

**PLANNING AND ZONING COMMISSION  
NOTICE OF PUBLIC MEETING**

**City of Laredo City Hall  
City Council Chambers  
1110 Houston Street  
Laredo, Texas  
August 17, 2023  
6:00 p.m.**

**MEETING AGENDA**

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. CONSIDER APPROVAL OF MINUTES OF:
  - A. Regular Meeting of July 20, 2023.
  - B. Regular Meeting of August 3, 2023.
5. CITIZEN COMMENTS  
Citizens are required to fill out a witness card and submit it to a City Planner, or designee, no later than 5:45 p.m. and identify themselves at the microphone. Comments are limited to three (3) minutes per speaker. No more than three (3) persons will be allowed to speak on any side of an issue. Should there be more than three (3) people who wish to speak on a particular issue, they need to select not more than three (3) representatives to speak for them and the presiding officer may limit the public comments further in the interest of an orderly meeting. Speakers may not pass their minutes to any other speaker. Comments should be relevant to City business and delivered in a professional manner. No derogatory remarks will be permitted.
6. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE:

- A. Amending the City of Laredo Land Development Code, Section 24.63.2 to identify “Reception Hall”, either indoor or outdoor, as permitted uses, Sections 24-65.14 and 24-65.15 to provide enclosed structure and separation distance requirements in B-3 and B-4 zones, respectively, Section 24-94.5 to allow properties zoned Historic Residential Office (H-R-O) to apply for a Conditional Use Permit (CUP) for a Reception Hall (Outdoor) use, and providing distance requirement exemption, and amending Appendix A to provide a definition for “Reception Hall (Indoor or Outdoor),” and providing that this ordinance shall be cumulative, providing for severability clause, and providing for publication and effective date.

- B. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Paso del Norte Industrial Park, Unit 1, located north of Markley Lane and east of Marco Drive, from M-1 (Light Manufacturing District) to AG (Agricultural District).

**ZC-065-2023**  
**District VII**

- C. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 2 and 3, Paso del Norte Industrial Park, Unit 1, located south of Calton Road and east of Anna Avenue, from M-1 (Light Manufacturing District) to AG (Agricultural District).

**ZC-066-2023**  
**District VII**

- D. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 4 and 5, Paso del Norte Industrial Park, Unit 1, located south of Markley Lane and east of Anna Avenue, from M-1 (Light Manufacturing District) to AG (Agricultural District).

**ZC-067-2023**  
**District VIII**

- E. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 0.059 acres being the north 46.05 feet of the north 92.10 feet of Lot 10, in Block 91, situated in the Western Division of the City of Laredo, Webb County, Texas, such property fronting 55.56 feet on Hidalgo Street and extending south for a depth along San Francisco Avenue 46.05 feet as described in Gift Deed dated October 2, 1975 recorded in Volume 497, Pages 979-982, Webb County Deed Records, Texas, located at 419 Hidalgo Street, from R-3 (Mixed Residential District) to B-1 (Limited Business District).

**ZC-077-2023**  
**District VIII**

- F. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 2.0 acre tract of land being all of the 2.0 acres conveyed to Grupo Inmobiliario Salinas, in deed recorded in Volume 5408, Page 671, Webb County Official Public Records, Webb County, Texas, being a portion of a 9.94 acre tract of land conveyed to Antonio Castillo, Jr and Carlos Castillo, recorded in Volume 547, Page 205, deed records of Webb County, Webb County Texas, and also being a part of a survey 2150, abstract 660, D. Sanchez, Original Grantee, Webb County, Texas, located north of Jacaman Road and east of Casa Verde Road, from R-1 (Single Family Residential District) to R-2 (Multi-Family Residential District).

**ZC-084-2023**

**District V**

- G. 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 206 (2,639 square feet).

**ZC-085-2023**

**District V**

- H. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 1.118 acres, located in the Jose Antonio Diaz, Survey 34, Abstract 762, Webb County, part of a 58.06 acres tract described in Tract IV of conveyance document to ALS Laredo Holdings, Limited Liability Company recorded in Volume 3342, Pages 687-et seq., of the Webb County Official Public Records, Webb County, Texas, located east of South Ejido Avenue and north of La Terraza Way, from R-1 A (Single Family Reduced Area District) to B-1 (Limited Business District).

**ZC-087-2023**

**District I**

- I. 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 Lots 3 and 4, Block 61, Calton Gardens Subdivision, located at 5216 Springfield Avenue, Suite 3 and 4 (1,893 square feet).

**ZC-088-2023**

**District IV**

- J. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 1.9891 acres, situated in Porcion 24, Toribio Rodriguez, Original Grantee, Abstract 268, and being out of a 200.68 acre tract of land, conveyed to Charco Land Sales, Limited Liability Company, as recorded in Volume 5400, Pages 824-829, Official Public Records of Webb County, Texas, located east of Bob Bullock Loop and north of Inspiration Parkway, from R-1 (Single Family Residential District) to B-3 (Community Business District).

