

CITY OF LAREDO

PLANNING AND ZONING COMMISSION

MINUTES OF THE PLANNING AND ZONING MEETING OF AUGUST 19, 2021

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, August 19, 2021, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

- Present:** Erasmo Villarreal
Jorge Dominguez
Rafael Dueñas, Sr.
Abraham Lugo
Johnny Narvaez
Larry Dovalina
Daniella Sada Paz
- Absent:** Raul Ugalde (Excused)
Ana G. Villarreal
- Staff:** Orlando Navarro
Vanessa Guerra
Rafael Vidaurri
Ruben Dominguez
Dan Magee
Gilberto Sanchez
- Others:** Selinda Vidaurri Garcia
Marco Garcia
Rafael Hernandez
Rodolfo Sepulveda
Adriana Gaona Torres
Paul Torres
Fernando Canseco
Frank Estrada
Wayne Nance
Rodolfo Torres
Jesus Longoria
Ricardo Villarreal

1. CALL TO ORDER

Cm. Villarreal called the meeting to order at 6:03 p.m.

2. ROLL CALL

Orlando Navarro, Planning Director, called roll and verified a quorum existed.

Cm. Dovalina made a motion to excuse Cm. Ugalde for not attending the meeting.

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

Motion Carried Unanimously

Cm Dueñas arrived at 6:03:52 p.m.

3. PLEDGE OF ALLEGIANCE

4. CONSIDER APPROVAL OF MINUTES OF:

A. Special Meeting and Workshop of July 29, 2021

B. Regular Meeting of August 5, 2021

Cm. Dovalina made a motion to approve the minutes of July 29, 2021 and August 5, 2021.

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

Motion Carried Unanimously

5. 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.

6. DISCUSSION AND POSSIBLE ACTION:

A. Discussion and possible action regarding the 2022-2026 Capital Improvement Plan.

B. Discussion and possible action regarding the VIVA Laredo – City of Laredo Comprehensive Plan.

Cm. Villarreal requested a motion to move Items No. 6A and 6B to the end of the meeting.

Cm. Dominguez made a motion to move Items No. 6A and 6B to the end of the meeting.

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

Motion Carried Unanimously

7. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE:

- A. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning of approximately 2.00 acre tract of land more or less being comprised of the entire individual called 1.0 acre tract 8-A thru 8-D, as conveyed to Alvarado Properties Ltd., Vol. 1449, Pg. 678 O.P.R.W.C.T., Survey 2150, Abst. 660, Dario Sanchez, Original Grantee located at 8408 Casa Verde Rd., from R-2 (Multi-Family District) to B-1 (Limited Business District).**

ZC-053-2021

District V

Staff supports the item.

Vanessa Guerra, Planning Staff, provided a brief overview on the item.

After reading the item and having no objections, the chairman opened the public hearing.

Selinda Vidaurri Garcia, Representative, spoke in favor of the proposed zone change.

Marco Garcia, owner, informed the Commission that they plan on having apartments on the top and businesses on the bottom.

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

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

Motion Carried Unanimously

- B. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning of Lot 2, Block 1865, Eastern Division, located at 3003 Market St., from R-3 (Mixed Residential District) to B-1 (Limited Business District).**

ZC-055-2021

District III

Staff supports the item.

Vanessa Guerra, Planning Staff, provided a brief overview on the item.

After reading the item and having no objections, the chairman opened the public hearing.

Rafael Hernandez, spoke in favor of the item and informed the Commission that he would like to rent that building to start a little grocery store.

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

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 rezoning of Lot 1-B, a 0.631 acre tract of land, conveyed to Jose Manuel Ochoa and Norma Ochoa, as described in Vol. 3005, Pg. 407-409, D. R. W. T., situated in Por. 32, Antonio Trevino, Abst. 296, W. C. T., located at North of US Hwy. 359 and Northwest of Veterans Blvd., from R-1 (Single Family Residential District) to B-4 (Highway Commercial District).**

ZC-056-2021

District II

Staff supports the item.

