

CITY OF LAREDO

PLANNING AND ZONING COMMISSION

MINUTES OF THE PLANNING AND ZONING MEETING OF FEBRUARY 1, 2024

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, February 1, 2024, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

Present: Johnny Narvaez
Manuel A. Rangel
Hector "Tito" Garcia
Yu-Hsien Huang
Regina Portillo
Daniela Sada Paz (Arrived at 6:08 p.m.)

Absent: Rolando Cazares (Excused)
Mike Barron (Excused)
Adolfo Martinez (Excused)

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

Others: Ramiro Ibarra
Rodolfo Garcia
Vince Martinez
Rodolfo Morales
Ken Dirksen

1. CALL TO ORDER

Chm. Narvaez, Planning and Zoning Commission, called the meeting to order at 6:00 p.m.

2. ROLL CALL

Rafael Vidaurri, Planning Staff, called roll and confirmed a quorum has been met.

Cm. Garcia made a motion to **excuse** Commissioners not present.

Second:	Cm. Huang
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

3. PLEDGE OF ALLEGIANCE

4. CONSIDER APPROVAL OF MINUTES OF:

A. Regular meeting of January 18, 2024

Cm. Garcia made a motion to **approve** the minutes of January 18, 2024.

Second:	Cm. Huang
In Favor:	5
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 Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 1015, Eastern Division, and a 7,320.03 square feet tract of land along South Buena Vista Avenue between Palo Blanco Street and Tinaja Street, as further described in metes and bounds in attached Exhibit A, located at 2720 South Zapata Highway, from B-3 (Community Business District) to B-4 (Highway Commercial District).

ZC-010-2024

District II

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

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

Cm. Garcia made a motion to **table** the item time certain until CM. Rangel is able to review the item and a Representative for the item is present.

Second: Cm. Huang
In Favor: 5
Opposed: 0
Abstained: 0

Motion Carried Unanimously

7. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:

- A. Review and consideration of the revision to the Palm Lake Masterplan. The intent is residential, commercial, and multi-family. The purpose of this revision is to reconfigure phases.**

PL-081-2024

District VII - Cm. Vanessa Perez

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

Ramiro Ibarra, Slay Engineering, informed the Commission that he concurs with Staff comments.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Submit master plan review 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. Conform to Section 24.56.2 of the Laredo Land Development Code (Parkland Dedication Requirements).
3. Provide a plat note with the X and Y coordinates to identify the point of beginning and point of commencement.
4. Provide a lot summary table to reflect the total number of lots in each phase.
5. A zone change will be required for the proposed uses (§24.77.1 - Land Development Code).
6. Coordinate with the Traffic Safety Department for driveway placements and shared access easements for Phase 7.

Engineering: No comments submitted.

Fire:

1. Roundabouts - Engineer must show that roundabout can accommodate the Laredo Fire Departments largest fire truck (Fire Truck dimensions: Length 42.5', Width 9.5', Height 12.5').

2. Fire Hydrants Required 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:

1. Check sight distance (as per Subdivision Ordinance Handbook, Section 3-2).
2. Block length shall not be less than 300 feet (as per Subdivision Ordinance Handbook, Section 3-2).
3. "L-shaped" type intersection shall have an interior angle not less than 72 degrees and not greater than 120 degrees (as per Subdivision Ordinance Handbook, Chapter II).
4. Ensure that proposed curves can handle a speed of 30mph (as per Subdivision Ordinance Handbook, Section 3-2).
5. Revise Masterplan (as per Subdivision Ordinance Handbook, Chapter II).

Parks & Leisure:

1. Park improvements will be required to be posted. Deferment agreement will need to be in placed to move forward. Please meet with parks to discuss plan for lake.

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 are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

Second:	Cm. Portillo
In Favor:	5
Opposed:	0

P & Z Minutes of February 1, 2024

Abstained: 0

Motion Carried Unanimously

Cm. Sada Paz arrived to the meeting at 6:08 p.m.

