

**CITY OF LAREDO**

**PLANNING AND ZONING COMMISSION**

**MINUTES OF THE PLANNING AND ZONING MEETING OF SEPTEMBER 16, 2021**

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, September 16, 2021, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

**Present:** Erasmo Villarreal (Arrived 6:04 p.m.)  
Jorge Dominguez  
Rafael Dueñas, Sr. (Arrived 6:12 p.m.)  
Abraham Lugo  
Johnny Narvaez  
Larry Dovalina  
Daniella Sada Paz (Arrived 6:02 p.m.)  
Ana G. Villarreal

**Absent:** Raul Ugalde

**Staff:** Orlando Navarro  
Rafael Vidaurri  
Amanda Pruneda  
Ruben Dominguez  
Ana Sofia Garcia  
Richard Chamberlain

**Others:** Leslie Young  
Cynthia Salinas  
Ricardo Lopez  
Orlando Garza  
Danny Tijerina  
Oscar Castillo  
Rosalinda Ballesteros  
Nancy Cadena  
Hugo Seca  
Michael Rosales  
Jessica Rosales  
Maria Idalia Perez  
Blas Morin  
Sixta Alfaro  
Maria C. Hinojosa  
Jose M. Alfaro  
Felipe S. Ramirez  
Anna I. Ramirez  
Pedro Badillo  
Cecilio Gamas

**1. CALL TO ORDER**

Vice-Chair Cm. Dominguez called the meeting to order at 6:01 p.m.

**2. ROLL CALL**

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

**3. PLEDGE OF ALLEGIANCE**

Cm. Sada Paz, arrived at 6:02 p.m.

**4. CONSIDER APPROVAL OF MINUTES OF:**

**A. Regular Meeting of September 2, 2021**

Cm. Dovalina made a motion to **approve** the minutes of September 2, 2021.

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

Motion Carried Unanimously

**5. CITIZEN COMMENTS**

Citizens are required to fill out a witness card and submit it to a City Planner, or designee, no later than 5:45 p.m. and identify themselves at the microphone. 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.

Cm. Dominguez, requested a motion to excuse the Commissioners not present.

Cm. Lugo made a motion to **excuse** Cm. Ugalde for not attending the meeting.

Second:	Cm. Dovalina
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 rezoning Lot 105, Block 9, Lowry Farm, Unit 2, located at 140 Biscayne Loop, from R-1 (Single Family Residential District) to B-4 (Highway Commercial District).**

**ZC-064-2021**

**District VII**

**Staff does not support**

Chair E. Villarreal arrived at 6:04 p.m.

Amanda Pruneda, Planning Staff, provided a brief overview on the item.

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

Ana Sofia Garcia, City Attorney's Office, informed the Commission that the City opposes to this zone change. Stating that in order to have a public pool, a permit is needed with the Health Department and these types of public pool do not qualify under that permit. She stated that these residential pools have proven to be very dangerous and have been a cause for four deaths already.

Richard Chamberlin, Health Director, concurred with the City of Laredo's Legal Department on its opposition.

Leslie Young, resident, informed the Commission that she along with 6 other residents are against the zone change stating that the area is a neighborhood and not a business.

Cynthia Salinas, resident, informed the Commission that she is against the zone change. She addressed her concerned about the parking, the trash that is left behind and the safety of the residents. She stated that in case of an emergency, it would be very difficult for First Responders to enter the area since the cars tend to park around the loop blocking the entrance.

Cm. Dueñas arrived at 6:12 p.m.

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

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

Motion Carried Unanimously

Vice-Chair Dominguez turned over the meeting to Chair E. Villarreal to continue with the rest of the meeting.

**B. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 7, Block 873-A, Villa del Rio Subdivision, located at 2402 Burnside Street, from R-3 (Mixed Residential District) to R-2 (Multi-Family Residential District).**

**ZC-065-2021**

**Council District VIII**

**Staff supports**

Amanda Pruneda, Planning Staff, provided a brief overview on the item.

