

**CITY OF LAREDO
PLANNING AND ZONING COMMISSION**

MEETING MINUTES OF APRIL 3, 2025

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, April 3, 2025, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

COMMISSIONERS PRESENT:

Gene Belmares, Vice-Chair
Rolando Cazares
Jerry Garza
Regina Portillo
Adolfo Martinez

COMMISSIONERS EXCUSED:

Daniela Sada Paz, Chair	(Excused)
Cindy E. Cantu	(Excused)
Michael Barron	(Excused)
Hector "Tito" Garcia	(Excused)

STAFF PRESENT:

Rafael Vidaurri, Planner
Laura Garza, Planner
Luis Vazquez, Planner
Stephanie Prado, Planner
Vanessa Fresnillo, Planner
Xavier Charles, Assistant City Attorney
Ruben Dominguez, Fire Department
Elizabeth Carrera, Parks Planner
Albert Quintanilla, Traffic Safety

OTHERS PRESENT:

Raul Santos
Viola Ibarra
Brandon Soto
Laura Garza
Claudia Espinoza
Arturo Camacho
Miguel Jimenez
Ben Puig
Rudy Garcia
Ricardo Villarreal
Mary Lou Soto
Johnathan Vazquez
Anissa Chaires

1. CALL TO ORDER

Vice Chair Belmares called the Planning and Zoning Commission meeting to order at 6:01 p.m.

2. ROLL CALL

Rafael Vidaurri, Planning Staff, called roll and confirmed a quorum was present.

MOTION: Commissioner Garza made a motion to excuse the Commissioner(s) not present.

Second:	Commissioner Martinez
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

3. PLEDGE OF ALLEGIANCE

4. CITIZEN COMMENTS

None

5. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE:

A. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 11 and 12, Block 937, Eastern Division, located at 1702 O’Kane Street, from R-1 (Single Family Residential District) to R-2 (Multi – Family Residential District).

ZC-027-2024

District IV

Staff Recommendation: Staff does not support the proposed zone change.

Laura Garza, Planner, provided a brief overview on the item.

Raul Santos, a neighbor, informed the Commission that he and his neighbors are opposed to the zone change. Mr. Santos also provided the Commission with a signed petition of people in the neighborhood who are against the zone change.

MOTION: Commissioner Garza made a motion to table the item.

Second:	Commissioner Martinez
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

6. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:

- A. **Review of the revision to the Embarcadero Southeast Quadrant Masterplan. The intent is commercial and industrial. The purpose of this revision is to reconfigure lots in Phase 9 and Phase 11.**

PL-099-2025

District VII – Councilmember Vanessa Perez

Luis Vazquez, Planner, provided a brief overview on the item.

Arturo Camacho, Camacho-Hernandez & Associates, informed the Commission that he concurred with Staff comments except Planning Comment Number 1. He explained Phase 4 was a .2-acre lot within Phase 5, which already includes a boundary line. Therefore, requested to strike Planning Comment Number 1. He also clarified on Planning Comment Number 2 by stating the 5.63-acre segment of Fasken Boulevard will be constructed in the Phase 5 of the masterplan. Therefore, he also requested to strike that comment.

MOTION: Commissioner Portillo made a motion to approve the item subject to the following comments and by striking Planning Comments number 1 and 2.

Second:	Commissioner Cazares
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Planning:

- ~~1. Add a phase boundary line between Phase 4 and Phase 5.~~
- ~~2. Clarify the phase in which the 5.63-acre segment of Fasken Boulevard will be constructed on the masterplan.~~
3. Submit a masterplan revision to the City of Laredo Building Department GIS referenced CAD file (sec. 2-3.2 (a) 4 - Subdivision Ordinance).
4. Access to FM 1472, Bob Bullock Loop, and Interstate Highway 35 is subject to the review and approval by the Texas Department of Transportation (TX-DOT).
5. Comply with the vegetative buffering requirements as per first-and third-order stream impacts a portion of this tract (sec. 24-27 - Laredo Land Development Code).
6. Identify all easements.
7. 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: 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.