Vanessa Guerra, Planning Staff, provided a brief overview on the item.

After reading the item and having no objections, the chairman opened the public hearing.

Rodolfo Sepulveda, Owner, informed the Commission that he proposes to open a little store.

Adriana Gaona Torres and Roxana Gaona, spoke against the proposed zone change.

Paul Torrez, spoke against the proposed zone change.

Rodolfo Sepulveda, informed the Commission that he wants to open a small commercial plaza with two or three units to possibly rent out and would like to place a beauty salon in one of them.

The Commission and Staff, informed him that on a B-1, he could have apartments on the top and a business at the bottom.

Cm. Dominguez made a motion to close the public hearing, go against staff recommendation and **deny** the B-4 but, **approve** a B-1.

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 authorizing a Special Use Permit for a Restaurant Serving Alcohol on Lot 1, Block 1, Royal Oaks Subdivision, Phase 1, located on 110 Willow Oak St.

ZC-057-2021

District II

Staff supports the item.

Vanessa Guerra, Planning Staff, provided a brief overview on the item.

After reading the item and having no objections, the chairman opened the public hearing.

Fernando Canseco, Representative, informed the Commission that they would like the zone change so that they can serve alcohol.

Orlando Navarro, Planning Director, informed the Commission that the Applicant submitted a letter stating that they would be open from 7 a.m. to 10 p.m.

Cm. Dominguez stepped out of the meeting at 6:49 p.m.

Cm. Dueñas stepped out of the meeting at 6:50 p.m.

Cm. Dueñas stepped back into the meeting at 6:51 p.m.

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

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

Motion Carried Unanimously

- E. **Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning of approximately 8.20 acres more or less, situated in Por. 35, Abst. 546, Jose M. Dias, Original Grantee, and out of a 358.54 acre tract as conveyed and recorded per Warranty deed dated June 03, 2015, Vol. 3801, Pg. 143-147, Webb County Official Public Records, located south of Lomas Del Sur Blvd., from R-1 to R-1A (Single Family Reduced Area District).**

ZC-059-2021

District I

Staff supports the item.

Vanessa Guerra, Planning Staff, provided a brief overview on the item.

Cm. Dominguez, stepped back into the meeting at 6:52 p.m.

After reading the item and having no objections, the chairman opened the public hearing.

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

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

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

Motion Carried Unanimously

- F. **Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning of approximately 2.343 acres more or less, situated in Por. 32, Abst. 296, Antonio Trevino, Original Grantee, tract being out of Aquero Management II, LLC; Tract I as described in Warranty Deed Recorded in Vol. 4389, Pg. 636-646, of the Deed Records of Webb County, Texas, located south of US Highway 359 and west of Las Misiones Blvd., from R-1A (Single Family Reduced Area District) to R-2 (Multi-Family Residential District).**

ZC-060-2021

District II

Staff supports the item.

Vanessa Guerra, Planning Staff, provided a brief overview on the item.

After reading the item and having no objections, the chairman opened the public hearing.

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

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

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

Motion Carried Unanimously

- G. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning of Lots 7 & 8, Block 92, Eastern Division, located at 719 Corpus Christi St., from B-1 (Limited Business District) to B-3 (Community Business District).**

ZC-062-2021

District VII

Staff supports the item.

Vanessa Guerra, Planning Staff, provided a brief overview on the item.

After reading the item and having no objections, the chairman opened the public hearing.

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

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

Motion Carried Unanimously

- H. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning of approximately 2.94 acres more or less situated in Por. 26., Abst. 282, Agustin Sanchez, Original Grantee, Vol. 414, Pg. 502-506, Webb County Deed Records and Correction Deed as recorded in Volume 4284, Pages 587-592, located E. of US Highway 83 and South of Obsidian Blvd., from R-1 (Single Family Residential District) & B-3 (Community Business District) to R-1A (Single Family Reduced Area District).**

ZC-063-2021

District V

Staff supports the item.

