

CITY OF LAREDO

PLANNING AND ZONING COMMISSION

MINUTES OF THE PLANNING AND ZONING MEETING OF MAY 16, 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 16, 2024, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

Present: Daniela Sada Paz
Rolando Cazares
Cindy E. Cantu (Arrived at 6:04 p.m.)
Manuel A. Rangel
Hector "Tito" Garcia
Gene Belmares (Arrived at 6:05 p.m.)
Regina Portillo

Absent: Johnny Narvaez (Excused)
Adolfo Martinez (Excused)

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

Others: Fred Guerra
Christian Contreras
Cerefino Garza, Jr.
Maribel Garcia
Hugo Seca
Jose San Miguel
Ricardo Ramos
Edward Ochoa
Tim Brooks
Orlando Navarro
Gilbert Gonzalez
Miguel Jimenez

1. CALL TO ORDER

Vice-Chair Sada Paz, 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.

Commissioner Garcia made a motion to excuse the Commissioners not present.

Second: Commissioner Rangel
In Favor: 5
Opposed: 0
Abstained: 0

Motion Carried Unanimously

3. PLEDGE OF ALLEGIANCE

4. CONSIDER APPROVAL OF MINUTES OF:

A. Regular meeting of May 2, 2024

Commissioner Garcia made a motion to **approve** the minutes of May 2, 2024.

Second: Commissioner Rangel
In Favor: 5
Opposed: 0
Abstained: 0

Motion Carried Unanimously

Commissioner Garcia, made a motion to **move** item 8A forward.

Second: Commissioner Cazares
In Favor: 5
Opposed: 0
Abstained: 0

Motion Carried Unanimously

8. RECONSIDERATION OF THE FOLLOWING PRELIMINARY PLATS AND PRELIMINARY REPLATS:

- A. Preliminary reconsideration of the replat of Block 1713, Parts of Lots 1, 7, & 8, Block 1782, E.D. and New York Avenue (Chacon St. - Piedra China St.) into Three Points Village Subdivision. The intent is residential. The purpose of this reconsideration is to place front of lot utilities (§ 3-2.B.2 of the Subdivision Ordinance).**

PL-154-2024

District II – Council Member Ricardo “Richie” Rangel, Jr.

Fred Guerra, Guerra Engineering, informed the Commission that he concurred with Staff comments.

Commissioner Cantu arrived to the meeting at 6:04 p.m.

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

Commissioner Belmares arrived to the meeting at 6:05 p.m.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Add the Planning Commission Approval certificate block with Juan M. Narvaez, Jr. as Chairman.
2. Correct the Attestment of Planning Commission Approval certificate block to reflect Vanessa Guerra, AICP as Interim Planning Director.
3. Provide 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 Subdivision Rules).
4. The developer has submitted a written notice of intention to place front of lot utilities. The front of lot utility layout/schematics, as prepared by Developer's engineer, shall be submitted to plan review as per Section 3-2.B.2 of the Subdivision Ordinance.
5. Identify all easements.
6. 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: No comments submitted.

Parks & Leisure:

1. Please post park improvement fees.

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:	Commissioner 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 a special use permit for a Tobacco Shop (E-Cigarette Sales) on the south 2/3 of Lots 11 and 12, Block 204, Eastern Division and approximately 2,572.12 square feet tract of land, as further described by metes and bounds in attached Exhibit A, located at 1516 South US Highway 83, Suite C (528 square feet).**

ZC-034-2024

District II

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

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

Second:	Commissioner Rangel
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

Christian Contreras, informed the Commission that he was in favor of the item and gave a brief explanation of the business.

Commissioner Belmares made a motion to close the public hearing, and **postpone** the item.

Second:	Commissioner Garcia
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- B. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Conditional Use Permit for Building Material Sales (Cabinet and Countertop Shop Manufacturing) with Outside Storage (Accessory Use) on Lots 2 and 3, Commerce Plaza Development, Unit 1, located at 1602 and 1702 Commerce Drive.**

ZC-035-2024

District V

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

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

Cerefino Garza, Jr., informed the Commission that he was in favor of the item and gave a brief background of the business.

Commissioner Belmares made a motion to close the public hearing, **postpone** the item time certain.

