

CITY OF LAREDO

PLANNING AND ZONING COMMISSION

MINUTES OF THE PLANNING AND ZONING MEETING OF JULY 20, 2023

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, July 20, 2023, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

Present: Johnny Narvaez
Mike Barron
Manuel A. Rangel
Hector "Tito" Garcia
Regina Portillo
Daniela Sada Paz

Absent: Rolando Cazares (Excused)
Yu-Hsien Huang (Excused)
George J. Altgelt (Excused)

Staff: Orlando Navarro
Vanessa Guerra
Rafael Vidaurri
Amanda Pruneda
Deidre Garcia
Laura Garza
Luis Vazquez
David Arredondo
Ruben Dominguez
J.J. Gomez
Tommy Ramirez
Anita Stanley
Elizabeth Carrera

Others: Victor Espinoza Patricia Paredes Lopez Jorge Villarreal
Salvador Suarez Ricardo Lopez Roxy Alonzo
Ruben Garza Guillermo Garcia
Ricardo Ramos Horacio De Leon
Elisamar Soto Arturo Garcia
Fernando Ortega Jesus Ruiz
Joe & Carmen Gage Sergio Narvaez
Luis A. Gonzalez Oscar Castillo
Javier Serna Oscar Ramos
Victor Linares Kristina Gutierrez
Sergio Narvaez Ana Gonzalez

1. CALL TO ORDER

Chm. Narvaez, Planning and Zoning Commission, called the meeting to order at 6:06 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 not present.

Cm. Garcia made a motion to **excuse** Cm. Cazares, Cm. Huang and Cm. Altgelt.

Second:	Cm. Barron
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

3. **PLEDGE OF ALLEGIANCE**

4. **CITIZEN COMMENTS**

None

5. **PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE:**

A. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 3, Block 1, DCAF Mines Road Plat, located at 16101 FM 1472, from B-3 (Community Business District) to B-4 (Highway Commercial District).

ZC-073-2023

District VII

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

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

Victor Espinoza, Owner, informed the Commission that he was in favor of the item.

Cm. Sada Paz made a motion to close the public hearing, support Staff recommendation and **denied** the zone change.

Second:	Cm. Garcia
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

B. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 2, Block 1, DCAF Mines Road Plat, located at 16105 FM 1472, from B-3 (Community Business District) to B-4 (Highway Commercial District).

ZC-074-2023

District VII

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

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

Salvador Suarez, Owner, informed the Commission that he was in favor of the item.

Cm. Garcia made a motion to close the public hearing, support Staff recommendation and **denied** the zone change.

Second:	Cm. Sada Paz
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

C. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 8, Block 446, Western Division, located at 1819 Santa Rita Avenue, from R-3 (Mixed Residential District) to B-4 (Highway Commercial District).

ZC-075-2023

District VIII

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

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

Ruben Garza, Owner, informed the Commission that he was in favor of the item.

Cm. Garcia made a motion to close the public hearing, support Staff recommendation and **denied** the zone change.

Second:	Cm. Barron
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- D. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Special Use Permit for a mini-storage/warehouse on approximately 2.57 acre tract of land out of Lot 3A, Block 3, Cielito Lindo Commercial Plat recorded in Volume 41, Page 20, Webb County Plat Records and fronting the northerly Cielito Lindo Boulevard Right-of-Way line, located at 313 Cielito Lindo Boulevard.**

ZC-076-2023

District I

Staff **supports** the proposed zone change.

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

Ricardo Ramos, Do-Rite Engineering, informed the Commission that he was in favor of the item.

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

Second:	Cm. Sada Paz
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- E. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, 2, and 3, Block 819, Eastern Division, and a 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-3 (Community Business District).**

ZC-078-2023

District III

Staff **does not support** the proposed zone change but **supports** a B-1.

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

Elisamar Soto, Representative, informed the Commission that she was in favor of the item.

Fernando Ortega, Resident, informed the Commission that he was against the proposed zone change.

Joe and Carmen Gage, Residents, informed the Commission that they are against the proposed zone change.

Cm. Garcia made a motion to close the public hearing, support Staff recommendation and **denied** the B-3 zone change.

Second: Cm. Barron
In Favor: 5
Opposed: 1 Cm. Portillo
Abstained: 0

Motion Carried

F. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 1 and 2, Block 1950, Eastern Division, located at 3101 Clark Boulevard, from R-3 (Mixed Residential Use) to B-3 (Community Business District).

