

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

**City of Laredo City Hall  
City Council Chambers  
1110 Houston Street  
Laredo, Texas  
May 19, 2022  
6:00 p.m.**

**MEETING AGENDA**

1. CALL TO ORDER

REC'D CITY SEC OFF  
MAY 18 '22 PM4:47

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. CONSIDER APPROVAL OF MINUTES OF :

Regular Meeting of May 5, 2022.

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 Lot 1, Block 1707, Eastern Division, located at 919 North Arkansas, from R-3 (Mixed Residential District) to B-3 (Community Business District).

**ZC-048-2022  
District II**

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

**ZC-049-2022**  
**District VII**

- C. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 9.89 acre tract of land, situated in Survey 2149, Abstract 594, R.H. Rains Original Grantee, within the limit of the City of Laredo, in Webb County, Texas, said 9.89 acre tract being out and part of that certain 358.54 acre tract, as described in Volume 3801, Pages 143-147 of the Webb County Deed Records, Webb County Texas, located west of Corrada Drive and north of Pita Mangana Road, from R-1 (Single Family Residential District) to R-1A (Single Family Reduced Area District).

**ZC-050-2022**  
**District 1**

- D. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 12.85 acre tract of land situated in Porcion 39, Abstract 250, Jose Antonio Nasario Original Grantee, within the limits of the City of Laredo, in Webb County, said 12.85 acre tract being out and part of HAPO Holdings, Limited Liability Company (219.48 acre tract), as recorded in Volume 4543, Pages 455-467 of the Webb County Deed Records located west of US Highway 83 and south of Tesis Drive, from AG (Agricultural District) to R-1A (Single Family Reduced Area District).

**ZC-051-2022**  
**District III**

- E. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 7.83 acre tract of land, situated in Porcion 34, Abstract 762, Jose Antonio Diaz, Original Grantee, within the limit of the City of Laredo, in Webb County, Texas, said 7.83 acre tract being out and part of 4V Holdings, Limited Tract I (148.91 acres), Tract II (8.72 acres), and Tract III (1.33 acres) as recorded in Volume 3702, Pages 643-646 of the Webb County Deed Records, Webb County Texas, located east of Cuatro Vientos Road and west of Hereford Drive, from R-1A (Single Family Reduced Area District) to B4 (Highway Commercial District).

**ZC-052A-2022**  
**District I**

- F. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 2.85 acres, situated in Porcion 34, Abstract 762, Jose Antonio Diaz, original grantee, and Survey 2386, Abstract 3264, J. & H. Wormser original grantee same being out of Tract "A" as recorded in Volume 3342, Pages 699-707, Webb County Official Public Records, located north of Lomas Del Sur Boulevard and east of Ejido Avenue, from B-1 (Limited Business District) to B-3 (Community Business District).

**ZC-054-2022**

**District I**

- G. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 11.91 acres, situated in Porcion 35, Abstract 546, Jose M. Dias original grantee and out of a 358.54 acre tract as conveyed and recorded per Warranty deed dated June 03, 2015, Volume 3801, Pages 143-147, Webb County Official Public Records, located south of Bella Street and west of Ejido Avenue, from R-1 (Single Family Residential District) to R-1A (Single Family Reduced Area District).

**ZC-055-2022**

**District I**

- H. Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning of B-4 (Highway Commercial District), M-1 (Light Manufacturing District), and M-2 (Heavy Manufacturing District) on a tract of land totaling 876.25 acres, more or less (193.18 acres - B-4, 499.75 acres - M-1, and 183.32 acres - M-2), as described by metes and bounds in the attached Exhibit "A", and known as Annexation Tract 5 (Twiss Tract), located west of Interstate 35 and south of US Highway 83 North.

AN-005-2022

7. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:

- A. Review of the revision to the Copper Creek Subdivision Master Plan. The intent is residential. The purpose of this revision is to add Phase VI and Phase VII.

PL-144-2022

District II - Cm. Vidal Rodriguez

- B. Review of the revision to the San Isidro Northeast Subdivision Master Plan. The intent is residential, multi-family, commercial, and institutional (existing). The purpose of this revision is to reconfigure Phases 16, 17, 18, and 19 into Las Palmas Phase 2, and reconfigure Commercial Phase 2.

PL-150-2022

District VI - Cm. Dr. Marte A. Martinez

- C. Review of the revision to the Parkview at Century South Park Master Plan. The intent is residential and commercial. The purpose of this revision is to reconfigure phase II.

PL-136-2022

District I - Cm. Rudy Gonzalez, Jr.

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

- A. Preliminary consideration of the plat of Parkview at Century South Park Subdivision - Phase II. The intent is residential.  
  
PL-140-2022  
District I - Rudy Gonzalez, Jr.
  
- B. Preliminary consideration of the plat of Lot 1, Block 1 Zaftex Commercial Subdivision, Phase 3. The intent is commercial.  
  
