

CITY OF LAREDO

PLANNING AND ZONING COMMISSION

MINUTES OF THE PLANNING AND ZONING MEETING OF OCTOBER 19, 2023

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, October 19, 2023, in the Multipurpose Room at the Joe A. Guerra Laredo Public Library, 1120 E. Calton Road, considered the following:

Present: Johnny Narvaez
Rolando Cazares
Mike Barron
Manuel A. Rangel
Hector "Tito" Garcia
Yu-Hsien Huang
Regina Portillo
Daniela Sada Paz
Adolfo Martinez (1st Meeting)

Absent:

Staff: Vanessa Guerra
Rafael Vidaurri
Amanda Pruneda
Deidre Garcia
Laura Garza
Luis Vazquez
David Arredondo
Ruben Dominguez

| | | |
|----------------|------------------|---------------------|
| Others: | Leslie Benavides | Elsa Y. Cabello |
| | Oscar Castillo | Sergio Narvaez |
| | Abraham Gonzalez | San Juana Lopez |
| | Cynthia Mora | Maria A. Baldazo |
| | Gloria Ortiz | Jose D. Ortiz |
| | Victor Linares | Maricela de Leon S. |
| | Elisamar Soto | Rodolfo D. Morales |
| | Dora Guerra | Oscar Ramirez |
| | Luciano Ramon | Alicia Ramon |
| | Ana Maria Serna | Maria Peña |
| | Eduardo Villa | Susan Medikeane |

1. CALL TO ORDER

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

2. ROLL CALL

Rafael Vidaurri, Planning Staff, called roll and confirmed a quorum has been met.

Chm. Narvaez welcomed Cm. Martinez to the Commission.

3. PLEDGE OF ALLEGIANCE

4. ELECTION OF OFFICERS

A. Election of Chairman

Cm. Barron made a motion to nominate Cm. Sada Paz as chairman.

| | |
|------------|-------------|
| Second: | Cm. Casarez |
| In Favor: | 4 |
| Opposed: | 0 |
| Abstained: | 0 |

Motion Failed

Cm. Huang made a motion to nominate Cm. Narvaez as chairman.

| | |
|------------|------------|
| Second: | Cm. Garcia |
| In Favor: | 5 |
| Opposed: | 0 |
| Abstained: | 0 |

Motion Carried

B. Election of Vice-Chairman

Cm. Garcia made a motion to nominate Cm. Sada Paz as Vice-chairman.

| | |
|------------|--------------|
| Second: | Cm. Portillo |
| In Favor: | 8 |
| Opposed: | 0 |
| Abstained: | 0 |

Motion Carried Unanimously

Cm. Portillo left the meeting at 6:03 p.m.

5. CONSIDER APPROVAL OF MINUTES OF:

A. Regular Meeting of October 5, 2023

Cm. Garcia made a motion to **approve** the minutes of October 5, 2023

| | |
|------------|------------|
| Second: | Cm. Rangel |
| In Favor: | 6 |
| Opposed: | 0 |
| Abstained: | 0 |

Motion Carried Unanimously

6. CITIZEN COMMENTS

None

7. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE:

A. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Conditional Use Permit for a reception hall (outdoor) on Lots 9 and 10, Block 143, Western Division, located at 1519 Matamoros Street.

ZC-101-2023

District VIII

Staff **supports** the proposed conditional use permit.

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

Leslie Benavides informed the Commission that she is in favor of the CUP and requested the Commission to reconsider outdoor music as they would like to provide acoustics music which will not exceed 70 decimal levels. In addition, Ms. Benavides requested to the Commission to waiver the landscaping conditions.

Cm. Huang made a motion close the public hearing, and **approve** the item amending the removal of the landscaping conditions with the Land Development Code and allow acoustic music under 70 decimal levels for Friday and Saturday evenings.

| | |
|------------|-------------------|
| Second: | Cm. Rangel |
| In Favor: | 7 |
| Opposed: | 1 Cm. Garcia |
| Abstained: | 0 |

Motion Carried

B. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a

Planned Unit Development (Overlay) for townhomes on approximately 8.04 acre tract of land, out of a tract of land conveyed to San Isidro Northeast, Limited, described in deed recorded in Volume 1450, Pages 868-874, and Volume 3355, Pages 170-178, Deed Records, Webb County, Texas, located south of Juan Escutia Boulevard and west of Cavatina Drive.

