

**CITY OF LAREDO
PLANNING AND ZONING COMMISSION**

MEETING MINUTES OF AUGUST 1, 2024

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, August 1, 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.)
Cindy E. Cantu
Hector "Tito" Garcia
Gene Belmares
Regina Portillo
Adolfo Martinez

COMMISSIONERS EXCUSED:

Rolando Cazares (Excused)

STAFF PRESENT:

Vanessa Guerra, Interim Planning Director
Rafael Vidaurri, Planner
Luis Vazquez, Planner
Xavier Charles, Assistant City Attorney
Ruben Dominguez, Fire Department
Elizabeth Carrera, Parks Department

OTHERS PRESENT:

Arturo Camacho
Dana Vital
Jorge Barragan

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.

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

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

Motion Carried Unanimously

3. PLEDGE OF ALLEGIANCE

4. CONSIDER APPROVAL OF MINUTES OF:

A. Regular meeting of July 18, 2024

MOTION: Commissioner Garcia made a motion to approve the Minutes of July 18, 2024.

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

Motion Carried Unanimously

5. CITIZEN COMMENTS

None.

6. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:

A. Review of the revision to the Embarcadero Southeast Quadrant Masterplan. The intent is industrial and commercial. The purpose of this revision is to reconfigure phases.

PL-198-2024

District VII - Councilmember Vanessa Perez

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

Vice Chair Sada Paz arrived at 6:02 p.m.

Arturo Camacho, Camacho Hernandez & Associates, informed the Commission that he concurred with Staff comments.

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

Second:	Vice Chair Sada Paz
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Add a Unit Boundary Line between Phase 4 and Phase 5.
2. Clarify the phase in which the 5.63-acre segment of Fasken Boulevard will be constructed on the masterplan.
3. Submit a master plan revision to the City of Laredo Building Department GIS Division within 10 days of Planning and Zoning Commission approval in a geo-referenced CAD file (§ 2-3.2 (a) 4 - Subdivision Ordinance).
4. Access to FM 1472, Bob Bullock Loop, and Interstate Highway 35 is subject to the review and approval by TX-DOT.
5. Comply with the vegetative buffering requirements as a first-and third-order stream impacts a portion of this tract (§ 24-27 - Laredo Land Development Code).
6. Identify all easements.
7. All improvements as per 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.

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

- A. Preliminary consideration of the Embarcadero Southeast Quadrant, Phase 4. The intent is a private irrigation booster station.**

PL-199-2024

District VII - Councilmember Vanessa Perez

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

Arturo Camacho, Camacho Hernandez & Associates, informed the Commission that he concurred with Staff comments.

MOTION: Commissioner Martinez made a motion to **approve** the item subject to the following comments.

Second:	Vice Chair Sada Paz
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Modify the plat name to reflect, "Lot 5, Block 1, Embarcadero Southeast Quadrant, Phase 4."
2. Provide a plat note indicating the lot is "uninhabitable."
3. Provide a plat note with the following statement, "There are no lot area and lot frontage requirements for tracts intended for uses such as, but not limited to, communication towers and off-premise signs when platted in conformance to provisions in Section 212.0105 (b)(2) of the Local Government Code and Section 16.343 of the Water Code, relating to plats that do not require water and sewer services."
4. Add the X and Y coordinates for point-of-beginning (POB).
5. Add "AICP" after the Interim Planning Director's name on the Attestment of Planning Commission Approval certificate block.
6. Identify all easements.
7. All improvements as per 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.

- B. Preliminary consideration of the replat of Lot 5, Block 1, North Laredo Industrial Park, Phase IV into Lot 5A & 5B, Block 1, North Laredo Industrial Park, Phase IV. The intent is industrial.**

PL-197-2024

District VII - Councilmember Vanessa Perez

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

Dana Vital, Howland Engineering, informed the Commission that he concurred with Staff comments.

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

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

Motion Carried Unanimously

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. In the "As-Platted" section, remove the letter "B" after "Lot 5" within the lot boundaries. It should read, "Lot 5, Block 1" as that is the current-recorded identification of the lot.
2. Identify all easements.
3. All improvements as per 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.

- C. Preliminary consideration of the replat of Lot 2 and Lot 3, Block 1, Amistad Acres Subdivision into Lot 2R and Lot 3R, Block 1, Amistad Acres Subdivision. The intent is commercial.**

PL-189-2024

District V - Councilmember Ruben Gutierrez, Jr.

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

Jorge Barragan, CEI Engineering, informed the Commission that he concurred with Staff comments.

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

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

Motion Carried Unanimously

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide an ingress and egress access easement to the proposed Lot 3R, and ensure it complies with Section 3-2.A. of the Subdivision Ordinance, which states, "access easements intended for primary access to a proposed lot or building shall be 50' wide with a 30' paving section."
2. Remove the street name label of "Jacaman Road" as this is not a public street within the subdivision.
3. Label the designs as "As Platted" and "Replat" with the legal descriptions respectively.
4. Remove the site plan layer from the plat.
5. Add a plat note, stating the purpose of this replat.
6. Add a plat note with the following statement: "This replat does not attempt to alter, amend, or remove any covenants or restrictions." (§2-3.2. (3)(b) - Subdivision Ordinance).
7. Ensure the graphical plat scale is set and labeled 1 inch = 100 feet.
8. Modify the plat name to reflect "Replat of Lot 2 and Lot 3, Block 1 Amistad Acres Subdivision into Lot 2R and 3R, Block 1 Amistad Acres Subdivision" in the following certificate blocks: Certificate of Owner, Planning Commission Approval, and Plat-Approval City Engineering.
9. Modify the year in the certificate blocks prior to recordation.
10. Modify the Planning Commission Approval certificate block to reflect "Juan M. Narvaez, Chairman."
11. Modify the Attestment of Planning Commission Approval certificate block to reflect "Vanessa Guerra, AICP, Interim Planning Director."
12. Identify all easements.
13. All improvements as per 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:

Chair Narvaez requested a motion to hear items 8A, and 8B together.

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

Second:	Vice Chair Sada Paz
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

A. Final consideration of the Premier Industrial Park, Phase II. The intent is industrial.

PL-202-2024

District VII - Councilmember Vanessa Perez

B. Final consideration of the plat of Phoenix Village Subdivision, Phase XIII. The intent is residential.

PL-201-2024

District III - Councilmember Melissa R. Cigarroa

MOTION: Vice Chair Sada Paz made a motion to close the public hearing and **approve** items 8A, and 8B.

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

Motion Carried Unanimously

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

9. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:

A. Consideration of the Model Subdivision Rule Compliance of the replat of San Isidro Southwest-Antler Crossing Subdivision, Phase 5, Lot 119E, Block 5 into SKG Twin Homes Subdivision and Lot 119EA. The intent is residential ("twinhomes").

PL-200-2024

District VI - Councilmember Dr. David Tyler King

MOTION: Commissioner Portillo made a motion to approve the item subject to the following comments.

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


Motion Carried Unanimously

10. ADJOURNMENT

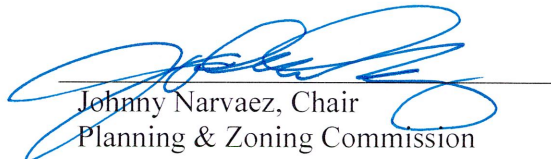
MOTION: Commissioner Martinez made a motion to adjourn the meeting at 7:08 p.m.

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

Motion Carried Unanimously



Vanessa Guerra, AICP
Interim Planning Director



Johnny Narvaez, Chair
Planning & Zoning Commission