

CITY OF LAREDO

PLANNING AND ZONING COMMISSION

MINUTES OF THE PLANNING AND ZONING MEETING OF FEBRUARY 2, 2023

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, February 2, 2023, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

Present: Johnny Narvaez
Rolando “Roli” Casarez
Mike Barron
Manuel A. Rangel
Daniella Sada Paz

Absent: Yu-Hsien Huang (Excused)
Regina Portillo (Excused)
Ana G. Villarreal (Excused)
Hector “Tito” Garcia (Excused)

Staff: Orlando Navarro
Vanessa Guerra
Rafael Vidaurri
Amanda Pruneda
Luis Vasquez
David Arredondo
Ruben Dominguez

Others: Ramiro Ibarra Phillip Pena
Pat Murphy Elizabeth Carrera
Norberto Lopez Johnathan Vasquez Garcia
Ricardo Ramos Annie Garza
Miguel Jimenez
Oscar Castillo
Edward Garza

1. CALL TO ORDER

Chm. Narvaez, Planning and Zoning Commission, called the meeting to order at 6:04 p.m.

2. ROLL CALL

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

Chm. Narvaez requested a motion to excuse the Commissioners that are not present.

Cm. Rangel made a motion to excuse the Commissioners that are not present.

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

Motion Carried Unanimously

3. PLEDGE OF ALLEGIANCE

4. CONSIDER APPROVAL OF MINUTES OF:

A. Regular Meeting of January 5, 2023.

B. Regular Meeting of January 19, 2023.

Cm. Barron, requested the minutes of January 19, 2023 be amended to reflect comments for item 6A, where the property owner of Kumon Daycare, mentioned that their bylaws have restrictions that prevent them from being close to that type of an establishment. He also mentioned that he would like for the minutes to reflect the hours of operation which the applicant agreed on.

Cm. Sada Paz, pointed out that in the minutes the name of the daycare should be spelled with a "K" instead of a "C".

Cm. Barron made a motion to **approve** the minutes of January 5, 2023 but **table** the minutes of January 19, 2023 till they get amended.

Second: Cm. Sada Paz
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 City of Laredo Subdivision Ordinance Section 2-1 to exempt tracts of land within the Extra Territorial Jurisdiction of the City of Laredo that are used exclusively by a public utility service provider for the delivery of a public utility service from the platting requirements of the Subdivision Ordinance of the City of Laredo; providing that this ordinance shall be cumulative; providing a severability clause; providing for publication and effective date.

Rafael Vidaurri, Planning Staff, provided a brief overview on the item.

Cm. Rangel made a motion to **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 and consideration of Palm Lake Subdivision Master Plan. The intent is residential, multi-family, and institutional.

PL-055-2023

District VII - Cm. Vanessa Perez

Amanda Pruneda, Planning Staff, provided a brief overview on the item.

Ramiro Ibarra, Slay Engineering, informed the Commission that he concurs with Staff comments, except for Engineering Comment No. 1. He explained that having a wider ROW might encourage traffic through the residential development. He also indicated they are providing additional 60' ROW that connects Rancho Viejo Drive with Fasken Boulevard. Both the 60' ROWs will not have lots fronting them, which will strictly move traffic within the residential subdivision to those major roads.

Dir. Orlando Navarro, stated that Staff agrees with the 60' ROW.

Cm. Sada Paz asked Mr. Ibarra whether a Traffic Impact Analysis (TIA) had been made as this development had been previously tabled. Mr. Ibarra responded, stating that the TIA has been done by the Fasken group, the neighboring development, which was approved by TxDOT.

Pat Murphy, San Isidro Management, informed the Commission that the Fasken group conducted an extensive TIA, which analyzed the entire tract. Mr. Murphy indicated that the connections that go into this development were approved by TxDOT.