Vanessa Guerra, Planning Staff, informed the Commission that Staff requested the item be tabled.

Cm. E. Villarreal asked what the reason was for tabling the item.

Vanessa Guerra, Planning Staff, informed the Commission that there were issues with the notification of the item.

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

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

Motion Carried

8. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:

A. Review and consideration of the revision of Las Fincas Subdivision Master Plan. The intent is residential/multi-family/open space.

PL-190-2021

District II - Cm. Vidal Rodriguez

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

Wayne Nance, Porras Nance Engineering, informed the Commission that he concurred with Staff comments but would like to provide a response to Planning Comment # 6. He stated that they don't have direct access to Hwy. 359, it's only one tract, and that they are going to provide everything in the masterplan that is required.

Dan Magee, Traffic Director, is concerned about the traffic that will be funneled to the one exit/entrance road.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide a plat note with X, Y coordinates form point of beginning and point of commencement.
2. 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 to Section 2-3.2(a)4 of the City of Laredo Subdivision Ordinance.
3. There is a land use change in the former Phase X (original master plan identifies commercial) which is now incorporated into Phase III which is single family residential

which indicates a substantial alteration. This master plan will be considered the first in a series of permits (Chapter 245 Texas Local Government Code).

4. Developer is required to initiate the approval process for the park site or sites again (24.56.2 A.12 Land Development Code).
5. Extend a road in either Phase III and/or Phase IV to provide a connection to E.G. Ranch Road and ensure that the R.O.W. is consistent with the built section to the north.
6. Provide relief through an additional connection to State Highway 359 as a high volume of traffic may be generated at total build out.
7. Since the only point of ingress/egress as depicted on the master plan is EG Ranch Road, coordinate with the Traffic Director and TxDOT to determine the appropriate timing of phases to ensure that the traffic generated by this development does not result in a low level of service.
8. A zone change will be required for intended use (multi-family).
9. Conform to Section 24-69 of the Laredo Land Development Code in regards to Flood Zones.
10. Coordinate this development with Webb County Drainage District #1 as this development is located within district boundaries.
11. All improvements as per Subdivision Ordinance.

Engineering: No comments submitted.

Fire:

1. Phase VII north of Grada Ct. is more than 30 units and requires secondary exit. Secondary exit for Phase VII needs to be shown on master plan.

Environmental: No comments submitted.

Water & Utilities:

1. Need to submit an update master plan for water and sanitary sewer plan needs flows and demand identified, along with conventions.
2. Subject to further comment based on utility layout submittal.

Traffic Safety:

1. Block length shall not be less than 300 feet.
2. Access to this subdivision is only thru E.G. Ranch. Another access needs to be granted in case of an emergency and to alleviate congestion.

Texas Department of Transportation:

1. A TIA will be required due to traffic volume that will increase at SH 359 and EG Ranch Rd., Developer to contact the TxDOT Traffic Director Rafael Guzman, P.E. at Rafael.Guzman@txdot.gov for TIA requirements.
2. TxDOT recommend a Second Entrance/Exit to the development.

Parks & Leisure:

1. As per Ordinance 2008-O-058, Section 24.56.2, Las Fincas Subdivision Master Plan 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.
 - 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.

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

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

Motion Carried Unanimously

B. Review and consideration to the J & H Commercial Park Master Plan. The intent is industrial (warehouse).

PL-187-2021

District II - Cm. Vidal Rodriguez – A portion is located outside the city limits.

Rafael Vidaurri, Planning Staff, provided a brief overview on the item and informed the Commission that the Engineer sent in correspondence stating that he would not be able to attend the meeting but that he concurred with staff comments.

