

# PLANNING AND ZONING COMMISSION

## NOTICE OF PUBLIC MEETING

City of Laredo City Hall  
City Council Chambers  
1110 Houston Street  
Laredo, Texas  
November 03, 2016  
6:00 p.m.

## MEETING AGENDA

I. CALL TO ORDER

II. ROLL CALL

III. PLEDGE OF ALLEGIANCE

IV. CONSIDER APPROVAL OF MINUTES OF:

Regular Meeting of October 6, 2016

V. CHAIRMAN AND DIRECTORS REPORT AND COMMUNICATIONS:

VI. 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.

VII. PUBLIC HEARINGS AND RECOMMENDATION OF ORDINANCE FOR VOLUNTARY ANNEXATIONS:

A. For the voluntary annexation of one (1) tract of land totaling 82.48 acres, more or less, as described by metes and bounds in Exhibit "A", and known as annexation Tract 1 (4G Investments, LLC Tract), located east of F.M 1472 and south of S.H. 255, as required by Section 43.063 of the Texas Local Government Code.

B. For the voluntary annexation of one (1) tract of land totaling 54.20 acres, more or less, as described by metes and bounds in Exhibit "A", and known as annexation Tract 2 (Kansas City Southern Railway 359 Yard Tract), located east of E.G. Ranch Rd. and S.H. 359, as required by Section 43.063 of the Texas Local Government Code.

- C. For the voluntary annexation of one (1) tract of land totaling 20.34 acres, more or less, as described by metes and bounds in Exhibit "A", and known as annexation Tract 3 (AFW Investments II, Ltd Tract), located north of S.H. 359 and east of E.G. Ranch Rd., as required by Section 43.063 of the Texas Local Government Code.
- D. For the voluntary annexation of one (1) tract of land totaling 5.0 acres, more or less, as described by metes and bounds in Exhibit "A", and known as annexation Tract 4 (Cuauhtémoc Rodriguez Tract), located north of Del Mar Blvd. and east of Bob Bullock Loop (Loop 20), as required by Section 43.063 of the Texas Local Government Code.
- E. For the voluntary annexation of one (1) tract of land totaling 7.61 acres, more or less, as described by metes and bounds in Exhibit "A", and known as annexation Tract 5 (MOS Professional Building Inc. Tract), located F.M 1472 and south of Pinto Valle Dr., as required by Section 43.063 of the Texas Local Government Code.
- F. For the voluntary annexation of one (1) tract of land totaling 1,743.53 acres, more or less, as described by metes and bounds in Exhibit "A", and known as annexation Tract 6 (Reuthinger Living Trust Tract), located west of I.H. 35 and north of Beltway Parkway, as required by Section 43.063 of the Texas Local Government Code.
- G. For the voluntary annexation of one (1) tract of land totaling .31 acres, more or less, as described by metes and bounds in Exhibit "A", and known as annexation Tract 7 (Carriers Tract), located south of Carriers Dr. and east of Resource Dr., as required by Section 43.063 of the Texas Local Government Code.

**VIII. PUBLIC HEARINGS AND RECOMMENDATION OF THE FOLLOWING INITIAL ZONING DESIGNATIONS FOR THE PROPOSED ANNEXATIONS:**

- A. Amending the Zoning Ordinance (Map) of the City of Laredo by establishing the initial zoning of 82.48 acres, more or less, as described by metes and bounds in Exhibit "A", and known as annexation Tract 1 (4G Investments, LLC Tract), located east of F.M 1472 and south of S.H. 255, for the initial zoning of M-1 (Light Manufacturing District). District VII- Cm. George J. Altgelt.
- B. Amending the Zoning Ordinance (Map) of the City of Laredo by establishing the initial zoning of 54.20 acres, more or less, as described by metes and bounds in Exhibit "A", and known as annexation Tract 2 (Kansas City Southern Railway 359 Yard Tract), located east of E.G. Ranch Rd. and S.H. 359, for the initial zoning of M-2 (Heavy Manufacturing District). District II- Vidal Rodriguez.
- C. Amending the Zoning Ordinance (Map) of the City of Laredo by establishing the initial zoning of 20.34 acres, more or less, as described by metes and bounds in Exhibit "A", and known as annexation Tract 3 (AFW Investments II, Ltd Tract), located north of S.H. 359 and east of E.G. Ranch Rd, for the initial zoning of R-1MH (Single Family Manufactured Housing District). District II- Vidal Rodriguez.
- D. Amending the Zoning Ordinance (Map) of the City of Laredo by establishing the initial zoning of 5.0 acres, more or less, as described by metes and bounds in Exhibit "A", and

known as annexation Tract 4 (Cuauhtémoc Rodriquez Tract), located north of Del Mar Blvd. and east of Bob Bullock Loop (Loop 20), for the initial zoning of R-1 (Single Family Residential District). District VI- Cm. Charlie San Miguel.

E. Amending the Zoning Ordinance (Map) of the City of Laredo by establishing the initial zoning of 7.61 acres, more or less, as described by metes and bounds in Exhibit "A", and known as annexation Tract 5 (MOS Professional Building Inc. Tract), located at F.M 1472 and south of Pinto Valle Dr., for the initial zoning of M-1 (Light Manufacturing District). District VII- Cm. George J. Altgelt.

F. Amending the Zoning Ordinance (Map) of the City of Laredo by establishing the initial zoning of 1,743.53 acres, more or less, as described by metes and bounds in Exhibit "A", and known as annexation Tract 6 (Reuthinger Living Trust Tract), located west of I.H. 35 and north of Beltway Parkway, for the initial zoning of M-1 (Light Manufacturing District). District VII- Cm. George J. Altgelt.

