

**CITY OF LAREDO
PLANNING AND ZONING COMMISSION**

MEETING MINUTES OF MARCH 20, 2025

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, March 20, 2025, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

COMMISSIONERS PRESENT:

Daniela Sada Paz, Chair
Gene Belmares, Vice-Chair
Hector “Tito” Garcia
Jerry Garza (Arrived at 6:35 p.m.)
Adolfo Martinez

COMMISSIONERS EXCUSED:

Rolando Cazares (Excused)
Cindy E. Cantu (Excused)
Michael Barron (Excused)
Regina Portillo (Excused)

STAFF PRESENT:

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

OTHERS PRESENT:

Francisco Ramos
Wayne Nance
Martin Briseño
Christian Castro
Mario Martinez
Miguel Jimenez
Jacob Garcick
Andy Gonzalez
Daniel Gomez
Jorge Villarreal
Judd Gilpin
J.J. Centeno
Rodolfo Garcia
Jorge Saldaña
Raul C. Santos, Jr.

1. CALL TO ORDER

Madame Chair Sada Paz called the Planning and Zoning Commission meeting to order at 6:14 p.m.

2. ROLL CALL

Rafael Vidaurri, Planning Staff, called roll and confirmed lack of quorum.

3. PLEDGE OF ALLEGIANCE

Vice Chair Belmares requested a recess while waiting for Commissioner Garza to arrive.

Commissioner Garza arrived at 6:35 p.m.

Quorum was met with the arrival of Commissioner Garza.

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

| | |
|------------|-----------------------|
| Second: | Commissioner Belmares |
| In Favor: | 5 |
| Opposed: | 0 |
| Abstained: | 0 |

Motion Carried Unanimously

4. CONSIDER APPROVAL OF MINUTES OF:

A. Regular Meeting of March 6, 2025

MOTION: Vice Chair Belmares made a motion to approve the minutes of March 6, 2025.

| | |
|------------|--------------------|
| Second: | Commissioner Garza |
| In Favor: | 5 |
| 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 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.

MOTION: Vice Chair Belmares made a motion to postpone the item time certain.

| | |
|------------|---------------------|
| Second: | Commissioner Garcia |
| In Favor: | 5 |
| Opposed: | 0 |
| Abstained: | 0 |

Motion Carried Unanimously

B. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Block 1, Peña Plat and approximately 0.40 acre tract, as further described by metes and bounds in attached exhibit A, located at 8207 and 8209 San Lorenzo Drive, from R-2 (Multi-Family Residential District) to B-3 (Community Business District).

ZC-028-2025

District VII

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

Stephanie Prado, Planner, provided a brief overview on the item.

Francisco Ramos, Ramos Engineering, informed the Commission he was in support of the item.

MOTION: Vice Chair Belmares made a motion to close the public hearing go against Staff recommendation and approve the item.

| | |
|------------|----------------------------|
| Second: | Commissioner Martinez |
| In Favor: | 4 |
| Opposed: | 1 Commissioner Garcia |
| Abstained: | 0 |

Motion Carried

C. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a conditional use permit for a mobile home dealer/sales only on approximately 5.1 acres, as further described by metes and bounds in attached Exhibit A, located north of Facultad Boulevard and west of US Highway 83.

ZC-025-2025

District II

Staff Recommendation: Staff supports the proposed conditional use permit.

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

If approved, Staff suggest the following conditions:

1. The Conditional Use Permit is restricted to the site plan, "Exhibit B", which is made part hereoffor all purposes.
2. The hours of operation shall be limited to, Monday to Sunday, from 9:00 am to 7:00 pm.
3. The conditional use permit shall only be for the sale of mobile/manufactured homes.
4. Permanent structures shall be prohibited, except for the office space identified in the siteplan, Exhibit B.
5. There shall be no permanent living arrangements on the premises.
6. There shall be no ground vibrations created or sustained on the site which are perceptible without instruments at any point on any property adjoining the subject property. Any outdoor music shall beat the decibel levels stated in the City of Laredo Code of Ordinances, Article XI, Noise Nuisances.
7. Air inflatables used for advertising shall be prohibited.
8. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
9. Landscaping shall be provided and maintained for the complete duration in accordance with the City of Laredo Land Development Code.
10. The owner shall provide an opaque fence or wall of not less than 7 (seven) feet in height along any side or rear property lines which abut or adjoin property containing a residential use or residential zoning district. Apartment complexes, residential condominiums or residential townhomes shall be similarly screened irrespective of which zoning district they occur in.
11. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
12. Signage shall be consistent with the City's Sign Ordinance.
13. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
14. The proposed use shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load issued to the CUP business holder.
15. The proposed use shall, during all hours of operation, maintain, free from obstruction or impediment to full instant use in the case of fire or other emergency, all exit accesses, exits or exit discharges.
16. The proposed use shall undergo an annual Fire Inspection.
17. All permits, licenses, certifications and inspections required by the codes and ordinances of the City of Laredo shall be kept up to date and current including but not limited to: a. Food Manager License (annual), b. Food Handler's Permit (annual), c. Certificate of Occupancy with Occupant Load. Occupant Load being the approved capacity of a building or portion thereof.
18. Owner shall comply with Building, Health, Safety, Fire, Environmental, and all applicable codes and regulations as required.
19. The establishment shall be kept in a sanitary condition.
20. The proposed use shall not cause undue traffic congestion, dangerous traffic conditions or incompatible service delivery, parking or loading problems.
The operating characteristics of the proposed use shall not create a nuisance and the impacts of the use on surrounding properties shall be minimized with respect to noise, odors, vibrations, glare, and any other similar conditions.
21. The operating characteristics of the use shall not create a nuisance and the impacts of

- the use on surrounding properties shall be minimized with respect to noise, odors, vibrations, glare, and any other similar conditions.
22. The proposed use shall not cause significant deterioration to water resources, wetlands, wildlife habitat, scenic characteristics, or other natural features.
 23. The approval of the conditional use permit does not guarantee the issuance of the building permit.
 24. The use authorized by the conditional use permit is required to abide by all relevant municipal codes.

Wayne Nance, Porrás Nance Engineering, informed the Commission that he was in support of the item and agrees with Staff recommendations.

MOTION: Commissioner Garcia made a motion to close the public hearing go with Staff recommendation and **approve** the item.

| | |
|------------|--------------------|
| Second: | Commissioner Garza |
| In Favor: | 5 |
| Opposed: | 0 |
| Abstained: | 0 |

Motion Carried Unanimously

D. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 2.6 acres, as further described by metes and bounds in attached Exhibit A, located north of Wright Ranch Boulevard and east of Cuatro Vientos Road, from R-1A (Single Family Reduced Area District) to B-3 (Community Business District).

ZC-026-2025

District I

Staff Recommendation: Staff **supports** the proposed zone change.

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

Wayne Nance, Porrás Nance Engineering, informed the Commission that he was in support of the item.

MOTION: Vice Chair Belmares made a motion to close the public hearing go with Staff recommendation and **approve** the item.

| | |
|------------|---------------------|
| Second: | Commissioner Garcia |
| In Favor: | 5 |
| Opposed: | 0 |
| Abstained: | 0 |

Motion Carried Unanimously

E. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Special Use Permit for a restaurant serving alcohol on Lot 1, Block 1, Alexander Commercial Subdivision, Phase XIV, located at 1119 Fenwick Drive, Suite 201 (1552 Square feet).

ZC-023-2025

District V

Staff Recommendation: Staff **does not support** the proposed special use permit.

Stephanie Prado, Planner, provided a brief overview on the item.

If approved, Staff suggests the following conditions:

