

CITY OF LAREDO

PLANNING AND ZONING COMMISSION

MINUTES OF THE PLANNING AND ZONING MEETING OF OCTOBER 7, 2021

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, October 7, 2021, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

Present: Erasmo Villarreal
Jorge Dominguez
Rafael Dueñas, Sr.
Raul Ugalde
Larry Dovalina
Daniella Sada Paz

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

Staff: Orlando Navarro
Rafael Vidaurri
Amanda Pruneda
Ruben Dominguez

Others: Ricardo Villarreal
Manuel Escamilla
Hugo Seca
Gilberto Gonzalez
Fernando Blanco
Wayne Nance
Frank Estrada
Miguel Jimenez

1. CALL TO ORDER

Chairman E. Villarreal called the meeting to order at 6:02 p.m.

2. ROLL CALL

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

Chairman E. Villarreal, requested a motion to excuse the Commissioners not present.

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

Second: Cm. Sada Paz

In Favor: 6
Opposed: 0
Abstained: 0

Motion Carried Unanimously

3. PLEDGE OF ALLEGIANCE

4. CONSIDER APPROVAL OF MINUTES OF:

A. Regular Meeting of September 16, 2021

Cm. Dovalina made a motion to **approve** the minutes of September 16, 2021.

Second: Cm. Sada Paz
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 FOR THE FOLLOWING ANNEXATION TRACTS:

A. Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning of B-4 (Highway Commercial District) on a tract of land totaling 48.18 acres, more or less, as described by metes and bounds in the attached Exhibit "A", and known as Annexation Tract 1 (Cuatro Vientos 1 Tract), located east of Cuatro Vientos Road (Loop 20) and south of Wormser Road.

AN-011-2021

Staff does not support the proposed annexation.

Staff does not support the initial zoning.

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

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

Ricardo Villarreal, Top Site Civil Group, addressed the Commission by providing an overview of the tract. During his presentation, Mr. Ricardo Villarreal displayed the overall proposed design in relation to the future City of Laredo Sports Complex. He continued by detailing the location of Lomas Del Sur Extension with regards to current City Limits and as to the status of construction. He stressed and clarified that the proposed Lomas del Sur Extension was not a part of the annexation request(s). Ricardo Villarreal also added that in order to address staff concerns, the Lomas Del Sur Extension could not be considered a County Road at this time since the plat of the Lomas Del Sur extension had not yet been recorded.

Rafael Vidaurri, Planning Department, advised of staff concerns regarding an excerpt from the Texas Local Government Code requiring that county roads adjacent to an area proposed for annexation, be included in the annexation.

P&Z Commissioner, Larry Dovalina, advised of his experience in working with TX-DOT grants and as to how the roadways in both cities and counties could be improved with said grants.

Manuel Escamilla, Top Site Civil Group, addressed the Commission and explained which portions of the proposed Lomas Del Sur Extension were located inside and outside of the City Limits. Additionally, Mr. Escamilla explained that TX-DOT is aware that portions of the road are inside the City Limits. Furthermore, Mr. Escamilla asked that the Commission send a positive recommendation at this time and allow for the annexation process to continue so as to allow staff and the applicant ample time to get clarification on any possible issues that could affect the proposed Lomas Del Sur Extension or any grant funding for the roadway. Manuel Escamilla also reiterated that in its current state, the proposed Lomas Del Sur Extension was not a County Road since the plat of the road had not yet been recorded.

Ricardo Villarreal, in closing, stated that he concurred with staff comments that an initial B-3 Zoning designation should be granted instead of a B-4.

Cm. Ugalde made a motion to close the public hearing and **approve** the annexation with the initial zoning of a B-3 instead of a B-4 and send a positive recommendation to Council.

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

Motion Carried unanimously

- B. Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning of R-1 A (Single Family Reduced Area District) and B-4 (Highway Commercial District) on a tract of land totaling 370.67 acres, more or less as described by metes and bounds in the attached Exhibit "A", and known as Annexation Tract 2 (Cuatro Vientos 2 Tract), located east of Cuatro Vientos Road (Loop 20) and north of Wormser Road.**

AN-012-2021

Staff support the proposed annexation.

Staff does not support the initial zoning.

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

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

Ricardo Villarreal, Top Site Civil Group, informed the Commission that he agrees with the initial zoning of a B-3.

Cm. Dueñas made a motion to close the public hearing and approve the annexation with the initial zoning of a B-3 instead of a B-4 and send a positive recommendation to Council.

