

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

**City of Laredo City Hall
City Council Chambers
1110 Houston Street
Laredo, Texas
October 20, 2022
6:00 p.m.**

MEETING AGENDA

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

REC'D CITY SEC OFF
OCT 14 '22 PM4:44

4. CONSIDER APPROVAL OF MINUTES OF :

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.

A. Regular Meeting of September 15, 2022.

B. Regular Meeting of October 6, 2022

6. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE:

- A. Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning of M-1 (Light Manufacturing District) on a tract of land totaling 8.69 acres, more or less, as described by metes and bounds in the attached Exhibit "A", and known as Annexation Tract 1 (Alce Tract), located south of FM 1472 and east of Iron Mine Rd.

AN-008-2022

District VII - Cm. Vanessa Perez

- B. Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning of M-1 (Light Manufacturing District) on a tract of land totaling 305.40 acres, more or less, as described by metes and bounds in the attached Exhibit "A", and known as Annexation Tract 3 (Emerald Riverview Tract), located west of FM 1472 and south of Verde Boulevard.

AN-010-2022

District VII - Cm. Vanessa Perez

- C. Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning of M-1 (Light Manufacturing District) on a tract of land totaling 3.05 acres, more or less, as described by metes and bounds in the attached Exhibit "A", and known as Annexation Tract 2 (Terraval Tract) located south of FM 1472 and east of Iron Mine Rd.

AN-009-2022

District VII - Cm. Vanessa Perez

- D. Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning of R-1A (Single Family Reduced Area District) on a tract of land totaling 42.87 acres, more or less, as described by metes and bounds in the attached Exhibit "A", and known as Annexation Tract 4 (AFW Investments II Tract) located north of State Highway 359 and west of Wawi Tijerina Parkway.

AN-011-2022

District III - Cm. Mercurio Martinez, III

- E. Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning of M-1 (Light Manufacturing District) on a tract of land totaling 1.96 acres, more or less, as described by metes and bounds in the attached Exhibit "A", and known as Annexation Tract 5 (Los Milagros Ranch II Tract), located east of FM 1472 and south of Pinto Valle Drive.

AN-012-2022

District VII - Cm. Vanessa Perez

- F. Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning of M-1 (Light Manufacturing District) on a tract of land totaling 388.97 acres, more or less, as described by metes and bounds in the attached Exhibit "A", and known as Annexation Tract 6 (5M WATR Industrial Tract), located east of FM 1472 and north of Pinto Valle Drive.

AN-013-2022

District VII - Cm. Vanessa Perez

- G. Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning of M-1 (Light Manufacturing District) on a tract of land totaling 6.0 acres, more or less, as described by metes and bounds in the attached Exhibit "A", and known as Annexation Tract 7 (Saldaña Tract) located east of FM 1472 and south of Pinto Valle Drive.

AN-014-2022

District VII - Cm. Vanessa Perez

- H. 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 Company, Phase I, located at 9110 McPherson Road in order to remove Anil Gupta and Yam Ping Li and replace with Anil Gupta and Jorge Vicencio Barcen as the parties to whom the permit is issued.

ZC-095-2022

District VI

- I. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 15,832.3 square feet of land conveyed by deed to Rene A. Nava, recorded in Volume 5125, Page 194, Official Public Records, Webb County, Texas, situated in Porcion 10, Original Grantee, Tomas Sanchez, Abstract 280, located west of Coal Mine Road and south of FM 1472 Road, from AG (Agricultural District) to M-1 (Light Manufacturing District).

ZC-103-2022

District VII

- J. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 0.96 acre tract of land out of a tract of land conveyed by deed to Santa Fe Webb, Limited Liability Company, recorded in Volume 3137, Pages 660-668, Official Public Records, Webb County, Texas, situated in Porcion 33, Jose Dionisio Villarreal, Abstract 3084, Webb County, Texas, located north of Avenida los Presidentes and west of Concord Hills Boulevard, from R-1 (Single Family Residential District) to B-3 (Community Business District).

ZC-105-2022

District III

- K. 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 Lot 3 and 6, Block 1, Avery Retail Subdivision, located at 6710 Springfield Avenue and 104 Mann Road.

ZC-106-2022

District VII

- L. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Conditional Use Permit for a bar 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-107-2022

District V

- M. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 16, Block 2, Laredo Town Center, Phase 2, located at 5401 Bob Bullock Loop, from M-1 (Light Manufacturing District) to B-4 (Highway Commercial District).

ZC-108-2022

District V

- N. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 3.21 acre tract of land lying in the Porcion 32, Antonio Trevino Survey, Abstract 296, Webb County, Texas, same being a portion of an 5.00 acre tract of land described and recorded in Volume 4813, Page 393, Official Public Records of Webb County, Texas, located north of State Highway 359 and east of Delphina Avenue, from R-1 (Single Family Residential District) to M-1 (Light Manufacturing District).

ZC-109-2022

District III

- O. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Conditional Use Permit for an urgent care clinic (outpatient) on Lot 26B, Block 1, San Isidro Northeast Subdivision, Phase 4, located at 10901 International Boulevard.

ZC-110-2022

District VI

- P. Amending the City of Laredo Subdivision Ordinance, Chapter II, Section 2-3.1 entitled Subdivision Plats, and Section 2-3.2 entitled Subdivision Plat Submittal Requirements, to reduce the number of physical paper plat reproductions submitted with applications for the consideration of General Plans/Master Plans and Subdivision Plats, to require that all applications for consideration of General Plans/Master Plans and Subdivision Plats include a 24" x 36" digital reproduction of the plat and include a geo-referenced CAD file in a format which is compatible with City of Laredo GIS software, providing that this ordinance shall be cumulative, providing for severability clause, and providing for publication and effective date.

7. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:

- A. Review of the revision of the Loma Veranos Subdivision Masterplan. The intent is residential. The purpose of this revision is to reclassify the detention pond into open space.

PL-255-2022

District I - Cm. Rudy Gonzalez, Jr.

- B. Review of the revision to the Cuatro Vientos East Wright Ranch Subdivision Masterplan. The intent is residential and commercial. The purpose of this revision is to reconfigure phases.

PL-248-2022

District I - Cm. Rudy Gonzalez, Jr.

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

- A. Preliminary consideration of the plat of Cuatro Vientos East, Wright Ranch Subdivision, Phase VIII. The intent is residential

PL-247-2022

District I - Cm. Rudy Gonzalez Jr., and District III - Cm. Mercurio Martinez, III

- B. Preliminary consideration of the plat of N.D. Hachar Industrial Park, Phase 4. The intent is industrial.

PL-249-2022

District VII - Cm. Vanessa Perez

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

PL-257-2022

District I - Cm. Rudy Gonzalez, Jr.

- D. Preliminary consideration of the replat of Lot 1, Lot 2, & Lot 3, Block 1 Escondido Subdivision Unit 3 Plat into Altavista Subdivision Phase 4. The intent is residential and commercial.

PL-258-2022

District V - Cm. Ruben Gutierrez, Jr.

- E. Preliminary consideration of the replat of Tract 1, Jacaman Penitas Replat into Lot 1, Block 1 Margal Plat. The intent is commercial.

PL-259-2022
Extra-Territorial Jurisdiction (ETJ)

- F. Preliminary consideration of the plat of Tract 15-A, Gupta Plat. The intent is commercial.

PL-003-2023
Extra-Territorial Jurisdiction (ETJ)

- G. Preliminary consideration of the plat of D & J Alexander Subdivision Phase XXXI. The intent is residential.

PL-007-2023
District 5 - Cm. Ruben Gutierrez, Jr.

- H. Preliminary consideration of the plat of D & J Alexander Phase 15 Alexander Plaza Lot 6, Block 2. The intent is commercial.

PL-008-2023
District V - Cm. Ruben Gutierrez, Jr.

- I. Preliminary consideration of the Fito Santos Plat. The intent is commercial.

PL-004-2023
District VI - Cm. Dr. Marte A. Martinez

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

- A. Preliminary reconsideration of the plat of Tract A, Seven Flags Addition and the granting of a variance to waive the 50' Right-of-Way and 30' paving section requirement pursuant to Section 3-2 (A) of the Subdivision Ordinance.

PL-261-2022
Extra-Territorial Jurisdiction (ETJ)

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

- A. Final consideration of the plat of Loma Veranos Subdivision, Phase I. The intent is residential.

PL-256-2022
District I - Cm. Rudy Gonzalez, Jr.

B. Final consideration of the San Isidro Northeast Corner Retail Plat, Phase 2. The intent is commercial.

PL-254-2022

District VI - Cm. Dr. Marte A. Martinez

C. Final consideration of the plat of San Isidro Northeast Las Palmas Subdivision, Phase 2. The intent is residential.

PL-240-2022

District VI - Cm. Dr. Marte A. Martinez

D. Final consideration of the plat of Lot 1, Block 1, Wilkinson Plat. The intent is commercial.

PL-252-2022

District VII - Cm. Vanessa Perez

E. Final consideration of the plat of Eleden Subdivision, Unit XXII. The intent is residential.

PL-253-2022

District I - Cm. Rudy Gonzalez, Jr.

F. Final consideration of the plat of Lafon Residential Subdivision, Phase II. The intent is residential.

PL-260-2022

District III - Cm. Mercurio Martinez, III

G. Final consideration of the Valvi Plat. The intent is industrial.

PL-262-2022

District VII - Cm. Vanessa Perez

H. Final consideration of the Victor Garza Plat. The intent is commercial.

PL-001-2023

District VI - Cm. Dr. Marte A. Martinez

I. Final consideration of the replat of Lots 4, 5, & 6, Block 1801, Eastern Division into Lot 6A, Block 1801 Eastern Division. The intent is residential.

PL-002-2023

District IV - Alberto Torres, Jr.

- J. 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

11. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:

- A. Consideration of Model Subdivision Rule Compliance of the replat of Lot 120A and Lot 121A, Block 3 of San Isidro Southwest Antler Crossing Subdivision, Phase 1 into San Isidro Southwest-Antler Crossing Subdivision Phase 4. The intent is residential.

PL-244-2022
District VI - Cm. Dr. Marte A. Martinez

- B. Consideration of Model Subdivision Rule Compliance of the plat of Harmony Hills Subdivision, Phase I at Rodriguez Ranch. The intent is residential.

PL-245-2022
District VI Cm. Dr. Marte A. Martinez

- C. Consideration of Model Subdivision Rule Compliance of the plat of Copper Creek Subdivision, Phase II. The intent is residential.

PL-246-2022
District II - Cm. Vidal Rodriguez

12. ELECTION OF OFFICERS

- A. Election of Chairman
- B. Election of Vice-Chairman

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, OCTOBER 14, 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, apuneda1@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 apuneda1@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