

CITY OF LAREDO

PLANNING AND ZONING COMMISSION

MINUTES OF THE PLANNING AND ZONING MEETING OF JULY 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, July 15, 2021, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

Present: Erasmo Villarreal
Jorge Dominguez
Rafael Dueñas, Sr. (Attended Virtually)
Abraham Lugo
Johnny Narvaez
Raul Ugalde, Jr. (Arrived at 6:05 p.m.)
Larry Dovalina
Daniella Sada Paz (Attended Virtually at 7:05 p.m.)
Ana G. Villarreal

Absent:

Staff: Orlando Navarro
Vanessa Guerra
Rafael Vidaurri
Jason Hinojosa
Amanda Pruneda
Dan Magee
Ruben Dominguez

Others: Ana Suarez
Sergio Suarez
Wayne Nance
Ben Puig
Barton Benson Jones
Ricardo Villarreal
Graciela Gonzalez
Tony Gonzalez
Marty Dew
Mr. Vasquez
Judd Gilpin
Kurt Kraus
Frank Estrada
Rodolfo Torres

1. CALL TO ORDER

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

2. ROLL CALL

Orlando Navarro, Planning Director, called roll and verified a quorum existed.

3. PLEDGE OF ALLEGIANCE

Cm. Dovalina made a motion to excuse Cm. Sada Paz and Cm. Ugalde for not attending the meeting.

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

Motion Carried Unanimously

4. CONSIDER APPROVAL OF MINUTES OF:

A. Regular Meeting of July 1, 2021

Cm. Dovalina made a motion to approve the minutes of July 1, 2021.

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

Motion Carried Unanimously

5. 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.

6 DISCUSSION AND POSSIBLE ACTION:

A. Discussion and possible action to set a date, time and place for a Planning and Zoning Commission Workshop regarding the ReCode Laredo Project.

Commission and Staff agreed to schedule a Workshop for Thursday, July 29, 2021 at 6:00 p.m. at the Joe Guerra Public Library Multi-Purpose Room.

7. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE:

A. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 5, Block 1, Los Corralitos, located at 18211 FM 1472, from B-3 (Community Business District) to B-4 (Highway Commercial District)

ZC-047-2021

District VII – Cm. Vanessa Perez

Staff supports the item.

Jason Hinojosa, Planning Staff, provided a brief overview on the item.

Cm. Raul Ugalde arrived at 6:05 p.m.

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

Sergio Suarez and his daughter Ana Suarez, Representative, spoke in favor of the proposed zone change.

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

Second:	Cm. Lugo
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

B. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning of approximately 10.878 acres more or less, situated in Porc. 38, Abst. 472, Todeo Sanchez, Original Grantee, Vol. 4527, Pg. 702-706, O.P.R.W.C.T., located East of US Highway 83 and South of Obsidian Blvd., from R-1 (Single Family Residential District) & B-3 (Community Business District) to R-1A (Single Family Reduced Area District).

ZC-048-2021

District I

Staff supports the item.

Jason Hinojosa, Planning Staff, provided a brief overview on the item.

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

Wayne Nance, Porras Nance Engineering, informed the Commission that he was in favor of the item.

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

Second:	Cm. Dovalina
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

C. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning of approximately 41.35 acres more or less, situated in Porc. 20, Abst. 48, B. Garcia, Tract 5, Vol. 4890, Pg. 425, located East of FM 1472 and South of Loop 20, from B-4, R-2, and R-1 to M-1 (Light Manufacturing District).

ZC-049A-2021

District VII

Staff supports the item.

Jason Hinojosa, Planning Staff, informed the Commission that this item is one of five consecutive applications which are ZC-049A-2021 thru ZC-049E-2021 and provided a brief overview.

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

Ben Puig, Farias Development, Ltd., informed the Commission that he was in favor of the proposed zone change and was available to answer questions.

Dan Magee, Traffic Director, informed the Commission that a TIA had been in the early 2000's, and that development in the area had changed since then. He advised that TxDOT and the City would like to review the TIA.

Mr. Puig informed the Commission that a TIA is being developed and would be brought before the City.

Cm. Dominguez voiced his concern on how these zone changes might affect traffic in this area.

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

Second:	Cm. Narvaez
In Favor:	8

Opposed: 0
Abstained: 0

Motion Carried Unanimously

- D. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 8.25 acres more or less, situated in Porc. 21, Abst. 49, L. Garcia, Tract 5, Vol. 4890, Pg. 425, located East of FM 1472 and South of Loop 20, from R-2 (Multi-Family District) to B-4 (Highway Business District).**

ZC-049B-2021

District VII

Staff supports the item.

