

CITY OF LAREDO

PLANNING AND ZONING COMMISSION

MINUTES OF THE PLANNING AND ZONING MEETING OF MAY 6, 2021

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, May 6, 2021, Live Web Link: <http://laredotx.swagit.com/live>, Public Access Chanel: Spectrum TV Channel 1300, and considered the following:

Present: Erasmo Villarreal
Jorge Dominguez
Johnny Narvaez
Larry Dovalina
Ana G. Villarreal

Absent: Rafael Dueñas, Sr. (Excused)
Abraham Lugo (Excused)
Raul Ugalde, Jr. (Excused)

Staff: J. Kirby Snideman
Rafael Vidaurri
Vanessa Guerra
Amanda Pruneda
Dan Magee

Others: Oscar Castillo
Ricardo Ramos
Frank Estrada
Edward Ochoa

1. CALL TO ORDER

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

2. ROLL CALL

Rafael Vidaurri, Planning Staff, called roll and verified a quorum existed.

Chairman E. Villarreal, requested a motion to excuse the Commissioners that were absent.

Cm. Dovalina made a motion to **excuse** Cm. Dueñas, Cm. Lugo, and Cm. Ugalde for not attending the meeting.

Second: Cm. Narvaez

In Favor: 5
Opposed: 0
Abstained: 0

Motion Carried unanimously

3. CITIZEN COMMENTS

Citizens interested in providing comments on a particular issue are to submit their comments in writing via the “Online Response Form” available in the “Current Notices Section” of the City of Laredo Planning Department website located at <https://www.cityoflaredo.com/Planning>. Comments are to be submitted no later than 5:45 p.m. the day of the meeting. During the meeting, a telephone number shall be provided to allow citizens the opportunity to call in to speak on a particular issue. 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.

4. CONSIDER APPROVAL OF MINUTES OF:

A. Special Meeting of April 9, 2021

B. Regular Meeting of April 15, 2021

Cm. Dovalina made a motion to **approve** the minutes of April 9, 2021 and April 15, 2021.

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

Motion Carried Unanimously

5. DISCUSSION AND RECOMMENDATION:

A. Discussion and recommendation regarding an amendment to Section 24.62.5 and 24.62.6 of the Laredo Land Development Code allowing for the administrative amendment of existing Special and Conditional Use Permits under certain conditions.

J. Kirby Snideman, Planning Director, provided a brief overview on the item.

Cm. Dominguez made a motion to send a **positive** recommendation to Council.

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

Motion Carried Unanimously

B. Discussion and recommendation regarding an amendment to Section 4-2-H.1 of the Subdivision Ordinance to extend the authority of the Building Official to issue building permits to unplatted lots under certain conditions.

J. Kirby Snideman, Planning Director, provided a brief overview on the item.

Cm. Dovalina made a motion to send a **positive** recommendation to Council.

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

Motion Carried Unanimously

6. CONSIDERATION OF PLAT NAME CHANGE:

A. Consideration of a name change of the plat of Khaledi Villas Replat to Khaledi Villas Townhomes.

PI-111-2021

District VI - Cm. Dr. Marte A. Martinez

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

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

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

Motion Carried Unanimously

7. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:

A. Review and consideration of Gator Point Master Plan. The intent is residential and commercial.

PL-084-2021

District II - Cm. Vidal Rodriguez

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

Oscar Castillo, PEUA Consulting, informed the Commission that he concurred with staff comments, except for Planning Comments # 6 and # 7. Oscar Castillo requested that it be TX-DOT to determine if access would be allowed through State Highway 359 and not the City of Laredo.