ZC-079-2023

District IV

Staff **does not support** the proposed zone change but **supports** a B-1.

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

Luis A. Gonzalez informed the Commission that he was in favor of the item.

Javier Serna spoke against the proposed zone change.

Cm. Barron made a motion to close the public hearing, support Staff recommendation and **denied** the B-3 zone change but **approved** a B-1 zone change.

Second: Cm. Portillo
In Favor: 6
Opposed: 0
Abstained: 0

Motion Carried Unanimously

G. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 3, Block 1, Stacy Alyson Young Subdivision, located at 3804 Casa Blanca Lake Road, from B-3 (Community Business District) to M-1 (Light Manufacturing District).

ZC-080-2023

District V

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

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

Victor Linares, Sabio Engineering, informed the Commission that he was in favor of the zone change, requested to hear Item 5I at the same time in order to give his presentation.

Cm. Sada Paz stepped out of the meeting at 7:28 p.m.

Cm. Barron made a motion to close the public hearing, support Staff recommendation and **denied** the zone change.

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

Motion Carried Unanimously

- I. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 0.1928 acre tract of land out of a 1161.66 acre tract, out of Porcion 27, Webb County, Texas of record in Volume 209, Pages 487-489, Webb County Deed Records, located north of East Saunders Street and west of Casa Blanca Lake Road, from B-3 (Community Business District) to M-1 (Light Manufacturing District).**

ZC-082-2023

District V

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

Cm. Barron made a motion to close the public hearing, support Staff recommendation and **denied** the zone change.

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

Motion Carried Unanimously

- H. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 1.884 acre tract of land, being out of the eastern half of Tract 11-F of Ranchitos IV Los Minerales Replat, as conveyed to Juan A. Ramirez & Christopher Ramirez, recorded Volume 601, Page 720, Deed Records, Webb County, Texas, subsequently conveyed to Pargon Group LLC, recorded Volume 5167, Page 441, Official Public Records of Webb County, Texas, said tract being situated in Porcion 10, Abstract 280, Tomas Sanchez, Original Grantee, Webb County, Texas, located west of Copper Mine Road and north of FM 1472, from AG (Agricultural District) to M-1 (Light Manufacturing District).**

ZC-081-2023

District VII

Staff **supports** the proposed zone change.

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

Cm. Sada Paz stepped back into the meeting at 7:30 p.m.

Sergio Narvaez, Premier Engineering, informed the Commission that he was in favor of the item.

Cm. Portillo made a motion to close the public hearing, support Staff recommendation and **approve** the zone change.

Second:	Cm. Sada Paz
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

J. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Block 3, New-Vision Subdivision, Phase 2, located at 2405 Grisell Drive, from R-1 (Single Family Residential District) to B-1 (Limited Business District).

ZC-083-2023

District V

Staff **supports** the proposed zone change.

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

Speaking on behalf of the owners of the property was the person who is in charge of the project, he informed the Commission that he was in favor of the item, gave a brief explanation.

Patricia Paredes Lopez and Ricardo Lopez, informed the Commission that they are against the zone change.

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

Second:	Cm. Portillo
In Favor:	5
Opposed:	1 Cm. Narvaez
Abstained:	0

Motion Carried

K. Discussion with possible action regarding the appeal for the park dedication fee by AGDL Investments, LLC regarding the building permit application for 117 South Mendiola Avenue (proposed apartment complex).

Cm. Rangel, stepped out of the meeting at 7:43 p.m.

Elizabeth Carrera, Parks Staff, presented a brief presentation to the Commission.

Cm. Rangel stepped back into the meeting at 7:45 p.m.

Guillermo Garcia, Legal Council for the AGDL Investments, informed the Commission that the presentation that Park Staff presented was not the entire ordinance, stating that said ordinance refers to Masterplans.

Horacio de Leon and Arturo Garcia, AGDL Investments, informed the Commission that they are appealing the decision of the Parks Department and spoke on the item.

Arturo Garcia, AGDL Investments, provided the Commission with more information on this item.

David Arredondo, Legal Department, informed the Commission that there is nothing in our ordinances or codes that say you can build across lot lines, that you can build thru the setbacks, therefore this project should be required to replat.

Jesus Ruiz, spoke in favor of this item.

Annabella Ramirez, spoke in favor of this item.

Cm. Portillo made a motion to close the public hearing and **sustain** the appeal.

