

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

**City of Laredo City Hall**  
**City Council Chambers**  
**1110 Houston Street**  
**Laredo, Texas, 78040**  
**November 7, 2024**  
**6:00 p.m.**

**MEETING AGENDA**

REC'D CITY SEC OFF  
NOV 1 '24 PM4:53

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
  - B. Regular Meeting of October 17, 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. 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 8.55 acres, more or less, as described by metes and bounds in the attached Exhibit "A", and known as Annexation Tract 5 (All Carriers Tract) located south of FM 1472 and southeast of Thiesel Road.

**AN-005-2024**

**District VII - Cm. Vanessa Perez**

- B. 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 13.4940 acres, more or less, as described by metes and bounds in the attached Exhibit "A", and known as Annexation Tract 6 (Zuniga Tract) located west of West Peak Road and north of El Pico Road.

**AN-006-2024**

**District VII - Cm. Vanessa Perez**

- C. 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 120.32 acres, more or less, as described by metes and bounds in the attached Exhibit "A", and known as Annexation Tract 7 (Batrop RM Investments Tract) located north of FM 1472 and west of FM 3338.

**AN-007-2024**

**District VII - Cm. Vanessa Perez**

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

- A. Preliminary consideration of the plat of Las Manadas Industrial Park, Phase 1. The intent is industrial.

**PL-019-2025**

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

- B. Preliminary consideration of the plat of Lot 12, Block 8, Alexander Commercial Subdivision, Phase 15. The intent is commercial.

**PL-016-2025**

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

- C. Preliminary consideration of the replat of D&J Alexander Phase 15, Alexander Crossing Plaza, Lot 5, Block 1 into Alexander Villas at Alexander Subdivision, and the granting of a variance to increase the dead-end street threshold from 500 feet to 560 feet. The intent is

residential.

**PL-017-2025**

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

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

- A. Final consideration of the plat of Port Laredo Industrial Park, Unit III & IV (Previously named Stotan Industrial Park). The intent is industrial.

**PL-009-2025**

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

- B. Final 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-014-2025**

**District VII - Cm. Vanessa Perez**

- C. Final consideration of the Embarcadero Southeast Quadrant, Phase 4. The intent is a private irrigation booster station.

**PL-013-2025**

**District - VII - Cm. Vanessa Perez**

- D. Final 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.

**PL-018-2025**

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

- E. Final consideration of the plat of Los Presidentes East Subdivision, Phase 4. The intent is residential.

**PL-015-2025**

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

- F. Final consideration of the plat of The Coves at Winfield, Phase 4B. The intent is residential.

**PL-022-2025**

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

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

- A. Final consideration of the plat of Lago Del Valle Subdivision, Phase X. The intent is residential. The purpose of this reconsideration is to correct a street name duplication.

**PL-021-2025**

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

11. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:

- A. Consideration of Model Rule Subdivision Compliance for the plat of Lago Del Valle Subdivision, Phase X. The intent is residential.

**PL-020-2025**

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

12. STAFF PRESENTATION:

- A. Presentation by Planning Staff on the City of Laredo's zone change process.

13. 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 1, 2024 BY 6:00 P.M.**

**DISABILITY ACCESS STATEMENT**

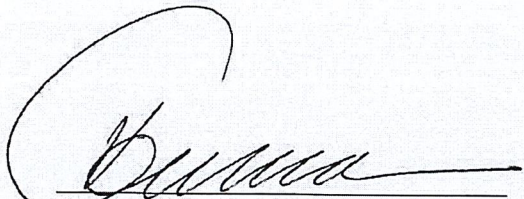
Persons with disabilities who plan to attend this meeting and who may need auxiliary aid or services are requested to contact the Planning and Zoning Department at (956) 794-1613, [planner@ci.laredo.tx.us](mailto:planner@ci.laredo.tx.us), at least two working days prior to the meeting so that appropriate 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.

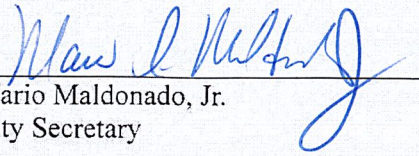
Pursuant to Section 30.06 Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

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