

CITY OF LAREDO

PLANNING AND ZONING COMMISSION

MINUTES OF THE PLANNING AND ZONING MEETING OF DECEMBER 21, 2023

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, December 21, 2023, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

Present: Johnny Narvaez
Rolando Cazares
Manuel A. Rangel
Hector "Tito" Garcia
Regina Portillo
Daniela Sada Paz (Arrived at 6:06 p.m.)
Adolfo Martinez

Absent: Mike Barron (Excused)
Yu-Hsien Huang (Excused)

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

Others: Leopoldo Flores
Ana Karen Alaniz
Rita Vela
Christina Gutierrez
Rafa Brizuela
Miguel Gonzalez
Rolando Ortiz
Judd Gilpin
Ricardo Ramos
Edward Garza
Arturo Camacho
Wayne Nance
Victor Linares

1. CALL TO ORDER

Chm. Narvaez, Planning and Zoning Commission, called the meeting to order at 6:00 p.m.

2. ROLL CALL

Rafael Vidaurri, Planning Staff, 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 Commissioners not present.

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

Motion Carried Unanimously

3. PLEDGE OF ALLEGIANCE

4. CONSIDER APPROVAL OF MINUTES OF:

A. Regular Meeting of December 7, 2023

Cm. Garcia made a motion to approve the minutes of December 7, 2023.

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

Motion Carried Unanimously

5. CITIZEN COMMENTS

Yes, for the following items.

6. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE:

A. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Conditional Use Permit for a Child Development Center - Daycare Center on Lots Number 1, 2, and the West 15 feet of Lot 3, Block 1573, Eastern Division, located at 2601 Cleveland Street.

ZC-007-2024

District III

Staff **does not support** the proposed conditional use permit.

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

Leopoldo Flores, Representative, informed the Commission that he is in favor of the item, gave a brief explanation for the request.

Cm. Sada Paz arrived at 6:06 p.m.

Cm. Rangel made a motion to go against staff recommendation and **approve** the item.

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

Motion Carried Unanimously

- B. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 4 and the East 1/3 of Lot 3, Block 426, Eastern Division, as further described by metes and bounds in attached Exhibit A, located at 119 East Saunders Street, from B-3 (Community Business District) to B-4 (Highway Commercial District).**

ZC-008-2024

District IV

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

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

Ana Karen Alaniz, Owner, informed the Commission that she is in favor of the item, gave a brief explanation for the request.

Rita Vela, read a letter by Daniel Hernandez, informing the Commission that, as property neighbors, they need additional information to be able to speak in favor or against the item. However, at the moment, they are against the zone change.

Cm. Rangel made a motion to support staff recommendation and **deny** 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 approximately 0.138 acres as further described by metes and bounds in attached Exhibit A, located at 3511 Pine Street, from R-1 (Single Family Residential District) to R-1A (Single Family Reduced Area District).**

ZC-009-2024

District I

Staff **supports** the proposed zone change.

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

Christina Gutierrez and Rafa Brizuela, Premier Engineering, informed the Commission that they are requesting a zone change from an R-1 to R-1A in order to meet lot width requirements.

Cm. Martinez made a motion to support staff recommendation and **approve** the item.

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

Motion Carried Unanimously

- D. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 1015, Eastern Division, and a 7,320.03 square feet tract of land along South Buena Vista Avenue between Palo Blanco Street and Tinaja Street, as further described in metes and bounds in attached Exhibit A, located at 2720 South Zapata Highway, from B-3 (Community Business District) to B-4 (Highway Commercial District).**

ZC-010-2024

District II

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

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

Miguel Gomez, Representative, informed the Commission that he is in favor of the item, gave a brief explanation.

Cm. Sada Paz made a motion to go against staff recommendation and **approve** the item.

Second:	Cm. Martinez
In Favor:	2
Opposed:	5
Abstained:	0

Motion Failed

Rolando Ortiz, informed the Commission that he is in favor of the item.

Cm. Martinez made a motion **table** the item until the Applicant identifies the specific proposed use which requires a B-4.

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

Motion Carried Unanimously

E. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Block 1, Royal Oaks Subdivision, Phase I, located at 110 Willow Oak Street, from B-3 (Community Business District) to B-4 (Highway Commercial District).