**ZC-089-2023**

**District VI**

- K. Amending the Zoning Ordinance (Map) of the City of Laredo by amending Ordinance 2022-O-083, which authorized a special use permit for a restaurant serving alcohol on Lot 1, Block 1, Emami Plaza Plat, located at 3311 East Del Mar Boulevard, Suite 101 (6,924 square feet) in order to reduce the square footage and amend the hours of operation.

**ZC-091-2023**

**District V**

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

- A. Preliminary consideration of the plat of Lot 35-E Rancho Peñitas West Unit VII. The intent is commercial.

**PL-005-2023**

**ETJ - Extra Territorial Jurisdiction**

- B. Preliminary consideration of the plat of Laredo Logistics at Port Laredo Industrial Park, Phase I. The intent is industrial.

**PL-248-2023**

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

- C. Preliminary consideration of the plat of Pinnacle Center - FM 1472, Unit 7. The intent is industrial.

**PL-258-2023**

**District VII - Cm. Vanessa Perez**

- D. Preliminary consideration of the replat of Lot 1, Block 1, Killam Industrial Park, Unit 17. The intent is industrial.

**PL-253-2023**

**District VII - Cm. Vanessa Perez**

- E. Preliminary consideration of the replat of Lot 1, Block 10, Killam Industrial Park, Unit 27 into Lot 1A, Block 10, Killam Industrial Park, Unit 27. The intent is commercial.

**PL-254-2023**

**District VII - Cm. Vanessa Perez**

- F. Preliminary consideration of the plat of D & J Alexander Phase 15, Alexander Crossing Plaza, Lot 4, Block 1. The intent is commercial.

**PL-255-2023**

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

- G. Preliminary consideration of the plat of D & J Alexander Subdivision, Phase XXXIII. The intent is residential.

**PL-260-2023**

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

- H. Preliminary consideration of the plat of Shiloh Crossing Subdivision, Phase 8. The intent is commercial.

**PL-256-2023**

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

- I. Preliminary consideration of the plat of Pueblo Nuevo, Lots 19, 20, & 21, Block 5. The intent is residential.

**PL-263-2023**

**Extra-Territorial Jurisdiction (ETJ)**

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

- A. Final consideration of the plat of Chaparral Village Unit 2, Lot 11, Block 10. The intent is commercial.

**PL-257-2023**

**District IV - Cm. Alberto Torres, Jr.**

- B. Final consideration of the replat of Lot 1, Block 1, Vista Del Sur Subdivision, Phase 1 into Lots 2-14, Block 1, Vista Del Sur Subdivision, Phase 1.

**PL-261-2023**

**District II - Cm. Daisy Campos Rodriguez**

- C. Final consideration of the plat of Lot 1, Block 1, The Coves at Winfield Commercial, Unit 1. The intent is commercial.

**PL-262-2023**

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

9. DISCUSSION AND POSSIBLE ACTION:



- A. Discussion and possible action regarding the VIVA Laredo - City of Laredo Comprehensive Plan.

10. DIRECTOR'S COMMENTS

- A. Status report on 1702 Sanders Avenue and any matter incidental thereto.

11. ADJOURNMENT

**THIS NOTICE WAS POSTED AT THE MUNICIPAL GOVERNMENT OFFICES, 1110 HOUSTON STREET, LAREDO, TEXAS, AT A PLACE CONVENIENT AND READILY ACCESSIBLE TO THE PUBLIC AT ALL TIMES. SAID NOTICE WAS POSTED MONDAY, AUGUST 14, 2023 BY 6:00 P.M.**

**DISABILITY ACCESS STATEMENT**

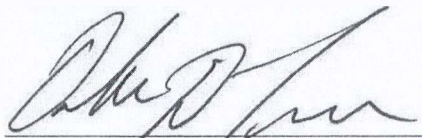
Persons with disabilities who plan to attend this meeting and who may need auxiliary aid or services are requested to contact Amanda Pruneda, Planner II, at (956) 794-1613, [aprunedal@ci.laredo.tx.us](mailto:aprunedal@ci.laredo.tx.us), at least two working days prior to the meeting so that appropriate arrangements can be made. The accessible entrance and accessible parking spaces are located at City Hall, 1100 Victoria Ave.

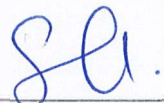
Out of consideration for all attendees of the meeting, please turn off all cellular phones and pagers, or place on inaudible signal Thank you for your consideration.

Pursuant to Section 30.06 Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Pursuant to Section 30.07 Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

**Información en Español:** Personas que planeen asistir a esta reunión y que requieran de servicios, auxiliares como: intérpretes para personas sordas o con discapacidad auditiva, lectores de letra grande o en Braille, o un traductor del idioma español, favor de comunicarse con Amanda Pruneda, del Departamento de Planificación y Zonificación de la Ciudad, 1413 Houston St., al teléfono (956) 794-1613, o por correo electrónico a, [aprunedal@ci.laredo.tx.us](mailto:aprunedal@ci.laredo.tx.us), cinco días hábiles antes de la fecha en la cual se llevara a cabo dicha reunión, para que los arreglos apropiados puedan ser realizados. Materiales en español serán provistos mediante una petición, la cual deberá ser efectuada también anticipadamente.

  
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Orlando D. Navarro  
Director of Planning

  
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For: Jose A. Valdez, Jr.  
City Secretary