Second:	Cm. Garcia
In Favor:	3
Opposed:	3 Cm. Barron, Cm. Rangel and Cm. Sada Paz
Abstained:	0

Motion fails

- L. Amending Section 24.93.6, Subsection five (5), of the Land Development Code by increasing the distance requirement for tobacco shops from any residential zoned district, church, public or private elementary, middle or high school, a day care licensed by the state, a college or university, public playground, park or stadium from three hundred (300) feet to eight hundred (800) feet; providing that this ordinance shall be cumulative; providing a severability clause; and declaring an effective date.**

David Arredondo, Legal Department spoke on the item.

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

Second:	Cm. Barron
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

M. Amending Chapter 24, Appendices, Appendix A, Definitions, of the Land development code, by adding a definition of E-cigarette and re-defining Tobacco Shop to include e-cigarettes and e-cigarette related products; providing that this ordinance shall be cumulative; providing a severability clause; and declaring an effective date.

David Arredondo, Legal Department spoke on the item.

Cm. Portillo, stepped out of the meeting at 8:38 p.m.

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

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

Motion Carried Unanimously

Cm. Portillo, stepped back into the meeting at 8:39 p.m.

6. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:

Chm. Narvaez, stated that there was a letter requesting to table Items 6A, 7A and 7B time certain.

Cm. Sada Paz made a motion to **table** Items 6A, 7A and 7B time certain.

Second:	Cm. Portillo
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

A. Review and consideration of the World Logistics Park Masterplan. The intent is industrial.

PL-240-2023

Extra-Territorial Jurisdiction (ETJ)

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

A. Preliminary consideration of the plat of World Logistics Park, Phase I. The intent is industrial.

PL-227-2023

Extra-Territorial Jurisdiction (ETJ)

- B. Preliminary consideration of the plat of World Logistics Park, Phase II. The intent is industrial.**

PL-228-2023

Extra-Territorial Jurisdiction (ETJ)

- C. Preliminary consideration of the plat of Lot 2, Block 2, Alexander Commercial, Phase 15. The intent is commercial.**

PL-233-2023

District V - Cm. Ruben Gutierrez, Jr.

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

Sergio Narvaez, Premier Engineering, 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. Add 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 & § 24.69.7 B - Land Development Code).
2. Coordinate with the Traffic Safety Department to coordinate the placement driveways.
3. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
4. 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. Portillo
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

D. Preliminary consideration of the replat of Lot 1, Block 233 Western Division into Lot 1A, Block 233 Western Division. The intent is commercial.

PL-236-2023

District VIII - Cm. Alyssa Cigarroa

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

Oscar Castillo, PEUA Consulting, informed the Commission that he concurs with Staff comments, except Planning Comments No. 2 and 5 since a zero setback was requested and approved with the Board of Adjustments.

Cm. Sada Paz made a motion to **approve** the item subject to the following comments and by removing Planning Comments No. 2 and 5.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. A variance was granted by the city of Laredo Board of Adjustment on April 12, 2023, to allow for a reduction to the lot of width and set back requirements.
2. ~~Provide corner clips.~~
3. Draw plat boundaries with heavy lines to indicate the subdivided area as this plat is for the proposed Lot 1A only. Use dashed lines for the areas outside the plat boundary (§2-

- 3.2.(b)(1)(xii) - Subdivision Ordinance).
- 4. Identify name and recording data of adjacent subdivisions (§ 2-3.2.(b)(1)(xi) - Subdivision Ordinance).
- 5. ~~Dedicated necessary Right of Way along Scott and San Bernardo (collector).~~
- 6. Modify plat name to reflect that the only portion to be platted is the proposed Lot 1A.
- 7. Identify all easements (§ 2-3.2 (b)(1)(iii) - 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. Barron
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

- A. Preliminary reconsideration of the replat of all Lot 5, Block 2, Pinto Valle Subdivision, Phase 1 and a tract of land conveyed by deed to PG Alpha, LLC, PG Omega, LLC, PG Indigo, and 501 Imperial Partners, LP into Lot 5A, Block 2, Pinto Valle Subdivision, Phase 1. The intent is commercial. The purpose of this reconsideration is to add additional acreage.**

PL-238-2023

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

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

Oscar Ramos, Howland Engineering, informed the Commission that he concurs with Staff comments.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. A zone change will be required for the intended use.
2. Access to FM 1472 subject to review and approved by TX-DOT.
3. A portion of this tract is located outside the corporate limits of the City of Laredo. Plat approval by the Webb County Commissioners Court is required.
4. A request for annexation will be required pursuant to Section 31-3 (b)(6) of the Laredo Code of Ordinances.
5. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
6. 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:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

9. CONSIDERATION OF THE FOLLOWING PRELIMINARY AND FINAL PLAT:

- A. Preliminary and final consideration of the plat of Cielito Lindo/CARM Subdivision, Phase XXIII, Part B. The intent is residential.**

PL-239-2023

District I - Cm. Gilbert Gonzalez

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

Oscar Ramos, Howland Engineering, informed the Commission that he concurs with Staff comments.

