

CITY OF LAREDO

PLANNING AND ZONING COMMISSION

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

- Present:** Erasmo Villarreal
Jorge Dominguez
Mike Barron
Johnny Narvaez
Yu-Hsien Huang
Daniella Sada Paz (Arrived 6:15 p.m.)
- Absent:** Council District III
Larry Dovalina (Excuse)
Ana G. Villarreal (Excuse)
- Staff:** Orlando Navarro
Vanessa Guerra
Rafael Vidaurri
Amanda Pruneda
Deidre Garcia
Laura “Roxy” Garza
Luis Vasquez
David Arredondo
Ruben Dominguez
- Others:** Vince Martinez
Elizabeth Gupta
Anil Gupta
Juan Salinas
Wayne Nance
Danny Tijerina
Armando Guerra
Juan J. Molano, Jr.
Zabdiel Rincon
Bernardo Rincon
Dana Vital
Alexia Guzman
Aristello Canales
Amy Perez
Juan Ludwig
Ricardo Ramos
Ricardo Villarreal
Jackson Hughes
Maria Limon
Elizabeth Carrera
Edith Limon
Rogelio Fernandez
Rogelio Alvarez
Henry Jolumna
Pricilla Treviño
Ruberto & Amy Cantu
Enrique Medina
Jesus Manzano
Miguel Jimenez
Rafael Lozano, III
Eliodoro Gonzalez, Jr.
Mario Salinas
Rudy Santillan, Jr.

1. CALL TO ORDER

Chm. E. Villarreal, Planning and Zoning Commission, called the meeting to order at 5:59 p.m.

2. ROLL CALL

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

3. PLEDGE OF ALLEGIANCE

4. CONSIDER APPROVAL OF MINUTES OF:

A. Regular Meeting of September 1, 2022

Cm. Narvaez made a motion to **approve** the minutes of September 1, 2022.

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

Motion Carried Unanimously

Dir. Orlando Navarro, Planning Department, notified the Commission of excusing the Commissioners not present in the meeting.

Cm. Barron made a motion to **excuse** the Commissioners not present.

Second:	Cm. Dominguez
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 Land Development Code, Article V, Section 24-78.2, (b), entitled Central Business District and Arts and Entertainment District, and Historic District Exemptions, to exempt the Saint Peter’s Historic District from off-street parking requirements contained in Section 24-78, and thereby providing that Saint Peter’s Historic District with the same parking exemptions which currently apply to the Old Mercado and San Agustin De Laredo Historic Districts, providing that his ordinance

shall be cumulative, providing for severability clause, and providing for publication and effective date.

Asst. Dir. Vanessa Guerra, Planning Department, provided a presentation on the proposed ordinance amendment.

Cm. Sada Paz arrived at 6:15 p.m.

Cm. Barron made a motion to **approve** the ordinance amendment as presented.

Second:	Cm. Huang
In Favor:	4
Opposed:	2 Cm. E. Villarreal and Cm. Dominguez
Abstained:	0

Motion Carried

B. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 3, Block 1738, Eastern Division, located at 2815 Zacatecas Street / 2811 Zacatecas Street, from B-1 (Limited Business District) to B-4 (Highway Commercial District).

ZC-089-2022

District II

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

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

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

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

Motion Carried Unanimously

C. 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 3, Block 1, Del Mar North Filing Number One, located at 7718 McPherson Road, Building E-1, Suite 1 and 2 (3,388 square feet).

ZC-090-2022

District V

Planning Staff **supports** the proposed Special Use Permit (SUP).

Dir. Orlando Navarro, Planning Department, informed the Commission that the Applicant requested the item be tabled.

Cm. Narvaez made a motion to **table** the item.

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

Motion Carried Unanimously

- D. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 12, Block 304, Western Division, located at 1620 Santa Maria Avenue, from R-3 (Mixed Residential District) to B-3 (Community Business District).**

ZC-091-2022

District VIII

Planning Staff **supports** the proposed zone change.