ZC-107-2023

District VI

Staff **supports** the proposed planned unit development.

Laura Garza, Planning Staff, provided a brief overview on the item.

Oscar Castillo, PEUA Consulting, informed the Commission that he concurs with Staff comments and provided clarification on Staff Comments referring to the conditions of trees per unit.

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

| | |
|------------|--------------|
| Second: | Cm. Sada Paz |
| In Favor: | 8 |
| Opposed: | 0 |
| Abstained: | 0 |

Motion Carried Unanimously

- C. Public Hearing and consideration of a motion to consider the Planned Unit Development - Site Plan on approximately 8.04 acre tract of land, out of a tract of land conveyed to San Isidro Northeast, Limited, described in deed recorded in Volume 1450, Pages 868-874, and Volume 3355, Pages 170-178, Deed Records, Webb County, Texas, located south of Juan Escutia Boulevard and west of Cavatina Drive.**

ZC-108-2023

District VI

Staff **supports** the proposed Planned Unit Development – Site Plan.

Laura Garza, Planning Staff, provided a brief overview on the item.

Oscar Castillo, PEUA Consulting, informed the Commission that he concurs with Staff comments and provided clarification on Staff Comments referring to the conditions of trees per unit as in Item 7B.

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

| | |
|------------|-------------|
| Second: | Cm. Casarez |
| In Favor: | 8 |
| Opposed: | 0 |
| Abstained: | 0 |

Motion Carried Unanimously

D. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 15.32 acre tract of land, being out of a called 19.833 acre tract of land described in Volume 4573, Page 469, Webb County Official Public Records, Webb County, Texas, all of Lot 1, Block 1, Weatherford Subdivision - Phase 1, as shown in Volume 24, Page 48, Webb County Plat Records, and all of a 10 acre tract, Tract 17, recorded in Volume 3813, Page 212, Webb County Official Public Records, Webb County, Texas, and all of a called 4.84 Acre Tract, Tract 18, recorded in Volume 1107, Page 880, Webb County Official Public Records, Webb County, Texas, and all of a called 5.00 acre tract recorded in Volume 1142, Page 71, Webb County Official Public Records, Webb County, Texas, and all of a called, being a portion of Porcion 32, Abstract 296, Antonio Trevino, Original Grantee, Webb County, Texas, located south of State Highway 359 and east of Old Milwaukee Road, from R-1A (Single Family Reduced Area District) to B-4 (Highway Commercial District).

ZC-109-2023

District III

Staff **supports** the proposed zone change.

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

Abraham Gonzalez, representing Leyendecker, informed the Commission that he concurs with Staff comments.

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

| | |
|------------|------------|
| Second: | Cm. Garcia |
| In Favor: | 8 |
| Opposed: | 0 |
| Abstained: | 0 |

Motion Carried Unanimously

- E. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Conditional Use Permit for Industrial - Warehousing on approximately 15.32 acre tract of land, being out of a called 19.833 acre tract of land described in Volume 4573, Page 469, Webb County Official Public Records, Webb County, Texas, all of Lot 1, Block 1, Weatherford Subdivision - Phase 1, as shown in Volume 24, Page 48, Webb County Plat Records, and all of a 10 acre tract, Tract 1 7, recorded in Volume 3813 , Page 212, Webb County Official Public Records, Webb County, Texas, and all of a called 4.84 Acre Tract, Tract 18, recorded in Volume 1107, Page 880, Webb County Official Public Records, Webb County, Texas, and all of a called 5.00 acre tract Recorded in Volume 1142, Page 71, Webb County Official Public Records, Webb County, Texas, and all of a called, being a portion of Porcion 32, Abstract 296, Antonio Trevino, Original Grantee, Webb County, Texas, located south of State Highway 359 and east of Old Milwaukee Road.

