

CITY OF LAREDO

PLANNING AND ZONING COMMISSION

MINUTES OF THE PLANNING AND ZONING MEETING OF DECEMBER 15, 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 15, 2022, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

Present: Erasmo Villarreal
Manuel A. Rangel
Johnny Narvaez
Larry Dovalina
Ana G. Villarreal

Absent: Jorge Dominguez (Excused)
Mike Barron (Excused)
Yu-Hsien Huang (Excused)
Daniella Sada Paz (Excused)

Staff: Orlando Navarro
Vanessa Guerra
Rafael Vidaurri
Deidre Garcia
Laura Garza
Luis Vasquez
David Arredondo
Joe Arredondo
Arturo Garcia, Jr.
Robert Peña

Others: Luis A. Ramirez
Rodolfo Morales, III
Edgar Cepeda & Wife
Jacqueline Alvarez
Jose L. Rios
Wayne Nance
Hugo Flores
Vince Martinez
Frank Estrada
Glenn Preuss
Fred Guerra
Hugo Seca
Johnathan Vazquez Garcia
Terri McGraw
Maria Julia Rios
Jesus J. Ruiz
Nazario Ramos, Jr.
Elizabeth Carrera
Rogelio Baldazo
Rolando Ortiz
Victor Linares

1. CALL TO ORDER

Chm. E. Villarreal, Planning and Zoning Commission, called the meeting to order at 6:03 p.m.

2. ROLL CALL

Asst. Dir. Vanessa Guerra, 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. Dovalina made a motion to excuse the Commissioner that were absent.

Second:	Cm. A. Villarreal
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

C. Regular Meeting of December 1, 2022

Cm. Dovalina made a motion approve the minutes of October 20, 2022, November 17, 2022 and December 1, 2022.

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

Motion Carried Unanimously

5. CITIZEN COMMENTS

None

6. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE:

A. Amending Laredo Land Development Code, Section 24.77.1, entitled Dimensional Standards, by revising the front yard setback requirements in R-1B (Single Family High Density District) zoning districts, from 20 feet to 36 feet, providing that the ordinance shall be cumulative, providing for severability clause, and providing for publication and effective date.

Dir. Orlando Navarro, Planning Department requested this item be tabled.

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

Second:	Cm. A. Villarreal
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- B. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Special Use Permit of a restaurant serving alcohol on Lot 4-A, Block 8-A, Las Brisas del Mar Subdivision, located at 8602 McPherson Road, Suites 101 and 102 (2057 square feet).**

ZC-001-2023

District V

Staff **does not support** the proposed SUP.

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

Cm. A. Villarreal stepped out of the meeting at 6:07 p.m.

Cm. A. Villarreal stepped back into the meeting at 6:07 p.m.

Luis A. Ramirez, Resident, explained to the Commission why he is opposed of the Special Use Permit.

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

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

Motion Carried Unanimously

- C. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning part of Lot 4 and Lot 5A, Block 381, Western Division, located west of San Ignacio Avenue and east of Hudson Road, from B-3 (Community Business District) to M-1 (Light Manufacturing District).**

ZC-014-2023

District VIII

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

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

Rodolfo Morales, III, Representative, informed the Commission that he is in favor of the zone change, requested to do an oral amendment to the application to change the zoning as requested from an M-1 to a Conditional Use Permit.

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

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

Motion Carried Unanimously

- D. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 7,418.05 square feet tract of land (0.17 acres), being the east 53.41 feet of Lot 5, Block 572, Eastern Division, City of Laredo, being the same tract of land conveyed in a deed recorded in Volume 5367, Page 327, Webb County Official Public Records, Webb County Texas, located at 1020 San Pedro Street, from R-3 (Mixed Residential District) to R-O (Residential Office District).**

ZC-015-2023

District IV

Staff **supports** the proposed zone change.

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

Claudia and Edgar Cepeda, Owner, informed the Commission that they are in favor of the zone change.

Jacqueline Alvarez, Owner/ Resident, informed the Commission that she is in opposition of the zone change and stated her concerns.

