

# **City of Laredo**

## **REGULAR MEETING AGENDA**

**Thursday, December 4, 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  
December 4, 2025  
6:00 P.M.**

**1. Call to Order**

**2. Roll Call**

**3. Pledge of Allegiance**

**4. Approval Of Minutes Of:**

**4A** Regular Meeting of November 6, 2025 [25-P&Z-337](#)

**4B** Regular Meeting of November 20, 2025 [25-P&Z-338](#)

**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. Consideration Of The Following Preliminary Plats and Replats:**

**6A** Preliminary consideration of the replat of Lot 3, Block 7, SINE Las Palmas Subdivision, Phase 2 into Angulo SINE Residential Subdivision. The intent is residential. [25-P&Z-333](#)

PL-028-2026  
District VI - Cm. Dr. David Tyler King

**6B** Preliminary consideration of the plat of D&J Alexander Commercial, Phase 15 - Alexander Garden Homes. The intent is residential. [25-P&Z-334](#)

PL-027-2026  
District V - Cm. Ruben Gutierrez Jr.

**7. Consideration of The Following Final Plats Replats:**

- 7A** Final consideration of the plat of San Isidro Southwest Corner Retail Plat, Phase 2. The intent is commercial. [25-P&Z-335](#)

PL-026-2026  
District VI - Cm. Dr. David Tyler King

- 7B** Final consideration of the replat of Lot 3, Block 1, Canseco Subdivision, Unit 3 and an adjacent unplatted 11.1784-acre tract into Lot 1A, Block 1, Crown Enterprises Subdivision. The intent is industrial. [25-P&Z-336](#)

PL-024-2026  
District VII - Cm. Vanessa Perez

**8. Consideration Of Model Subdivision Compliance:**

- 8A** Consideration of Model Rule Subdivision Compliance of the plat of Monteverde Subdivision, Phase II. The intent is residential. [25-P&Z-339](#)

PL-025-2026  
District III - Cm. Melissa R. Cigarroa

**9. 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 Wednesday, November 26, 2025 by 6:00 P.M.

# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 12/4/2025  
**Ordinance 4A**

**Public Hearing and Recommendation of an**

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**CITY OF LAREDO  
PLANNING AND ZONING COMMISSION**

**MEETING MINUTES OF NOVEMBER 6, 2025**

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, November 6, 2025, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

**COMMISSIONERS PRESENT:**

Daniela Sada Paz, Chair	(Arrived at 6:06 p.m.)
Michael Barron, Vice Chair	
Rolando Cazares	
Mercurio Martinez, III	(1 <sup>st</sup> Meeting)
John D. Beckelhymer	
Regina Portillo	
Hector “Tito” Garcia	

**COMMISSIONERS EXCUSED:**

Cindy E. Cantu	(Excused)
Adolfo Martinez	(Excused)

**STAFF PRESENT:**

Vanessa Guerra, Planning Director  
Rafael Vidaurri, Planner  
Luis Vazquez, Planner  
Vanessa Fresnillo, Planner  
Xavier Charles, City Attorney  
Arturo Garcia, Jr., Traffic Department  
Ruben Dominguez, Fire Department

**OTHERS PRESENT:**

Alfonso Arguindegui	Alejandro Arguindegui
Orlando Navarro	Carlos A. Sandoval
Ricardo Villarreal	Sean Neims
Judd Gilpin	Jose Aras
Marcos Zertuche	Enrique Volkmer
Oscar Ramirez	Oscar Kammer
Ricardo Ramos	

**1. CALL TO ORDER**

Vice Chair Barron called the Planning and Zoning Commission meeting to order at 6:05 p.m.

**2. ROLL CALL**

Vanessa Guerra, Planning Director, called roll and confirmed a quorum was present.

Chair Sada Paz requested a motion to excuse Commissioners not present

**MOTION:** Commissioner Martinez made a motion to excuse the Commissioner(s) not present.

Second:	Commissioner Garcia
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

### **3. PLEDGE OF ALLEGIANCE**

### **4. CONSIDER APPROVAL OF MINUTES OF:**

#### **A. Regular Meeting of October 16, 2025**

**MOTION:** Commissioner Garcia made a motion to approve the minutes of October 16, 2025.

Second:	Commissioner Cazares
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

### **5. CITIZEN COMMENTS**

None.

### **6. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE:**

#### **A. 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.**

Vanessa Guerra, Planning Director, read the item into the record and informed the Commission that a representative from Legal was present to provide information on the item.

Chair Sada Paz arrived at the meeting at 6:06 p.m.

Xavier Charles, Assistant City Attorney, provided a brief overview of the item. Commissioner Beckelhymer requested clarification on what “regulate” means and whether it means to forbid, or if there are instances in which the sale of vehicles on one’s property is allowed.

Xavier Charles, Legal Department, explained that “regulate” refers to enforcing the sale of vehicles on residential property and noted that the sale of four (4) personal vehicles on one’s property is allowed per year under state code. He also explained that this ordinance will enforce any activity beyond what is permitted under state code.

Commissioner Garcia requested clarification on whether the item included the changes requested at the previous meeting.

Xavier Charles explained that this was a new item that was directed from the most recent City Council meeting.

Vice Chair Barron asked whether this would prevent the storage of vehicles on residential properties or situations in which vehicle repair work is performed and then the vehicles are sold.

Xavier Charles, Legal Department, explained that there are other sections in the code that regulate this type of activity.

**Staff Recommendation:** City Attorney’s Staff recommends approval of the ordinance.

**MOTION:** Vice Chair Barron made a motion to close the public hearing, support Staff recommendation and recommend approval of the item.

Second:	Commissioner Beckelhymer
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

**B. 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.**

Vanessa Guerra, Planning Director, read the item into the record and informed the Commission that a representative from Legal was present to provide information on the item.

Xavier Charles, Legal Department, provided a brief overview on the item.

Commissioner Martinez explained that having a corner store on almost every corner of the City is a convenience for the people in the neighborhoods. He stated that residents can not only purchase gasoline, but also buy groceries. Commissioner Martinez also explained that this creates walkability and bikeability within the City, and that gasoline stations often function as grocery stores for nearby neighborhoods.

Alfonso Arguindegui, Representative for Arguindegui Oil and ARG Petro, informed the Commission that the ordinance appears to be very broad, not specific enough, and that he does not understand what the Council intends to achieve by passing it. Mr. Arguindegui expressed appreciation for City Council's efforts to protect gas station employees and residents living near gas stations; however, he stated that gas stations already undergo rigorous regulations mandated at the state and federal levels. Therefore, he is opposed to the proposed ordinance.

