

CITY OF LAREDO

PLANNING AND ZONING COMMISSION

MINUTES OF THE PLANNING AND ZONING MEETING OF NOVEMBER 19, 2020

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, November 19, 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

**Staff:** J. Kirby Snideman  
Rafael Vidaurri  
Vanessa Guerra  
Graciela Briones  
J.J. Gomez  
Anita Stanley  
David Arredondo  
Dan Magee

**Others:** Linda Gutierrez  
Edward Foster  
Aaron Gonzalez  
James Puig  
Jose Castillo  
Armando Guerra  
Jesse Leven  
Ricardo Villarreal  
Wayne Nance  
Frank Estrada  
Hugo Seca  
Dr. Rolando Ortiz  
Rene Arredondo

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

Motion Carried unanimously

## 3. CONSIDER APPROVAL OF MINUTES OF:

Regular Meeting of November 5, 2020.

Cm. Narvaez made a motion to approve the minutes of November 5, 2020.

Second:	Cm. Ugalde
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. STAFF PRESENTATION:**

**A. Presentation by the Parks and Recreation Department Staff on the Laredo Parks, Recreation, and Open Space Master Plan.**

J. J. Gomez, Parks Director, gave a brief presentation on the Master Plan. He also thanked Anita Stanley and Graciela Briones for their input in the updating of said plan.

**6. DISCUSSION AND POSSIBLE ACTION:**

**A. Discussion and possible action regarding an ordinance amending Chapter 24, Article III, Section 24.56.2 and 24.56.5 of the City of Laredo Land Development Code to allow funds to be used for purposes reasonably related to parks.**

David Arredondo, Legal Department, gave a brief presentation on the ordinance.

Cm. Tellez made a motion to close the discussion and recommend **denial** to City Council.

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

Motion Carried unanimously

**7. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE:**

**A. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1 & 3, Blk. 7, Del Mar Village, located at 6826 & 6930 Springfield Ave., from B-1 (Limited Business District) to B-3 (Community Business District).**

**ZC-008-2021**

Staff **Supports** the proposed zone change.

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

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

Linda Gutierrez, Owner / Applicant, spoke in favor of the item.

Cm. Tellez made a motion to close the public hearing and recommend **approval** of the proposed zone change.

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

Motion Carried unanimously

**B. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 7, Block 1, Hilltop Subdivision, Phase I, located at 406 Hilltop Road, from B-3 (Community Business District) to B-4 (Highway Commercial District).**

**ZC-002-2021**

Staff **Supports** the proposed zone change.

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

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

Edward Foster, Applicant, spoke in favor of the proposed zone change.

Cm. Dovalina made a motion to close the public hearing and recommend **approval** of 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 Lt. 1, Block 1602, of Phase II, South View Subdivision, located at 3301 S. Louisiana Ave. from R-1 (Single Family Residential District) to R-2 (Multi-Family District).**

**ZC-001-2021**

Staff **Supports** the proposed zone change.

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

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

Aaron Gonzalez, Owner / Applicant, spoke in favor of the proposed zone change.

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

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

Motion Carried unanimously

- D. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning a tract of land containing approximately 91.64 acres, more or less, out of and part of Porcion 38, Abstract 472, T Sanchez, Original Grantee, as conveyed to J.E. Moore, from R-1 (Single Family Residential District), B-1 (Limited Business District), B-3 (Community Business District) to R1-MH (Single Family Manufactured Housing District).**

**ZC-003-2021**

Staff **does not support** the proposed zone change.

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

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

James Puig, Representative, spoke in favor of the proposed zone change.

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

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

Motion Carried unanimously

- E. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 4, D-5 Acres Subdivision, located at 7071 Hwy 359, from R-1 (Single Family Residential District) to R-3 (Mixed Residential District).**

**ZC-005-2021**

Staff **Supports** the proposed zone change.

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

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

Jose Castillo, Owner / Applicant, spoke in favor of the proposed zone change.

Cm. Dueñas made a motion to close the public hearing and recommend **approval** the proposed zone change.

