

CITY OF LAREDO

PLANNING AND ZONING COMMISSION

MINUTES OF THE PLANNING AND ZONING MEETING OF DECEMBER 1, 2022

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, December 1, 2022, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

Present: Erasmo Villarreal
Mike Barron
Johnny Narvaez
Larry Dovalina
Daniella Sada Paz

Absent: Jorge Dominguez (Excused)
Jose Eduardo Garcia (Excused)
Yu-Hsien Huang (Excused)
Ana G. Villarreal (Excused)

Staff: Orlando Navarro
Vanessa Guerra
Rafael Vidaurri
Deidre Garcia
Laura Garza
Luis Vasquez
Daniel L. Walker
Ruben Dominguez
Arturo Garcia, Jr.
Robert Peña

Others: Miguel Jimenez Johnathan Vazquez
Andrew Carranco Rudy Santillan
Armando Guerra Victor Linares
Ben Puig Mauro Berlanga
Danny Tijerina Dana Vital
John Witt

1. CALL TO ORDER

Chm. E. Villarreal, Planning and Zoning Commission, called the meeting to order at 6:00 p.m.

2. ROLL CALL

Dir. Orlando Navarro, Planning Department, called roll and confirmed a quorum has been met.

Chm. E. Villarreal, requested a motion to excuse the Commissioners that were absent.

Cm. Barron made a motion to excuse the Commissioner that were absent.

Second:	Cm. Dovalina
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

3. PLEDGE OF ALLEGIANCE

4. CONSIDER APPROVAL OF MINUTES OF:

A. Regular Meeting of October 20, 2022

B. Regular Meeting of November 17, 2022

Orlando Navarro, Planning Director, requested the Minutes be tabled till next meeting.

Cm. Dovalina made a motion table the minutes of October 20, 2022 and November 17, 2022.

Second:	Cm. Barron
In Favor:	5
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 approximately 194.29 acre tract of land out of Porcion 41, Eugenio R. Rodriquez, Abstract 269 and Porcion 42, Eugenio Sanchez, Abstract 285, City of Laredo, Webb County, Texas. Being out of South Webb County, Limited a 1,359.81 acre tract as per deed recorded in Volume 1530, Pages 374-386 of the Official Public Records of Webb County, Texas, located east of US Highway 83 and west of Cuatro Vientos Road, from R-1A (Single Family Reduced Area District) and B-1 (Limited Business District) to B-3 (Community Business District).

ZC-005-2023

District I

Staff supports the proposed zone change.

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

Director Orlando Navarro, Planning Department, recommended that Chair E. Villarreal open the public hearing for items 6A thru 6I for discussion to see the whole masterplan in order for the zone change requests to make sense.

Chm. E. Villarreal open the public hearing for items 6A thru 6I for discussion.

- B. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 8.21 acre tract of land out of Porcion 42, Eugenio Sanchez, Abstract 285, City of Laredo, Webb County, Texas. Being out of South Webb County, Limited a 1,359.81 acre tract as per deed recorded in Volume 1530, Pages 374-386 of the Official Public Records of Webb County, Texas, located east of US Highway 83 and north of Mangana Hein Road, from R-1A (Single Family Reduced Area District) and B-1 (Limited Business District) to B-3 (Community Business District).**

ZC-006-2023

District I

Staff supports the proposed zone change.

- C. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 10.92 acre tract of land out of Porcion 42, Eugenio Sanchez, Abstract 285, City of Laredo, Webb County, Texas. Being out of South Webb County, Limited a 1,359.81 acre tract as per deed recorded in Volume 1530, Pages 374-386 of the Official Public Records of Webb County, Texas, located east of US Highway 83 and north of Mangana Hein Road, from R-1A (Single Family Reduced Area District) to B-3 (Community Business District).**

ZC-007-2023

District I

Staff supports the proposed zone change.

- D. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 31.53 acre tract of land out of Porcion 42, Eugenio Sanchez, Abstract 285, City of Laredo, Webb County, Texas. Being out of South Webb County, Limited a 1,359.81 acre tract as per deed recorded in Volume 1530, Pages 374-386 of the Official Public Records of Webb County, Texas, located north of Mangana Hein Road and west of Cuatro Vientos Road, from R-1A (Single Family Reduced Area District) to B-3 (Community Business District).**

ZC-008-2023

District I

Staff supports the proposed zone change.