B. Review and consideration of the Vista Verde Subdivision Masterplan. The intent is residential.

PL-090-2025

District I – Councilmember Gilbert Gonzalez

Luis Vazquez, Planner, provided a brief overview on the item.

Miguel Jimenez, Howland Engineering, informed the Commission he concurred with Staff Comments and wanted to provide an update on the item.

Mr. Jimenez mentioned they met with the Planning Department and other departments to coordinate and address Planning Comment Number 1. He stated there are two alternatives, which he believes will get resolved by the time they go to the One Stop Shop.

Mr. Jimenez went on by requesting a revision to Planning Comment Number 2. He stated after meeting with Planning and Traffic departments, an agreement was made with Traffic Department to spot increase the Right-of-Way width at the connection of Cielito Lindo to the connection of the arterial and to spot increase at the pedestrian crossings to protect pedestrian as they walk to the designated park area. An agreement was also made to realign the road (Clover Drive). Clover Drive was originally a loop, but has been realigned as a vertical, north and south, road to provide connectivity. Therefore, Mr. Jimenez is asking for a revision to Planning comment number 2 to include what was agreed upon with Traffic instead of increasing the 50 ft. width of Humber Loop to a 60 ft. right-of-way. Lastly, Mr. Jimenez stated the 2nd part of Planning Comment number 2 states collector should be without frontage; however, the road will no longer be considered a collector due to the spot increasing of the right-of-way, and the frontage should be allowed.

Alberto Quintanilla, Traffic Director, concurred with Mr. Jimenez’s comments about what was agreed upon regarding the spot increases at the locations stated by Mr. Jimenez.

Mr. Jimenez also addressed Planning Comment Number 3. He stated they are over about 10% of the 500 ft. threshold as specified on the Subdivision Ordinance. In reference to Fire, emergency vehicles access, they met with the Fire Department. Fire Department is worried if the street is more than the 150 feet, their requirement is just to request a turnaround, which has been provided via cul-de-sac. The second criteria Fire Department has to approve a dead-end street is to not be over 30 lots. Mr. Jimenez mentioned there are at 25 lots, which is 1 over the threshold for Planning, but they are still within compliance the requirements from Fire. Therefore, Mr. Jimenez requested to strike Planning Comment Number 3.

Chief Dominguez, Fire Department, stated Mr. Jimenez is asking for the exception to exceed the 500 feet. If Mr. Jimenez is given that, Mr. Jimenez will end up with the same number of lots and a turnaround, which is required, has already been identified on the plan. Chief

Dominguez stated Fire's thresholds are not being exceeded, therefore, what Mr. Jimenez is proposing meets the Fire Code.

Mr. Jimenez concluded with requesting Traffic Comments Number 1 and 2 be stricken. Revisions have been made to address concerns.

MOTION: Commissioner Martinez made a motion to approve the item subject to staff comments, revising Planning Comment Number 2 to include spot increases and the width of the road, striking Traffic Safety Comments Numbers 1 and 2, and striking Planning Comment Number 3.

Second:	Commissioner Cazares
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Planning:

