

CITY OF LAREDO

PLANNING AND ZONING COMMISSION

MINUTES OF THE PLANNING AND ZONING MEETING OF DECEMBER 7, 2023

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, December 7, 2023, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

Present: Johnny Narvaez
Rolando Cazares
Manuel A. Rangel
Regina Portillo
Daniela Sada Paz
Adolfo Martinez

Absent: Mike Barron (Excused)
Hector "Tito" Garcia (Excused)
Yu-Hsien Huang (Excused)

Staff: Orlando Navarro
Vanessa Guerra
Rafael Vidaurri
Amanda Pruneda
Deidre Garcia
Laura Garza
Luis Vazquez
Xavier Charles
Ruben Dominguez
Elizabeth Carrera

Others: Eva Estrada Aleida Estrada Edward Ochoa
Luis Juan Estrada Maria Estrada
Guadalupe Zepeda Marcelina Alegria, Jr.
Frank Estrada George Jimenez
Sergio Narvaez Lee Jimenez
Juan Ramirez Silvia L. Estrada
Jeff Puig Gladys Estrada
Rodolfo Morales Oralia Estrada
Edward Ochoa Vicenta Hurtado
Ricardo Villarreal Pedro Estrada
Kristina Gutierrez Dulce Miranda
Oscar Castillo Jay Puig

1. CALL TO ORDER

Chm. Narvaez, Planning and Zoning Commission, called the meeting to order at 6:01 p.m.

2. ROLL CALL

Dir. Orlando Navarro, Planning Department, called roll and confirmed a quorum has been met.

Chm. Narvaez requested a motion to excuse the Commissioners not present.

Cm. Rangel made a motion to excuse Commissioners not present.

Second:	Cm. Sada Paz
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

3. PLEDGE OF ALLEGIANCE

4. CONSIDER APPROVAL OF MINUTES OF:

A. Regular Meeting of November 16, 2023

Cm. Portillo made a motion to approve the minutes of November 16, 2023

Second:	Cm. Sada Paz
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

5. CITIZEN COMMENTS

None

6. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE:

A. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Block 1104, Western Division, located at 120 Houston Street, from B-1 (Limited Business District) to B-3 (Community Business District).

ZC-001-2024

District VIII

Staff **supports** the proposed zone change.

Laura Garza, Planning Staff, provided a brief overview on the item.

Dir. Orlando Navarro, Planning Department, reminded the Commission that this item had been previously tabled in order to determine if this property is legal non-conforming. No records indicate that this property is legal non-conforming. Therefore, a zone change is required.

Eva Estrada, Owner/ Applicant, informed the Commission that she is in favor of the item and explained the reason why she is requesting the zone change.

Luis Juan Estrada, informed the Commission that he is in favor of the item.

Guadalupe Zepeda, informed the Commission that she owns property on the 200 block and is against the zone change.

Chm. Narvaez requested a motion to close the public hearing and open the item for discussion.

Cm. Portillo made a motion to **close** the public hearing and open the item for discussion.

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

Motion Carried Unanimously

Cm. Sada Paz made a motion to support staff recommendation and **approve** the item.

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

Motion Carried Unanimously

- B. Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning of M-1 (Light Manufacturing District) on a tract of land totaling 151.19 acres, more or less, as described by metes and bounds in the attached Exhibit "A", and known as Annexation Tract 1 (Bastrop RM Investments Tract) located north of FM 1472 and West of FM 3338.**

AN-001-2023

District VII - Cm. Vanessa Perez

Staff **supports** the proposed annexation.

Staff **supports** the initial zoning.

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

Frank Estrada, Sherfey Engineering, informed the Commission that he is in favor of the item and is available to answer questions.

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

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

Motion Carried Unanimously

C. Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning of M-1 (Light Manufacturing District) on a tract of land totaling .0598 acres, more or less, as described by metes and bounds in the attached Exhibit "A", and known as Annexation Tract 2 (PARGON Group Tract) located north of FM 1472 and West of Copper Mine Road.

AN-010-2023

District VII - Cm. Vanessa Perez

Staff **supports** the proposed annexation.

Staff **supports** the proposed zoning.

