

**CITY OF LAREDO
PLANNING AND ZONING COMMISSION**

MEETING MINUTES OF AUGUST 15, 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 15, 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
Michael Barron
Hector “Tito” Garcia
Gene Belmares
Regina Portillo

COMMISSIONERS EXCUSED:

Adolfo Martinez

STAFF PRESENT:

Vanessa Guerra, Interim Planning Director
Rafael Vidaurri, Planner
Deidre Garcia, Planner
Luis Vazquez, Planner
Xavier Charles, Assistant City Attorney
Ruben Dominguez, Fire Department
J.J. Gomez, Parks Director
Anita Stanley, Assistant Parks Director
Tomas Ramirez, Assistant Parks Director
Elizabeth Carrera, Parks Planner
Roland Lozano, Acting Building Official

OTHERS PRESENT:

Orlando Navarro	Michael Mainhart
Gilberto Gonzalez	Ricardo Villarreal
Raymundo A. Barba	Ramiro Ibarra
Henry Jolomna	Ever Garza
Juan Smith	Jorge Villarreal
Ramiro Ibarra	Jonathan Vazquez
Ivan Morales	Edna E. Flores
Miguel Jimenez	Jorge E. Flores
Guillermo Garcia	Donald Lueckenotte
Jesus Gonzalez	

1. CALL TO ORDER

Chair Narvaez, called the Planning and Zoning Commission 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 Commissioner not present.

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

Motion Carried Unanimously

3. PLEDGE OF ALLEGIANCE

4. CONSIDER APPROVAL OF MINUTES OF:

A. Regular meeting of August 1, 2024

MOTION: Commissioner Belmares made a motion to approve the Minutes of August 1, 2024.

Second:	Commissioner Garcia
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 24.65.16 of the Laredo Land Development Code, titled “M-1 Light Manufacturing District,” creating Subsection (7) which will impose distance regulations to prevent bars, nightclubs, cantinas, saloons, billiard parlors, and carnivals from being located within three hundred (300) feet of any residential district; providing a severability clause and providing for an effective date.

Xavier Charles, Assistant City Attorney, provided a brief overview on the item.

Orlando Navarro, Killam Development, requested clarification on the method of measurement that will be used to determine the distance between M-1, Light Manufacturing Districts and residential districts.

MOTION: Commissioner Belmares made a motion to close the public hearing, and approve the item, amending, the ordinance to read “300-foot distance from property line to property line in a straight line”.

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

Motion Carried Unanimously

B. Amending, Article III, Section 24.56.1 (Purpose), Section 24.56.2 (General Requirements), Section 24.56.3 (Time Requirements for park improvements design and consideration), Section 24.56.4 (special fund), 24.56.6 (park and open space masterplan consideration), 24.56.10 (Appendix, A and Appendix B), of the Parkland Dedication Ordinance, within the Laredo Land Development Code.

Interim Planning Director, Vanessa Guerra, informed the Commission that the item would be presented by the Parks Department.

Commissioner Barron requested for a subcommittee be formed to thoroughly review the ordinance before giving a recommendation to the City Council.

Parks Department Staff (Director J.J. Gomez, Anita Stanley, Tomas Ramirez and Elizabeth Carrera, provided a presentation to the Commission.

Orlando Navarro, Killam Development, addressed his concerns, stating that there could be other sources of funding that need to be looked at.

MOTION: Commissioner Barron made a motion to close the public hearing, table the item time certain until further review.

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

Motion Carried Unanimously

MOTION: Commissioner Belmares made a motion to create a subcommittee in order to review the item.

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

Motion Carried Unanimously

C. Public Hearing and recommendation on the adoption of the updated Future Thoroughfare Plan as Appendix D of the City of Laredo’s Comprehensive Plan.

Rafael Vidaurri, Planner, provided a brief overview on the item.

Commissioner Barron requested that a subcommittee or special meeting be scheduled to have time to thoroughly review this item.