B. Review and consideration of the Cielo Vista Subdivision Masterplan. The intent is for residential, multifamily, and commercial.

PL-079-2024

District II - Cm. Ricardo Rangel, Jr.

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

Ramiro Ibarra, Slay Engineering, informed the Commission that he concurs with Staff comments, except Traffic Comment No. 7.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Submit a masterplan in a geo-referenced CAD file in accordance with Section 2-3.2(a)4 of the Subdivision Ordinance revision to the City of Laredo Building Department GIS Division within 10 days of commission approval.
2. Reconfigure Phase 4 so that the streets align/connect with the R&W Ranch Phase 6 to the north and the replat of Lot 1, Block 1, Vista Del Sur Phase I into Lots 2-14, Block 1, Vista Del Sur Phase I to the west (Sec. 3-2 L - Subdivision Ordinance).
3. Reconfigure Phase 5 and Phase 12 since the streets exceed both the 500 foot and 24 dwelling unit thresholds for dead end streets (Sec. 3-2 J - Subdivision Ordinance).
4. Provide lot and block numbers for the proposed non-residential phase to the west of the masterplan.
5. Label area identified as Vista Del Sur as Vista Del Sur Phase II pursuant to P&Z final plat approval of 07-07-2022.
6. A zone change will be required for the proposed commercial and multi-family.
7. Provide proposed street names (§ 2-3.2 (b) (1) (xvi) - Subdivision Ordinance)
8. All improvements as per the Subdivision Ordinance (§ 3-1B - Subdivision Ordinance).

Engineering: No comments submitted.

Fire:

1. Roundabouts - Engineer must show that roundabout can accommodate the Laredo Fire Departments largest fire truck (Fire Truck dimensions: Length 42.5', Width 9.5', Height 12.5').

2. Fire Hydrants Required 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.)
3. Phase 4 - Proposed exist access roads need to be honored for R&W Ranch Subdivision to the north. R&W Ranch Subdivision was platted before Cielo Vista Subdivision. If exist access roads for R&W Ranch Subdivision are not honored Cielo Subdivision will not be approved by the Fire Dept.
4. Phase 4 - Cul-de-sacs require 96-foot minimum width.
5. Phase 5 - D107.1 Developments of one or two family dwellings where the number of dwelling units exceeds 30 dwelling units shall be provided with two separate and approved Fire apparatus access roads.
6. Phase 10 and Phase 12 - Dead End Fire apparatus roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with table D103.4 (96-foot cul-de-sac, 120-foot Hammerhead, 60-foot Y).

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety:

1. Label streets to provide better comments (As per Subdivision Ordinance Handbook, Chapter II).
2. Show and label access easements (As per Subdivision Ordinance Handbook, Section 3-2).
3. Check sight distance (as per Subdivision Ordinance Handbook Section 3-2).
4. Block length shall not be less than 300 feet (As per Subdivision Ordinance Handbook Section 3-2).
5. "L-shaped" type intersection shall have an interior angle not less than 72 degrees and not greater than 120 degrees (As per Subdivision Ordinance Handbook, Chapter III).
6. Ensure that proposed curves can handle a speed of 30 mph (as per Subdivision Ordinance Handbook, Section 3-2).
7. ROW (As per the Future Thoroughfare Plan and Viva Laredo).
8. Submit a TIA (As per Land Development Code Section 24.62.8).
9. Revise Master Plan (As per Subdivision Ordinance Handbook, Chapter II).
10. Align the proposed streets on phase 4 with the existing subdivisions on the North.
11. Align the proposed streets on phases 1, 2 and 7 with the existing subdivisions on the South.

Parks & Leisure:

1. Please meet with Parks to discuss parkland proposal and design.
2. Park improvement fees will be required.

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. Huang
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 replat of Lots 1, 3, & 5, Block 411, Eastern Division into Lots 1A & 5A, Block 411, Eastern Division. The intent is commercial.**

PL-067-2024

District IV - Cm. Alberto Torres, Jr.