1. The Special Use Permit is issued to Francisco Vallejo and Marisela Vallejo, and may only be transferred upon application to and with the express permission of the City Council.
2. The Special Use Permit is restricted to 1552 square feet located within suite 201, as per Exhibit A, which is made part hereof for all purposes.
3. The hours of operation shall be limited to, from Monday through Sunday 7:00 a.m. to 5:00 p.m.
4. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
5. Landscaping shall be provided in accordance with the City of Laredo Land Development Code.
6. The owner shall provide an opaque fence or wall of not less than 7 (seven) feet in height along any side or rear property lines in which abut or adjoin property containing a residential use or residential zoning district. Apartment complexes, residential condominiums or residential townhomes shall be similarly screened irrespective of which zoning district they occur in.
7. Establishments must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
8. Signage shall be consistent with the City's Sign Ordinance and TABC rule or regulation.
9. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
10. There shall be no ground vibrations created or sustained on the site which are perceptible without instruments at any point on any property adjoining the subject property. Any outdoor music shall be at the decibel levels stated in the City of Laredo Code of Ordinances, Article XI, Noise Nuisances.
11. At all times the restaurant is open to the public for business, it shall continually maintain and serve food from its full-service menu.
12. The restaurant shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load.
13. The restaurant shall, during all hours of operation, maintain, free from obstruction or impediment to full instant use in the case of fire or other emergency, all exit accesses, exits or exit discharges.
14. The restaurant shall undergo an annual Fire Inspection.
15. All permits, licenses, certifications and inspections required by the codes and

- ordinances of the City of Laredo shall be kept up to date and current including but not limited to: a. Food Manager License (annual) b. Food Handler’s Permit (annual), c. Certificate of Occupancy with Occupant Load. Occupant Load being the approved capacity of a building or portion thereof.
16. Owner shall comply with, Building, Health, Safety, and all applicable codes and regulations as required.
 17. The restaurant shall maintain and comply with the BLUE Gun Sign regulations as per TABC(not exceed the required alcohol sales percentage).
 18. The restaurant shall provide the City of Laredo, Building Development Services Department with a copy of the current TABC License to include but not limited to any renewals or amendments as they occur.
 19. A business entity, which has been granted a SUP, is required to report (on a form approved by the Building Official of designee) any change in the entities ownership status which occurs by virtue of the transfer of a majority of its stock or a majority of its membership interest to the City of Laredo Building Services Building Official or designee. Any change in ownership interest shall be deemed a transfer of the business and shall require Council approval of the transfer of the existing SUP.
 20. Failure to comply (# 19 condition) above, shall render the existing SUP null, void and of no force or effect.
 21. The approval of the special use permit does not guarantee the issuance of the building permit.
 22. The use authorized by the special use permit is required to abide by all relevant municipal codes.

Martin Briseño, Representative, informed the Commission he was in support of the item and provided a brief explanation of the proposed use.

MOTION: Vice Chair Belmares made a motion to close the public hearing go against Staff recommendation and **approve** the item.

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

Motion Carried Unanimously

F. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Special Use Permit for a restaurant serving alcohol on Lot 1, Block 1, Alexander Commercial Subdivision, Phase XIV, located at 1119 Fenwick Dr., Suite 104 (2743 square feet).

ZC-024-2025

District V

Staff Recommendation: Staff **does not support** the proposed special use permit.

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

If approved, Staff suggests the following conditions:

1. The Special Use Permit is issued to Jose Zamora, and may only be transferred upon application to and with the express permission of the City Council.
2. The Special Use Permit is restricted to 2743 square feet located within suite 104, as per Exhibit A, which is made part hereof for all purposes.
1. The hours of operation shall be limited to, from Monday through Sunday 11:00 a.m. to 11:00 p.m.
2. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
3. Landscaping shall be provided in accordance with the City of Laredo Land Development Code.
4. The owner shall provide an opaque fence or wall of not less than 7 (seven) feet in height along any side or rear property lines in which abut or adjoin property containing a residential use or residential zoning district. Apartment complexes, residential condominiums or residential townhomes shall be similarly screened irrespective of which zoning district they occur in.
5. Establishments must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
6. Signage shall be consistent with the City's Sign Ordinance and TABC rule or regulation.
7. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
8. There shall be no ground vibrations created or sustained on the site which are perceptible without instruments at any point on any property adjoining the subject property. Any outdoor music shall not exceed the decibel levels stated in the City of Laredo Code of Ordinances, Article XI, Noise Nuisances.
9. At all times the restaurant is open to the public for business, it shall continually maintain and serve food from its full-service menu.
12. The restaurant shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load.
13. The restaurant shall, during all hours of operation, maintain, free from obstruction or impediment to full instant use in the case of fire or other emergency, all exit accesses, exits or exit discharges.
14. The restaurant shall undergo an annual Fire Inspection.
15. All permits, licenses, certifications and inspections required by the codes and ordinances of the City of Laredo shall be kept up to date and current including but not limited to: a. Food Manager License (annual) b. Food Handler's Permit (annual), c. Certificate of Occupancy with Occupant Load. Occupant Load being the approved capacity of a building or portion thereof.
16. Owner shall comply with, Building, Health, Safety, and all applicable codes and regulations as required.
17. The restaurant shall maintain and comply with the BLUE Gun Sign regulations as per TABC (not exceed the required alcohol sales percentage).
18. The restaurant shall provide the City of Laredo, Building Development Services Department with a copy of the current TABC License to include but not limited to any renewals or amendments as they occur.
19. A business entity, which has been granted a SUP, is required to report (on a form approved by the Building Official of designee) any change in the entities ownership