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

Ricardo Lopez, Representative, informed the Commission that he was in favor of the zone change and explained that there is parking on each of the sides.

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

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

Motion Carried Unanimously

**C. Amending the Zoning Ordinance Map of the City of Laredo by rezoning Lots 1 and 3, Block 273, Western Division, located 1504 Santa Maria Avenue, from B-1 (Limited Business District) to B-4 (Highway Commercial District).**

**ZC-066-2021**

**District VIII**

**Staff does not support**

Amanda Pruneda, Planning Staff, provided a brief overview on the item.

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

Orlando Garza, Representative, informed the Commission that he is in favor of the zone change and requests the Commissions support.

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

Second:	Cm. Dovalina
In Favor:	8



Opposed: 0  
Abstained: 0

Motion Carried Unanimously

**D. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Block 7, North Laredo Land Irrigation and Water Company Plat, located at 1600 Island Street, from AG (Agricultural District) to M-1 (Light Manufacturing District).**

**ZC-067-2021**

**District VII**

**Staff supports**

Amanda Pruneda, Planning Staff, provided a brief overview on the item.

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

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

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

Motion Carried Unanimously

**E. Amending the Zoning Ordinance Map of the City of Laredo by rezoning Block 1060, Eastern Division, located at 2905 US Highway 83, from B-3 (Community Business District) to B-4 (Highway Commercial District).**

**ZC-068-2021**

**District II**

**Staff supports**

Amanda Pruneda, Planning Staff, provided a brief overview on the item.

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

Danny Tijerina, Representative, informed the Commission that he is favor of the proposed zone change and is available to answer questions.

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

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

Motion Carried Unanimously

Cm. Dueñas stepped out of the meeting at 6:33 p.m.

**F. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Block 2, Clark’s Crossing Subdivision, Phase II, located at 3501 Clark Boulevard, from B-3 (Community Business District) to B-4 (Highway Commercial District).**

**ZC-069-2021**

**Council District II**

**Staff does not support**

Cm. Dovalina, informed Chairman E. Villarreal that he would abstain from discussing and voting on this item because he represents the non-profit housing corporation that financed the 160 multi-family units that are in the area. As a representative he is against the zone change.

Cm. Dueñas stepped back in at 6:34 p.m.

Amanda Pruneda, Planning Staff, provided a brief overview on the item.

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

Danny Tijerina, Representative, informed the Commission that he is favor of the proposed zone change and has a brief presentation.

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

Second: Cm. Sada Paz  
In Favor: 6  
Opposed: 1 Cm. Narvaez  
Abstained: 1 Cm. Dovalina

Motion Carried Unanimously

**G. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning 11.6 acres, out of a 53.4 acre tract of land conveyed to L91 BC Properties LLC, as described in deed recorded in Volume 4430, Page 282-289, Official Public Records, Webb County, Texas, situated in Porcion 28, E. Martinez, Abstract 241, Webb County, Texas, located south of E. Saunders Street and west of Bob Bullock Loop, from B-3 (Community Business District) and R-1A (Single Family Reduced Area District) to B-4 (Highway Commercial District).**

**ZC-071-2021**

**District IV**

**Staff supports**

Amanda Pruneda, Planning Staff, provided a brief overview on the item.

Cm. Dominguez stepped out of the meeting at 6:56 p.m.

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

Oscar Castillo, PEUA Consulting, informed the Commission that he was in favor of the proposed zone change and was available to answer questions.

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

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

Motion Carried Unanimously

- H. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 0.3 acres, partially situated in Porcion 33, Jose D. Trevino, Original Grantee, Abstract 546, being also partially out of the west end of Block 2070, Eastern Division, City of Laredo, Webb, County Texas sometimes referred to as the “Edward J. Dryden Subdivision” (unrecorded) of property lying adjacent and east of the original Laredo City Limits (east of Ejido Ave.), previously been described by the Webb County Appraisal District as westerly 92.58’ of the west 138.8 of the north one-half of Block 2070, Eastern Division, City of Laredo, Webb County Texas, located at 3301 Santa Clara Street, from R-1 (Single Family Residential District) to B-3 (Community Business District).**

**ZC-072-2021**

**District I**

**Staff does not support**

Amanda Pruneda, Planning Staff, provided a brief overview on the item.