1. Reconfigure Phase 1 and Phase 4 to accommodate the extension of Cielito Lindo Boulevard as per the Future Thoroughfare Plan, which identifies Cielito Lindo Boulevard east of Cuatro Vientos Road as a Multiway Boulevard with a minimum Right-of-Way (ROW) width of 140-150 feet. Developer to dedicate and construct their pro-rata share of the roadway.
2. ~~Increase the 50-foot Right-of-Way (ROW) width of Hunter Loop to a 60-foot Right-of-Way (ROW) width as it serves as a local collector, providing circulation through and out of the subdivision. Said collector should be without frontage.~~ See discussion above.
3. ~~Reconfigure Archer Ct. in Phase 2 and the two (2) unnamed roadways in Phase 3, as they exceed the 500-foot threshold of dead-end streets and the most eastern roadway exceeds twenty-four (24) dwelling units (§ 3-2 J of the Subdivision Ordinance).~~
4. Identify the Right-of-Way (ROW) of the most eastern roadway in Phase 3.
5. Provide street names for the unnamed roadways.
6. Provide an alternative street name for Girasol CT as it is already existing in Las Flores Subdivision, Phase 2.
7. A zone change will be required for the intended use as it is currently zoned AG (Agricultural) (§24.77.1 - Land Development Code).
8. Access to Cuatro Vientos Road is subject to review and approval by the Texas Department of Transportation (TX-DOT).
9. Coordinate with the Parks Department for the development and maintenance of the green space areas.
10. Coordinate with the Environmental Department and comply with the vegetative buffering requirements of the Land Development Code (§ 24-57, Land Development Code).
11. Conform to section 24.56.2 of the Land Development Code (Parkland Dedication Requirements).
12. Submit a masterplan revision to the City of Laredo Building Department GIS Division within 10 days of Planning and Zoning Commission approval in a geo-referenced CAD file (§ 2-3.2 (a) 4 - Subdivision Ordinance).

Fire:

1. Fire hydrants required every 500 ft 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).

Parks & Leisure:

1. Please meet with parks staff to discuss this plat. This park needs to have at least 150 feet of frontage and placement is not ideal. Please work with Parks staff on placement. Park should face street not in the back of the lots.

WEBB County App:

1. Just a reminder to the developer that all green space areas are not dedicated to the City of Laredo. Unless dedication is accepted by City of Laredo.

Traffic Safety:

- ~~1. The "neighborhood" local collector's intersections are too close to the major arterial; some queuing is necessary between the major arterial and the first proximate intersection.~~
- ~~2. The significant intersections along the local collector should contain traffic control in the form of roundabouts.~~
3. Need to avoid offset intersections else access management is necessary.
4. The medians in the cul-de-sacs are not standard design. This is an emergency access concern.
5. Show access easements (As per Subdivision Ordinance Handbook, Section 3-2).
6. Check sight distance (as per Subdivision Ordinance Handbook, Section 3-2).
7. Block length shall not be less than 300 feet (As per Subdivision Ordinance Handbook, Section 3- 2).
8. Ensure that proposed curves can handle a speed of 30 mph (as per Subdivision Ordinance Handbook, Section 3-2).
9. AASHTO (Street curves should be design with as large radius curve as practical, with a minimum radius of 100 feet, if not, please present a different alternative on your design.
10. ROW on Cielito Lindo (As per Viva Laredo Future Thoroughfare Plan, Subdivision Ordinance Handbook, Section 3-2: Streets and Alleys).
11. Submit a TIA (As per Land Development Code Section 24.62.8).
12. Streets shall be laid out so as to intersect at right angle (As per Subdivision Ordinance Handbook, Section 3-2 H).
13. As per Subdivision Ordinance Handbook, Section 3-2: Streets and Alleys. Streets in a subdivision shall:
14. Provide for the continuation of appropriate projection of existing principal streets in surrounding areas; or.
15. Conform to a plan for the neighborhood to meet a particular situation where topographical or other conditions make continuance or conformance to existing streets impracticable.
16. Local streets on which single family housing is the majority use shall be laid out that their use by through traffic will be discouraged, and that significant amounts of internal traffic will not be generated.

Engineering: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: 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.

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

A. Preliminary consideration of the plat of Embarcadero Southeast Quadrant, Phase 11. The intent is commercial.

PL-100-2025

District VII - Cm. Vanessa Perez

Vanessa Fresnillo, Planner, provided a brief overview of the item.

Arturo Camacho, Camacho-Hernandez & Associates, informed the Commission he concurred with Staff comments except for Planning Comment number 5. He requested it say “anything with the maintenance and monitoring agreement to be resolved during the One Stop Shop” instead of making it a requirement on the Preliminary Plat.