G. Amending the Zoning Ordinance (Map) of the City of Laredo by establishing the initial zoning of 0.31 acres, more or less, as described by metes and bounds in Exhibit "A", and known as annexation Tract 7 (Carriers Tract), located south of Carriers Dr. and east of Resource Dr., for the initial zoning of M-1 (Light Manufacturing District). District VI- Cm. Charlie San Miguel.

IX. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE:

A. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 4,5,6,8,9,10,11 and 12, Block 1709 Eastern Division, located at 2805/2807/2817 Cortez St., and 2802/2818 Guatemozin St., from R-3 (Mixed Residential District) to B-1 (Limited Business District). District III – Cm. Alejandro Perez, Jr.

ZC-84-2016

B. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing a Conditional Use Permit for a Bar on Lot 2, Block 1, North Plantation Plaza Subdivision, located at 9653 McPherson Rd. District VI – Cm. Charlie San Miguel

ZC-85-2016

X. PUBLIC HEARING AND RECOMMENDATION OF A PRELIMINARY REPLAT:

A. Replat of Lot 2, Block1, The Reserve Commercial Plat Unit II into Lot 2A, Block 1, The Reserve Commercial Plat Unit II located north of Del Mar Blvd. and west of Reserve Dr. District VI- Cm. Charlie San Miguel.

XI. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:

A. Khaledi Industrial Park Subdivision Master Plan is located west of IH-35 and north of Bob Bullock Loop (Loop 20). District VII- Cm. George Altgelt.

**XII. CONSIDERATION OF THE FOLLOWING PRELIMINARY PLATS AND PRELIMINARY REPLATS:**

- A. Plat of Cielito Lindo Subdivision Phase XXII located south of St. Luke Blvd. and east of proposed extension of St. David Ln. District I- Cm. Rudy Gonzalez.
- B. Plat of Khaledi Industrial Park Phase 1, located west of IH-35 and north of Bob Bullock Loop (Loop 20). District VII- Cm. George Altgelt.
- C. Plat of Khaledi Industrial Park Phase 2, located west of IH-35 and north of Bob Bullock Loop (Loop 20). District VII- Cm. George Altgelt.
- D. Plat of Khaledi Industrial Park Phase 3, located west of IH-35 and north of Bob Bullock Loop (Loop 20). District VII- Cm. George Altgelt.

**XIII. CONSIDERATION OF AN AMENDED PLAT:**

- A. Plat for Lots 5, 9 & 10, Block 3, North Webb Industrial Park Phase 1 into Lots 5A, 9A & 10A, Block 3, North Webb Industrial Park Phase 1 located north of Beltway Parkway and west of Mercury Dr. District VII- Cm. George Altgelt.

**XIV. RECONSIDERATION OF AN AMENDED PLAT:**

- A. Plat for Lots 1 & 2, Block 2, Monaco Subdivision into Lots 1A & 2A, Block 2 Monaco Subdivision located, south of Monaco Dr. and west of McPherson Rd. District VI- Cm. Charlie San Miguel

**XV. CONSIDERATION OF THE FOLLOWING FINAL PLATS AND FINAL REPLATS:**

- A. Replat of Lot 1A, Block 2, Missouri Pacific Railroad Facilities Subdivision Phase 1, located east of IH-35 and south of Carriers Dr. District VI- Cm. Charlie San Miguel.
- B. Replat of Lot 1, Block 2, Port Grande Subdivision Phase 1 into Lots 1A, 1B, and 1C, Block 2, Port Grande Subdivision Phase I, located south of Carriers Dr. and east of Port Dr. District VI- Cm. Charlie San Miguel.
- C. Plat of N.D. Hachar Industrial Park Phase III, located west of IH-35 and north of Beltway Parkway. District. VII- Cm. George Altgelt.
- D. Replat of Lot 1-B, Block 1 UISD John B. Alexander High School, located south of Del Mar Blvd. and east of John B. Alexander Parkway. District V-Cm. Roque Vela.
- E. Plat of Pinnacle Industry Center – FM 1472 Phase 1, located west of FM 1472 and north of El Pico Road. District VII- Cm. George Altgelt.

XVI. 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 ON FRIDAY, OCTOBER 28, 2016 BY 6:00 P.M.**

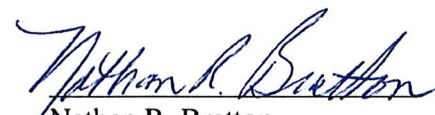


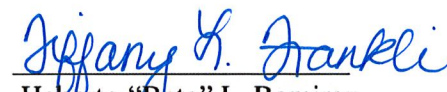
**DISABILITY ACCESS STATEMENT**



Persons with disabilities who plan to attend this meeting and who may need auxiliary aid or services are requested to contact Ana G. Villarreal, Planner II, at (956) 794-1613, [avillarre3@ci.laredo.tx.us](mailto:avillarre3@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.

**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 Ana G. Villarreal, del Departamento de Planificación y Zonificación de la Ciudad, 1120 San Bernardo Ave., al teléfono (956) 794-1620, o por correo electrónico a, [avillarre3@ci.laredo.tx.us](mailto:avillarre3@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.

  
Nathan R. Bratton  
Director of Planning

for:   
Heberto "Beto" L. Ramirez  
Acting City Secretary