ZC-110-2023

District III

Staff **supports** the proposed conditional use permit.

Laura Garza, Planning Staff, provided a brief overview on the item.

Abraham Gonzalez, representing Leyendecker, informed the Commission that he concurs with Staff comments.

Cm. Barron made a motion to close the public hearing, support Staff recommendation and **approve** the item and by adding a comment to allow access to the property only from State Highway 359.

| | |
|------------|------------|
| Second: | Cm. Rangel |
| In Favor: | 8 |
| Opposed: | 0 |
| Abstained: | 0 |

Motion Carried Unanimously

- F. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 7 and the east half of Lot 8, Block 933, Eastern Division Subdivision, City of Laredo, Webb County, Texas, located at 1720 Fremont Street, from R-1 (Single Family Residential District) to R-2 (Multi- Family Residential District).

ZC-111-2023

District III

Staff **does not support** the application.

Vanessa Guerra, Planning Staff, informed the Commission that the applicant withdrew the application, therefore no action needs to take place.

Cynthia Mora, spoke against this item.

Gloria Ortiz, spoke against this item.

Cm. Barron made a motion to **close** the public hearing.

| | |
|------------|-----------|
| Second: | Cm. Huang |
| In Favor: | 8 |
| Opposed: | 0 |
| Abstained: | 0 |

Motion Carried Unanimously

- G. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 2.64 acre tract of land, being out of a called 4.81 acre tract of land being Lot 2, Block 1, Lago Del Mar Subdivision - Unit 15, recorded in Volume 36, Page 54, Webb County Plat Records, Webb County, Texas, being a portion of a 53.4535 acre tract, recorded in Volume 701, Page 480, Webb County Deed Records, Webb County, Texas, and being a situated in Porcion 25, Abstract 50, Juan F. Garcia, Original Grantee, Webb County, Texas, located at 7607 North Bartlett Avenue from B-3 (Community Business District) to R-1B (Single Family High Density District).**

ZC-112-2023

District V

Staff **supports** the proposed zone change.

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

Victor Linares, Sabio Engineering, informed the Commission that he concurs with Staff comments.

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

| | |
|------------|--------------|
| Second: | Cm. Sada Paz |
| In Favor: | 8 |
| Opposed: | 0 |
| Abstained: | 0 |

Motion Carried Unanimously

- H. **Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, 2, and 3, Block 819, Eastern Division, and approximately 0.028-acres tract of land out of an alley south of Lots 1- 3, Block 819, Eastern Division of the City of Laredo, Texas as per Volume 7, Page 15, Webb County Plat Records, located at 1501 Chihuahua Street, from R-O (Residential/Office District) to B- 1 (Limited Business District).**

ZC-113 -2023

District III

Staff **supports** the proposed zone change.

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

Elisamar Soto, Representative, informed the Commission that she is in favor of the zone change.

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

| | |
|------------|-----------|
| Second: | Cm. Huang |
| In Favor: | 8 |
| Opposed: | 0 |
| Abstained: | 0 |

Motion Carried Unanimously

- I. **Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Conditional Use Permit for Contractor's Office/Sales, No Outside Storage on Lots 4 and 5, Block 763, Western Division, located at 2805 Salinas Avenue.**

ZC-114- 2023

District VIII

Staff **supports** the proposed conditional use permit.

Laura Garza, Planning Staff, provided a brief overview on the item.

Dora Guerra, Representative, informed the Commission that she is in favor of the zone change.

Cm. Barron made a motion to close the public hearing, support Staff recommendation and **approve** the item with an additional comment on a renewal period.

Second: Cm. Sada Paz
In Favor: 8
Opposed: 0
Abstained: 0

Motion Carried Unanimously

- J. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 1, 2, 3, 4, 5, 6, 7, and 8, Block 293, Eastern Division, located at 301 Clark Boulevard, from B-1 (Limited Business District) to B-4 (Highway Commercial District).**

ZC-115-2023

District IV

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

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

Luciano Ramon informed the Commission that he was there to get more information on this request.

Ana Maria Serna informed the Commission that she is not in support of the item.