Ben Puig, Farias Development, wanted to clarify it is one piece of land with two lots. The lots are going to have shared access with each other. Mr. Puig also addressed Planning Comment Number 4. He requested to strike the comment as this request is already a requirement under the ordinance. Therefore, he believed it is unnecessary to include it as a plat note. He also questioned if this will be a requirement on all plats moving forward.

MOTION: Commissioner Portillo made a motion to **approve** the item subject to the following comments and amending Planning Comment Number 5 to say all drainage easements will be addressed at the One Stop Shop.

Second:	Commissioner Cazares
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Planning:

1. Coordinate with the Traffic Department for driveway placements/shared access.
2. Revise the P&Z Chair’s name to reflect “Daniella Sada Paz” on the Planning Commission Approval certificate block.
3. Remove “Interim” on the Planning Director’s title and include “AICP” certification after their name (e.g., Vanessa Guerra, AICP).
4. Provide a plat note stating that the maintenance of the landscaping shall comply with the

- provisions of the Appendix F-2 of section 24-83 of the Laredo Land Development Code.
5. ~~Provide a plat note stating that all drainage easements within this plat are subject to a maintenance and monitoring agreement as recorded in Vol. __, pp. __, Official Public Records of Webb County.~~ **All drainage easements will be addressed at the One Stop Shop.**
 6. Add the X, Y coordinates for Point-Of-Beginning (P.O.B.).
 7. Identify all easements.
 8. 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: 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.

B. Preliminary consideration of the plat of Vista Verde Subdivision, Phase 2. The intent is residential.

PL-091-2025

District I – Councilmember Gilbert Gonzalez

Vanessa Fresnillo, Planner, provided a brief overview of the item.

Miguel Jimenez, Howland Engineering, informed the Commission he concurred with Staff comments, but would like to strike Planning Comments numbers 1 and 2 and Traffic Safety Comments numbers 1 and 2.

MOTION: Commissioner Martinez made a motion to **approve** the item subject to the following comments and with the exception of comment number 1, to be revised to present the spot increases of the road with the Traffic Department, striking Planning Comment number 2, and to strike Traffic Comments 1 and 2.

Second:	Commissioner Portillo
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Planning:

1. ~~Increase the 50-foot Right of Way (ROW) width of Hunter Loop to a 60-foot Right of Way (ROW) width as it serves as a local collector, providing circulation through and out of the subdivision. Said collector should be without frontage. See discussion above.~~
2. ~~Reconfigure Archer Ct. as it exceeds the 500-foot threshold for dead-end streets (§ 3-2 J. - Subdivision Ordinance).~~
3. Coordinate with the Traffic Safety Department to increase setbacks on the inner side of the curves for better sight distance.
4. Identify the correct property owner on the face of the plat (e.g., Michael R. Link).
5. A zone change will be required for the intended use as it currently zoned AG (Agricultural) (§24.77.1 - Land Development Code).
6. Access to Cuatro Vientos Road is subject to review and approval by the Texas Department of Transportation (TX-DOT).
7. Remove "Interim" from the Planning Director's title on the Attestment of Planning Commission Approval certificate block.
8. The developer has submitted a notice of intention to place utilities in the front of the lot. The front-of-lot utilities layout/schematics, as prepared by the Developer's engineer, shall be submitted to plan review (§ 3-4 B.2 - Subdivision Ordinance).
9. Identify all easements.
10. All improvements as per the Subdivision Ordinance.

Fire:

1. Fire hydrants required every 500 ft 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).

Parks & Leisure:

1. Please meet with Parks staff to discuss parkland dedication.

WEBB County App:

1. Just a reminder to the developer that all green space areas are not dedicated to the City of Laredo. Unless dedication is accepted by City of Laredo.