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

Motion Carried unanimously

- F. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 10.04 acres out of 42.98 acres of land conveyed to AFW Investments, LTD., located west of U.S. Highway 83, south of the Lomas Del Sur Blvd., from B-3 (Community Business District) to R-1A (Single Family Reduced Area Residential District).**

**ZC-004-2021**

Staff **Supports** the proposed zone change.

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

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

Armando Guerra, Premier Engineering, spoke in favor of the proposed zone change.

Cm. Narvaez made a motion to close the public hearing and recommend **approval** the proposed zone change.

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

Motion Carried unanimously

**G. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 8 & Lot 9, Block 470, Eastern Division, located at 316 & 318 E. Bustamante St., from R-3 (Mixed Residential District) to B-1 (Limited Business District).**

**ZC-006-2021**

Staff **Supports** the proposed zone change.

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

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

Jesse Leven, Owner / Applicant, spoke in favor of the proposed zone change.

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

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

Motion Carried unanimously

**H. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Block 5, Del Mar Village, located at 120 W. Village Blvd., from B-1 (Limited Business District) to B-3 (Community Business District).**

**ZC-009-2021**

Staff **Supports** the proposed zone change.

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

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

Linda Gutierrez, Owner, spoke in favor of the proposed zone change.

Cm. Narvaez made a motion to close the public hearing and recommend **approval** the proposed zone change.

Second:	Cm. Ugalde
---------	------------

In Favor: 8  
Opposed: 0  
Abstained: 0

Motion Carried unanimously

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

**A. Review and reconsideration of the North Laredo Industrial Park Master Plan. The intent is industrial**

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

Ricardo Villarreal, Howland Engineering, informed the Commission that he concurred with staff comments, except Water & Utilities comment # 3, which was cleared with Utilities Director, Arturo Garcia.

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

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. Provide a vicinity map.
2. Provide a plat note with X, Y coordinates for point of beginning and point of commencement.
3. Coordinate with TX-DOT to ensure that connections to the Hachar-Reuthinger Roadway will be in alignment.
4. 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 Laredo Subdivision Ordinance.
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 master plan for development area is needed.
2. A revised water and sanitary sewer master plan for development area is needed.



3. Elevation of the natural ground in this area is within 700 ft. in some areas which are more than the pressure plain of the booster/tank site, water feasibility study needs to be provided by the developer in order to verify pressures and to determine if there is a need for a new water booster station(s) in the system. Upgrade of lift station proposed needs to be constructed before any new utilities' approval.
4. Subject to further review.

**Traffic Safety:**

1. Check sight distance at Reuthinger and Mercury Dr.
2. We cannot approve a phase till the master plan is approved.

**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.

**TxDOT:**

1. A Traffic Impact Analysis (TIA) will be required due to the addition of more than 200 acres of industrial development compared with the original approved driveway application documentation submitted back in 2019 in which access was granted to the Westside IH-35 Frontage Road. Developer should get in contact with TX-DOT for further details about the TIA.

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. Review and reconsideration of the Eleden Subdivision Master Plan. The intent is commercial and residential. The purpose of this revision is to reconfigure Unit XVII and Unit XXIII.**

Rafael Vidaurri, Planning Staff, provided a brief overview on the item and informed the Commission that Parks & Recreation comment # 3 has been struck which was requested by Parks & Recreation Department.

Wayne Nance, Porrás Nance Engineering, informed the Commission that he agreed with staff comments along with the striking of Parks & Recreation comment # 3.

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

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. Provide vicinity map.
2. Submit master plan revision to the City of Laredo Building Department GIS Division within 10 days of commission approval in a geo-referenced CAD file in accordance with Section 2-3.2(a) 4 of the Laredo Subdivision Ordinance.
3. All improvements as per Subdivision ordinance.

**Engineering:**

1. The existing approved master plan shows a detention area for storm drainage east of Ejido Avenue at the south property boundary that is now part of the proposed Unit XXIII. Where will the detention of storm water occur? Assure detention will be addressed.