ZC-011-2024

District III

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

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

Miguel Gomez, Representative, informed the Commission that he is in favor of the item, gave a brief explanation.

Cm. Rangel made a motion to support staff recommendation and **deny** the item.

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

Motion Carried Unanimously

- F. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 40.1622 acres, as further described by metes and bounds in attached Exhibit A, located south of FM 1472 and north of Kraus Loop, from AG (Agricultural District) to M-1 (Light Manufacturing District).**

ZC-012-2024

District VII

Staff **supports** the proposed zone change.

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

Judd Gilpin, Gilpin Engineering, informed the Commission that he is in favor of the item.

Cm. Garcia made a motion to support staff recommendation and **approve** the item.

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

Motion Carried Unanimously

- G. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 1.144 acres, as further described in metes and bounds in attached Exhibit A, located east of Ejido Avenue and north of Cielito Lindo Boulevard, from AG (Agricultural District) to B-1 (Limited Business District).**

ZC-013-2024

District I

Staff **supports** the proposed zone change.

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

An e-mail was received by the Applicant, stating that they are in support of the item and agree with Staff comments.

Cm. Rangel made a motion to support staff recommendation and **approve** the item.

Second:	Cm. Sada Paz
In Favor:	7

Opposed: 0
Abstained: 0

Motion Carried Unanimously

- H. Amending the Zoning Ordinance (Map) of the City of Laredo by amending Ordinance 2023- O-160, which authorized a Special Use Permit for a mini-storage/warehouse on approximately 2.66 acre tract of land out of Lot 3A, Block 3, Cielito Lindo Commercial Plat, as further described in metes and bounds in attached Exhibit A, located at 315 Cielito Lindo Boulevard in order to reconfigure the site plan.**

ZC-014-2024

District I

Staff **supports** the proposed special use permit.

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

Ricardo Ramos, Do-Rite Engineering, informed the Commission that he is in favor of the item and concurs with Staff comments, except Comment No. 3, which he requested to have stricken.

Cm. Rangel made a motion to support staff recommendation and **approve** the item and striking Comment # 3.

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

Motion Carried Unanimously

- I. 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 13.15 acres, more or less, as described by metes and bounds in the attached Exhibit "A", and known as Annexation Tract 5 (J&H Rentals Tract) located south of State Highway 359 and east of Las Misiones Boulevard.**

AN-013-2023

District III - Cm. Melissa R. Cigarroa

Staff **supports** the annexation.

Staff **does not support** the initial zoning of M-1, but supports a B-3 zoning.

Rafael Vidaurri, Planning Staff, provided a brief overview on the item and informed the Commission that Staff met with the Engineer and they agreed on a proposed B-3 zone, adjacent to the residential and a proposed B-4 on the opposite side.

Edward Garza, Crane Engineering, informed the Commission that he is in support of the item and agrees with a combined zoning of B-3 and B-4.

Cm. Rangel made a motion to **approve** the annexation along with a combined zoning of B-3 and B-4.

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

Motion Carried Unanimously

7. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:

- A. Review and consideration of the revision to the Embarcadero Southeast Quadrant Masterplan. The intent is industrial and commercial. The purpose of this revision is to reconfigure phases.**

PL-055-2024

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Submit a master plan revision to the City of Laredo Building Department GIS Division within 10 days of commission approval in a geo-referenced CAD file in accordance with Section 2-3.2(a)4 of the Subdivision Ordinance.
2. Access to FM 1472, Bob Bullock Loop, and Interstate Highway 35 is subject to review and approval by TX-DOT.
3. Comply with the vegetative buffering requirements of the Land Development Code as a portion of this tract is impacted by a first and third-order stream (§24-27-Land

- Development Code). Coordinate with the Environmental Department.
4. Identify all easements (§2-3.2 (b)(1)(iii)(e) - Subdivision Ordinance).
 5. All improvements as per Subdivision Ordinance (§3-1B - Subdivision Ordinance).

Engineering: No comments submitted.