Traffic Safety:

1. ~~The "neighborhood" local collector's intersections are too close to the major arterial; some queuing is necessary between the major arterial and the first proximate intersection.~~
2. ~~The significant intersections along the local collector should contain traffic control in the form of roundabouts.~~
3. Need to avoid offset intersections else access management is necessary.
4. The medians in the cul-de-sacs are not standard design. This is an emergency access concern.
5. Show access easements (As per Subdivision Ordinance Handbook, Section 3-2).
6. Check sight distance (as per Subdivision Ordinance Handbook, Section 3-2).
7. Block length shall not be less than 300 feet (As per Subdivision Ordinance Handbook, Section 3- 2).
8. Ensure that proposed curves can handle a speed of 30 mph (as per Subdivision Ordinance

- Handbook, Section 3-2).
9. AASHTO (Street curves should be design with as large radius curve as practical, with a minimum radius of 100 feet, if not, please present a different alternative on your design.
 10. ROW on Cielito Lindo (As per Viva Laredo Future Thoroughfare Plan, Subdivision Ordinance Handbook, Section 3-2: Streets and Alleys).
 11. Submit a TIA (As per Land Development Code Section 24.62.8).
 12. Streets shall be laid out so as to intersect at right angle (As per Subdivision Ordinance Handbook, Section 3-2 H).
 13. As per Subdivision Ordinance Handbook, Section 3-2: Streets and Alleys. Streets in a subdivision shall:
 - (A) Provide for the continuation of appropriate projection of existing principal streets in surrounding areas; or.
 - (B) Conform to a plan for the neighborhood to meet a particular situation where topographical or other conditions make continuance or conformance to existing streets impracticable.
 - (C) Local streets on which single family housing is the majority use shall be laid out that their use by through traffic will be discouraged, and that significant amounts of internal traffic will not be generated.

Engineering: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: 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.

C. Preliminary consideration of the plat of Embarcadero, Phase 7. The intent is commercial.

PL-101-2025

District VII - Cm. Vanessa Perez

Vanessa Fresnillo, Planner, provided a brief overview of the item.

Ben Puig, Farias Development, informed the Commission he concurred with Staff comments except for Planning Comment number 4, which he requests to be stricken.

MOTION: Commissioner Portillo made a motion to **approve** the item subject to the following comments.

Second:	Commissioner
In Favor:	0
Opposed:	0
Abstained:	0

Motion Died for lack of 2nd.

MOTION: Commissioner Garza made a motion to **approve** the item subject to the following comments and striking Planning Comment Number 4.

Second:	Commissioner Cazares
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Planning:

1. Coordinate with the Traffic Department for driveway placement(s).
2. Revise the P&Z Chair's name to reflect "Daniella Sada Paz" on the Planning Commission Approval certificate block.
3. Remove "Interim" on the Planning Director's title.
4. ~~Provide a plat note stating that the maintenance of the landscaping shall comply with the provisions of the Appendix F 2 of section 24-83 of the Laredo Land Development Code.~~
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: 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.

MOTION: Commissioner Portillo made a motion to **reconsider** item 7A.

Second:	Commissioner Cazares
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

**7A.Preliminary consideration of the plat of Embarcadero Southeast Quadrant, Phase 11.
The intent is commercial.**

PL-100-2025

District VII - Cm. Vanessa Perez

MOTION: Commissioner Garza made a motion to approve the item subject to the following comments and striking Planning Comment Number 4.

Second:	Commissioner Martinez
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Planning:

1. Coordinate with the Traffic Department for driveway placements/shared access.
2. Revise the P&Z Chair's name to reflect "Daniella Sada Paz" on the Planning Commission Approval certificate block.
3. Remove "Interim" on the Planning Director's title and include "AICP" certification after their name (e.g., Vanessa Guerra, AICP).
4. ~~Provide a plat note stating that the maintenance of the landscaping shall comply with the provisions of the Appendix F-2 of section 24-83 of the Laredo Land Development Code.~~
5. Provide a plat note stating that all drainage easements within this plat are subject to a maintenance and monitoring agreement as recorded in Vol. __, pp. __, Official Public Records of Webb County.
6. Add the X, Y coordinates for Point-Of-Beginning (P.O.B.).
7. Identify all easements.
8. 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: 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.

Due to the reconsideration of Item 7.A, Planning Comment 5 will say as the original comment as the new motion states the Planning and Zoning Commission concurs with all comments expect for Planning Comment number 4 to be stricken.