Cm. Dominguez made a motion to **approve** the item subject to the following comments and added that Planning comments # 6 and # 7 will only apply if TX-DOT does not grant access to the lots that front State Highway 359.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide plat note with X, Y coordinates for point of beginning and point of commencement.
2. A zone change(s) will be required for the proposed uses.
3. Submit a master plan revision to the City of Laredo Building Department GIS division within 10 days of commission approval in a geo-referenced CAD file in accordance with Section 2-3.2(a)4 of the Laredo Subdivision Ordinance.
4. Provide for the reasonable projection of streets into the adjacent unplatted tracts.
5. Ensure compliance with the vegetative buffering requirements of Section 24-57.3 of the Laredo Land Development Code as this development is impacted by a first order stream.
6. Provide shared access for Lots 1 and 2, Block 1, Phase I (commercial tracts). Access to said tracts should be limited to Gator Pkwy.
7. Access to Lot 1, Block 23 and Lot 1, Block 24, Phase 7 should be limited to Avenue B.
8. Streets B, C, & G are dead end streets which exceed the maximum length of a dead end street of 500' as per Section 3-2 J of the Subdivision Ordinance. Additionally, streets B & C, exceed 24 lots which is above the maximum number of lots for a dead end street. Adjust accordingly.
9. All streets that run east-west in Phases 1, 2 and 3 are less than 300 feet from each other as they intersect Gator Pkwy thereby creating block lengths less than 300 feet. Adjust accordingly to comply with Section 3-2 N 1.

Engineering:

1. Provide all necessary easements.
2. Detention improvements shall be part of Phase 3.

Fire: No comments submitted.

Environmental: No comments submitted.

Utilities:

1. Plan needs to show projected flows and demands, require seal of the Engineer of record.
2. Water system need to be connected to the 12-in waterline to the north (Hurd Enterprises) and provide an all whether access road and water utilities easement.
3. Installation of additional control valves and water bypass will be needed to provide to the IH-359 Booster Station.

Traffic Safety:

1. How will the commercial area develop? Show on master plan.
2. Present a plan showing all existing and future driveways in the commercial area.
3. Show access easements
4. Check sight distance.
5. Streets shall intersect perpendicular for a min of 100 feet.
6. Block length shall not be less than 300 feet.
7. Ensure that proposed curves can handle a speed of 30 mph.
8. Provide TIA.

TxDOT:

1. A Traffic Impact Analysis will be required (Developer to contact TxDOT Traffic Director Rafael Guzman for more details).
2. There are 4 commercial lots adjacent to SH 359 which are not showing how they will be accessed.
3. Gator Pkwy connection to SH 359 appears to be in front of a bridge structure, this might prevent access to be feasible at this location. We recommend that the Traffic Impact Analysis (TIA) report includes the best location for driveways based on safety and existing roadway features. Also, TIA report should include countermeasures such as deceleration and acceleration lanes to mitigate safety concerns if warranted.

Parks & Leisure:

1. As per Ordinance 2008-O-058, Section 24.56.2, Gator Point Subdivision Master Plan, 119 acres must comply with Parkland dedication criteria requirements.
2. As per Ordinance 2008-O-058, Section 24.56.2.E, in addition to the land dedication requirements, a Park Improvement Fee (PIF) is required to provide improvements to the park to meet the standards for a neighborhood park to serve the service area in which such development is located. The PIF is due at the time of filing of the final plat and shall be calculated as per Appendix A of said ordinance.
3. Total payments are due prior to recordation.

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

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

- A. Preliminary consideration of the plat of Gator Point Subdivision Phase I. The intent is residential and commercial.**

PL-083-2021

District II - Cm. Vidal Rodriguez

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

Oscar Castillo, PEUA Consulting, informed the Commission that he concurred with staff comments except Planning Comment # 5. He would like for it to read the same as the previous item.

Cm. Dominguez made a motion to **approve** the item subject to the following comments and added that the entrances along State Highway 359 be allowed contingent upon TxDOT approval.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide X, Y coordinates for point of beginning and point of commencement.
2. Provide proposed street names.
3. Provide all necessary easements.
4. Provide plat note for Lot 1, Block 2 and Lot 1, Block 3, prohibiting direct access to Gator Pkwy.
5. Provide shared access for Lot 1 Block 1, and Lot 2, Block 2 (commercial tracts).
Access to said tracts should be limited to Gator Pkwy and ensure that a street jog is not created with the proposed Street A as depicted on the Master Plan.
6. Ensure that acreage in title block matches the acreage in legal description.
7. Provide name and recordation data for adjacent tracts.
8. All improvements as per Subdivision Ordinance.

