

**CITY OF LAREDO**

**PLANNING AND ZONING COMMISSION**

**MINUTES OF THE PLANNING AND ZONING MEETING OF APRIL 18, 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 18, 2024, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

**Present:** Johnny Narvaez  
Rolando Cazares  
Manuel A. Rangel  
Hector "Tito" Garcia  
Gene Belmares  
Regina Portillo  
Daniela Sada Paz

**Absent:** Cindy E. Cantu  
Adolfo Martinez

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

**Others:** Robert Castañeda, Jr.  
Cesar Martinez  
Dr. Mateo Reyes  
Ruben Ayala  
Adib Name  
Daniel Lopez  
Rick Solis  
Marco Solis  
Ramiro Ibarra  
Jorge Villarreal  
Aneas Castañeda  
Sergio Narvaez  
Daniel Gomez

**1. CALL TO ORDER**

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

**2. ROLL CALL**

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

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

Second:	Cm. Portillo
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

**3. PLEDGE OF ALLEGIANCE**

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

**A. Regular meeting of April 4, 2024**

Cm. Garcia made a motion to approve the minutes of April 4, 2024.

Second:	Cm. Portillo
In Favor:	7
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 authorizing the issuance of a Conditional Use Permit for a Bar on Lots 1 and 2, Block 3 Khaledi Heights Subdivision, Unit 3 and on Lot 3, Block 3, Khaledi Heights Subdivision, Unit 2, located at 3902, 3910, and 3920 East Del Mar Boulevard (respectively), suites 109, 110, and outdoor patio (ONLY).**

**ZC-036-2024**

**District VI**

**Staff's position:** Staff **does not support** the proposed conditional use permit.

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

Robert Castañeda, Jr., Cesar Martinez and Dr. Mateo Reyes, part of CMR Investment Group, informed the Commission that they were in favor of the item and gave a brief explanation of the Conditional Use Permit (CUP) request.

Ruben Ayala, representing United Independent School District, informed the Commission that they are in opposition of the item due to the safety and security of their students, especially the students from Alexander High School.

Cm. Garcia made a motion to close the public hearing, go against Staff recommendation, and **approve** the item, amending the conditions to allow music at restricted decimals as indicated in the local noise agreement.

Second:	Cm. Sada Paz
In Favor:	6
Opposed:	1 Cm. Portillo
Abstained:	0

Motion Carried

- B. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing a special use permit for a restaurant serving alcohol on Lot 1, Block 1, Winfield Commercial Subdivision, Phase 12 and 13, located at 3402 East Del Mar Boulevard, Suite 100 and 110 and outdoor patio only (4,131 square feet).**

**ZC-037-2024**

**District VI**

**Staff's position:** Staff **does not support** the proposed special use permit.

Deidre Garcia, Planning Staff, provided a brief overview on the item.

Adib Name and Daniel Lopez, informed the Commission that they were in favor of the item and gave a brief explanation of the Special Use Permit (SUP) request.

Cm. Garcia stepped out of the meeting at 6:38 p.m.

Cm. Garcia stepped back into the meeting at 6:39 p.m.

Cm. Portillo made a motion to close the public hearing, go against Staff recommendation, and

**approve** the item, amending the hours of operations from 11:00 a.m. to 1:00 a.m. on Thursdays, Fridays, and Saturdays, and from 11:00 a.m. to 11:00 p.m. on Sundays, Mondays, Tuesdays, and Wednesdays to allow music at restricted decimals as indicated in the local noise agreement.

Second:	Cm. Sada Paz
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Cm. Belmares stated that the school district was present and had no objections for the record.

**C. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing a special use permit for a restaurant serving alcohol on Lots 10, 11, and 12, Block 891, Eastern Division, located at 1618 and 1620 Chihuahua Street (3,399 square feet).**

Cm Casarez, stepped out of the meeting at 6:48 p.m.

**ZC-038-2024**

**District III**

**Staff's position:** Staff **does not support** the proposed special use permit.

Deidre Garcia, Planning Staff, provided a brief overview on the item.

Cm Casarez, stepped back into the meeting at 6:50 p.m.

Rick and Marco Solis, informed the Commission that they were in favor of the item and gave a brief explanation.

Cm. Sada Paz stepped out of the meeting at 6:54 p.m.

Cm. Rangel made a motion to close the public hearing, go against Staff recommendation, and **approve** the item, amending the conditions to allow music at restricted decimals as indicated in the local noise agreement.

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

Motion Carried Unanimously

Cm. Sada Paz stepped back into the meeting at 6:57 p.m.

Vanessa Guerra, Interim Planning Director, explained to the Commission that when conditions are amended for plat cases, the conditions are removed but when the conditions are amended for zone cases, the conditions remain and the amended recommendations are mentioned to the City Council for them to make the final decision.

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

**A. Preliminary consideration of the plat of the P.Y. Ranch Subdivision. The intent is residential.**

**PL-138-2024**

**District IV - Cm. Alberto Torres, Jr.**

Chm. Narvaez, informed the Commission that the Engineer requested the item be postponed time uncertain.

Cm. Portillo made a motion to **postpone** the item time uncertain.

Second:	Cm. Belmares
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

**B. Preliminary consideration of the replat of Lot 48, Block 2, San Isidro Northeast Subdivision, Phase 11 into Lot 48A and 48B, Block 2, San Isidro Northeast Subdivision, Phase 11. The intent is commercial.**

**PL-139-2024**

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

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

Ramiro Ibarra, Slay 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 shared driveway between lots 48A and 48B along International Boulevard.