status which occurs by virtue of the transfer of a majority of its stock or a majority of its membership interest to the City of Laredo Building Services Building Official or designee. Any change in ownership interest shall be deemed a transfer of the business and shall require Council approval of the transfer of the existing SUP.

20. Failure to comply (# 19 condition) above, shall render the existing SUP null, void and of no force or effect.
21. The approval of the special use permit does not guarantee the issuance of the building permit.
22. The use authorized by the special use permit is required to abide by all relevant municipal codes.

Christian Castro & Mario Martinez, informed the Commission they were in support of the item.

MOTION: Vice Chair Belmares made a motion to close the public hearing go against Staff recommendation and **approve** the item.

| | |
|------------|--------------------|
| Second: | Commissioner Garza |
| In Favor: | 5 |
| Opposed: | 0 |
| Abstained: | 0 |

Motion Carried Unanimously

G. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 98.89 acres, as further described by metes and bounds in attached Exhibit A, located east of Cuatro Vientos Road and Cielito Lindo Boulevard, from AG to R-1A.

ZC-029-2024

District I

Staff Recommendation: Staff **does not support** the R-1A zoning district for the entire 98.89-acre tract.

Staff **supports** a B-3 zoning designation for an area being a two hundred fifty (250) foot buffer along the western edge of the tract as it abuts the Expressway, Cuatro Vientos Road, which has approximately 17,000 trips a day.

Staff **supports** the proposed R-1A zone change for the remainder of the tract

Stephanie Prado, Planner, provided a brief overview on the item.

Miguel Jimenez, Howland Engineering, informed the Commission he was in support of the item and kindly requests an R-1A zoning for the entire 98.89 acres for residential use.

Jacob Garcick, Rhodes Development, passed out some flyers to the Commission and was available to answer questions.

Albert Quintanilla, Traffic Safety Assistant Director, was available to answer the Commissioners questions in reference to the expansion of the highway (Cuatro Vientos) to which he mentioned the maximum width is already there and everything will be built within the fences.

MOTION: Commissioner Garcia made a motion to close the public hearing and **approve** the item with an R-1A zoning.

| | |
|------------|---------------------|
| Second: | Vice Chair Belmares |
| In Favor: | 5 |
| Opposed: | 0 |
| Abstained: | 0 |

Motion Carried Unanimously

H. 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 6.00 acres, more or less, as described by metes and bounds in the attached Exhibit “A”, and known as Annexation Tract 1 (Saldaña Tract) located northeast of FM 1472 and Pinto Valle Drive, and north of Lampazos Loop.

AN-001-2025

District VII – Councilmember Vanessa Perez

Staff **supports** the proposed annexation.

Staff **supports** the proposed initial zoning.

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

Commissioner Garcia stepped out of the meeting at 7:27 p.m.

Andy Gonzalez, Representative, informed the Commission he was in support of the item.

Commissioner Garcia stepped back into the meeting at 7:28 p.m.

MOTION: Vice Chair Belmares made a motion to close the public hearing and **approve** the item.

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

Motion Carried Unanimously

7. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:

A. Review and consideration of the Bella Vista Subdivision Masterplan. The intent is residential.

PL-088-2025

District III – Councilmember Melissa R. Cigarroa

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

Daniel Gomez, Gomez Engineering, informed the Commission he concurred with Staff comments, except Planning Comment Number 1. Mr. Gomez requested a buffer of 120' instead of the 300'.