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

Sergio Narvaez, Premier Engineering, informed the Commission that he is in favor of the item and is available to answer questions.

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

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

Motion Carried Unanimously

- D. Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning of M-1 (Light Manufacturing District) on a tract of land totaling 8.15 acres, more or less, as described by metes and bounds in the attached Exhibit "A", and known as Annexation Tract 3 (Needmore Ranch II Tract) located north of State Highway 255 and West of FM 1472.**

AN-011-2023

District VII - Cm. Vanessa Perez

Staff **supports** the proposed annexation.

Staff **supports** the initial zoning.

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

Jeff Puig, KCI Technologies, informed the Commission that he is in favor of the item and is available to answer questions.

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

Second:	Cm. Sada Paz
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- E. Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning of R-1 (Single Family Residential District) on a tract of land totaling 289.72 acres, more or less, as described by metes and bounds in the attached Exhibit "A", and known as Annexation Tract 4 (Killam-Coves Tract) located north of East Del Mar Boulevard and east of Bob Bullock Loop.**

AN-012-2023

District VI - Cm. Dr. David Tyler King

Staff **supports** the annexation.

Staff **supports** the proposed zoning.

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

Rodolfo Morales, Seca Engineering, informed the Commission that he is in favor of the item and is available to answer questions.

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

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

Motion Carried Unanimously

- F. Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning of M-1 (Light Manufacturing District) on a tract of land totaling 13.15 acres, more or less, as described by metes and bounds in the attached Exhibit "A", and known as Annexation Tract 5 (J&H Rentals Tract) located south of State Highway 359 and east of Las Misiones Boulevard.**

AN-013-2023

District III - Cm. Melissa R. Cigarroa

Staff **supports** the annexation.

Staff **does not support** the proposed zoning.

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

Edward Garza, Crane Engineering, informed the Commission that he is in favor of the item and is available to answer questions. He also informed the Commission that if the item was not going to be approved, his client requested to table it.

Cm. Sada Paz made a motion to **table** the item.

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

Motion Carried Unanimously

- G. Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning of M-1 (Light Manufacturing District) on a tract of land totaling 58.3345 acres, more or less, as described by metes and bounds in the attached Exhibit "A", and known as Annexation Tract 6 (Pinnacle Mines Investments II Tract) located west of FM 1472 and north of Vidal Cantu Road.**

AN-014-2023

District VII - Cm. Vanessa Perez

Staff **supports** the annexation.

Staff **supports** the proposed zoning.

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

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

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

Motion Carried Unanimously

H. Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning of M-1 (Light Manufacturing District) on a tract of land totaling 50.72 acres, more or less, as described by metes and bounds in the attached Exhibit "A", and known as Annexation Tract 7 (USATSM Tract) located east of FM 1472 and north of Pinto Valle Dr.

AN-015-2023

District VII - Cm. Vanessa Perez

Staff **supports** the annexation.

Staff **supports** the proposed zoning.

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

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

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

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

Motion Carried Unanimously

- I. Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning of M-1 (Light Manufacturing District) on a tract of land totaling 8.75 acres, more or less, as described by metes and bounds in the attached Exhibit "A", and known as Annexation Tract 8 (PG Omega Tract) located east of FM 1472 and south of Lampasos Loop.**

AN-016-2023

District VII - Cm. Vanessa Perez

Staff **supports** the annexation.

Chm. Narvaez, informed the Commission that the applicant requested the item be withdrawn.

Cm. Sada Paz made a motion to **withdraw** the item.

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

Motion Carried Unanimously

- J. Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning of M-1 (Light Manufacturing District) and B-4 (Highway Commercial District) on a tract of land totaling 303.02 acres, more or less, as described by metes and bounds in the attached Exhibit "A", and known as Annexation Tract 9 (Needmore Dolores Tract) located north of State Highway 255 and east of FM 1472.**

AN-007-2023

District VII - Cm. Vanessa Perez

Staff **supports** the annexation.

Staff **supports** the zoning of the area propose as M-1.

Staff **does not support** the zoning for the area proposed as B-4 as this area is designated as Mixed Use Center.