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

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

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

Motion Carried Unanimously

- E. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 1.32 acres situated in Porcion 23, Leonardo Sanchez, Original Grantee, Abstract 283 and being out of a tract of land conveyed to Killam Industrial Development Partnership, Limited, as recorded in Volume 1366, Pages 345-346, Official Public Records of Webb County, Texas, located west of Bob Bullock Loop and south of Room for More Way, from R-1 (Single Family Residential District) to B-4 (Highway Commercial District).**

ZC-092-2022

District VI

Planning Staff **supports** the proposed zone change.

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

Rep. Vince Martinez, Killam Development, spoke in favor of the item.

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

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

Motion Carried Unanimously

- F. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 2.88 acres tract of land out of Lot 1, Block 1, H.A.V. as per Volume 32, Page 85, plat records of Webb County, Texas, located at 22801 FM 1472 Road, from AG (Agricultural District) to M-1 (Light Manufactured District).**

ZC-093-2022

District VII

Staff **supports** the proposed zone change.

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

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

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

Motion Carried Unanimously

- G. Amending the Zoning Ordinance (Map) of the City of Laredo by amending Ordinance 2016-0-139 which authorized a Conditional Use Permit for an amusement redemption machine establishment on Lot 1, Block 1, Anil Associates, Limited Liability Corporation, Phase I, located at 9110 McPherson Road in order to remove Anil Gupta and Yam Ping Li and replace with Jorge Vicencio Barcenas as the party to whom the permit is issued.**

ZC-095-2022

District VI

Planning Staff **supports** the proposed Conditional Use Permit (CUP).

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

Elizabeth Almanza Gupta and Anil Gupta spoke in favor of the item.

Cm. Dominguez made a motion to close the public hearing, go against staff recommendation, and **deny** the item.

Second:

In Favor: 0
Opposed: 0
Abstained: 0

Without a second, the motion was not considered.

Cm. Barron made a motion to close the public hearing and **table** the item for legal review.

Cm. Huang added to the motion by requesting a memo clarifying the transferability of Conditional Use Permits (CUPs) for permit holders.

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

Motion Carried

H. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning, Lot 8, Block 2156, Eastern Division, located at 3102 Wooster Street, from AG (Agricultural District) to R-3 (Mixed Residential District).

ZC-096-2022

District II

Planning Staff **supports** the proposed zone change.

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

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

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

Motion Carried Unanimously

- I. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Block 14, Lago del Valle Subdivision, Phase 11, located at 1610 Concord Hills Boulevard, from R-1 (Single Family Residential District) and R-1 A (Single Family Reduced Area District) to B-3 (Community Business District).**

ZC-097-2022

District III

Planning Staff **supports** the proposed zone change.

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

Rep. Juan Salinas spoke in favor of the item and explained the zone change request.

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

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 approximately 2.5329 acres, situated in Porcion 32, Abstract 296, Antonio Trevino, Original Grantee, within the City Limits of Laredo and Webb County, Texas, out and part of the 29.982 Acre Mezquite Land Development, Incorporated Tract, recorded in Volume 5294, Pages 149- 153 of the Webb County Deed Records, located east of Old Milwaukee Road and South of State Highway 359, from R-3 (Mixed Residential District) and B-4 (Highway Commercial District) to B-4 (Highway Commercial District).**

ZC-098-2022

District III

Planning Staff **supports** the proposed zone change.

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

Rep. Wayne Nance, Porras Engineering, spoke in favor of the item.

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

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

Motion Carried Unanimously

K. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 27.449 acres, situated in Porcion 32, Abstract 296, Antonio Trevino, Original Grantee, within the City Limits of Laredo and Webb County, Texas, out and part of the 29. 982 Acre Mezquite Land Development, Incorporated Tract, recorded in Volume 5294, Pages 149-153 of the Webb County Deed Records, located east of Old Milwaukee Road and South of State Highway 359, from R-3 (Mixed Residential District) and B-4 (Highway Commercial District) to R-1 B (Single Family High Density District).

