

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

**City of Laredo City Hall  
City Council Chambers  
1110 Houston Street  
Laredo, Texas  
September 15, 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  
SEP 9 '22 PM4:16

Regular Meeting of September 1, 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 City of Laredo Land Development Code, Article V, Section 24-78.2, (b), entitled Central Business District, Arts and Entertainment District, and Historic District Exemptions, to exempt the Saint Peter's Historic District from the off-street parking requirements contained in Section 24-78, and thereby providing the Saint Peter's Historic District with the same parking exemptions which currently apply to the Old Mercado and San Agustin De Laredo Historic Districts, providing that this ordinance shall be cumulative, providing for severability clause, and providing for publication and effective date.

- B. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 3, Block 1738, Eastern Division, located at 2815 Zacatecas Street/2811 Zacatecas Street, from B-1 (Limited Business District) to B-4 (Highway Commercial District).

**ZC-089-2022**

**District II**

- C. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Special Use Permit of a restaurant serving alcohol on Lot 3, Block 1, Del Mar North Filing Number One, located at 7718 McPherson Road, Building E-1, Suite 1 and 2 (3,388 square feet).

**ZC-090-2022**

**District V**

- D. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 12, Block 304, Western Division, located at 1620 Santa Maria Avenue, from R-3 (Mixed Residential District) to B-3 (Community Business District).

**ZC-091-2022**

**District VIII**

- E. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 1.32 acres situated in Porcion 23, Leonardo Sanchez, Original Grantee, Abstract 283 and being out of a tract of land conveyed to Killam Industrial Development Partnership, Limited, as recorded in Volume 1366, Pages 345-346, Official Public Records of Webb County, Texas, located west of Bob Bullock Loop and south of Room for More Way, from R-1 (Single Family Residential District) to B-4 (Highway Commercial District).

**ZC-092-2022**

**District VI**

- F. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 2.88 acres tract of land out of Lot 1, Block 1, H.A.V. as per Volume 32, Page 85, plat records of Webb County, Texas, located at 22801 FM 1472 Road, from AG (Agricultural District) to M-1 (Light Manufactured District).

**ZC-093-2022**

**District VII**

- G. Amending the Zoning Ordinance (Map) of the City of Laredo by amending Ordinance 2016-O-139 which authorized a Conditional Use Permit for an amusement redemption machine establishment on Lot 1, Block 1, Anil Associates, Limited Liability Corporation, Phase I, located at 9110 McPherson Road in order to remove Anil Gupta and Yam Ping Li and replace with Jorge Vicencio Barcenas as the party to whom the permit is issued.

**ZC-095-2022**

**District VI**

- H. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 8, Block 2156, Eastern Division, located at 3102 Wooster Street, from AG (Agricultural District) to R-3 (Mixed Residential District).

**ZC-096-2022**

**District II**

- I. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Block 14, Lago del Valle Subdivision, Phase II, located at 1610 Concord Hills Boulevard, from R-1 (Single Family Residential District) and R-1A (Single Family Reduced Area District) to B-3 (Community Business District).

**ZC-097-2022**

**District III**

- J. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 2.5329 acres, situated in Porcion 32, Abstract 296, Antonio Trevino, Original Grantee, within the City Limits of Laredo and Webb County, Texas, out and part of the 29.982 Acre Mezquite Land Development, Incorporated Tract, recorded in Volume 5294, Pages 149-153 of the Webb County Deed Records, located east of Old Milwaukee Road and South of State Highway 359, from R-3 (Mixed Residential District) and B-4 (Highway Commercial District) to B-4 (Highway Commercial District).

**ZC-098-2022**

**District III**

- K. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 27.449 acres, situated in Porcion 32, Abstract 296, Antonio Trevino, Original Grantee, within the City Limits of Laredo and Webb County, Texas, out and part of the 29.982 Acre Mezquite Land Development, Incorporated Tract, recorded in Volume 5294, Pages 149-153 of the Webb County Deed Records, located east of Old Milwaukee Road and South of State Highway 359, from R-3 (Mixed Residential District) and B-4 (Highway Commercial District) to R-1B (Single Family High Density District).

**ZC-099-2022**

**District III**

- L. Amending the Zoning Ordinance (Map) of the City of Laredo by amending Ordinance 2016-O-080 which authorized a Special Use Permit for a restaurant serving alcohol on Lot 5A, Block 1, Encino Plaza Subdivision, Unit 2A, located at 7518 McPherson Road, Suite 510 (3,700 square feet) in order to remove Junction Partners, Limited and Encino Plaza, Limited for Cosmos Bar and Grill Restaurant and replace with Cosmos Bar and Grill and Encino Plaza, Incorporated as the parties to whom the permit is issued.

