

CITY OF LAREDO

PLANNING AND ZONING COMMISSION

MINUTES OF THE PLANNING AND ZONING MEETING OF DECEMBER 17, 2020

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, December 17, 2020, Live Web Link: <http://laredotx.swagit.com/live>, Public Access Chanel: Spectrum TV Channel 1300, and considered the following:

Present: Erasmo Villarreal
Jose Tellez
Jorge Dominguez
Rafael Dueñas, Sr.
Abraham Lugo
Johnny Narvaez
Raul Ugalde, Jr.
Larry Dovalina

Absent: Carlos Flores (Excused)

Staff: J. Kirby Snideman
Rafael Vidaurri
Jason Hinojosa
Graciela Briones
Dan Magee

Others: Rebecca Geissler
Gerardo Benavidez
Wayne Nance
Frank Estrada
Oscar Castillo
Ricardo Villarreal
Armando Guerra

1. CALL TO ORDER

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

2. ROLL CALL

Rafael Vidaurri, Planning Staff, called roll and verified a quorum existed.

Cm. Dominguez made a motion to **excuse** Cm. Flores for not attending the meeting.

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

Motion Carried unanimously

3. CONSIDER APPROVAL OF MINUTES OF:

Regular Meeting of December 3, 2020.

Cm. Dovalina made a motion to **approve** the minutes of December 3, 2020.

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

Motion Carried unanimously

4. 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.

5. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE:

A. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Special Use Permit (S. U.P.) for a restaurant selling alcohol on Lots 10, 11 & 12, Block 891, Eastern Division, located at 1618 and 1620 Chihuahua St. Lot 12, and West 1/2 of Lot 11, Block 925, Eastern Division located at 1702 Chihuahua St. to be used for additional parking only.

ZC-007-2021

Council District III

Staff does not support the proposed Special Use Permit.

J. Kirby Snideman, Planning Director, provided a brief overview of the item.

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

Rebecca Geissler, spoke in favor of the proposed Special Use Permit. She stated that the restaurants hours will be from 6:00 p.m. to 12:00 midnight which is not the same hours as the other businesses around. By having this schedule, the restaurant would be opening at the time the surrounding businesses are closing.

Cm. Dominguez made a motion to close the public hearing, go against staff recommendation and **approve** the Special Use Permit.

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

Motion Carried Unanimously

B. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 4, Block 1, Lafon Subdivision, Phase II. Located at 3620 S. US Highway 83. From B-3 (Community Business District) to B-4 (Highway Commercial District).

ZC-010-2021

District III

Staff supports the proposed zone change.

J. Kirby Snideman, Planning Director, provided a brief overview of the item.

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

Gerardo Benavides, spoke in favor of the proposed zone change.

Cm. Lugo made a motion to close the public hearing and support staff recommendation to **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 a 3.9628 acres tract out of 15.196 acres of land, more or less, situated in Porcion 35, Abstract 546, Jose Miguel Diaz original Grantee, as conveyed to HFK Development, LLC., located west of Ejido Ave., north of Dollie Richter/Bianka Lane. From R-1 (Single Family Residential District) to R-2 (Multi-Family Residential District).**

ZC-011-2021

District I

Staff supports the proposed zone change.

J. Kirby Snideman, Planning Director, provided a brief overview of the item.

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

Wayne Nance, Porrás-Nance Engineering, spoke in favor of the proposed zone change.

Cm. Ugalde made a motion to close the public hearing and support staff recommendation to **approve** 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 approximately 11.233 acres out of a 15.196 acres tract of land more or less, situated in Porcion 35, Abstract 546, Jose Miguel Diaz original Grantee, as conveyed to HFK Development, LLC., located west of Ejido Ave., south of Dollie Richter/Bianka Lane. From R-1 (Single Family Residential District) to R-1A (Single Family Reduced Area District).**

ZC-012-2021

District I

Staff supports the proposed zone change.

J. Kirby Snideman, Planning Director, provided a brief overview of the item.

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

Wayne Nance, Porras-Nance Engineering, spoke in favor of the proposed zone change.

