

City of Laredo

REC'D CITY SEC OFF
OCT 31 '25 PM3:45

REGULAR MEETING AGENDA

Thursday, November 6, 2025

6:00 PM

City of Laredo City Hall
City Council Chambers
1110 Houston Street
Laredo, Texas 78040

Planning & Zoning Commission

City Of Laredo
Planning & Zoning Commission
Council Chambers
1110 Houston St.
Laredo, Texas 78040
November 6, 2025
6:00 P.M.

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Consider Approval Of Minutes Of

4A Regular Meeting of October 16, 2025

[25-P&Z-322](#)

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:

6A AN ORDINANCE OF THE city council of the CITY OF LAREDO, TEXAS, AMENDING SECTION 24-65-0 TITLED "SUPPLEMENTAL PROVISIONS" OF THE LAND DEVELOPMENT CODE BY ADDING SUBSECTION (d) which will regulate the sale of motor vehicles from private property located in residential zoning districts.

[25-P&Z-298](#)

6B AN ORDINANCE OF THE CITY OF LAREDO, TEXAS, AMENDING SECTION 24.65.0 OF THE LAREDO LAND DEVELOPMENT CODE, TITLED "GENERAL SUPPLEMENTAL PROVISIONS," CREATING SUBSECTION (C) WHICH WILL IMPOSE DISTANCE REGULATIONS TO PREVENT GAS STATIONS FROM BEING LOCATED WITHIN 250 OR 500 FEET OF ANY RESIDENTIAL DISTRICT, SCHOOL, OR DAY CARE FACILITY, DEPENDING ON THE AMOUNT OF GALLONS OF GASOLINE TANK CAPACITY A FACILITY HAS.

[25-P&Z-297](#)

- 6C** Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning for M-1 (Light Manufacturing District) on a tract of land containing 0.25-acres, more or less, as described by metes and bounds in the attached Exhibit "A," and known as Annexation Tract 2 (Gutierrez Tract) located south of FM 1472 and east of Iron Mine Road. [25-P&Z-307](#)

AN-002-2025
District VII - Cm. Vanessa Perez

- 6D** Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning for B-3 (Community Business District) and R-1A (single Family Reduced Area District) on a tract of land containing 59.89-acres, more or less, as described by metes and bounds in the attached Exhibit "A," and known as Annexation Tract 3 (Las Islitas Tract) located northeast of FM 1472 and Max A. Mandel Municipal Golf Course. [25-P&Z-303](#)

AN-003-2025
District VII - Cm. Vanessa Perez

- 6E** Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning for M-1 (Light Manufacturing District) on a tract of land containing 13.735-acres, more or less, as described by metes and bounds in the attached Exhibit "A," and known as Annexation Tract 4 (Ben-Bal Tract) located north of FM 1472 and Ben-Hur Ranch Road. [25-P&Z-305](#)

AN-004-2025
District VII - Cm. Vanessa Perez

- 6F** Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning for M-1 (Light Manufacturing District) on a tract of land containing 275.67-acres, more or less, as described by metes and bounds in the attached Exhibit "A," and known as Annexation Tract 5 (North Laredo Industrial Park Tract) located west of IH-35, north of Beltway Parkway, and south of Reuthinger Parkway. [25-P&Z-304](#)

AN-005-2025
District VII - Cm. Vanessa Perez

- 6G** Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning for M-1 (Light Manufacturing District) on a tract of land containing 562.7735-acres, more or less, as described by metes and bounds in the attached Exhibit "A," and known as Annexation Tract 6 (Reuthinger Point Tract) located northwest of FM 1472 and FM 3338 intersection. [25-P&Z-306](#)

AN-006-2025
District VII - Cm. Vanessa Perez

7. Review and Consideration Of The Following Master Plan:

- 7A** Review of the revision to the Embarcadero Southeast Quadrant masterplan. The intent is industrial and commercial. The purpose of this revision is to remove Fasken Blvd. from Phase 7 and add to Phase 5, add new area of Multi-Family Lot to the new Phase 7, and add a Commercial Lot as new Phase 12. [25-P&Z-299](#)

PL-010-2026
District VII - Cm. Vanessa Perez

8. Consideration Of The Following Preliminary Plats And Replats:

- 8A** Preliminary consideration of the plat of Embarcadero Southeast Quadrant, Phase 5. The intent is industrial. [25-P&Z-300](#)

PL-011-2026
District VII - Cm. Vanessa Perez

- 8B** Preliminary consideration of the replat of Lot 2 & Lot 3, Block 1, Amistad Acres Subdivision into Lot 2R & 3R, Block 1, Amistad Acres Subdivision. The intent is commercial. [25-P&Z-291](#)

PL-201-2025
District V - Cm. Ruben Gutierrez Jr.