- E. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 147.60 acre tract of land out of Porcion 41, Eugenio R. Rodriquez, Abstract 269, City of Laredo, Webb County, Texas. Being out of South Webb County, Limited a 1,359.81 acre tract as per deed recorded in Volume 1530, Pages 374-386 of the Official Public Records of Webb County, Texas, located north of Mangana Hein Road and east of US Highway 83, from R-1A (Single Family Reduced Area District) and B-1 (Limited Business District) to R-2 (Multi-Family District).**

ZC-009-2023

District I

Staff supports the proposed zone change.

- F. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 450.71 acre tract of land out of Porcion 41, Eugenio R. Rodriques, Abstract 269 and Porcion 42, Eugenio Sanchez, Abstract 285, City of Laredo, Webb County, Texas. Being out of South Webb County, Limited a 1,359.81 acre tract as per deed recorded in Volume 1530, Pages 374-386 of the Official Public Records of Webb County, Texas, located east of US Highway 83 and west of Cuatro Vientos Road, from R-1A (Single Family Reduced Area District) and B-1 (Limited Business District) to M-1 (Light Manufacturing District).**

ZC-010-2023

District I

Staff supports the proposed zone change.

- G. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 41.06 acre tract of land, out of Porcion 41, Eugenio R. Rodriques, Abstract 269 and Porcion 42, Eugenio Sanchez, Abstract 285, City of Laredo, Webb County, Texas. Being out of South Webb County, Limited a 1,359.81 acre tract as per deed recorded in Volume 1530, Pages 374-386 of the Official Public Records of Webb County, Texas, located north of Mangana Hein Road and east of Cuatro Vientos Road, from R-1A (Single Family Reduced Area) to B-3 (Community Business District).**

ZC-011-2023

District I

Staff supports the proposed zone change.

- H. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 370.56 acre tract of land, out of Porcion 41, Eugenio R. Rodriques, Abstract 269 and Porcion 42, Eugenio Sanchez, Abstract 285, City of Laredo, Webb County, Texas. Being out of South Webb County, Limited a 1,359.81 acre tract as per deed recorded in Volume 1530, Pages 374-386 of the Official Public**

Records of Webb County, Texas, located north of Mangana Hein Road and east of Cuatro Vientos Road, from R- 1A (Single Family Reduced Area) to M-1 (Light Manufacturing District).

ZC-012-2023

District I

Staff supports the proposed zone change.

- I. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 65.93 acre tract of land, out of Porcion 42, Eugenio Sanchez, Abstract 285, City of Laredo, Webb County, Texas. Being out of South Webb County, Limited a 1,359.81 acre tract as per deed recorded in Volume 1530, Pages 374-386 of the Official Public Records of Webb County, Texas, located north of Mangana Hein Road and east of Cuatro Vientos Road, from R-1A (Single Family Reduced Area) to B-3 (Community Business District).**

ZC-013-2023

District I

Staff supports the proposed zone change.

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

Miguel Jimenez, Howland Engineering, showed the Commission a copy of the master plan in order for them to get a better understanding on the zone changes being requested.

Andrew Carranco, Developer, informed the Commission that they spoke to TxDOT about this development and have discussed Traffic issues with them.

Chm. E. Villarreal, stated that this is a zone change. Therefore, this will have to be revisited in the platting process.

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

Second:	Cm. Sada Paz
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

7. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:

- A. Review of the revision to the D&J Alexander Subdivision Masterplan. The purpose of this revision is to reconfigure phases.**

PL-044-2023

District V - Cm. Ruben Gutierrez, Jr.

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

Armando Guerra, Premier Engineering, informed the Commission that he concurs with Staff comments.

Cm. Narvaez made a motion to **approve** the item subject to the following comments.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Connect Tournament Trail to Country Club Drive in Unit XXX as it exceeds the maximum length of a dead end street (§ 3-2 J, Subdivision Ordinance).
2. Identify Hike and Bike Trail.
3. Submit master plan revision to the City of Laredo Building Department GIS Division within 10 days of commission approval in a geo-referenced CAD file in accordance with Section 2-3.3(a)4 of the City of Laredo Subdivision Ordinance.
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:

1. Check sight distance (as per Subdivision Ordinance Handbook Section 3-2).
2. Block length shall not be less than 300 feet (As per Subdivision Ordinance Handbook Section 3-2).
3. "L-shaped" type intersection shall have an interior angle not less than 72 degrees and not greater than 120 degrees (As per Subdivision Ordinance Handbook, Chapter III).
4. Ensure that proposed curves can handle a speed of 30 mph (as per Subdivision Ordinance Handbook, Section 3-2).