ZC-099-2022

District III

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

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

Rep. Wayne Nance, Porras Engineering, spoke in favor of the item.

Rep. Juan Salinas explained the proposed front lot dimensions and how they address parking concerns in the R-1B.

Cm. Dominguez made a motion to close the public hearing, support staff recommendation, and **deny** the zone change.

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

Without a second, the motion was not considered.

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

Second: Cm. Huang
In Favor: 5
Opposed: 1 Cm. Dominguez
Abstained: 0

Motion Carried

- L. Amending the Zoning Ordinance (Map) of the City of Laredo by amending Ordinance 2016-O-080 which authorized a Special Use Permit for a restaurant serving alcohol on Lot 5A, Block 1, Encino Plaza Subdivision, Unit 2A, located at 7518 McPherson Road, Suite 510 (3,700 square feet) in order to remove Junction Partners, Limited and Encino Plaza, Limited for Cosmos Bar and Grill Restaurant and replace with Cosmos Bar and Grill and Encino Plaza, Incorporated as the parties to whom the permit is issued.**

ZC-100-2022

District V

Planning Staff **supports** the proposed Special Use Permit (SUP).

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

Cm. Dominguez stepped out of the meeting at 7:20 p.m.

Rep. Danny Tijerina spoke in favor of the item. He asked the Commission to amend the applicant's name for legal purposes and consider eliminating Condition No. 3 – leaving the hours of operation as they are.

Cm. Huang made a motion to close the public hearing, support staff recommendation, and **approve** the item, including amending the applicant's name and leaving the hours of operation as they are.

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

Motion Carried Unanimously

- M. Amending the Zoning Ordinance (Map) of the City of Laredo by amending Ordinance 2007-O-050, which authorized a Special Use Permit for a Mini Storage/Warehouse on Lots 1, 2, 3, 4, 5, 6, 7, and 8, Block 1068, Eastern Division, located at 1320 South Meadow Avenue, in order to add approximately 1.4666 acres, as further described in attached Exhibit A, north of the existing mini-storage.**

ZC-101-2022

District II

Planning Staff **supports** the proposed Special Use Permit (SUP).

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

Rep. Juan Molano, Redline Architects, spoke in favor of the item.

Zabdiel Rincon and his father Bernardo requested and obtained clarification regarding access to their property.

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

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

Motion Carried Unanimously

- N. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Special Use Permit for a restaurant serving alcohol on Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 474, Western Division, located at 2410 Santa Ursula Avenue, first floor restaurant (2,038.58 square feet).**

ZC-102-2022

District VIII

Planning Staff **supports** the proposed Special Use Permit (SUP).

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

Rep. Dana Vital, Howland Engineering, spoke in favor of the item.

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

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

Motion Carried Unanimously

- O. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Block 3, New Vision Subdivision, Phase II, located 2405 Grisell Drive, from R-1 (Single Family Residential District) to R-2 (Multi-Family Residential District).**

ZC-104-2022

District V

Planning Staff **supports** the proposed zone change.

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

Rep. Alexia Guzman, High Line, Inc., spoke in favor of the item.

Res. Aristello Canales spoke against the item.

Res. Amy Perez spoke against the item due to the current congestion in the area.

Cm. Narvaez made a motion to close the public hearing, go against staff recommendation, and **deny** the item.

Second: Cm. Huang

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 plat of Center Point Energy City Gate #2 and the granting of a variance to water connections, landscaping requirements, public sewers, and retention/detention facilities. The intent is for a natural gas valve and metering station.**

PL-231-2022

District VI - Cm. Dr. Marte A. Martinez

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

Rep. Juan Ludwig, CDS Muery, stated he concurs with Staff comments.

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

DENY THE REQUEST FOR VARIANCES TO THE LANDSCAPING REQUIREMENTS AND RETENTION / DETENTION REQUIREMENTS

AND

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Compliance with landscaping requirements should be addressed with the Parks and Recreation Department and the Building Department directly for compliance and not through the platting process. The variance request should not be considered.