Cm. Narvaez 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 form point of beginning and point of commencement.
2. Submit master plan revision to City of Laredo Building Department GIS Division within 10 days of commission approval in a geo-referenced CAD file in accordance to Section 2-3.2(a) 4 of the City of Laredo Subdivision Ordinance.
3. Provide the correct name for the most easterly roadway.
4. The most easterly roadway is not a dedicated public road. Access from a fully improved 60' wide roadway is required.
5. A zone change will be required for the intended use.
6. All improvements as per Subdivision Ordinance.
7. The proposed internal street is approximately 810 ft in length. Said street exceeds the 500 foot threshold of a dead-end street pursuant to Section 3-2 J of the Subdivision Ordinance. Adjust accordingly to comply.

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. Dueñas
In Favor: 6
Opposed: 0
Abstained: 1 Cm. E. Villarreal

Motion Carried

C. Review and consideration of the revision to the Central Village Subdivision Master Plan. The intent is residential and commercial.

PL-207-2021

District IV - Cm. Alberto Torres, Jr.

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

Oscar Castillo, PEUA Consulting, 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. Submit master plan revision to City of Laredo Building Department GIS Division within 10 days of commission approval in a geo-referenced CAD file in accordance to Section 2-3.2(a) 4 of the City of Laredo Subdivision Ordinance.
2. Increase the ROW width of the initial portion of Shiraz Dr. to 60ft. as was shown in the previously approved master plan.
3. Coordinate with the Parks and Leisure Services Department to ensure compliance with parkland dedication requirements.
4. A portion of this master plan is located within Subdistrict C of the Airport Noise Zoning District pursuant to Section 24-68 of the Land Development Code. Identify the boundary of said Subdistrict on the master plan and ensure that all impacted phases comply with the provisions of Section 24-68 which includes necessary plat notes/notices, etc.
5. All improvements as per Subdivision Ordinance.
6. Comply with the vegetative buffering requirements of Section 24-57 of the Land Development Code as the eastern most portion of the Master Plan is impacted by a fifth order stream.
7. A zone change will be required for the intended use.
8. Coordinate entrances with TxDOT.
9. Provide plat note with X, Y coordinate for point of beginning and point of commencement.
10. Identify the private roadway easement which leads to the Asmussen Tract.

Engineering: No comments submitted.

Fire:

1. This master plan will not be accepted by Fire Department. Secondary access road punch out must be shown to the south of Mehdi Lp. and Shiraz Dr. southbound.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

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. Show access easements.
3. Check sight distance.
4. Streets shall intersect perpendicular for a min of 100 feet.
5. Block length shall not be less than 300 feet.
6. Provide Traffic Impact Analysis.
7. The main entrance needs to word as a collector.
8. TIA will have to be updated and resubmitted for review.
9. Phases are not very well defined.
10. Road of Phase I is not well defined.

Parks & Leisure:

1. As per Ordinance 2008-O-058, Section 24.56.2, Central Village Subdivision Master Plan 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. Total payments are due prior to recordation.

Texas Department of Transportation:

1. A new Traffic Impact Analysis will be required since the land use changed (Commercial increase and residential reduced) from the previous submitted master plan TIA. Developer needs to contact TxDOT's Traffic Director Rafael Guzman, P.E. for TIA requirements.

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 the UCC must submit an application and a site plan showing all improvements along city's ROW.

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:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Orlando Navarro, Planning Director, requested a two minute recess at 7:16 p.m. due to technical difficulties in which Cm. Dominguez's computer was not working.

Chairman E. Villarreal, announced that the Commission was back from recess at 7:21 p.m.

D. Review and consideration of the revision of Windmill Subdivision Master Plan. The intent is residential and commercial.

PL-209-2021

District I - Cm. Rudy Gonzalez and 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 and was available to answer questions.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

We understand that this tract is challenging to develop given its topography and location. However, we want to ensure traffic flows through this neighborhood safely, with minimal congestion, and limited impacts to neighboring subdivisions. Therefore, the applicant should secure prior authorization from Texas Department of Transportation to determine if access may be granted to State Highway 359 and Cuatro Vientos Loop as shown, as this will have a major

impact on design. As per TxDOT comments below, "Coordination with TxDOT is required due to the constrains on both of the proposed accesses. Developer to contact TxDOT's Traffic Director Rafael Guzman, P.E. for further coordination."