Fire: ~~No comments submitted.~~

1. Fire hydrants required every 300ft. for commercial developments. (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: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

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

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

Motion Carried Unanimously

- B. Review and consideration of the revision to the Eleden Subdivision Masterplan. The intent is commercial and residential. The purpose of this revision is to reconfigure Unit XXIII and Unit XXIV.**

PL-051-2024

District I - Cm. Gilbert Gonzalez

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

Wayne Nance, Porras Nance Engineering, informed the Commission that he concurs with Staff comments, except the second half of Traffic Safety Comment No. 1, “Align Street Curuba with street Volcan of Phase XXIV...”, since this item is only being submitted to reconfigure phases.

Cm. Garcia made a motion to **approve** the item subject to the following comments and by removing the second part of Traffic Safety Comment No. 1, “Align street Curuba with street Volcan...”.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Submit master plan revision to the City of 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.
2. All improvements as per Subdivision Ordinance.

Engineering: No comments submitted.

Fire: ~~No comments submitted.~~

1. Fire hydrants required every 500ft. for residential developments. (Ordinance 2012-O-183, IFC 2012 Section 507.5.1, where required. Fire hydrants shall be required along public and private streets at every 500 feet for residential development.)

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: ~~No comments submitted.~~

1. Block length shall not be less than 300 feet. Align street Curuba with street Volcan of Phase XXIV (as per Subdivision Ordinance Handbook Section 3-2).
2. Check sight distance (as per Subdivision Ordinance Handbook Section 3-2).

3. Correct Unit name of XXII since there are 2 phases with the same number.

Parks & Leisure: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

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

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

Motion Carried Unanimously

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

- A. Preliminary consideration of the plat of Eleden Subdivision, Unit XXXIII, and the granting of a variance for the lot depths for Lots 18 & 19, Block 9. The intent is residential.**

PL-052-2024

District I - Cm. Gilbert Gonzalez

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

Wayne Nance, Porrás Nance Engineering, informed the Commission that he concurs with Staff comments, again, except for the second half of Traffic Safety Comment No. 1,

“Align Street Curuba with street Volcan of Phase XXIV...”, since this item is only being submitted to reconfigure phases.

Cm. Portillo stepped out of the meeting at 7:18 p.m.

Cm. Garcia made a motion to **approve** the item subject to the following comments and by removing the second part of Traffic Safety Comment No. 1, “Align street Curuba with street Volcan...”.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. The lot depths for lot 18 & 19, Block 9 are 0.53ft and 1.08 ft below the minimum 100 lot depth for the R1-MH zone identified in Section 24.77.1, Dimensional Standards of the Laredo Land Development Code. Adjust lot depths to comply as the granting of this specific variance is not under the purview of the Planning and Zoning Commission.
2. Comply with the vegetative buffering requirements of the Land Development Code, as a portion of the tract is impacted by a first order stream. Contact the Environmental Department for coordination.
3. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
4. All improvements as per Subdivision Ordinance (§ 3-1B - Subdivision Ordinance).

Engineering: No comments submitted.

Fire: ~~No comments submitted.~~

1. Fire hydrants required every 500ft. for residential developments. (Ordinance 2012-O-183, IFC 2012 Section 507.5.1, where required. Fire hydrants shall be required along public and private streets at every 500 feet for residential development.)

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: ~~No comments submitted.~~

1. Block length shall not be less than 300 feet. Align street Curuba with street Volcan of Phase XXIV (as per Subdivision Ordinance Handbook Section 3-2).

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

Motion Carried Unanimously

B. Preliminary consideration of the Herrera Plat. The intent is commercial.

PL-040-2024

District VII - Cm. Vanessa Perez

Cm. Portillo stepped back into the meeting at 7:20 p.m.

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

Rafael Vidaurri, Planning Staff, informed the Commission that the Applicant was not able to attend the meeting but concurred 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. Verify X, Y coordinates for the point of beginning as they are shown to be incorrect.
2. Coordinate with the Traffic Safety Department the placement of the driveway as a shared driveway with adjacent tract to the north may be required.
3. Access to San Dario Ave/Interstate 35, subject to review and approval by TX-DOT.

