

**CITY OF LAREDO**

**PLANNING AND ZONING COMMISSION**

**MINUTES OF THE PLANNING AND ZONING MEETING OF NOVEMBER 16, 2023**

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, November 16, 2023, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

**Present:** Johnny Narvaez  
Rolando Cazares  
Mike Barron  
Manuel A. Rangel  
Hector “Tito” Garcia  
Regina Portillo  
Adolfo Martinez

**Absent:** Yu-Hsien Huang  
Daniela Sada Paz

**Staff:** Orlando Navarro  
Vanessa Guerra  
Rafael Vidaurri  
Amanda Pruneda  
Deidre Garcia  
Laura Garza  
Luis Vazquez  
Ruben Dominguez  
Elizabeth Carrera

<b>Others:</b>	Eva Estrada	Graciela G. Martinez
	Lupita Zepeda	Dulce Miranda
	Guadalupe Gomez	Maria Miranda
	Aleida Estrada	Diego Salinas
	Roberto Garza	Annie La Mantia Cullen
	Frank Estrada	Jay Puig
	Wayne Nance	Robert C. Garza
	Alfredo Martinez	Roberto Garza E.
	Jeff Puig	
	Ricardo Villarreal	
	Arturo Camacho	
	Sergio Narvaez	

**1. CALL TO ORDER**

Chm. Narvaez, Planning and Zoning Commission, called the meeting to order at 6:02 p.m.

**2. ROLL CALL**

Asst. Dir. Vanessa Guerra, Planning Department, informed the Commission that Dir. Orlando Navarro, Planning Department would join the meeting briefly.

Asst. Dir. Vanessa Guerra, Planning Department, called roll and confirmed a quorum has been met.

Chm. Narvaez requested a motion to excuse the Commissioners not present.

Cm. Rangel made a motion to **excuse** Cm. Rangel for not attending the meeting.

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

Motion Carried Unanimously

**3. PLEDGE OF ALLEGIANCE**

Cm. Garcia stepped out of the meeting at 6:03 p.m.

**4. CONSIDER APPROVAL OF MINUTES OF:**

**A. Regular Meeting of November 2, 2023**

Cm. Barron made a motion to **approve** the minutes of November 2, 2023

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

Motion Carried Unanimously

**5. CITIZEN COMMENTS**

None

**6. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE:**

**A. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Block 1104, Western Division, located at 120 Houston Street, from B-1 (Limited Business**

**District) to B-3 (Community Business District).**

**ZC-001-2024**

**District VIII**

Staff **supports** the proposed zone change.

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

Eva Estrada, Owner/ Applicant, gave a brief explanation about her property and the reason she is requesting the zone change.

Lupita Zepeda informed the Commission that she is against the zone change.

Guadalupe Gomez informed the Commission that she is against the zone change.

Aleida Ontiveros Estrada informed the Commission that she is in favor of the zone change.

Cm. Barron made a motion to **table** the item time certain.

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

Motion Carried Unanimously

- B. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 5, Block 1261, Eastern Division, located at 2219 Plum Street, from R-1 (Single Family Residential District) to R-3 (Mixed Residential District).**

**ZC-002-2024**

**District IV**

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

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

Roberto Garza, Representative, informed the Commission why he is requesting a zone change.

Cm. Rangel made a motion to close the public hearing support Staff recommendation and **deny** the item.

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

Motion Carried Unanimously

- C. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 2.65 acres of land, as further described in by metes and bounds in attached Exhibit A, located north of La Terraza Way and east of Ejido Avenue, from R-1A (Single Family Reduced Area District) to B-1 (Limited Business District).**

**ZC-003-2024**

**District I**

Staff **supports** the proposed zone change.

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

Frank Estrada, Sherfey Engineering, informed the Commission that he speaks in favor of the zone change.

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

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

Motion Carried Unanimously

- D. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 7.043 acres, as further described by metes and bounds in attached Exhibit A, located south of Facultad Boulevard and west of US Highway 83, from AG (Agricultural District) to R-1B (Single Family High Density District).**

**ZC-004-2024**

**District II**

Staff **supports** the proposed zone change.

