

**PLANNING AND ZONING COMMISSION**

**NOTICE OF PUBLIC MEETING**

**City of Laredo City Hall**

**City Council Chambers**

**1110 Houston Street**

**Laredo, Texas, 78040**

**October 17, 2024**

**6:00 p.m.**

**MEETING AGENDA**

1. CALL TO ORDER
2. ROLL CALL
3. PLEDGE OF ALLEGIANCE
4. ELECTION OF OFFICERS
  - A. Election of Chair
  - B. Election of Vice-Chair
5. CONSIDER APPROVAL OF MINUTES OF :
  - A. Regular Meeting of October 3, 2024
6. 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.
7. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE:
  - A. Amending the City of Laredo Land Development Code, Section 24.77.1, entitled Dimensional Standards, to amend the minimum lot area requirements for "Duplex" and Appendix A, by amending "Duplex" in the list of definitions, 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 approximately 5.6 acres, as further described by metes and bounds in attached Exhibit A, located at 20881 FM 1472, from AG (Agricultural District) to M-1 (Light Manufacturing District).

**ZC-070-2024**  
**District VII**

- C. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 0.87 acres, as further described by metes and bounds in attached Exhibit A, located at 20889 FM 1472, from AG (Agricultural District) to M-1 (Light Manufacturing District).

**ZC-094-2024**  
**District VII**

- D. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 9, Block 274, Eastern Division, located at 2010 Springfield Avenue, from R-3 (Mixed Residential Use) to B-1 (Limited Business District).

**ZC-078-2024**  
**District VIII**

- 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 Building 1G, Falcon Centre out of Lot 3, Block 1, Del Mar North Filing Number One, located at 7718 McPherson Road, Suite 106 (2,348 square feet).

**ZC-079-2024**  
**District V**

- F. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately, 348.2 acres, located south of Beltway Parkway and West of Interstate 35, from AG (Agricultural District) to M-1 (Light Manufacturing District).

**ZC-080-2024**  
**District VII**

- G. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 3-A, Block 1520, Eastern Division, located at 2519 East Saunders Street, from B-3 (Community Business District) to B-4 (Highway Commercial District).

**ZC-081-2024**  
**District IV**

- H. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 11 and 12, Block 1167, Eastern Division, located at 2004 Bismark Street, from B-1 (Limited Business District) to B-4 (Highway Commercial District).

**ZC-082-2024**  
**District II**

- I. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 12.1 acres, located north of FM 1472 and east of Man United Street, from AG (Agricultural District) and B-4 (Highway Commercial District) to M-1 (Light Manufacturing District).

**ZC-083-2024**  
**District VII**

- J. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 6, Block 104, Eastern Division, located at 2120 Mier Street, from R-1 (Single Family Residential District) to R-2 (Multi-Family Residential District).

**ZC-084-2024**  
**District III**

- K. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 15, Block 1, Troon Subdivision, Unit 1, located at 1220 Lyles Loop, from R-1 (Single Family Residential District) to R-S (Residential Suburban District).

**ZC-085-2024**  
**District VI**

- L. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 4 and the East 1/3 of Lot 3, Block 426, Eastern Division, as further described by metes and bounds in attached Exhibit A, located at 119 East Saunders Street, from B-3 (Community Business District) to B-4 (Highway Commercial District).

**ZC-086-2024**  
**District IV**

- M. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 4, 5 and 6, Block 597, Eastern Division, located at 1019 Mier Street, from B-1 (Limited Business District) to B-3 (Community Business District).

**ZC-087-2024**  
**District III**

- N. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 8.7 acres, as further described by metes and bounds in attached Exhibit A, located south of Felicity Drive and west of Cuatro Vientos Road, from R-1 (Single Family Residential

District) to R-1B (Single Family High Density District).

**ZC-089-2024**

**District I**

- O. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 4.0 acres, as further described by metes and bounds in attached Exhibit A, located north of Manzanillo Street and west of Cuatro Vientos Road, from R-1 (Single Family Residential District) to R-2 (Multi-Family Residential District).

**ZC-090-2024**

**District I**

- P. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 11.9 acres, as further described by metes and bounds in attached Exhibit A, located north of Manzanillo Street and west of Cuatro Vientos Road, from R-1 (Single Family Residential District) to R-1B (Single Family High Density Residential District).

**ZC-091-2024**

**District I**

- Q. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 5, Block 1, D&J Alexander, Phase 15, Alexander Crossing Plaza, Lot 5, Block 1 and Lot 5, Block 2, located at 7505 Raymond Chandler Drive, from B-3 (Community Business District) and B-1 (Limited Business District) to R-1B (Single Family High Density District).

**ZC-092-2024**

**District V**

8. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:

- A. Review of the revision to the Santa Elena Subdivision Masterplan. The intent is residential, commercial, and multifamily. The purpose of this revision is to renumber a portion of Commercial Phase XII to Commercial Phase XV.

**PL-005-2025**

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

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

- A. Preliminary consideration of the plat of Santa Elena Subdivision, Phase XII. The intent is commercial.

**PL-006-2025**

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

- B. Preliminary consideration of the replat of Lot 14, Block 3, Copper Creek Subdivision, Phase 4 into Lot 14A, Block 3, Copper Creek Subdivision, Phase 4 and the granting of a variance to reduce the front yard building setback line from 20 feet to 19 feet pursuant to Section 24.77.2 (6) of the Laredo Land Development Code. The intent is residential.

**PL-010-2025**

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

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

- A. Final consideration of the All Carriers Distribution (Previously named Mines Road Plat). The intent is industrial.

**PL-008-2025**

**District VII - Cm. Vanessa Perez**

- B. Final consideration of the replat of Lot 5, Block 1, North Laredo Industrial Park, Phase IV into Lot 5A & 5B, Block 1, North Laredo Industrial Park, Phase IV. The intent is industrial.

**PL-007-2025**

**District VII - Cm. Vanessa Perez**

- C. Final consideration of the plat of B.G. Subdivision. The intent is commercial.

**PL-001-2025**

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

- D. Final consideration of the replat of Lot 15, Block 5, San Carlos Subdivision, Phase 1 into Lots 15A & 15B, Block 5, San Carlos Subdivision, Phase 1. The intent is residential.

**PL-002-2025**

**Extra-Territorial Jurisdiction (ETJ)**

11. CONSIDERATION OF AN EXTENSION TO THE FOLLOWING FINAL PLATS AND FINAL REPLATS:

- A. Consideration of a 6-month extension to the final plat approval of Village South Subdivision, Phase 3. The intent is residential. This request is to extend the scheduled expiration date from December 2, 2024 to June 2, 2025.

**PL-004-2025**

**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, OCTOBER 11, 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

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