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

Motion Carried unanimously

- C. **Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning of R-1 A (Single Family Reduced Area District) and B-4 (Highway Commercial District) on a tract of land totaling 84.82 acres, more or less as described by metes and bounds in the attached Exhibit "A" and known as Annexation Tract 3 (Cuatro Vientos 3 Tract), located east of Cuatro Vientos Road (Loop 20) and south of Wormser Road.**

AN-013-2021

Staff does not support the proposed annexation.

Staff does not support the initial zoning.

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

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

Ricardo Villarreal, Top Site Civil Group, informed the Commission that this annexation request is similar to the first one. He stated that he agrees with the B-3 zoning and asks that the Commission approve the item so that it can move forward.

Cm. Dueñas made a motion to close the public hearing and approve the annexation and the initial zoning of a B-3 instead of a B-4 and send a positive recommendation to Council.

Second:	Cm. Domínguez
In Favor:	6

Opposed: 0
Abstained: 0

Motion Carried unanimously

- D. Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning of B-4 (Highway Commercial District) on a tract of land totaling 22.81 acres, more or less, as described by metes and bounds in the attached Exhibit "A", and known as Annexation Tract 4 (Cuatro Vientos 4 Tract), located east of Cuatro Vientos Road and south of Wormser Road.**

AN-014-2021

Staff does not support the proposed annexation.

Staff supports the initial zoning.

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

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

Ricardo Villarreal, Top Site Civil Group, informed the Commission that this annexation request is similar to the first one and that he concurred with staff comments on the initial zoning and asked that they approve the annexation.

Cm. Ugalde made a motion to close the public hearing and approve the annexation and the initial zoning and send a positive recommendation to Council.

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

Motion Carried unanimously

- E. Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning of B-4 (Highway Commercial District) on a tract of land totaling 14.29 acres, more or less, as described by metes and bounds in the attached Exhibit "A", and known as Annexation Tract 5 (Cuatro Vientos 5 Tract), located east of Cuatro Vientos Road and South of Wormser Road.**

AN-015-2021

Staff does not support the proposed annexation.

Staff supports the initial zoning.

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

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

Ricardo Villarreal, Top Site Civil Group, informed the Commission that this annexation request is similar to the first one. Additionally, Ricardo Villarreal stated that he concurred with staff comments on the initial zoning and asked that the Commission to approve the item so that it can move forward and send a positive recommendation to Council.

Cm. Dueñas made a motion to close the public hearing and **approve** the annexation and the initial zoning and send a positive recommendation to Council.

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

Motion Carried unanimously

- F. Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning of R-1 (Single Family Residential District) on a tract of land totaling 4.344 acres, more or less, as described by metes and bounds in the attached Exhibit "A", and known as annexation Tract 6 (Killam Charco Tract) located north of Hillcroft Road/Hook Em Horns Boulevard and northwest of International Boulevard.**

AN-016-2021

Staff supports the proposed annexation.

Staff supports the initial zoning.

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

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

Hugo Seca, Seca Engineering, informed the Commission that he was in favor of the annexation, concurred with staff comments and was available to answer questions.

Cm. Dominguez made a motion to close the public hearing and **approve** the annexation and the initial zoning and send a positive recommendation to Council.

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

Motion Carried unanimously

- G. Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning of M-1 (Light Manufacturing District) on a tract of land totaling 16.755 acres, more or less, as described by metes and bounds in the attached Exhibit "A", and**

known as Annexation Tract 7 (Richmo-Killam Tract), located north of Union Pacific Boulevard and west of East Point Drive.

AN-017-2021

Staff supports the proposed annexation.

Staff supports the initial zoning.

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

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

Gilberto Gonzalez, Terra South Engineering, informed the Commission that he was in favor of the annexation and was available to answer questions.

Cm. Ugalde made a motion to close the public hearing and **approve** the annexation and the initial zoning and send a positive recommendation to Council.

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

Motion Carried unanimously

H. Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning of R-1A (Single Family Reduced Area District) on a tract totaling 20.73 acres, more or less, as described by metes and bounds in the attached Exhibit "A", and known as Annexation Tract 8 (Santa Fe Tract), located east of Cuatro Vientos Road (Loop 20) and south of Concord Hills Boulevard.

AN-019-2021

Staff supports the proposed annexation.

Staff supports the initial zoning.

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

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

Fernando Blanco, PEUA Consulting, informed the Commission that he was in favor of the annexation and was available to answer questions.