Cm. Dominguez, stepped back in at 7:00 p.m.

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

Rosalina Ballesteros, Owner/ Applicant, informed the Commission that she was in favor of the proposed zone change and was available to answer questions.

Chair E. Villarreal, recommended the applicant consider a SUP instead of a B-3.

Applicant agreed to table the item.

Cm. A.G. Villarreal made a motion to close the public hearing and **table** the proposed zone change.

Second:	Cm. Sada Paz
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

**7. PUBLIC HEARING AND CONSIDERATION OF THE FOLLOWING PRELIMINARY REPLATS:**

- A. Preliminary consideration of the Replat of Lots 1, 2 & the west 33” of 3, Block 936, Eastern Division into Lots 1-A & 2-A, Block 936, Eastern Division. The intent is residential.**

**PL-213-2021**

**District IV - Cm. Dr. Alberto Torres, Jr.**

Rafael Vidaurri, Planning Staff, provided a brief overview on the item and informed the Commission that the engineer of record was not present but concurred with staff comments.

Nancy Cadena, representing her sister, informed the Commission that she was there in favor of the item and was available to answer questions.

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

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. Modify attestation of Planning & Zoning Commission Approval Certificate to reflect Orlando D. Navarro as Planning Director.
2. Reword the text of plat note # 1 as this is a reconfiguration of 3 tracts into 2 lots.
3. Label sketches as "As Platted" and "Replat"
4. Provide X, Y coordinate for point of beginning, point of commencement.
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:**

1. Provide information of the existing water and sewer structures within the property including coordination.
2. Need conceptual utility plan for water and sanitary mains to be looped, any off-site improvements need to have all weather access road easements.
3. Subject to further comment based on utility layout submittal.

**Traffic Safety:** No comments submitted.

**Parks & Leisure:** No comments submitted.

**Utility Coordination:**

1. No construction permit will be issued for the public improvements until a C3 Letter has been issued for the project. Please visit [www. cityofflaredo.com/building](http://www.cityofflaredo.com/building), click on UCC application and UCC process.

**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. Dueñas
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

**B. Review of the revision to the Killam Industrial Park Master Plan. The intent is industrial. The purpose of this revision is to reconfigure phases and streets.**

**PL-230-2021**

**District VII - Cm. Vanessa Perez**

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

Hugo Seca, Seca Engineering, informed the Commission that he concurred with staff comments except Traffic Comments # 1 and # 2 which he believes should be addressed during the Building permitting process and requests they be stricken, and Comment # 5 which is not clear. He also mentioned that Planning Comment # 6 has already been addressed with the Planning Department.

Cm. Sada Paz made a motion to **approve** the item subject the following comments and striking Traffic Comments # 1, # 2 and #5.

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. Submit master plan revision to 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 all easements.
3. All improvements as per Subdivision Ordinance.
4. The reconfiguration of Unit 21, as presented, has created a dead-end street that is approximately 2,233 ft in length. Said street exceeds the 500 ft threshold of a dead-end street pursuant to Section 3-2J of the Subdivision Ordinance. Reconfigure the street so that it no longer dead-ends and will extend in a perpendicular direction to the east, thereby connecting to Interstate 35.
5. Label Unit 20 (formerly Unit 32) as a Detention/Retention Basin.
6. Provide a lot number to the unnumbered lot in Unit 12.
7. Clearly label areas that are to be drainage channels in Unit 20.
8. Label the limits of the 100 yr. floodplain.
9. There is a change in alignment of the roadways in Unit 21 and Unit 26 which indicates a substantial alteration; this master plan will be considered the first in a new series of permits (Chapter 245, Texas Local Government Code) for that portion of an approved master plan that is so altered.