Jason Hinojosa, Planning Staff, provided a brief overview on the item.

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

Ben Puig, Fasken Oil & Ranch, informed the Commission that he was in favor of the proposed zone change and was available to answer questions. He also stated that he was in favor of items 7E, 7F & 7G.

Barton Benson Jones, Representative, informed the Commission that he too was in favor of items 7E, 7F & 7G.

Cm. Dominguez voiced his concern on how these zone changes might affect traffic in this area.

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

Second: Cm. Dominguez
In Favor: 8
Opposed: 0
Abstained: 0

Motion Carried Unanimously

- E. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 83.61 acres more or less, (64.58 ac – situated in Porc. 21, Abst. 49, L. Garcia, Tract 5, Vol. 4890, Pg. 425; and 19.02 ac – situated in Sur. 2415, Abst. 3294, F. Farias, Vol. 4890, Pg. 425), located East of FM 1472 and South of Loop 20, from R-2, B-3, and M-1 to R-1A (Single Family Reduced Area District).**

ZC-049C-2021

District VII

Staff supports the item.

Jason Hinojosa, Planning Staff, showed the Commission the Boundary Map to these items.

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

Cm. Dominguez voiced his concern on how these zone changes might affect traffic in this area.

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

Second:	Cm. Lugo
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- F. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning of approximately 91.34 acres more or less, (75.87 ac – situated in Porc. 21, Abst. 49, L. Garcia, Tract 5, Vol. 4890, Pg. 425; and 15.46 ac – situated in Sur. 2415, Abst. 3294, F. Farias, Vol. 4890, Pg. 425), located East of FM 1472 and South of Loop 20, from R-1 and M-1 to AG (Agricultural District).**

ZC-049D-2021

District VII

Staff supports the item.

Jason Hinojosa, Planning Staff, provided a brief overview on 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, support staff recommendation and **approve** the item.

Second:	Cm. Lugo
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- G. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 27.97 acres more or less, 17.27 ac within Porc. 21, Abst. 49, L. Garcia, Tract 5, Vol. 4890, Pg. 425; and 10.69 ac – situated in Porc. 20, Abst. 48, L. Garcia, Tract 5, Vol. 4890, Pg.**

425, located East of FM 1472 and South of Loop 20, from M-1 to R-2 (Multi-Family District).

ZC-049E-2021

District VII

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

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

Second:	Cm. Dovalina
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

H. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning of approximately 17.72 acres more or less situated in Por. 39., Abst. 250 Jose Antonio Nasario Original Grantee as described in Special Warranty Deed from TDB Holiday, LLC. to TDB Land Holding, LTD., also being out of 12.72 acres out of CARM Properties, LTD., a 61.87 acre tract and 0.52 acre out of CARM Properties, LTD., a 215.7063 acre tract of land as recorded in Vol. 2262, Pg. 99-104, O.P.R.W.C.T. and 4.49 acres out of 45.99 tract of land owned by CL Commercial Investment, Ltd., located Southwest of St. David Ln. and West of Moses Loop, from R-1A (Single Family Reduced Area District) & R-1MH (Single Family Manufactured Housing District) to R-1B (Single Family High Density District).

ZC-050-2021

District I

Staff supports the item.

Jason Hinojosa, Planning Staff, provided a brief overview on the item.

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

Ricardo Villarreal, Top Site Civil Group, informed the Commission that he is in favor of the proposed zone change and is available to answer questions.

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

Second:	Cm. Narvaez
In Favor:	7
Opposed:	1 Cm. Dominguez

Abstained: 0

Motion Carried

- I. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning of approximately 25.21 acres more or less situated in Porc. 39, Abs.t 250, Jose Antonio Nasario Original Grantee as further described in Vol. 650, Pg. 707-710 O.P.R.W.C.T., located South of St. Luke Blvd. and West of Cuatro Vientos Rd., from R-1A (Single Family Reduced Area District) to R-1B (Single Family High Density District).**

ZC-051-2021

District I

Staff supports the item.

Jason Hinojosa, Planning Staff, provided a brief overview on the item.

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

Ricardo Villarreal, Top Site Civil Group, informed the Commission that he is in favor of the proposed zone change and is available to answer questions.