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

Wayne Nance, Porras Nance Engineering, informed the Commission that he speaks in favor of the zone change.

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

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

Motion Carried Unanimously

- E. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 31.641 acres, as further described by metes and bounds in attached Exhibit A, located south of Facultad Boulevard and west of US Highway 83, from AG (Agricultural District) to R-1MH (Single Family Manufactured Housing District).**

**ZC-005-2024**

**District II**

Staff **supports** the proposed zone change.

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

Wayne Nance, Porras Nance Engineering, informed the Commission that he speaks in favor of the zone change.

Cm. Rangel made a motion to close the public hearing support Staff recommendation and **approve** the item.

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

Motion Carried Unanimously

- F. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning 2.38 acre tract of land, as further described by metes and bounds in attached Exhibit A, located south of State Highway 359 and east of Ranch Road 6086 D, from R-1 (Single Family Residential District) to M-1 (Light Manufacturing District).**

**ZC-006-2024**

**District III**

Staff **supports** the proposed zone change.

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

Alfredo Martinez, Crane Engineering, informed the Commission that he speaks in favor of the zone change.

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

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

Motion Carried Unanimously

**7. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:**

**A. Review and consideration of the Needmore Dolores Tract 4 Industrial Subdivision masterplan. The intent is industrial.**

**PL-027-2024**

**Extra-Territorial Jurisdiction (ETJ)**

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

Jeff Puig, KCI Technologies, informed the Commission that he concurs with Staff comments and gave a brief explanation to clarify Planning Comments No. 3 and No. 4.

Cm. Barron made a motion to **table** the item time certain.

Second:	Cm. Rangel
In Favor:	5
Opposed:	0
Abstained:	1      Cm. Martinez

Motion Carried

**B. Review of the revision to the North Laredo Industrial Park Masterplan. The intent is industrial. The purpose of this revision is to reconfigure lots in Phase 6.**

**PL-030-2024**

**District VII - Cm. Vanessa Perez**

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

Ricardo Villarreal, Top Site Civil Group, informed the Commission that he concurs with Staff comments.

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

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. Submit a masterplan 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 Subdivision Ordinance.
2. Provide X,Y coordinate for point of beginning and point of commencement.
3. Identify phases which have already been platted and provide recording information.
4. Submit all proposed street names to the Planning Department for review and approval.
5. Coordinate with TX-DOT to ensure that Lot 5, Block 4, Phase 5, will have access to Hachar-Reuthinger. Provide access through an adjacent lot if required.
6. Clarify if lot 6, Block 4, Phase 5, and Lot 7, Block 5, Phase 5, are drainage easements.
7. Comply with the vegetative buffering requirements of Section 24-57 of the Land Development Code as a portion of Phase 5 is impacted by a first order stream.
8. Coordinate with TX-DOT to ensure that connections to the Hachar-Reuthinger Roadway will be in alignment with proposed plans.
9. This masterplan revision conflicts with the previously approved preliminary plat of Phase V approved on 11-17--2022. Resubmit Phase V for preliminary approval in order to conform with this masterplan revision.

**Engineering:** No comments submitted.

**Fire:**

1. Fire hydrants required every 300ft for commercial development. (Ordinance 2012-O-183, IFC 2012 Section 507.5.1, where required. Fire hydrants shall be required along public and private streets at every 300 feet for commercial development.)

**Environmental:** No comments submitted.

**Water & Utilities:** No comments submitted.

**Traffic Safety:** No comments submitted.

**Parks & Leisure:**

1. Street trees and parking lot trees will be required for this area.
2. Who will be taking care of the detention pond after acceptance?

**WEBB County App:** No comments submitted.

**AEP Engineers:** No comments submitted.

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

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

**AT&T:** No comments submitted.

NOTICE TO THE DEVELOPER:

**Planning:**

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

Second:	Cm. Barron
In Favor:	5
Opposed:	0
Abstained:	1 Cm. Martinez

Motion Carried

**C. Review of the revision to the San Pedro Ranch Masterplan. The intent is residential, commercial, and institutional. The purpose of this revision is to reconfigure lots in Phase 1.**

**PL-032-2024**

**District III - Cm. Melissa R. Cigarroa & Extra-Territorial Jurisdiction (ETJ)**

Cm. Casarez stepped out of the meeting at 7:01 p.m.

