

**CITY OF LAREDO**

**PLANNING AND ZONING COMMISSION**

**MINUTES OF THE PLANNING AND ZONING MEETING OF NOVEMBER 4, 2021**

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, November 4, 2021, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

**Present:** Erasmo Villarreal  
Jorge Dominguez  
Abraham Lugo  
Johnny Narvaez  
Yu-Hsien Huang (1st Meeting)  
Larry Dovalina  
Daniella Sada Paz (Arrived 6:05 p.m.)  
Ana G. Villarreal

**Absent:** Council District II

**Staff:** Orlando Navarro  
Rafael Vidaurri  
Amanda Pruneda  
Ruben Dominguez

**Others:** Miguel Jimenez  
Ricardo Villarreal

**1. CALL TO ORDER**

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

**2. ROLL CALL**

Orlando D. Navarro, Planning Director, called roll and verified a quorum existed. He introduced the new P & Z Commissioner for Council District No. V, Ms. Yu-Hsien Huang.

**3. PLEDGE OF ALLEGIANCE**

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

**A. Regular Meeting of October 21, 2021**

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

Second: Cm. Dominguez  
In Favor: 6  
Opposed: 0

Abstained: 1 Cm. Huang

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.

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

### A. Preliminary consideration of the plat of Los Presidentes East Subdivision, Phase 3. The intent is residential.

**PL-024-2022**

**District II – Cm. Vidal Rodriguez**

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

Miguel Jimenez, Howland Engineering, informed the Commission that he concurred with staff comments except Traffic Safety Comments # 2 and # 3. He continued by advising that he intended to address these comments during the One Stop Shop process.

Cm. Sada Paz arrived at 6:05 p.m.

During discussion, the Commission agreed to strike Traffic Safety Comments # 2 and #3.

Cm. Dovalina made a motion to **approve** the item subject to the following comments and by striking Traffic Safety Comments # 2 and #3.

### **APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

#### **Planning:**

1. A zone change will be required for the intended use. The zone change must be approved prior to securing final plat approval.
2. Modify Attestment of Planning Commission Approval Certificate to reflect Orlando D. Navarro as Planning Director.
3. Ensure that Hebill Lane aligns with Copper Creek Phase 5.
4. Provide plat note prohibiting access to Isla Mujeres from Lots 1 through 4, Block 2; Lots 1 through 15, Block 1, and Lot 10, Block 4.

5. Provide plat note prohibiting access to Avenida Los Presidentes from Lots 1 through 10, Block 4; and Lots 22 through 29, Block 3.
6. Modify the street name of "Los Presidente Rd" to Avenida Los Presidentes.
7. Change the street name of Maya Drive as it is already in use.
8. Change the street name for a portion of Jerez Loop to avoid confusion with the existing Jerez Loop in Phase I.
9. Identify the right-of-way width of Avenida Los Presidentes and Isla Mujeres Dr.
10. Identify all easements.
11. All improvements as per Subdivision Ordinance.

**Engineering:**

1. Provide all necessary easements.
2. Label all easements.

**Fire:** No comments submitted.

**Environmental:** No comments submitted.

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

**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. "L-shaped" type intersection shall have an interior angle not less than 72 degrees and not greater than 120 degrees.
5. Ensure that proposed curves can handle a speed of 30 mph.
6. There are 2 streets intersecting in "T" with the same name "Jerez.
7. Check for sight distance at: Jerez and Maya
  - Jerez and Jerez
  - Jerez and Isla Mujeres
  - Jerez and Hebillá
  - Los Presidentes and Maya

**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. Sada Paz
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

**B. Preliminary consideration of the plat of D&J Alexander Commercial Subdivision, Phase 15, Lots 4A, 4B, 4C, Block 3. The intent is commercial.**

**PL-025-2022**

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

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

Ricardo Villarreal, Top Site Civil Group, requested Planning Comment # 5 and Traffic Safety Comment # 3 be amended to state that Lot 4A have its own access while Lots 4B & 4C have shared access.

Cm. Narvaez made a motion to **approve** the item subject to the following comments and by amending Traffic Safety Comment # 3 by deleting the word “all” and to state that Lots 4B & 4C have shared access and that Planning Comment # 5 reflect the same.

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. A zone change is required for the intended use.
2. Provide a legible vicinity map.
3. Modify Attestment of Planning Commission Approval to reflect Orlando D. Navarro.
4. Plat to be drawn at a scale of 1" = 100 ' as per Section 2-3.2 5 (b)(1)(x) of the City of Laredo Subdivision Ordinance.
5. ~~Since plat note 7 restricts access to one driveway along Bartlett Avenue, provide location of internal access easements.~~ See above for amendments to comment.
6. Provide master plan revision and details as to how Norman Mailer Drive within the existing Phase XVIII will connect to Bartlett Avenue.
7. Provide street name and right-of-way width.
8. Identify all easements.
9. All improvements as per Subdivision Ordinance.



**Engineering:**

1. If access to Bartlett is restricted to one driveway, provide internal circulation access easement.
2. Provide all necessary easements.
3. Clarify if it is D&J Alexander Commercial, Phase 15 or D&J Alexander, Phase 15 Alexander Crossing Plaza.

**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. Show access easements.
3. Place a shared driveway for all the lots on Bartlett in the plat. Is the proposed street part of the Master Plan? If not, master plan needs to be revised. See above for amendments to comment.

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

Motion Carried Unanimously

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

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

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

Motion Carried Unanimously

- A. Final consideration of the plat of Central Village Subdivision, Phase I. The intent is commercial.**

**PL-26-2022**

**District IV – Cm. Alberto Torres, Jr.**

- B. Final consideration of the replat of Lot 1, Block 1, Pinnacle Industry Center – FM 1472, Unit 10 into Lot 1A, Block 1, Pinnacle Industry Center – FM 1472, Unit 10. The intent is light industrial.**

**PL-158-2022**

**District VII- Cm. Vanessa Perez**

- C. Final consideration of the plat of Lomas Del Sur Subdivision, Unit XXI. The intent is residential.**

**PL-023-2022**

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

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

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

Motion Carried Unanimously

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

Cm. Dovalina made a motion to **hear** items 8A & 8B at the same time.

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

Motion Carried Unanimously

**A. Consideration of Model Rule Compliance for the plat of Cuatro Vientos Sur Subdivision, Phase VII. The intent is residential.**

**PL-021-2022**

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

**B. Consideration of the Model Subdivision Rule Compliance for the plat of the La Herradura Subdivision. The intent is residential.**

**PL-020-2022**

**District II – Cm. Vidal Rodriguez**

Cm. Sada Paz made a motion to hear items 8A & 8B.

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

Motion Carried Unanimously

**9. ADJOURNMENT**

Cm. E. Villarreal requested a motion to adjourn the meeting at 6:19 p.m.

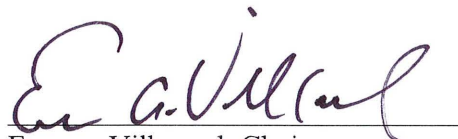
Cm. Dominguez, made a motion to adjourn the meeting.

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

Motion Carried Unanimously



Orlando D. Navarro  
Planning Director



Erasmo Villarreal, Chairman  
Planning & Zoning Commission