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

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

Motion Carried Unanimously

- E. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 0.057 acres tract of land (east 32.3 feet) out of Lot 9, Block 1574, Eastern Division, City of Laredo, Webb County, Texas, located at 2606 Jaime Zapata Memorial Highway, from R-2 (Multi-Family Residential District) to B-3 (Community Business District).**

ZC-016-2023

District III

Staff supports the proposed zone change.

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

Jose Rios, Property Owner, informed the Commission that he is in favor of the zone change and explained, that back in 2006 they did a zone change for Lots 7 and 8 and until recently, found out that Lot 9 was not included which is why they are requesting this change.

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

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

Motion Carried Unanimously

- F. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 7.83 acre tract of land situated in Porcion 34, Abstract 762, Jose Antonio Diaz, Original Grantee, within the limits of the City of Laredo, in Webb County, Texas, said 7.83 acre tract being out and part of 4V Holdings, Limited Tract I (148.91 acres, Tract II (8.72 acres), and Tract III (1.33 acres) as recorded in Volume 3702, Pages 643-646 of the Webb County Deed Records, Webb County Texas, located east of Cuatro Vientos Road and south of Wright Ranch Boulevard, from B-4 (Highway Commercial District) to B-3 (Community Business District) .**

ZC-017-2023

District I

Staff supports the proposed zone change.

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

Wayne Nance, Porrás Nance Engineering, informed the Commission that he is in favor of the zone change and is available to answer questions.

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

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

Motion Carried Unanimously

- G. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 2.93 acre tract of land, situated in Porcion 34, Abstract 762, Jose Antonio Diaz, Original Grantee, within the limits of the City of Laredo, in Webb County, Texas, said 2.93 acre tract being out and part of 4V Holdings, Limited Tract I (148.91 acres) as recorded in Volume 3702, Pages 643-646 of the Webb County Deed Records, Webb County Texas, located east of Cuatro Vientos Road and south of Bluestone Creek Boulevard, from B-4 (Highway Commercial District) to B-3 (Community Business District).**

ZC-018-2023

District I

Staff **supports** the proposed zone change.

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

Wayne Nance, Porras Nance Engineering, informed the Commission that he is in favor of the zone change and is available to answer questions.

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

Second:	Cm. A. Villarreal
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- H. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 60 and 61, Block 7, Lomas del Sur Subdivision, located 4231 and 4233 Katiana Drive, from R-1A (Single Family Reduced Area) to B-1 (Limited Business District).**

ZC-020-2023

District II

Staff **supports** the proposed zone change.

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

Hugo Flores, informed the Commission that he is not in favor nor against the zone change but is actually concerned about the traffic, parking and noise problems.

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

Second:	Cm. Dovalina
In Favor:	4
Opposed:	1 Cm. A. Villarreal
Abstained:	0

Motion Carried

- I. **Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning a tract of land containing approximately 173.97 acres, situated in Porcion 22, Maria de Jesus Sanchez, Original Grantee, Abstract 277, Porcion 23, Leonardo Sanchez, Original Grantee, Abstract 283, and Porcion 24, Toribio Rodriguez, Original Grantee, Abstract 268, Webb County, Texas, said 176.6647 acres, more or less, being partially out of a tract of land called to contain 92.79 acres and partially out of a tract of land called to contain 28.88 acres conveyed to Killam Development, Limited, as recorded in Volume 4247, Pages 830-835, Official Public Records of Webb County, Texas, partially out of a tract of land called to contain 250.616 acres conveyed to Killam Development, Limited, as recorded in Volume 1366, Pages 345-346, Official Public Records of Webb County, Texas, partially out of the remainder of Tract " K-1" called to contain 43,878.5855 acres conveyed to Killam Ranch Properties, Limited, as recorded in Volume 540, Page 632, Official Public Records of Webb County, Texas, and partially out of a tract of land called to contain 20.00 acres conveyed to Killam Development, Limited, as recorded in Volume 3648, Pages 511-516, Official Public Records of Webb County, Texas, located east of Bob Bullock Loop and north of Inspiration Parkway, from R-1 (Single Family Residential District) to B-4 (Highway Commercial District).**

ZC-022-2023

District VI

Staff **supports** the proposed zone change.