**Fire:** No comments submitted.

**Environmental:**

1. Assure detention is being addressed.
2. Update Drainage Master Plan.

**Water & Utilities:**

1. Plan needs to show projected flows and demands, requires seal of the Engineer of record.

**Traffic Safety:** No comments submitted.

**Parks & Recreation:**

1. Master Plan does not show substantial changes.
2. Parkland has been dedicated to the City.
3. ~~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. A PIF is due at the time of the filing of the final plat and shall be calculated as per Appendix A of said ordinance.~~

**Utility Coordination:**

1. If your project has excavation along City of Laredo's ROW then your project needs to apply and finish the UCC process and obtain a C3 Letter for a construction permit as per ordinance 2005-O-022 and 2009-O-045.

**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. Review and Reconsideration of the Lomas Del Sur Master Plan. The intent is commercial and residential. The purpose of this revision is to further subdivide Phase XVI into Phases XVI-A and XVI-B.**

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

Frank Estrada, Sherfey Engineering, informed the Commission that he concurred with staff comments.

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

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. Expedite the construction of that portion of Guaymas Road and Cuatro Vientos Drive that cross Wormser Road to facilitate traffic flows. Copy of Webb County Resolution 05-26-2020-21 regarding the crossing of Wormser Road attached.
2. Differentiate between Phase XIX and Phase XXII and adjust lot table accordingly.
3. Provide proposed street names.
4. Provide a vicinity map
5. Provide a plat note with X, Y coordinates for point of beginning and point of commencement.
6. 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 Laredo Subdivision Ordinance.
7. All improvements as per subdivision ordinance.

**Engineering:** No comments submitted.

**Fire:** No comments submitted.

**Environmental:** No comments submitted.

**Water & Utilities:**

1. Verify size of water line at Guaymas Blvd. and Lomas Del Sur Blvd.
2. A revised water and sanitary sewer master plan for development area is needed.

**Traffic Safety:** No comments submitted.

**Parks & Recreation:**

1. As per Ordinance 2008-O-058, Section 24.56.6, the Lomas Del Sur Master Plan needs to be reviewed and approved by the Parks and Recreation Director regarding the increased residential lots being proposed.

**Utility Coordination:**

1. All projects having excavation work done along the City of Laredo's ROW/utility easements must complete the Utility Coordination Process and obtain a C3 Letter prior to obtaining a construction permit as per ordinances 2005-O-022 and 2009-O-045.
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. Dominguez
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried unanimously

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

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

Hugo Seca, Seca Engineering, informed the Commission that he does not agree with the denial but concurs with staff comments except comments from Traffic Department.

Dan Magee, Traffic Director, informed the Commission that he was confused by the way the Master Plan was being asked to be approved. He went on to say that this development is approximately 12 hundred acres and his staff did a Traffic Impact Analysis on no more than 40 acres which connects to Inter-America, therefore, it would not have the same impact. He wanted to make sure that it was understood that the study was not for the 12 hundred acres.

Dr. Rolando Ortiz, provided a brief overview on this item.

Rene Arredondo, Traffic Engineer, AC Group, gave a brief presentation.

Cm. Dominguez made a motion to go against staff recommendation and **approve** the item subject to the following comments and by striking comments from Traffic Department.

**Planning:**

1. Provide darker lines between phase boundaries that are indistinguishable.
2. 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.
3. Identify all easements.
4. All improvements as per the Subdivision Ordinance.

**Engineering:** No comments submitted.

**Fire:** No comments submitted.

**Environmental:**

1. Update drainage master plan.

**Water & Utilities:**

1. Provide water and sewer Master Plan with flows and demands for review.
2. 16 inch water line on Interamerica Blvd. and Muller Blvd. will be required and a 12 inch water line on Killam Industrial Blvd according to the hydraulic model.
3. Subject to further reviews.