MOTION: Vice Chair Belmares made a motion to **approve** the item with the 120' buffer as requested.

| | |
|------------|----------------------------|
| Second: | Commissioner Garza |
| In Favor: | 4 |
| Opposed: | 1 Commissioner Garcia |
| Abstained: | 0 |

Motion Carried

Planning:

1. Please note, “Where a subdivision borders on or contains a railroad right-of-way, the Commission may require a buffer zone between the railroad right-of-way and the residential development to be a distance of 300’ minimum suitable for the appropriate use of the intervening land, as for park purposes in appropriate districts. Such distances shall also be determined with due regard for the requirements of approach grades and future grade separation.” (§ 3-2 E. - Subdivision Ordinance).
2. Ensure Las Palmas Ave. is measured by scale at 60’ Right-of-Way (ROW) as it serves as a local collector.
3. Coordinate with the Environmental Department and comply with the vegetative buffering requirements of the Land Development Code (§24-57, Land Development Code).
4. 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).
5. All improvements as per the Subdivision Ordinance.
6. Provide a plat note prohibiting access for lots within Block 3 through Judith Gutierrez Parkway as double frontage lots should be avoided (§ 3.3 D. - Subdivision Ordinance).
7. Conform to Section 24-56 of the Laredo Land Development Code (Parkland Dedication Requirements).
8. Change the street names of Maya, Pine, Clavel, Roble, Las Palmas, in order to avoid duplicates, and similar sounding existing street names.

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 department to discuss parkland/pond area.

Engineering: 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.

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, but requested Planning Comment Number 1 be stricken. Mr. Jimenez stated Cielito Lindo’s extension has been realigned. Therefore, extension is not within the development’s southern boundary.

Mr. Jimenez mentioned he is trying to coordinate a meeting with TxDot and the City to discuss the Cielito Lindo extension.

Rafael Vidaurri, Planner, stated there aren’t any commitments or assurances from TxDot that identify the proposed alignments. He also stated there is a conflicting approved master plan to the south of the property. The approved master plan to the south identifies an equal distribution or share from the North and the South developments for the Cielito Lindo extension.

Commissioner Martinez mentioned he would like to see an agreement from the southern owner agreeing to the road completely being within the southern boundary.

MOTION: Vice Chair Belmares made a motion to **postpone** the item time certain.

| | |
|-----------|-----------------------|
| Second: | Commissioner Martinez |
| 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.
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:
 - (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.

Commissioner Garza stepped out of the meeting at 7:50 p.m.

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

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

PL-091-2025

District I – Councilmember Gilbert Gonzalez

Commissioner Garza stepped back into the meeting at 7:52 p.m.

Miguel Jimenez, Howland Engineering, informed the Commission even though the previous item was postponed, he requested the preliminary plat be approved subject to the masterplan. He mentioned Phase 2 is not tied to the area where Cielito Lindo is located.

Mr. Jimenez requested to strike Planning Comment Number 1. He explained they would like to keep Hunter Loop at a 50-foot right-of-way. In addition, Mr. Jimenez mentioned Planning Comment Number 1 also states the collector should be without frontage. Therefore, it will be detrimental to the whole development as most of the lots front Hunter Loop.

Mr. Jimenez had several meetings with the Traffic Department to discuss the entrance, the intersections, and the road during the feasibility stage. He mentioned their traffic consultant provided feedback identifying the traffic impact analysis will show the recommendations, findings, and how a collector is not needed within the 60 acres of the development.

Mr. Jimenez requested to strike Planning Comment Number 2. Archer Court is being seen as dead-end, but some open spaces have been implemented to be used as emergency exits and open areas for connectivity for emergency vehicles and pedestrians to walk into the park. The open spaces have been placed throughout the development.

Mr. Jimenez requested to strike Traffic Safety Comment Number 1. The comment had already been addressed with the Traffic Department and can be addressed again during the One Stop Shop.

Albert Quintanilla, Traffic Safety Director, explained he is concerned about traffic exiting the lots in the intersections, which is why he would like the comments to stay.