Second:	Commissioner Garcia
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Vanessa Guerra, Interim Planning Director, informed the Commission that the Applicant for item 6A, had a chance to review the conditions and has agreed to all of them.

Commissioner Garcia made a motion to **reconsider** item 6A.

Second:	Commissioner Portillo
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- A. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing a special use permit for a Tobacco Shop (E-Cigarette Sales) on the south 2/3 of Lots 11 and 12, Block 204, Eastern**

Division and approximately 2,572.12 square feet tract of land, as further described by metes and bounds in attached Exhibit A, located at 1516 South US Highway 83, Suite C (528 square feet).

ZC-034-2024

District II

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

Christian Contreras, informed the Commission that he concurred with all the conditions.

Commissioner Portillo made a motion to close the public hearing, go against staff recommendation and **approve** the item.

Second:	Commissioner Cantu
In Favor:	6
Opposed:	1 Commissioner Rangel
Abstained:	0

Motion Carried

- C. **Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Special Use Permit for a restaurant serving alcohol on Lots 1 and 2, Block 3 Khaledi Heights Subdivision, Unit 3 and Lot 3, Block 3, Khaledi Heights Subdivision, Unit 2, located at 3902, 3910, and 3920 East Del Mar Boulevard (respectively), Suites 101, 102, and outdoor patio only (4,758 square feet).**

ZC-039-2024

District VI

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

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

Maribel Garcia, informed the Commission that she was in support of the item and gave a brief explanation.

Commissioner Portillo made a motion to close the public hearing, go against Staff recommendation, and **approve** the item.

Second:	Commissioner Belmares
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- D. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 3.7479 acres, as further described by metes and bounds in attached Exhibit A, located south of East Ash Street and east of North Smith Avenue, from AG (Agricultural District) to R-1 (Single Family Residential District).**

ZC-041-2024

District IV

Staff's position: Staff supports the proposed zone change.

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

Hugo Seca, informed the Commission that he was in support of the item.

Commissioner Belmares made a motion to close the public hearing, support Staff recommendation, and approve the item.

Second:	Commissioner Portillo
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- E. Amending the Zoning Ordinance of the City of Laredo by rezoning Lots 1 and 2, Block 201, Eastern Division, located at 1520 South Malinche Avenue, from B-1 (Limited Business District) to B-3 (Community Business District).**

ZC-043-2024

District II

Staff's position: Staff supports the proposed zone change.

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

Jose San Miguel, Owner, informed the Commission that he was in support of the item and gave a brief explanation.

Commissioner Belmares made a motion to close the public hearing, support Staff recommendation, and approve the item.

Second:	Commissioner Garcia
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- F. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 8, Block 1431, Eastern Division, located at 1408 South Milmo Avenue, from B-3 (Community Business District) to R-3 (Mixed Residential District).**

ZC-045-2024

District III

Staff's position: Staff supports the proposed zone change.

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

Commissioner Belmares made a motion to close the public hearing, support Staff recommendation, and approve the item.

Second:	Commissioner Rangel
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- G. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Special Use Permit for a restaurant serving alcohol on Lot 1, Block 1, Jacaman Ranch Subdivision, Unit IV, located at 1701 Jacaman Road, Suite RB1 and outdoor patio only (2,350 square feet).**

ZC-046-2024

District V

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

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

Maribel Garcia, informed the Commission that she was in support of the item and gave a brief explanation.

Commissioner Rangel stepped out of the meeting at 7:00 p.m.

Commissioner Rangel stepped back into the meeting at 7:02 p.m.

Commissioner Belmares made a motion to close the public hearing, go against Staff recommendation to approve the item subject to meeting the parking requirements that are outlined in the Laredo Land Development Code by providing documentation of a parking lease agreement, located south of the site, prior to the City Council Meeting.

Second: Commissioner Garcia
In Favor: 7
Opposed: 0
Abstained: 0

Motion Carried Unanimously

- H. 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, San Isidro/McPherson No. 1 Subdivision, located at 9902 McPherson Road, Suites 14 and 15.**

ZC-047-2024

District VI

Staff's position: Staff supports the proposed special use permit.