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

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

Motion Carried Unanimously

E. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 35, Block 1, Cuatro Vientos Sur, Phase V located west of Ejido Ave., south of Dollie Richther/Bianka Lane. From R-1MH (Single Family Manufactured Housing District) to R-1A (Single Family Reduced Area District).

ZC-013-2021

District I

Staff supports the proposed zone change.

J. Kirby Snideman, Planning Director, provided a brief overview of the item.

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

Wayne Nance, Porras-Nance Engineering, spoke in favor of the proposed zone change.

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

Second:	Cm. Dovalina
In Favor:	2
Opposed:	5 Cm. Tellez, Cm. Lugo, Cm. Narvaez, Cm. Ugalde, Cm. Villarreal
Abstained:	0

Motion Failed

Cm. Lugo made a motion to close the public hearing and **approve** the proposed zone change.

Second:	Cm. Ugalde
In Favor:	4

Opposed: 3 Cm. Dominguez, Cm. Dovalina, Cm. Dueñas
Abstained: 0

Motion Carried

- F. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 9.87 acres, more or less, situated in Porcion 35, Abstract 546, Jose M. Dias original Grantee as conveyed to ALS Laredo Holdings, LLC c/o Alejandro E. Villareal III. From R-1A (Single Family Reduced Area to R-1B (Single Family High Density District).**

ZC-015-2021

District I

Staff supports the proposed zone change.

J. Kirby Snideman, Planning Director, provided a brief overview of the item.

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

Frank Estrada, Sherfey Engineering, spoke in favor of the proposed zone change.

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

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

Motion Carried Unanimously

- G. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning a 2.50 acres tract of land, out of the west side of Tract 11-H, and more or less, situated in Porcion No. 10, Tomas Sanchez Abstract 280, Webb County Texas conveyed to Marquez Express, LLC. From AG (Agricultural) to M-1 (Light Industrial).**

ZC-016-2021

District VII

Staff supports the proposed zone change.

J. Kirby Snideman, Planning Director, provided a brief overview of the item.

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

Oscar Castillo, PEUA Consulting, spoke in favor of the proposed zone change.

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

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

Motion Carried Unanimously

6. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:

- A. Review and reconsideration of the Pinnacle Industry Center Master Plan. The intent is industrial. The purpose of this revision is to reconfigure phases and reduce total acreage.**

PL-029-2021

District VII – Cm. George J. Altgelt

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

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. 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 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.
4. Access to FM 1472/Mines Rd is subject to review and approval from TXDOT.
5. 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 lines with proposed sizes and alignments needed on the master plan.
2. Indicate projected water and sanitary sewer flows.
3. Plan with the engineer's seal and signature.
4. Water lines to be looped, need to show points of connection to existing distribution.

Traffic Safety:

1. Bring a traffic impact analysis.
2. The Traffic Dept. will want to see the whole master plan including the residential to evaluate area in a better way.
3. Residential traffic will be mix with industrial traffic. How will you handle this?

Parks & Recreation: 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

B. Review and reconsideration of the Green Subdivision Master Plan. The intent is residential. The purpose of this revision is to reconfigure Phase IV by adding new

phase (Phase 12).

PL-039-2021

District VII – Cm. George G. Altgelt

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

Oscar Castillo, PEUA Consulting, provided information regarding the total acreage, the area that had been previously vacated, and current ownership of the tract.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide the street name of Port Honolulu Dr. throughout.
2. Clearly label the area that is parallel to Port Victoria Dr. as Green Space/Drainage Easement and Port Chula Vista Rd. as depicted on the proposed Green Subdivision, Phase 11.
3. 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.
4. Provide a plat note with X, Y coordinates for point of beginning and point of commencement.
5. All improvements as per subdivision ordinance.

Engineering:

1. Provide all necessary easements.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: No comments submitted.

Parks & Recreation:

1. Land Dedication requirements have been met as per Ordinance 2008-O-058, Section 24.56.2.
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 and is based upon the final number of dwelling units. The PIF is due at the time of filing of the final plat and shall be calculated as per Appendix A of said ordinance.