Mr. Jimenez requested to strike Traffic Safety Comment Number 2, as it ties back to Planning Comment Number 1.

Rafael Vidaurri, Planner, stated a traffic impact analysis as not been submitted. The development is 357 lots, and it will generate quite a bit of traffic. Therefore, Planning is asking for the collectors to be able to circulate traffic properly through the subdivision.

MOTION: Vice Chair Belmares made a motion to **approve** the item subject to the following comments.

Second: Commissioner Garcia

In Favor: 5
Opposed: 0
Abstained: 0

Miguel Jimenez, Howland Engineering, informed the commission if they approve subject to staff comments, then more than half of the lots in the development become unbuildable due to the Planning Comment Number 1.

MOTION: Vice Chair Belmares made a motion to **reconsider** the item.

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

Vice Chair Belmares questioned how long will it take to get a traffic impact analysis.

Elizabeth Carrera, Parks Planner, informed the Commission the Parks Department does not agree with the park space that was provided. The park space does not fit the standards for parks.

MOTION: Vice Chair Belmares made a motion to **postpone** the item time certain to allow the applicant to work out any issues with the Parks and Traffic Safety Departments.

Second: Commissioner Martinez
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.
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.

B. Preliminary consideration of the Gutierrez Mine Road Plat. The intent is commercial.

PL-092-2025

District VII – Councilmember Vanessa Perez & Extra-Territorial Jurisdiction (ETJ)

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

Cm. Belmares asked Jorge Villarreal, PEUA Consulting, if he concurred with Staff comments.

Jorge Villarreal, PEUA Consulting, informed the Commission he concurred with Staff comments.

MOTION: Vice Chair Belmares made a motion to **approve** the item subject to the following comments.

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

Motion Carried Unanimously

Planning:

1. A portion of this tract is located outside city limits. A request for annexation is required pursuant to Chapter 31, Section 31-3 (6) of the Code of Ordinances.
2. Plat approval is required by Webb County as a portion of this subdivision is located in the Extra- Territorial Jurisdiction (ETJ) of the City of Laredo.
3. A zone change will be required for the intended use (§ 24.77.1 - Land Development Code).
4. Access to FM 1472 is subject to the review and approval by Texas Department of Transportation (TX-DOT).
5. Coordinate with the Traffic Department for the placement of driveway(s).

6. Modify the chair to Daniella Sada Paz on the Planning and Zoning Commission Approval certificate block.
7. Identify all easements.
8. All improvements as per the Subdivision Ordinance.

Parks & Leisure:

1. Street trees and shrubs will be required.

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.

C. Preliminary consideration of the replat of Lot 10, Block 1 of Pinnacle Industrial Center – FM 1472, Unit 4 into Lot 1 and Lot 2 of Pinnacle Industry Center – FM 1472, Unit 15. The intent is industrial.

PL-084-2025

District VII – Councilmember Vanessa Perez

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

Judd Gilpin, Gilpin Engineering, informed the Commission that he concurred with Staff comments.

MOTION: Vice Chair Belmares made a motion to **table** items subject to the following comments.

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

Motion Carried Unanimously

Planning:

1. Clarify and correct the unit number of the proposed replat as Unit 15 is located at the most northwestern corner of the masterplan.
2. Correct the ownership information of the 13.49-acre unplatted tract from Alicia Zuniga

- to Pinnacle Mines Investment, LLC. Update the legal description.
3. In the “As Platted” section, draw with heavy lines the 13.49-acre unplatted tract and add the legal description as part of the title section (e.g., Lot 10, Block 1, Pinnacle Industry Center - FM 1472, Unit 4, Volume 38, Pages 35-37, Plat Records of Webb County, Texas and a 13.49 unplatted tract, Volume...)
 4. Like Planning Comment No. 3, add the legal description of the unplatted tract to the plat title (e.g., Replat of Lot 10, Block 1, Pinnacle Industry Center - FM 1472, Unit 4 and a 13.49-acre unplatted tract into Lot 1 and Lot 2, Block 1, Pinnacle Industry Center - FM 1472, Unit 15).
 5. Provide a plat note stating the purpose of this replat.
 6. Provide a plat note stating that this replat does not attempt to alter, amend, or remove any covenants or restrictions.
 7. Provide a plat note stating the following: Maintenance of the landscaping shall comply with the provisions of the Appendix F-2 of section 24-83 of the Laredo Land Development Code.
 8. Identify all easements.
 9. All improvements as per the Subdivision Ordinance.