Commissioner Garcia stepped out of the meeting at 6:24 p.m.

Commissioner Garcia stepped back into the meeting at 6:25 p.m.

Commissioner Beckelhymer asked Mr. Arguindegui about the process of capturing toxic emissions (vapors). Mr. Arguindegui explained that toxic emissions are captured by one hose delivering fuel to the underground tank and another hose pumping the vapors into the tank connected to the truck.

Commissioner Beckelhymer asked Mr. Arguindegui about the capacity of the underground tanks. Mr. Arguindegui explained that it depends on the location and volume, but a large tank holds approximately 20,000 gallons.

Orlando Navarro, Developer, informed the Commission that the ordinance states, "Any residential development," which could apply to R-1, R-2, and R-3 zones. He explained that many convenience stores are located on corners, and developers design for that since residential areas typically abut those types of stores. Mr. Navarro questioned how gas stations and residential areas would be buffered. His concern is how the ordinance will affect development in residential zoning, and he expressed that he would like to see more walkability within the City. He stated that he is against the item and does not want it to move forward to Council.

Ricardo Villarreal, Top Site Civil Group, informed the Commission that he would like more clarification and more specifics, noting that there are multiple master plans that could be negatively affected by the ordinance. He mentioned that whether the item is approved or not, details such as distance requirements need to be addressed for future projects.

Judd Gilpin, Gilpin Engineering, informed the Commission that he had three (3) points to address. First, corner stores are very important in development because they are the first thing considered from an economic standpoint; without a corner store, property prices for

homebuyers would be much higher. Second, the quality of life is improved by having a corner store where residents can conveniently purchase gasoline or groceries. Third, regarding safety, he acknowledged that the proposed ordinance raises concerns; however, he stated that safety has never been an issue in the City.

Arturo Garcia, private consultant, informed the Commission that the proposed ordinance conflicts with the City's Comprehensive Plan regarding walkability. He stated that the farther away gasoline stores are, the less accessible they become, which increases traffic due to longer travel times and therefore conflicts with the Comprehensive Plan. He believes the proposed ordinance needs further evaluation because several points still need clarification.

Marcos Zertuche, Land Developer, informed the Commission that he believes the ordinance, in attempting to create a "safe zone," may have the opposite effect. He explained that corner stores are wanted and needed, not only to provide groceries but also to assist with vehicle maintenance. He stated that gas stations are necessary and desired because of the convenience they provide.

**Staff Recommendation:** City Attorney's Staff recommends approval of the ordinance.

**MOTION:** Vice Chair Barron made a motion to close the public hearing, and have discussion:

Second:	Commissioner Martinez
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Commissioner Portillo requested information from Staff regarding how the ordinance proposal came about.

Xavier Charles, Assistant City Attorney, informed the Commission that the ordinance was a directive from City Council and was modeled similarly after an ordinance in San Antonio with comparable distance requirements.

Commissioner Portillo asked Xavier Charles, Legal Department, whether San Antonio had a distance requirement. Mr. Charles responded that San Antonio does have a distance requirement, but not a specific distance measurement.

Commissioner Portillo asked how the ordinance, if passed, would affect existing development and already approved future developments.

Xavier Charles, Assistant City Attorney, informed the Commission that any development approved before the ordinance goes into effect would follow the laws that were in place at that time. He also explained that residential development can be constructed next to an existing gas station, but a gas station cannot be constructed close to an existing residential development.

Vice Chair Barron requested information regarding the rationale behind the proposed amendment. Xavier Charles, Legal Department, explained that a study was conducted regarding fumes, and City Council directed Staff to create the proposed ordinance.

Vice Chair Barron raised the topic of the number of gallons and distance requirements used in other cities such as San Antonio and McAllen, and recommended reviewing those ordinances to determine how their distance requirements are based on fuel volume. He also pointed out that the draft ordinance specifies that distance should be measured from property line to property line.

Xavier Charles, Assistant City Attorney, informed the Commission that City Council's directive was a 500-foot distance requirement, but he modified it to a range of 250–500 feet. He also stated that the Commission is able to make changes or recommendations, which will then be presented to City Council for consideration and approval.

Commissioner Garcia stated that there are still many questions that need to be answered, such as the distance requirement, before the item can be taken to City Council. Commissioner Cazares agreed with Ricardo Villarreal's recommendation regarding the creation of a subcommittee to develop a stronger recommendation for the Legal Department.

Chair Sada Paz explained that when a proposed ordinance is brought forward, the community is not involved. Chair Sada Paz further stated that the City has good intentions behind the proposed ordinance.

**MOTION:** Commissioner Martinez made a motion to table the item and recommends Staff take more time to review the proposed ordinance more before it's taken to Council with an addendum stating what other Cities are doing, such as distance measurements, distance requirements, best practices, as well as adding a stakeholder meeting to review the proposed ordinance.

Second:	Commissioner Portillo
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

**C. 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.**

**AN-002-2025**

**District VII – Councilmember Vanessa Perez**

Luis Vazquez, Planner, provided a brief overview on the item.

**Staff Recommendation:** Staff supports the proposed annexation.

**Staff Recommendation:** Staff supports the proposed initial zoning of M-1 (Light Manufacturing District).

**MOTION:** Commissioner Beckelhymer made a motion to close the public hearing.

Second:	Commissioner Portillo
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Oscar Ramirez, PEUA Consulting, informed the Commission he was available to answer questions regarding the proposed annexation.

**MOTION:** Vice Chair Barron made a motion to close the public hearing, support Staff recommendation and approve the item.

Second:	Commissioner Beckelhymer
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

**D. 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.**

**AN-003-2025**

**District VII – Councilmember Vanessa Perez**

Luis Vazquez, Planner, provided a brief overview on the item.

**Staff Recommendation:** Staff supports the proposed annexation.

**Staff Recommendation:** Staff supports the proposed initial zoning of B-3 (Community Business District) and R-1A (Single Family Reduced Area District).

Ricardo Ramos, Do-Rite Engineering, informed the Commission that he was available to answer questions regarding the proposed annexation.

Commissioner Portillo requested clarification regarding a portion of the R-1A zone located between the B-3 zonings. Mr. Ramos clarified that it was a road. Luis Vasquez further clarified that it was a frontage road to FM 1472.

Vice Chair Barron left the meeting at 6:56 p.m.

