

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

**City of Laredo City Hall
City Council Chambers
1110 Houston Street
Laredo, Texas
August 18, 2022
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
AUG 12 '22 PM 4:22

A. Special Meeting of July 28, 2022.

Regular Meeting of August 4, 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 approximately 0.15 acres being the east 46 feet of Lot 2, Block 664, Eastern Division conveyed by deed to Maribel Cisneros de Velazquez, recorded in Volume 5282, Page 366, Official Public Records, Webb County, Texas situated City of Laredo, Webb County, Texas, located at 1215 Ryan Street, from R-3 (Mixed Residential District) and B-3 (Community Business District) to B-3 (Community Business District).

ZC-077-2022

District IV

- B. 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 the east part of lots 5 and 7, Block 167, Western Division, and 1,249.92 square feet, out of the Main Avenue right-of-way, adjacent to Lots 5 and 7, Block 167, Western Division, as per deed recorded in Volume 5323, Pages 741-747, Webb County Official Public Records, located at 1020 Main Avenue.

ZC-080-2022

District VIII

- C. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 7, Block 2031, Eastern Division, located at 3220 Santa Barbara, from R-3 (Mixed Residential District) to B-1 (Limited Business District).

ZC-081-2022

District II

- D. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 7, Block 1019, Western Division, located at 4002 San Eduardo Avenue, from R-2 (Multifamily Residential District) to B-3 (Community Business District).

ZC-082-2022

District VIII

- E. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Block 1104, Western Division, located at 120 Houston Street, from B-1 (Limited Business District) to B-3 (Community Business District).

ZC-083-2022

District VIII

- F. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Planned Unit Development for single family townhouses on approximately 14.59 acres, out of Porcion 33, Jose Dionisio Trevino, Original Grantee, Abstract Number 3084, Webb County, Texas, said 14.59 acres being out of Tracts I and II respectively, conveyed in deed to Mezquite Land Development, Incorporated, as recorded in Volume 5296, Pages 137-144, Webb County Official Public Records, located south of State Highway 359 and east of Concord Hills Boulevard, from R-1A (Single Family Reduced Area) to R-1A

P.U.D.(Single Family Reduced Area - Planned Unit Development).

ZC-084-2022

District II

- G. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 39.67 acres, 1.98 acres out of the remaining portion of 26.61 acre tract, conveyed to MRMD Development Company, Limited Liability Company, Volume 4612, Pages 402-407, Webb County Official Public Records and 13.54 acres out of a 13.58 acre tract, conveyed to MRMD Development Company, Limited Liability Company Volume 4225, Page 242, Webb County Official Public, also being out of Portion 34, Jose A. Diaz, Original Grantee, Abstract 762, City of Laredo, Webb County, Texas and 24.15 acres out of 478.22 acres, Tract 4, conveyed to Cuatro Vientos South, Limited, recorded in Volume 4225, Pages 242-256, Webb County Official Public Records, situated in Portion 34, Abstract 762, Webb County, Texas, located east of Cuatro Vientos Road and south of Concord Hills Boulevard, from AG (Agricultural District) to R-1A (Single Family Reduced Area District).

ZC-085-2022

District II

- H. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 19.84 acre tract of land out of a 53.40 acre tract of land out of a tract of land conveyed to L91 BC Properties, Limited Liability Company, a Florida Limited Liability Company, as described in deed recorded in Volume 4430, Pages 282-289, Official Public Records, Webb County, Texas, and containing 53.40 acre of land, and being situated in Porcion 28, E. Martinez, Abstract 241, Webb County, Texas, located south of East Saunders Street and west of Bob Bullock Loop, from R-1A (Single Family Reduced Area District) to R-1B (Single Family High Density District).

ZC-086-2022

District IV

- I. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 1.69 acre tract of land out of a 53.40 acre tract of land out of a tract of land conveyed to L91 BC Properties, Limited Liability Company, a Florida Limited Liability Company, as described in deed recorded in Volume 4430, Pages 282-289, Official Public Records, Webb County, Texas, and containing 53.40 acre of land, and being situated in Porcion 28, E. Martinez, Abstract 241, Webb County, Texas, located south of East Saunders Street and west of Bob Bullock Loop, from R-1A (Single Family Reduced Area District) to B-3 (Community Business District).

ZC-087-2022

District IV

- J. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Special Use Permit for a communication tower on Lot 8, Block 110, Western Division, located at 511 Houston Street.

ZC-088-2022
District VIII

7. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:

- A. Review of the revision to the Rodriguez Ranch Master Plan. The intent is residential, multifamily, and commercial. The purpose of this revision is to reconfigure phases.

PL-214-2022
District VI - Cm. Dr. Marte A. Martinez

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

- A. Preliminary consideration of replat of Lot 1, Block 1 Nava Ranchitos Plat into Lot 1A, Block 1 Nava Ranchitos Replat. The intent is industrial.

PL-212-2022
District VII - Cm. Vanessa Perez

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

- A. Final consideration of the replat of Lots 1-6, Block 1 The Gates at D&J Alexander Subdivision East into Lot 1A, Block 1 The Gates at D&J Alexander Subdivision East. The intent is commercial.

PL-199-2022
District V - Cm. Ruben Gutierrez, Jr.

- B. Final consideration of the plat of Pinnacle Industry Center - FM 1472, Unit 8 Subdivision Plat. The intent is light industrial.

PL-208-2022
District VII - Cm. Vanessa Perez

- C. Final consideration of the plat of Lot 1, Block 1 Zaftex Commercial Subdivision, Phase 3. The intent is commercial.

PL-209-2022
District I - Cm. Rudy Gonzalez, Jr.

- D. Final consideration of the plat of Lot 1, Block 1 Zaftex Commercial Subdivision, Phase 4. The intent is commercial.

PL-210-2022
District I - Cm. Rudy Gonzalez, Jr.

- E. Final consideration of the plat of The Loop Subdivision Phase VI. The intent is residential and commercial.

PL-211-2022
District V - Cm. Ruben Gutierrez, Jr.

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

PL-213-2022
District VI - Cm. Dr. Marte A. Martinez

10. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:

- A. Consideration of Model Subdivision Rule Compliance of Santa Celia Estates Subdivision Plat. The intent is residential.

PL-215-2022
District V - Ruben Gutierrez, Jr.

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, AUGUST 12, 2022, BY 6:00 P.M.

 **DISABILITY ACCESS STATEMENT** 

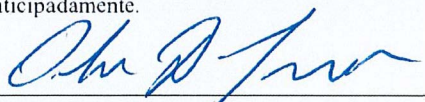
Persons with disabilities who plan to attend this meeting and who may need auxiliary aid or services are requested to contact Amanda Pruneda, Planner II, at (956) 794-1613, aprunedal@ci.laredo.tx.us, at least two working days prior to the meeting so that appropriate arrangements can be made. The accessible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

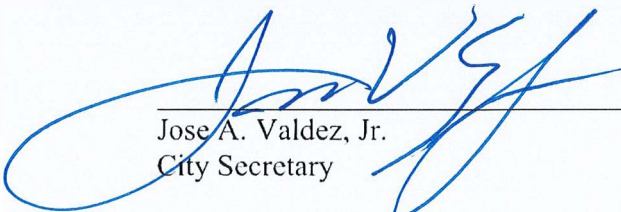
Pursuant to Section 30.06 Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter II, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

Pursuant to Section 30.07 Penal Code (trespass by license holder with an openly carried handgun), a person licensed under Subchapter II, 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, 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