

CITY OF LAREDO

PLANNING AND ZONING COMMISSION

MINUTES OF THE PLANNING AND ZONING MEETING OF FEBRUARY 16, 2022

The City of Laredo Planning and Zoning Commission convened in a special session open to the public at 6:00 p.m. on Thursday, February 16, 2022, in the Multipurpose Room, at the Joe A. Guerra Laredo Public Library, 1120 E. Calton Road, Laredo, Texas, considered the following:

Present: Erasmo Villarreal
Jorge Dominguez
Mike Barron
Abraham Lugo
Yu-Hsien Huang
Larry Dovalina
Daniella Sada Paz (Arrived at 6:10 p.m.)

Absent: Johnny Narvaez (Excused)
Ana G. Villarreal (Excused)

Staff: Orlando Navarro
Vanessa Guerra
Rafael Vidaurri
Amanda Pruneda
Deidre Garcia
Laura Garza
Ruben Dominguez
Robert Peña
Michael Rodgers

Others: Mimi Jacaman
Nancy Sanchez
Adriana Padilla
Pablo Castillo
Linda Garcia
Griselda E. Cisneros
Eduardo Gutierrez
Ricardo Villarreal
Ricardo Ramos
Richard Dabdoub
Bob Roszkowski
Rolando Ortiz
Miguel Jimenez
Oscar Castillo
Lance Price
Leslie Perez
Lilian Padilla
Edel Lombera

Johnathan Vasquez
Rodolfo A. Torres
Edward L. Ochoa
Marco A. Franco
Victor J. Linares
Hilda G. Garcia
Andres Rubio
James Arthur
Vince Martinez
Clarissa Vasquez
Nancy Sanchez
Fernando & Noemi Reyes
Jared Dinello
Ana Luisa Mora Marcos
Fernando Blanco

1. CALL TO ORDER

Chairman E. Villarreal called the meeting to order at 6:00 p.m.

2. ROLL CALL

Amanda Pruneda, Planning Staff called roll and verified a quorum existed.

Cm. Dovalina made a motion to excuse Cm. Narvaez and Cm. A. Villarreal for not attending the meeting.

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

Motion Carried Unanimously

3. PLEDGE OF ALLEGIANCE

4. CONSIDER APPROVAL OF MINUTES OF:

A. Regular Meeting of February 3, 2022.

Cm. Dovalina made a motion to approve the minutes of February 3, 2022.

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

Motion Carried Unanimously

5. CITIZEN COMMENTS

Citizens are required to fill out a witness card and submit it to a City Planner, or designee, no later than 5:45 p.m. and identify themselves at the microphone. Comments are limited to three (3) minutes per speaker. No more than three (3) persons will be allowed to speak on any side of an issue. Should there be more than three (3) people who wish to speak on a particular issue, they need to select not more than three (3) representatives to speak for them and the presiding officer may limit the public comments further in the interest of an orderly meeting. Speakers may not pass their minutes to any other speaker. Comments should be relevant to City business and delivered in a professional manner. No derogatory remarks will be permitted.

6. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE:

A. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1 and part of Lot 2, Block 1696, Eastern Division, located at 2801 East Musser Street, from R-3 (Mixed Residential District) to B-1 (Limited Commercial District).

Staff supports the proposed zone change.

ZC-014-2022

District II

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

Mimi Jacaman, foster parent who lives in the area, informed the Commission, that she has used little kids' services for the last 6 years and is very happy with their services, therefore, she speaks in favor of the proposed zone change.

Nancy Sanchez, daycare parent, informed the Commission that she was in favor of the proposed zone change.

Adriana Padilla, Resident, submitted letters to the Planning Staff from owners that live within the radius of that area and who along with herself, are against the proposed zone change. She stated that not only are they concerned about traffic, but are also concerned about the irreversible B-1 designation, loss of property value, unsightliness, and loss of curb appeal.

Pablo Castillo, Resident, informed the Commission that he was against the proposed zone change.

Cm. Sada Paz, arrived at 6:10 p.m.

Linda Garcia, Resident, informed the Commission that she was against the proposed zone change.

Cm. Barron made a motion to close the public hearing and approve the proposed zone change.

Second: Cm. Huang
In Favor: 4
Opposed: 3 Cm. Dominguez, Cm. Dovalina and Cm. Sada Paz
Abstained: 0

Motion Carried

- B. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 0.53 acres comprised of 0.31 acres of Tract I, A 14.78 acres Tract I, and 0.22 acres of Tract IV, a 1.66 acre easement and right of way Tract, recorded in Volume 1261, Pages 834-842, Webb County Deed Records, situated in Porcion 9 Blas Maria Dias Original Grantee, A-38, Webb County, Texas, located at west of FM 1472 and south of Thesiel Road from AG (Agricultural District) to M-1 (Light Manufacturing District).**

Staff supports the proposed zone change.