Vice-Chair Sada Paz stepped out of the meeting at 7:05 p.m.

Ricardo Villarreal, Top Site Civil Group, informed the Commission that the proposed changes to the thoroughfare plan will greatly affect current masterplans, platted property and recorded property.

Vice-Chair Sada Paz stepped back into the meeting at 7:07 p.m.

MOTION: Commissioner Belmares made a motion to close the public hearing, and recommended a subcommittee be **formed** to further review 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 rezoning approximately 2.66 acres, as further described by metes and bounds in attached Exhibit A, located at 26811 FM 1472, from AG (Agricultural District) to M-1 (Light Manufacturing District).

ZC-064-2024

District VII

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

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

Gilberto Gonzalez, Terra South Engineering, informed the Commission of his support to the zone change.

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

- E. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 7, Block 2032, Eastern Division, located at 3222 Santa Clara Street, from R-3 (Mixed Residential District) to B-1 (Limited Business District).**

ZC-065-2024

District III

Staff Recommendation: Staff supports the proposed zone change.

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

Raymundo A. Barba, Owner/Applicant, informed the Commission of his support to the zone change.

MOTION: Commissioner Barron 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

- F. 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 3, Block 1, Del Mar North Filing Number 1, located at 7718 McPherson Road, Building 2, Suite 2 (expansion of 2,795 square feet only).**

ZC-066-2024

District V

Staff Recommendation: Staff supports the proposed special use permit.

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

Henry Jolomna and Juan Smith, Residents, informed the Commission of their opposition to the zone change due to noise issues coming from the restaurant.

Commissioner Barron stepped out of the meeting at 7:24 p.m.

Commissioner Garcia left the meeting at 7:24 p.m.

MOTION: Commissioner Belmares made a motion to close the public hearing, support Staff

recommendation and **approve** the item.

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

Motion Carried Unanimously

MOTION: Commissioner Belmares made a motion to **amend** the previous motion by including that the outdoor patio to the rear, will not be used for patrons, nor music, that it is not included within the scope of the special use permit, therefore, outdoor music will not be allowed at this location.

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

Motion Carried Unanimously

G. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 16.5161 acres, located east of US Highway and North of La Pita Mangana, from AG (Agriculture) to B-4 (Highway Commercial District).

ZC-068-2024

District II

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

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

Commissioner Barron stepped back into the meeting at 7:36 p.m.

Ramiro Ibarra, Slay Engineering, informed the Commission of his support to the zone change.

MOTION: Vice Chair Sada Paz made a motion to close the public hearing, support Staff recommendation and **approve** the item.

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

Motion Carried Unanimously

H. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 35.3737 acres, located east of US Highway 83 and north of La Pita Mangana Road, from AG (Agriculture) to B-3 (Community Business District).

ZC-069-2024

District II

Staff Recommendation: Staff supports the proposed zone change.

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

Ramiro Ibarra, Slay Engineering, informed the Commission of his support to the zone change.

Commissioner Portillo stepped out of the meeting at 7:39 p.m.

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

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

Motion Carried Unanimously

7. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:

A. Review and consideration of Las Manadas Industrial Park Masterplan. The intent is industrial.

PL-206-2024

District VI - Cm. Dr. David Tyler King

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

Ivan Morales, KCI Technologies, informed the Commission that he concurred with Staff comments but would like to provide clarification on Planning comment No. 1, Staff had requested to reconfigure Street A by shortening the road but instead they agreed to extending the road up to the end of the property. Traffic Safety comment No. 2, he wanted to point out that they are following the thoroughfare plan, therefore, it will now connect to Killam.

Commissioner Portillo stepped back into the meeting at 7:42 p.m.

Commissioner Cantu stepped out of the meeting at 7:43 p.m.

Commissioner Cantu stepped back into the meeting at 7:44 p.m.

Commissioner Cantu left the meeting at 7:45 p.m.