Parks & Leisure:

1. Please meet with Parks staff to discuss Parkland dedication ordinance, bring all pertinent documents demonstrating Alexander Estates Parkland dedication.

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 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:	Cm. Dovalina
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

B. Review of the revision to the Embarcadero North Masterplan. The intent is industrial.

PL-034-2023

District VII - Cm. Vanessa Perez

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

Ben Puig, Farias Development Limited, concurs with Staff comments.

Cm. Barron made a motion to **approve** the item subject to the following comments.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Submit master plan revision to the City of Laredo Building Department GIS Division within 10 days of commission approval in a geo-referenced CAD file in accordance with Section 2-3.3(a)4 of the City of Laredo Subdivision Ordinance.
2. 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.

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:	Cm. Sada Paz
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

C. Review and consideration of the Embarcadero Southeast Quadrant Masterplan. The intent is industrial and commercial.

PL-033-2023

District VII - Cm. Vanessa Perez

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

Ben Puig, Farias Development Limited, informed the Commission that he would like to address a couple of comments. Planning Comment # 4, they wish to change the name from Big Bend Blvd. to Palm Lake Dr. which will then fall in line with the Master Plan which will be presented at the next meeting. He also stated that he requests to delete Parks and Leisure Comment # 1, since it does not pertain to the Master Plan in question but rather to the property to the East.

Cm. Dovalina made a motion to **approve** the item subject to the following comments.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide configuration of lots (§ 2-3.2.(a) 1. (vii) - Subdivision Ordinance).
2. Property lines, as per deed, must be drawn with heavy lines (§ 2-3.2.(a) 1. (viii) - Subdivision Ordinance).
3. Comply with the vegetative buffering requirements of the Land Development Code as a portion of the tract is impacted by a first and third order stream (§ 24-57 – Land Development Code). Contact the Environmental Department for coordination.
4. Label Big Bend as "Big Bend Blvd".
5. Access to FM 1472, Bob Bullock Loop, and Interstate 35 are subject to review and approval by TX-DOT.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety:

1. Ensure that proposed curves can handle a speed of 30 mph (as per Subdivision Ordinance Handbook, Section 3-2).

Parks & Leisure:

1. Contact Parks Department to discuss future parkland dedication of existing pond area.

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: Cm. Sada Paz
In Favor: 5
Opposed: 0
Abstained: 0

Motion Carried Unanimously

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

- A. Preliminary consideration of the plat of Embarcadero Southeast Quadrant – Phase 1. The intent is for the dedication of right-of-way (Fasken Boulevard /Big Bend and drainage right-of-way).**

PL-035-2023

District VII - Cm. Vanessa Perez

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

Ben Puig, Farias Development Limited, informed the Commission that he would like to request to change Big Bend Blvd. to Palm Lake Dr. as in the masterplan.

Cm. Barron made a motion to **approve** the item subject to the following comments and by amending the street name.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Comply with the vegetative buffering requirements of the Land Development Code as a portion of the tract is impacted by a first order stream (§ 24-57 – Land Development Code). Contact the Environmental Department for coordination.
2. Access to FM 1472 subject to review and approval by TX-DOT.
3. Label Big Bend as "Big Bend Blvd".
4. Provide a plat note with X and Y coordinates for point of beginning and point of commencement.
5. Identify all easements.
6. 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:

1. Ensure that proposed curves can handle a speed of 30 mph (as per Subdivision Ordinance Handbook, Section 3-2).

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.

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:	Cm. Sada Paz
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

B. Preliminary consideration of the plat of Embarcadero Phase 2 Subdivision. The intent is industrial.

PL-036-2023

District VII - Cm. Vanessa Perez

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

Ben Puig, Farias Development Limited, informed the Commission that he concurs with Staff Comments and assured that Planning Comment # 1 will be corrected.

Cm. Narvaez made a motion to **approve** the item subject to the following comments.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Modify Attestment of Planning Commission Approval Certificate to reflect Orlando D. Navarro as Planning Director.
2. Access to FM 1472 and Bob Bullock Loop subject to review and approval by TX-DOT.
3. Provide X,Y coordinate for point of beginning / point of commencement.
4. Identify all easements.
5. 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.

