

City Of Laredo
Planning & Zoning Commission
Council Chambers
1110 Houston St.
Laredo, Texas 78040
March 20, 2025
6:00 PM

REC'D CITY SEC OFF
MAR 14 '25 PM 1:58

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Consider Approval Of Minutes Of:

- A. Regular Meeting of March 6, 2025

25-P&Z-35

Attachments: Minutes - March 6 2025

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 Lots 11 and 12, Block 937, Eastern Division, located at 1702 O' Kane Street, from R-1 (Single Family Residential District) to R-2 (Multi - Family Residential District).

[25-P&Z-07](#)

ZC-027-2024
District IV

Attachments: [ZC-027-2025 - Maps](#)
[ZC-027-2025 - Zone Change Signage \(Letter\)](#)

- B.** Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Block 1, Pena Plat and approximately 0.40 acre tract, as further described by metes and bounds in attached Exhibit A, located at 8207 and 8209 San Lorenzo Drive, from R-2 (Multi-Family Residential District) to B-3 (Community Business District). **25-P&Z-14**

ZC-028-2025
District VII

Attachments: ALL MAPS
ZC-028-2025 - Survey
ZC-028-2025 - Zone Change Signage

- C.** Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a conditional use permit for a mobile home dealer/sales only on approximately 5.1 acres, as further described by metes and bounds in attached Exhibit A, located north of Facultad Boulevard and west of US Highway 83. **25-P&Z-16**

ZC-025-2025
District II

Attachments: ZC-025-2025 - Maps
ZC-025-2025 - Survey, Metes, & Bounds
ZC-025-2025 - Narrative
ZC-025-2025 - Site Plan
ZC-025-2025 - Zone Change Signage

- D.** Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 2.6 acres, as further described by metes and bounds in attached Exhibit A, located north of Wright Ranch Boulevard and east of Cuatro Vientos Road, from R-1A (Single Family Reduced Area District) to B-3 (Community Business District). **25-P&Z-17**

ZC-026-2025
District I

Attachments: ZC-026-2025 - Maps
ZC-026-2025 - Survey, Metes, & Bounds
ZC-026-2025 - Zone Change Signage

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- E. 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, Block 1, Alexander Commercial Subdivision, Phase XIV, located at 1119 Fenwick Drive, Suite 201 (1552 square feet) **25-P&Z-18**
- ZC-023-2025
District V
- Attachments:** ZC-023-2025 - Maps
ZC-023-2025 - Narrative and Tenant List
ZC-023-2025 - Signage
- F. 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, Block 1, Alexander Commercial Subdivision, Phase XIV, located at 1119 Fenwick Drive, Suite 104 (2743 square feet). **25-P&Z-19**
- ZC-024-2025
District V
- Attachments:** ZC-024-2025 - Maps
ZC-024-2025 - Narrative
ZC-024-2025 - Tenant List
ZC-024-2025 - Signage
- G. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 98.89 acres located east of Cuatro Vientos Road and Cielito Lindo Boulevard, from AG to R-1A. **25-P&Z-20**
- ZC-029-2025
District I
- Attachments:** ZC-029-2025 - Maps
ZC-029-2025 - Signage

- H. 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 6.00 acres, more or less, as described by metes and bounds in the attached Exhibit "A," and known as Annexation Tract 1 (Saldana Tract) located northeast of FM 1472 and Pinto Valle Drive, and north of Lampazos Loop. **25-P&Z-15**

AN-001-2025
District VII - Cm. Vanessa Perez

Attachments: Maps
Survey
Metes & Bounds
Study
Annexation Agreement & Service Plan
Annexation Ordinance

7. Review and Consideration Of The Following Master Plans:

- A. Review and consideration of the Bella Vista masterplan. The intent is residential. **25-P&Z-21**

PL-088-2025
District III - Cm. Melissa R. Cigarroa

Attachments: PL-088-2025 - Aerial Location Map
PL-088-2025 - Plat Exhibit

- B. Review and consideration of the Vista Verde masterplan. The intent is residential. **25-P&Z-22**

PL-090-2025
District I - Cm. Gilbert Gonzalez

Attachments: PL-090-2025 - Aerial Location Map
PL-090-2025 - Plat Exhibit

8. Consideration Of The Following Preliminary Plats And Preliminary Replats:

- A. Preliminary consideration of the plat of Vista Verde Subdivision, Phase 2. The intent is residential. **25-P&Z-27**