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

Alfredo Martinez, Crane Engineering, informed the Commission that he concurs with Staff comments except Planning Comment No. 4. He requested it to remove.

Cm. Casarez stepped back into the meeting at 7:03 p.m.



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

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. A future annexation will be required for this master plan and the conditions of the annexation agreement and service plan thereof (Chapter 31§ 31-3 (6) - Laredo Code of Ordinances).
2. Conform to Section 24-56 of the Laredo Land Development Code (Parkland Dedication Requirements).
3. Access to State Highway 359 is subject to review and approval by TX-DOT.
4. Provide configuration of lots / subdivision lot layout of the master plan including the total number of lots within the boundaries of the master plan (§ 2-3.2 (a) (1) (vii) & 2-3.2 (a) (1) (ix) - Subdivision Ordinance).

**Engineering:** No comments submitted.

**Fire:**

1. Fire hydrants required every 300ft for commercial development. (Ordinance 2012-O-183, IFC 2012 Section 507.5.1, where required. Fire hydrants shall be required along public and private streets at every 300 feet for commercial development.)

**Environmental:** No comments submitted.

**Water & Utilities:** No comments submitted.

**Traffic Safety:** No comments submitted.

**Parks & Leisure:**

1. Need to have a meeting with Parks staff. Contact Parks for a meeting in order to discuss the future parkland areas and how they intend to develop those areas.

**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. Portillo  
In Favor: 6  
Opposed: 0  
Abstained: 0

Motion Carried Unanimously

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

**A. Preliminary consideration of the plat of Needmore Dolores Tract 4 Industrial Subdivision, Phase 1. The intent is industrial.**

**PL-028-2024**

**Extra-Territorial Jurisdiction (ETJ)**

Dir. Orlando Navarro, Planning Department, requested the item be tabled time certain.

Cm. Barron made a motion to **table** the item time certain.

Second: Cm. Rangel  
In Favor: 5  
Opposed: 0  
Abstained: 1 Cm. Martinez

Motion Carried

**B. Preliminary consideration of the plat of Embarcadero Southeast Quadrant, Phase 3. The intent is for street right-of-way dedication.**

**PL-024-2024**

**District VII - Cm. Vanessa Perez**

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

Arturo Camacho, Camacho Hernandez & Associates, informed the Commission that he concurs with Staff comments.

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

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. Identify all easements.
2. All improvements as per Subdivision Ordinance.

**Engineering:** No comments submitted.

**Fire:**

1. Fire hydrants required every 300ft for commercial development. (Ordinance 2012-O-183, IFC 2012 Section 507.5.1, where required. Fire hydrants shall be required along public and private streets at every 300 feet for commercial development.)

**Environmental:** No comments submitted.

**Water & Utilities:** No comments submitted.

**Traffic Safety:** No comments submitted.

**Parks & Leisure:**

1. Please provide street trees and parking lot trees.

**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. Rangel  
In Favor: 6  
Opposed: 0  
Abstained: 0

Motion Carried Unanimously

**C. Preliminary consideration of the LCBB Plat. The intent is commercial.**

**PL-029-2024**

**District III - Cm. Melissa R. Cigarroa**

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

Ricardo Villarreal, Top Site Civil Group, informed the Commission that he concurs with Staff comments.

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

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. This tract is immediately adjacent to a gas pipeline easement to the west. Verify if a 25 foot no-build zone will be required along the western edge of the tract in conformance with 24.77.2 (12) Land Development Code and as shown on the adjacent platted tracts (i.e. Vista Dorada Subdivision).
2. Access to State Highway 359 is subject to review and approval by TX-DOT.
3. The text in the Legal Description states that the description is for "LAS VISTAS DE LAREDO, PHASE II". Please clarify.
4. Provide X, Y coordinates for the point of beginning/point of commencement.
5. Identify all easements.
6. 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:**

1. Street trees and parking lot trees are required.

**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. Rangel
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

**D. Preliminary consideration of Lot 1, Block 1, Ariana Turrubiates Plat. The intent is residential.**

**PL-025-2024**

**District I - Cm. Gilbert Gonzalez**

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

Sergio Narvaez, Premier Engineering, informed the Commission that he concurs with Staff comments.