**MOTION:** Commissioner Cazares made a motion to close the public hearing, support Staff recommendation and approve the item.

Second:	Commissioner Garcia
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

**E. 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.**

**AN-004-2025**

**District VII – Councilmember Vanessa Perez**

Luis Vazquez, Planner, provided a brief overview on the item.

**Staff Recommendation:** Staff supports the proposed annexation.

**Staff Recommendation:** Staff does not support the proposed initial zoning of M-1 (Light Manufacturing District).

**Staff Recommendation:** Staff recommends an initial zoning of B-1 (Limited Commercial District).

Ricardo Ramos, Do-Rite Engineering, informed the Commission that he was available to answer questions regarding the proposed annexation. He also explained that there would be a buffer because of the creek and that the intent is to use the property for manufacturing for his client’s warehouse companies.



Commissioner Beckelhymer asked Ricardo Ramos if his client would still want to annex the property with Staff's recommendation of a B-1 zoning. Mr. Ramos stated that he would still want the annexation because it would be part of the plat and that his client would still want to annex.

Vanessa Guerra, Planning Director, mentioned that the applicant would still have the option to apply for an overlay to obtain the use they want, with conditions imposed.

Chair Sada Paz explained that the location of the proposed annexation is appropriate since the area is zoned M-1.

Commissioner Portillo also mentioned that a B-1 zoning would work with an overlay district since the City would be able to supervise the property and protect the creek.

Ricardo Ramos stated that there is already a buffer in place in the code.

**MOTION:** Commissioner Portillo made a motion to close the public hearing, support Staff recommendation of a B-1 Zoning (Limited Commercial District) and **approve** the item.

Second:	Commissioner Garcia	
In Favor:	5	
Opposed:	1	Chair Sada Paz
Abstained:	0	

Motion Carried

- F. 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.**

**AN-005-2025**

**District VII – Councilmember Vanessa Perez**

Luis Vazquez, Planner, provided a brief overview on the item. Luis Vazquez added that staff had updated its position as presented on the packet. After further review of the Future Land Use Map, it was determined that the site was identified as Light Industrial. Therefore, staff updated its position in support of the M-1 (Light Manufacturing District).

**Staff Recommendation:** Staff **supports** the proposed annexation.

**Staff Recommendation:** Staff **supports** the proposed initial zoning of M-1 (Light Manufacturing District).

Ricardo Villarreal, Top Site Civil Group representing North Laredo Industrial Park, informed the Commission he was available to answer questions regarding the proposed annexation and zone.

**MOTION:** Commissioner Martinez made a motion to close the public hearing, support Staff recommendation and **approve** the item.

Second:	Commissioner Cazares
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

**G. 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.**

**AN-006-2025**

**District VII – Councilmember Vanessa Perez**

Luis Vazquez, Planner, provided a brief overview on the item.

**Staff Recommendation:** Staff **supports** the proposed annexation.

**Staff Recommendation:** Staff **does not support** the proposed initial zoning of M-1 (Light Manufacturing District) for the entire tract.

**Staff Recommendation:** Staff **recommends** the initial zoning for:

- M-1 (Light Manufacturing District) for an area approximately 2,200 feet in width along and adjacent to the existing M-1 zoning to the west.
- B-3 (Community Business District) for the remainder of the tract.

Judd Gilpin, Gilpin Engineering, explained to the Commission why he believes an M-1 zoning is appropriate for the entire tract. He further explained that a portion of the tract was a colonia and already has water and sewer. He advocated to keep the zoning as M-1 since he believes it is a good solution for the location. He also stated that the zoning represents a logical pattern for the area and that denying it would create a high-risk scenario. Mr. Gilpin added that he was available to answer any questions regarding the proposed annexation.

Commissioner Garcia asked Judd Gilpin whether they would still want the annexation if the zoning were not M-1. Mr. Gilpin stated that he would not, not for the development that is being proposed, and that he would rather develop the property the correct way.

**MOTION:** Commissioner Portillo made a motion to close the public hearing and have a discussion.

Second:	Commissioner Beckelhymer
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried

Commissioner Portillo asked Staff if the future land use map gets updated annually. Vanessa Guerra responded that it gets updated every time there is an approved zone change.

Commissioner Portillo asked about the Comprehensive Plan update. Vanessa Guerra explained that it was adopted in 2018 and that it is updated every year with the thoroughfare element. She further explained that the future land use map is a document that looks 25–50 years ahead, and in seven years the conditions have not changed significantly.

**MOTION:** Commissioner Martinez made a motion with Staff recommendation to annex the property and **approve** the item, with an M-1 initial zoning as originally requested.

Second:	Commissioner Beckelhymer
In Favor:	4
Opposed:	2 Commissioner Portillo and Commissioner Garcia
Abstained:	0

Motion Carried

## **7. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:**

**A. 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 Boulevard 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.**

**PL-010-2026**

**District VII - Cm. Vanessa Perez**

Vanessa Fresnillo, Planner, provided a brief overview on the item.

Arturo Camacho, Camacho-Hernandez Associates, informed the Commission that he concurred with Staff comments and is available to answer any questions.

**MOTION:** Commissioner Beckelhymer made a motion to **approve** the item subject to Staff comments.

Second:	Commissioner Martinez
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

**Staff Recommendation:** Staff approves the item subject to the following comments:

**Planning:**

1. A zone change will be required for the intended uses (proposed multifamily in Phase 7 and proposed commercial in Phase 12). Please note that all zone change requests are subject to City Council discretion and are not guaranteed. Approval of the masterplan/plat does not imply a favorable position in a future zone change consideration by the City. Should the request be denied, a plat revision will be required.
2. Remove “This area to be Master Planned by different owner” so that only the area to be master planned is shown within the thick boundary line.
3. Label/Identify the dashed line within Lot 9, Block 1.
4. The LEGEND does not identify item 7 on the drawing. Item 6 is listed twice.
5. Ensure that the acreage shown on the legal description matches the total acreage identified on the “Development Summary,” reflecting the acreage adjustments in Phase 5, Phase 10, and the addition of Phase 12.
6. Submit a master plan revision to the City of Laredo Building Development Services GIS Division within 10 days of Planning and Zoning Commission approval in a geo-referenced CAD file (Section 2- 3.2(a)4 - Subdivision Ordinance).
7. Access to FM 1472, Bob Bullock Loop, and Interstate Highway 35 is subject to the review and approval by Texas Department of Transportation (TX-DOT).
8. Coordinate with the Environmental Department and comply with the vegetative buffering requirements as a first and third order stream impacts a portion of this tract (Section 24-27 - Laredo Land Development Code).
9. Identify all easements.
10. All improvements as per the Subdivision Ordinance.