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

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

Motion Carried Unanimously

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Reconfigure the northernmost segment of Street "A" as it measures approximately 950 feet in length, exceeding the 500-foot threshold for dead-end streets (§3-2 J of the Subdivision Ordinance).
2. Relabel "Phase 1" to "Phase 2" in the green shaded area as Phase 2 is identified in green according to the Summary Table.
3. Clarify the block and phase number of the lot identified as, "Lot 1, Block 3, Phase 1 (24.28 AC.)" shaded in pink. The Summary Table identifies it as, "Block 2, Phase 1."
4. "Lot 1, Block 3, Phase 2 (24.28 AC.)" is identified in the Summary Table. However, it is not in the design. Provide clarification.
5. Coordinate with the Environmental Department and comply with the vegetative buffering requirements of the Land Development Code as first- and second-order streams impact portions of this tract (§24-57, Land Development Code).
6. Provide Base Flood Elevation (BFE's).
7. Access to Interstate Highway 35 is subject to review and approval by TX-DOT and Railway.
8. Identify all easements.
9. All improvements as per Subdivision Ordinance.

Fire:

1. Fire Hydrants Required every 300ft for 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).

Traffic Safety:

1. Ensure that proposed curves can handle a speed of 30mph (as per Subdivision Ordinance Handbook, Section 3-2).
2. ROW (as per Viva Laredo Future Thoroughfare Plan).
3. Revise Masterplan. You are showing phase one twice (as per Subdivision Ordinance Handbook, Chapter II).

Engineering: No comments submitted.
Environmental: No comments submitted.
Water & Utilities: 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. PUBLIC HEARING AND CONSIDERATION OF THE FOLLOWING PRELIMINARY REPLATS:

- A. Public hearing and preliminary consideration of the replat of Lot 1A, Block 1, Laredo Country Club Clubhouse Plat into Lot 1A-1 & 1B, Block 1, Laredo Country Club Clubhouse Plat. The intent is a clubhouse.**

PL-196-2024

District VI - Councilmember Dr. David Tyler King

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

Miguel Jimenez, Howland Engineering, informed the Commission that he concurred with Staff Comments.

Guillermo Garcia, spoke on behalf of the Laredo Country Club, and was available to answer questions from the Commission.

Donald Lueckenotte, Resident, stated his concern is about what will be done with the area under the powerlines, and who will maintain it.

Jesus Gonzalez, Resident, informed the Commission that his and his neighbors' concerns is the use of the land. He stated that they request there be no ingress and egress, no commercial traffic, should not be used as a service entrance, only to the power company so that it can services the light and / or official City or County first responders among other and provided Staff with a copy of the petition his neighbor's signed.

Michael Mainhart, spoke on behalf of the Laredo Country Club, informed the Commission that they intend to conform to any requests that the neighbor has with the bordering fence.

MOTION: Commissioner Portillo made a motion to **approve** the item subject to the following comments, including amending Planning comment No. 4 to read, "No vehicular access...", and "prohibits vehicular ingress and egress..." she also stated to add a Planning comment No. 8 to include a seven (7) foot fence around the property and to comply with the existing deed.

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

Motion Carried Unanimously

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Modify the plat name to include the lot identified as "Lot 20, Block 4, Dear Ridge Subdivision, Phase II" as it is also being replatted.
2. Modify plat note No. 1 to include that this is also a replat of Lot 20, Block 4, Dear Ridge Subdivision, Phase II.
3. Include the remainder of Lot 20, Block 4, Dear Ridge Subdivision, Phase II, as a new unbuildable lot so that it does not remain as unplatted.
4. No access to be allowed to Glover Loop. Provide a plat note that prohibits ingress and egress (access) to Glover Loop.
5. Modify the Attestment of Planning Commission Approval certificate block to reflect, "Interim Planning Director".
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.