Cm. Sada Paz made a motion to **approve** the item subject to the following comments and changing Engineering Comment # 1 from an 80' to a 60' ROW.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Submit master plan revision to City of Laredo Building Department GIS Division within 10 days of commission approval in a geo-referenced CAD file in accordance to Section 2-3.2(a) 4 of the City of Laredo Subdivision Ordinance.
2. Conform to Section 24.56.2 of the Laredo Land Development Code (Parkland Dedication Requirements).

3. Provide plat note with X, Y coordinates for point of beginning and point of commencement.
4. Revise lot summary table to reflect total number of lots.
5. Provide the north arrow.
6. A zone change will be required for the intended uses for the proposed commercial and multi-family in Phase 7 and Phase 1 (§24.77.1 - Land Development Code)
7. Provide Base Flood Elevations (§ 24.69.7 C - Land Development Code).
8. Coordinate with the Traffic Safety Department the placement of driveways and shared access easements for Phase 7.
9. Provide proposed street names (§ 2-3.2 (b) (1) (xvi) - Subdivision Ordinance).

Engineering:

1. If Rancho Viejo Dr. is a collector, it shall have an 80' 60' ROW

Fire:

1. Fire Hydrants are required every 300ft for commercial development & 500ft for residential development. (Ordinance 2012-O-183, IFC 2018 Section 507.5., Where required. Fire Hydrants shall be required along public and private streets at every 300 feet for commercial development & 500ft for residential development.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety:

1. Check sight distance (as per Subdivision Ordinance Handbook Section 3-2).
2. "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).
3. Ensure that proposed curves can handle a speed of 30 mph (as per Subdivision Ordinance Handbook, Section 3-2).
4. Correct Rancho Viejo ROW As per the Future Thoroughfare Plan
5. Revise Master Plan (As per Subdivision Ordinance Handbook, Chapter II).
6. Label streets to provide better comments

Parks & Leisure:

1. Please meet with Parks to discuss access to future parkland.

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. Barron
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 Palm Lake Subdivision, Phase 1. The intent is residential.

PL-056-2023

District VII - Cm. Vanessa Perez

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

Ramiro Ibarra, Slay Engineering, informed the Commission that he concurs with Staff comments, except for Engineering Comment No. 1 – as the master plan (Item: 7A).

Cm. Barron inquired on the connectivity between Palm Lake Drive and Mines Road. Mr. Ibarra clarified that the adjacent developer (Fasken group) has already submitted their masterplan and preliminary plat that shows the connection between Palm Lake Drive and Mines Road.

Cm. Sada Paz made a motion to **approve** the item subject to the following comments and changing Engineering Comment # 1 from an 80' to a 60' ROW.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide proposed street names (§ 2-3.2 (b) (1) (xvi) - Subdivision Ordinance)
2. As per section 3-4 B.2 of the Subdivision Ordinance, the Developer has submitted notice of intention to place utilities in the front of the lot. The front of lot utility layout/schematics, as prepared by Developer's engineer, shall be submitted to plan review.
3. Access to FM 1472 Road subject to review and approval by TX-DOT.
4. Identified the proposed use for Block 1, Lot 2 (§24.77.1 - Land Development Code).

5. A zone change will be required for the intended use of Block 1, Lot 2.
6. Provide Base Flood Elevations (BFE's) (§ 24.69.7 C - Land Development Code).
7. Add a plat note indicating that the finished floor and all mechanical equipment must be elevated 18" above Base Flood Elevation.
8. As per section 24.80.4(I) of the Laredo Land Development Code (Model Rules), provide plat note stating "No more than one single family detached dwelling shall be located on an individual lot."

Engineering:

1. If Rancho Viejo Dr. is a Collector, it shall have ~~80'~~ 60' ROW.
2. Name streets.
3. Provide all necessary easements.

Fire:

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety:

1. Check sight distance (as per Subdivision Ordinance Handbook Section 3-2).
2. Ensure that proposed curves can handle a speed of 30 mph (as per Subdivision Ordinance Handbook, Section 3-2).
3. Correct Rancho Viejo ROW As per the Future Thoroughfare Plan
4. Revise Master Plan (As per Subdivision Ordinance Handbook, Chapter II).
5. Show traffic circle and ensure that it will fit at the intersection at Palm Lake and Street "A".