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

Jeff Puig, KCI Technologies, informed the Commission that he is in favor of the item, explained why he is requesting a B-4 zoning and is available to answer questions.

Cm. Sada Paz made a motion to support Staff recommendation to **approve** the annexation and recommend approval for the zoning of M-1 and B-3.

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

Motion Carried Unanimously

7. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:

A. Review and consideration of the Needmore Dolores Tract 4 Industrial Subdivision masterplan. The intent is industrial.

PL-027-2024

Extra-Territorial Jurisdiction (ETJ)

Dir. Orlando Navarro, requested a public hearing be opened for Item 9A in order to see both cases at the same time.

Chm. Narvaez requested a motion to open Item 9A.

Cm. Portillo made a motion to **open** Item 9A.

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

Motion Carried Unanimously

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

Ricardo Villarreal, Top Site Civil Group, informed the Commission that his item, Item 9A, had to be heard before this item.

9. A. Preliminary reconsideration of the plat of Wisdom Industrial Park and the granting of a variance of a dead-end street from the 500-foot threshold to 1,010.00 feet in length (§3-2 J. - Subdivision Ordinance). The intent is industrial. The purpose of this reconsideration is to reconfigure lots.

PL-050-2024

District VII - Cm. Vanessa Perez

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

Ricardo Villarreal, Top Site Civil Group, gave the Commission a brief explanation.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide Base Flood Elevations (BFE's) (§24.69.7. C - Land Development Code).
2. If the variance is not granted, reconfigure Wisdom Boulevard as it exceeds the 500-foot threshold of a dead end street (§ 3-2 (J) - Subdivision Ordinance).
3. Ensure compliance with the vegetative buffering requirements of Section 24-57.3 of the Land Development Code as this development is impacted by first order streams. Coordinate with the Environmental Department.
4. Access to State Highway 255 (Camino Colombia) and FM 1472 (Mines Road) is subject to review and approval by TX-DOT.
5. Modify Attestment of Planning Commission Approval to reflect Juan M. Narvaez, Jr. as Chairman.
6. Identify all easements (§2-3.2 (b)(1)(iii)(e) - Subdivision Ordinance).
7. All improvements as per the Subdivision Ordinance (§3-1B - Subdivision Ordinance).

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

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. Portillo
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

8. A. Jeff Puig, KCI Technologies, gave the Commission a brief explanation.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Submit a masterplan 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 Subdivision Ordinance.
2. Provide X, Y coordinates for the point of beginning and the point of commencement.
3. Correct sketch to reflect that the flood zone is an unnumbered "A Zone" and not zone "AE".
4. Identify current city limits.
5. Label highways (i.e. FM 1472 and State Highway 255).
6. Access to FM 1472 and State Highway 255 is subject to review and approval by TX-DOT.
7. Identify all easements (§2-3.2 (b)(1)(iii)(e) - Subdivision Ordinance).
8. All improvements as per Subdivision Ordinance (§3-1B - Subdivision Ordinance).

Engineering: No comments submitted.

Fire:

1. Fire hydrants required every 300ft. for commercial developments. (Ordinance 2012-O-

183, IFC 2012 Section 507.5.1, where required. Fire hydrants shall be required along public and private streets at every 300 feet for commercial development.)

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: No comments submitted.

Parks & Leisure:

1. Street trees and parking lot trees will be required for this area.

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. Casarez
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

- A. Preliminary consideration of the plat of Needmore Dolores Tract 4 Industrial Subdivision, Phase 1. The intent is industrial.**

PL-028-2024

Extra-Territorial Jurisdiction (ETJ)

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

Jeff Puig, KCI Technologies, informed the Commission that he concurs with Staff comments.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. This tract is currently undergoing the annexation process and subject to the execution of the annexation and service agreement.
2. Ensure compliance with the vegetative buffering requirements of Section 24-57.3 of the Land Development Code as this development is impacted by first order streams. Coordinate with the Environmental Department.
3. Access to State Highway 255 subject to review and approval by TX-DOT.
4. Identify all easements.
5. All improvements as per Subdivision Ordinance.

Engineering: No comments submitted.

