

PLANNING AND ZONING COMMISSION
NOTICE OF PUBLIC MEETING

City of Laredo City Hall
City Council Chambers
1110 Houston Street
Laredo, Texas
December 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 :
 - A. Regular Meeting of October 20, 2022
 - B. Regular Meeting of November 17, 2022
 - C. Regular Meeting of December 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 Laredo Land Development Code, Section 24.77.1, entitled Dimensional Standards, by revising the front yard setback requirements in R-1B (Single Family High Density District) zoning districts, from 20 feet to 36 feet, providing that the ordinance shall be cumulative, providing for severability clause, and providing for publication and effective date.

REC'D CITY SEC OFF
DEC 9 '22 PM 4:22

- B. 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 4-A, Block 8-A, Las Brisas del Mar Subdivision, located at 8602 McPherson Road, Suites 101 and 102 (2057 square feet).

ZC-001-2023

District V

- C. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning part of Lot 4 and Lot 5A, Block 381, Western Division, located west of San Ignacio Avenue and east of Hudson Road, from B-3 (Community Business District) to M-1 (Light Manufacturing District).

ZC-014-2023

District VIII

- D. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 7,418.05 square feet tract of land (0.17 acres), being the east 53.41 feet of Lot 5, Block 572, Eastern Division, City of Laredo, being the same tract of land conveyed in a deed recorded in Volume 5367, Page 327, Webb County Official Public Records, Webb County Texas, located at 1020 San Pedro Street, from R-3 (Mixed Residential District) to R-O (Residential Office District).

ZC-015-2023

District IV

- E. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 0.057 acres tract of land (east 32.3 feet) out of Lot 9, Block 1574, Eastern Division, City of Laredo, Webb County, Texas, located at 2606 Jaime Zapata Memorial Highway, from R-2 (Multi-Family Residential District) to B-3 (Community Business District).

ZC-016-2023

District III

- F. 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 limits 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 south of Wright Ranch Boulevard, from B-4 (Highway Commercial District) to B-3 (Community Business District).

ZC-017-2023

District I

- G. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 2.93 acre tract of land, situated in Porcion 34, Abstract 762, Jose Antonio Diaz, Original Grantee, within the limits of the City of Laredo, in Webb County, Texas, said 2.93 acre tract being out and part of 4V Holdings, Limited Tract I (148.91 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 south of Bluestone Creek Boulevard, from B-4 (Highway Commercial District) to B-3 (Community Business District).

ZC-018-2023

District I

- H. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 60 and 61, Block 7, Lomas del Sur Subdivision, located 4231 and 4233 Katiana Drive, from R-1A (Single Family Reduced Area) to B-1 (Limited Business District).

ZC-020-2023

District II

- I. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning a tract of land containing approximately 173.97 acres, situated in Porcion 22, Maria de Jesus Sanchez, Original Grantee, Abstract 277, Porcion 23, Leonardo Sanchez, Original Grantee, Abstract 283, and Porcion 24, Toribio Rodriguez, Original Grantee, Abstract 268, Webb County, Texas, said 176.6647 acres, more or less, being partially out of a tract of land called to contain 92.79 acres and partially out of a tract of land called to contain 28.88 acres conveyed to Killam Development, Limited, as recorded in Volume 4247, Pages 830-835, Official Public Records of Webb County, Texas, partially out of a tract of land called to contain 250.616 acres conveyed to Killam Development, Limited, as recorded in Volume 1366, Pages 345-346, Official Public Records of Webb County, Texas, partially out of the remainder of Tract "K-1" called to contain 43,878.5855 acres conveyed to Killam Ranch Properties, Limited, as recorded in Volume 540, Page 632, Official Public Records of Webb County, Texas, and partially out of a tract of land called to contain 20.00 acres conveyed to Killam Development, Limited, as recorded in Volume 3648, Pages 511-516, Official Public Records of Webb County, Texas, located east of Bob Bullock Loop and north of Inspiration Parkway, from R-1 (Single Family Residential District) to B-4 (Highway Commercial District).