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

Ricardo Ramos, Owner, informed the Commission that he was in support of the item and was available to answer questions.

Commissioner Garcia made a motion to close the public hearing and support Staff recommendation to approve the item subject to the conditions indicated in the staff report.

Second: Commissioner Portillo
In Favor: 7
Opposed: 0
Abstained: 0

Motion Carried Unanimously

- I. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 2.86 acres and 1.84 acres, as further described by metes and bounds in attached Exhibit A, located at 8301 and 8311 San Dario Avenue from B-3 (Community Business District) to B-4 (Highway Commercial District).**

ZC-048-2024

District VII

Staff's position: Staff supports the proposed zone change.

Commissioner Garcia left the meeting at 7:17 p.m.

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

Edward Ochoa, KCI Technologies, informed the Commission that he was in support of the item and was available to answer questions.

Commissioner Belmares made a motion to close the public hearing, support Staff recommendation, and **approve** the item.

Second:	Commissioner Rangel
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- J. Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning of M-1 (Light Manufacturing District) on a tract of land totaling 25.00 acres, more or less, as described by metes and bounds in the attached Exhibit "A", and known as Annexation Tract 1 (Laredo Readiness Center Tract) located east of FM 1472 and north of Pinto Valle Drive.**

AN-001-2024

District VII – Councilmember Vanessa Perez

Staff's position: Staff **support** the proposed annexation and proposed initial zoning.

Rafael Vidaurri, Planning Staff, provided a brief overview of the item.

Tim Brooks, Texas Military Department, Project Manager, informed the Commission that he speaks in favor of the item and is available to answer questions.

Commissioner Belmares made a motion to close the public hearing, support Staff recommendation, and **approve** the proposed annexation and proposed initial zoning.

Second:	Commissioner Rangel
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- K. Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning of M-1 (Light Manufacturing District) on a tract of land totaling 477.8249 acres, more or less, as described by metes and bounds in the attached Exhibit "A", and known as Annexation Tract 2 (Killam Charco Industrial Tract) located north of Union Pacific Boulevard and west of International Boulevard.**

AN-002-2024

District VI – Councilmember David Tyler King

P & Z Minutes of May 16, 2024

Staff's position: Staff **supports** the proposed annexation, but **does not support** the proposed initial zoning of M-1 for the entire 477.8249 acre tract.

Rafael Vidaurri, Planning Staff, provided a brief overview of the item and provided details regarding staff's position regarding the proposed zoning. Staff supports a B-3 zoning designation for an area being a one thousand (1,000) foot buffer along the eastern edge of the tract as it abuts the western edge of the United High School Main Campus, United High School 9th Grade Campus, and the proposed Killam Charco Elementary School. Furthermore, staff supports an R-1 Zoning designation for an area being a one thousand (1,000) foot buffer along the northern and eastern edge of the tract as it abuts the northern edge of the proposed Killam-Charco Elementary School and the western edge of the International Boulevard Extension.

Orlando Navarro, informed the Commission that he was in support of the item and gave a brief presentation.

Hugo Seca, informed the Commission that he was in support of the item and was available to answer questions.

Commissioner Portillo made a motion to close the public hearing, and partially support staff's recommendation, and **approve** the proposed annexation, and deny the proposed initial zoning of M-1 for the entire tract, but recommend a B-3 zoning designation for an area being a 750 foot buffer along the eastern edge of the tract as it abuts the western edge of the United High School Main Campus, United High School 9th Grade Campus, and the proposed Killam Charco Elementary School and an R-1 Zoning designation for an area being a 750 foot buffer along the northern and eastern edge of the tract as it abuts the northern edge of the proposed Killam-Charco Elementary School and the western edge of the International Boulevard Extension.

Second:	Commissioner Belmares
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- L. Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning of M-1 (Light Manufacturing District) on a tract of land totaling 10.40 acres, more or less, as described by metes and bounds in the attached Exhibit "A", and known as Annexation Tract 3 (Terraval Tract) located north of FM 1472 and south of Pinto Valle Drive.**

AN-003-2024

District VII - Councilmember Vanessa Perez

Staff's position: Staff **support** the proposed annexation and proposed initial zoning.