- 8C** Preliminary consideration of the plat of Adriani Plaza Subdivision. The intent is commercial. [25-P&Z-301](#)

PL-005-2026
District IV - Cm. Ricardo "Rick" Garza

- 8D** Preliminary consideration of the plat of Village South Subdivision, Phase 5. The intent is commercial. [25-P&Z-302](#)

PL-019-2026
District I - Cm. Gilbert Gonzalez

9. Consideration Of The Following Preliminary And Final Plats And Replats:

- 9A** Preliminary and final consideration of the plat of Lot 1, Block 1, [25-P&Z-308](#)
Zaftex Commercial Subdivision, Phase 3. The intent is commercial.

PL-015-2026
District I - Cm. Gilbert Gonzalez

- 9B** Preliminary and final consideration of the plat of Lot 1, Block 1, [25-P&Z-309](#)
Zaftex Commercial Subdivision, Phase 4. The intent is commercial.

PL-016-2026
District I - Cm. Gilbert Gonzalez

10. Consideration Of The Following Final Plats And Replats:

- 10A** Final consideration of the plat of Sonata Heights Subdivision at [25-P&Z-311](#)
Rodriguez-Zertuche Ranch. The intent is residential.

PL-014-2026
District VI - Cm. Dr. David Tyler King

- 10B** Final consideration of the replat of Lot 1, Block 1, All Carriers [25-P&Z-312](#)
Distribution into Lot 1A, Block 1, All Carriers Distribution. The intent
is industrial.

PL-004-2026
District VII - Cm. Vanessa Perez

- 10C** Final consideration of the replat of Lot 10, Block 8, Embarcadero, [25-P&Z-313](#)
Phase 10 into Lot 10A, Block 8, Embarcadero, Phase 10. The
intent is commercial.

PL-013-2026
District VII - Cm. Vanessa Perez

- 10D** Final consideration of the plat of Embarcadero Southeast [25-P&Z-314](#)
Quadrant, Phase 6. The intent is commercial.

PL-012-2026
District VII - Cm. Vanessa Perez

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- 10E** Final consideration of the replat of Lot 1, Block 2, Villas San Agustin, Unit 1 into Bridge Crossing Villas (PUD). The intent is residential. [25-P&Z-315](#)
- PL-018-2026
District VII - Cm. Vanessa Perez
- 10F** Final consideration of the replat of Lot 9, Block 1, San Isidro Monarch Subdivision, Unit V into Lots 9A & 9B, Block 1, San Isidro Monarch Subdivision, Unit V. The intent is commercial. [25-P&Z-316](#)
- PL-017-2026
District VI - Cm. Dr. David Tyler King
- 10G** Final consideration of the plat of Santa Elena Subdivision, Phase V. The intent is residential. [25-P&Z-320](#)
- PL-020-2026
District II - Cm. Ricardo "Richie" Rangel Jr.

11. Reconsideration Of The Following Final Plats And Replats:

- 11A** Final reconsideration of the plat of N.D. Hachar Industrial Park, Phase 4. The intent is industrial. The purpose of this reconsideration is to reconfigure the lots within Block 5. [25-P&Z-310](#)
- PL-006-2026
District VII - Cm. Vanessa Perez
- 11B** Final reconsideration of the plat of Monteverde Subdivision, Phase I. The intent is commercial. The purpose of this reconsideration is to replace street name Suerte Dr. by Monte Verde Rd. [25-P&Z-317](#)
- PL-007-2026
District III - Cm. Melissa R. Cigarroa
- 11C** Final reconsideration of the plat of Monteverde Subdivision, Phase II. The intent is residential. The purpose of this reconsideration is to replace street name Suerte Dr. by Monte Verde Rd. and Celeste Ln. by Biscayne Ln. [25-P&Z-318](#)
- PL-008-2026
District III - Cm. Melissa R. Cigarroa

- 11D** Final reconsideration of the plat of Monteverde Subdivision, Phase [25-P&Z-319](#)
III. The intent is residential. The purpose of this reconsideration is
to replace street name Tobosi Dr. by Taitz Dr., Nosara Dr. by Bibi
Dr. and Celeste Ln. by Biscayne Ln.

PL-009-2026
District III - Cm. Melissa R. Cigarroa

12. Consideration Of Model Subdivision Compliance:

- 12A** Consideration of Model Rule Subdivision Compliance of the plat of [25-P&Z-321](#)
Palm Lake Subdivision, Phase 3. The intent is residential.

PL-021-2026
District VII - Cm. Vanessa Perez

13. Adjournment

This notice was posted at the municipal government office, 1110 Houston St, Laredo , Texas,
At a place convenient and readily accessible to the public at all times. This notice was posted
on Friday, October 31, 2025 by 6:00 P.M.