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

A. Preliminary consideration of the plat of Stotan Industrial Park. The intent is industrial.

PL-208-2024

District VI - Councilmember Dr. David Tyler King

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

Ricardo Villarreal, Top Site Civil Group, expressed his concerns with regards to Planning Comment No. 1 and Planning Comment No. 4. He advised that there was already an approved master plan for the development being considered which did not provide for a connecting street to the adjacent tract to the east. Furthermore, Mr. Villarreal stated that since the plat being considered did not change the alignments of thoroughfares or proposed a change in land use, a revised master plan should not be required. Staff joined discussion by providing input for the need for connectivity between the two subdivisions as this is a highly congested area. It was also discussed that when the existing master plans were approved, the Future Thoroughfare Plan did not call for the connection.

MOTION: Vice Chair Sada Paz made a motion to approve the item subject to the following comments and striking Planning comments No. 1 and No. 4.

Second:	Commissioner Barron
In Favor:	5
Opposed:	1 Chairman Narvaez
Abstained:	0

Motion Carried

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide a connecting roadway to the Majestic Realty Tract to the east in order to provide a "reasonable projection" to the approved Port Grande Master Plan. Please note the following:
 - A. As per P&Z directive in the approval of the Master Plan approval for the Port Laredo Industrial Park: "...we want to ensure traffic flows to and from this development through the Unitec and Port Grande Developments safely, and with minimal congestion. Therefore, **the applicant should coordinate with** the Traffic Safety Department, the Texas Department of Transportation, and **the adjoining landowners to find solutions to minimize traffic impacts as this development will add additional traffic to the heavily congested Carriers Drive and Uniroyal Drive.** Additionally, the developers of this tract should work in tandem with the developers of Port Grande to update their Traffic Impact Analysis to incorporate this and proposed developments."
 - B. Furthermore, as per Section 3-2 L. of the Subdivision Ordinance: "**The system of streets designated for the subdivision**, except in unusual cases, must connect with streets already dedicated in adjacent subdivisions; and where adjacent connections are not platted, must in general be the reasonable projection of streets in the nearest subdivided tracts, and **must be continued to the boundaries of the tract subdivided, so that other sub-dividers may connect therewith**"
2. Identify the lot and block numbers in the design.
3. Revise the plat name from Stotan Industrial Park to Port Laredo Industrial Park, Unit III & IV, as shown in the Port Laredo Industrial Park Masterplan.
4. A Masterplan amendment is required as the proposed lot layout of this plat does not follow

- the Port Laredo Industrial Park Masterplan, which shows 4 lots.
5. Modify the Attestment of Planning Commission Approval certificate block to reflect, "Interim Planning Director."

Identify all easements.

6. All improvements as per Subdivision Ordinance.

Fire:

1. Fire Hydrants Required every 300ft for 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).
2. Temporary Turnaround required at the end of Port Dr. (Dead-end fire apparatus access roads in Excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4 (120-foot Hammerhead, 60 foot "Y", 96 foot diameter cul-de-sac).

Traffic Safety:

1. Plat name: These units belongs to Port Laredo Industrial Park Masterplan Unit III and IV. Revise Masterplan and revise the name of the plat (as per Subdivision Ordinance Handbook, Chapter II).
2. Ensure that proposed curves can handle a speed of 30mph (as per Subdivision Ordinance Handbook, Section 3-2).

Engineering: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: 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 for the replat of Lot 13, Block 1 - San Isidro Northeast Las Palmas Subdivision, Phase 2 into Lots 13A, 13B, 13C, 13D, & 13E, Block 1 San Isidro Northeast Las Palmas Subdivision, Phase 2. The intent is commercial.**

PL-213-2024

District VI - Councilmember Dr. David Tyler King

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

Ramiro Ibarra, Slay Engineering, informed the Commission that he concurred with Staff comments.

Chief Dominguez, informed the Commissioners and Engineer that the Fire Department is requesting a turn around at the end of the street since the road is too deep.