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

Rodolfo Garcia, Do Rite Engineering, informed the Commission that he concurs with Staff comments.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide a replat note stating: "This replat does not attempt to alter, amend, or remove any covenants or restrictions." (§ 2-3.2 3 & § 2-3.2 5 - Subdivision Ordinance).
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: 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 plat approval.

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

Motion Carried Unanimously

B. Preliminary consideration of The Coves at Winfield Shiloh Drive and Champion's Way R.O.W. Dedication plat. The intent is for Right-of-Way (R.O.W.) dedication.

PL-062-2024

District VI - Cm. Dr. David Tyler King

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

Vince Martinez, Mesquite 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. Identify all easements.
2. 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: 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 plat approval.

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

Motion Carried Unanimously

C. Preliminary consideration of the plat of Palm Lake Subdivision, Phase 2. The intent is residential.

PL-082-2024

District VII - Cm. Vanessa Perez

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

Ramiro Ibarra, Slay Engineering, informed the Commission that he concurs with Staff comments.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. As per section 3-4 B.2 of the Subdivision Ordinance, the Developer has submitted notice of intention to place utilities in the front of the lot. The front lot utility layout/schematics, as prepared by the Developer's engineer, shall be submitted to plan review.
2. Provide a plate note stating "No more than one single-family detached dwellings shall be located on an individual lot" as per section 24.80.4(I) of the Laredo Land Development Code (Model Rules)
3. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
4. All improvements as per Subdivision Ordinance (§ 3-1B - Subdivision Ordinance).

Engineering: No comments submitted.

Fire:

1. Fire Hydrants Required 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:

1. Check sight distance (as per Subdivision Ordinance Handbook Section 3-2).
2. “L-shaped” type intersection shall have an interior angle not less than 72 degrees and not greater than 120 degrees (As per Subdivision Ordinance Handbook, Chapter III).
3. Ensure that proposed curves can handle a speed of 30 mph (as per Subdivision Ordinance Handbook, Section 3-2).
4. 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 are set forth herein as preliminary comments and not an exhaustive list. Additional comments may be added prior to final approval.

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

Motion Carried Unanimously

D. Preliminary consideration of the plat of Cielo Vista Subdivision, Phase 1. The intent is residential.

PL-080-2024

District II - Cm. Ricardo Rangel, Jr.

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

Ramiro Ibarra, Slay Engineering, informed the Commission that he concurs with Staff comments.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. As per section 3-4 B.2 of the Subdivision Ordinance, the Developer has submitted notice of intention to place utilities in the front of the lot. The front of lot utility/schematics, as prepared by Developer's engineer, shall be submitted to plan review.
2. A zone change will be required (lot dimensions).
3. Change the street name of Julia Dr. due to conflict with existing street.
4. Identify all easements.
5. All improvements as per the Subdivision Ordinance.

Engineering: No comments submitted.

Fire:

1. Fire Hydrants Required 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:

1. Block length shall not be less than 300 feet (As per Subdivision Ordinance Handbook Section 3-2).
2. Submit a TIA (As per Land Development Code Section 24.62.8).
3. Revise Master Plan (As per Subdivision Ordinance Handbook, Chapter II).
4. Align the proposed streets on phases I with the existing subdivisions on the South.

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 are set forth herein as preliminary comments and not an exhaustive list. Additional comments may be added prior to final approval.

Second:	Cm. Sada Paz
In Favor:	5
Opposed:	1 Cm. Garcia
Abstained:	0

Motion Carried

- E. Preliminary consideration of the plat of The Coves at Winfield Phase 6C and the granting of a variance to the maximum length of a dead end street (Section 3-2 J of the Subdivision Ordinance). 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.

Vince Martinez, Killam Development and Mesquite Engineering, informed the Commission that he concurs with Staff comments, except Traffic Comment No. 6 and 7. He requested them to be stricken.