Fire:

1. Fire hydrants required every 300ft for commercial development. (Ordinance 2012-O-183, IFC 2012 Section 507.5.1, where required. Fire hydrants shall be required along public and private streets at every 300 feet for commercial development.)

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: No comments submitted.

Parks & Leisure:

1. Please provide street trees and parking lot trees.

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. Portillo
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

B. Preliminary consideration of the Herrera Plat. The intent is commercial.

PL-040-2024

District VII - Cm. Vanessa Perez

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

Cm. Sada Paz made a motion to **table** the item time certain.

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

Motion Carried Unanimously

C. Preliminary consideration of the plat of The Coves at Winfield, Phase 6C. The intent is residential.

PL-046-2024

District VI - Cm. Dr. David Tyler King

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

Rodolfo Morales, Mesquite Engineering, informed the Commission that he would like to table the item time certain.

Cm. Portillo made a motion to **table** the item time certain.

Second:	Cm. Sada Paz
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

D. Preliminary consideration of the plat of The Coves at Winfield, Phase 8. The intent is residential.

PL-045-2024

District VI - Cm. Dr. David Tyler King

Chm. Narvaez informed the Commission that the Applicant, requested the item be tabled.

Cm. Portillo made a motion to **table** the item time certain.

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

Motion Carried Unanimously

E. Preliminary consideration of the plat of Lot 14, Block 8, Alexander Commercial Subdivision, Phase 15. The intent is commercial.

PL-043-2024

District V - Cm. Ruben Gutierrez, Jr.

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

Kristina Gutierrez and Sergio Narvaez, Premier Engineering, informed the Commission that he concurs with Staff comments.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Coordinate with the Traffic Safety Department the placement of driveways.
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: No comments submitted.

Traffic Safety:

1. Check sight distance (as per Subdivision Ordinance Handbook Section 3-2).
2. Revise master plan (As per Subdivision Ordinance Handbook, Chapter II).

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. Casarez
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

F. Preliminary consideration of the plat of Lot 4A, Block 2, Alexander Commercial Subdivision, Phase 15. The intent is commercial.

PL-044-2024

District V - Cm. Ruben Gutierrez, Jr.

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

Cristina Gutierrez and Sergio Narvaez, Premier Engineering, informed the Commission that he concurs with Staff comments.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Coordinate with the Traffic Safety Department the placement of driveways and shared access easements.
2. Draw plat boundaries with heavy lines.
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: No comments submitted.

Traffic Safety:

1. Check sight distance (as per Subdivision Ordinance Handbook, Section 3-2).
2. Revise Master Plan (as per Subdivision Ordinance Handbook, Chapter II).
3. Provide share access easements (as per Subdivision Ordinance Handbook, Section 3-2).

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:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

G. Preliminary consideration of the replat of Lot 16 and Lot 17, Block 2, Laredo Town Center - Phase 2 into Lot 16A, Lot 16B, Lot 16D, and Lot 17A and Lot 17B, Block 2, Laredo Town Center - Phase 2.

PL-038-2024

District V - Cm. Ruben Gutierrez, Jr.

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

Frank Estrada, Sherfey Engineering, informed the Commission that he concurs with Staff comments.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Coordinate with the Traffic Safety Department for the placement of driveways and shared access easements.
2. Label the width of the primary access easement.
3. Provide an access easement with a 50' minimum width and a minimum 30' paving

- section, for Lot 16D, Block, 2, as per Section 3-2. A. Subdivision Ordinance.
4. Identify all easements.
 5. All improvements as per the Subdivision Ordinance.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety:

1. Show access easements (as per Subdivision Ordinance Handbook, Section 3-2).

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. Rangel
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

H. Preliminary consideration of Lomas Del Sur Subdivision, Unit XXII. The intent is commercial.

PL-039-2024

District I - Cm. Gilbert Gonzalez

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

Frank Estrada, Sherfey Engineering, informed the Commission that he concurs with Staff comments.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. A zone change will be required for the proposed use.
2. Coordinate with the Traffic Safety Department the placement of driveways and shared access easements.
3. Provide lot summary table for the proposed lots.
4. Identify all easements.
5. 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: 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. Rangel
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