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

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. A zone change will be required. Property owner has applied for a zone change in order to comply with the minimum lot width requirement.
2. Clarify if utilities will be placed in the front of the lot, otherwise, remove utility easement.
3. Remove 20' front yard setback from drawing as setbacks are referenced in plat note #4.
4. Modify Certificate of Owner to reflect O&A Land Sales, Inc. as owner.
5. Identify all easements. 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:**

1. Provide park improvement fee for 1 lot.
2. Please provide 2 shade trees from Appendix F-1.

**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. Casarez

In Favor: 6  
Opposed: 0  
Abstained: 0

Motion Carried Unanimously

**9. RECONSIDERATION OF THE FOLLOWING PRELIMINARY PLATS AND PRELIMINARY REPLATS:**

**A. Preliminary reconsideration of the plat of North Laredo Industrial Park Subdivision, Phase VI. The intent is industrial. The purpose of this reconsideration is to reconfigure lots.**

**PL-031-2024**

**District VII - Cm. Vanessa Perez**

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

Ricardo Villarreal, Top Site Civil Group, informed the Commission that he concurs with Staff comments.

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

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. Change/Correct the subdivision name in the Title Block and all certificates to North Laredo Industrial Park Subdivision, Unit VI, to be consistent with the masterplan and prior phases.
2. Clearly delineate floodplain boundary and provide base flood elevations on the face of the plat since Plat Note 3 states "THIS SUBJECT PROPERTY IS PARTIALLY LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP No. 48479C, PANEL No. 1385C, WITH EFFECTIVE DATE OF APRIL 02, 2008."
3. Access to Interstate 35 is subject to review and approval by TX-DOT.
4. Modify certificate of Planning Commission Approval to reflect Juan M. Narvaez, Jr. as Chairman as indicated in P&Z meeting of 06-01-2023.
5. Provide plat note with X,Y coordinates for point of beginning/point of commencement.
6. Identify all easements.
7. The sheet number identified on the match lines do not coincide with the sheet numbers on the title blocks. Please clarify.
8. All improvements as per Subdivision Ordinance.

**Engineering:** No comments submitted.

**Fire:**

1. Fire hydrants required every 300ft for commercial development. (Ordinance 2012-O-183, IFC 2012 Section 507.5.1, where required. Fire hydrants shall be required along public and private streets at every 300 feet for commercial development.)

**Environmental:** No comments submitted.

**Water & Utilities:** No comments submitted.

**Traffic Safety:** No comments submitted.

**Parks & Leisure:**

1. Please provide street trees and parking lot trees.

**WEBB County App:** No comments submitted.

**AEP Engineers:** No comments submitted.

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

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

**AT&T:** No comments submitted.

**NOTICE TO THE DEVELOPER:**

**Planning:**

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

Second:	Cm. Barron
In Favor:	5
Opposed:	0
Abstained:	1      Cm. Martinez

Motion Carried

**B. Preliminary reconsideration of the plat of San Pedro Ranch, Phase 1 - Unit 1. The intent is commercial. The purpose of this reconsideration is to reduce the number of lots in this phase.**



**PL-033-2024**

**District III - Cm. Melissa R. Cigarroa**

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

Alfredo Martinez, Crane Engineering, informed the Commission that he concurs with Staff comments, except with Parks & Leisure's Comments. He requested them be removed as this project a commercial development and instead of a 5-lot development it is now a 1-lot development.

Elizabeth Carrera, Parks Department, agreed to amend Comment No. 1 to read, "Provide Park Plan before next phase."

Cm. Barron made a motion to **approve** the item subject to the following comments and amending Parks & Leisure comment No. 1 to read "Provide Parks plan before next phase".