Cm. Ugalde made a motion to close the public hearing and **approve** the annexation and the initial zoning and send a positive recommendation to Council.

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

Motion Carried unanimously

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

A. Preliminary consideration of the plat of Carrier Drive Right-of-way Dedication Plat. The intent is the dedication of right-of-way.

PL-223-2021

District VII – Cm. Vanessa Perez

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.

Chair Villarreal, asked the Engineer as to who would be constructing the roadway. Mr. Wayne Nance responded in that the plat was for the dedication of right-of-way and that the developer would be constructing the roadway.

Cm. Dominguez 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. Revise date of plat on the bottom left corner.
4. Connection to Interstate 35 subject to review and approval by TX-DOT.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities:

1. Subject to further comment based on utility layout submittal.

Traffic Safety:

1. Provide a Traffic Impact Analysis.

2. Coordinate with TxDOT and city of Laredo Traffic Director the connection to IH 35.

Parks & Leisure: No comments submitted.

Utility Coordination:

1. No Construction permit will be issued for the public improvements until a C3 Letter has been issued for the project please visit www.cityoflaredo.com/building click on UCC to obtain UCC application and UCC process.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

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

Second:	Cm. Sada Paz
In Favor:	5
Opposed:	0
Abstained:	1 Cm. Dovalina

Motion Carried

B. Preliminary consideration of the plat of N.D. Hachar Industrial Park, Phase 3.

PL-235-2021

District VII – Cm. Vanessa Perez

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

Wayne Nance, Porrás Nance Engineering, informed the Commission that he concurred with Staff comments and was available to answer questions.

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

Planning:

1. Provide X, Y coordinates for point of beginning, point of commencement.
2. Access to Interstate 35 subject to review and approval by TX-DOT.
3. Coordinate the placement of driveways/spacing with the Traffic Department.
4. Provide recording information for the recently recorded ND Industrial Park, Phase 2.

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. Show the ROW of the streets.

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 are set forth herein are preliminary comments and not an exhaustive list.

Second:	Cm. Sada Paz
In Favor:	5
Opposed:	0
Abstained:	1 Cm. Dovalina

Motion Carried

C. Preliminary consideration of the plat of Cresta Bella at Alexander Subdivision. The intent is residential.

PL-239-2021

District V – Cm. Ruben Gutierrez, Jr.

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

Frank Estrada, Sherfey 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:

Planning:

1. A zone change will be required for the proposed use (lot dimensions - R-1B).
2. Provide lot summary table with square footage of each lot.
3. Coordinate the submittal of a revision to the D & J Alexander Master Plan as this development is a reconfiguration of Phase 15 which includes a change in land use from commercial to residential.
4. Identify all easements.
5. All improvements as per Subdivision Ordinance.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety:

1. Block length shall not be less than 300 feet.

Parks & Leisure:

1. As per Ordinance 2008-O-058, Section 24.56.2 Cresta Bella at Alexander Subdivision 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 utility companies.
2. All comments set forth herein are preliminary comments and not an exhaustive list.

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

Motion Carried Unanimously

D. Preliminary consideration of the replat of Lot 1, Block 1 Belinda Plat into Lot 1A & 1B, Lot 1, Block 1. The intent is commercial.

PL-242-2021

District VII – Cm. Vanessa Perez

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. Sada Paz made a motion to **approve** the item subject to the following comments.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Coordinate with the Engineering Department to ensure that the lots are configured so as to identify the necessary right-of way needed for the closure of Las Cruces Drive and extension of Flecha Lane.
2. Add a plat note indicating that the finished floor and all mechanical equipment must be elevated 18" above the Base Flood Elevation.
3. Provide Base Flood Elevations.

4. Clearly distinguish between Floodplain and Floodway boundary.
5. A zone change may be required for the intended use.
6. Provide legible vicinity map.
7. Provide a plat note with X, Y, coordinates for point of beginning / point of commencement.
8. Driveway entrances along FM 1472 are subject to review and approval by TX-DOT.
9. Identify all easements.
10. Modify Attestment of Planning and Zoning Commission Approval to reflect Orlando D. Navarro as Planning Director.
11. Add block number to the "replat" sketch.
12. Correct title block to Lot 1A & 1B, Block 1.

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.

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.

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

Abstained: 0

Motion Carried Unanimously

E. Preliminary consideration of the plat of Miguel Angel Rodriguez, Lot 1, Block 1. The intent is commercial.

PL-245-2021

District I – Cm. Rudy Gonzalez, Jr.