**Engineering:** No comments submitted.

**Environmental:** No comments submitted.

**Fire:** No comments submitted.

**Water & Utilities:** No comments submitted.

**Traffic Safety:** No comments submitted.

**WEBB County App:** No comments submitted.

**AEP Engineers:** No comments submitted.

**U.I.S.D.:** No comments submitted.

**L.I.S.D.:** No comments submitted.

**AT&T:** No comments submitted.

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

**MOTION:** Commissioner Garcia made a motion to **read** items 8A thru 8D altogether.

Second:	Commissioner Portillo
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

### **A. Preliminary consideration of the plat of Embarcadero Southeast Quadrant, Phase 5. The intent is industrial.**

**PL-011-2026**

**District VII – Councilmember Vanessa Perez**

**Staff Recommendation:** Staff approves the item subject to the following comments:

#### **Planning:**

1. Provide the legal description on the face of the plat (Section 2.3.2 (b) (1) (ii) Subdivision Ordinance)
2. Remove the site plan layer from the plat drawing as the site plan must be submitted separately as per Section 2-3.1 (a) (iv) of the Subdivision Ordinance.
3. Include the following plat note: “Existing floodplain lines will be utilized for the purpose of issuing building permits until a Letter of Map Revision (LOMR) is granted by the Federal Emergency Management Agency (FEMA).” Coordinate with the One-Stop Shop (OSS) for floodplain compliance.
4. Access to Bob Bullock Loop and Interstate 35 subject to the review and approval by Texas Department of Transportation (TX-DOT).
5. Identify all easements.
6. All improvements as per the Subdivision Ordinance.

**Engineering:** No comments submitted.

**Traffic:** No comments submitted.

**Fire:** No comments submitted.

**Environmental:** No comments submitted.

**Parks & Leisure:** No comments submitted.

**Water & Utilities:** No comments submitted.

**WEBB County App:** No comments submitted.

**AEP Engineers:** No comments submitted.

**U.I.S.D.:** No comments submitted.

**L.I.S.D.:** No comments submitted.

**AT&T:** No comments submitted.

**B. 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.**

**PL-201-2025**

**District V – Councilmember Ruben Gutierrez, Jr.**

**Staff Recommendation:** Staff approves the item subject to the following comments:

**Planning:**

1. On the Replat section, clearly delineate both the dedication of the 50-foot ROW portion of Jacaman Road and the 15-foot access easement wrapping around the proposed Lot 2R, Block 1.
2. Label the drawings as “As Platted” and “Replat.” On the As Platted section, include the original plat title and recording information. On the Replat section, add the following title: “Replat of Lot 2 and Lot 3, Block 1 Amistad Acres Subdivision into Lot 2R and Lot 3R, Block 1 Amistad Acres Subdivision.”
3. Remove references of amended plat (e.g., Plat Approval - City Engineer certificate block).
4. Remove the site plan layer from the plat.
5. Add a plat note, stating the purpose of this replat.
6. Ensure the graphical scale is set at one-inch equals 100 feet for the plat drawing.
7. Add the P&Z Chair’s name “Daniella Sada Paz” on the Planning Commission Approval certificate block.
8. Add the Planning Director’s name “Vanessa Guerra, AICP” on the Attestment of Planning Commission Approval certificate block.
9. Revise the City Engineer’s name to reflect “Eliud De Los Santos, P.E.” on the Plat Approval certificate block.
10. Identify all easements.
11. All improvements as per the Subdivision Ordinance.

**Traffic Safety:**

1. Show Jacaman ROW 50 feet (As per Viva Laredo Future Thoroughfare Plan, Subdivision Ordinance Handbook, Section 3-2: Streets and Alleys)

**Fire:** No comments submitted.

**Engineering:** No comments submitted.

**Environmental:** No comments submitted.

**Parks & Leisure:** No comments submitted.

**Water & Utilities:** No comments submitted.

**WEBB County App:** No comments submitted.

**AEP Engineers:** No comments submitted.

**U.I.S.D.:** No comments submitted.

**L.I.S.D.:** No comments submitted.

**AT&T:** No comments submitted.

**C. Preliminary consideration of the plat of Adriani Plaza Subdivision. The intent is commercial.**

**PL-005-2026**

**District IV – Councilmember Ricardo “Rick” Garza**

**Staff Recommendation:** Staff approves the item subject to the following comments:

**Planning:**

1. This proposed subdivision is located within Subdistrict C (65 Ldn to 70 Ldn) and Subdistrict B (70 Ldn to 75 Ldn) of the Airport Noise Specific Use Zoning Overlay District. Provide the required avigation easement, contour line(s), and include the following plat note “This property (or a part thereof) is located within an area subject to potentially excessive airport noise levels. All uses and construction shall conform to the noise mitigation standards included in Appendix N - Noise Attenuation Performance Standards for Structures Located within the Airport Noise Specific Use Zoning Overlay District of the City of Laredo, incorporated herein and made a part hereof for all purposes.” (Section 24-68.5, Land Development Code).
2. Development/Structures must comply with Airport Land Use Compatibility Chart, Section 24-65.4, Land Development and Airport Noise District Ordinance, Section 24-68, Land Development Code.
3. Modify the access easement to comply with Section 3.2 A, Subdivision Ordinance, which states: “Access easements intended for primary access to a proposed lot or building shall be 50' wide with a 30' paving section,” as it appears that not all lots will have access to E. Saunders Street (US Highway 59), unless access approval by TX-DOT is obtained prior final plat approval.
4. Verify the existing right-of-way width of Ejido Avenue as it appears to measure approximately 40.47 feet. Coordinate with the Traffic Department and One-Stop Shop (OSS) to see if additional right-of-way is needed in order to meet the minimum street width

standards.

5. Provide corner clips along Ejido Ave.
6. Coordinate with the Environmental Department and comply with the vegetative buffering requirements as a portion of this subdivision is impacted by a first order stream (sec. 24-27 - Land development Code).
7. Identify all easements.
8. All improvements as per the Subdivision Ordinance.