**APPROVE SUBJECT TO THE FOLLOWING COMMENTS:**

**Planning:**

1. Coordinate with TX-DOT the access to State Highway 359 and shared access, if deemed necessary.
2. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
3. All improvements as per Subdivision Ordinance (§ 3-1B - Subdivision Ordinance).

**Engineering:** No comments submitted.

**Fire:**

1. Fire hydrants required every 300ft for commercial development. (Ordinance 2012-O-183, IFC 2012 Section 507.5.1, where required. Fire hydrants shall be required along public and private streets at every 300 feet for commercial development.)

**Environmental:** No comments submitted.

**Water & Utilities:** No comments submitted.

**Traffic Safety:** No comments submitted.

**Parks & Leisure:**

1. ~~Need a site plan proposal for the green area.~~ Provide Parks plan before next phase.
2. How do you propose to develop for its use as a detention pond and how do you propose to also make it accessible for the public?

**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. Rangel
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

Dir. Orlando Navarro, Planning Department, informed the Commission that the Applicant requested Item 10B be tabled.

Chm. Narvaez, requested a motion to hear Items 10A, 10C thru 10E.

Cm. Rangel made a motion to **hear** Items 10A, 10C thru 10E.

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

Motion Carried Unanimously

- A. Final consideration of the replat of Tract 72, Rancho Peñitas West Subdivision, Unit V into Tract 72-B, Rancho Peñitas West Subdivision, Unit V. The intent is commercial.**

**PL-035-2024**

**Extra-Territorial Jurisdiction (ETJ)**

- B. Final consideration of the plat of Pinnacle Industry Center - FM 1472, Unit 13. The intent is light industrial.**

**PL-036-2024**

**District VII - Cm. Vanessa Perez**

- C. Final consideration of the plat of Lot 1, Block 3, Port Laredo Industrial Park, Unit III. The intent is industrial.**

**PL-026-2024**

**District VI - Cm. Dr. David Tyler King**

- D. Final consideration of the replat of Lot 4A, Block 1, McPherson West Subdivision, Unit 3, Manor Plaza into Lots 4A-1, 4A-2, 4A-3, 4A-4, 4A-5, 4A-6, 4A-7, Block 1, McPherson West Subdivision, Unit 3, Manor Plaza. The intent is residential.**

**PL-034-2024**

**District V - Cm. Ruben Gutierrez, Jr.**

- E. Final consideration of the plat of Cielito Lindo / Carm Subdivision, Phase IX. The intent is commercial.**

**PL-005-2024**

**District I - Cm. Gilbert Gonzalez**

Chm. Narvaez, requested a motion to approve Items 10A, 10C thru 10E.

Cm. Rangel made a motion to hear Items 10A, 10C thru 10E.

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

Motion Carried Unanimously

Luis Vazquez, Planning Staff, read in approved items 10A, 10C thru 10E for the record.

Chm. Narvaez, requested a motion to table Item 10B.

Cm. Portillo made a motion to **table** Items 10B.

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

Motion Carried Unanimously

Dir. Orlando Navarro, Planning Department, informed the Commission that five (5) Staff Members attended the Texas Planning Association Conference and he congratulated Luis Vazquez, Planning Staff for getting his Masters in Public Administration.

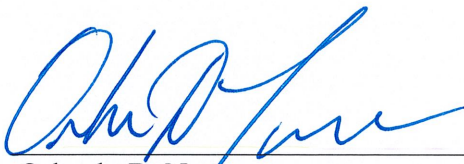
## 11. ADJOURNMENT

Chm. Narvaez requested a motion to adjourn the meeting at 7:36 p.m.

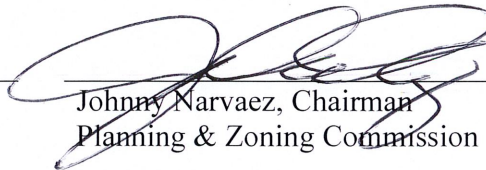
Cm. Rangel made a motion to **adjourn** the meeting.

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

Motion Carried Unanimously



Orlando D. Navarro  
Planning Director



Johnny Narvaez, Chairman  
Planning & Zoning Commission