Parks & Leisure:

1. Please meet with Parks to discuss future parkland and 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

B. Preliminary consideration of the plat of Heights LISD Annex Subdivision. The intent is institutional.

PL-076-2023

District III - Cm. Melissa Cigarroa

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

Norberto Lopez, LISD, informed the Commission that they are requesting to subdivide the property.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide corner clips on Lot 12 and Lot 6, Block 722.
2. Modify Attestment of Planning Commission Approval Certificate to reflect Orlando D. Navarro as Planning Director
3. Provide correct plat name on the Planning Commission Approval Certificate to reflect Juan M. Narvaez, Jr. as Chairman.
4. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
5. 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. Sada Paz
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

C. Preliminary consideration of the replat of Lots 52, 53, 54, and 55, Block 1, North Creek Subdivision into Lots 52A and 55A, Block 1, North Creek Subdivision. The intent is commercial.

PL-077-2023

District V - Cm. Ruben Gutierrez, Jr.

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

Ricardo Ramos, Do-Rite Engineering, informed the Commission that he concurs with Staff comments except for Planning Comment No. 2, stating that instead of it being a “dedicated ROW” he would like to request a “ROW reserve”, and is available to answer questions.

Dir. Orlando Navarro, explained to the Commission what “ROW reserve” is.

Cm. Sada Paz made a motion to **approve** the item subject to the following comments and the changes made to Planning Comment # 2.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Hillside Road is identified as a Minor Arterial (90') on the Future Thoroughfare Plan. Ensure

- that right of way width complies with Future Thoroughfare Plan and Comprehensive Plan (§ 3-2 A. & 3-2 B. - Subdivision Ordinance).
2. **Dedicate Reserve** all necessary ROW (§ 3-2 A. and § 3.3 C. - Subdivision Ordinance)
 3. Provide plat note indicating purpose of replat. (§ 2-3.2 3 & § 2-3.2 5 - Subdivision Ordinance). (If it is a replat)
 4. Verify that existing structures comply with setbacks requirements as aerial photography identifies existing improvements on the lot.
 5. Provide Base Flood Elevations (BFE's) and provide a plat note indicating that the finished floor and all mechanical equipment must be elevated 18' above the Base Flood Elevation (§ 24.69.5 A & § 24.69 B - Land Development Code).
 6. Provide correct plat name on the Planning Commission Approval Certificate to reflect Juan M. Narvaez, Jr. as Chairman.
 7. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
 8. 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. Casarez
In Favor:	5
Opposed:	0

Abstained: 0

Motion Carried Unanimously

D. Preliminary consideration of the Jesus Edmundo Garcia Plat. The intent is residential.

PL-078-2023

District I - Cm. Gilbert Gonzalez

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

Ricardo Ramos, Do-Rite Engineering, informed the Commission that he concurs with Staff comments and stated that he wanted to make a correction on the description, where it says 34,156 SF, in parenthesis, it should read 0.7848 acres.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide correct plat name on the Planning Commission Approval Certificate to reflect Juan M. Narvaez, Jr. as Chairman.
2. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
3. 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 staff to discuss fees associated with 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 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

E. Preliminary consideration of the Lasco Plat at Cielito Lindo Subdivision. The intent is commercial.

PL-083-2023

District I - Cm. Gilbert Gonzalez

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

Miguel Jimenez, Howland Engineering, informed the Commission that he would like to address Planning Comment No. 2, regarding the widths of the access easement. He explained that they are proposing a temporary offside access easement that would provide ingress and egress points to Cielito Lindo Boulevard.

Mr. Jimenez illustrated an exhibit of the masterplan. Dir. Navarro, Planning Department, informed the Commission if this item could be tabled in order for City Staff to review the masterplan.

