

CITY OF LAREDO

PLANNING AND ZONING COMMISSION

MINUTES OF THE PLANNING AND ZONING MEETING OF MAY 2, 2024

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, May 2, 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
Daniela Sada Paz
Adolfo Martinez

Absent: Regina Portillo

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

Others: Kenneth Valls
Enrique Rangel
Wayne Nance
Victor Linares
Eddie Garza

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 was present.

Cm. Sada Paz made a motion to **excuse** the Commissioner not present.

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

Motion Carried Unanimously

3. PLEDGE OF ALLEGIANCE

4. CONSIDER APPROVAL OF MINUTES OF:

A. Regular meeting of April 18, 2024

Cm. Sada Paz made a motion to **approve** the minutes of April 18, 2024.

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

Motion Carried Unanimously

5. CITIZEN COMMENTS

None.

6. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE:

- A. Amending Section 24.65.0, of The Land Development Code by adding Sub-Section (b) titled "SCHOOLS AND PARKS," prohibiting the parking or storing of any commercial vehicle which exceeds one ton in manufacturer's gross vehicle weight rating or that has more than two axles within five-hundred (500) feet of any public or private elementary or secondary school, park, or public playground; providing that this ordinance shall be cumulative; providing a severability clause; providing for publication; and declaring an effective date.**

Cm. Belmares made a motion to **open** the public hearing.

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

Motion Carried Unanimously

Xavier Charles, City Attorney's Office, provided a brief overview of the item.

Cm. Garcia stepped out of the meeting at 6:10 p.m.

Kenneth Valls, UISD Representative, after reviewing the proposed ordinance, recommended to modify Section D of the ordinance and include "final recorded plat" for legal purposes.

Cm. Garcia stepped back into the meeting at 6:14 p.m.

Enrique Rangel, Asst. Super Intendent for UISD, spoke on the item and informed the Commission that they are in support of the ordinance.

Cm. Belmares made a motion to close the public hearing and recommended **approval** of the item, amending section D of the ordinance to reflect "final recorded plat".

Second:	Cm. Garcia
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 Lot 2, Block 1, Alexander Commercial Subdivision, Phase 13. The intent is commercial.

PL-135-2024

District V - Cm. Ruben Gutierrez, Jr.

B. 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

Cm. Narvaez, informed the Commission that items 7A and 7B were requested to be postponed time uncertain.

Cm Sada Paz, made a motion to **postpone** items 7A and 7B time uncertain.

Second:	Cm. Belmares
In Favor:	8

Opposed: 0
Abstained: 0

Motion Carried Unanimously

- C. **Preliminary consideration of the replat of the remainder of Tract 7, Las Blancas Subdivision, into Lots 7A, 7B, & 7C, Block 1, Las Blancas Subdivision, and the granting of a variance to allow a dead end street to exceed the 500-foot threshold, from 500-feet to 580 feet pursuant to §3-2 (J) - Subdivision Ordinance. The intent is industrial**

PL-150-2024

District III - Cm. Melissa R. Cigarroa

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

Wayne Nance, Porrás Nance Engineering, informed the Commission that he concurred with Staff comments.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Staff is not opposed to the variance however, engineer is to coordinate with the Traffic Department during the one-stop-shop process to incorporate traffic impact mitigation measures as needed.
2. If the variance is not granted, reconfigure East Royal Ct. as it exceeds the 500-foot threshold of a dead-end street (§ 3-2 (J) - Subdivision Ordinance).
3. Access to State Highway 359 subject to review and approval by TX-DOT.
4. Identify all easements.
5. All improvements as per the Subdivision Ordinance.

Engineering: No comments submitted.

Fire:

1. Fire Hydrants Required every 300ft 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: 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. Belmares
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

D. Preliminary consideration of the plat of Eleden Subdivision, Unit XXIV. The intent is residential.

PL-149-2024

District I - Cm. Gilbert Gonzalez

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. Belmares 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 the Developer's engineer, shall be submitted to plan review.
2. Modify the Attestment of Planning Commission Approval Certificate Block to reflect "Vanessa Guerra, AICP" as Interim Planning Director.
3. Identify all easements.
4. All improvements as per the Subdivision Ordinance.

Engineering: No comments submitted.

Fire:

1. Fire Hydrants Required every 500ft 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.

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. Sada Paz

In Favor: 8
Opposed: 0
Abstained: 0

Motion Carried Unanimously

8. REVIEW AND CONSIDERATION OF THE FOLLOWING VACATING PLATS:

- A. Consideration to vacate Pinnacle FM-1472 Billboard No. 2 Plat, as recorded on October 20, 2023, in Volume 41, Page 91 of the Webb County Plat Records.**

PL-146-2024

District VII - Cm. Vanessa Perez

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

Victor Linares, Sabio Engineering and Associates, informed the Commission that he concurred with Staff comments.

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

Second: Cm. Sada Paz
In Favor: 8
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 and 9B concurrently.

Cm. Garcia, made a motion to **hear** items 9A and 9B concurrently.

Second: Cm. Sada Paz
In Favor: 8
Opposed: 0
Abstained: 0

Motion Carried Unanimously

- A. Final 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-152-2024

District VII - Cm. Vanessa Perez

- B. Final consideration of the plat of Lot No B-3W Tanquecitos Partnership II Subdivision. The residential.**

PL-148-2024

Extra-Territorial Jurisdiction (ETJ)

Cm. Garcia, made a motion to **approve** items 9A and 9B.

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

Motion Carried Unanimously

Luis Vazquez, Planning Staff, read into record the approved items of 9A and 9B.

10. RECONSIDERATION OF THE FOLLOWING FINAL PLATS AND FINAL REPLATS:

- A. Final reconsideration of the plat of Port Grande Subdivision, Phase 2, Unit 2. The intent is industrial. The purpose of this reconsideration is to shift the northern boundary line of Lot 1, Block 3 and add an off-site utility easement.**

PL-145-2024

District VI - Cm. Dr. David Tyler King.

Cm. Sada Paz, made a motion to **approve** item.

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

Motion Carried Unanimously

11. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:

- A. Consideration of Model Rule Subdivision Compliance for the plat of Eleden Subdivision, Unit XXII. The intent is residential.**

PL-151-2024

District I - Gilbert Gonzalez

Cm. Martinez, made a motion to **approve** item.

Second: Cm. Sada Paz
In Favor: 8
Opposed: 0
Abstained: 0

Motion Carried Unanimously

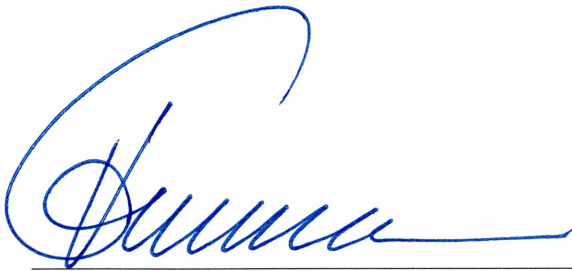
12. ADJOURNMENT

Chm. Narvaez requested a motion to adjourn the meeting at 7:33 p.m.

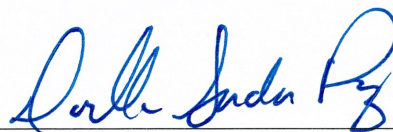
Cm. Garcia made a motion to **adjourn** the meeting.

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

Motion Carried Unanimously



Vanessa Guerra, AICP
Interim Planning Director



Johnny Narvaez, Chairman
Planning & Zoning Commission