Planning:

1. A zone change will be required for the proposed use / intended lot dimensions.
2. Submit 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.
3. Conform to Section 24-56 of the Laredo Land Development Code (Parkland Dedication requirements)
4. All improvements as per the Subdivision Ordinance.
5. Provide alternate streets for Cardinal Dr., Cowboys Lp., Patriot Dr., Eagles Ave., and Bronco Dr., in order to avoid duplicate street names/similar sounding.
6. The street currently identified as Broncos Ave. / Cowboys Lp. should be named consistent the entire length of the street.
7. Provide X, Y Coordinate for point of beginning.

Engineering: No comments submitted.

Fire: No comments submitted.

1. This master plan will not be accepted by Fire Department. Secondary access road in Phase I to Cuatro Vientos (Loop 20) has not been approved by TxDOT. Exit to Highway 359 (Cowboys Ave.) needs to be moved.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

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. Show access easements.
3. Check sight distance.
4. Block length shall not be less than 300 feet.
5. Ensure that proposed curves can handle a speed of 30 mph.
6. Provide a Traffic Impact Analysis.
7. The connection on Phase I was approved to service a ranch but not to service a subdivision. It will be very hard to build an acceleration or deceleration lane at this location due to the proximity to the bridge.
8. It is recommended that Cowboys connect straight.

Parks & Leisure:

1. As per Ordinance 2008-O-058, Section 24.56.2, Central Village Subdivision Master Plan 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. Total payments are due prior to recordation.

Texas Department of Transportation:

1. Coordination with TxDOT is required due to the constrains on both of the proposed accesses. Developer to contact TxDOT's Traffic Director Rafael Guzman, P.E. for further coordination.

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 the UCC must submit an application and a site plan showing all improvements along city's ROW.

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 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:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

- A. **Preliminary consideration of the plat of Las Fincas Subdivision, Phase III and the granting of a variance to allow 10 foot front yard setbacks to lots fronting cul-de-sacs being Lots 7-8, Block 6; Lots 7-8, Block 7; Lots 8-10, Block 8; Lots 4-5, Block 9, and Lots 2-3, Block 10. The intent is residential.**

PL-191-2021

District II - Cm. Vidal Rodriguez

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

Wayne Nance, Porras Nance Engineering, 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.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Please note, the Subdivision Ordinance requires a two-thirds (2/3) majority vote by the Commission to grant the variance.

Planning:

1. The variance request is limited to Lots 7-8, Block 6, Lots 7-8, Block 7, Lots 8-10, Block 8, Lots 4-5, Block 9, and Lots 2-3, Block 10.
2. As per Section 3-4 B.2 of the Subdivision Ordinance, the developer has submitted notice of intention to plat 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. Modify Attestment of Planning Commission Approval to Orlando D. Navarro.
4. Extend a road in either Phase III and/or Phase IV to provide a connection to E.G. Ranch Road and ensure that the R.O.W. is consistent with the built section to the north.
5. Coordinate this development with Webb County Drainage District #1 as this development is located within district boundaries.
6. Identify all easements.
7. All improvements as per Subdivision Ordinance.

Engineering:

1. Provide all necessary easements.
2. Detention needs to be constructed before this phase of at the same time.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities:

1. Coordinate with Utilities Department the point of sanitary sewer discharge, existing lift station out of capacity for Phase III.
2. Subject to further comment based on utility layout submittal.

Traffic Safety:

1. Streets shall intersect perpendicular for a min of 100 feet.
2. Block length shall not be less than 300 feet.
3. Access to this subdivision is only thru E.G. Ranch. Another access needs to be granted in case of an emergency and to alleviate congestion.
4. A TIA will be required.

