

**CITY OF LAREDO
PLANNING AND ZONING COMMISSION**

MEETING MINUTES OF JUNE 20, 2024

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, June 20, 2024, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

COMMISSIONERS PRESENT:

Johnny Narvaez, Chair
Daniela Sada Paz, Vice Chair
Rolando Cazares
Cindy E. Cantu
Manuel A. Rangel
Gene Belmares
Regina Portillo
Adolfo Martinez

COMMISSIONERS EXCUSED:

Hector "Tito" Garcia

STAFF PRESENT:

Vanessa Guerra, Interim Planning Director
Rafael Vidaurri, Planner
Amanda Pruneda, Planner
Deidre Garcia, Planner
Laura Garza, Planner
Luis Vazquez, Planner
Xavier Charles, Assistant City Attorney
Ruben Dominguez, Fire Department
Elizabeth Carrera, Parks Department
Roland Lozano, Acting Building Official

OTHERS PRESENT:

Keith Franklin	
Wasfi Alkanaani	Mike Barron
Michael V. Galo	Mike K.
Emmanuel Ledezma	Blas Martinez
Nathan Bratton	Paula Herrera
Jonathan Vazquez	Oscar Palacios
Gloria Tellez	Rosa Garza
Luis Reyes	Rebecca Geissler
Roque Godines	Rogelio Hinojosa
Jaime L. Ramirez	

1. CALL TO ORDER

Chair 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.

Chair Narvaez requested a motion to excuse Commissioner Garcia.

MOTION: Commissioner Rangel made a motion to excuse Commissioner Garcia.

Second:	Commissioner 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 June 6, 2024

MOTION: Commissioner Belmares made a motion to postpone the Minutes of June 6, 2024.

Second:	Commissioner Rangel
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

5. CITIZEN COMMENTS

None.

6. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE:

MOTION: Commissioner Belmares made a motion to open the public hearing.

Second:	Commissioner Rangel
In Favor:	8

Opposed: 0
Abstained: 0

Motion Carried Unanimously

- A. Public hearing on the amendment of the City of Laredo Land Development Code, Article IV, in order to amend Section 24-62.1(b), entitled Specific Use Zoning Overlay Districts, by adding the Clark Boulevard Overlay District, and adding new Section 24.75, entitled Clark Boulevard Overlay District (CK), to provide performance standards associated with proposed district, and amending the City of Laredo Zoning Ordinance (Map) to identify only those properties located abutting Clark Boulevard, between North Seymour Avenue, and North Ejido Avenue as the Clark Boulevard Overlay District.**

OA-001-2024

District IV

Laura Garza, Planner, provided a brief overview on the item.

Keith Franklin spoke on behalf of Dr. Michael Galo and Louis Lavaude and provided a brief explanation about their opposition to the item. Subsequently, Michael V. Galo, Nathan Bratton, Gloria Tellez, Roque Godines, Mike Barron, Blas Martinez, and Oscar Palacios also informed the Commission of their opposition to the item and provided a brief explanation.

Chair Narvaez confined the discussion to the Commission.

MOTION: Vice Chair Sada Paz made a motion to close the public hearing, and **deny** the item.

Second: Commissioner Rangel
In Favor: 7
Opposed: 0
Abstained: 1 Commissioner Martinez

Motion Carried

- B. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1-A, Block 936, Eastern Division, located at 1701 East O' Kane Street, from R-1 (Single Family Residential District) to R-2 (Multi - Family Residential District).**

ZC-050-2024

District IV

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

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

Commissioner Cantu stepped out of the meeting at 6:46 p.m.

MOTION: Commissioner Belmares made a motion to postpone the item time certain.

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

Motion Carried Unanimously

Commissioner Cantu rejoined the meeting at 6:46 p.m.

- C. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 1 and 2, Block 88, Eastern Division, save and except a 0.0255 acre (1,110 square feet) tract of land, as further described by metes and bounds in attached Exhibit A, located at 103 Guadalupe Street and 1213 Monterrey Avenue, from B-3 (Community Business District) to M-1 (Light Manufacturing District).**

ZC-051-2024

District VIII

Staff Recommendation: Staff does not support the proposed zone change.

Deidre Garcia, Planner, provided a brief overview on the item.

Rebecca Geissler, Applicant, addressed the Commission regarding her pursuit of a zone change rather than a Conditional Use Permit (CUP). Ms. Geissler also indicated that the physical address of 1213 Monterrey Avenue was improperly referenced as her physical address is 103 Guadalupe Street.

Xavier Charles, Assistant City Attorney, informed the Commission that this item presented a noticing issue as the property's physical address was noticed with the address of 1213 Monterrey Avenue. Mr. Charles recommended the Commission to revisited the item at a later date so that it can be properly noticed.

MOTION: Commissioner Belmares made a motion to postpone the item.

Second:	Vice Chair Sada Paz
In Favor:	8
Opposed:	0

Abstained: 0

Motion Carried Unanimously

D. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing a Conditional Use Permit for Outside Storage on Lot 2, Block 1, DCAF Mines Road Plat, located at 16105 FM 1472.

ZC-052-2024

District VII

Staff Recommendation: Staff supports the proposed zone change.

Deidre Garcia, Planner, provided a brief overview on the item.