Rafael Vidaurri, Planning Staff, provided a brief overview of the item.

Gilberto Gonzalez, Terra South Engineering, informed the Commission that he was in support of the item and was available to answer questions.

Commissioner Belmares made a motion to close the public hearing, support Staff recommendation, and **approve** the proposed annexation and proposed initial zoning.

Second:	Commissioner Portillo
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- M. Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning of M-1 (Light Manufacturing District) on a tract of land totaling 9.983 acres, more or less, as described by metes and bounds in the attached Exhibit "A", and known as Annexation Tract 4 (Cabello Recovery Tract) located north of State Highway 359 and east of Camino Nuevo Road.**

AN-004-2024

District III - Councilmember Melissa R. Cigarroa

Staff's position: Staff **support** the proposed annexation and proposed initial zoning.

Rafael Vidaurri, Planning Staff, provided a brief overview of the item.

Miguel Jimenez, Howland Engineering, informed the Commission that he was in support of the item and was available to answer questions.

Commissioner Belmares made a motion to close the public hearing, support Staff recommendation, and **approve** the proposed annexation and proposed initial zoning.

Second:	Commissioner Portillo
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

- A. Preliminary consideration of the Cuatro Vientos East, Wright Ranch Subdivision, Park Plat. The intent is open space and drainage easement.**

PL-155-2024

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

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

Vice-Chair Sada Paz, informed the Commission that the Engineer of record, Wayne Nance of Porras Nance Engineering, had provided written communication he would not be attending the meeting but concurred with Staff comments.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Comply with the vegetative buffering requirements of the Land Development Code as this tract is impacted by a first order stream (§ 24-57 – Land Development Code). Contact the Environmental Department for coordination.
2. Conform to Section 24-56 of the Laredo Land Development Code (Parkland Dedication Requirements).
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. Please provide parkland as soon as possible.

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: Commissioner Cazares
In Favor: 6
Opposed: 0
Abstained: 0

Motion Carried Unanimously

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

Vice-Chair Sada Paz, requested a motion to hear Items 9A – 9C together.

Commissioner Rangel, made a motion to **hear** Items 9A – 9C together.

Second: Commissioner Belmares
In Favor: 6
Opposed: 0
Abstained: 0

Motion Carried Unanimously

- A. Final consideration of the plat of the National Guard Readiness Center at Laredo Subdivision. The intent is armory.**

PL-157-2024

Extra-Territorial Jurisdiction (ETJ)

- B. Final consideration of the plat of Port Laredo Industrial Park, Unit I, Block 2. The intent is industrial.**

PL-156-2024

District VI - Commissioner Dr. David Tyler King

- C. Final consideration of Killam - E. Saunders St. Billboard No. 6 Plat. The intent is commercial (Billboard).**

PL-153-2024

District IV - Commissioner Alberto Torres, Jr.

Luis Vazquez, Planning Staff, read in Items 9A – 9C in for the record.

Vice-Chair Sada Paz, requested a motion to approve Items 9A – 9C.

Commissioner Belmares, made a motion to **approve** Items 9A – 9C.

Second:	Commissioner Rangel
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

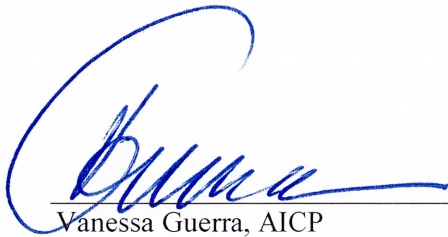
10. ADJOURNMENT

Vice-Chair Sada Paz requested a motion to adjourn the meeting at 7:56 p.m.

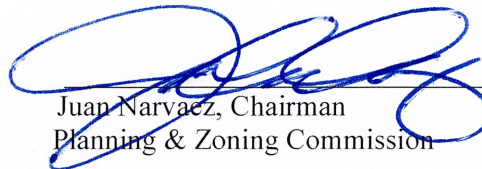
Commissioner Cantu made a motion to **adjourn** the meeting.

Second:	Commissioner Portillo
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously



Vanessa Guerra, AICP
Interim Planning Director



Juan Narvaez, Chairman
Planning & Zoning Commission