

**PLANNING AND ZONING COMMISSION**

**NOTICE OF PUBLIC MEETING**

**City of Laredo City Hall**

**City Council Chambers**

**1110 Houston Street**

**Laredo, Texas**

**May 16, 2024**

**6:00 p.m.**

**MEETING AGENDA**

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. CONSIDER APPROVAL OF MINUTES OF :

Regular Meeting of May 2, 2024

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 authorizing a special use permit for a Tobacco Shop (E-Cigarette Sales) on the south 2/3 of Lots 11 and 12, Block 204, Eastern Division and approximately 2,572.12 square feet tract of land, as further described by metes and bounds in attached Exhibit A, located at 1516 South US Highway 83, Suite C (528 square feet).

**ZC-034-2024**

**District II**

- B. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Conditional Use Permit for Building Material Sales (Cabinet and Countertop Shop Manufacturing) with Outside Storage (Accessory Use) on Lots 2 and 3, Commerce Plaza Development, Unit 1, located at 1602 and 1702 Commerce Drive.

**ZC-035-2024**

**District V**

- C. 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 1 and 2, Block 3 Khaledi Heights Subdivision, Unit 3 and Lot 3, Block 3, Khaledi Heights Subdivision, Unit 2, located at 3902, 3910, and 3920 East Del Mar Boulevard (respectively), Suites 101, 102, and outdoor patio only (4,758 square feet).

**ZC-039-2024**

**District VI**

- D. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 3.7479 acres, as further described by metes and bounds in attached Exhibit A, located south of East Ash Street and east of North Smith Avenue, from AG (Agricultural District) to R-1 (Single Family Residential District).

**ZC-041-2024**

**District IV**

- E. Amending the Zoning Ordinance of the City of Laredo by rezoning Lots 1 and 2, Block 201, Eastern Division, located at 1520 South Malinche Avenue, from B-1 (Limited Business District) to B-3 (Community Business District).

**ZC-043-2024**

**District II**

- F. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 8, Block 1431, Eastern Division, located at 1408 South Milmo Avenue, from B-3 (Community Business District) to R-3 (Mixed Residential District).

**ZC-045-2024**

**District III**

- 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, Jacaman Ranch Subdivision, Unit IV, located at 1701 Jacaman Road, Suite RB1 and outdoor patio only (2,350 square feet).

**ZC-046-2024**

**District V**

- H. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing a special use permit for a restaurant serving alcohol on Lot 1, Block 1, San Isidro/McPherson No. 1 Subdivision, located at 9902 McPherson Road, Suites 14 and 15.

**ZC-047-2024**

**District VI**

- I. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 2.86 acres and 1.84 acres, as further described by metes and bounds in attached Exhibit A, located at 8301 and 8311 San Dario Avenue from B-3 (Community Business District) to B-4 (Highway Commercial District).

**ZC-048-2024**

**District VII**

- J. 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 25.00 acres, more or less, as described by metes and bounds in the attached Exhibit "A", and known as Annexation Tract 1 (Laredo Readiness Center Tract) located east of FM 1472 and north of Pinto Valle Drive.

**AN-001-2024**

**District VII - Cm. Vanessa Perez**

- K. 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 477.8249 acres, more or less, as described by metes and bounds in the attached Exhibit "A", and known as Annexation Tract 2 (Killam Charco Industrial Tract) located north of Union Pacific Boulevard and west of International Boulevard.

**AN-002-2024**

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

- L. 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 10.40 acres, more or less, as described by metes and bounds in the attached Exhibit "A", and known as Annexation Tract 3 (Terraval Tract) located north of FM 1472 and south of Pinto Valle Drive.

**AN-003-2024**

**District VII - Cm. Vanessa Perez**

- M. 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 9.983 acres, more or less, as described by metes and bounds in the attached Exhibit "A", and known as Annexation Tract 4 (Cabello Recovery Tract) located north of State Highway 359 and east of

Camino Nuevo Road.

**AN-004-2024**

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

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

- A. Preliminary consideration of the Cuatro Vientos East, Wright Ranch Subdivision, Park Plat. The intent is open space and drainage easement.

**PL-155-2024**

**District I - Cm. Gilbert Gonzalez & District III - Cm. Melissa R. Cigarroa**

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

- A. Preliminary reconsideration of the replat of Block 1713, Parts of Lots 1, 7, & 8, Block 1782, E.D. and New York Ave. (Chacon St. - Piedra China St.) into Three Points Village Subdivision. The intent is residential. The purpose of this reconsideration is to place front of lot utilities (§ 3-2.B.2 of the Subdivision Ordinance).

**PL-154-2024**

**District II - Cm. Ricardo Richie Rangel, Jr.**

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

- A. Final consideration of the plat of the National Guard Readiness Center at Laredo Subdivision. The intent is armory.

**PL-157-2024**

**Extra-Territorial Jurisdiction (ETJ)**

- B. Final consideration of the plat of Port Laredo Industrial Park, Unit I, Block 2. The intent is industrial.

**PL-156-2024**

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

- C. Final consideration of Killam - E. Saunders St. Billboard No. 6 Plat. The intent is commercial (Billboard).

**PL-153-2024**

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

**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, MAY 10, 2024 BY 6:00 P.M.**

**DISABILITY ACCESS STATEMENT**

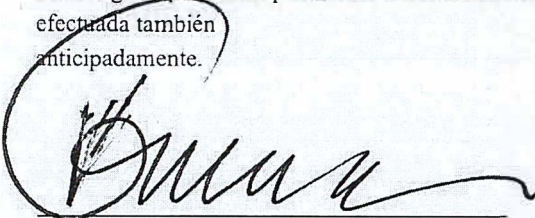
Persons with disabilities who plan to attend this meeting and who may need auxiliary aid or services are requested to contact the Planning Department at (956) 794-1613, [planner@ci.laredo.tx.us](mailto:planner@ci.laredo.tx.us), at least two working days prior to the meeting so that appropriate arrangements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

We ask that you please silence all cell phones and electronic devices out of consideration for all attendees at the meeting. Thank you.

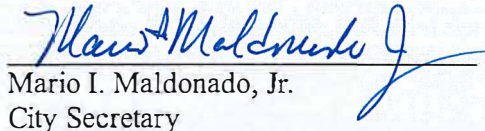
Pursuant to Section 30.06 Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

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 del Departamento de Planificación y Zonificación de la Ciudad, 1413 Houston St., al teléfono (956) 794-1613, o por correo electrónico a [planner@ci.laredo.tx.us](mailto:planner@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.



Vanessa Guerra, AICP  
Interim Planning Director



Mario I. Maldonado, Jr.  
City Secretary

REC'D CITY SEC OFF  
MAY 10 '24 PM 4:25