ZC-022-2023

District VI

- J. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 30.0042 acres situated in Porcion 24, Toribio Rodriguez, Original Grantee, Abstract 268, Webb County, Texas, said 30.0042 acres, more or less, being partially out of a tract of land called to contain 28.88 acres conveyed to Killam Development, Limited, as recorded in Volume 4247, Pages 830-835, Official Public Records of Webb County, Texas, and partially out of a tract of land called to contain 250.616 acres conveyed to Killam Development, Limited, as recorded in Volume 1366, Pages 345-346, Official Public Records of Webb County, Texas, located east of Bob Bullock Loop and south of Inspiration Parkway from R-1

(Single Family Residential District) to B-4 (Highway Commercial District).

ZC-023-2023

District VI

- K. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 28.37 acres of land situated in Porcion 10, Abstract 280, Tomas Sanchez original grantee same being out of a called 104.59 acre tract as recorded in Volume 5044, Pages 429-435, Webb County Official Public Records, located north of FM 1472 and east of Copper Mine Road, from AG (Agricultural District) to M-1 (Light Manufacturing District).

ZC-024-2023

District VII

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

- A. Preliminary consideration of the Pinnacle FM-1472 Billboard #4 Plat. The intent is commercial (Billboard).

PL-040-2023

District VII - Cm. Vanessa Perez

- B. Preliminary consideration of Pinnacle FM-1472 Billboard #6 Plat. The intent is commercial (Billboard).

PL-041-2023

District VII - Cm. Vanessa Perez

- C. Review and consideration of the plat of Monteverde Subdivision Phase I. The intent is commercial.

PL-049-2023

District III - Cm. Melissa R. Cigarroa

- D. Review and consideration of the plat of Monteverde Subdivision Phase II. The intent is residential.

PL-050-2023

District III - Cm. Melissa R. Cigarroa

- E. Review and consideration of the plat of Monteverde Subdivision Phase III. The intent is residential.

PL-051-2023

District III - Cm. Melissa R. Cigarroa

- F. Preliminary consideration of the plat of The Coves at Winfield Commercial Unit I. The intent is commercial.

PL-052-2023

District VI - Cm. Dr. Marte A. Martinez

- G. Review and consideration of the replat of Block 2017, Eastern Division into Lots 15-A & 15-B, Block 5, Residential Plat. The intent is residential.

PL-057-2023

District III - Cm. Melissa R. Cigarroa

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

- A. Final consideration of the Gubagreen Industrial Plat. The intent is industrial.

PL-029-2023

District VII - Cm. Vanessa Perez

- B. Final consideration of the plat of Lomas Del Sur Subdivision, Unit XVI-B. The intent is residential.

PL-054-2023

District I - Cm. Rudy Gonzalez, Jr.

9. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:

- A. Consideration of Model Subdivision Rule Compliance of Shenandoah Valley Subdivision, Phase 3. The intent is residential.

PL-058-2023

District VI - Dr. Marte A. Martinez

10. ELECTION OF OFFICERS

- A. Election of Chairman

- B. Election of Vice-Chairman

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, DECEMBER 9, 2022 BY 6:00 P.M.

DISABILITY ACCESS STATEMENT

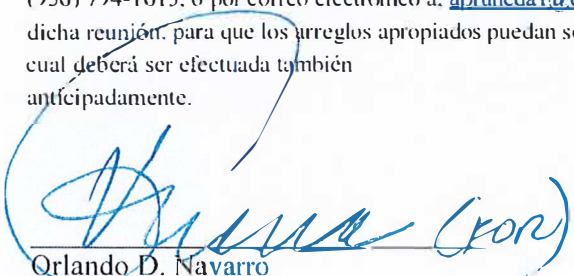
Persons with disabilities who plan to attend this meeting and who may need auxiliary aid or services are requested to contact Amanda Pruneda, Planner II, at (956) 794-1613, aprunedal@ci.laredo.tx.us, at least two working days prior to the meeting so that appropriate arrangements can be made. The accessible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

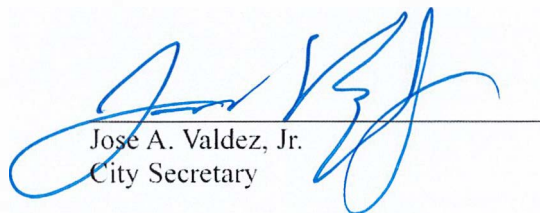
Pursuant to Section 30.06 Penal Code (trespass by license holder with a concealed handgun), a person licensed under Subchapter H, Chapter 411, Government Code (handgun licensing law), may not enter this property with a concealed handgun.

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, 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