

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

City of Laredo City Hall  
City Council Chambers  
1110 Houston Street  
Laredo, Texas, 78040  
September 19, 2024  
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 September 5, 2024
  - B. Regular Meeting of August 15, 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. Public Hearing & Introductory Ordinance of the City of Laredo, Texas, amending the Code of Ordinances, Chapter 7, Building and Building Regulations, Section 7-2, Same – Amendments; Code of Ordinances, Chapter 11, Electricity, Section 11-44, Same – Amendments; Code of Ordinances, Chapter 25, Plumbing, Section 25-8, Permit fees; and removing the City of Laredo Land Development Code Chapter 24, Appendix D, permit fees, by establishing a foundation-only permit and permit fee for commercial and residential construction of \$200.00; and establishing a solar panel permit and solar panel permit fee for commercial and residential construction of \$200.00, and establishing a process for Pre-

development Meeting and Pre-development Service fee of \$200.00; establishing an After-hour inspection process and an After-hour inspection fee of \$150.00; establishing a Partial inspection process and a Partial inspection fee of \$75.00; providing a cumulative and repealer clause; providing a severability clause; providing for publication; providing for a penalty; and declaring an effective date.

- B. Amending the City of Laredo Land Development Code, Section 24.77.1, entitled Dimensional Standards, to remove the minimum lot depth requirement of 85 feet in R-1B (Single-Family High-Density District) zoning districts, and providing that this ordinance shall be cumulative, providing for severability clause, and providing for publication and effective date.
- C. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a conditional use permit for a trucking company on Lot 3, Block 1, Canseco Subdivision, Unit 3, Lot 1, Block 1, Gambit Plat, and approximately 11.2 acres, as further described by metes and bounds in attached Exhibit A, located at 5412 Santa Maria Avenue, 4925 Tesoro Plaza Drive, and 1318 West Calton Road.

**ZC-057-2024**

**District VII**

- D. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 12 and the west 1/2 of Lot 11, Block 1000, Eastern Division, located at 1802 Mercer Street, from R-1 (Single Family Residential District) to R-3 (Mixed Residential District).

**ZC-071-2024**

**District II**

- E. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 2.50 acres, as further described by metes and bounds in attached Exhibit A, located at 23311 FM 1472, from AG (Agricultural District) to M-1 (Light Manufacturing District).

**ZC-072-2024**

**District VII**

- F. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 5, Block 1069, Eastern Division, located at 1204 South Urbahn Avenue, from B-1 (Limited Business District) to B-3 (Community Business District).

**ZC-074-2024**

**District II**

- G. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 3194.7 square feet out of Lot 2, Block 664, Eastern Division, as further described in meets and bounds in attached Exhibit A, located at 1215 Ryan Street, from R-3 (Mixed Residential District) to B-3 (Community Business District).

**ZC-075-2024**

**District IV**

- H. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 13, Block 1, San Isidro Northeast Las Palmas Subdivision, Phase 2, located at 11401 Bucky Houdmann Boulevard, from R-1 (Single Family Residential District) to B-1 (Limited Business District).

**ZC-076-2024**

**District VI**

- I. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 2, Block 1, Palm Lake Subdivision, Phase 1, located at 819 Rancho Viejo Drive, from R-1A (Single Family Reduced Area District) to R-2 (Multi-Family Residential District).

**ZC-077-2024**

**District VII**

7. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:

- A. Review of the revision to Los Presidentes East Masterplan. The intent is residential, multifamily, and commercial. The purpose of this revision is to reconfigure phases and lots.

**PL-224-2024**

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

8. PUBLIC HEARING AND CONSIDERATION OF THE FOLLOWING PRELIMINARY REPLATS:

- A. Public hearing and preliminary consideration of the replat of Lots 12, 13, 14, & 15, Block 1, San Miguel Subdivision at Plantation into Lots 12A, 13A, 14A, & 15A. Block 1, San Miguel Subdivision at Plantation. The intent is residential and the purpose of this replat is to remove a 12-foot utility easement from the back of the lots.

**PL-223-2024**

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

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

- A. Preliminary consideration of the replat of Lot 2, Block 1 Resendez Plat and Abstract 280 Porcion 10 Tomas Sanchez 2.5 Acres Tract 11-A Las Minas Ranchettes into Lot 2A, Block 1

Resendez Plat. The intent is industrial.

**PL-229-2024**

**District VII - Cm. Vanessa Perez**

- B. Preliminary consideration of the plat of Pinnacle Industry Center - FM 1472, Unit 14. The intent is industrial.

**PL-231-2024**

**District VII - Cm. Vanessa Perez**

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

- A. Final consideration of the replat of the remainder of Tract 7, Las Blancas Subdivision, into Lots 7A, 7B, & 7C, Block 1, Las Blancas Subdivision. The intent is industrial.

**PL-234-2024**

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

- B. Final consideration of the replat of Lot 1, Block 2, Pinnacle Industry Center - FM 1472, Unit 8 into Lot 1A and Lot 2B, Block 2, Pinnacle Industry Center - FM 1472, Unit 8. The intent is industrial and a billboard.

**PL-230-2024**

**District VII - Cm. Vanessa Perez**

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

**PL-233-2024**

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

11. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:

- A. Consideration of Model Rule Subdivision Compliance of the plat of Eleden Subdivision, Unit XXIII. The intent is residential.

**PL-232-2024**

**District I - Cm. Gilbert Gonzalez**

12. 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, SEPTEMBER 13, 2024 BY 6:00 P.M.**

**DISABILITY ACCESS STATEMENT**

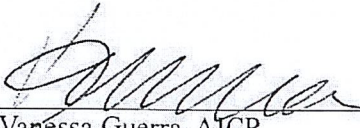
Persons with disabilities who plan to attend this meeting and who may need auxiliary aid or services are requested to contact the Planning and Zoning Department at (956) 794-1613, [planner@ci.laredo.tx.us](mailto:planner@ci.laredo.tx.us), at least two working days prior to the meeting so that appropriate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

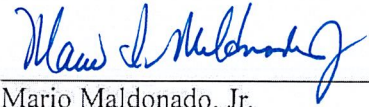
We ask that you please silence all cell phones and electronic devices out of consideration for all attendees at the meeting. Thank you.

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 el 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  
Planning Director

  
Mario Maldonado, Jr.  
City Secretary

REC'D CITY SEC OFF  
SEP 18 '24 PM4:02