**Engineering:** No comments submitted.

**Traffic:** No comments submitted.

**Fire:** No comments submitted.

**Environmental:** No comments submitted.

**Parks & Leisure:** No comments submitted.

**Water & Utilities:** No comments submitted.

**WEBB County App:** No comments submitted.

**AEP Engineers:** No comments submitted.

**U.I.S.D.:** No comments submitted.

**L.I.S.D.:** No comments submitted

**AT&T:** No comments submitted.

**D. Preliminary consideration of the plat of Village South Subdivision, Phase 5. The intent is commercial.**

**PL-019-2026**

**District I – Councilmember Gilbert Gonzalez**

**Staff Recommendation:** Staff approves the item subject to the following comments:

**Planning:**

1. Modify number of lots on “Project Data” from 31 to 3.
2. Identify all easements.
3. All improvements as per the Subdivision Ordinance.

**Traffic:**

1. Update the master plan to reflect the 3 proposed lots and the existing street change on Cielito Lindo

**Engineering:** No comments submitted.

**Fire:** No comments submitted.

**Environmental:** No comments submitted.



**Parks & Leisure:** No comments submitted.  
**Water & Utilities:** No comments submitted.  
**WEBB County App:** No comments submitted.  
**AEP Engineers:** No comments submitted.  
**U.I.S.D.:** No comments submitted.  
**L.I.S.D.:** No comments submitted.  
**AT&T:** No comments submitted.

Vanessa Fresnillo, Planner, read in items 8A thru 8D in for the record.

**MOTION:** Commissioner Garcia made a motion to **approve** items 8A thru 8D.

Second:	Commissioner Martinez
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

**9. CONSIDERATION OF THE FOLLOWING PRELIMINARY AND FINAL PLATS AND REPLATS:**

**MOTION:** Commissioner Garcia made a motion to **read** items 9A and 9B altogether.

Second:	Commissioner Martinez
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

**A. Preliminary and final consideration of the plat of Lot 1, Block 1, Zaftex Commercial Subdivision, Phase 3. The intent is commercial.**

**PL-015-2026**

**District I – Councilmember Gilbert Gonzalez**

**B. Preliminary and final consideration of the plat of Lot 1, Block 1, Zaftex Commercial Subdivision, Phase 4. The intent is commercial.**

**PL-016-2026**

**District I – Councilmember Gilbert Gonzalez**

Vanessa Fresnillo, Planner, read items 9A and 9B into the record.

**MOTION:** Commissioner Garcia made a motion to **approve** item 9A and 9B.

Second:	Commissioner Cazares
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

**MOTION:** Commissioner Cazares made a motion to **read** items 10A and 10G altogether.

Second:	Commissioner Beckelhymer
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- A. Final consideration of the plat of Sonata Heights Subdivision at Rodriguez-Zertuche Ranch. The intent is residential.**

**PL-014-2026**

**District VI – Councilmember Dr. David Tyler King**

**Staff Recommendation:** Staff approves the item.

- B. Final consideration of the replat of Lot 1, Block 1, All Carriers Distribution into Lot 1A, Block 1, All Carriers Distribution. The intent is industrial.**

**PL-004-2026**

**District VII – Councilmember Vanessa Perez**

**Staff Recommendation:** Staff approves the item.

- C. Final consideration of the replat of Lot 10, Block 8, Embarcadero, Phase 10 into Lot 10A, Block 8, Embarcadero, Phase 10. The intent is commercial.

**PL-013-2026**

**District VII – Councilmember Vanessa Perez**

**Staff Recommendation:** Staff approves the item.

- D. Final consideration of the plat of Embarcadero Southeast Quadrant, Phase 6. The intent is commercial.

**PL-012-2026**

**District VII – Councilmember Vanessa Perez**

**Staff Recommendation:** Staff approves the item.

- E. Final consideration of the replat of Lot 1, Block 2, Villas San Agustin, Unit 1 into Bridge Crossing Villas (PUD). The intent is residential.

**PL-018-2026**

**District VII – Councilmember Vanessa Perez**

**Staff Recommendation:** Staff approves the item.

- F. 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.

**PL-017-2026**

**District VI – Councilmember Dr. David Tyler King**

**Staff Recommendation:** Staff approves the item.

- G. Final consideration of the plat of Santa Elena Subdivision, Phase V. The intent is residential.

**PL-020-2026**

**District II – Councilmember Ricardo “Richie” Rangel, Jr.**

**Staff Recommendation:** Staff approves the item.

Vanessa Fresnillo, Planner, read in Items 10A thru 10G in for the record.

**MOTION:** Commissioner Cazares made a motion to approve items 10A and 10G altogether.

Second:	Commissioner Martinez
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

**11. RECONSIDERATION OF THE FOLLOWING FINAL PLATS AND REPLATS:**

**MOTION:** Commissioner Martinez made a motion to read items 11A and 11D altogether.

Second:	Commissioner Cazares
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- A. 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.**

**PL-006-2026**

**District VII – Councilmember Vanessa Perez**

- B. 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 Drive by Monte Verde Road.**

**PL-007-2026**

**District III – Councilmember Melissa R. Cigarroa**

- C. 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 Drive by Monte Verde Road and Celeste Lane by Biscayne Lane.**

**PL-008-2026**

**District III – Councilmember Melissa R. Cigarroa**

- D. Final reconsideration of the plat of Monteverde Subdivision, Phase III. The intent is residential. The purpose of this reconsideration is to replace street name Tobosi Drive by Taitz Drive, Nosara Drive by Bibi Drive and Celeste Lane by Biscayne Lane.**

**PL-009-2026**

**District III – Councilmember Melissa R. Cigarroa**

Vice Chair Sada Paz, stepped out of the meeting at 7:32 p.m.

Vanessa Fresnillo, Planner, read items 11A thru 11D in for the record.

Vice Chair Sada Paz, stepped back into the meeting at 7:33 p.m.

**MOTION:** Commissioner Martinez made a motion to approve items 11A and 11D.

Second:	Commissioner Cazares
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

## **12. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:**

- A. Consideration of Model Rule Subdivision Compliance of the plat of Palm Lake Subdivision, Phase 3. The intent is residential.**

**PL-021-2026**

**District VII – Councilmember Vanessa Perez**

**Staff Recommendation:** Staff approves the item.

**MOTION:** Chairman Garcia made a motion to approve the Item.

Second:	Commissioner Cazares
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Vanessa Guerra, Planning Director, reminded the Commission to please turn in documentation which was requested by the City Secretary's Office as soon as possible.