Engineering:

1. Provide all necessary easements.
2. Provide street names.
3. Provide lot dimensions.
4. Provide line and curve table.

Fire: No comments submitted.

Environmental: No comments submitted.

Utility Coordination:

1. All projects having work done along the City of Laredo's ROW/utility easements must complete the Utility Coordination Process and obtain a letter stating so prior to obtaining a construction permit as per ordinance 2005-O-022.
2. All projects needing to go through UCC must submit an application and a site plan showing all improvements along city's ROW.

Water & Utilities:

1. Plan needs to show projected flows and demands, require seal of the Engineer of record.
2. Will need to provide a permanent or temporary water loop with an all-weather access road.
3. Indicate the proposed point of discharge for this phase for preliminary approval.

Traffic Safety:

1. How will that commercial area develop? Show a master plan.
2. Present a plan showing all existing and future driveways in the commercial area.
3. Show access easements.
4. Check sight distance.
5. Streets shall intersect perpendicular for a minimum of 100 feet.
6. Block length shall not be less than 300 feet.
7. "L-shaped" typed intersection shall have an interior angle not less than 72 degrees and not greater than 120 degrees.
8. Ensure that proposed curves can handle a speed of 30 mph.
9. TIA

TxDOT:

1. A Traffic Impact Analysis will be required (Developer to contact TxDOT Traffic Director Rafael Guzman for more details).
2. There are 5 commercial lots adjacent to SH 359 which are not showing how they will be accessed.
3. Avenue A connection to SH 359 appears to be in front of a bridge structure, this might prevent access to be feasible at this location. We recommend that the Traffic Impact Analysis (TIA) report includes the best location for driveways based on safety and existing roadway features. Also, TIA report should include countermeasures such as deceleration and acceleration lanes to mitigate safety concerns if warranted.

Parks & Leisure:

1. As per Ordinance 2008-O-058, Section 24.56.2, Gator Point Subdivision, Phase 1 must comply with Parkland dedication criteria and requirements for the 93 units.
2. As per Ordinance 2008-O-058, Section 24.56.2.E, in addition to the land dedication requirements, a Park Improvement Fee (PIF) is required to provide improvements to the park and is based upon the final number of dwelling units which in Phase 1 show 93. The PIF is due prior to recordation and shall be calculated as per Appendix A of said ordinance.
3. Total amount will be due prior to recordation.

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

Motion Carried Unanimously

Cm. Narvaez, asked to be excused at 6:48 p.m.

B. Preliminary consideration of the replat of Lot 1A, Block 1, Anil and Associates Subdivision – Phase 1 into Lot 1A-1 & 1A-2, Block 1, Anil and Associates Subdivision – Phase 1. The intent is commercial.

PL-108-2021

District VI - Cm. Dr. Marte A. Martinez

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

Ricardo Ramos, Do-Rite Engineering, informed the Commission that he concurred with staff comments.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide X, Y coordinate with point of beginning/point of commencement.
2. Provide clarification on plat note 1.
3. Modify Engineers Certificate by removing reference to the Webb County Commissioner Court as this plat is wholly within the City Limits.
4. Provide a turnaround at the end of Antonio De Llano Dr. in compliance with Section 3-2 J of the Subdivision Ordinance.
5. Include reference to the 1.0 acre tract and 2.157 acre tract in the plat name and include Volume and Page in the title block.
6. Provide building setback line for Lot 1A-2 Block 1.
7. Identify all easements.
8. All improvements as per subdivision ordinance.

Engineering:

1. Provide all necessary easements.
2. Provide a turnaround for Antonio De Llano Dr.
3. Address storm water detention.

Fire:

1. Be advised that a multi-family development will require a secondary exit meeting the IFC-2012. It will depend on the number of units and type of construction.

Environmental: No comments submitted.