**Engineering:** No comments submitted.

**Fire:** No comments submitted.

**Environmental:** No comments submitted.

**Water & Utilities:** No comments submitted.

**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. ~~Provide a description of how will traffic switch with changes.~~
6. The alignment of the major arterial on the north in the new submittal is different to the old master plan. Can you explain why?
7. There is a lot at the north end of Sara Dr. that does not have any labels. There might be some distance issues at this location.
8. Comply with street length with dead end.

**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:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

**A. Preliminary consideration of the plat of Miguel Angel Rodriguez, Lot 1, Block 1. The intent is commercial.**

**PL-215-2021**

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

Rafael Vidaurri, Planning Staff, informed Chairman E. Villarreal that this item is to be tabled.

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

Second:	Cm. Sada Paz
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

**B. Preliminary consideration of the plat of Lot 1, Block 1, Killam Industrial Park, Unit 21. The intent is industrial.**

**PL-225-2021**

**District VII - Cm. Vanessa Perez**

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

Hugo Seca, Seca Engineering, informed the Commission that he concurred with staff comments and was available to answer questions.

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

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**APPROVAL OF THIS PLAT IS CONTINGENT UPON THE APPROVAL OF THE REVISED KILLAM INDUSTRIAL PARK MASTER PLAN - ITEM 8.A.**

**Planning:**

1. Revise Attestment of Planning Commission Approval signature to reflect "Orlando D. Navarro" as the Planning Director.
2. Identify all easements.
3. All improvement as per the Subdivision Ordinance.
4. Provide Base Flood Elevations.
5. Clarify if a Conditional Letter of Map Revision (CLOMR) has been submitted to and approved by the Federal Emergency Management Agency (FEMA).

**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, it needs flows and demands identified, along with conventions.
2. The plan needs to show projected flows and demands, require the seal of the Engineer of record.
3. Need conceptual utility plan for water and sanitary mains to be looped, any off-site improvements need to have all weather access road easements.
4. Subject to further comment based on utility layout submittal.

**Parks & Leisure:** No comments submitted.

**Utility Coordination:**

1. No construction permit will be issued for the public improvements until a C3 Letter has been issued for the project. Please visit [www.cityoflaredo.com/building](http://www.cityoflaredo.com/building) click on UCC to obtain UCC application and UCC process.

**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:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

**C. Preliminary consideration of the plat of Carrier Drive Right-of-Way Dedication Plat.  
The intent is the dedication of right-of-way.**

**PL-223-2021**

**District VII - Cm. Vanessa Perez**

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

Cm. Dominguez stepped out of the meeting at 7:21 p.m.

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

Second:	Cm. Sada Paz
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

**D. Preliminary consideration of the plat of Lots 2 & 3, Block 1, Old Milwaukee Subdivision. The intent is residential.**

**PL-224-2021**

**This area is located outside the city limits but within the City of Laredo's Extra-Territorial Jurisdiction (ETJ).**

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

Chair E. Villarreal, informed the Commission that the engineer of record, TEC Engineering, submitted an e-mail where he states 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. Dedicate all necessary ROW.
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. Ensure that existing structures comply with applicable setbacks.
4. Provide signature block for all owners.
5. Change block number to block 3, as well as lot numbers, so as to follow that certain draft plat of the entire Old Milwaukee area as prepared by Foster Engineering (see staff for further details).
6. Provide all necessary easements.
7. All improvements as per Subdivision Ordinance.

**Engineering:** No comments submitted.

**Fire:** No comments submitted.

**Environmental:** No comments submitted.

**Water & Utilities:**

1. Subject to water and sewer fees and reimbursement contract.
2. Subject to further comment based on utility layout submittal.

