

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

**City of Laredo City Hall  
City Council Chambers  
1110 Houston Street  
Laredo, Texas  
July 20, 2023  
6:00 p.m.**



**MEETING AGENDA**

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. 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.

5. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE:

- A. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 3, Block 1, DCAF Mines Road Plat, located at 16101 FM 1472, from B-3 (Community Business District) to B-4 (Highway Commercial District).

**ZC-073-2023  
District VII**

- B. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 2, Block 1, DCAF Mines Road Plat, located at 16105 FM 1472, from B-3 (Community Business District) to B-4 (Highway Commercial District).

**ZC-074-2023  
District VII**

- C. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 8, Block 446, Western Division, located at 1819 Santa Rita Avenue, from R-3 (Mixed Residential District) to B-4 (Highway Commercial District).

**ZC-075-2023**  
**District VIII**

- D. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Special Use Permit for a mini-storage/warehouse on approximately 2.57 acre tract of land out of Lot 3A, Block 3, Cielito Lindo Commercial Plat recorded in Volume 41, Page 20, Webb County Plat Records and fronting the northerly Cielito Lindo Boulevard Right-of-Way line, located at 313 Cielito Lindo Boulevard.

**ZC-076-2023**  
**District I**

- E. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, 2, and 3, Block 819, Eastern Division, and a 0.028-acres tract of land out of an alley south of Lots 1-3, Block 819, Eastern Division of the City of Laredo, Texas as per Volume 7, Page 15, Webb County Plat Records, located at 1501 Chihuahua Street, from R-O (Residential/Office District) to B-3 (Community Business District).

**ZC-078-2023**  
**District III**

- F. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 1 and 2, Block 1950, Eastern Division, located at 3101 Clark Boulevard, from R-3 (Mixed Residential Use) to B-3 (Community Business District).

**ZC-079-2023**  
**District IV**

- G. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 3, Block 1, Stacy Alyson Young Subdivision, located at 3804 Casa Blanca Lake Road, from B-3 (Community Business District) to M-1 (Light Manufacturing District).

**ZC-080-2023**  
**District V**

- H. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 1.884 acre tract of land, being out of the eastern half of Tract 11-F of Ranchitos IV Los Minerales Replat, as conveyed to Juan A. Ramirez & Christopher Ramirez, recorded Volume 601, Page 720, Deed Records, Webb County, Texas, subsequently conveyed to Pargon Group LLC, recorded Volume 5167, Page 441, Official Public Records of Webb County, Texas, said tract being situated in Porcion 10, Abstract 280, Tomas Sanchez, Original Grantee, Webb County, Texas, located west of Copper Mine Road and north of FM 1472, from AG (Agricultural District) to M-1 (Light Manufacturing District).

**ZC-081-2023**

**District VII**

- I. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 0.1928 acre tract of land out of a 1161.66 acre tract, out of Porcion 27, Webb County, Texas of record in Volume 209, Pages 487-489, Webb County Deed Records, located north of East Saunders Street and west of Casa Blanca Lake Road, from B-3 (Community Business District) to M-1 (Light Manufacturing District).

**ZC-082-2023**

**District V**

- J. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Block 3, New-Vision Subdivision, Phase 2, located at 2405 Grisell Drive, from R-1 (Single Family Residential District) to B-1 (Limited Business District).

**ZC-083-2023**

**District V**

- K. Discussion with possible action regarding the appeal for the park dedication fee by AGDL Investments, LLC regarding the building permit application for 117 South Mendiola Avenue (proposed apartment complex).
6. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:
    - A. Review and consideration of the World Logistics Park Masterplan. The intent is industrial.

**PL-240-2023**

**Extra-Territorial Jurisdiction (ETJ)**

7. CONSIDERATION OF THE FOLLOWING PRELIMINARY PLATS AND PRELIMINARY REPLATS:
  - A. Preliminary consideration of the plat of World Logistics Park, Phase I. The intent is industrial.

**PL-227-2023**

**Extra-Territorial Jurisdiction (ETJ)**

- B. Preliminary consideration of the plat of World Logistics Park, Phase II. The intent is industrial.

**PL-228-2023**

**Extra-Territorial Jurisdiction (ETJ)**

- C. Preliminary consideration of the plat of Lot 2, Block 2, Alexander Commercial, Phase 15. The intent is commercial.

**PL-233-2023**

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

- D. Preliminary consideration of the replat of Lot 1, Block 233 Western Division into Lot 1A, Block 233 Western Division. The intent is commercial.

**PL-236-2023**

**District VIII - Cm. Alyssa Cigarroa**

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

- A. Preliminary reconsideration of the replat of all Lot 5, Block 2, Pinto Valle Subdivision, Phase 1 and a tract of land conveyed by deed to PG Alpha, LLC, PG Omega, LLC, PG Indigo, and 501 Imperial Partners, LP into Lot 5A, Block 2, Pinto Valle Subdivision, Phase 1. The intent is commercial. The purpose of this reconsideration is to add additional acreage.

**PL-238-2023**

**District VII - Cm. Vanessa Perez & Extra-Territorial Jurisdiction (ETJ)**

- 9. CONSIDERATION OF THE FOLLOWING PRELIMINARY AND FINAL PLAT:

- A. Preliminary and final consideration of the plat of Cielito Lindo/CARM Subdivision, Phase XXIII, Part B. The intent is residential.

**PL-239-2023**

**District I - Cm. Gilbert Gonzalez**

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

- A. Final consideration of the plat of Las Aldeas Subdivision, Phase 2. The intent is residential and commercial.

**PL-237-2023**

**District I - Cm. Gilbert Gonzalez**

- B. Final consideration of the plat of SKG Colombia Industrial Park South. The intent is industrial.

**PL-196-2023**

**District VI - Cm. Vanessa Perez and Extra-Territorial Jurisdiction (ETJ)**

- C. Final consideration of the replat of Lot 2A, Lot 3A, and Lot 4, Block 1, and Lot 3, Block 2, Altavista Subdivision Plat into Escondido Twin Homes Subdivision. The intent is residential ("twinhomes").

**PL-235-2023**

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

11. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:

- A. Consideration of the Model Subdivision Rule Compliance for the plat of Copper Creek Subdivision, Phase III. The intent is residential.

**PL-226-2023**

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

- B. Consideration of Model Subdivision Rule Compliance for the plat of Las Misiones Subdivision, Unit X. The intent is residential.

**PL-232-2023**

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

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

**PL-241-2023**

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

12. DIRECTOR'S COMMENTS

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, JULY 14, 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.

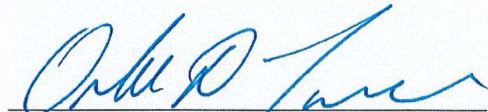
Out of consideration for all attendees of the meeting, please turn off all cellular phones and pagers, or place on inaudible signal Thank you for your consideration.



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.apruneda1@ci.laredo.tx.us](mailto:a.apruneda1@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.



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Orlando D. Navarro  
Director of Planning



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Jose A. Valdez, Jr.  
City Secretary