

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

**City of Laredo City Hall**  
**City Council Chambers**  
**1110 Houston Street**  
**Laredo, Texas**  
**November 16, 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 November 2, 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 Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Block 1104, Western Division, located at 120 Houston Street, from B-1 (Limited Business District) to B-3 (Community Business District).

**ZC-001-2024**  
**District VIII**

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

**ZC-002-2024**  
**District IV**

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

**ZC-003-2024**  
**District I**

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

**ZC-004-2024**  
**District II**

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

**ZC-005-2024**  
**District II**

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

**ZC-006-2024**  
**District III**

7. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:

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

**PL-027-2024**  
**Extra-Territorial Jurisdiction (ETJ)**

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

**PL-030-2024**  
**District VII - Cm. Vanessa Perez**

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

**PL-032-2024**  
**District III - Cm. Melissa R. Cigarroa & Extra-Territorial Jurisdiction (ETJ)**

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

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

**PL-028-2024**  
**Extra-Territorial Jurisdiction (ETJ)**

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

**PL-024-2024**  
**District VII - Cm. Vanessa Perez**

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

**PL-029-2024**  
**District III - Cm. Melissa R. Cigarroa**

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

**PL-025-2024**  
**District I - Cm. Gilbert Gonzalez**

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

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

**PL-031-2024**  
**District VII - Cm. Vanessa Perez**

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

**PL-033-2024**

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

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

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

**PL-035-2024**

**Extra-Territorial Jurisdiction (ETJ)**

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

**PL-036-2024**

**District VII - Cm. Vanessa Perez**

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

**PL-026-2024**

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

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

**PL-034-2024**

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

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

**PL-005-2024**

**District I - Cm. Gilbert Gonzalez**

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 FRIDAY, NOVEMBER 10, 2023 BY 6:00 P.M.**

**DISABILITY ACCESS STATEMENT**

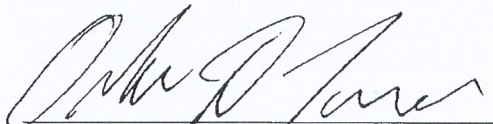
Persons with disabilities who plan to attend this meeting and who may need auxiliary aid or services are requested to contact Amanda Pruneda, Planner II, at (956) 794-1613, [aprunedal@ci.laredo.tx.us](mailto:aprunedal@ci.laredo.tx.us), at least two working days prior to the meeting so that appropriate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

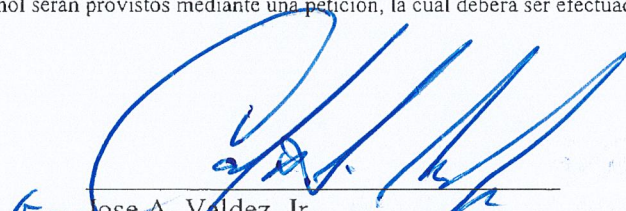
Out of consideration for all attendees of the meeting, please turn off all cellular phones and pagers, or place on inaudible signal Thank you for your consideration.

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.

  
Orlando D. Navarro  
Director of Planning

  
(For) Jose A. Valdez, Jr.  
City Secretary

REC'D CITY SEC OFF  
NOV 9 '23 PM4:19