## **13. ADJOURNMENT:**

**MOTION:** Commissioner Garcia made a motion to **adjourn** the meeting at 7:35 p.m.

Second:	Commissioner Cazares
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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Vanessa Guerra, AICP, MPA  
Planning Director

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Daniella Sada Paz, Chair  
Planning & Zoning Commission

# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 12/4/2025  
**Ordinance 4B**

**Public Hearing and Recommendation of an**

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**CITY OF LAREDO  
PLANNING AND ZONING COMMISSION**

**MEETING MINUTES OF NOVEMBER 20, 2025**

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, November 20, 2025, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

**COMMISSIONERS PRESENT:**

Daniela Sada Paz, Chair	
Michael Barron, Vice Chair	(Arrived at 6:12 p.m.)
John D. Beckelhymer	
Regina Portillo	
Hector “Tito” Garcia	
Adolfo Martinez	

**COMMISSIONERS EXCUSED:**

Rolando Cazares	(Excused)
Cindy E. Cantu	(Excused)
Mercurio Martinez, III	(Excused)

**STAFF PRESENT:**

Vanessa Guerra, Planning Director  
Rafael Vidaurri, Planner  
Deidre Garcia, Planner  
Stephanie Prado, Planner  
Xavier Charles, City Attorney  
Arturo Garcia, Jr., Traffic Department  
Ruben Dominguez, Fire Department  
Gloria Saavedra, Engineering Department

**OTHERS PRESENT:**

Rolando Raymond  
Laura Valdez de la Garza  
Jose Manuel Valdez  
Francisco Ramos  
Wayne Nance  
Sergio Briones  
Ralph A. Hase  
Manuel Valdez  
Daniel Gomez

**1. CALL TO ORDER**

Chair Sada Paz called the Planning and Zoning Commission meeting to order at 6:04 p.m.



## 2. ROLL CALL

Vanessa Guerra, Planning Director, called roll and confirmed a quorum was present.

Chair Sada Paz requested a motion to excuse Commissioners not present.

Commissioner Garcia stepped out of the meeting at 6:04 p.m.

**MOTION:** Commissioner Portillo made a motion to excuse the Commissioner(s) not present.

Second:	Commissioner Martinez
In Favor:	4
Opposed:	0
Abstained:	0

Motion failed for lack of quorum.

Commissioner Garcia stepped back into the meeting at 6:04 p.m.

## 3. PLEDGE OF ALLEGIANCE

## 4. CITIZEN COMMENTS

None.

## 5. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE:

**A. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Block 796, Eastern Division, located at 1401 Guatemozin Street, from R-3 (Mixed Residential District) to B-3 (Community Business District).**

**ZC-083-2025**

**District II**

Stephanie Prado, Planner, provided a brief overview on the item.

**Staff Recommendation:** Staff does not support the proposed zone change.

Rolando Raymond, Neighbor, informed the Commission that he was opposed to the zone change, because even though he's lived there for more than 40 years and there have been several different types of businesses, this zone change does not specify the use.

Vice Chair Barron arrived at 6:12 p.m.

Laura Valdez de la Garza, Owner, informed the Commission that she was in favor of the zone change, explaining that she plans on selling the property, which is grandfathered in, but would like to sell it as a commercial lot.

Jose Manuel Valdez, Owner, informed the Commission that he was in favor of the zone change and provided some background on past land uses, stating that it has always been used for business purposes and has never had any issues with the neighbors.

Commissioner Beckelhymer asked Staff if a Conditional Use Permit would prevent new owners from being told that it is a residential property, even though it has been used commercially for many years.

Vanessa Guerra, Planning Director, clarified that the notice did not specify the proposed use because there are plans to sell the property and the future use is unknown. She pointed out that the property is in the center of an R-3 zoning district; therefore, a B-3 zone would not be recommended, as it would allow a variety of uses that are not suitable in a residential area. She mentioned that Staff recommends a Conditional Use Permit, which would provide some comfort to the neighbors since the specific use would need to be identified and conditions could be imposed to reduce negative impacts to the area, such as noise, litter, and parking.

Commissioner Martinez indicated that a Conditional Use Permit would not be possible at this time since the use has not been specified.

Vice Chair Barron questioned why the property was considered “grandfathered in,” given that the use on the property had already changed at least two times throughout the years.

Commissioner Portillo stepped out of the meeting at 6:24 p.m.

Commissioner Portillo stepped back into the meeting at 6:25 p.m.

Vanessa Guerra, Planning Director, explained that the term “grandfathered in” can be confusing. She clarified that “grandfathered in” means the use on the property has remained the same and has not changed throughout the years. If the use does change, then the grandfathered status is lost.

**MOTION:** Commissioner Garcia made a motion to close the public hearing, support Staff recommendation and deny the item.

Second:	Vice Chair Barron
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- B. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 8.6-acre tract, located north of Penn Street and West of Riverside Drive, from AG (Agriculture District) to M-1 (Light Manufacturing District).**

**ZC-001-2026**

**District VII**

Stephanie Prado, Planner, provided a brief overview on the item.

**Staff Recommendation:** Staff **supports** the proposed zone change.

Francisco Ramos, Ramos Engineering, informed the Commission he was in favor of the zone change and was available to answer questions.

**MOTION:** Vice Chair Barron made a motion to close the public hearing, support Staff recommendation and **approve** the item.

Second:	Commissioner Portillo
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- C. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Block 1, Fire Station No. 11, located at 11015 McPherson Road, from AG (Agricultural District) to M-1 (Light Manufacturing District).**

**ZC-002-2026**

**District VI**

Stephanie Prado, Planner, provided a brief overview on the item.

**Staff Recommendation:** Staff **supports** the proposed zone change.

Gloria Perez Saavedra, Engineering Department, spoke in favor of the item, explaining to the Commission that they are working closely with the Fire Department to construct an annex building for their fleet repair shop, but noticed the zoning was AG; therefore, they had to apply for the zone change.

**MOTION:** Commissioner Martinez made a motion to close the public hearing, support Staff recommendation and **approve** the item.

Second: Commissioner Portillo  
In Favor: 6  
Opposed: 0  
Abstained: 0

Motion Carried Unanimously

- D. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 3.70 acres, located north of Cielito Lindo Boulevard and west of Ejido Avenue, from B-1 (Limited Business District) and R-1A (Single Family Reduced Area District) to B-3 (Community Business District).**

**ZC-004-2026**

**District II**

Deidre Garcia, Planner, provided a brief overview on the item.

**Staff Recommendation:** Staff supports the proposed zone change.

Wayne Nance, Porras Nance Engineering, informed the Commission he was in favor of the zone change and was available to answer questions.