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

Vince Martinez, Killam Development & Killam Ranch Properties, informed the Commission that he is in favor of the proposed zone change and is available to answer questions.

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

Second: Cm. Cm. A. Villarreal
In Favor: 5
Opposed: 0
Abstained: 0

Motion Carried Unanimously

- J. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 30.0042 acres situated in Porcion 24, Toribio Rodriguez, Original Grantee, Abstract 268, Webb County, Texas, said 30.0042 acres, more or less, being partially out of a tract of land called to contain 28.88 acres conveyed to Killam Development, Limited, as recorded in Volume 4247, Pages 830-835, Official Public Records of Webb County, Texas, and partially out of a tract of land called to contain 250.61 6 acres conveyed to Killam Development, Limited, as recorded in Volume 1366, Pages 345-346, Official Public Records of Webb County, Texas, located east of Bob Bullock Loop and south of Inspiration Parkway from R-1 (Single Family Residential District) to B-4 (Highway Commercial District).**

ZC-023-2023

District VI

Staff supports the proposed zone change.

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

Vince Martinez, Killam Development, informed the Commission that he is in favor of the proposed zone change and is available to answer questions.

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

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

Motion Carried Unanimously

- K. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 28.37 acres of land situated in Porcion 10, Abstract 280, Tomas Sanchez original grantee same being out of a called 104.59 acre tract as recorded in Volume 5044, Pages 429-435, Webb County Official Public Records, located north of FM 1472 and east of Copper Mine Road, from AG (Agricultural District) to M-1 (Light Manufacturing District).**

ZC-024-2023

District VII

Staff **supports** the proposed zone change.

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

Frank Estrada, Sherfey Engineering, informed the Commission that he is in favor of the proposed zone change and is available to answer questions.

Glenn Preuss, Compass Real Estate in Laredo, informed the Commission that he there to represent the Vaswani Family, Owners/Developers and they are in favor of the proposed zone change and is available to answer questions.

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

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

Motion Carried Unanimously

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

A. Preliminary consideration of the Pinnacle FM-1472 Billboard #4 Plat. The intent is commercial (Billboard).

PL-040-2023

District VII - Cm. Vanessa Perez

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

Cm. Narvaez 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 (§24.77.1 - Land Development Code)
2. Access to Mines Road / FM 1472 subject to review and approval by TX-DOT.
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 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

B. Preliminary consideration of Pinnacle FM-1472 Billboard #6 Plat. The intent is commercial (Billboard).

PL-041-2023

District VII - Cm. Vanessa Perez

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

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 will be required for the intended use (§24.77.1 - Land Development Code)
2. Access to Mines Road / FM 1472 subject to review and approval by TX-DOT.
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 are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

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

Motion Carried Unanimously

C. Review and consideration of the plat of Monteverde Subdivision, Phase I. The intent is commercial.

PL-049-2023

District III – Cm. - Melissa R. Cigarroa

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

Wayne Nance, Porras Nance Engineering, informed the Commission that he concurs with Staff comments, except Planning Comment # 2 to which he requests to be stricken, and is available to answer questions.

Chm. E. Villarreal, informed Mr. Nance that the opaque fence is required once the Building permits are pulled out.

Cm. A. Villarreal made a motion to **approve** the item subject to the following comments and striking Planning Comment # 2.

Second: 0
In Favor: 0
Opposed: 0
Abstained: 0

Motion dies for lack of second

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Access to State Highway 359 subject to review and approval by TX-DOT.
2. Provide an opaque fence or wall of not less than seven feet in height along all side or rear property lines which abut or adjoin the non-residential zoning districts pursuant to Section 24.79.1 of the Land Development Code.
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:

1. Fire hydrants are required every 300ft for commercial development (Ordinance 2012-O-183, IFC 2012 Section 507.5.1, where required. Fire hydrants shall be required along public and private streets at every 300ft for commercial development).

