Vanessa Guerra, Interim Planning Director, provided a brief overview of the item.

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

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

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

Motion Carried Unanimously

**5. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:**

- A. Review and reconsideration of Copper Creek Subdivision Master Plan. The intent is residential. The purpose of this revision is to remove Isla Mujeres Dr. from the Master Plan as it has been integrated and is being constructed as part of the Los Presidentes East Subdivision Phase II.**

**PL-119-2021**

**District II- Cm. Vidal Rodriguez**

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

Manuel Escamilla, S & B Infrastructure, informed the Commission that he concurred with staff comments and was available to answer any questions the Commission had.

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

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. Modify note 1 to include ownership by MRMD Development Co. LLC as shown in the conveyance for Copper Creek Subdivision, Phase I.
2. 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.
3. Provide alternate names for the following streets which are already in use / similar sounding:
  - Reata St
  - Freno St
4. Conform to Section 24-56 of the Laredo Land Development Code (Parkland Dedication requirements).
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. Provide projected flows and demand for lots.
2. A sanitary feasibility study will be needed to determine the capacities of the existing system downstream or public improvements needed, study will be provided by the developer.

**Traffic Safety:**

1. Check sight distance.
2. Streets shall intersect perpendicular for a min of 100 feet.
3. Block length shall not be less than 300 feet.
4. Provide Traffic Impact Analysis.
5. Identify time and location of alternate access.

**Parks & Leisure:**

1. As per Ordinance 2008-O-058, Section 24.56.2, Copper Creek Subdivision Master Plan must comply with Parkland dedication criteria requirements.

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 to meet the standards for a neighborhood park to serve the service area in which such development is located. The PIF is due at the time of filing of the final plat and shall be calculated as per Appendix A of said ordinance.
3. Total payments are due prior to recordation.

**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 approval.

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

Motion Carried Unanimously

**B. Review and consideration of Windmill Subdivision Master Plan. The intent is residential and commercial.**

**PL-125-2021**

**District I - Cm. Rudy Gonzalez Jr., and District II - Cm. Vidal Rodriguez**

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

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

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

Motion Carried Unanimously

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

**A. Preliminary consideration of the plat of Windmill Subdivision Phase I. The intent is residential.**

**PL-126-2021**

**District I - Cm. Rudy Gonzalez Jr.**

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

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

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

Motion Carried Unanimously

**B. Preliminary consideration of the plat of Opal Road Extension - 60' R.O.W. Dedication Plat. The intent is right-of-way dedication (Local Collector, 60' ROW).**

**PL-118-2021**

**District I - Cm. Rudy Gonzalez, Jr.**

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

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

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. Revise Attestment of Planning Commission Approval signature reflect "Vanessa Guerra" as the interim Planning Director.
2. Identify all easements.
3. All improvements as per the Subdivision Ordinance.

**Engineering:** No comments submitted.

**Fire:** No comments submitted.



**Environmental:** No comments submitted.

**Water & Utilities:**

1. Extend the water and sewer lines on Opal Drive to Cielito Lindo Blvd.
2. Need conceptual utility plan for water and sanitary.
3. Subject to further comments based on utility layout submittal.

**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.

**Traffic Safety:** No comments submitted.

**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 approval.

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

Motion Carried Unanimously

- C. Preliminary consideration of Aquero Boulevard 90' Right-of-Way Dedication Plat. The intent is Right of way.**

**PL-121-2021**

**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 concurred with staff comments and was available to answer any questions the Commission had.

Cm. Dovalina asked if bicycle lanes were going to be placed in this Right-of-way.

Dan Magee, Traffic Director, answered by saying that the intent is to have bicycle lanes as it is a requirement of the Viva Laredo Comprehensive Plan.

Cm. E. Villarreal and Cm. Dovalina both voiced their opposition to bicycle lanes, while Cm. Ugalde and Cm. Sada Paz stated that they were in favor of the bicycle lanes.

Cm. Dovalina made a motion to **approve** the item subject to the following comments and that the motion include not requiring bicycle lanes.

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. This roadway was formerly a part of the UISD Aquero Middle School Plat (now known as UISD Juan Roberto Ramirez Middle School Plat). The Aquero Boulevard 90' Right-of-Way Dedication Plat should be recorded and all improvements accepted prior to the recordation of the UISD Juan Roberto Ramirez Middle School Plat.
2. Revise Attestment of Planning Commission Approval to reflect Vanessa Guerra as the Interim Planning Director.
3. Identify all easements.
4. All improvements as per the Subdivision Ordinance.

**Engineering:** No comments submitted.

**Fire:** No comments submitted.

**Environmental:** No comments submitted.

**Water & Utilities:**

1. Extend the water and sewer lines on Aquero Blvd.
2. Need conceptual utility plan for water and sanitary.
3. Subject to further comments based on utility layout submittal.