Cm. Garcia made a motion to **approve** the item subject to the following comments, granting the variance, and striking Planning Comment No. 2.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. The Developer has submitted a notice of intention to place utilities in the front of the lot. The front lot utility layout/schematics shall be submitted to plan review as prepared by the Developer's Engineer after preliminary plat approval has been granted (§3-4 B.2 - Subdivision Ordinance).
2. ~~Reconfigure Compassion Lane so that it does not exceed the 500-foot threshold for dead end streets (§ 3-2 (J) Subdivision Ordinance).~~

3. Identify all easements.
4. 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 every 500 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:

1. Check sight distance (as per Subdivision Ordinance Handbook, Section 3-2).
2. Label streets to provide better comments (as per Subdivision Ordinance Handbook, Chapter II).
3. Block length shall not be less than 300 feet (as per Subdivision Ordinance Handbook, Section 3-2).
4. Ensure that proposed curves can handle a speed of 30 mph (as per Subdivision Ordinance Handbook, Section 3-2).
5. Revise Masterplan, proposed streets and lots do not match (as per Subdivision Ordinance Handbook, Chapter II).
6. Residential lots fronting a major collector.
7. Remove the median on cul-de-sacs.

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

F. Preliminary consideration of the plat of The Coves at Winfield Phase 8 and the granting of a variance to the maximum length of a dead end street (Section 3-2 J of the Subdivision Ordinance). The intent is residential.

PL-045-2024

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 concurs with Staff comments, except Traffic Comment No. 6 and 7. He notified the Commission that those comments will be addressed at the One Stop Shop.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. The Developer has submitted a notice of intention to place utilities in the front of the lot. The front lot utility layout/schematics shall be submitted to plan review as prepared by the Developer's Engineer after preliminary plat approval has been granted (§3-4 B.2 - Subdivision Ordinance).
2. Provide street names and block numbers.
3. Reconfigure the streets with cul-de-sacs so that they do not exceed the 500-foot threshold for dead-end streets (§ 3-2 (J) - Subdivision Ordinance).
4. Correct the Chairman's name to reflect Juan M. Narvaez in the Planning Commission Approval certificate block.
5. Identify all easements.
6. 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 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:

1. Check sight distance (as per Subdivision Ordinance Handbook, Section 3-2).
2. Label streets to provide better comments (as per Subdivision Ordinance Handbook, Chapter II).
3. Block length shall not be less than 300 feet (as per Subdivision Ordinance Handbook, Section 3-2).
4. Ensure that proposed curves can handle a speed of 30 mph (as per Subdivision Ordinance Handbook, Section 3-2).
5. Revise Masterplan, proposed streets and lots do not match (as per Subdivision Ordinance Handbook, Chapter II).
6. Residential lots fronting a major collector.
7. Remove the median on cul-de-sacs.

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 plat of Village South Retail. The intent is commercial.

PL-059-2024

District I - Cm. Gilbert Gonzalez

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

Ken Dirksen, Dirksen 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 intended use (§24.77.1 - Land Development Code).
2. Coordinate with the Traffic Safety Department for driveway placement(s).
3. Verify Ejido Avenue's Right-of-Way (R.O.W.) width and label the width on the plat.
4. Remove Plat Note No. 2 as the current zone for this tract is AG (Agricultural District). Please note that this tract is currently undergoing the rezone process to B-1 (Limited Commercial District) (ZC-013-2024).
5. Remove the setback line from the sketch. It is noted in Plat Note No. 7.
6. Provide the plat name in the title block in the bottom left corner.
7. Ensure that the vicinity map is at a scale of 1"=1000' (§ 2-3.2(b)(1)(xi) - Subdivision Ordinance).
8. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
9. 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 are set forth herein as 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. CONSIDERATION OF THE FOLLOWING FINAL PLATS AND FINAL REPLATS:

Chm. Narvaez, requested a motion to hear Items 9A, 9B and 9C together.