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

Second:	Cm. Dovalina
In Favor:	7
Opposed:	1 Cm. Dominguez
Abstained:	0

Motion Carried

- J. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning all of Block 575, Western Division, located at 2720 San Bernardo Ave., from B-3 (Community Business District) & B-1 (Limited Business District) to B-4 (Highway Commercial District).**

ZC-052-2021

District VIII

Staff does not support the item.

Jason Hinojosa, Planning Staff, provided a brief overview on the item.

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

Graciela and Tony Gonzalez, owners, informed the Commission that they are in favor of the proposed zone change.

Marty Dew, Representative of proposed buyer, informed the Commission that he was in favor of the proposed zone change and was available to answer question. He agreed with Staffs recommendation to apply for a CUP.

Mr. Vasquez, informed the Commission that he was in favor of the proposed zone change. He was asked how many buses he estimated would come in and out of the property a day (24 hours), to which he replied approximately 15 to 20 per day.

Dan Magee, Traffic Director, asked the Commission to consider including restrictions on the CUP, such as prohibiting the buses to park in the back and taking pollution into consideration since there are Single Family Homes around that property.

Cm. Dominguez made a motion to close the public hearing, support staff recommendation and **deny** the item but, recommend the applicant apply for a CUP.

Cm. Sada Paz logged on virtually at 7:05 p.m.

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

Motion Carried Unanimously

8. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:

A. Review of the revision to the Copper Creek Subdivision Master Plan. The intent is residential. The purpose of this revision is to reconfigure Phase V.

PL-170-2021

District II - Cm. Vidal Rodriguez

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

Ricardo Villarreal, Top Site Civil Group, informed the Commission that he had an issue with Traffic Safety Comments # 1 and # 2, stating that intersecting at a perpendicular for a minimum of 50 feet would work better that intersecting at 100 ft.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide alternate street name for Watusi as it is already in use.

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. Conform to Section 24-56 of the Laredo Land Development Code (Parkland Dedication requirements).
4. 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. Streets shall intersect perpendicular for a min of 100 feet.
2. Block length shall not be less than 300 feet.
3. Provide Traffic Impact Analysis.

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 final plat and shall be calculated as per Appendix A of said ordinance.
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. Ugalde
In Favor:	9
Opposed:	0
Abstained:	0

Motion Carried Unanimously

B. Review of the revision to the Pinnacle Industry Center Master Plan. The intent is light industrial. The purpose of this revision is to reconfigure Units 6, and 10 thru 13.

PL-157-2021

District VII - Cm. Vanessa Perez

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

Judd Gilpin, Gilpin Engineering, provided a history of the development and to the connection to existing roadways. He continued by advising of the development of the TIA and that it was on schedule to be provided to the One Stop Shop very shortly.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS

(This item was tabled at Planning and Zoning Commission Meeting of 07/01/2021):

We understand that this tract is challenging to develop due to existing traffic conditions along FM 1472. However, we want to ensure traffic flows in and out of this development will result in minimal congestion. Therefore, the applicant should secure prior authorization from the Texas Department of Transportation to ensure that the development meets TX-DOT criteria. As per TX-DOT comments below "A Traffic Impact Analysis (TIA) will be required for the entire Master Plan, Developer to contact Rafael Guzman, P.E. (TxDOT Traffic Director) for details regarding the TIA."

Planning:

1. Submit a 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 City of Laredo Subdivision Ordinance.
2. Identify phases which have already been platted and provide recording information.
3. Coordinate with TXDOT and the Traffic Department to ensure that the proposed Nicolas D. Hachar Road aligns with the proposed Hachar Reuthinger Road at FM 1472/Mines Road.
3. All improvements as per Subdivision Ordinance.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities:

1. Water and sanitary sewer master plan for the development area are needed.
2. The plan needs to show projected flows and demands, require the seal of the Engineer of record.
3. Reflect comments made during construction of Unit 10.
4. Subject to further review and comments.

Traffic Safety:

1. Check sight distance.
2. Streets shall intersect perpendicular for a min of 100 feet.
3. Is ROW on Nicolas Hachar correct? Check Thoroughfare plan.

Texas Department of Transportation:

1. A Traffic Impact Analysis (TIA) will be required for the entire Master Plan, Developer to contact Rafael Guzman, P.E. (TxDOT Traffic Director) for details regarding the TIA.

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

Motion Carried Unanimously

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

A. Preliminary consideration of the plat of River Point Plat. The intent is multi-family and mixed residential.

PL-171-2021

District III - Cm. Mercurio Martinez, III

Cm. Dominguez made a motion to **table** the item subject to the following comments.