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

Miguel Jimenez, Howland Engineering, informed the Commission that he concurred with Staff comments except Fire Comment # 1 which he asked to be stricken. He also questioned Planning Comment # 2 and Water & Utilities Comment # 1 to which Chairman Villarreal advised that these times were to be discussed at the One Stop Shop.

Cm. Dominguez made a motion to **approve** the item subject to the following comments and striking Fire Comment # 1.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide all necessary easements.
2. Secure approval from TX-DOT for driveway entrance.
3. All improvements as per Subdivision Ordinance.

Engineering: No comments submitted.

Fire:

- ~~1. Fire Hydrants required along south side of Highway 359.~~
2. Fire Hydrants required along west side of Cuatro Vientos Rd.

Environmental: No comments submitted.

Water & Utilities:

1. Coordination with existing design of neighboring is required regarding proposed water and sewer design with Arguindegui subdivision.
2. Need conceptual utility plan for water and sanitary mains to be looped, any off-site improvements need to have all weather access road easements.
3. Subject to further comment based on utility layout submittal.

Traffic Safety:

1. How will that commercial area develop. Show master plan.

2. Present a plan showing all existing and future driveways in the commercial area. Show access easements.

Parks & Leisure:

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-0221.
2. All projects needing to go through 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.

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

Motion Carried Unanimously

8. CONSIDERATION OF THE FOLLOWING PRELIMINARY AND FINAL PLATS:

Cm. Ugalde made a motion to **hear** items 8A, 9A, 9B, 9C, 10A, 11A & 12A altogether.

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

Motion Carried Unanimously

- A. Preliminary and final consideration of the plat of Cuatro Vientos Norte Subdivision, Phase IX. The intent is commercial.**

PL-237-2021

District I – Cm. Rudy Gonzalez, Jr.

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

- A. Final consideration of the replat of Lot 2, Block I, San Isidro Monarch Subdivision, Unit 6 into Lots 2A & 2B, Block I, San Isidro Monarch Subdivision, Unit 6. The intent is commercial.**

PL-233-2021

District VI – Cm. Dr. Marte A. Martinez

- B. Final consideration of the plat of Killam Industrial Park, Unit 27. The intent is industrial.**

PL-234-2021

District VII- Cm. Vanessa Perez

- C. Final consideration of the plat of North Webb Industrial Park, Phase III. The intent is industrial.**

PL-244-2021

District VII - Cm. Vanessa Perez

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

- A. Final Reconsideration of the final plat of Khaledi Industrial Park, Phase 3. The intent is industrial.**

PL-243-2021

District VII - Cm. Vanessa Perez

11. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:

- A. Consideration of the Model Subdivision Rule Compliance for the replat of Lot 8, Block 8, Aquero Subdivision, Phase I into Lots 8A, 8B, & 8C Block 8, Aquero Subdivision, Phase I. The intent is residential.**

PL-232-2021

12. CONSIDERATION OF AN EXTENSION TO THE FOLLOWING FINAL PLATS AND FINAL REPLATS:

A. Consideration of an extension to the final plat approval of the La Herradura Subdivision. The intent is residential.

PL-238-2021

District II - Cm. Vidal Rodriguez

Cm. Ugalde made a motion to **approve** items 8A, 9A, 9B, 9C, 10A, 11A & 12A.

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

Motion Carried Unanimously

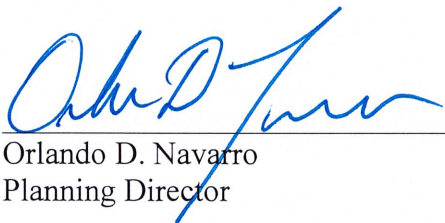
13. ADJOURNMENT

Cm. E. Villarreal requested a motion to adjourn the meeting at 6:58 p.m.

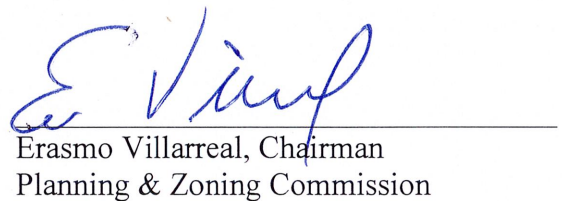
Cm. Dominguez, made a motion to **adjourn** the meeting.

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

Motion Carried Unanimously



Orlando D. Navarro
Planning Director



Erasmo Villarreal, Chairman
Planning & Zoning Commission