Mr. Jimenez indicated that the masterplan will be submitted for review at the next meeting. However, he would like to move forward with this item to keep up with the timeline of this development. Dir. Navarro indicated that they could eliminate the temporary offside access easement to do so.

Cm. Barron made a motion to **approve** the item subject to the following comments and by amending Planning Comment No. 2 to read from 50' wide with a 30' paving section to "36' wide with a 30' paving section".

Second:	Cm. Casarez
In Favor:	2
Opposed:	3 Cm. Sada Paz, Cm. Rangel, Chm. Narvaez

Abstained: 0

Motion was not considered due to lack of quorum

Cm. Sada Paz indicated that it would be more appropriate for the masterplan to be submitted for review first in order to determine the connectivity and access points in relation to this preliminary plat.

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

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

Motion Carried Unanimously

F. Preliminary consideration of the plat of SKG Colombia Industrial Park North. The intent is industrial.

PL-085-2023

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

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

Oscar Castillo, PEUA Consulting, informed the Commission that he concurs with Staff comments.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. The unincorporated portion of the tract is currently undergoing the annexation process. Tract subject to annexation and execution of annexation agreement and service plan.
2. Label lots for block 2 in numerical order (renumber Lot 8 to Lot 3) and also to comply with lot table.
3. A portion of this tract is currently zoned AG and undergoing the rezone process. An approved zone change to M-1 is required.
4. Modify Planning and Zoning approval certificate to reflect Juan M. Narvaez, Jr. as Chairman.
5. Correct plat name on Certificate of Owner.
6. 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.

Engineering: No comments submitted.

Fire:

1. Fire Hydrants are required every 300 feet for commercial development and 500 feet for residential development. (Ordinance 2012-O-183, IFC 2018 Section 507.5., where required. Fire Hydrants shall be required along public and private streets at every 300 feet for commercial development and 500 feet for residential development).

Environmental: No comments submitted.

Water & Utilities:

1. Property requires to be annexed the entire plat in order to obtain water and sewer services, and Utilities Department needs a water and sewer plan for the property, including calculations.
2. Depending on calculations, the lift station at Colombia and the Wastewater Treatment Plat requires to be upgraded.

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

G. Preliminary consideration of the plat of SKG Colombia Industrial Park South. The

intent is industrial.

PL-086-2023

District VI - Cm. Vanessa Perez and Extra-Territorial Jurisdiction (ETJ)

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

Oscar Castillo, PEUA Consulting, informed the Commission that 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. The unincorporated portion of the tract is currently undergoing the annexation process. Tract subject to annexation and execution of annexation agreement and service plan.
2. Ensure that the access easement located within Lot 3 complies with § 3-2 A of the Subdivision Ordinance which requires that "access easements intended for primary access to a proposed lot or building shall be 50' wide with a 30' paving section."
3. Access to FM 1472 subject to review and approval by TX-DOT.
4. Modify Planning and Zoning approval certificate to reflect Juan M. Narvaez, Jr. as Chairman.
5. Comply with the vegetative buffering requirements of the Land Development Code as a portion of the tract is impacted by a first order stream.
6. Identify all easements.
7. All improvements as per subdivision ordinance.

Engineering: No comments submitted.

Fire:

1. Fire Hydrants are required every 300 feet for commercial development and 500 feet for residential development. (Ordinance 2012-O-183, IFC 2018 Section 507.5., where required. Fire Hydrants shall be required along public and private streets at every 300 feet for commercial development and 500 feet for residential development).

Environmental: No comments submitted.

Water & Utilities:

1. Property requires to be annexed the entire plat in order to obtain water and sewer services, and Utilities Department needs a water and sewer plan for the property, including calculations.
2. Depending on calculations, the lift station at Colombia and the Wastewater Treatment Plat requires to be upgraded.