Wasfi Alkanaani, Applicant, informed the Commission of his support to the item and provided a brief explanation.

Roland Lozano, Acting Building Official, provided clarification to the Commission and Mr. Alkanaani that the property required a shared access with the neighboring landowners to be built prior to issuing permits.

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

Second:	Vice Chair Sada Paz
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

E. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing a Special Use Permit for a restaurant serving alcohol on Lots 1, 2, 3, 4, 5, and 6, Block 473, Western Division, located at 800 Garden Street.

ZC-053-2024

District VIII

Staff Recommendation: Staff supports the proposed zone change.

Laura Garza, Planner, provided a brief overview on the item.

MOTION: Vice Chair Sada Paz made a motion to close the public hearing, support Staff

recommendation, and **approve** the item.

Second:	Commissioner Portillo
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

F. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing a Special Use Permit for Storage and Handling of Hazardous Materials on Lot 4, Block 6, International Commerce Center, Unit 1, located at 1022 Black Diamond Street.

ZC-054-2024

District VII

Staff Recommendation: Staff **supports** the proposed zone change.

Deidre Garcia, Planner, provided a brief overview on the item.

Emmanuel Ledezma, Representative, informed the Commission of his support to the item and provided a brief explanation.

Chief Ruben Dominguez, Fire Department, provided clarification on the process of reviewing and approving fuel transfer operations to the Commission.

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

Second:	Vice Chair Sada Paz
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

G. A Public Hearing on an ordinance imposing a moratorium on applications and plans for development, permits, plats, rezonings and site plans for car wash businesses within the corporate city limits of Laredo, Texas.

Staff Recommendation: Staff **supports** the proposed ordinance.

Xavier Charles, Assistant City Attorney, informed the Commission that the item was only for public hearing to allow citizens to comment on the pending moratorium. It did not require the Commission's recommendation.

MOTION: Commissioner Belmares made a motion to close the public hearing.

Second:	Commissioner Rangel
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 replat of Lots 5 & 6 and East 50' of Lot 7, Block 813 Eastern Division into Lot 5A & 7A, Block 813 Eastern Division. The intent is residential.**

PL-176-2024

District II - Councilmember Ricardo Richie Rangel, Jr.

Amanda Pruneda, Planner, provided a brief overview of the item.

Jonathan Vazquez, Sabio Engineering, informed the Commission that he concurred with Staff comments.

MOTION: Vice Chair Sada Paz made a motion to approve the item subject to Staff comments.

Second:	Commissioner Rangel
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

STAFF COMMENTS:

Planning:

1. Coordinate with the Real Estate Division to determine if an encroachment agreement is needed, and include the volume and page number of agreement on the plat, prior to recordation.
2. Include a plat note stating that no addition or expansion of the structure shall be permitted within the public right-of-way and the structure shall be maintained in good repair.
3. Remove the setback requirement table as it is already covered in plat note No. 7.
4. Provide the square feet of each lot in the summary table.

5. Provide a corner clip.
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: 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.

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

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

PL-174-2024

District I – Councilmember Gilbert Gonzalez & District III – Councilmember Melissa R. Cigarroa

MOTION: Commissioner Cazares made a motion to **approve** the item.

Second:	Commissioner Belmares
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

9. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:

- A. Consideration of Model Subdivision Rule Compliance of the plat of Lot No. B-3W Tanquecitos Partnership II Subdivision. The intent is residential.**

PL-175-2024

Extra-Territorial Jurisdiction (ETJ)

MOTION: Commissioner Cantu made a motion to approve the item.

Second:	Commissioner Cazares
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

10. DISCUSSION AND POSSIBLE ACTION:

A. Discussion and possible action to change the date, time, and venue of the regularly scheduled Planning and Zoning Commission Meeting of July 4, 2024, due to the Independence Day Holiday.

Rafael Vidaurri, Planner, suggested to the Commission that the meeting can be moved to Wednesday, July 3rd, 2024 at 12:00 p.m. (noon) or 6:00 p.m.

MOTION: Commissioner Belmares made a motion to move the meeting to Wednesday, July 3rd, 2024 at 6:00 p.m.

Second:	Vice Chair Sada Paz
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

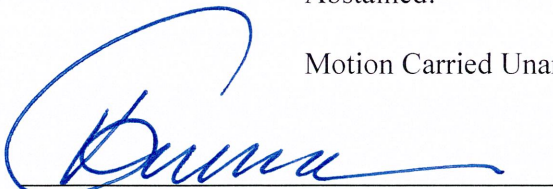
B. ADJOURNMENT

Chair Narvaez requested a motion to adjourn the meeting at 6:24 p.m.

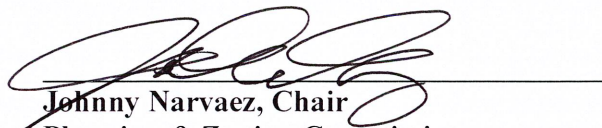
MOTION: Vice Chair Sada Paz made a motion to adjourn the meeting at 6:24 p.m.

Second:	Commissioner Cantu
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously



Vanessa Guerra, AICP
Interim Planning Director



Johnny Narvaez, Chair
Planning & Zoning Commission