Parks & Leisure:

1. As per Ordinance 2008-O-058, Section 24.56.2, Las Fincas Subdivision, Phase III 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 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 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:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

B. Preliminary consideration of the plat of J & H Commercial Park, Phase I. The intent is Industrial (warehouse).

PL-188-2021

District II - Cm. Vidal Rodriguez

Rafael Vidaurri, Planning Staff, provided a brief overview on the item and informed the Commission that the Engineer sent in correspondence stating that he would not be able to attend the meeting but that he concurred with staff comments.

Cm. Dominguez left the meeting at 7:30 p.m.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Modify Attestment of Planning Commission Approval Certificate to reflect "Orlando D. Navarro" as Planning Director.
2. Access to State Highway 359 subject to review and approval by TxDOT.
3. Identify all easements.
4. 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 prior plat recordation due to revisions by 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. Lugo
In Favor: 6
Opposed: 0
Abstained: 0

Motion Carried Unanimously

C. Preliminary consideration of the plat of Central Village Subdivision, Phase I. The intent is commercial.

PL-208-2021

District IV – Cm. Alberto Torres, Jr.

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

Oscar Castillo, PEUA Consulting, 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.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Identify all easements.
2. All improvements as per Subdivision Ordinance.
3. Access to US Highway 59 subject to review and approval by TxDOT.
4. This subdivision is encumbered by a private roadway easement to the adjacent southerly tract. Coordinate with adjacent property owner for concurrence and possible realignment/abandonment of easement.
5. A zone change will be required for the intended use.
6. Secure Conditional Letter of Map Revision (CLOMR) as required for final plat.
7. Provide Base Flood Evaluation (BFE's).

Engineering:

1. Provide all necessary easements.
2. Provide detention.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

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. Show access easements.
3. Streets shall intersect perpendicular for a min of 100 feet.
4. Provide a Traffic Impact Analysis.
5. The main entrance needs to work as a collector.
6. TIA will have to updated and resubmitted for review.

Parks & Leisure: No comments submitted.

Texas Department of Transportation:

1. A new Traffic Impact Analysis will be required since the land use changed (Commercial increase and residential reduced) from the previous submitted master plan TIA. Developer needs to contact TxDOT's Traffic Director Rafael Guzman, P.E. for TIA requirements.

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 the UCC must submit an application and a site plan showing all improvements along city's ROW.

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: 6
Opposed: 0
Abstained: 0

Motion Carried Unanimously

D. Preliminary reconsideration of the plat of Windmill Subdivision, Phase I. The intent is residential and commercial.

PL-210-2021

District I - Cm. Rudy Gonzalez and 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 and was available to answer questions.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

We understand that this tract is challenging to develop given its topography and location. Therefore, the applicant should secure prior authorization from Texas Department of Transportation to determine if access may be granted to Cuatro Vientos Lp. as shown, as this will have a major impact on design. As per TxDOT's comments below, "Coordination with TxDOT is required due to the constrains on both of the proposed accesses. Developer to contact TxDOT's Traffic Director Rafael Guzman, P.E. for further coordination."

Planning:

1. Secure approval from TxDOT for access to Cuatro Vientos Lp. prior to submittal to the One Stop Shop.
2. Provide X, Y coordinate for point of beginning, point of commencement.
3. A zone change will be required for the proposed use.
4. Provide alternate streets for Cowboys Ave., Patriots Ave., and Bronco Dr., in order to avoid duplicate street names/similar sounding.
5. Identify all easements.
6. All improvements as per Subdivision Ordinance.
7. Provide Base Flood Elevations.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

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.
Show access easements.
3. Check sight distance.
4. Block length shall not be less than 300 feet.
5. Ensure that proposed curves can handle a speed of 30 mph.
6. Provide a Traffic Impact Analysis.
7. The connection on Phase I was approved to service a ranch but not to service a subdivision.
It will be very hard to build an acceleration of deceleration lane at this location due to the proximity to the bridge.
8. Phase I shall not be approved till master plan is approved.

