

**CITY OF LAREDO**

**PLANNING AND ZONING COMMISSION**

**MINUTES OF THE PLANNING AND ZONING MEETING OF FEBRUARY 14, 2024**

The City of Laredo Planning and Zoning Commission convened in special session open to the public at 12:00 noon on Wednesday, February 14, 2024, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

**Present:** Daniela Sada Paz  
Rolando Cazares  
Manuel A. Rangel  
Gene Belmares (1<sup>st</sup> Meeting)  
Adolfo Martinez

**Absent:** Johnny Narvaez (Excused)  
Regina Portillo (Excused)  
Hector “Tito” Garcia (Excused)  
Council District II

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

**Others:** Miguel Gomez  
Wayne Nance  
Cristobal Rodriguez  
Ricardo Villarreal  
Andres Rubio  
Rodolfo Morales  
Maria de Los Angeles Meza  
Pedro Olvena  
Mario A. Orozco  
Santiago San Miguel, Jr.  
Martha Ortiz  
Vince Martinez

**1. CALL TO ORDER**

Vice-Chm. Sada Paz, Planning and Zoning Commission, called the meeting to order at 12:03 p.m.

**2. ROLL CALL**

Vanessa Guerra, Interim. Planning Director, called roll and confirmed a quorum has been met.

Vice-Chm. Sada Paz requested a motion to excuse Commissioners not present.

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

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

Motion Carried Unanimously

**3. PLEDGE OF ALLEGIANCE**

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

**A. Regular meeting of February 1, 2024**

Cm. Rangel made a motion to approve the minutes of February 1, 2024.

Second:	Cm. Cazares
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.

Miguel Gomez, Representative, requested for the item to be tabled in order for the new Council Member for District II to review it.

Cm. Martinez made a motion to **table** the item time.

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

Motion Carried Unanimously

- B. Amending the Zoning Ordinance of the City of Laredo by rezoning approximately 0.3007 acres, as further described by metes and bounds in attached Exhibit A, located north of Cielito Lindo Boulevard and west of Cuatro Vientos Road, from R-1MH (Single Family Manufactured Housing District) to R-1A (Single Family Reduced Area District).**

**ZC-024-2024**

**District I**

Staff **supports** the proposed zone change.

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

Wayne Nance, Porrás Engineering, informed the Commission that he is in favor of the item.

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

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

Motion Carried Unanimously

- C. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 1 and 2, Block 1, Lomas del Sur Subdivision, Unit 1, located at 2301 and 2319 Lomas del Sur Boulevard, from B-1 (Limited Business District) to B-4 (Highway Commercial District).**

**ZC-025-2024**

**District II**

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

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

Cristobal Rodriguez, Representative, informed the Commission that he is in favor of the item and gave a brief explanation.

Cm. Rangel made a motion to support staff recommendation and **deny** the item.

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

Motion Carried Unanimously

- D. Amending the Zoning Ordinance of the City of Laredo by rezoning Lot 26, Block 1, Cuatro Vientos Norte Subdivision, Phase III, located at 2620 Bexar Court, from R-1A (Single Family Reduced Area District) to R-2 (Multi-Family Residential District).**

**ZC-026-2024**

**District I**

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

Vanessa Guerra, Interim Planning Director, informed the Commission the Applicant requested the item to be tabled.

Cm. Belmares made a motion to **table** the item.

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

Motion Carried Unanimously

- E. Amending the Zoning Ordinance of the City of Laredo by authorizing the issuance of a Planned Unit Development for duplexes on Lot 26, Block 1, Cuatro Vientos Norte Subdivision, Phase III, located at 2620 Bexar Court, from R-1A (Single Family Reduced Area District) to R-2 P.U.D. (Multi-Family Residential District - Planned Unit Development).**

**ZC-027-2024**

**District I**

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

Vanessa Guerra, Interim Planning Director, informed the Commission the Applicant requested the item to be tabled.

Cm. Belmares made a motion to **table** the item.