**Traffic Safety:**

~~As requested by the P&Z Commission, a Traffic Impact Analysis (TIA) was prepared and submitted to the City of Laredo Traffic Director. A TIA should consist of the following: a “picture” of the current situation, the future conditions with and without the development, the change in the operation of the roadway, and the solutions and/or improvements that the development will implement to offset any negative impacts.~~

~~The following are the thoughts/analyses of the Traffic Director:~~

- ~~1. The TIA does not accurately reflect the existing level of service (LOS) of the Mines Road/Interamerica Blvd. intersection (an accurate LOS is necessary to know how the intersection is currently operating and to be able to compare how it will operate with additional traffic volumes or additional traffic movements);~~
- ~~2. The TIA states that the existing LOS during the peak hours is C. LOS C is defined as stable traffic flow with fair signal progression. Observed queues and traffic delay do not support this LOS calculation. At peak hours, it takes more than one traffic signal cycle to go through the intersection;~~
- ~~3. The TIA models the operation of the intersection using the number of vehicles that were counted going through the intersection. However, to correctly calibrate the model and show what traffic is experiencing, the queue length and the number of unserved vehicles (i.e., the number of vehicles that were not able to go through the intersection) must be used to present an accurate LOS;~~
- ~~4. Even with the calculated LOS, the TIA states that the delay to the intersection will increase by 50%;~~
- ~~5. However, the TIA makes no attempt to incorporate any solutions to decrease the delay that the proposed development will introduce.~~

~~Notwithstanding the above comments, the Traffic Director offered that the applicant correct, or substantiate, the above information/calculations in order to move forward with the development.~~

~~Additionally, as the Mines Road corridor recently had a synchronization study performed and traffic signal timings were modified, the applicant was asked to provide details on how the intersection would operate after adding the Mines Rd southbound left turn (to eastbound Interamerica Blvd.) and the westbound Interamerica Blvd. traffic signal phase(s).~~

~~Presently, the applicant has not forwarded the requested information.~~

~~Solutions were offered to the applicant, including right in/right out only driveways and/or waiting to add traffic signal phases when other relief roads were available. However, the applicant was not in agreement.~~

~~Therefore, without having reached a workable solution with the applicant, any plat or master plan that involves adding traffic signal phases should not be approved.~~

**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.

**TxDOT:**

1. The east extension of Interamerica Blvd is pending the traffic study from the developer (Killam) before approval. The study should include not only the traffic impact at the intersection but any other proposed driveways, trip distribution and any traffic mitigation recommended by the study (deceleration and/or acceleration lanes, modifications to the signal, etc.).
2. The RMA is doing a traffic study in the area as part of the Vallecillo Rd project. Any new connections and/or driveways from new developments in the area that are already approved will need to be communicated to the RMA to be incorporated into their study.

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

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

- A. Preliminary consideration of the plat of Killam Industrial Park, Unit 27. The intent is industrial.**



Rafael Vidaurri, Planning Staff, informed the Commission that this is one phase of the previously approved Master Plan.

Cm. Ugalde made a motion to go against staff recommendation and **approve** the item subject to the following comments and by striking comments from Traffic Department.

**Planning:**

1. Lot 1A, Block 7, and Lot 1, Block 10, should be limited to right-in, right-out driveways along FM 1472 (Mines Road).
2. Conform to driveway spacing guidelines as set forth in the City of Laredo Standard Technical Specifications Manual with particular emphasis on Lot 1A, Block 7, and Lot 1, Block 10 as they front Interamerica Boulevard.
3. Identify all easements.
4. All improvements as per the Subdivision Ordinance.

**Engineering:**

1. Provide all necessary easements.
2. It seems that plat is not according with the master plan.

**Fire:** No comments submitted.

**Environmental:**

1. Address detention requirements.

**Water & Utilities:**

1. Subject to water and sewer Master Plan review.
2. 16" water line on Interamerica Blvd and Muller Blvd will be required according to the hydraulic model.
3. Verify if the lift station can be abandoned and continue with the gravity sewer system.
4. Subject to further reviews.