3. Total amount will be 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 plat approval.

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

Motion Carried

C. Review and consideration of the Rodriguez Ranch Subdivision Master Plan. The intent is residential and commercial.

PL-007-2021

District N/A – Area outside City Limits with a portion currently under consideration for annexation.

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

Ricardo Villarreal, Howland Engineering, informed the Commission that he concurs with staff comments, except with Planning Comment No. 5 and Traffic Safety Comment No. 1, which should indicate it is a minor arterial, 90-foot-wide as stated in the Comprehensive Plan, not a Major Collector as stated in Traffic Safety Comment No. 1.

Dan Magee, Traffic Director, stated that they will go ahead and verify it.

Cm. Dovalina 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 and point of commencement.
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 City of Laredo Subdivision Ordinance.
3. Provide lot and block layout for the areas identified as residential which consist of 38.0 acres and 12.7 acres.
4. Provide current city limit line.
5. The roadway running north - south is classified a minor arterial on the City of Laredo Thoroughfare Plan. Master plan should reflect this designation and the right-of-way increased accordingly throughout. See comment from the Traffic Department below.
6. The roadway running east - west outside the southern boundary of the master plan is classified as an expressway on the City of Laredo Thoroughfare Plan. Master plan should reflect this designation.
7. There are two (2) separate summary tables with different totals. Clarify and adjust accordingly to reflect sketch.
8. This master plan is contingent upon and subject to the terms and conditions of the Annexation Agreement and Service Plan that is to be considered by City Council during the annexation process to follow.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities:

1. Water and sanitary sewer master plan for development area is needed.
2. A revised water and sanitary sewer master plan for development area is needed.
3. A sanitary feasibility study will be needed to determine the capacities of the existing system downstream of public improvements needed, study will be provided by the developer.

Traffic Safety:

1. Major collector running South to North should be 100 feet instead of 80'
2. Check sight distance at intersections. Correct any sight distance.

3. Make sure all streets intersect perpendicular for a minimum of 200 feet.
4. Some streets will need traffic calming devices
5. A traffic impact analysis will be required for the traffic added to the existing streets
6. We can not approve a phase till the master plan is approved

Parks & Recreation:

1. As per Ordinance 2008-O-058, Section 24.56.6, the Rodriguez Ranch Master Plan needs to be reviewed and approved by the Parks and Recreation Director regarding the two identified park sites totaling 68.1 acres; 23.8 of which are in the 100-year flood zone.

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. Ugalde
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

- A. Preliminary consideration of the plat of Harmony Hills Subdivision, Phase 1 at Rodriguez Ranch. The intent is residential.**

PL-006-2021

District N/A – Area outside City Limits and under consideration for annexation.

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

Ricardo Villarreal, Howland Engineering, informed the Commission that he concurs with staff comments, again with the exception of Traffic Safety Comment No. 1 which he will bring up with the Planning & Traffic Departments to make sure it complies. He stated that the Master Plan will be submitted for review to the One Stop Shop for approval on sanitary sewer.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Modify the street suffix of Eagle Lane so that is consistent throughout.
2. Provide lot summary table.
3. Provide scale on vicinity map and ensure that it is drawn at 1"=2000'
4. This subdivision is contingent upon and subject to the terms and conditions of the Annexation Agreement and Service Plan that is to be considered by City Council during the annexation process to follow.
5. Completion of annexation proceedings is required.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities:

1. Water and Sanitary Master Plan needs to be approved before submitting preliminary phases.
2. Lift station at San Isidro Northeast does not have the capacity to accommodate phase 1.
3. Sanitary sewer gravity system does not have the capacity downstream, needs review of probable public improvements with Utilities Department.

Traffic Safety:

1. Major collector running South to North should be 100 feet instead of 80'
2. Check sight distance at intersections. Correct any sight distance.
3. Make sure all streets intersect perpendicular for a minim of 200 feet.
4. Some streets will need traffic calming devices.
5. A traffic impact analysis will be required for the traffic added to the existing streets
6. We can not approve a phase till the master plan is not approved.