**ZC-100-2022**  
**District V**

- M. Amending the Zoning Ordinance (Map) of the City of Laredo by amending Ordinance 2007-O-050, which authorized a Special Use Permit for a Mini Storage/Warehouse on Lots 1,2,3,4,5,6,7and 8, Block 1068, Eastern Division, located at 1320 South Meadow Avenue, in order to add approximately 1.4666 acres, as further described in attached Exhibit A, north of the existing mini-storage.

**ZC-101-2022**  
**District II**

- N. 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 1, 2, 3, 4, 5, 6, 7, and 8, Block 474, Western Division, located at 2410 Santa Ursula Avenue, first floor restaurant (2,038.58 square feet).

**ZC-102-2022**  
**District VIII**

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

**ZC-104-2022**  
**District V**

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

- A. Preliminary consideration of the plat of Center Point Energy City Gate #2 and the granting of a variance to water connections, landscaping requirements, public sewers, and retention/detention facilities. The intent is for a natural gas valve and metering station.

District VI - Cm. Dr. Marte A Martinez

- B. Preliminary consideration of the plat of Islitas Subdivision, Phase 1. The intent is residential.

District VII - Cm. Vanessa Perez

- C. Preliminary consideration of the replat of Lot 2A, Block 1 Amended Laredo Arena Subdivision, Unit 4 into Lots 2B & 2C, Block 1, Laredo Arena Subdivision, Unit 4. The intent is commercial.

District V - Cm. Ruben Gutierrez, Jr.

- D. Preliminary consideration of the plat of Tract A, Seven Flags Addition. The intent is commercial.

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

- A. Final consideration of Doug Stanley Plat. The intent is commercial.

PL-224-2022

District VII - Vanessa Perez

- B. Final consideration of the replat of Lot 19, 20, and 21, Block 6, Interamerica Distribution Park Phase 4, and 27.83 unplatted acres into Lot 19A and Lot 21A, Block 6, Interamerica Distribution Park Phase 4. The intent is industrial.

PL-235-2022

District VII - Cm. Vanessa Perez

- C. Final consideration of Miguel Angel Rodriguez Plat. The intent is commercial.

PL-237-2022

District I - Cm. Rudy Gonzalez, Jr.

- D. Final consideration of replat of Lot 3, Block 3, Cielito Lindo Commercial Plat into Lot 3A, Block 3, Cielito Lindo Commercial Plat. The intent is commercial.

PL-238-2022

District I - Cm. Rudy Gonzalez, Jr.

- E. Final consideration of Las Aldeas Commercial Phase 1 Plat. The intent is commercial.

PL-241-2022

District I - Cm. Rudy Gonzalez, Jr.

- F. Final consideration of the replat of Lot 1, Block 1, 501 Imperial Partners Manadas Subdivision into Northcrest Residential Subdivision. The intent is residential.

PL-242-2022

District VI - Cm. Dr. Marte A. Martinez

9. RECONSIDERATION OF THE FOLLOWING FINAL PLATS AND FINAL REPLATS:
- A. Final reconsideration of the plat of Harmony Hills Subdivision, Phase I at Rodriguez Ranch. The intent is residential. The purpose of this reconsideration is to add a lot for a mail delivery cluster box(es).
- District VI - Dr. Marte A. Martinez
10. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:
- A. Consideration of Model Subdivision Rule Compliance of the plat of R & W Ranch Subdivision Phase V. The intent is residential.
- PL-233-2022  
District I - Cm. Rudy Gonzalez, 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, SEPTEMBER 9, 2022, BY 6:00 P.M.**

**DISABILITY ACCESS STATEMENT**

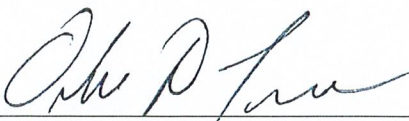
Persons with disabilities who plan to attend this meeting and who may need auxiliary aid or services are requested to contact Amanda Pruneda, Planner II, at (956) 794-1613, [aprunedal@ci.laredo.tx.us](mailto:aprunedal@ci.laredo.tx.us), at least two working days prior to the meeting so that appropriate arrangements can be made. The accessible entrance and accessible parking spaces are located at City Hall, 1100 Victoria Ave.

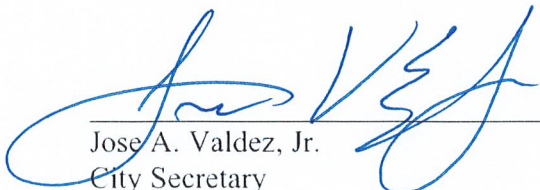
Out of consideration for all attendees of the meeting, please turn off all cellular phones and pagers, or place on inaudible signal Thank you for your consideration.

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