Utility Coordination:

1. All projects having work done along the City of Laredo's ROW/utility easements must complete the Utility Coordination Process and obtain a letter stating so prior to obtaining a construction permit as per ordinance 2005-O-022.
2. All projects needing to go through UCC must submit an application and a site plan showing all improvements along city's ROW.

Water & Utilities:

1. Need conceptual utility plan for water and sanitary mains to be looped, any off-site improvements need to have easements. Subject to further comment based on utility layout submittal.
2. Maybe property will be subject to applicable Water availability and annexation fees.
3. Sanitary sewer will need a report for actual flows at the point of connection to verify capacities.

Traffic Safety:

1. How will that commercial area develop? Show a master plan.
2. Present a plan showing all existing and future driveways in the commercial area.
3. Show access easements.

Parks & Leisure:

1. As per Ordinance 2008-O-058, Section 24.56.2, Anil and Associates Subdivision, Phase 1 must comply with Parkland dedication criteria and requirements.
2. As per Ordinance 2008-O-058, Section 24.56.2.E, in addition to the land dedication requirements, a Park Improvement Fee (PIF) is required to provide improvements to the park and is based upon the final number of dwelling units. The PIF is due prior to recordation and shall be calculated as per Appendix A of said ordinance.
3. Total amount will be due prior to recordation.

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. E. Villarreal
In Favor:	4
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- C. Preliminary consideration of the replat of Lot 1, Block 1, McMahan Plat, Lot 1 Block 1, El Metate Plat, Lot 1 Block 1, McMahan Plat at Del Mar Blvd. into Lot 1A, Lot 1B, Lot 1C, Lot 1D, and Lot 1E, Block 1. The intent is Commercial.**

PL-113-2021

District VII - Cm. Vanessa Perez

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

Frank Estrada, Sherfey Engineering, informed the Commission that he concurred with staff comments.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide plat/subdivision name in title block.

2. Provide a plat note with X, Y coordinates for point of beginning and point of commencement.
3. Coordinate the placement of driveways with the Traffic Department and the Texas Department of Transportation as applicable.
4. All improvement as per Subdivision Ordinance.
5. Provide Base Flood Elevations, identify floodway, and include FEMA FIRM Panel Number.
6. Add a plat note indicating that the finished floor elevation and all mechanical equipment must be elevated 18" above Base Flood Elevation.
7. Identify all easements.
8. All improvements as per subdivision ordinance.

Engineering:

1. Provide all necessary easements.
2. Address storm water detention.

Fire:

1. Any access easement or roads must be at least 20' unobstructed width.

Environmental: No comments submitted.

Utility Coordination:

1. All projects having work done along the City of Laredo's ROW/utility easements must complete the Utility Coordination Process and obtain a letter stating so prior to obtaining a construction permit as per ordinance 2005-O-022.
2. All projects needing to go through UCC must submit an application and a site plan showing all improvements along city's ROW.

Water & Utilities:

1. Need to submit master plan for water and sanitary sewer plan needs flows and demand identified, along with conventions.
2. Exploratory work need to be perform of water point of connection.
3. Recommend to propose water and sanitary lines on the road of right of way for accessibility and maintenance, avoid easement through the private property.

Traffic Safety:

1. Provide Plat Name
2. How will a commercial area develop? Show a master plan.
3. Present a plan showing all existing and future driveways in the commercial area.
4. Show access easements.

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:	4
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- D. Preliminary consideration of the replat of Lot 8, Block 2, Los Altos Subdivision into Lot 8A & 8B, Block 2, Los Altos Subdivision. The intent is residential.**

PL-115-2021

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

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

Edward Ochoa, Civil Engineering Consultants, informed the Commission that he concurred with staff comments.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Secure plat approval from the County of Webb as this subdivision is located within the Extra-Territorial Jurisdiction of the City of Laredo.
2. Provide all necessary easements.
3. Provide plat note that lists/provides building setbacks pursuant to Section 24.80.4 (H) of the Laredo Land Development Code (Model Rules for Subdivisions in the ETJ).
4. Provide plat note which limits the number of single family detached dwellings per lot in compliance with Section 24.80.4 (I) of the Laredo Land Development Code (Model Rules for Subdivisions in the ETJ).
5. Provide plat note with X, Y coordinates with point of beginning/point of commencement.
6. Vicinity map should be at a scale of 1" = 2000'.
7. Remove plat notes 5 through 8 as they do not apply to this subdivision.
8. Verify that existing structures comply with setbacks and dwelling limitations as aerial photography identifies existing improvements on the lot.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities:

1. Water availability, reimbursement and annexation fees are applicable.
2. Subject to further comment based on utility layout submittal.