D. Preliminary consideration of the plat of El Refugio Subdivision. The intent is residential.

PL-073-2025

District VI - Cm. Dr. David Tyler King

Vanessa Fresnillo, Planner, provided a brief overview of the item.

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

MOTION: Commissioner Martinez made a motion to **approve** the item subject to the following comments.

Second:	Commissioner Cazares
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Planning:

1. The method of sewage disposal was not provided. Provide a certification of compliance with the on-site sewage facility provisions of the model rules if the intended wastewater disposal methods be on-site sewage facilities (OSSF). Provide a note plat.
2. Verify and correct the dimensions of Lots 1 and 2. Lot 1 appears to be approx. 37,417 Sq ft (less than one (1) acre) and Lot 2 appears to be approx. 49,746 sq ft in area. If any lot in the subdivision is less than one (1) acre, the use of on-site sewage facilities is prohibited pursuant to Section 24.80.4 E (2)(a) of the Land Development Code (Model Rules).
3. Provide a Lot Summary Table.
4. Draw the plat boundaries with heavy lines, and bold the lot numbers for more visibility.
5. Identify all easements.
6. All improvements as per the Subdivision Ordinance.
7. Ensure that the dimensions on the lot lines are accurate.

Parks & Leisure:

1. Make sure to pay park improvement fees and cash in lieu of dedication.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: 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.

- E. Preliminary consideration of the replat of the north 23.44 ft. of Lot 5, and all of Lots 7 and 8, Block 1020, Western Division into Lot 8A, Block 1020, Western Division. The intent is residential.**

PL-102-2025

District VIII - Cm. Alyssa Cigarroa

Vanessa Fresnillo, Planner, provided a brief overview of the item.

Rudy Garcia, Do-Rite Engineering, informed the Commission he concurred with Staff comments.

MOTION: Commissioner Portillo made a motion to approve the item subject to the following comments.

Second:	Commissioner Cazares
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Planning:

1. Identify all easements.
2. 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: 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.

- F. Preliminary consideration of the plat of Lot 1, Block 1, Tafoya Plat. The intent is industrial.**

PL-103-2025

District IV – Councilmember Ricardo “Rick” Garza

Vanessa Fresnillo, Planner, provided a brief overview of the item.

Rudy Garcia, Do-Rite Engineering, informed the Commission he concurred with Staff comments.

MOTION: Commissioner Martinez made a motion to approve the item subject to the following comments.

Second:	Commissioner Portillo
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Planning:

1. A zone change will be required for the intended use (sec. 24.77.1 - Land Development Code).
2. Ensure to provide a turn-around on Guajillo road with an outside diameter of at least one hundred (100) feet, and a street property line diameter of at least one hundred (120) feet (sec. 3-2 J. - Subdivision Ordinance).
3. Coordinate with the Environmental Department and comply with the vegetative buffering requirements of the Land Development Code as a first order stream impacts portions of this tract (sec. 24-57 - Land Development Code).
4. Identify all easements.
5. 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: 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.

8. Consideration of Model Subdivision Compliance:

- A. Consideration of Model Rule Subdivision Compliance of the replat of Lot 15, Block 5, San Carlos Subdivision, Phase 1 into Lots 15A & 15B, Block 5, San Carlos Subdivision, Phase 1. The intent is residential.**

PL-104-2025

Extra-Territorial Jurisdiction (ETJ)

Vanessa Fresnillo, Planner, provided a brief overview of the item.

MOTION: Commissioner Martinez made a motion to **approve** the item.

Second:	Commissioner Portillo
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Vice Chair Belmares requested an item be placed on the next agenda in reference to the controversial plat note that was discussed in several plats.

11. ADJOURNMENT:

MOTION: Commissioner Garza made a motion to **adjourn** the meeting at 6:49 p.m.

Second:	Commissioner Martinez
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Vanessa Guerra, AICP
Planning Director

Daniela Sada Paz, Chair
Planning & Zoning Commission