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

Motion Carried Unanimously

- F. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 0.07 acre tract, 1.32 acre tract, and 2.00 acre tract, as further described by metes and bounds in attached Exhibit A, located south of FM 1472 Road and east of Minerales Annex Road, from AG (Agricultural District) to M-1 (Light Manufacturing District).**

**ZC-028-2024**

**District VII**

Staff **supports** the proposed zone change.

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

Ricardo Villarreal, Top Site Civil Group, informed the Commission that he is in favor of the item.

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

Second:	Cm. Rangel
In Favor:	4
Opposed:	0
Abstained:	1 Cm. Belmares

Motion Carried

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

**A. Preliminary consideration of the plat of San Andres Properties Subdivision. The intent is industrial.**

**PL-086-2024**

**District VII - Cm. Vanessa Perez & Extra-Territorial Jurisdiction (ETJ)**

Luis Vazquez, Planning Staff, provided a brief overview on the item.

Vice-Chm. Sada Paz informed the Commission that the Engineer of record submitted an e-mail, requesting to be excused for not attending the meeting and 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. A zone change will be required for the intended use (§24.77.1 - Land Development Code).
2. Provide release of lien, otherwise provide lien holders certificate on the face of the plat.
3. Secure plat approval from Webb County as a portion of this tract is in the Extra Territorial Jurisdiction (ETJ) of the City.
4. Coordinate with the City of Laredo Health Department for On-Site Sewage Facility (OSSF/Septic) certification on the face of the plat.
5. Access to FM 1472 is subject to review and approval by TX-DOT.
6. Correct the scale on the vicinity map to one inch equal to 2000 feet (§ 2-3.2(b)(1)(xi) - Subdivision Ordinance).
7. Provide reference to Lot 1, Block 1, Motorola Plat as recorded in Volume 13, Page 4 regarding Copper Mine Road.
8. Remove "Del Mar Boulevard" from the legal description.
9. Modify the Planning Director's name to reflect Vanessa Guerra, ACIP, as Interim Planning Director in the Attestment of Planning Commission Approval certificate block.
10. Modify the Chairman's name to reflect Juan M. Narvaez in the Planning Commission Approval certificate block.
11. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
12. All improvements as per Subdivision Ordinance (§ 3-1B - Subdivision Ordinance).

**Engineering:** No comments submitted.

**Fire:**

1. If entrance to property will not be located on FM 1472, Copper Mines Road must meet City of Laredo specifications on road width and surface materials for public and residential roads.
2. Fire Hydrants Required every 300ft for commercial development (Ordinance 2012-O-183, IFC 2012 Section 507.5.1, Where required. Fire Hydrants shall be required along public and private streets at every 300 feet for commercial development).

**Environmental:** No comments submitted.

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

**Traffic Safety:** No comments submitted.

**Parks & Leisure:**

1. Street trees and parking lot trees 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. Cazares
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

**B. Preliminary consideration of the plat of Terra Bona f Subdivision. The intent is commercial.**

**PL-087-2024**

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

Luis Vazquez, Planning Staff, provided a brief overview on the item.

Vice-Chm. Sada Paz informed the Commission that the Engineer of record submitted an e-mail, requesting to be excused for not attending the meeting and 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. Modify the Director's name to reflect Vanessa Guerra, ACIP, Interim Planning Director, in the Attestment of Planning Commission Approval certificate block.
2. Modify the Chairman's name to reflect Juan M. Narvaez in the Planning Commission Approval certificate block.
3. Coordinate with the Traffic Department for driveway placement(s).
4. Modify vicinity maps to 1"=2000' ((§ 2-3.2 (b)(xi) - Subdivision Ordinance).
5. Ensure that right-of-way width complies with the Future Thoroughfare Plan.
6. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
7. All improvements as per the Subdivision Ordinance (All improvements as per 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:**

1. Street trees and parking lot trees 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 approval.

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

Motion Carried Unanimously

**C. Preliminary consideration of the replat of Lot 1, Block 1, Las Aldeas Commercial, Phase I into Lots 1A & 1B, Block 1, Las Aldeas Commercial, Phase 1. The intent is commercial.**

**PL-090-2024**

**District I - Cm. Gilbert Gonzalez**

Luis Vazquez, Planning Staff, provided a brief overview on the item.