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. Dominguez
 In Favor: 4
 Opposed: 0
 Abstained: 0

Motion Carried Unanimously

E. Preliminary consideration of the replat of Green House Subdivision Lot 1, Block 1 into Lot 1A, 2, 3, 4, and 5, Block 1, Green House Subdivision Re-plat and the granting of the variance of section 2-3.7 of the Subdivision Ordinance to allow a reduction in access easement width from 50 feet to 40 feet. The intent is residential.

PL-116-2021

District V - Cm. Ruben Gutierrez, Jr.

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

Oscar Castillo, PEUA Consulting, requested the item be tabled.

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

Second: Cm. Dovalina
 In Favor: 4
 Opposed: 0
 Abstained: 0

Motion Carried Unanimously

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

Cm. E. Villarreal requested a motion to hear Items 9A, 9B, 9C, 10A and 10B all at the same time.

Cm. Dominguez made a motion to hear Items 9A, 9B, 9C, 10A and 10B all at the same time.

Second: Cm. Dovalina
 In Favor: 4
 Opposed: 0
 Abstained: 0

Motion Carried Unanimously

- A. **Final consideration of the replat of Lots 1, 2, 3, 5, 6, 7, 8, Block 574 Western Division into Lot 1A, Block 574 RR Company of America. The intent is commercial.**

PL-106-2021

District VIII - Cm. Alyssa Cigarroa

- B. **Final Consideration of the plat of Eleden Subdivision, Unit XVIII. The intent is residential.**

District I - Cm. Rudy Gonzalez Jr.

- C. **Final consideration of the plat of Cuatro Vientos East, Wright Ranch Subdivision, Phase IX. The intent is residential.**

PL-114-2021

District II - Cm. Vidal Rodriguez

10. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:

- A. **Consideration of the Model Subdivision Rule Compliance for the replat of Lot 1, Lot 2, & Lot 3, Block 2 Khaledi Heights Subdivision, Unit 2 into Khaledi Villas Townhomes.**

PL-110-2021

District VI - Cm. Dr. Marte A. Martinez

- B. **Consideration of the Model Subdivision Rule Compliance for the plat of R&W Ranch Subdivision, Phase III. The intent is residential.**

PL-112-2021

District I - Cm. Rudy Gonzalez, Jr.

Cm. E. Villarreal requested a motion to **approve** Items 9A, 9B, 9C, 10A and 10B.

Cm. Dominguez made a motion to **approve** Items 9A, 9B, 9C, 10A and 10B.

Second:	Cm. Dovalina
In Favor:	4
Opposed:	0
Abstained:	0

Motion Carried Unanimously

11. DIRECTOR'S COMMENTS

J. Kirby Snideman, Planning Director, informed the Commission that he is resigning and informed the Commission that it was a privilege working as the Planning Director for the past two years and thanked the Commission for their service.

Cm. E. Villarreal thanked him for his two years of service.

J. Kirby Snideman, Planning Director, informed the Commission that Ms. Vanessa Guerra, has been appointed as the Interim-Planning Director until a Planning Director is selected. He also gave the Commission information on where to find the ReCode on the Planning Website and gave information on the process.


10. ADJOURNMENT

Cm. E. Villarreal requested a motion to adjourn.


Cm. A. Villarreal made a motion to **adjourn** the meeting at 7:04 p.m.

Second:	Cm. Dovalina
In Favor:	4
Opposed:	0
Abstained:	0

Motion Carried Unanimously



Vanessa Guerra
Interim Planning Director



Erasmo Villarreal, Chairman
Planning & Zoning Commission