Parks & Leisure: 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 the UCC must submit an application and a site plan showing all improvements along city's ROW.

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:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- E. Preliminary consideration of the replat of Lot 14, Block 11, Las Misiones Subdivision, Unit III into Lot 14-A, Block 11, Las Misiones Subdivision, Unit III. The intent is to abandon a 10' DE & dedicate a 15' UE and 15' DE.**

PL-189-2021

District II - Cm. Vidal Rodriguez

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

Rafael Vidaurri, Planning Staff, provided a brief overview on the item and informed the Commission that the Engineer sent in correspondence stating that he would not be able to attend the meeting but that he concurred with staff comments.

Cm. Lugo 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 coordinate for point of beginning / point of commencement.
2. Modify Attestment of Planning Commission Approval to reflect "Orlando D. Navarro" as Planning Director.
3. Ensure that the applicable plat notes from the original plat of Las Misiones Subdivision, Unit III are provided on the face of the plat including the notation regarding one dwelling per lot.
4. Identify all easement.
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 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.

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

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

Motion Carried Unanimously

- F. Preliminary consideration of the plat of Longoria Plat, Lots 1 and 2, Block 1. The intent is commercial.**

PL-202-2021

District VI – Cm. Dr. Marte A. Martinez

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

Rodolfo Torres, TEC Engineering, concurred with Staff comments, but requested clarification on Parks & Leisure Comments # 1 and # 2 being that it is a commercial plat and that the Parkland Ordinance does not apply.

Jesus Longoria, Owner, informed the Commission that the intended use is commercial only.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide shared driveway access to Shiloh Dr.
2. Provide recordation information for the platted tract to the east.
3. Identify all easements.
4. All improvements as per Subdivision Ordinance.

Engineering:

1. Provide all necessary easements.
2. Provide detention.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

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.
Show access easements.
3. Show share access easements.

Parks & Leisure:

1. As per Ordinance 2008-O-058, Section 24.56.2, Longoria Plats Lots 1 and 2, Block 1, 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. Total payments are due prior to recordation.

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 the UCC must submit an application and a site plan showing all improvements along city's ROW.

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: 6
Opposed: 0
Abstained: 0

Motion Carried Unanimously

G. Preliminary consideration of the plat of D & J Alexander, Phase 15, Alexander Crossing Plaza, Lot 6, Block 4. The intent is commercial.

PL-203-2021

District V – Cm. Ruben Gutierrez, Jr.

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

Ricardo Villarreal, Top Site Civil Group, 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.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Identify all easements.
2. All improvements as per Subdivision Ordinance.
3. Provide a legible vicinity map.
4. Modify Attestment of Planning Commission Approval to reflect "Orlando D. Navarro" Planning Director.

Engineering:

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

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. Show access easements.
3. Engineer shall present a plan for driveways in all these lots before proceeding.

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 to final approval.

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

Motion Carried Unanimously

H. Preliminary consideration of the plat of D & J Alexander, Phase 15, Alexander Crossing Plaza, Lot 1, Block 1. The intent is commercial.

PL-204-2021

District V – Cm. Ruben Gutierrez, Jr.

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

Ricardo Villarreal, Top Site Civil Group, responded to Planning Comment # 3 by stating that they will be submitting a driveway plan to the Traffic Department which would adjust or remove the shared driveway which will have to get approved at the One Stop Shop.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide a legible vicinity map.
2. Clearly label the limits of the 100 yr. Floodplain.
3. Provide shared driveway at the northernmost point of the lot along Bartlett Ave.
4. Add a plat note indicating that the finished floor and all mechanical equipment must be elevated 18" above Base Flood Elevation.
5. Identify all easements.
6. All improvements as per the Subdivision Ordinance.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

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. Show access easements.
3. Engineer shall present a plan for driveways in all these lots before proceeding.