Parks & Recreation:

1. As per Ordinance 2008-O-058, Section 24.56.2.E, in addition to the land dedication requirements, a Park Improvement Fee (PIF) is required to provide improvements to the park to meet the standards for a neighborhood park to serve the service area in which such development is located. The PIF is due at the time of filing of the final plat and shall be calculated as per Appendix A of said ordinance. Total amount will be 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 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 plat approval.

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

Motion Carried Unanimously

- B. Preliminary consideration of the replat of Lot 16 and 17, Block 12, Lomas Del Sur Subdivision, Unit V, Lot 21 and 22, Block 12, Lomas Del Sur Subdivision, Unit XIII, and a 14.69 acres tract out of and part of Porcion 35, Abstract 546 the Cigarroa Middle**

School Plat. The intent is middle school.

PL-037-2021

District I – Cm. Rudy Gonzalez, Jr.

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

Ricardo Villarreal, Howland Engineering, informed the Commission that he concurs 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 scale of vicinity map to 1" = 2000'.
2. Coordinate driveway placement with the Traffic Department.
3. Conform to section 24.77.2(12) of the Laredo Land Development Code regarding development requirements near existing gas lines and verify if an unbuildable area/no build zone will be required.
4. Identify all easements.
5. All improvements as per Subdivision Ordinance.

Engineering:

1. Provide all necessary easements

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities:

1. Indicate projected Water and Sanitary Sewer demands and flows and point of connection and discharge to the existing infrastructure.
2. Plan with engineer's seal and signature.
3. Subject to further comment based on utility layout submittal.
4. Flow test will be required to verify water availability pressure.
5. Sanitary sewer feasibility study will be required to verify capacity downstream

Traffic Safety:

1. Show how will traffic flow. Try to align proposed driveways to existing roads. Street jogs shall be avoided.

Parks & Recreation: 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 plat approval.

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

Motion Carried Unanimously

- C. Preliminary consideration of the replat of a 2.0 acre vacated tract as recorded Volume 2086, Page 278, Map Records Webb County Texas, and Lot 2, Block 1, Beto's Subdivision, Phase I, into Lot 1, Block 1, Dariana Saunders Plat. The intent is Industrial.**

PL- 035-2021

District V – Cm. Norma Nelly Vielma

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

Oscar Castillo, PEUA Consulting, spoke in favor of the item.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Comply with the vegetative buffering requirements, requirements of Section 24-57 of the Land Development Code as a portion of this subdivision is impacted by a 5th order stream.
2. Access to US Highway 59/Saunders St is subject to review and approval by TX-DOT.
3. Provide Base Flood Elevations (BFE's).
4. Identify limits of 100yr floodplain, floodway, and update FEMA panel number to reflect FEMA panel # 48479C1215C effective 4/2/2008.
5. Add a plat note indicating that the finished floor and all mechanical equipment must be elevated 18" above Base Flood Elevation.
6. Coordinate driveway placement with the Traffic Department.
7. Provide plat note with X, Y coordinates for point of beginning and point of commencement.
8. All improvements as per subdivision ordinance.

Engineering:

1. Provide all necessary easements.

Fire:

1. This project will require adding hydrants along E. Saunders St.

Environmental: No comments submitted.

Water & Utilities:

1. Indicate projected water and sanitary sewer flows.
2. Plan with engineer's seal and signature.
3. Subject to further comment based on utility layout submittal.
4. Flow test will be required to verify water availability pressure.

Traffic Safety: No comments submitted.

Parks & Recreation: 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 plat approval.

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

Motion Carried Unanimously

D. Preliminary consideration of the plat of Green Subdivision, Phase 12. The intent is multifamily.

PL-034-2021

District VII – Cm. George J. Altgelt

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

Oscar Castillo, PEUA Consulting, informed the Commission that he concurs 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. A zone change will be required for the proposed use.
2. Identify all easements.
3. All improvements as per Subdivision Ordinance.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities:

1. Indicate projected water and sanitary sewer flows.
2. Plan with engineer's seal and signature.
3. If the intention will be multifamily, is recommended to install the size of water tap accordingly and include the irrigation tap.
4. Utilities preliminary approval will be subject to finalizing the sanitary lift station proposed in Phase 11. Coordinate this item with the Engineering Division.
5. Subject to further comment on utility layout submittal.