ZC-017-2022

District VII

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

Eduardo Gutierrez, Premier Engineering, informed the Commission that he was speaking in favor of the zone change and was available to answer questions.

Cm. Dovalina made a motion to close the public hearing and approve the proposed zone change.

Second: Cm. Sada Paz
In Favor: 7
Opposed: 0
Abstained: 0

Motion Carried Unanimously

- C. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Planned Unit Development for townhomes on Lot 119 F, Block 3, San Isidro Southwest- Antler Crossing Subdivision, Phase 5, located at 1511 San Isidro Parkway.**

Staff supports the proposed zone change.

ZC-020-2022

District VI

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

Orlando Navarro, Planning Director, informed the Chairman that this case will be following the new PUD process, which requires that it first goes to P & Z, then it goes to Council, and if at Council they get the overlay approval, then it will have to go to the One Stop Shop where it will stay until they answer all issues the different departments have. He stated that the PUD process has no preliminary. After the process at the One Stop Shop has finished, they come back to P & Z.

Ricardo Villarreal, Top Site Civil Group, informed the Commission that he was speaking in favor of the zone change and was available to answer questions.

Cm. Dovalina made a motion to close the public hearing and **approve** the proposed zone change.

Second:	Cm. Sada Paz
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

D. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 119 F, Block 3, San Isidro Southwest - Antler Crossing Subdivision, Phase 5, located at 1511 San Isidro Parkway, from B-4 (Highway Commercial District) to B-3 (Community Business District).

Staff **supports** the proposed zone change.

ZC-023-2022

District VI

Ricardo Villarreal, Top Site Civil Group, informed the Commission that he was speaking in favor of the zone change, was available to answer questions.

Cm. Sada Paz made a motion to close the public hearing and **approve** the proposed zone change.

Second:	Cm. Huang
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

E. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Conditional Use Permit for Financial Services - CPA on Lot 23, Block 2, Del Mar Hills, Section 1, Area "B", located at 1 Candlewood Road.

Staff **supports** the proposed CUP.

ZC-021-2022

District VII

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

Ricardo Ramos, Do-Rite Engineering, informed the Commission that he was speaking in favor of the zone change and was available to answer questions.

Richard Dabdoub, Resident, informed the Commission that he and his wife were not in favor, no against the zone change, none-the-less, request that a “no parking” sign be installed on both sides on the street of that intersection so that there won’t be people parking on the street.

Bob Roszkowski, Resident on Bennington Dr., would like to keep the neighborhood residential and quiet. He is concerned about the parking changes being done to the property in question and is concerned about what will happen to the property once that particular business leaves.

Cm. Barron made a motion to close the public hearing and **approve** the proposed CUP.

Second:	Cm. Dovalina
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- F. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Conditional Use Permit for an amusement redemption machine establishment on Lot 1A, Block 1, Rancho Verde Project, located at 9652 McPherson Road, Suite 100 (2,665 square feet).**

Staff does not support the proposed CUP.

ZC-024-2022

District VI

Orlando Navarro, Planning Director, requested the item be tabled based on a technicality.

Cm. Dominguez, stated that the item cannot be tabled based on a technicality, but it can be denied.

Cm. Dominguez made a motion to **deny** the CUP.

Second:	Cm. Lugo
In Favor:	2

Opposed: 5 Cm. E. Villarreal, Cm. Barron, Cm. Huang, Cm. Dovalina and
Cm. Sada Paz
Abstained: 0

Motion Failed

Cm. Dovalina made a motion to close the public hearing and **table** the proposed CUP.

Second: Cm. Barron
In Favor: 5
Opposed: 2 Cm. Dominguez and Cm. Lugo
Abstained: 0

Motion Carried

G. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 10.71 acres situated in Porcion 29, Juan Bautista Villarreal, Original Grantee, Abstract 3086, Webb County, Texas, said tract of land called to contain 1 0.16 acres, conveyed to Killam Development Limited, as recorded in Volume 3441, Page 9, Official Public Records of Webb County, Texas, and originally out of Tract "K-5" conveyed to Killam Ranch Properties, Limited, as recorded in Volume 1385, Page 300, Official Public Records of Webb County, Texas located north of Clark Boulevard and west of Bob Bullock Loop from B-3 (Community Business District) to B-4 (Highway Commercial District).

Staff supports the proposed zone change.

ZC-026-2022

District IV

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

Rolando Ortiz, Representative, informed the Commission that he was speaking in favor of the zone change and was available to answer questions.

Cm. Lugo made a motion to close the public hearing and **approve** the proposed zone change.

Second: Cm. Sada Paz
In Favor: 6
Opposed: 0
Abstained: 1 Cm Barron

Motion Carried

H. 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 Lot 1, Block 1, Lago Del Mar Subdivision, Unit 16, located at 2519 East Del Mar Boulevard.