MOTION: Vice Chair Sada Paz made a motion to approve the item subject to the following comments and adding Fire comment No. 1, adding a turnaround at the end of the road going in between the lots.

Second:	Commissioner Sada Paz
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. A zone change will be required for the intended use (§24.77.1 - Land Development Code).
2. Modify the Attestment of Planning Commission Approval certificate block to reflect, "Vanessa Guerra, AICP, Interim Planning Director".
3. Identify all easements.
4. All improvements as per Subdivision Ordinance.

Traffic Safety:

1. Identify access easements (as per Subdivision Ordinance Handbook, Section 3-2).

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: 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.

Commissioner Cazares left the meeting at 8:44 p.m.

C. Preliminary consideration of the replat of Lot 8, Block 261, Eastern Division into Lots 8A & 8B, Block 261, Eastern Division. The intent is residential.

PL-211-2024

District VIII - Councilmember Alyssa Cigarroa

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

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

Second:	Vice Chair Sada Paz
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide the appropriate Certificate of Engineer for the City of Laredo as the one provided is for a county subdivision.
2. A zone change will be required prior to final plat approval as the proposed lots do not meet the minimum dimensional standards of the existing R-3 zone (i.e. 5,520 sq. ft., 46 width, 120 depth).
3. Identify all easements.
4. 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.

- D. Preliminary consideration of Lot 5, Block 1, Highway 359 Vinateria Subdivision into Highway 359 Vinateria Subdivision Lot 5A, 5B & 5C, Block 1. The intent is industrial and residential.**

PL-216-2024

Extra-Territorial Jurisdiction (ETJ)

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

Miguel Jimenez, Howland Engineering, informed the Commission that he concurred with Staff comments.

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

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

Motion Carried Unanimously

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. The preliminary plat application for this replat states that the intended uses are industrial and residential. However, the plat does not identify which tract(s) are intended for residential use. Remove the tract(s) intended for residential use as the extension of water and sewer services to residential tracts outside the City's corporate limits is prohibited pursuant to Section 31-3 of the City of Laredo Code Ordinances.
2. Provide a plat note that restricts the lots against residential use until such time as they are replatted in conformance with the Model Subdivision Rules.
3. Coordinate with the City of Laredo Utilities Department regarding the distance requirement for mandatory water connection requirements of Section 31-113 of the City of Laredo Code Ordinances. This tract is adjacent to the Pueblo Nuevo Colonia, which is served by an existing water line to the east.
4. Coordinate with the City of Laredo Utilities Department and Webb County regarding the possible use of septic systems and the mandatory sewer connection provisions for tracts within proximity (200-300 ft) of a sewer line. The most stringent will apply.
5. Identify the location of the gas easement on the replat as there is a 30-foot wide gas easement on Lot 5, Block 1, Highway 359 Vinateria Subdivision.
6. Pursuant to Section 24.77.2 of the Land Development Code, "... all transmission lines of four (4) inches and greater in diameter, a fifty (50) feet no build zone shall be required and shall be based on a twenty-five (25) feet center line from the outermost edge of the transmission lines." Identify and label as needed.
7. Add the plat approval certificate blocks of the City of Laredo (e.g., City Engineer, Planning Commission Approval, Attestment of Planning Commission Approval).

8. Add a plat note, stating the purpose of this replat.
9. Provide the X and Y Coordinates for the Point of Beginning (POB).
10. Access to State Highway 359 is subject to review and approval by the Texas Department of Transportation (TX-DOT).
11. Plat approval is required by Webb County as this subdivision is located in the Extra-Territorial Jurisdiction (ETJ) of the City of Laredo.
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.

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

- A. Preliminary reconsideration of the plat of Lopez Adri Terminal 2. The intent is industrial. The purpose of this reconsideration is to increase acreage.**

PL-207-2024

District VII - Councilmember Vanessa Perez

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

Ever Garza, Ever Engineering, informed the Commission that he concurred with Staff comments.