Fire:

1. Fire hydrants required every 300 ft 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).

Parks & Leisure:

1. Street trees and shrubs will be required.

WEBB County App:

1. There are 2 different owners. Both names will show as owners of the lots unless they designate ownership on the lots.

Engineering: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: 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.

D. Preliminary consideration of the plat of Pinnacle Industrial Center – FM 1472, Unit 7. The intent is industrial.

PL-083-2025

District VII – Councilmember Vanessa Perez

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

Judd Gilpin, Gilpin Engineering, informed the Commission he concurred with Staff comments, except Planning Comment Number 2. Mr. Gilpin explained the area that Staff wants to include as Lot 3, Block 2 is a drainage area, and does not serve the property. Therefore, he believes there is no reason for it to be part of the plat. He explained it would only cause problems if it were platted since there are drainage issues in the area due to ongoing development.

Mr. Gilpin also explained to plat the drainage area, he would need to map out the floodplain since the floodplain keeps changing. Mr. Gilpin also mentioned he would not like to come back and plat the drainage area unless it would be needed.

Cm. Martinez asked if the drainage would serve any of the other lots that are going to be platted.

Mr. Gilpin explained it would not affect the other lots.

Cm. Belmares asked if it were to be platted, it would be identified as an unbuildable lot.

Mr. Gilpin explained it would be identified as an unbuildable lot if it were to be platted.

Cm. Hector "Tito" Garcia returned to the meeting at 8:18pm

MOTION: Vice Chair Belmares made a motion to approve the item subject to the following comments and removing Planning Comment Number 2.

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

Motion Carried Unanimously

Planning:

1. Through the platting of this Unit, West Peak Road will connect to El Pico Road for needed access. Coordinate with Webb County the upgrade, construction and possible additional dedication of right-of-way of El Pico Road as it fronts the proposed plat as heavy traffic from the Pinnacle Development will have a negative impact on the existing roadway and creek crossing on Pico Road. Provide approval from Webb County.
2. ~~A version of this plat received preliminary plat approval by the Planning and Zoning Commission on September 7, 2023. Said plat included "Lot 3, Block 2" being the drainage area to the east. Modify this plat to include said "Lot 3, Block 2".~~
3. Provide a plat note stating the following: Maintenance of the landscaping shall comply with the provisions of the Appendix F-2 of section 2-82 of the Laredo Land Development Code.
4. Identify all easements.

5. All improvements as per the Subdivision Ordinance.

Fire:

1. Fire hydrants required every 300 ft 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).

Parks & Leisure:

1. Street trees and shrubs will be required.

Engineering: 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 plat of Legacy Creek Subdivision. The intent is residential.

PL-089-2025

District VII – Councilmember Vanessa Perez

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

Miguel Jimenez, Howland Engineering, informed the Commission he concurred with Staff comments except Fire Comment Number 2, which he would like to address at the One Stop Shop. Mr. Jimenez also explained since he wasn't able to fully comply with the Comment but is close to the entrances designed in the plat due to the geometry of the property.

Chief Ruben Dominguez, Fire Department, heard his concern and stated Fire will meet with them to discuss this item but would like for the Comment to remain.

Mr. Jimenez mentioned he would keep the comment and would coordinate to discuss the Comment with Fire.

MOTION: Vice Chair Belmares made a motion to **approve** the item subject to the following comments.

| | |
|-----------|-----------------------|
| Second: | Commissioner Martinez |
| In Favor: | 5 |
| Opposed: | 0 |

Abstained: 0

Motion Carried Unanimously

Planning:

1. Provide a plat note prohibiting access for lots 1-12, Block 1 through Riverbank Drive as double frontage lots should be avoided (§ 3.3 D. - Subdivision Ordinance).
2. The developer has submitted a notice of intention to place utilities in the front of the lot. The front- of-lot utility layout/schematics, as prepared by the Developer's engineer, shall be submitted to plan review (§ 3-4 B.2 - Subdivision Ordinance).
3. A zone change will be required for the intended lot dimensions.
4. Identify all easements.
5. 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).
2. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served measured in a straight line between accesses.