**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.

**Traffic Safety:**

1. Check sight distance.

**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:	7
Opposed:	2 Cm. Ugalde and Cm. Sada Paz (wanted bicycle lanes included)
Abstained:	0

Motion Carried

**D. Preliminary consideration of the plat of U.I.S.D. Juan Roberto Ramirez Middle School Plat. The intent is institutional.**

**PL-122-2021**

**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 concurred with staff comments and was available to answer any questions the Commission had.

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

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. The prior iteration of this plat included the Aquero Blvd roadway as part of the plat. The plat of U.I.S.D. Juan Roberto Ramirez Middle School should not be recorded until such time as the plat of the Aquero Boulevard 90' Right-of-Way Dedication has been recorded and all improvements accepted by the City of Laredo as access to the school is dependent on the roadway.
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. Any easement with water and/or sanitary utilities needs have a Utilities Access Easement (U.A.E.) with a minimum width of 15-ft wide and an all weather road.
2. Maintenance of sanitary lines inside of easements in private properties are complicated (avoid it if possible) maybe relocation of the existing line will be applicable.
3. Need conceptual utility plan for water and sanitary.
4. Subject to further comment based on utility layout submittal.

**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.

**Traffic Safety:** No comments submitted.

**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 FINAL PLATS AND FINAL REPLATS:**

Cm. E. Villarreal, requested a motion to hear Items 7A, 7B, and 8A all at the same time.

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

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

Motion Carried Unanimously

- A. Final consideration of the plat of Copper Creek Subdivision Phase I. The intent is residential.**

**PL-120-2021**

**District II - Cm. Vidal Rodriguez**

- B. Final consideration of the replat of Lot 1, Blk 2 Del Mar Junction Plat into Lots 1-A & 1-B, Blk 2, Del Mar Junction Replat. The intent is commercial.**

**PL-128-2021**

**District V - Cm. Ruben Gutierrez, Jr.**

**8. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:**

**A. Consideration of the Model Subdivision Rule Compliance for the plat of Green Subdivision, Phase 11. The intent is residential.**

**PL-127-2021**

**District VII - Cm. Vanessa Perez**

Cm. E. Villarreal wanted it stated for the record his concern regarding rear lot drainage for new constructions, and would like to make sure that grading plans are looked at closely so that homeowners won't have problems in the future.

Cm. E. Villarreal, requested a motion to approve Items 7A, 7B, and 8A.

Cm. Narvaez made a motion to **approve** Items 7A, 7B, and 8A.

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

Motion Carried Unanimously

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

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

**PL-117-2021**

**District I - Cm. Rudy Gonzalez, Jr.**

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

Cm. Narvaez made a motion to **approve** Items.

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

Motion Carried Unanimously

**10. DISCUSSION AND RECOMMENDATION:**

**A. Discussion and recommendation on the adoption of an amendment to the Future Thoroughfare Plan as Appendix D of the City of Laredo's Comprehensive Plan to modify the functional classification of the proposed Aquero Blvd. from a Collector and Minor Arterial to a Principal Arterial throughout.**

Dan Magee, Traffic Director, provided a brief overview on the item.

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

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

Motion Carried Unanimously

**B. Discussion and recommendation regarding an amendment of Laredo Land Development Code, Article IV, Section 24.63.2, entitled Permitted Land Uses, to permit: Amusement Services (Indoors) in the R-O (Residential - Office) and B-1 (Limited Commercial) zoning districts, and limiting the hours during which amusement services may provide outdoor music. The proposed amendment is intended to provide opportunities for investment and revitalization of the downtown area.**

Vanessa Guerra, Interim-Planning Director, provided a brief overview on the item.

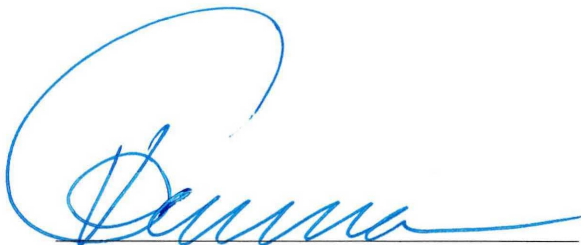
Cm. Dovalina made a motion to **table** the item.

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

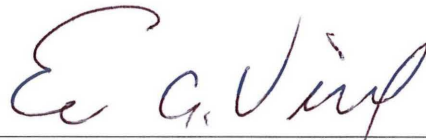
Motion Carried Unanimously

**11. ADJOURNMENT**

Cm. E. Villarreal motioned to **adjourn** the meeting at 7:30 p.m.



Vanessa Guerra  
Interim Planning Director



Erasmo Villarreal, Chairman  
Planning & Zoning Commission