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

Second:	Cm. Garcia
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

Chm. Narvaez, requested a motion to hear Items 10A thru 10F.

Cm. Sada Paz made a motion to **hear** Items 10A thru 10F.

Second: Cm. Portillo
In Favor: 6
Opposed: 0
Abstained: 0

Motion Carried Unanimously

- A. Final consideration of the plat of Las Aldeas Subdivision, Phase 2. The intent is residential and commercial.**

PL-237-2023

District I - Cm. Gilbert Gonzalez

- B. Final consideration of the plat of SKG Colombia Industrial Park South. The intent is industrial.**

PL-196-2023

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

- C. Final consideration of the replat of Lot 2A, Lot 3A, and Lot 4, Block 1, and Lot 3, Block 2, Altavista Subdivision Plat into Escondido Twin Homes Subdivision. The intent is residential ("twinhomes").**

PL-235-2023

District V - Cm. Ruben Gutierrez, Jr.

- D. Final consideration of the replat of Lot 3, Block 3, North Laredo Industrial Park, Phase IV into Lots 3A & 3B, North Laredo Industrial Park, Phase IV. The intent is industrial.**

PL-229-2023

District VII - Cm. Vanessa Perez

- E. Final consideration of the plat of North Laredo Industrial Park, Phase VI. The intent is industrial.**

PL-230-2023

District VII - Cm. Vanessa Perez

- F. Final consideration of Lot 1, Block 1, INSCO Plat. The intent is industrial.**

PL-234-2023

District V - Cm. Ruben Gutierrez, Jr.

Chm. Narvaez, requested a motion to approve Items 10A thru 10F.

Cm. Portillo made a motion to **approve** Items 10A thru 10F.

Second:	Cm. Garcia
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Luis Vazquez, read the approved Items 10A thru 10F in for the record.

11. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:

Chm. Narvaez, requested a motion to hear Items 11A thru 11C.

Cm. Rangel made a motion to **hear** Items 11A thru 11C.

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

Cm. Barron, stepped out of the meeting at 8:52 p.m.

Motion Carried Unanimously

A. Consideration of the Model Subdivision Rule Compliance for the plat of Copper Creek Subdivision, Phase III. The intent is residential.

PL-226-2023

District III - Cm. Melissa R. Cigarroa

B. Consideration of Model Subdivision Rule Compliance for the plat of Las Misiones Subdivision, Unit X. The intent is residential.

PL-232-2023

District III - Cm. Melissa R. Cigarroa

C. Consideration of the Model Subdivision Rule Compliance for the plat of Lago Del Valle Subdivision, Phase VIII. The intent is residential.

PL-241-2023

District III - Cm. Melissa R. Cigarroa

Chm. Narvaez, requested a motion to approve Items 11A thru 11C.

Cm. Rangel made a motion to **approve** Items 11A thru 11C.

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

Motion Carried Unanimously

12. DIRECTOR'S COMMENTS:

None

Cm. Barron stepped back into the meeting at 8:52 p.m.

13. ADJOURNMENT

Chm. Narvaez requested a motion to adjourn the meeting at 8:52 p.m.

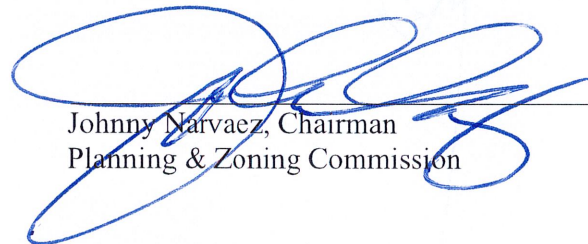
Cm. Garcia made a motion to **adjourn** the meeting.

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

Motion Carried Unanimously



Orlando D. Navarro
Planning Director



Johnny Narvaez, Chairman
Planning & Zoning Commission