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.

Engineering: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: 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 replat of Lots 1 & 2, Block 1229 into Lots 1A and 2A, Block 1229, Eastern Division. The intent is residential.

PL-087-2025

District IV – Councilmember Ricardo “Rick” Garza

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

J.J. Centeno, KCI Technologies, informed the Commission he concurred with Staff comments.

MOTION: Vice Chair Belmares made a motion to **approve** the item subject to the following comments.

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

Motion Carried Unanimously

Planning:

1. A zone change will be required for the proposed lot dimensions (§ 24.77.1 - Land Development Code).
2. Provide a plat note stating “Existing non-conforming structures encroaching within setbacks, may not encroach further in the setbacks. Should the existing structure(s) be demolished, new construction shall comply with the current City of Laredo Land Development Code Ordinances.”
3. Provide a corner clip at the intersection of E. Stewart Street and N. Malinche Avenue.
4. Modify the Chair to Daniella Sada Paz on the Planning and Zoning Commission certificate block.
5. Identify all easements.
6. All improvements as per the Subdivision Ordinance.

Parks & Leisure:

1. If no new lots, no comment. If new lots are proposed then a fee will be accessed.

WEBB County App:

1. Please ask Mr. Kenneth A. Valls if there is a probated will of Alfonso Valls or an affidavit of heirship to transfer ownership. If not, property will stay under Alfonso Valls decd.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: 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.

G. Preliminary consideration of the plat of Lot 1, Block 1, Bunn-Moreno. The intent is commercial.

PL-096-2025

District III – Councilmember Melissa R. Cigarroa

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

Rodolfo 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 Garcia |
| In Favor: | 5 |
| Opposed: | 0 |
| Abstained: | 0 |

Motion Carried Unanimously

Planning:

1. Access to State Highway 359 is subject to the review and approval by Texas Department of Transportation (TX-DOT).
2. Coordinate with the Traffic Department for the placement of driveway(s).
3. Modify the chair to Daniella Sada Paz on the Planning Commission Approval certificate block.
4. Identify all easements.
5. All improvements as per the Subdivision Ordinance.

Parks & Leisure:

1. Street trees and shrubs will be required.

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.

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

MOTION: Chairman Garcia made a motion to hear items 9A, 9B and 9C together.

| | |
|------------|---------------------|
| Second: | Vice Chair Belmares |
| In Favor: | 5 |
| Opposed: | 0 |
| Abstained: | 0 |

Motion Carried Unanimously

Luis Vazquez read in Items 9A, 9B and 9C in for the record.

A. Final consideration of the replat of Lot 1 and Lot 2, Block 1, Killam Industrial Park, Unit 19 into Lot 1A and 2A, Killam Industrial Park, Unit 19. The intent is industrial.

PL-093-2025

District VII – Councilmember Vanessa Perez

B. Final consideration of the replat of Lot 5, Block 1, D & J Alexander, Phase 15, Alexander Crossing Plaza into Alexander Villas at Alexander Subdivision. Subdivision. The intent is residential.

PL-085-2025

District IV – Councilmember Ruben Gutierrez, Jr.

C. Final consideration of the plat of Lot 1, Block 4, Alexander Commercial Subdivision, Phase 15. The intent is commercial.

PL-086-2025

District V – Councilmember Ruben Gutierrez, Jr.

MOTION: Vice Chair Belmares made a motion to approve items 9A, 9B and 9C.

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

Motion Carried Unanimously

10. Consideration of Model Subdivision Compliance:

A. Consideration of Model Rule Subdivision Compliance of the plat of Cielito Lindo / CARM Subdivision, Phase XXIII – Part B. The intent is residential.

PL-097-2025

District I – Councilmember Gilbert Gonzalez.

MOTION: Vice Chair Belmares made a motion to **approve** the item.

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

Motion Carried Unanimously

11. ADJOURNMENT:

MOTION: Commissioner Garcia made a motion to **adjourn** the meeting at 8:27 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