**MOTION:** Commissioner Garcia made a motion to close the public hearing, support Staff recommendation and approve the item.

Second: Vice Chair Barron  
In Favor: 6  
Opposed: 0  
Abstained: 0

Motion Carried Unanimously

- E. Amending the Zoning Ordinance (Map) of the City of Laredo by amending Ordinance 2015-O-039, which authorized a conditional use permit for a Kiosk/Food Stand and Meat Market in the Grocery Store on Lot 12, Block 446, Eastern Division, located at 202 West San Carlos Street in order to remove Deyanira Villarreal and Ralph A. Hase and replace with Sergio Briones and Yessenia Briones as the parties to whom the permit is issued.**

**ZC-005-2026**

**District VIII**

Stephanie Prado, Planner, provided a brief overview on the item.

**Staff Recommendation:** Staff supports the proposed Conditional Use Permit Amendment.

Vanessa Guerra, Planning Director, informed the Commission that two responses were received on the day of the meeting stating that they strongly oppose the item due to multiple reports filed on environmental issues, trash/sewage overflows into yards, dead animal smells, no parking, and no room for expansion.

Sergio Briones, Owner, informed the Commission that he was in favor of the amendment. He stated that due to several warnings—which have since been resolved—the snack stand has been closed for the past two months, but had been in operation for the past 20 years, since 2006. He said Staff recommended including the convenience store in the CUP because it was not “grandfathered in” and was not in compliance. He explained that the store had been in operation since 1981, and in 1983 the property was assigned an R-3 zoning designation. Therefore, he would like to know if the store is in compliance or not, because they were under the impression that the store was “grandfathered in” and were never told to apply for a CUP.

Vanessa Guerra, Planning Director, clarified that the caption on the application is for an amendment of the existing CUP to change the ownership name on the CUP, which authorizes the food stand and the meat market. She informed the Commission that Staff is in support of the amendment to reflect the correct ownership for those uses, and that the grocery store does not appear to be included in this petition, adding that the applicant requested not to include it.

After being asked whether the store was non-conforming, Ms. Guerra explained that after extensive research, it appears the construction occurred in 1981, and a Land Development Code amendment was adopted on September 2, 1980. Therefore, to avoid any future confusion or vagueness regarding the grocery store, Staff recommended including it in the CUP; however, the applicant chose not to include it in the petition.

Mr. Briones questioned whether, since the property was assigned an R-3 zone in 1983 and the store was in operation before that, it would be considered a legally non-conforming business.

Ms. Guerra explained that minutes from 1979 were found showing that zoning for the Eastern and Western Divisions was already being discussed. Therefore, to avoid confusion later on, Staff recommended resolving the issue by including it in the Conditional Use Permit. She added that the owner has every right not to include it, and that is the option he has chosen.

Mr. Briones expressed concern that if the store is included in the CUP and the property is sold in the future, the new owners may have issues with the “grandfathered in” status.

The Commission explained that if the property is sold, the new owners would need to apply for a Conditional Use Permit under their own names.

After further discussion about whether the store is legally non-conforming, Vice Chair Barron pointed out that the uses have changed, stating that in 1983 it was a grocery store, but now it functions as a meat market, grocery store, and restaurant—three different uses compared to the one originally indicated by the applicant; therefore, the legal non-conforming use is no longer valid.

Commissioner Beckelhymer pointed out that the request at hand is for an amendment to the ownership of the CUP, which Staff supports; therefore, he explained to the applicant that the issue of legal non-conforming status does not come into play during this meeting since it is not on the agenda.

**MOTION:** Commissioner Beckelhymer made a motion to close the public hearing, support Staff recommendation and approve the item.

Second:	Commissioner Portillo
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

## **6. CONSIDERATION OF THE FOLLOWING PRELIMINARY PLATS AND REPLATS:**

Commissioner Beckelhymer made a motion to read items 6A and 6B together.

Second:	Commissioner Portillo
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Deidre Garcia, Planner, read items 6A and 6B in for the record

### **A. Preliminary consideration of the replat of Lot 5, Block 1, D & J Alexander Crossing Plaza into Alexander Villas at Alexander Subdivision. The intent is residential.**

**PL-023-2026**

**District V – Councilmember Ruben Gutierrez, Jr.**

Deidre Garcia, Planner, provided a brief overview on the item.

**MOTION:** Commissioner Martinez made a motion to approve the item subject to Staff comments.

Second:	Commissioner Garcia
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

**Staff Recommendation:** Staff approves the item subject to the following comments:

**Planning:**

1. Identify the block numbers on the replat sketch.
2. Identify all easements.
3. All Improvements as per the Subdivision Ordinance.

**Parks & Leisure:**

1. Please pay the park improvement fees before platting.

**Traffic:** No comments submitted.

**Engineering:** No comments submitted.

**Fire:** No comments submitted.

**Environmental:** No comments submitted.

**Water & Utilities:** No comments submitted.

**Webb County App:** No comments submitted.

**AEP Engineers:** No comments submitted.

**U.I.S.D.:** No comments submitted.

**L.I.S.D.:** No comments submitted.

**AT&T:** No comments submitted.

- B. Preliminary consideration of the replat of Lot 1A, Block 7, D & J Alexander, Unit X & 0.06 acres recorded into Lot 1B & Lot 2B, Block 7, D & J Alexander, Unit X. The intent is residential.**

**PL-022-2026**

**District V – Councilmember Ruben Gutierrez, Jr.**

Deidre Garcia, Planner, provided a brief overview on the item.

**MOTION:** Commissioner Martinez made a motion to **approve** the item subject to Staff comments.

Second:	Vice Chair Barron
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

**Staff Recommendation:** Staff approves the item subject to the following comments:

**Planning:**

1. Revise the vicinity map to depict and label the correct subject tract.
2. In the “As Platted” section, clearly delineate the unplatted portion of 0.06 acres.
3. In the “Replat” section, provide the following: (a) clearly delineate the lot line between the proposed Lots 1B and 2B, (b) draw the plat boundaries with heavy lines, and (c) identify the lot dimensions.
4. Provide Lot Summary Table.
5. Identify all easements.
6. All improvements as per the Subdivision Ordinance.