Cm. Huang, made a motion to **hear** Items 9A, 9B, and 9C together.

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

Motion Carried Unanimously

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

PL-076-2024

District V - Cm. Ruben Gutierrez, Jr.

- B. Final consideration of the plat of Lot 14, Block 8, Alexander Commercial Subdivision, Phase 15. The intent is commercial.**

PL-075-2024

District V - Cm. Ruben Gutierrez, Jr.

- C. Final consideration of the plat of Santa Elena Subdivision, Phase II. The intent is residential.**

PL-078-2024

District II - Cm. Ricardo Rangel, Jr.

Chm. Narvaez, requested a motion of action for Items 9A, 9B and 9C.

Cm. Sada Paz made a motion to **approve** Items 9A, 9B, and 9C.

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

Motion Carried Unanimously

Luis Vazquez, Planning Staff, read in approved Items 9A, 9B, and 9C in for the record.

10. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:

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

Cm. Huang, made a motion to **hear** Items 10A, and 10B together.

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

Motion Carried Unanimously

- A. Consideration of Model Subdivision Rule Compliance of the plat of El Sendero Subdivision. The intent is residential.**

PL-077-2024

District I - Cm. Gilbert Gonzalez

B. Consideration of Model Subdivision Rule Compliance of the plat of Cuatro Vientos East, Wright Ranch Subdivision, Phase VIII. The intent is residential.

PL-083-2024

District I - Cm. Gilbert Gonzalez and District III - Cm. Melissa R. Cigarroa

Chm. Narvaez, requested a motion of action for Items 10A, and 10B.

Cm. Sada Paz made a motion to **approve** Items 10A, and 10B.

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

Motion Carried Unanimously

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

11. DISCUSSION AND POSSIBLE ACTION:

A. Discussion and possible action to change the time and venue of the regularly scheduled Planning and Zoning Commission meeting of February 15, 2024.

Vanessa Guerra, Interim Planning Director, informed the Commission that the next Planning and Zoning Commission Meeting, which was scheduled for February 15, 2024, needed to be changed due to the Youth Parade. Ms. Guerra suggested that the next meeting be held on Wednesday, February 14, 2024 at 12:00 p.m. at City Council Chambers. After a brief discussion, the Commission decided that the next Planning and Zoning Commission meeting be held on Thursday, February 15, 2024 at 12:00 p.m. at the Laredo Public Library.

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

Second:	Cm. Portillo
In Favor:	5
Opposed:	0
Abstained:	1 Cm. Huang

Motion Carried Unanimously

Vanessa Guerra, Interim Planning Director, informed the Commission about a business community Townhall Meeting that will be held on Tuesday, February 6, 2024 at 6:00 p.m.

at the Laredo Public Library and is open to the public.

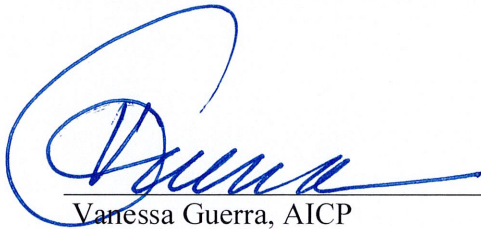
12. ADJOURNMENT

Chm. Narvaez requested a motion to adjourn the meeting at 6: 41 p.m.

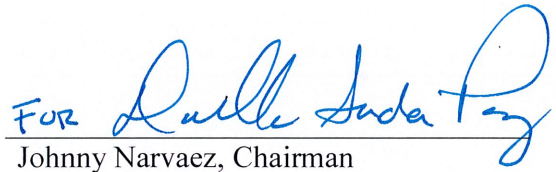
Cm. Huang made a motion to **adjourn** the meeting.

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

Motion Carried Unanimously



Vanessa Guerra, AICP
Interim Planning Director



FOR Quilla Sada T...
Johnny Narvaez, Chairman
Planning & Zoning Commission