PL-149-2022  
District I - Cm. Rudy Gonzalez, Jr.
  
- C. Preliminary consideration of the plat of Lot 1, Block 1 Zaftex Commercial Subdivision, Phase 4. The intent is commercial.  
  
PL-148-2022  
District I - Cm. Rudy Gonzalez, Jr.
  
- D. Preliminary consideration of the plat of Phoenix Village Subdivision, Phase XI. The intent is residential.  
  
PL-138-2022  
District II - Cm. Vidal Rodriguez
  
- E. Preliminary consideration of the plat of Phoenix Village Subdivision, Phase XII. The intent is residential.  
  
PL-139-2022  
District II - Cm. Vidal Rodriguez
  
- F. Preliminary consideration of the plat of San Isidro Northeast Las Palmas Subdivision, Phase 2. The intent is residential.  
  
PL-151-2022  
District VI - Cm. Dr. Marte A. Martinez
  
- G. Preliminary consideration of San Isidro Northeast Corner Retail Plat, Phase 2. The intent is commercial.  
  
PL-152-2022  
District VI - Cm. Dr. Marte A. Martinez

- H. Preliminary consideration of the replat of Lot 5, Block 1 San Isidro Northeast Corner Retail into Lot 5A, Block 1 San Isidro Northeast Corner Retail Plat. The intent is commercial.

PL-153-2022

District VI - Cm. Dr. Marte A. Martinez

- I. Preliminary consideration of the replat of Lot 1, Block 3, and a portion of Kraus Loop (Right-of-Way) of Pinnacle Industry Center FM 1472, Unit 12 into Lot 1A, Block 3, Kraus Road (Right-of-Way) of Pinnacle Industry Center FM 1472, Unit 12. The intent is light industrial.

PL-154-2022

District VII - Cm. Vanessa Perez

- J. Preliminary consideration of the plat of Copper Creek Subdivision, Phase VI. The intent is residential.

PL-143-2022

District II - Cm. Vidal Rodriguez

- K. Preliminary consideration of the plat of Eleden Subdivision, Unit XXII. The intent is residential.

PL-142-2022

District I - Cm. Rudy Gonzalez, Jr.

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

- A. Preliminary reconsideration of the plat of N.D. Hachar Industrial Park, Phase 3. The intent is light industrial. The purpose of this reconsideration is to eliminate the connection of Carriers Drive to Interstate Highway 35.

PL-141-2022

District VII - Cm. Vanessa Perez

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

- A. Final consideration of the QM McPherson Plat. The intent is commercial.

PL-146-2022

District VI - Cm. Dr. Marte A. Martinez

- B. Final consideration of the plat of D&J Alexander Commercial Subdivision Phase 15 Lots 4A, 4B, 4C, Block 3. The intent is commercial.

PL-147-2022

District V - Cm. Ruben Gutierrez, Jr.

- C. Final consideration of the plat of Lot 1, Block 1 Killam Industrial Park-Unit 21. The intent is industrial.

PL-137-2022

District VII - Cm. Vanessa Perez

- D. Final consideration of the plat of Phoenix Village Subdivision, Phase X. The intent is residential.

PL-155-2022

District II - Cm. Vidal Rodriguez

11. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:

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

PL-145-2022

District - Cm. Vidal Rodriguez

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

- A. Consideration of an extension to the final approval of the Herrera Plat, Block 1, Lot 1. The intent is commercial.

PL-156-2022

District VII - Cm. Vanessa Perez

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, MAY 13, 2022 BY 6:00 P.M.**

## DISABILITY ACCESS STATEMENT

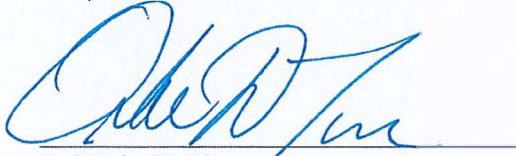
Persons with disabilities who plan to attend this meeting and who may need auxiliary aid or services are requested to contact Amanda Pruneda, Planner II, at (956) 794-1613, [aprunedal@ci.laredo.tx.us](mailto:aprunedal@ci.laredo.tx.us), at least two working days prior to the meeting so that appropriate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

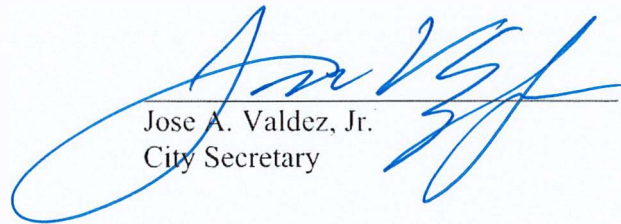
Pursuant to Section 30.07 Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a handgun that is carried openly.

**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.



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Orlando D. Navarro  
Director of Planning



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Jose A. Valdez, Jr.  
City Secretary