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

Second:	Vice Chair Sada Paz
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Verify the block number on the design and face of the plat.
2. A zone change will be required for the intended use (§24.77.1 - Land Development Code).
3. Provide the X and Y coordinates for the Point of Beginning (POB).
4. Provide a graphical scale of one-inch equals 2000 feet for the vicinity map.
5. Access to FM 1472 subject to review and approval by TX-DOT.
6. Revise the Certificate of Owner to include the correct subdivision name as this plat is not the "Oakridge - Ironwood Estates".
7. Revise the Chairman's name to reflect "Juan M. Narvaez, Jr." on the Planning Commission Approval certificate block.
8. Revise the Planning Director's name to reflect "Vanessa Guerra, AICP, Interim Planning Director" on the Attestment of Planning Commission Approval certificate block.
9. Identify all easements.
10. 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.

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

Chair Narvaez requested a motion to hear items 11A – 11F together.

MOTION: Commissioner Portillo made a motion to **hear** items 11A – 11F together.

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

Motion Carried Unanimously

- A. Final consideration of the replat of Colonia Cuatro Caminos into Cuatro Caminos Industrial Plat. The intent is industrial.

PL-209-2024

Extra-Territorial Jurisdiction (ETJ)

- B. Final consideration of San Isidro Southwest Loop 20 Commercial Plat. The intent is commercial.

PL-215-2024

District VI - Cm. Dr. David Tyler King

- C. Final consideration of the replat of Lots 1, 3, & 5, Block 411, Eastern Division into Lots 1A & 5A, Block 411, Eastern Division. The intent is commercial.

PL-210-2024

District IV - Cm. Alberto Torres, Jr.

- D. Final 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-203-2024

District II - Cm. Ricardo Richie Rangel, Jr.

- E. Final consideration of the plat of Cielo Vista Subdivision, Phase 1. The intent is residential.

PL-214-2024

District II - Cm. Ricardo Ritchie Rangel, Jr.

- F. Final consideration of the replat of Lot 26, Block 1, Cuatro Vientos Norte Subdivision, Phase III into Lots 26A, 26B, 26C, 26D, 26E, & 26F, Block 1, Cuatro Vientos Norte Subdivision, Phase III. The intent is residential.

PL-171-2024

District I - Cm. Gilbert Gonzalez

Chair Narvaez requested a motion to approve items 11A – 11F.

MOTION: Vice Chair Sada Paz made a motion to approve items 11A – 11F.

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

Motion Carried Unanimously

Luis Vazquez, Planner, read the approved items 11A – 11F for the record.

12. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:

A. Consideration of the Model Subdivision Rule Compliance of the plat of Gator Pointe Subdivision, Phase 2. The intent is residential.

PL-212-2024

District III - Cm. Melissa R. Cigarroa

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

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

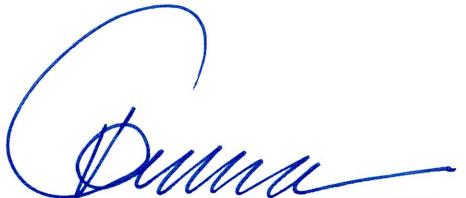
Motion Carried Unanimously

13. ADJOURNMENT

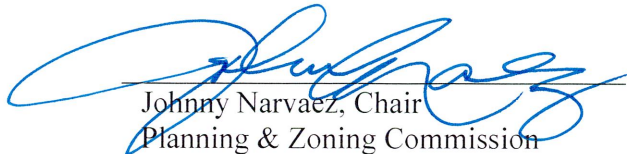
MOTION: Commissioner Barron made a motion to adjourn the meeting at 8:51 p.m.

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

Motion Carried Unanimously



Vanessa Guerra, AICP
Interim Planning Director



Johnny Narvaez, Chair
Planning & Zoning Commission