Parks & Leisure: 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 the UCC must submit an application and a site plan showing all improvements along city's ROW.

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 to final plat approval.

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

Motion Carried Unanimously

I. Preliminary consideration of the plat of Alexander Commercial Subdivision, Phase 13. The intent is commercial.

PL-205-2021

District V – Cm. Ruben Gutierrez, Jr.

Rafael Vidaurri, Planning Staff, provided a brief overview on the item and informed the Commission that the Engineer sent in correspondence stating that he would not be able to attend the meeting but 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. Access to Loop 20/Bob Bullock Lp. subject to review and approval by TxDOT.
2. A zone change will be required for the proposed use.
3. Provide recording information for the Bulldog Blvd. and Mayela Dr. ROW Dedication Plat on the face of the plat.
4. Identity all easements.
5. All improvements as per Subdivision Ordinance.

Engineering:

1. Provide all necessary easements
2. Provide detention

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

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. Show access easements.
3. Check sight distance.
4. Streets shall intersect perpendicular for a min of 100 feet.
5. Ensure that proposed curves can handle a speed of 30 mph.
6. Coordinate connection with TxDOT. There is a connection with street Mayela connection with a radius.

Parks & Leisure: No comments submitted.

Texas Department of Transportation:

1. Depending on type of the commercial development a traffic impact analysis may be required.
2. Developer is required to coordinate with TxDOT on how this development may impact the future I-69 highway ongoing design (ROW, Access, Drainage, etc.). TxDOT have contacted the developer engineer for additional information but haven't receive a reply yet.

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 the UCC must submit an application and a site plan showing all improvements along city's ROW.

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 to final plat approval.

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

Abstained: 0

Motion Carried Unanimously

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

Cm. Dovalina, made a motion to hear items 10A and 10B at the same time.

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

Motion Carried Unanimously

- A. Final consideration of the plat of Las Aldeas Subdivision, Phase I. The intent is residential (mobile home lots).**

PL-201-2021

District I - Cm. Rudy Gonzalez, Jr.

- B. Final consideration of the plat of Opal Road Extension – 60’ R.O.W. Dedication Plat. The intent is for right-of-way dedication (Local Collector, 60’ ROW).**

PL-200-2021

District I - Cm. Rudy Gonzalez, Jr.

Cm. Dovalina, made a motion to approve items 10A and 10B.

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

Motion Carried Unanimously

6. DISCUSSION AND POSSIBLE ACTION:

- C. Discussion and possible action regarding the 2022-2026 Capital Improvement Plan.**

Gilberto Sanchez, Budget Director, gave a brief presentation on the 2022–2026 Capital Improvement Plan.

Cm. Sada Paz stepped out of the meeting at 7:53 p.m.

Cm. Sada Paz returned to the meeting at 7:55 p.m.

D. Discussion and possible action regarding the VIVA Laredo – City of Laredo Comprehensive Plan.

Orlando Navarro, Planning Director, informed the Commission that the Viva Laredo has to be presented to the Commission every year and advised that no revisions were being proposed at this time.

The Commission concurred with staff that no changes were needed at this time.

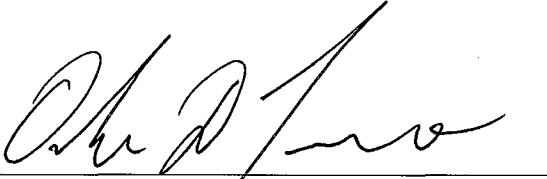
11. ADJOURNMENT

Cm. E. Villarreal requested a motion to adjourn the meeting at 8:34 p.m.


Cm. Narvaez, made a motion to **adjourn** the meeting.

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

Motion Carried Unanimously



Orlando D. Navarro
Planning Director



Erasmo Villarreal, Chairman
Planning & Zoning Commission