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety:

1. Check sight distance.

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

Motion Carried Unanimously

D. Review and consideration of the plat of Monteverde Subdivision, Phase II. The intent is residential.

PL-050-2023

District III - Cm. Melissa R. Cigarroa

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

Wayne Nance, Porrás Nance Engineering, informed the Commission that he concurs with Staff Comments and is available to answer questions.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. 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.
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:

1. Check sight distance.

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. A. Villarreal
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

E. Review and consideration of the plat of Monteverde Subdivision, Phase III. The intent is residential.

PL-051-2023

District III - Cm. Melissa R. Cigarroa

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

Wayne Nance, Porras Nance Engineering, informed the Commission that he concurs with Staff Comments and is available to answer questions.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. 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.
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: 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. A. Villarreal
In Favor: 5
Opposed: 0
Abstained: 0

Motion Carried Unanimously

F. Preliminary consideration of the plat of The Coves at Winfield Commercial, Unit 1. The intent is commercial.

PL-052-2023

District VI – Cm. Dr. Marte A. Martinez

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

Vince Martinez, Mesquite Engineering, informed the Commission that he concurs with Staff Comments and is available to answer questions.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Revise master plan to reflect the change in land use, lot layout, and street layout proposed by this plat (§ 2-3.2. (a) (iv), § 2-3.2. (a) (vi), § 2-3.2. (a) (vii), and § 2-3.5. (f) - Subdivision Ordinance).
2. Provide a legible vicinity map.
3. A zone change will be required for the proposed commercial use (§24.77.1 - Land Development Code)
4. Access to loop subject to review and approval by TX-DOT.
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:

1. Fire hydrants are required every 300ft for commercial development (Ordinance 2012-O-183, IFC 2012 Section 507.5.1, where required. Fire hydrants shall be required along public and private streets at every 300ft for commercial development).

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 approval.

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

Motion Carried Unanimously

G. Review and consideration of the replat of Block 2017, Eastern Division into Lots 15-A & 15-B, Block 5, Residential Plat. The intent is residential.

PL-057-2023

District III – Cm. Melissa R. Cigarroa

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

Fred Guerra, Guerra Engineering, informed the Commission that he concurs with Staff Comments and is available to answer questions.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide plat note with X, Y coordinates for point of beginning and point of commencement.

2. Provide legal description. (§ 2-3.2 (b) (1) (ii) - Subdivision Ordinance) and clarify description from conveyance.
3. Revise the name on the plat by removing Block 5 as this location indicates to be in Block 2017-A, Eastern Division.
4. Revise certificate blocks for City Engineer and City Planner Director as this is not an administrative replat.
5. Remove note regarding public improvements.
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. A. Villarreal
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

Chm. E. Villarreal requested a motion to **hear** items 8 and 9 at the same time.

Cm. Dovalina made a motion to **hear** items 8 and 9 at the same time.

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

Motion Carried Unanimously

A. Final consideration of the Gubagreen Industrial Plat. The intent is industrial.

PL-029-2023

District VII – Cm. Vanessa Perez

B. Final consideration of the plat of Lomas Del Sur Subdivision, Unit XVI-B. The intent is residential.

PL-054-2023

District I – Cm. Rudy Gonzalez, Jr.

9. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:

A. Consideration of Model Subdivision Rule Compliance of Shenandoah Valley Subdivision, Phase 3. The intent is residential.

PL-058-2023

District VI – Dr. Marte A. Martinez

Chm. E. Villarreal requested a motion to **approve** items 8 and 9.

Cm. Dovalina made a motion to **approve** items 8 and 9.

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

Motion Carried Unanimously

10. ELECTION OF OFFICERS:

A. Election of Chairman

B. Election of Vice-Chairman

Chm. E. Villarreal explained that due to lack of full quorum, the item will be deferred till a future meeting.

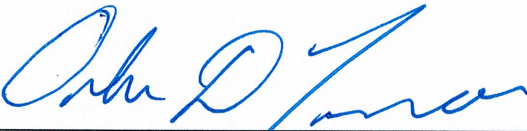
11. ADJOURNMENT

Chm. E. Villarreal requested a motion to adjourned the meeting at 7:11 p.m.


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

Second:	Cm. A. Villarreal
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously



Orlando D. Navarro
Planning Director



Erasmo Villarreal, Chairman
Planning & Zoning Commission

