

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

**City of Laredo City Hall  
City Council Chambers  
1110 Houston Street  
Laredo, Texas  
March 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 :

REC'D CITY SEC OFF  
MAR 10 '23 PM4:34

Regular Meeting of March 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 approximately 25.039 acres, situated in Porcion 14, Abstract 56, Jose Guajardo, Original Grantee, within the City Limits of Laredo and Webb County, Texas, out and part of the N.D. Hachar Ranch, recorded in Volume 303, Page 164, Webb County Deed Records, located south of Beltway Parkway and west of Interstate 35, from AG (Agricultural District) to M-1 (Light Manufacturing District).

**ZC-031-2023**

**District VII**

- B. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 1, 2 and 3, Block 1149, Eastern Division, located 2001 Guadalupe Street, from B-3 (Community Business District) to B-4 (Highway Commercial District).

**ZC-032-2023**

**District III**

- 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 Lot 2, Block 9, Crown Ridge Subdivision, Phase I, located at 414 Shiloh Drive, Unit 7 (1,071 square feet).

**ZC-033-2023**

**District VI**

- D. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 1.82 acres out of that called a called 20.182 acres, designated as Tract II, conveyed to Martinez Land Development, Limited Liability Company, recorded in Volume 5042, Pages 272-277, Webb County Official Public Records; situated in Porcion 31, Jose Trevino, Original Grantee. Abstract 3116, Webb County, Texas, located north of State Highway 359 and west of Delphina Avenue, from R-1 (Single Family Residential District) to B-4 (Highway Commercial District).

**ZC-034-2023**

**District III**

- E. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 1.82 acres out of that called 48.794 acres, designated as Tract I, recorded in Volume 5042, Pages 272-277, Webb County Official Public Records, and partially out of a called 25.00 acres, conveyed to Martinez Land Development Limited Liability Company, recorded in Volume 5100, Pages 867-870, Webb County Official Public Records; situated in Porcion 31, Jose Trevino, Original Grantee. Abstract 3116, Webb County, Texas, located north of 359 and west of Delphina Avenue, from B-4 (Highway Commercial District) to R-1A (Single Family Reduced Area District).

**ZC-035-2023**

**District III**

- F. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 1.56 acre tract (67,745 square feet) of land, situated in Porcion 38, Abstract 472, Tadeo Sanchez Original Grantee, Porcion 21, Abstract 49, Leonardo Garcia Original Grantee, City of Laredo, Webb County, Texas. Being out of a 355.725 acre tract owned by Cielito Lindo Limited as recorded in Volume 650, Pages 703-706 of the Webb County Deed Records, Texas, located south of Cielito Lindo Boulevard and west of Cuatro Vientos Road, from R-1A (Single Family Residential Reduced District) to B-3 (Community Business District).

**ZC-036-2023**

**District I**

- G. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Conditional Use Permit (C.U.P) for a Plant Nursery (Retail Sales and Outside Storage) on east 1/2 of Lot 3 and west 1/2 of Lot 4, Block 122, Western Division, located at 1812 Houston Street.

**ZC-037-2023**

**District VIII**

- 7. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:

- A. Review and consideration of The Coves at Winfield Master Plan. The intent is residential, commercial, and institutional.

**PL-94-2023**

**District VI - Cm. Dr. Tyler King and a portion is within the Extra-Territorial Jurisdiction (ETJ)**

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

- A. Preliminary consideration of the ADN Gonzalez Plat. The intent is commercial.

**PL-109-2023**

**District VII - Cm. Vanessa Perez**

- B. Preliminary consideration of the plat of High Line at Springfield. The intent is commercial.

**PL-108-2023**

**District VII - Cm. Vanessa Perez**

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

- A. Final Consideration of the replat of Tract 1 and 61.48 acres of Tract 2, Las Blancas Subdivision, into Lot 1, Block 1, Gizmo Subdivision.

**PL-111-2023**

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

- B. Final consideration of the replat of Lot 14, Block 11, Las Misiones Subdivision, Unit III into Lot 14A, Block 11, Las Misiones Subdivision, Unit III. The intent is to abandon a 10' drainage easement and dedicate a 15' utility easements and 15' drainage easement.

**PL-120-2023**

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

- C. Final consideration of the replat of Southern Development Industrial Park, Unit I & 20.71 acres of an unplatted tract into Southern Development Unit I, Midtown Commercial Plaza. The intent is commercial.

**PL-121-2023**

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

- D. Final consideration of the plat of Lot 1, Block 1, Manadas Development Subdivision, Phase 3. The intent is commercial.

**PL-110-2023**

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

10. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE

- A. Consideration of Model Subdivision Rule Compliance of the replat of Block 8, Oakridge Subdivision into Block 8, Lots 1-9 & Block 9, Lots 1-14 Ironwoods Estates. The intent is residential.

**PL-123-2023**

**District VI - Cm. Dr. Marte A. Martinez**

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, MARCH 10, 2023 BY 6:00 P.M.**



**DISABILITY ACCESS STATEMENT**



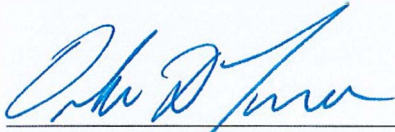
Persons with disabilities who plan to attend this meeting and who may need auxiliary aid or services are requested to contact Amanda Pruneda, Planner II, at (956) 794-1613, [aprunedal@ci.laredo.tx.us](mailto:aprunedal@ci.laredo.tx.us), at least two working days prior to the meeting so that appropriate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

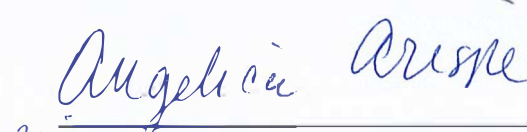
Pursuant to Section 30.06 Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

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



Jose A. Valdez, Jr.  
City Secretary