2. Provide a plat note with X, Y coordinates for point of beginning and point of commencement.
3. Modify the Attestement of Planning Commission Approval signature block to reflect Vanessa Guerra, AICP as Interim Planning Director.
4. Provide details if lots will be used for multifamily and coordinate with utilities.
5. Identify all easements.
6. 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:**

1. Place a share access easement for the two lots on International (As per Subdivision Ordinance Handbook, Section 3-2).
2. Revise Masterplan (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 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:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

**C. Preliminary consideration of the plat of Lot 2, Block 1, Alexander Commercial Subdivision, Phase 13. The intent is commercial.**

**PL-135-2024**

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

Chm. Narvaez, informed the Commission that the Engineer requested the item be postponed time certain.

Cm. Sada Paz made a motion to postpone the item time certain.

Second:	Cm. Belmares
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

**D. Preliminary consideration of the plat of Los Presidentes East Subdivision, Phase 4. The intent is residential.**

**PL-144-2024**

**District III - Cm. Melissa R. Cigarroa**

Chm. Narvaez informed the Commission that the Engineer requested the item be postponed time certain.

Cm. Sada Paz made a motion to postpone the item time certain.

Second:	Cm. Belmares
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

**E. Preliminary consideration of the plat of Lago Del Valle Phase IX. The intent is residential.**

**PL-143-2024**

**District III - Cm. Melissa R. Cigarroa**

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

Jorge Villarreal, PEUA Consulting, 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. 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 layout/schematics, as prepared by Developer's engineer, shall be submitted to plan review.
2. Provide a plat note which limits the number of single family detached dwellings per lot in compliance with Section 24.80.4(I) of the Laredo Land Development Code (Model Rules for Subdivisions).
3. A zone change will be required for the intended use.
4. Provide correct plat name on the Planning Commission Approval Certificate to reflect Juan M. Narvaez, Jr. as Chairman.
5. Modify the Attestement of Planning Commission Approval signature block to reflect Vanessa Guerra, AICP as Interim Planning Director.
6. Identify all easements.
7. 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:**

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 II).
3. Streets shall be laid out so as to intersect at right angle (as per Subdivision Ordinance Handbook, Section 3-2 H).

**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:	7
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 – 8D together.

Cm. Rangel, made a motion to **hear** Items 8A – 8D together.

Second:	Cm. Garcia
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

**A. Final consideration of the plat of Palm Lake Subdivision, Phase 2. The intent is residential.**

**PL-140-2024**

**District VII - Cm. Vanessa Perez**

**B. Final consideration of the plat of Lot 3, Block 2, Alexander Commercial Subdivision, Phase 15. The intent is commercial.**

**PL-136-2024**

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

- C. Final consideration of the plat of Lot 1, Block 1, Alexander Commercial Subdivision, Phase 13. The intent is commercial.**

**PL-137-2024**

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

- D. Final consideration of the plat of IPB Boomtown. The intent is industrial/commercial.**

**PL-134-2024**

**District III - Cm. Melissa R. Cigarroa**

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

Cm. Rangel, made a motion to **approve** Items 8A – 8D.

Second:	Cm. Garcia
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Luis Vazquez, Planning Staff, read in approved Items 8A – 8D in for the record.

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

- A. Final reconsideration of the plat of SKG Colombia Industrial Park North. The intent is industrial. The purpose of this reconsideration is to change the street name from Sierra Madre Drive to Tesla Drive.**

**PL-141-2024**

**District VII - Cm. Vanessa Perez**

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

Second:	Cm. Garcia
In Favor:	7
Opposed:	0

P & Z Minutes of April 18, 2024

Abstained: 0

Motion Carried Unanimously

Luis Vazquez, Planning Staff, read in approved Item 9A for the record.

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

- A. Consideration of a 6-month extension to the final plat approval of Lago Del Valle Subdivision, Phase X. The intent is residential. The request is to extend the scheduled expiration date from June 16, 2024 to December 16, 2024.**

**PL-142-2024**

**District III - Cm. Melissa R. Cigarroa**

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

Second:	Cm. Rangel
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

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

- A. Consideration of Model Rule Subdivision Compliance for the plat of Los Presidentes East, Phase 3. The intent is residential.**

**PL-147-2024**

**District II - Cm. Ricardo Rangel, Jr.**

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

Second:	Cm. Sada Paz
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

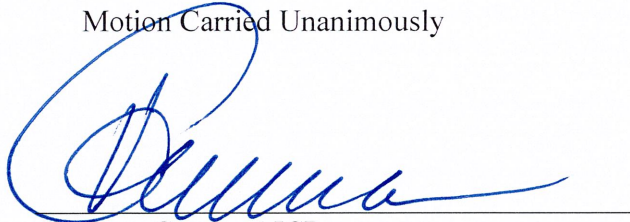
**12. ADJOURNMENT**

Chm. Narvaez requested a motion to adjourn the meeting at 7:10 p.m.

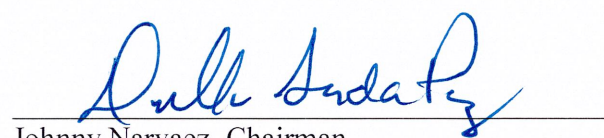
Cm. Garcia made a motion to adjourn the meeting.

Second:	Cm. Sada Paz
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously



Vanessa Guerra, AICP  
Interim Planning Director



Johnny Narvaez, Chairman  
Planning & Zoning Commission