- B. Preliminary reconsideration of the plat of SKG Colombia Industrial Park South and the granting of a variance of a dead-end street from the 500-foot threshold to 1,550.86 feet in length (§3-2 J. - Subdivision Ordinance). The intent is industrial. The purpose of this reconsideration is to reconfigure lots.**

PL-047-2024

District VII - Cm. Vanessa Perez

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

Oscar Castillo, PEUA Consulting, informed the Commission that he concurs with Staff comments.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. If the variance is not granted, reconfigure Avocado Drive as it exceeds the 500-foot threshold for dead end streets (§ 3-2 (J) - Subdivision Ordinance).
2. Access to FM 1472 is subject to review and approval by TX-DOT.
3. Comply with the vegetative buffering requirements of the Land Development Code, as a portion of the tract is impacted by a first order stream and may contain a water feature identified in the National Wetlands Inventory (§ 24-57 – Land Development Code). Contact the Environmental Department for coordination.

4. Identify all easements.
5. All improvements as per the Subdivision Ordinance.

Engineering: No comments submitted.

Fire:

1. D103.4 Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4 (100 foot diameter cul-de-sac).
2. Fire Hydrants required at every 500ft for residential development. (Ordinance 2012-O-183, IFC 2012 Section 507.5.1, Where required. Fire Hydrants shall be required along public and private streets at every 500 feet for Residential development).

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety:

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. Rangel
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

Chm. Narvaez, requested a motion to hear Items 10A, 10B, 10C and 11A.

Cm. Rangel made a motion to **hear** Items 10A, 10B, 10C and 11A.

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

Motion Carried Unanimously

- A. Final consideration of the plat of SKG Colombia Industrial Park North. The intent is industrial.**

PL-048-2024

District VII - Cm. Vanessa Perez

- B. Final consideration of the plat of Pinnacle Industry Center - FM 1472, Unit 13. The intent is light industrial.**

PL-036-2024

District VII - Cm. Vanessa Perez

- C. Final consideration of the plat of San Pedro Ranch, Phase 1 - Unit 1. The intent is commercial.**

PL-042-2024

District III - Cm. Melissa R. Cigarroa

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

- A. Final reconsideration of the replat of Lots 19, 20, & 21, Block 6, Interamerica Distribution Park, Phase 4 into Lot 19A and Lot 21A, Block 6, Interamerica Distribution Park Phase 4. The purpose of this reconsideration is to reconfigure lot lines.**

PL-041-2024

Chm. Narvaez, requested a motion to approve Items 10A, 10B, 10C and 11A.

Cm. Rangel made a motion to **approve** Items 10A, 10B, 10C and 11A.

Second:	Cm. Sada Paz
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Luis Vazquez, Planning Staff, read in approved Items 10A, 10B, 10C and 11A.
for the record.

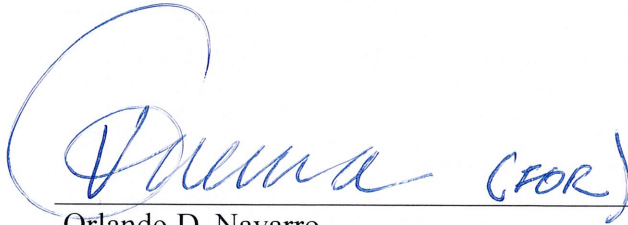
12. ADJOURNMENT

Chm. Narvaez requested a motion to adjourn the meeting at 7:29 p.m.

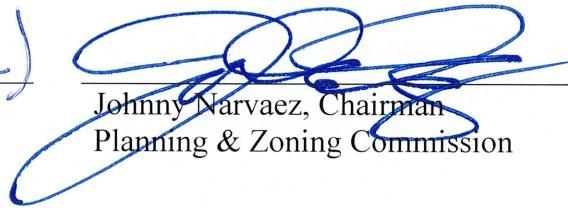
Cm. Rangel made a motion to **adjourn** the meeting.

Second:	Cm. Sada Paz
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously



Orlando D. Navarro
Planning Director



Johnny Narvaez, Chairman
Planning & Zoning Commission