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 easements.
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:	Cm. Dovalina
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

C. Preliminary consideration of the plat of Lot 1, Block 1, Avanti Legacy Rosewood. The intent is multifamily.

PL- 032-2023

District VII - Cm. Vanessa Perez

Luis Vasquez, Planning Staff, provided a brief overview on the item.

Danny Tijerina, informed the Commission that the Engineer of record is under the weather. Therefore, as their Consultant, he concurs with Staff Comments.

Cm. Sada Paz made a motion to **approve** the item subject to the following comments.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Remove comment #3 as this tract has been rezoned from R-1 to R-2 (Ordinance No. 2022-O-107).
2. Coordinate with the Traffic Safety Department the placement of driveways.
3. Provide all certificates required for City of Laredo approval.
4. Conform to Section 24.56.2 of the Laredo Land Development Code (Parkland Dedication Requirements).
5. Clearly identify plat boundaries with heavy lines to indicate subdivided area.
6. Provide legal description. (§ 2-3.2 (b) (1) (ii) - Subdivision Ordinance).
7. Modify scale which should be drawn at one inch equal 100 feet, as per Section 2-3.2 5(b)(1)(x) of the City of Laredo Subdivision Ordinance.
8. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
9. All improvements as per Subdivision Ordinance (§ 3-1B - Subdivision Ordinance).

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety:

1. Show access easement (as per Subdivision Ordinance Handbook, Section 3-2). Align access easement to existing street.

Parks & Leisure:

1. Apartment complexes must meet with staff to discuss parkland dedication 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 are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

Second:	Cm. Barron
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

D. Preliminary consideration of the plat of AEP Fincas Subdivision. The intent is for an electric substation.

PL-0 37-2023

District III - Cm. Melissa R. Cigarroa and a portion is outside the city limits but within the Extra Territorial Jurisdiction.

Luis Vasquez, Planning Staff, provided a brief overview on the item.

John White, CDS Muery Services, informed the Commission that he concurs with Staff Comments. However, he stated that, since a portion of the property is in Webb County, they will be applying for a "Certificate of no plat" in order to comply with Planning Comment # 2.

Cm. Dovalina made a motion to **approve** the item subject to the following comments.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Identify city limit line.
2. A portion of the tract is located outside the corporate limits of the Laredo. Approval by Webb County is required unless annexed.
3. Provide a plat note that states that the lot is "uninhabitable" and provide engineering

certification in compliance with § 212.0105 (2)(A)&(B), Texas Local Government Code regarding subdivisions that do not require water and sewer services.

4. Access to State Highway 359 requires approval from the Texas Department of Transportation.
5. A zone change will be required for the intended use (§24.77.1 - Land Development Code). The tract is currently undergoing the rezoning process.
6. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
7. All improvements as per Subdivision Ordinance (§ 3-1B - 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.

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:	Cm. Narvaez
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

E. Preliminary consideration of Lot 1, Block I, Millennium Park & Mines Road (FM 1472) Billboard #1 Plat. The intent is commercial (billboard).

PL-038-2023

District VII - Cm. Vanessa Perez

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

Johnathan Vasquez Garcia, Sabio Engineering, informed the Commission that he concurs with Staff Comments.

Cm. Narvaez made a motion to **approve** the item subject to the following comments.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Access to FM 1472 subject to review and approval by TX-DOT.
2. Provide complete plat name on the title area of the sketch.
3. Correct text in plat note 3 (RGERE to THERE).
4. Identify all easements, including existing Southwestern Bell easement on inset.
5. 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.

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 are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

Second: Cm. Barron
In Favor: 5
Opposed: 0
Abstained: 0

Motion Carried Unanimously

F. Preliminary consideration of Lot 1, Block 1, FM 1472 Investments, Inc. & Mines Road (FM 1472) Billboard #2 Plat. The intent is commercial (Billboard).

PL-039 -2023

District VII - Cm. Vanessa Perez

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

Johnathan Vasquez Garcia, Sabio Engineering, informed the Commission that he concurs with Staff Comments.

Cm. Dovalina made a motion to **approve** the item subject to the following comments.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Access to FM 1472 subject to review and approval by TX-DOT.
2. Provide complete plat name on the title area of the sketch.
3. Correct text in plat note 3 (RGERE to THERE).
4. Identify all easements.
5. 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.

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 are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

Second:	Cm. Sada Paz
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

G. Preliminary consideration of Villegas Los Presidentes Commercial Plat. The intent is commercial.

PL-046-2023

District III - Cm. Melissa R. Cigarroa

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

Rudy Santillan, PEUA Engineering, informed the Commission that he concurs with Staff Comments and is available to answer questions.