Staff supports the proposed SUP.

ZC-027-2022

District V

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

Miguel Jimenez, Howland Engineering, informed the Commission that he was speaking in favor of the zone change and was available to answer questions.

Cm. Dovalina made a motion to close the public hearing and approve the proposed SUP.

Second:	Cm. Sada Paz
In Favor:	6
Opposed:	0
Abstained:	1 Cm. Huang

Motion Carried

- I. **Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 14.98 acre tract of land, made up of a 9.98 acre tract of land, conveyed to 501 Imperial Partners, L.P., described in deed recorded in Volume 4343, Pages 276-284, Official Public Records, Webb County, Texas, and Tract A, a 2.50 acre tract of land, conveyed to 501 Webb Realty, LLC, described in deed recorded in Volume 4845, Pages 730-734, Official Public Records, Webb County, Texas, and Tract B, a 2.50 acre tract of land, conveyed to 501 Webb Realty, LLC, described in deed recorded in Volume 4723, Pages 868-871, Official Public Records, Webb County, Texas, situated in Porcion 22, Dona Maria Jesus Sanchez, Abstract 277, Webb County, Texas, located south of Monaco Boulevard and Larvotto Loop and north of Shiloh Drive, from R-2 (Multi-Family Residential District) and B-3 (Community Business District) to R-1 B (Single Family High Density District).**

Staff supports the proposed zone change.

ZC-029-2022

District VI

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

Oscar Castillo, PEUA Consulting, informed the Commission that he was speaking in favor of the zone change and was available to answer questions.

Cm. Dovalina made a motion to close the public hearing and approve the proposed zone change.

Second:	Cm. Lugo
In Favor:	7

Opposed: 0
Abstained: 0

Motion Carried Unanimously

- J. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning of Lot 119E, Block 3, San Isidro Southwest Antler Crossing Subdivision, Phase 5, located at 1557 San Isidro Parkway from B-4 (Highway Commercial District) to R-2 (Multi-Family Residential District).**

Staff supports the proposed zone change.

ZC-030- 2022

District VI

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

Oscar Castillo, PEUA Consulting, made a correction to the presentation, informing the Commission that the owner of the property is SKG Homes. He also informed the Commission, that he was in favor of the zone change and was available to answer questions.

Cm. Dovalina made a motion to close the public hearing and approve the proposed zone change.

Second: Cm. Sada Paz
In Favor: 7
Opposed: 0
Abstained: 0

Motion Carried Unanimously

- K. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Planned Unit Development for townhomes on Lot 119 E, Block 3, San Isidro Southwest- Antler Crossing Subdivision, Phase 5, located at 1557 San Isidro Parkway.**

Staff supports the proposed zone change.

ZC-031-2022

District VI

Oscar Castillo, PEUA Consulting, informed the Commission that he was speaking in favor of the proposed PUD and was available to answer questions.

Cm. Barron made a motion to close the public hearing and approve the proposed zone change.

Second: Cm. Sada Paz
In Favor: 7
Opposed: 0
Abstained: 0

Motion Carried Unanimously

- L. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning of Lots 119A, 119B and 119C, Block 3, San Isidro Southwest- Antler Crossing Subdivision, Phase 5, located at 9880, 9820 and 9814 Springfield Avenue (respectively), from B-4 (Highway Commercial District) to B-3 (Community Business District).**

Staff supports the proposed zone change.

ZC-032-2022

District VI

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

Oscar Castillo, PEUA Consulting, informed the Commission that he was speaking in favor of the zone change and was available to answer questions.

Cm. Dovalina made a motion to close the public hearing and **approve** the proposed zone change.

Second: Cm. Sada Paz
In Favor: 7
Opposed: 0
Abstained: 0

Motion Carried Unanimously

- M. Amending the Zoning Ordinance (Map) of the City of Laredo by amending Ordinance 2014-O-088, authorizing a Special Use Permit for Townhouses on Lots 50, 51, 52 and 53, Block 1, Escondido Townhomes Subdivision, located at 5619, 5701, 5703 and 5705 Montevista Drive (respectively), in order to remove the garage requirements and adjust the side-yard setbacks.**

Staff does not support the proposed SUP.

ZC-033-2022

District V

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

Oscar Castillo, PEUA Consulting, informed the Commission that he was speaking in favor of the amendment and was available to answer questions.

Lance Price, Division President of Westwind Homes, represents builder and developer, explained the adjustment to the construction of the last 4 units in order for them to fit and it includes, reducing the number of bedrooms and doing away with the garage.

Leslie Perez, Resident, informed the Commission that she is against the proposed SUP, she complained that the street is too small, that there is only one entrance and one exit, safety issues...light, speeding, etc.

