

**CITY OF LAREDO
PLANNING AND ZONING COMMISSION**

MEETING MINUTES OF JULY 3, 2024

The City of Laredo Planning and Zoning Commission convened in special session open to the public at 6:00 p.m. on Wednesday, July 3, 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 (Arrived at 6:02 p.m.)
Rolando Cazares
Manuel A. Rangel
Hector “Tito” Garcia
Gene Belmares

COMMISSIONERS EXCUSED:

Cindy E. Cantu
Regina Portillo
Adolfo Martinez

STAFF PRESENT:

Vanessa Guerra, Interim Planning Director
Rafael Vidaurri, Planner
Deidre Garcia, Planner
Luis Vazquez, Planner
Joaquin Rodriguez, Assistant City Attorney
Ruben Dominguez, Fire Department
Elizabeth Carrera, Parks Department

OTHERS PRESENT:

Keith Franklin
Rebecca Geissler
Melissa Sepulveda
Rosa Garza
Frank Estrada

1. CALL TO ORDER

Chair 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.

Chair Narvaez requested a motion to excuse Commissioners not present.

MOTION: Commissioner Belmares made a motion to excuse the Commissioners not present.

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

Motion Carried Unanimously

3. PLEDGE OF ALLEGIANCE

Commissioner Sada Paz arrived to the meeting at 6:02 p.m.

4. CONSIDER APPROVAL OF MINUTES OF:

A. Regular meeting of June 20, 2024

B. Regular meeting of June 6, 2024

MOTION: Commissioner Rangel made a motion to **approve** the Minutes of June 20, 2024 and June 6, 2024.

Second: Commissioner Cazares
In Favor: 6
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 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 be postponed.

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

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

Motion Carried Unanimously

Keith Franklin, Attorney, spoke on behalf of Louis Lavaude and Dr. Michael Galo, informing the Commission of their opposition to the item.

- B. 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 101 and 103 Guadalupe Street, 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 from B-3 to an M-1, rather than a Conditional Use Permit (CUP).

Resident Melissa Sepulveda and Rosa Garza voiced their opposition to the zone change and gave a brief explanation. They expressed their concern about the potential increase of tractor-trailer traffic, property values, and poor air quality that could negatively impacted residents in the area.

Commissioner Belmares clarified that a Conditional Use Permit (CUP) would permit the proposed use of salsa manufacturing, bottling, and distribution.

MOTION: Commissioner Belmares made a motion to support Staff recommendation and **deny** the item.

Second: Vice Chair Sada Paz
In Favor: 6
Opposed: 0
Abstained: 0

Motion Carried Unanimously

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

A. Preliminary reconsideration of the plat of Phoenix Village Subdivision, Phase XIII. The intent is residential. The purpose of this reconsideration is to reconfigure lots and acreage.

PL-178-2024

District III - Councilmember Melissa R. Cigarroa

Luis Vazquez, Planner, provided a brief overview of the item.

Frank Estrada, Sherfey Engineering, informed the Commission that he concurred with Staff comments.

MOTION: Commissioner Belmares made a motion to **approve** the item subject to Staff comments.

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

Motion Carried Unanimously

STAFF COMMENTS:

Planning:

1. Provide Base Flood Elevations (BFEs) as a portion of this tract is located within the floodplain (§ 24.69.7 C - Laredo Land Development Code).
2. Provide a plat note indicating that new construction, substantial improvements, and the installation of manufactured homes shall comply with the provisions according to Section 24.69.7 B of the Laredo Land Development Code.
3. Provide a plat note stating the following: "No more than one single-family detached dwelling shall be located on an individual lot." (§24.80.4 (I) - Laredo Land Development Code, Module Rules).
4. Modify the Chairman's name to Juan M. Narvaez, Jr. in the Planning Commission Approval certificate block.
5. Provide a lot summary table identifying the number of lots and blocks in this phase.
6. Provide an updated masterplan according to the changes of this phase.
7. The developer has submitted a 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 (§3-4 B.2 - Subdivision Ordinance).
8. Identify all easements.
9. All improvements as per the Subdivision Ordinance.

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.)

Parks & Leisure:

1. Please post park improvement fees.

Engineering: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: 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:

MOTION: Commissioner Rangel made a motion to **hear** items 8A, 8B, 8C, and 8D together.

Second:	Commissioner Sada Paz
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

A. Final consideration of the plat of San Andres Properties Subdivision. The intent is industrial.

PL-180-2024

District VII - Cm. Vanessa Perez & Extra-Territorial Jurisdiction (ETJ)

B. Final consideration of the plat of The Coves at Winfield, Phase 7C. The intent is residential.

PL-182-2024

District VI - Cm. Dr. David Tyler King

C. Final consideration of the plat of Terra Bona I Subdivision. The intent is commercial.

PL-179-2024

District V - Cm. Ruben Gutierrez, Jr.

- D. Final consideration of the replat of Block 1713, Parts of Lots 1, 7, & 8, Block 1782, E.D. and New York Ave. (Chacon St. - Piedra China St.) into Three Points Village Subdivision. The intent is residential.**

PL-181-2024

District II - Cm. Ricardo Richie Rangel, Jr.

MOTION: Commissioner Rangel made a motion to approve items 8A, 8B, 8C and 8D.

Second:	Commissioner Sada Paz
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Luis Vazquez, Planner, read the approved items 8A, 8B, 8C and 8D in for the record.

9. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:

MOTION: Commissioner Sada Paz made a motion to hear items 9A, 9B, and 9C together.

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

Motion Carried Unanimously

- A. Consideration of Model Rule Subdivision Compliance of the replat of Lot 3, Block 355 Western Division into Lot 3A & 3B, Block 355 Western Division. The intent is residential.**

PL-184-2024

District VIII - Cm. Alyssa Cigarroa

- B. Consideration of Model Subdivision Rule Compliance of the plat of The Coves at Winfield, Phase 4B. The intent is residential.**

PL-183-2024

District VI - Cm. Dr. David Tyler King

- C. Consideration of Model Subdivision Rule Compliance of the plat of San Angel Estates Subdivision. The intent is residential.**

PL-185-2024

District V - Cm. Ruben Gutierrez, Jr.

MOTION: Commissioner Rangel made a motion to **approve** items 9A, 9B and 9C.

Second:	Commissioner Sada Paz
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Luis Vazquez, Planner, read the approved items 9A, 9B and 9C for the record.

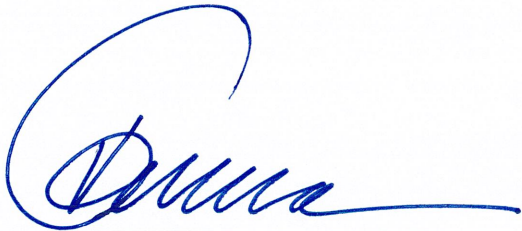
10. ADJOURNMENT

Chair Narvaez requested a motion to adjourn the meeting at 6:49 p.m.

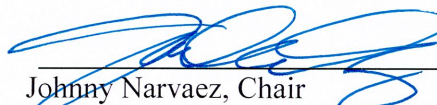
MOTION: Commissioner Belmares made a motion to **adjourn** the meeting at 6:49 p.m.

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

Motion Carried Unanimously



Vanessa Guerra, AICP
Interim Planning Director



Johnny Narvaez, Chair
Planning & Zoning Commission