Traffic Safety: No comments submitted.

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 plat approval.

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

Motion Carried

E. Preliminary consideration of the plat of Lot 1, Block 1, Los Pinos Subdivision, Unit 2. The intent is residential.

PL-031-2021

District I – Cm. Rudy Gonzalez, Jr.

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

Armando Guerra, Premier Engineering, informed the Commission 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. Provide plat note with X, Y coordinates for point of beginning and point of commencement.
2. Provide a more legible vicinity map.
3. Provide a plat note that states "The setback shall be determined based on the current zoning in accordance to Section 24.77.1 of the Laredo Land Development Code."
4. As per section 24.80.4(I) of the Laredo Land Development Code (Model Rules), provide plat note stating "No more than one single family detached dwelling shall be located on an individual lot."
5. Update Certificate of Utility Director Approval to reflect Arturo Garcia as the Director.
6. All improvements as per Subdivision Ordinance.

Engineering:

1. Provide all necessary easements

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities:

1. Property maybe will need to pay reimbursements for Chacon Interceptor, dependent on connection/s.
2. Indicated projected water and sanitary sewer flows.
3. Plan with engineer's seal and signature.
4. If the intentions will be multifamily, it is recommended to install the size of water type accordingly and include the irrigation tap.

Traffic Safety: No comments submitted.

Parks & Recreation:

1. This plat requires no action as to the Parkland Dedication Ordinance.

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
2. obtaining a construction permit as per ordinance 2005-O-022.
3. 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 plat approval.

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

Motion Carried Unanimously

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

Cm. Ugalde made a motion to hear items, 8A, 8B, and 8C together.

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

Motion Carried unanimously

- A. Final consideration of the plat of Los Presidentes East Subdivision, Phase 2. The intent is residential.**

PL-038-2021

District II - Cm. Vidal Rodriguez

- B. Final consideration of the plat of Winfield Subdivision, Phase 9. The intent is residential.**

PL-033-2021

District VI - Cm. Dr. Marte A. Martinez

- C. Final consideration of the replat of Lots 3, 4, 5, 6, 7 and 8, Block 1679, Eastern Division into Lot 8A and 8B, Block 1679 Eastern Division. The intent is commercial.**

PL-032-2021

District IV - Cm. Alberto Torres, Jr.

Cm. Ugalde made a motion to approve items, 8A, 8B, and 8C.

Second: Cm. Dovalina

In Favor: 8
Opposed: 0
Abstained: 0

Motion Carried unanimously

9. DISCUSSION AND RECOMMENDATION:

- A. Discussion and recommendation regarding updates to the Land Development Code and Subdivision Ordinance; proposed changes include the following: PUD Zone minimum area requirements; PUD alterations permitted; Board of Adjustment membership rules, and setback requirements for residential zones.**

Kirby Snideman, Planning Director, provided a brief overview on the item.

Cm. Dominguez made a motion to send a positive recommendation to City Council.

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

Motion Carried unanimously

10. DIRECTOR'S COMMENTS

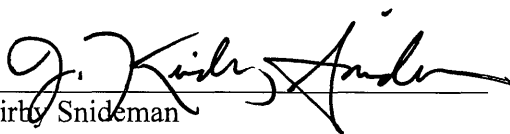
J. Kirby Snideman, Planning Director, thanked the Commission for their service.

11. ADJOURNMENT

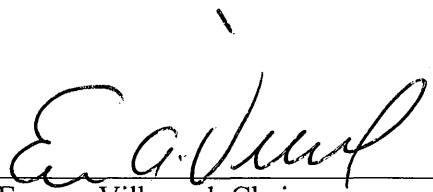
Cm. Tellez made a motion to adjourn at 7:43 p.m.

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

Motion Carried unanimously



J. Kirby Snideman
Planning Director



Erasmo Villarreal, Chairman
Planning & Zoning Commission