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

Motion Carried Unanimously

B. Preliminary consideration of the plat of Premier Industrial Park, Phase I. The intent is commercial.

PL-174-2021

District VII - Cm. Vanessa Perez

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

Frank Estrada, Sherfey Engineering, informed the Commission that he concurred 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. Clarify if this development shall occur in phases as the plat name indicates "Phase I".
2. Modify the street length of Pottenham Dr. as it exceeds that maximum street length of a dead end street of 500 ft pursuant to Section 3-2 H of the Subdivision Ordinance.
3. Modify the Planning & Zoning approval certificate to reflect Erasmo Villarreal as chairman.
4. A zone change will be required for the intended use.
5. Coordinate the alignment of Chelsea Street with the Texas Department of Transportation as it will intersect with the existing turn-a-round along FM 1472. Right in/right out access may be required.
6. Access to FM 1472 subject to review and approval by the Texas Department of

Transportation.

7. Ensure compliance with the vegetative buffering requirements of Section 24-57.4 of the Laredo Land Development Code as a portion of this development is impacted by a first order stream.
8. Identify all easements.
9. All improvements as per Subdivision Ordinance.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities:

1. Need to submit a Master Plan for water and sanitary plan needs flows and demand identified, along with conventions.
2. Use o septic tank for industrial use is not acceptable.
3. Need conceptual utility plan for water and sanitary mains to be looped, any off-site improvements need to have an all weather access road easements.
4. Subject to further comment based on utility layout submittal.

Traffic Safety:

1. How will that commercial area develop. Show a master plan.
2. Present a plan showing all existing and future driveways in the commercial area. Show access easements.
3. A Traffic Impact Analysis will be required.

Texas Department of Transportation:

1. A Traffic Impact Analysis (TIA) will be required to this industrial park development, developer to contact the TxDOT director of traffic operation Rafael Guzman, P.E. (rafael.guzman@txdot.gov) for details about TIA requirements.

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 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 the replat of Lot 7, Block 7, Pueblo Nuevo Subdivision into Lots 7A, 7-B, & 7-C, Block 7, Pueblo Nuevo Subdivision. The intent is residential. The purpose of this replat is to subdivide one lot into three lots.**

PL-175-2021

District - N/A

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

Rodolfo Torres, TEC Engineering, informed the Commission that he concurred with staff comments.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Modify Attestment of Planning and Zoning Commission Approval to reflect Orlando D. Navarro as Planning Director.
2. Secure plat approval from the County of Webb as this subdivision is located within the Extra-Territorial Jurisdiction of the City of Laredo.
3. Provide plat note that lists/provides building setbacks pursuant to Section 24.80.4 (H) of the Laredo Land Development Code (Model Rules for Subdivisions in the ETJ).

4. Provide plat note which limits the number of single family detached dwellings per lot in compliance with Section 24.80.4 (I) of the Laredo Land Development Code (Model Rules for Subdivisions in the ETJ).
5. Verify that existing structures comply with setbacks and dwelling limitations as aerial photography identifies existing improvements on the lot.
6. Ensure that all necessary ROW has been dedication along W Maria Elena St and W Ibarra St.
7. Provide plat note with X, Y coordinates for point of beginning, point of commencement.
8. Identify all easements.
9. All improvements as per Subdivision Ordinance.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & 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. Any water and sewer point of connection need to be inside of an easement.
4. Verify separation of water and sewer according with TCEQ regulations.
5. Subject to further comment based on utility layout submittal.

Traffic Safety:

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 to final plat approval.

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

Motion Carried Unanimously

D. Preliminary consideration of the plat of Pinnacle Industry Center FM 1472, Unit 11. The intent is light industrial.

PL-176-2021

District VII - Cm. Vanessa Perez

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

Judd Gilpin, Gilpin Engineering, informed the Commission that this item had been contingent upon the master plan that had been approved earlier in the meeting and that the TIA would be provided at the One Stop Shop.

Cm. Dominguez made a motion to go against staff recommendation and **approve** the item subject to the following comments.

DENY AND RESUBMIT BASED ON THE FOLLOWING COMMENTS:

We understand that this tract is challenging to develop due to existing traffic conditions along FM 1472. However, we want to ensure traffic flows in and out of this development will result in minimal congestion. Therefore, the applicant should secure prior authorization from the Texas Department of Transportation to ensure that the development meets TX-DOT criteria. As per TX-DOT comments below "A Traffic Impact Analysis (TIA) will be required to this industrial park development phases and master plan, developer to contact the TxDOT director of traffic operation Rafael Guzman, P.E (Rafael.Guzman@txdot.gov) for details about TIA requirements."