Lilian Padilla, Resident, complained about the size of the subdivision and the lots and how vehicle parking is very challenging. She suggested that instead of building more units, they should consider building a parking lot for their vehicles.

Edel Lombera, Resident, requested that no more units be constructed which will result in more parking problems and suggested a parking lot be build.

Another complaint was that the street is too small and two cars are not able to fit at one time.

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

Second:	Cm. Dominguez
In Favor:	4
Opposed:	2 Cm. Lugo and Cm. Sada Paz
Abstained:	1 Cm. Dovalina

Motion Carried

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

- A. Preliminary consideration of the replat of Lots 3 and 4, Block 1751, Eastern Division into Lots 3A, 3B & 3C, Block 1751, Eastern Division and the granting of a variance to reduce the corner side setback from 10ft. to 5ft.**

PL-084-2022

District II – Cm. Vidal Rodriguez

Cm. Dominguez excused himself at 7:46 p.m. and stepped out of the room.

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

Johnathan Vasquez, Ariva, SCC, informed the Commission that he concurred with staff comments and was available to answer questions.

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

Planning:

1. Modify the Attestment of the Planning Commission Approval Certificate to reflect Orlando D. Navarro as Planning Director.
2. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
3. Provide a plat note with X, Y coordinates for point of beginning and point of commencements (§2-3.2 (a)(1)(xiii) - Subdivision Ordinance).
4. Provide a corner clip on lot 3C.
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 approval.

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

Motion Carried Unanimously

Cm. Dominguez came back into the meeting at 7:47 p.m.

**B. Preliminary consideration of the plat of Lot 28, Block 3, Old Milwaukee Subdivision.
The intent is residential.**

PL-086-2022

This area is located outside the city limits but within the City of Laredo's Extra-Territorial Jurisdiction (ETJ).

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

Rodolfo Torres, TEC Engineering, informed the Commission that he concurred with staff comments and was available to answer questions.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
2. Comply with the setback requirements of the model rules (§ 24.80.3 (H) - Land Development Code).
3. Dedicate all necessary ROW (§ 3-2 A. and § 3.3 C. - Subdivision Ordinance).
4. Secure plat approval from the County of Webb as this subdivision is located within the Extra-Territorial Jurisdiction of the City of Laredo (§ 242.001 (a) and § 242.001 (a)(2), Texas Local Government Code).

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 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. Dominguez
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

C. Preliminary consideration of the plat of Lot 31, Block 3, Old Milwaukee Subdivision. The intent is residential.

PL-087-2022

This area is located outside the city limits but within the City of Laredo's Extra-Territorial Jurisdiction (ETJ).

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

Rodolfo Torres, TEC Engineering, informed the Commission that he concurred with staff comments and was available to answer questions.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
2. Comply with the setback requirements of the model rules (§ 24.80.3 (H) - Land Development Code).
3. Dedicate all necessary ROW (§ 3-2 A. and § 3.3 C. - Subdivision Ordinance).
4. Secure plat approval from the County of Webb as this subdivision is located within the Extra-Territorial Jurisdiction of the City of Laredo (§ 242.001 (a) and § 242.001 (a)(2), Texas Local Government Code).

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. Dominguez
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

- A. Preliminary reconsideration of the replat of Lot 19, 20, and 21, Block 6, Interamerica Distribution Park, Phase 4, and 20.09 unplatted acres into Lot 19A, Block 6, Interamerica Distribution Park, Phase 4. The intent is Industrial (Transportation). The purpose of this reconsideration is to add additional acreage.**

PL-085-2022

District VII - Cm. Vanessa Perez

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

Edward Ochoa, CEC KCI, informed the Commission that he concurred with staff comments and was available to answer questions.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Identify all easements (§ 2-3.2 (b)(1)(iii)e - 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 within 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. Lugo
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

- A. Final consideration of the replat of Block 8, Oakridge Subdivision into Block 8, Lots 1-9 & Block 9, Lots 1-14 Ironwood Estates. The intent is single family residential.

PL-047-2022

District VI- Cm. Dr. Marte A. Martinez

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

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

Second:	Cm. Huang
In Favor:	7
Opposed:	0
Abstained:	0

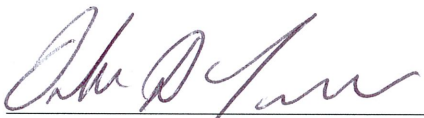
Motion Carried Unanimously

10. ADJOURNMENT

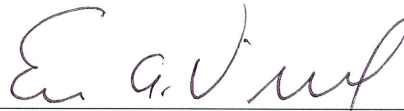
Cm. Dominguez **adjourned** the meeting at 7:52 p.m.

Second:	Cm. Sada Paz
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously



Orlando D. Navarro
Planning Director



Erasmo Villarreal, Chairman
Planning & Zoning Commission