**Traffic Safety:**

~~As requested by the P&Z Commission, a Traffic Impact Analysis (TIA) was prepared and submitted to the City of Laredo Traffic Director. A TIA should consist of the following: a "picture" of the current situation, the future conditions with and without the development, the change in the operation of the roadway, and the solutions and/or improvements that the development will implement to offset any negative impacts.~~

~~The following are the thoughts/analyses of the Traffic Director:~~

1. ~~The TIA does not accurately reflect the existing level of service (LOS) of the Mines Road/Interamerica Blvd. intersection (an accurate LOS is necessary to know how the intersection is currently operating and to be able to compare how it will operate with additional traffic volumes or additional traffic movements);~~
2. ~~The TIA states that the existing LOS during the peak hours is C. LOS C is defined as stable traffic flow with fair signal progression. Observed queues and traffic delay do not support this LOS calculation. At peak hours, it takes more than one traffic signal cycle to go through the intersection;~~
3. ~~The TIA models the operation of the intersection using the number of vehicles that were counted going through the intersection. However, to correctly calibrate the model and show what traffic is experiencing, the queue length and the number of unserved vehicles (i.e., the number of vehicles that were not able to go through the intersection) must be used to present an accurate LOS;~~
4. ~~Even with the calculated LOS, the TIA states that the delay to the intersection will increase by 50%;~~
5. ~~However, the TIA makes no attempt to incorporate any solutions to decrease the delay that the proposed development will introduce.~~

~~Notwithstanding the above comments, the Traffic Director offered that the applicant corrects, or substantiate, the above information/calculations in order to move forward with the development. Additionally, as the Mines Road corridor recently had a synchronization study performed and traffic signal timings were modified, the applicant was asked to provide details on how the intersection would operate after adding the Mines Rd southbound left turn (to eastbound Interamerica Blvd.) and the westbound Interamerica Blvd. traffic signal phase(s).~~

~~Presently, the applicant has not forwarded the requested information.~~

~~Solutions were offered to the applicant, including right in/right out only driveways and/or waiting to add traffic signal phases when other relief roads were available. However, the applicant was not in agreement.~~

~~Therefore, without having reached a workable solution with the applicant, any plat or master plan that involves adding traffic signal phases should not be approved.~~

**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.

**TxDOT:**

1. The east extension of Interamerica Blvd is pending the traffic study from the developer (Killam) before approval. The study should include not only the traffic impact at the intersection but any other proposed driveways, trip distribution and any traffic mitigation recommended by the study (deceleration and/or acceleration lanes, modifications to the signal, etc.).
2. The RMA is doing a traffic study in the area as part of the Vallecillo Rd project. Any new connections and/or driveways from new developments in the area that are already approved will need to be communicated to the RMA to be incorporated into their study.

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. Preliminary consideration of the plat of North Laredo Industrial Park, Phase IV.  
The intent is industrial.**

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

Ricardo Villarreal, Howland Engineering, concurred with staff comments except Utility comment # 4. Easement will be on private property and will be dedicated to the City of Laredo.

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

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. Provide alternate street name for the most westerly roadway named Mercury Drive as it is already in use.

2. Coordinate with TX-DOT to ensure that connections to the Hachar-Reuthinger Roadway will be in alignment.
3. Clarify/Correct metes and bounds for Legal Description 2, & 3, (Off-Site Utility Easements).
4. Provide Base Flood Elevations (BFE's)
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 Master Plan needs to be reviewed and approved before any phase is submitted to preliminary.
2. For commercial/industrial developments, provide a 12-in. stub out if fire protection line and services are from the same line. Otherwise, two separate stub outs, one (1) for fire protection and one (1) of domestic and irrigation are required.
3. Any easements with water and/or sanitary sewer utilities needs to be a Utilities Access Easement (U.A.E.) with a minimum width of 15-ft wide all weather access road.
4. No sewer easements in private properties (if it's possible).
5. Subject to further comment based on utility layout submittal.

**Traffic Safety:**

1. Check sight distance at Reuthinger and Mercury
2. We cannot approve a phase till the master plan is approved

**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.

**TxDOT:**

1. A Traffic Impact Analysis (TIA) will be required due to the addition of more than 200 acres of industrial development compared with the original approved driveway application documentation submitted back in 2019 in which access was granted to the Westside IH-35 Frontage Road. Developer should get in contact with TxDOT for further details about the TIA.

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 Eleden Subdivision, Unit XVIII. The intent is residential.**

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

Wayne Nance, Nance Engineering, informed the Commission that he concurs with staff comments.