Andres Rubio, KCI Technologies, informed the Commission that he concurs with Staff comments.

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

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. Modify the Director's name to reflect Vanessa Guerra, AICP, Interim Planning Director, in the Attestment of Planning Commission Approval certificate block.
2. Modify the Chairman's name to reflect Juan M. Narvaez in the Planning Commission Approval certificate block.
3. Access to US Highway 83 is subject to review and approval by TX-DOT.
4. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
5. 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:**

1. Street trees and parking lot trees 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. Rangel
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

**8. CONSIDERATION OF THE FOLLOWING PRELIMINARY AND FINAL PLATS:**

- A. **Preliminary and final consideration of the replat of U.I.S.D. John B. Alexander High School Plat, Lot 1-A, Block 1, and a 12.49 AC and a 4.00 AC unplatted tracts, into U.I.S.D. John B. Alexander High School Lot 1-B, Block 1. The intent is institutional.**

**PL-089-2024**

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

Luis Vazquez, Planning Staff, provided a brief overview on the item.

Andres Rubio, KCI Technologies, informed the Commission that he concurs with Staff comments.

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

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

Motion Carried Unanimously

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

- A. Final reconsideration of the plat of Lot 1, Block 1, The Coves at Winfield Commercial, Unit 1. The intent is commercial. The purpose of this reconsideration is to add an off-site access, utility, & drainage easement.**

**PL-088-2024**

**District VI - Cm. Dr. David Tyler King**

Luis Vazquez, Planning Staff, provided a brief overview on the item.

Rodolfo Morales, Killam Development and Mesquite Engineering, informed the Commission that he concurs with Staff comments.

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

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

Motion Carried Unanimously

**10. CONSIDERATION OF AN EXTENSION TO THE FOLLOWING FINAL PLAT AND FINAL REPLATS:**

- A. Consideration of an extension to the final approval of the plat of El Sendero Subdivision. The intent is residential.**

**PL-091-2024**

**District I - Cm. Gilbert Gonzalez**

Luis Vazquez, Planning Staff, provided a brief overview on the item.

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

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

Motion Carried Unanimously

## **11. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:**

### **A. Consideration of Model Rule Subdivision Compliance of Lot 1, Block 1, 501 Imperial Manadas Subdivision into Northcrest Residential Subdivision. The intent is residential.**

**PL-084-2024**

#### **District VI - Cm. Dr. David Tyler King**

Luis Vazquez, Planning Staff, provided a brief overview on the item.

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

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

Motion Carried Unanimously

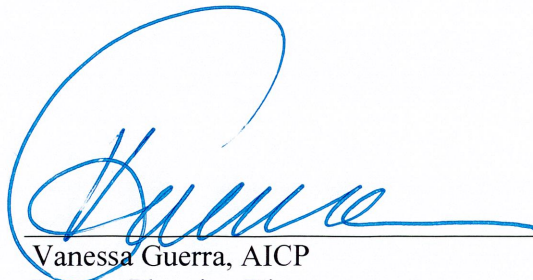
## **12. ADJOURNMENT**

Vice-Chm. Sada Paz requested a motion to adjourn the meeting at 6: 34 p.m.

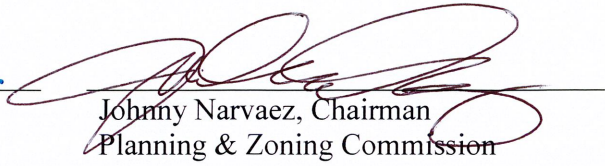
Cm. Belmares made a motion to **adjourn** the meeting.

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

Motion Carried Unanimously



Vanessa Guerra, AICP  
Interim Planning Director



Johnny Narvaez, Chairman  
Planning & Zoning Commission