2. Compliance with retention / detention and possible alternatives should be addressed during the one-stop shop process. The variance request should not be considered.
3. Provide a plat note that states that the lot is "uninhabitable" and provide engineering certification in compliance with § 212.0105 (2)(A)&(B), Texas Local Government Code regarding subdivisions that do not require water and sewer services.
4. Modify Attestment of Planning Commission Approval Certificate to reflect Orlando D. Navarro as Planning Director.
5. Provide scale on the vicinity map (one inch = 2000 feet). (§2-3.2(b)(1)(xi) - Subdivision Ordinance)
6. 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.
7. Coordinate with TX-DOT for driveway/entrance.

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:	5
Opposed:	0

Abstained: 0

Motion Carried Unanimously

B. Preliminary consideration of the plat of Islitas Subdivision, Phase 1. The intent is residential.

PL-234-2022

District VII - Cm. Vanessa Perez

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

Rep. Ricardo Ramos, Do-Rite Engineering, informed the Commission that the plat had been previously approved by the Commission and that all comments had been addressed at the One Stop Shop.

Rafael Vidaurri, Planning Staff, clarified to the Commission that the plat had originally been approved in 2019 but expired. Thus, the plat is being resubmitted for approval.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. The proposed access to this subdivision is through an unplatted driveway servicing the Max Mandel Municipal Golf Course. Access from a dedicated fully improved roadway is required (§ 3.3(C) - 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. Provide lot number and details on the unnumbered lot at the subdivision entrance and adjacent to Lot 1, Phase I.
4. Clarify square footage for Lot 12, Block 1, on lot area table.
5. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
6. All improvements as per Subdivision Ordinance.

Engineering: No comments submitted.

Fire:

1. Main road (Islitas Dr.) must connect to another public road which must meet City of Laredo Specifications on road width and surface materials for public and residential roads and must also have unobstructed height of minimum 13 feet 6 inches.

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).

Parks & Leisure:

1. While, as per Ordinance 2008-O-058, Section 24.56.2 and 2E, Islitas Subdivision Phase 1 must comply with Parkland dedication criteria and requirements; as per the terms identified in the Municipal Golf Course Development Agreement dated September 11, 2009, Section 7.3.6, Islitas Subdivision has satisfied all Parkland Dedication requirements.

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 Lot 2A, Block 1, Amended Laredo Arena Subdivision, Unit 4 into Lots 2B & 2C, Block 1, Laredo Arena Subdivision, Unit 4. The intent is commercial.**

PL-239-2022

District V – Cm. Ruben Gutierrez, Jr.

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

Rep. Ricardo Villarreal, Top Site Civil Group, stated he concurs with Staff comments.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide a plat note with X, Y coordinates for point of beginning / point of commencement.
2. Provide a plat note with the following language: "This plat does not attempt to alter, amend, or remove any covenants or restrictions." (§ 2-3.2(3)(b) & § 2-3.2(5) - Subdivision Ordinance). (Pertains to amending or replats)
3. The proposed lot 2B will have no access to an existing curb cut and will front an existing bus stop. Furthermore, based on aerial imagery, the existing lot 2A shares a driveway with Lot 3B. Coordinate with the Traffic Department the placement of driveways and ensure compliance with the City of Laredo Standards Technical Specification Manual. If needed, provide shard access.
4. Identify all easements.
5. All improvements as per Subdivision Ordinance.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: No comments submitted.

Parks & Leisure: No comments submitted.

Webb County App: No comments submitted.

AEP Engineers: No comments submitted.

U.I.S.D.: No comments submitted.

L.I.S.D.: No comments submitted.

AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
2. All comments set forth 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

D. Preliminary consideration of the plat of Tract A, Seven Flags Addition. The intent is commercial.

PL-216-2022

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

Rep. Jackson Hughes noted that a variance request will be filed to reduce the access easement to 30' wide with a 30' paving section and that the lot will be uninhabitable.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide X, Y Coordinate for point of beginning / point of commencement.
2. Provide an access easement to Wormser Road (County Road) that complies with § 3-2(A) - Subdivision Ordinance - "Access easements intended for primary access to a proposed lot or building shall be 50' wide with a 30' paving section".
3. Provide certificate of owner, consultant engineer, city engineer, Planning Commission approval, attestation of Planning Commission approval, and County Clerk.
4. Secure approval from the County of Webb as this tract is located within the Extra-Territorial Jurisdiction of the City of Laredo.
5. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
6. Provide a plat note that states that the lot is "uninhabitable" and provide engineering certification in compliance with § 212.0105 (2)(A)&(B), Texas Local Government Code regarding subdivisions that do not require water and sewer services.
7. All improvements as per Subdivision Ordinance.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: No comments submitted.

Parks & Leisure: No comments submitted.

Webb County App: No comments submitted.

AEP Engineers: No comments submitted.

U.I.S.D.: No comments submitted.

L.I.S.D.: No comments submitted.

AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
2. All comments set forth herein are preliminary comments and not an exhaustive list. Additional comments may be added prior to final approval.

Second:	Cm. Sada Paz
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 8A thru 10A.

Cm. Narvaez made a motion to **hear** items 8A thru 10A.

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

Motion Carried Unanimously

A. Final consideration of Doug Stanley Plat. The intent is commercial.

PL-224-2022

District VII - Cm. Vanessa Perez

- B. Final consideration of the replat of Lot 19, 20, and 21, Block 6, Interamerica Distribution Park, Phase 4, and 27.83 unplatted acres into Lot 19A and Lot 21A, Block 6, Interamerica Distribution Park, Phase 4. The intent is industrial.**

PL-235-2022

District VII - Cm. Vanessa Perez

- C. Final consideration of Miguel Angel Rodriguez plat. The intent is commercial.**

PL-237-2022

District I - Cm. Rudy Gonzalez, Jr.

- D. Final consideration of replat of Lot 3, Block 3, Cielito Lindo Commercial Plat into Lot 3A, Block 3, Cielito Lindo Commercial Plat. The intent is commercial.**

PL-238-2022

District I – Cm. Rudy Gonzalez, Jr.

- E. Final consideration of Las Aldeas Commercial, Phase 1 Plat. The intent is commercial.**

PL-241-2022

District I – Cm. Rudy Gonzalez, Jr.

- F. Final consideration of replat of Lot 1, Block 1, 501 Imperial Partners Manadas Subdivision into Northcrest Residential Subdivision. The intent is residential.**

PL-242-2022

District VI – Cm. Dr. Marte A. Martinez

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

- A. Final reconsideration of the plat of Harmony Hills Subdivision, Phase 1 at Rodriguez Ranch. The intent is residential. The purpose of this reconsideration is to add a lot for a mail delivery cluster box(es).**

PL-236-2022

District VI - Dr. Marte A. Martinez

10. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:

A. Consideration of Model Subdivision Rule Compliance of the plat of R & W Ranch Subdivision, Phase V. The intent is residential.

PL-233-2022

District I - Cm. Rudy Gonzalez, Jr.

Chm. E. Villarreal requested a motion to approve items 8A thru 10A.

Cm. Narvaez made a motion to approve items 8A thru 10A.

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

Motion Carried Unanimously

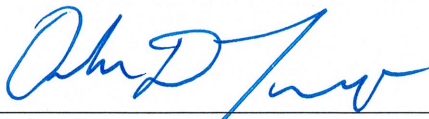
Luis Vazquez, Planning Staff, read items 8A thru 10A for the record.

12. ADJOURNMENT

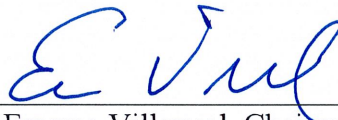
Cm. Barron made a motion to adjourn the meeting at 7:57 p.m.

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

Motion Carried Unanimously



Orlando D. Navarro
Planning Director



Erasmo Villarreal, Chairman
Planning & Zoning Commission