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

Motion Carried Unanimously

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

- A. Preliminary reconsideration of the plat of Harmony Hills Subdivision, Phase 2 at Rodriguez Ranch. The intent is residential. The purpose of this reconsideration is to reduce the number of lots.**

PL-084-2023

District VI - Cm. Dr. David Tyler King

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

Miguel Jimenez, Howland Engineering, informed the Commission that he concurs with Staff comments, except Planning Comment No. 1. He explained that they are reducing the number of lots in this phase (Phase 2). As a result, they are offsetting the connection from Juan Escutia Boulevard to another phase.

Rafael Vidaurri, Planning Staff, provided a brief comparison between the previously approved Harmony Hills Subdivision, Phase 2 and the reconsideration.

Cm. Barron recommends to postponed this item in order for the Traffic Department to review the access points.

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

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

Motion Carried Unanimously

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

Chm. Narvaez requested motion to hear items 10A thru 10 E all together.

Cm. Sada Paz made a motion to **hear** items 10A thru 10 E all together.

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

Motion Carried Unanimously

- A. Final consideration of the Pinnacle FM-1472 Billboard # 1 Plat. The intent is commercial (Billboard).**

PL-079-2023

District VII - Cm. Vanessa Perez

- B. Final consideration of the Pinnacle FM-1472 Billboard #2 Plat. The intent is commercial (Billboard).**

PL-080-2023

District VII - Cm. Vanessa Perez

- C. Final consideration to the replat of the east one-third (1/3) of Lot 3 and the west one-third (1/3) of Lot 4, Block 1915, Eastern Division into Lot 3 A, Block 1915 Eastern Division. The intent is residential.**

PL-082-2023

District II - Cm. Daisy Campos Rodriguez

- D. Final consideration of the replat of Tract I, Jacaman Penitas Ranch into Lot 1, Block 1, Margal Plat. The intent is commercial.**

PL-087 -2023

Extra-Territorial Jurisdiction (ETJ)

- E. Final consideration of Villegas Los Presidentes Commercial Plat. The intent is commercial.**

PL-088-2023

District III - Cm. Melissa R. Cigarroa

Chm. Narvaez requested motion to approve items 10A thru 10 E.

Cm. Sada Paz made a motion to approve items 10A thru 10 E.

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

Motion Carried Unanimously

11. CONSIDERATION OF AN EXTENSION TO THE FOLLOWING FINAL PLAT AND FINAL REPLATS:

- A. Consideration of an extension to the final plat approval for the replat of Lot 41, Block 1, and Drainage Easement Lot 56, Block 1, Las Misiones Subdivision, Unit VIII into Lots 41A, 56A, and 56B, Block 1, Las Misiones Subdivision, Unit VIII. The intent is the dedication of street right-of-way.**

PL-081-2023

District III - Cm. Melissa R. Cigarroa

Edward Garza, Crane Engineering, informed the Commission that all work has been completed and the street is open to the public. He explained that it has taken a long time for getting the final acceptance from the City to record the plat. Therefore, they are requesting an extension.

Cm. Sada Paz made a motion to approve the item.

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

Motion Carried Unanimously

12. CONSIDERATION OF AN EXTENSION TO THE FOLLOWING PRELIMINARY PLATS AND PRELIMINARY REPLATS:

- A. Consideration of an extension to the preliminary plat approval of La Quinta Addition, Replat of Block 934, 941-A, and Lots 5, 6, 7, and 8, Block 941, Western Division. The intent is commercial.**

PL-090-2023

District VIII - Cm. Alyssa Cigarroa

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

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

Motion Carried Unanimously

Dir. Orlando Navarro, informed the Commission that due to the parade, the next meeting will be held on Wednesday, February 15, 2023 at 6:00 p.m. at the Laredo Public Library.

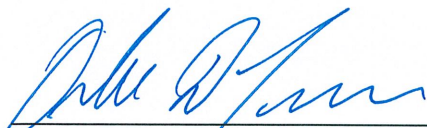
13. ADJOURNMENT

Chm. Narvaez requested a motion to adjourned the meeting at 7:13 p.m.


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

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

Motion Carried Unanimously



Orlando D. Navarro
Planning Director



Johnny Narvaez, Chairman
Planning & Zoning Commission