Planning:

1. Ensure compliance with the vegetative buffering requirements of Section 24-57.4 of the Laredo Land Development Code as a portion of this development is impacted by a first order stream.
2. Provide plat notes.
3. Provide Base Flood Elevations (BFE's).

4. all easements.
5. All improvements as per Subdivision Ordinance.
6. Clarify if lot Lot 1 adjacent to FM 1472 will be accessed through said roadway and secure approval for the Texas Department of Transportation. Otherwise, an additional portion of the proposed Kraus Loop should be integrated into this Unit.
7. Provide block numbers.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities:

1. Provide comments made to the master plan during construction of Unit 10
2. Sewer mains should extend to boundary of development unless clearly stated in drawing that the extension to be done in the future phase(s) or surrounding areas have been developed.
3. Easement through private property, detention pond, canals or future ROW are shall be with all-weather access road.
4. Subject to further comment based on utility layout submittal.

Traffic Safety:

1. How will that commercial area develop. Show a master plan.
2. Present a plan showing all existing and future driveways in the commercial area. Show access easements.
3. Ensure that proposed curves can handle a speed of 30 mph.
4. A Traffic Impact Analysis is required.

Texas Department of Transportation:

1. A Traffic Impact Analysis (TIA) will be required to this industrial park development phases and master plan, developer to contact the TxDOT director of traffic operation Rafael Guzman, P.E (Rafael.Guzman@txdot.gov) for details about TIA requirements.

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 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

E. Preliminary consideration of the plat of Pinnacle Industry Center FM 1472, Unit 12. The intent is light industrial.

PL-177-2021

District VII - Cm. Vanessa Perez

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

Judd Gilpin, Gilpin Engineering, thanked the Commission and looked forward to bringing the plat in the future for final approval.

Cm. Ugalde made a motion to go against staff recommendation and **approve** the item subject to the following comments.

DENY AND RESUBMIT BASED ON THE FOLLOWING COMMENTS:

We understand that this tract is challenging to develop due to existing traffic conditions along FM 1472. However, we want to ensure traffic flows in and out of this development will result in minimal congestion. Therefore, the applicant should secure prior authorization from the Texas Department of Transportation to ensure that the development meets TX-DOT criteria. As per TX-DOT comments below "A Traffic Impact Analysis (TIA) will be required to this industrial park development phases and master plan, developer to contact the TxDOT director of traffic operation Rafael Guzman, P.E (Rafael.Guzman@txdot.gov) for details about TIA requirements."

Planning:

1. Relabel the tract east of Lot 3, Block 1, to coincide with the replat of the tract.
2. Provide scale on vicinity map.
3. Identify all easements.
4. All improvements as per Subdivision Ordinance.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities:

1. Verify if the whole property is annexed to the City limits before Preliminary approval of Utilities.
2. No sewer easements in private properties (if it's possible).
3. Easements through private property, detention pond, canals or future ROW area shall be with all-weather access road.
4. Subject to further comment based on utility layout submittal.

Traffic Safety:

1. How will that commercial area develop. Show a master plan.
2. Present a plan showing all existing and future driveways in the commercial area. Show access easements.
3. A Traffic Impact Analysis will be required.

Texas Department of Transportation:

1. A Traffic Impact Analysis (TIA) will be required to this industrial park development phases and masterplan, developer to contact the TxDOT director of traffic operation Rafael Guzman, P.E (Rafael.Guzman@txdot.gov) for details about TIA requirements.

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 approval.

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

Motion Carried Unanimously

F. Preliminary consideration of the plat of Sapphire Industrial Park, Phase 2. The intent is light industrial.

PL-178-2021

District VII – Cm. Vanessa Perez

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

Wayne Nance, Porras Nance Engineering, informed the Commission that he concurred with staff comments and was available to answer any questions.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Coordinate with the Traffic Department to ensure conformance to driveway spacing guidelines as set forth in the City of Laredo Standard Technical Specifications Manual.
2. No additional phases until coordinated with the Traffic Department.
3. Identify all easements.
4. All improvements as per Subdivision Ordinance.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities:

1. Need to submit an Update Master Plan for water and sanitary sewer plan needs flows and demand identified, along with conventions.
2. Subject to further comment based on utility layout submittal.