Robert Peña, Traffic Safety Department, informed the Commission that due to the weather, they have not been able to stripe, make the pavement marking on the street, which is why they have not been able to open Avenida Los Presidentes for use.

Cm. Dovalina made a motion to **approve** the item subject to the following comments.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. A zone change is required as this lot is zoned R-1.
2. Coordinate with the Traffic Safety Department for the placement of driveways.

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.

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 are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

Second:	Cm. Sada Paz
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

H. Preliminary consideration of the plat of the east one-third of Lot 3 and the west one-third of Lot 4, Block 1915 Eastern Division into Lot 3A. Block 1915 Eastern Division. The intent is residential.

PL-047-2023

District II - Cm. Vidal Rodriguez

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

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

Cm. Narvaez made a motion to **approve** the item subject to the following comments.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide a plat note with X, Y coordinates for point of beginning and point of commencement.
2. Provide lot dimensions on sketch.
3. Provide an additional signature line in the certificate of owner block for the secondary owner as reflected in the warranty deed.
4. Modify scale of vicinity map to be drawn at 1"=2000' as per Section 2-3.2 5(b)(1)(xi) of the City of Laredo Subdivision Ordinance.
5. Modify plat name on the certificate of owner as reflected on the title block.
6. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
7. All improvements as per Subdivision Ordinance (§ 3-1B - 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. Meet with Park staff to discuss required Parkland dedication 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: Cm. Dovalina
 In Favor: 5
 Opposed: 0
 Abstained: 0

Motion Carried Unanimously

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

Chm. E. Villarreal, requested a motion to hear items 9A thru 10A.

Cm. Barron made a motion to hear items 9A thru 10A.

Second: Cm. Dovalina
 In Favor: 5
 Opposed: 0
 Abstained: 0

Motion Carried Unanimously

- A. Final consideration of the plat of Lot 1, Block 1, Hillside Crossing. The intent is multifamily.**

**PL-028-2023
 District V - Cm. Ruben Gutierrez, Jr.**

- B. Final consideration of the R&W Subdivision Phase VI. The intent is residential.**

**PL-042-2023
 District 1 - Cm. Rudy Gonzalez, Jr.**

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

- A. Final reconsideration of the replat of a 2.0-acre vacated tract and Lot 2, Block 1 Beto's Subdivision Phase 1 into Lot 1, Block 1, Dariana Saunders Plat. The intent is industrial. The purpose of this reconsideration is to modify the method of detention from underground to above ground.**

**PL-045-2023
 District V – Cm. Ruben Gutierrez, Jr.**

Chm. E. Villarreal, requested a motion to approve items 9A thru 10A.

Cm. Narvaez made a motion to **approve** items 9A thru 10A.

Second:	Cm. Sada Paz
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

11. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:

- A. Consideration of Model Subdivision Rule Compliance of the replat of Lot 35, Block 1 - Cuatro Vientos Sur Subdivision, Phase V into Vista Del Sur Subdivision, Phase 1. The intent is residential.**

PL-031 -2023

District II - Cm. Vidal Rodriguez

Chm. E. Villarreal, requested a motion to approve item 11A.

Cm. Sada Paz made a motion to **approve** item 11A.

Second:	Cm. Narvaez
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

12. ELECTION OF OFFICERS

- A. Election of Chairman**
- B. Election of Vice-Chairman**

Chm. E. Villarreal indicated that, due to lack of full quorum, this item would have to be tabled again until the next meeting.

13. ADJOURNMENT

Chm. E. Villarreal adjourned the meeting at 6:51 p.m.

Cm. Narvaez made a motion to **adjourn**.

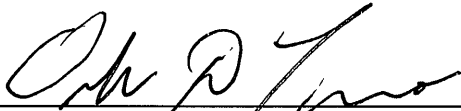
Second:	Cm. Sada Paz
In Favor:	5
Opposed:	0
Abstained:	0

A. Election of Chairman

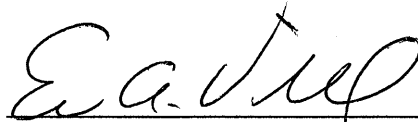
B. Election of Vice-Chairman

13. ADJOURNMENT

Chm. E. Villarreal adjourned the meeting at 7:21 p.m.



Orlando D. Navarro
Planning Director



Erasmo Villarreal, Chairman
Planning & Zoning Commission