4. Provide a legible vicinity map (§ 2-3.2(b)(1)(xi) - Subdivision Ordinance).
5. Remove the setback line from the sketch as it is noted in Plat Note #3.
6. Clearly provide tract boundaries for adjacent tracts.
7. Identify the ROW width of San Darion/Interstate Highway 35.
8. Identify all easements (§ 2-3.2 (b)(1)(iii)e - Subdivision Ordinance).
9. All improvements as per the Subdivision Ordinance (§ 3-1B - Subdivision Ordinance).

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: No comments submitted.

Parks & Leisure: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

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

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

Motion Carried Unanimously

C. Preliminary consideration of the replat of Lot 2, Block 1, Lago Del Mar Subdivision,

Unit 15 into Lot 2A, Block 1 & Lots 1-22, Block 2, Lago Del Mar Subdivision, Unit 15. The intent is commercial and residential.

PL-054-2024

District V - Cm. Ruben Gutierrez, Jr.

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

Victor Linares, Sabio Engineering, informed the Commission that he concurs with Staff comments, except Planning Comment No. 3. He explained that the adjacent property owner to the east has access from Del Mar Boulevard.

Cm. Portillo made a motion to **approve** the item subject to the following comments and striking Planning Comment No. 3.

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. As per section 3-4 B.2 of the Subdivision Ordinance, the Developer has submitted notice of intention to place utilities in the front of the lot. The front of the lot utility layout/schematics, as prepared by Developer's engineer, shall be submitted to plan review.
2. Remove plat note comment #2.
3. ~~The adjacent property owner (D & J Alexander Investment LP) to the east is landlocked. Coordinate with the adjacent property owner for access (§3.3.C, Subdivision Ordinance).~~
4. Identify all easements.
5. All improvements as per the Subdivision Ordinance.

Engineering: No comments submitted.

Fire: ~~No comments submitted.~~

1. D103.4 Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4 (100 foot diameter cul-de-sac).
2. Fire Hydrants required every 500 for residential 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 500 feet for residential development).

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

Motion Carried Unanimously

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

- A. Preliminary reconsideration of the plat of Embarcadero Southeast Quadrant, Phase 2. The intent is industrial. The purpose of this reconsideration is to increase the acreage.**

PL-056-2024

District VII - Cm. Vanessa Perez

Cm. Garcia stepped out of the meeting at 7:25 p.m.

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

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Access to Bob Bullock Loop is subject to review and approval by TX-DOT.
2. Identify plat boundaries with heavy lines to indicate the subdivided areas.
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 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. Casarez

In Favor: 6
Opposed: 0
Abstained: 0

Motion Carried Unanimously

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

Chm. Narvaez, requested a motion to hear Items 10A, 10B and 10C together.

Cm. Rangel, made a motion to **hear** Items 10A, 10B and 10C together.

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

Motion Carried Unanimously

Cm. Garcia stepped back into the meeting at 7:26 p.m.

A. Final consideration of the plat of Lomas Del Sur XXIV. The intent is commercial.

PL-049-2024

District I - Cm. Gilbert Gonzalez

B. Final consideration of the plat of Port Laredo Industrial Park, Unit 1, Block 1. The intent is industrial.

PL-057-2024

District VI - Cm. Dr. David Tyler King

C. Final consideration of the plat of D & J Alexander Subdivision, Phase XXXIII. The intent is residential.

PL-058-2024

District V - Cm. Ruben Gutierrez, Jr.

Chm. Narvaez, requested a motion to approve Items 10A, 10B and 10C.

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

Second: Cm. Sada Paz

In Favor: 6
Opposed: 0
Abstained: 0

Motion Carried Unanimously

Luis Vazquez, Planning Staff, read in approved Items 10A, 10B, 10C for the record.

11. ADJOURNMENT

Chm. Narvaez requested a motion to adjourn the meeting at 7:28 p.m.

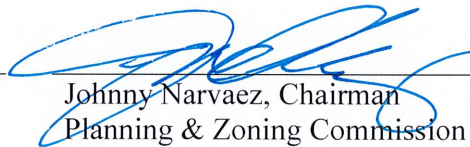
Cm. Rangel made a motion to **adjourn** the meeting.

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

Motion Carried Unanimously



Orlando D. Navarro
Planning Director



Johnny Narvaez, Chairman
Planning & Zoning Commission