**Parks & Leisure:** No comments submitted.

**Utility Coordination:**

1. No construction permit will be issued for the public improvements until a C3 Letter has been issued for the project. Please visit [www.cityoflaredo.com/building](http://www.cityoflaredo.com/building), click on UCC application and UCC process.

**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. Dueñas
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

**E. Preliminary consideration of the plat of Lomas Del Sur Subdivision, Unit VI. The intent is commercial.**

**PL-228-2021**

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

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

Chair E. Villarreal, informed the Commission that the engineer of record, Dirksen Engineering, submitted an e-mail where he states that he concurs with staff comments.

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

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. Provide a legible vicinity map.
2. Identify all easements.
3. Modify Attestment of Planning Commission Approval to reflect Orlando D. Navarro as Planning Director.
4. Modify Plat Approval - City Engineer to reflect Ramon E. Chavez as City Engineer.
5. Revise Master Plan to incorporate this change.

**Engineering:** No comments submitted.

**Fire:** No comments submitted.

**Environmental:** No comments submitted.

**Water & Utilities:**

1. Subject to water and sewer fees.
2. Indicate all existing water and sewer main lines and appurtenances.
3. Subject to further comment based on utility layout submittal.

**Traffic Safety:**

1. Provide Plat Name.
2. How will that commercial area develop? Show a master plan.
3. Present a plan showing all existing and future driveways in the commercial area. Show access easements.
4. Master Plan needs to be revised.

**Parks & Leisure:** No comments submitted.

**Utility Coordination:**

1. Is this access easement limiting access to both properties only through the access easement? Please label no access from the rest of Lomas del Sur.

**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.

Second:	Cm. Sada Paz
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

**10. RECONSIDERATION OF THE FOLLOWING PRELIMINARY PLATS AND PRELIMINARY REPLATS:**

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

**PL-221-2021**

**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 questions.

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

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. 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 Plat 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:** No comments submitted.

**Traffic Safety:**

1. How will what 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. Provide a Traffic Impact Analysis.

**Parks & Leisure:** No comments submitted.

**Utility Coordination:**

1. No construction permit will be issued for the public improvements until a C3 Letter has been issued for the project. Please visit [www.cityoflaredo.com/building](http://www.cityoflaredo.com/building), click on UCC application and UCC process.

**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:	7
Opposed:	0

Abstained: 0

Motion Carried Unanimously

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

Cm. Dovalina made a motion to **hear** items 11A, 11B, 11C and 12A together.

Second: Cm. Sada Paz  
In Favor: 7  
Opposed: 0  
Abstained: 0

Motion Carried Unanimously

- A. Preliminary consideration of the replat of North 30.55' of Lot 2 and Lots 3, 4, & 5, Block 823 Eastern Division into Lot 2A, Block 823, Eastern Division. The intent is commercial.**

**PL-226-2021**

**District III – Cm. Mercurio Martinez, III**

- B. Final consideration of the plat of Sergio A. Suarez Subdivision. The intent is commercial.**

**PL-227-2021**

**District VII - Cm. Vanessa Perez**

- C. Final consideration of the plat of San Isidro Northeast Las Palmas Subdivision. The intent is residential and commercial.**

**PL-229-2021**

**District VI - Cm. Dr. Marte A. Martinez**

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

- A. Consideration of the Model Subdivision Rule Compliance for the plat of College Heights Subdivision, Unit VI. The intent is residential.**

**PL-222-2021**

**District III - Cm. Mercurio Martinez, III**

Cm. Dovalina made a motion to **approve** items 11A, 11B, 11C and 12A.

Second: Cm. Sada Paz  
In Favor: 7

Opposed: 0  
Abstained: 0

Motion Carried Unanimously

### 13. ADJOURNMENT

Cm. E. Villarreal requested a motion to adjourn the meeting at 7:32 p.m.

Cm. Narvaez, made a motion to **adjourn** the meeting.


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

Motion Carried Unanimously



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Orlando D. Navarro  
Planning Director



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Erasmo Villarreal, Chairman  
Planning & Zoning Commission