Eduardo Villa informed the Commission that he is not in support of the item.

Cm. Barron made a motion to close the public hearing, support Staff recommendation and **deny** the item.

Second: Cm. Sada Paz
In Favor: 8
Opposed: 0
Abstained: 0

Motion Carried Unanimously

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

- A. Preliminary consideration of the plat of Laredo Logistics at Port Laredo Industrial Park, Phase 1. The intent is industrial.**

PL-248-2023

District VI - Cm. Dr. David Tyler King

Vanessa Guerra, Planning Staff, informed the Commission that the applicant requested to table the item time certain.

Cm. Huang made a motion to **table** the item time certain.

| | |
|------------|--------------|
| Second: | Cm. Sada Paz |
| In Favor: | 8 |
| Opposed: | 0 |
| Abstained: | 0 |

Motion Carried Unanimously

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

Chm. Narvaez requested a motion to hear items 9A-9F.

Cm. Garcia made a motion to **hear** items 9A-9F.

| | |
|------------|--------------|
| Second: | Cm. Sada Paz |
| In Favor: | 8 |
| Opposed: | 0 |
| Abstained: | 0 |

Motion Carried Unanimously

A. Final consideration of Lot 1, Block 1, Pargon Plat. The intent is industrial.

PL-003-2024

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

B. Final consideration of the replat of Lot 7 & 8, Block 1, Milo Distribution Center, Phase 1 and unplatted 25.00-acre tract out of 300.00 acres into Lot 7A, Block 1, Milo Distribution Center, Phase 1. The intent is industrial.

PL-001-2024

District VI - Cm. Dr. David Tyler King

C. Final consideration of the plat of Shiloh Crossing Subdivision, Phase 8. The intent is commercial.

PL-002-2024

District VI - Cm. Dr. David Tyler King

D. Final consideration of the plat of Lot 2, Block 1, The Coves at Winfield Commercial Unit I. The intent is commercial.

PL-004-2024

District VI - Cm. Dr. David Tyler King

E. Final consideration of the replat of Lots 1, 2, & W 33' Lot 3, Block 936, Eastern Division into Lot 1-A, Block 936, Eastern Division. The intent is residential.

PL-294-2023

District IV - Cm. Alberto Torres, Jr.

F. Final consideration of the replat of Weatherford Subdivision, Phase 1, Lot 1, Block 1 into Weatherford Subdivision, Phase 1, Lot 1 A, Block 1. The intent is industrial.

PL-006-2024

District III - Cm. Melissa R. Cigarroa

Chm. Narvaez requested a motion to approve items 9A-9F.

Cm. Garcia made a motion to **approve** items 9A-9F.

| | |
|------------|------------|
| Second: | Cm. Rangel |
| In Favor: | 8 |
| Opposed: | 0 |
| Abstained: | 0 |

Motion Carried Unanimously

Luis Vazquez, Planning Staff, read items 9A-9F for the record.

10. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:

A. Consideration of Model Subdivision Rule Compliance of the plat of San Isidro Northeast Las Palmas Subdivision, Phase 2. The intent is residential.

PL-007-2024

District VI - Cm. Dr. David Tyler King

Cm. Huang made a motion to **approve** the item.

Second: Cm. Rangel
In Favor: 8
Opposed: 0
Abstained: 0

Motion Carried Unanimously

11. ADJOURNMENT

Chm. Narvaez requested a motion to adjourn the meeting.

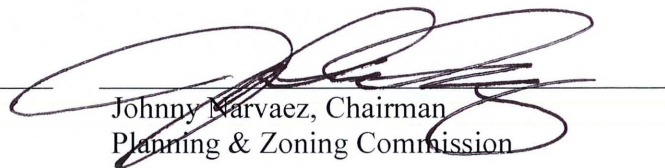
Cm. Martinez made a motion to adjourn the meeting.

Second: Cm. Sada Paz
In Favor: 8
Opposed: 0
Abstained: 0

Motion Carried Unanimously



Orlando D. Navarro
Planning Director



Johnny Narvaez, Chairman
Planning & Zoning Commission