Traffic Safety:

1. How will that commercial area develop. Show a master plan.
2. Present a plan showing all existing and future driveways in the commercial area. Show access easements.
3. Check sight distance.
4. Streets shall intersect perpendicular for a min of 100 feet.
5. A Traffic Impact Analysis will be required.

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 approval.

Second: Cm. Dominguez

In Favor: 9
Opposed: 0
Abstained: 0

Motion Carried Unanimously

G. Preliminary consideration of the plat of Copper Creek Subdivision, Phase V. The intent is residential.

PL-169-2021

District II – Cm. Vidal Rodriguez

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

Top Site Civil Group, Ricardo Villarreal, informed the Commission that he concurred with staff comments with the understanding that they will meet to discuss Traffic Comment # 1.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide a plat note with X, Y coordinates for point of beginning / point of commencement.
2. Label Lot 15, Block 2, as a drainage channel.
3. Coordinate acceptance of drainage improvements with Webb County Drainage District # 1. Certification may be required on the face of the plat.
4. Provide plat note prohibiting direct access to Isla Mujeres from lots 14 & 15, Block 1, and Lot 14, Block 2.
5. Provide setback lines for Lots 2 thru 5, Block 4.
6. Identify all easements.
7. All improvements as per Subdivision Ordinance.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities:

1. Need to submit a Master Plan for water and sanitary sewer plan needs flows and demand identified, along with conventions.
2. Water Public Improvements are needed on the south-east of the subdivision, projected 24-in transmission and distribution main according to City of Laredo Hydraulic Model.
3. Subject to further comment based on utility layout submittal.

Traffic Safety:

1. Block length shall not be less than 300 feet.
2. Provide a Traffic Impact Analysis.

Parks & Leisure:

1. As per Ordinance 2008-O-058, Section 24.56.2, Copper Creek Subdivision, Phase V must comply with Parkland dedication criteria and 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 require 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. Total payments are 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 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

10. CONSIDERATION OF THE FOLLOWING PRELIMINARY AND FINAL PLATS:

Chairman Villarreal, requested a motion to hear items 10, 11 and 12 at the same time.

Cm. Ugalde, made a motion to **hear** items 10, 11 and 12 at the same time.

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

Motion Carried Unanimously

- A. Preliminary and final consideration of the plat of the Coves at Winfield Subdivision, Phase II. The intent is institutional.**

PL-183-2021

District VI – Cm. Dr. Marte A. Martinez

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

- A. Final consideration of the plat of Emami Plaza Plat. The intent is commercial (retail).**

PL-179-2021

District V - Cm. Ruben Gutierrez, Jr.

- B. Final consideration of the replat of Lot 119, Block 3, San Isidro Southwest – Antler Crossing Subdivision, Phase 1 into Lots 119A-119F, Block 3, Antler Crossing, Phase 5. The intent is commercial.**

PL-181-2021

District VI - Cm. Marte A. Martinez

- C. Final consideration of the replat of Lot 1, Block 1, Lago Del Mar Subdivision, Unit 2 into Lot 1A 71B, Block 1, DMCC Commercial Plat. The intent is commercial.**

PL-182-2021

District V - Cm. Ruben Gutierrez, Jr.

12. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:

- A. Consideration of the Model Subdivision Rule Compliance for the plat of Lomas Del Sur Subdivision, Phase VXIII. The intent is residential.**

PL-172-2021

District I – Cm. Rudy Gonzalez, Jr.

B. Consideration of the Model Subdivision Rule Compliance for the plat of Phoenix Village Subdivision, Phase VII. The intent is residential.

PL-173-2021

District II – Cm. Vidal Rodriguez

Cm. Ugalde, made a motion to **approve** items 10, 11 and 12 at the same time.

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

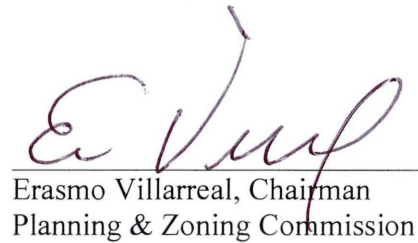
Motion Carried Unanimously

13. ADJOURNMENT

Cm. E. Villarreal requested a motion to adjourn the meeting at 7:49 p.m.



Orlando D. Navarro
Planning Director



Erasmo Villarreal, Chairman
Planning & Zoning Commission