PL-091-2025
District I - Cm. Gilbert Gonzalez

Attachments: PL-091-2025 - Aerial Location Map
PL-091-2025 - Front Lot Utilities Request
PL-091-2025 - Plat Notes
PL-091-2025 - Plat Exhibit

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- B.** Preliminary consideration of the Gutierrez Mines Rd. Plat. The intent is commercial. **25-P&Z-28**
- PL-092-2025
District VII - Cm. Vanessa Perez & Extra-Territorial Jurisdiction (ETJ)
- Attachments:** PL-092-2025 - Aerial Location Map
PL-092-2025 - Plat Notes
PL-092-2025 - Plat Exhibit
- C.** Preliminary consideration of the replat of Lot 10, Block 1 of Pinnacle Industrial Center - FM 1472, Unit 4 into Lot 1 and Lot 2 of Pinnacle Industry Center - FM 1472, Unit 15. The intent is industrial. **25-P&Z-24**
- PL-084-2025
District VII - Vanessa Perez
- Attachments:** PL-084-2025 - Aerial Location Map
PL-084-2025 - Plat Notes
PL-084-2025 - Plat Exhibit
- D.** Preliminary consideration of the plat of Pinnacle Industrial Center - FM 1472, Unit 7. The intent is industrial. **25-P&Z-23**
- PL-083-2025
District VII - Cm. Vanessa Perez.
- Attachments:** PL-083-2025 - Aerial Location Map
PL-083-2025 - Plat Notes
PL-083-2025 - Plat Exhibit
- E.** Preliminary consideration of the plat of Legacy Creek Subdivision. The intent is residential. **25-P&Z-26**
- PL-089-2025
District VII - Cm. Vanessa Perez
- Attachments:** PL-089-2025 - Aerial Location Map
PL-089-2025 - Plat Notes
PL-089-2025 - Plat Exhibit

- F. Preliminary consideration of the replat of Lots 1 & 2, Block 1229 into Lot 1A & 2A, Block 1229, Eastern Division. The intent is residential. **25-P&Z-25**

PL-087-2025
District IV - Cm. Ricardo "Rick" Garza

Attachments: PL-087-2025 - Aerial Location Map
PL-087-2025 - Plat Notes
PL-087-2025 - Plat Exhibit

- G. Preliminary consideration of the plat of Lot 1, Block 1, Bunn-Moreno. The intent is commercial. **25-P&Z-30**

PL-096-2025
District III - Cm. Melissa R. Cigarroa

Attachments: PL-096-2025 - Aerial Location Map
PL-096-2025 - Plat Exhibit

9. Consideration of The Following Final Plats And Final Replats:

- A. Final consideration of the replat of Lot 1 & Lot 2, Block 1, Killam Industrial Park, Unit 19 into Lot 1A & 2A, Killam Industrial Park, Unit 19. The intent is industrial. **25-P&Z-33**

PL-093-2025
District VII - Cm. Vanessa Perez

Attachments: PL-093-2025 - Aerial Location Map
PL-093-2025 - Plat Notes
PL-093-2025 - Plat Exhibit

- B. Final consideration of the replat of Lot 5, Block 1, D&J Alexander Phase 15, Alexander Crossing Plaza into Alexander Villas at Alexander Subdivision. The intent is residential. **25-P&Z-31**

PL-085-2025
District V - Cm. Ruben Gutierrez, Jr.

Attachments: PL-085-2025 - Aerial Location Map
PL-085-2025 - Plat Notes
PL-085-2025 - Plat Exhibit

- C. Final consideration of the plat of Lot 1, Block 4, Alexander Commercial Subdivision, Ph. 15. The intent is commercial. **25-P&Z-32**

PL-086-2025

District V - Cm. Ruben Gutierrez, Jr.

Attachments: PL-086-2025 - Aerial Location
PL-086-2025 - Plat Notes
PL-086-2025 - Plat Exhibit

10. Consideration Of Model Subdivision Compliance:

- A. Consideration of Model Rule Subdivision Compliance of the plat of Cielito Lindo / CARM Subdivision, Ph. XXIII - Part B. The intent is residential. **25-P&Z-34**

PL-097-2025

District I - Cm. Gilbert Gonzalez

Attachments: PL-097-2025 - Vicinity Map
PL-097-2025 - Water Service Agreement
PL-097-2025 - Wastewater Service Agreement
PL-097-2025 - Plat Notes
PL-097-2025 - Plat Exhibit

11. Adjournment

This notice was posted at the Municipal Government Offices, 1110 Houston St, Laredo, Texas, at a place convenient and readily accessible to the public at all times. Said notice was posted on Friday, March 14, 2025 at 12:00 PM.