Cm. Ugalde 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 based on the dimensional standards.
2. Identify all easements.
3. All improvements as per the subdivision ordinance.

**Engineering:**

1. Provide all necessary easements.

**Fire:** No comments submitted.

**Environmental:** No comments submitted.

**Water & Utilities:**

1. Plan needs to show projected flows and demands, require seal of the Engineer of record.

**Traffic Safety:**

1. Some streets need to check sight distance like Jengibre and Aceituna.; Nispero and Aceituna Streets need to intersect perpendicular for a minimum of 100 feet.

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

**Utility Coordination:**

1. All projects having excavation work done along the City of Laredo's ROW/utility easements must complete the Utility Coordination Process and obtain a C3 Letter prior to obtaining a construction permit as per ordinances 2005-O-022 and 2009-O-045.
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 Lomas Del Sur Subdivision, Unit XVI-A.  
The intent is residential.**

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

Frank Estrada, Sherfey Engineering, informed the Commission that he concurred with staff comments.

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

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. The development of this phase should run concurrently with the development/construction of that portion of Guaymas Road that crosses Wormser Road in order to facilitate traffic flows. Copy of Webb County Resolution 05-26-2020-21 regarding the crossing of Wormser Road attached.
2. Submit a written notice of the developer's intention to place front of lot utilities.
3. Identify all easements.
4. All improvements as per subdivision ordinance.

**Engineering:** No comments submitted.

**Fire:** No comments submitted.

**Environmental:** No comments submitted.

**Water & Utilities:**

1. Water system needs to be looped to existing multifamily "La Terraza" if it is not possible, install an Automatic Flushing Device (AFD) connected to the storm drainage will be needed.
2. Water services shall not be in front of AEP transformers.
3. Water and sewer system need to be connected to the North East side of Guaymas, crossing Wormser Road, coordination with Utilities Engineering Division is needed.

**Traffic Safety:**

1. Check sight distance at intersections. Correct any sight distance.
2. Make sure all streets intersect perpendicular for a minimum of 200 feet.
3. Some streets will need traffic calming devices.
4. We cannot 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 excavation work done along the City of Laredo’s ROW/utility easements must complete the Utility Coordination Process and obtain a C3 Letter prior to obtaining a construction permit as per ordinances 2005-O-022 and 2009-O-045.
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. Narvaez
In Favor:	8
Opposed:	0
Abstained:	0



Motion Carried unanimously

**E. Preliminary consideration of the plat of Lomas Del Sur Subdivision, Unit XVI-B.  
The intent is residential.**

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

Frank Estrada, Sherfey Engineering, informed the Commission that he concurred with staff comments.

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

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. The development of this phase should run concurrently with the development/construction of that portion of Guaymas Road that crosses Wormser Road in order to facilitate traffic flows. Copy of Webb County Resolution 05-26-2020-21 regarding the crossing of Wormser Road attached.
2. Submit a written notice of the developer's intention to place front of lot utilities.
3. Identify all easements.
4. All improvements as per subdivision ordinance.

**Engineering:** No comments submitted.

**Fire:** No comments submitted.

**Environmental:** No comments submitted.

**Water & Utilities:**

1. Water system needs to be looped to existing multifamily "La Terraza" if it is not possible, install an Automatic Flushing Device (AFD) connected to the storm drainage system will be needed.
2. Water services shall not be in front of AEP transformers.
3. Water and sewer system need to be connected to the North East site of Guaymas, crossing Wormser Road, coordination with Utilities Engineering Division is needed.

**Traffic Safety:**

1. Check sight distance at intersections. Correct any sight distance.
2. Make sure all streets intersect perpendicular for a minim of 200 feet.
3. Some streets will need traffic calming devices
4. We cannot 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 excavation work done along the City of Laredo's ROW/utility easements must complete the Utility Coordination Process and obtain a C3 Letter prior to obtaining a construction permit as per ordinances 2005-O-022 and 2009-O-045.
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.:**

1. Is Guaymas are to open up at Wormser Road? Can a traffic analysis be done for that area?

**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

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

- A. Preliminary reconsideration of the replat of Lot 121, 122, and 123, Block 3, San Isidro Southwest Antler Crossing Subdivision, Phase I, and an unplatted 14.34 acre tract owned by San Isidro Southwest into San Isidro Southwest Antler Crossing Subdivision, Phase 3 and the granting of a variance to allow for a reduced rear setback from twenty (20) feet to ten (10) feet. The intent is residential.**

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

Ricardo Villarreal, Howland Engineering, spoke in favor of this item and provided background on the variance request.

