

CITY OF LAREDO

PLANNING AND ZONING COMMISSION

MINUTES OF THE PLANNING AND ZONING MEETING OF APRIL 4, 2024

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, April 4, 2024, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

Present: Johnny Narvaez
Rolando Cazares
Cindy E. Cantu
Manuel A. Rangel
Hector “Tito” Garcia
Gene Belmares
Regina Portillo
Daniela Sada Paz (Arrived at 6:12 p.m.)
Adolfo Martinez

Absent: None

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

Others: Wayne Nance Jeff Puig
Judd Gilpin Oscar Castillo
Jorge Villarreal Rick Villarreal

1. CALL TO ORDER

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

2. ROLL CALL

Vanessa Guerra, Interim Planning Director, called roll and confirmed a quorum was present.

Cm. Garcia made a motion to excuse the Commissioner(s) not present.

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

Motion Carried Unanimously

3. PLEDGE OF ALLEGIANCE

4. CONSIDER APPROVAL OF MINUTES OF:

A. Regular meeting of March 21, 2024

Cm. Belmares made a motion to **approve** the minutes of March 21, 2024.

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

Motion Carried Unanimously

5. CITIZEN COMMENTS

None.

6. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:

A. Review of the revision to the Cuatro Vientos East Wright Ranch Subdivision Masterplan. The intent is residential and commercial. The purpose of this revision is to combine phases.

PL-120-2024

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

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

Wayne Nance, Porras Nance Engineering, informed the Commission that he concurred with Staff comment.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Coordinate with the Environmental Department to review of the existing pond located within the proposed Phase V.
2. Submit a masterplan in a geo-reference 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.
3. Identify all easements.

4. All improvements as per 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: No comments submitted.

Parks & Leisure:

1. Phase V will not be allowed to plat unless the park is dedicated first.

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

Motion Carried Unanimously

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

A. Preliminary consideration of the plat of Cuatro Vientos East Wright Ranch Subdivision, Phase V. The intent is residential.

PL-121-2024

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

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

Wayne Nance, Porras Nance Engineering, informed the Commission that he concurred 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. Coordinate with the Environmental Department for review of the existing pond located within the proposed Phase V and comply with the vegetative buffering requirements of the Land Development Code as a portion of the tract is impacted by a first order stream (§ 24-57 – Land Development Code).
2. Identify all easements.
3. All improvements as per the Subdivision Ordinance.

Engineering:

1. Engineer to provide how will they address wetland, stream order, and any other environmental sensitive areas during the one-stop shop review, and ensure compliance with all necessary requirements.

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: No comments submitted.

Parks & Leisure: No comments submitted.

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:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- B. Preliminary consideration of the replat of Lot 1, Lot 2, and Lot 3, Block 3 of Pinnacle Industry Center - FM 1472, Unit 13 into Lot 1A and Lot 2A, Block 3 of Pinnacle Industry Center - FM 1472, Unit 13. The intent is industrial.**

PL-111-2024

District VII - Cm. Vanessa Perez

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

Judd Gilpin, Gilpin Engineering, informed the Commission that he concurred 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. Provide a plat note indicating the purpose of replat (§ 2-3.2 3 & § 2-3.2 5 - Subdivision Ordinance).
2. Modify Planning Commission Approval to reflect Juan M. Narvaez, Jr. as Chairman.
3. Identify all easements.
4. All improvements as per the Subdivision Ordinance.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: 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. Rangel
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

Chm. Narvaez, requested a motion to hear Items 8A – 8G concurrently.

Cm. Rangel, made a motion to **hear** Items 8A – 8G concurrently.

Second:	Cm. Portillo
In Favor:	8

Opposed: 0
Abstained: 0

Motion Carried Unanimously

- A. Final consideration of the plat of Wisdom Industrial Park. The intent is industrial.**
PL-124-2024
District VII - Cm. Vanessa Perez
- B. Final consideration of the Aquero Subdivision, Phase V. The intent is residential.**
PL-122-2024
District VII - Cm. Vanessa Perez
- C. Final consideration of the plat of Lot 2 & 3, Block 1 Manadas Development, Phase 3. The intent is commercial.**
PL-126-2024
District VI - Cm. Dr. David Tyler King
- D. Final consideration of the replat of Lot 1, Block 7, San Isidro Northeast, Las Palmas Subdivision, Phase 2 into SKG SINE, Las Palmas Phase 2 Townhomes Subdivision (PUD). The intent is residential.**
PL-125-2024
District VI - Cm. Dr. David Tyler King
- E. Final consideration of the LCBB Plat. The intent is commercial.**
PL-123-2024
District III -Cm. Melissa R. Cigarroa
- F. Final consideration of the DG Cielito Lindo Subdivision. The intent is commercial.**
PL-118-2024
District I - Cm. Gilbert Gonzalez
- G. Final consideration of the plat of Village South Retail. The intent is commercial.**
PL-128-2024

District I - Cm. Gilbert Gonzalez

Chm. Narvaez, requested a motion to approve Items 8A – 8G.

Cm. Belmares, made a motion to **approve** Items 8A – 8G.

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

Motion Carried Unanimously

Luis Vazquez, Planning Staff, read into record the approved Items of 8A- 8G.

Cm. Sada Paz arrived at the meeting at 6:12 p.m.

9. CONSIDERATION OF AN EXTENSION TO THE FOLLOWING FINAL PLATS AND FINAL REPLATS:

- A. Consideration of an extension to the final approval of the Copper Creek Subdivision, Phase V. The intent is residential.**

PL-129-2024

District III - Cm. Melissa R. Cigarroa

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

Cm. Rangel, made a motion to **approve** the item

Second:	Cm. Portillo
In Favor:	9
Opposed:	0
Abstained:	0

Motion Carried Unanimously

10. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:

- A. Consideration of the Model Subdivision Rule Compliance for the replat of Lot 2A, Lot 3A, and Lot 4, Block 1, and Lot 3, Block 2, Altavista Subdivision into Escondido Twin Homes Subdivision. The intent is residential ("twinhomes").**

PL-127-2024

District V - Cm. Ruben Gutierrez, Jr.

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

Cm. Rangel, made a motion to approve the item

Second:	Cm. Sada Paz
In Favor:	9
Opposed:	0
Abstained:	0

Motion Carried Unanimously

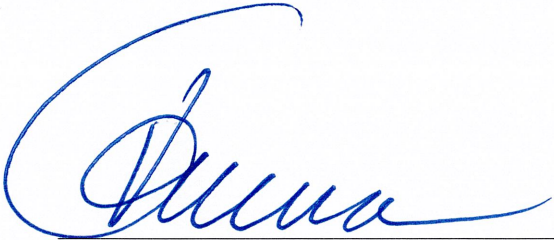
11. ADJOURNMENT

Chm. Narvaez requested a motion to adjourn the meeting at 6:42 p.m.

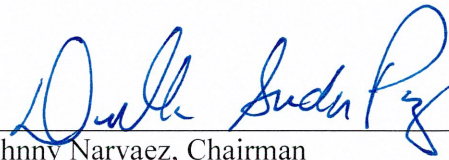
Cm. Garcia made a motion to adjourn the meeting.

Second:	Cm. Rangel
In Favor:	9
Opposed:	0
Abstained:	0

Motion Carried Unanimously



Vanessa Guerra, AICP
Interim Planning Director



Johnny Narvaez, Chairman
Planning & Zoning Commission