Cm. Ugalde made a motion to go against staff recommendation and **approve** the request for a variance and the plat subject to the following comments.

**Staff does not support the request for a variance**

~~The request does not meet the definition of a variance as outlined in the Laredo Subdivision Ordinance:~~

- ~~(i) strict compliance would create an undue hardship by depriving the owner or applicant of the reasonable use of the land; or~~
- ~~(ii) unusual physical characteristics exist; or~~
- ~~(iii) unique design considerations warrant; or~~
- ~~(iv) planning and land use considerations require the mitigation of excessive vehicular traffic, noise, dust, vibration or other intrusive adjacent uses.~~

~~What was recommended to the applicant is that they seek a zone change for a PUD zone. A PUD zone would allow for the desired decreased setbacks. Adjusting the setbacks through a zone change is a legislative decision which should be made by City Council and not by the Planning Commission, which is an administrative body~~

~~Please note, the Subdivision Ordinance requires a two-thirds majority vote by the Commission to grant the variance.~~

**Planning:**

1. See above
2. This item received final plat approval on 07-02-2020

**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:**

N/A

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

Motion Carried unanimously

**11. CONSIDERATION OF AN EXTENSION TO THE FOLLOWING PRELIMINARY PLATS AND PELIMINARY REPLATS:**

- A. Consideration of an extension to the preliminary plat approval of the Loop Subdivision, Phase V (formerly known as the Loop Subdivision, Phase IIIA). The intent is residential.**

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

Cm. Ugalde made a motion to **approve** the extension.

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

Motion Carried unanimously

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

Cm. Ugalde made a motion to **hear** items 12A, 12B, 12C, 12D, 12E, 12F, 12G, 12H and 13A at the same time.

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

Motion Carried unanimously

- A. Final consideration of the replat of Lots 11-20, Block 2, Pinto Valle Subdivision, Phase I, and 17.34 acres of land out of 30 acre tract and a 10 acre tract conveyed by deeds to PG Alpha, LLC into Lots 11A, 12A, 13A, 14A & 15A, Pinto Valle Subdivision, Phase I.**
- B. Final Consideration of the plat of Cielito Lindo/CARM Subdivision, Phase XXIII, Part B. The intent is residential.**
- C. Final Consideration of the plat of Cielito Lindo/CARM Subdivision, Phase XXIII, Part A. The intent is residential.**
- D. Final consideration of the plat of Cielito Lindo/CARM Subdivision, Phase XIV. The intent is Commercial.**
- E. Final consideration of the plat of Cuarto Vientos Sur Subdivision, Phase VII. The intent is residential.**
- F. Final consideration of the plat of College Heights Subdivision, Unit VI. The intent is residential.**
- G. Final consideration of the plat of Concord Park Subdivision. The intent is residential.**
- H. Final Consideration of the Lago Del Valle Right-of-Way Extension Plat. The intent is ROW.**

**13. RECONSIDERATION OF THE FOLLOWING FINAL PLATS AND FINAL REPLATS:**

- A. Final reconsideration of the plat of Shiloh Crossing Subdivision, Phase 5. The intent is commercial.**

Cm. Ugalde made a motion to **approve** items 12A, 12B, 12C, 12D, 12E, 12F, 12G, 12H and 13A.

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

Motion Carried unanimously

#### 14. DIRECTOR'S COMMENTS

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

#### 15. ADJOURNMENT

Cm. Tellez made a motion to **adjourn** at 8:42 p.m.

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

Motion Carried unanimously

  
\_\_\_\_\_  
J. Kirby Snideman  
Planning Director

  
\_\_\_\_\_  
Erasmo Villarreal, Chairman  
Planning & Zoning Commission