**Parks & Leisure:**

1. Please pay the park improvement fees before platting.

**Traffic:** No comments submitted.

**Engineering:** No comments submitted.

**Fire:** No comments submitted.

**Environmental:** No comments submitted.

**Water & Utilities:** No comments submitted.

**Webb County App:** No comments submitted.

**AEP Engineers:** No comments submitted.

**U.I.S.D.:** No comments submitted.

**L.I.S.D.:** No comments submitted.

**AT&T:** No comments submitted.

**7. ADJOURNMENT:**

**MOTION:** Vice Chair Barron made a motion to **adjourn** the meeting at 6:56 p.m.

Second:	Commissioner Garcia
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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Vanessa Guerra, AICP, MPA  
Planning Director

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Daniella Sada Paz, Chair  
Planning & Zoning Commission



# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 12/4/2025

**Preliminary Plats and Replats 6A**

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### **SUBJECT**

Preliminary consideration of the replat of Lot 3, Block 7, SINE Las Palmas Subdivision, Phase 2 into Angulo SINE Residential Subdivision. The intent is residential.

PL-028-2026

District VI - Cm. Dr. David Tyler King

### **PREVIOUS COUNCIL ACTION**

N/A

### **BACKGROUND**

APPLICANT: JNH Rancho, LLC

ENGINEER: PEUA Consulting, LLC

**SITE:** This 4.4679-acre tract of land is located southwest of Juan Escutia Boulevard and Cavatina Drive. The zoning for this 36-lot development is R-2 (Multi-Family District). This tract is located in District VI - Cm. Dr. David Tyler King.

### **COMMITTEE RECOMMENDATION**

N/A

### **STAFF RECOMMENDATION**

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. A zone change will be required for the intended use. Please note that all zone change requests are subject to City Council discretion and are not guaranteed. Should the request be denied, a plat revision will be required.
2. The developer has submitted a notice of intention to place utilities in the front of the lot. The front-of-lot utility layout/schematics, as prepared by the Developer's engineer, shall be submitted to plan review (Section 3-4 B.2 - Subdivision Ordinance).
3. Provide a plat note stating that the lots adjacent to Cavatina Drive (Lots 1-9) will not have access to said Cavatina Drive, as double frontage lots should be avoided (Section 3.3 D. - Subdivision Ordinance).
4. Provide block numbers on the sketch (Section 2-3.2 (b)(1)(xvi) - Subdivision Ordinance).

5. Identify the purpose of Lot 10, Block 1, and include said lot in the Lot Summary Table.
6. Clarify the lot numbering as there is a substantial jump in the numerical sequence from Lot 9 to Lot 34.
7. Clarify if this is a phased development and label the plat accordingly.
8. Should this be a phased subdivision, provide a masterplan of the entire development that is being proposed in Lots 3 and 2, Block 7 San Isidro Northeast Las Palmas Subdivision, Phase 2, as this proposed replat appears to be part of a phased development. Masterplan should provide special consideration to intersection placement along Cavatina Drive due to the existing curve and potential street jogs.
9. Adjust the intersection at Montes De Oca Loop and Cavatina Drive as it creates a street jog with Fulgor Drive. "Street jogs with centerline effects of less than three hundred (300) feet shall be avoided" (Section 3-2 F. - Subdivision Ordinance).
10. Provide a plat note stating the purpose of the replat.
11. Provide a different street name for the street facing Lots 1-9 by the entrance.
12. Revise the Planning and Zoning Commission Approval Certificate to reflect Danela Sada Paz as the Chairman.
13. Revise the City Engineer Approval Certificate to reflect Eliud De Los Santos, P.E. as the City Engineer.
14. Revise the Planning Director's signature block to include "AICP".
15. Provide the recording information from the plat records for the adjacent tracts (Section 2-3.2 (b) (1)(xiii) - Subdivision Ordinance).
16. Identify all easements.
17. All improvements as per the Subdivision Ordinance.

**Traffic:**

1. Block length shall not be less than 300 feet. Existing street Fulgor is too closed to proposed street Montes de Oca Lp (As per Subdivision Ordinance Handbook Section 3-2.)
2. Submit Master Plan (As per Subdivision Ordinance Handbook, Chapter II).
3. Avoid Street jogs with centerline effect of less than 300 feet. Existing street Fulgor is not align to proposed street Montes de Oca Lp (As per Subdivision Ordinance Handbook, Chapter III Section 3-2, F).

**4. Subdivision Ordinance Handbook Section 3-2: Streets and Alleys**

Streets in a subdivision shall:

L. The system of streets designated for the subdivision, except in unusual cases, must connect with streets already dedicated in adjacent subdivisions; and where adjacent connections are not platted, must in general be the reasonable projection of streets in the nearest subdivided tracts, and must be continued to the boundaries of the tract subdivided, so that other sub-dividers may connect therewith. Reserve strips of land controlling access to or egress from other property from any street or alley or having the effect of restricting or damaging the adjoining property for subdivision purposes or which will not be taxable or accessible for special improvements shall not be permitted in any subdivision unless such reserve strips are conveyed to the City in fee simple.

**N. Blocks and Street Lengths**

1. Block lengths shall not exceed one thousand two hundred feet (1,200) or be less than three hundred (300) feet, except as may be required by the Commission in the proper projection of existing major thoroughfares, and on existing platted blocks.

a. Block lengths and street lengths may be waived by the Planning and Zoning Commission provided that the waiver is requested in writing, incorporates traffic impact mitigation measures into a site plan, which is then submitted in conjunction with a preliminary/replat application.

b. No block length waiver may be granted by the Planning and Zoning Commission unless traffic impact mitigation measures comply with standards (herein adopted as minimum standards) of the Institute of Transportation Engineers (Latest Edition) and as set out in the "Transportation and Land Development Manual (Latest Edition)".

c. No block length waiver may be granted which modifies the City of Laredo Comprehensive Plan or the Thoroughfare Plan of the Comprehensive Plan addressing thoroughfares, highways, arterials, and collectors, or of the proper extension of any street.

d. A block length waiver shall not compromise safety.

**Fire:**

1. Masterplan showing adjoining phase for this plat needs to be approved before this plat can be approved. Due to requirement of 2<sup>nd</sup> exit and distance between exits (half of diagonal distance of property served).

2. Fire hydrants are required every 500ft for residential development. (Ordinance 2012-O-183, IDC 2018 Section 507.5., where required. Fire hydrants shall be required along public and private streets at every 500ft for residential development.)

3. temporary turnarounds will be required for dead-end roads over 150 feet. (96-foot cul de sac, 120-foot hammerhead, 60-foot "y").

Parks & Leisure: No comments submitted.

Engineering: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

U.I.S.D.: No comments submitted.

L.I.S.D.: No comments submitted.

AT&T: No comments submitted.

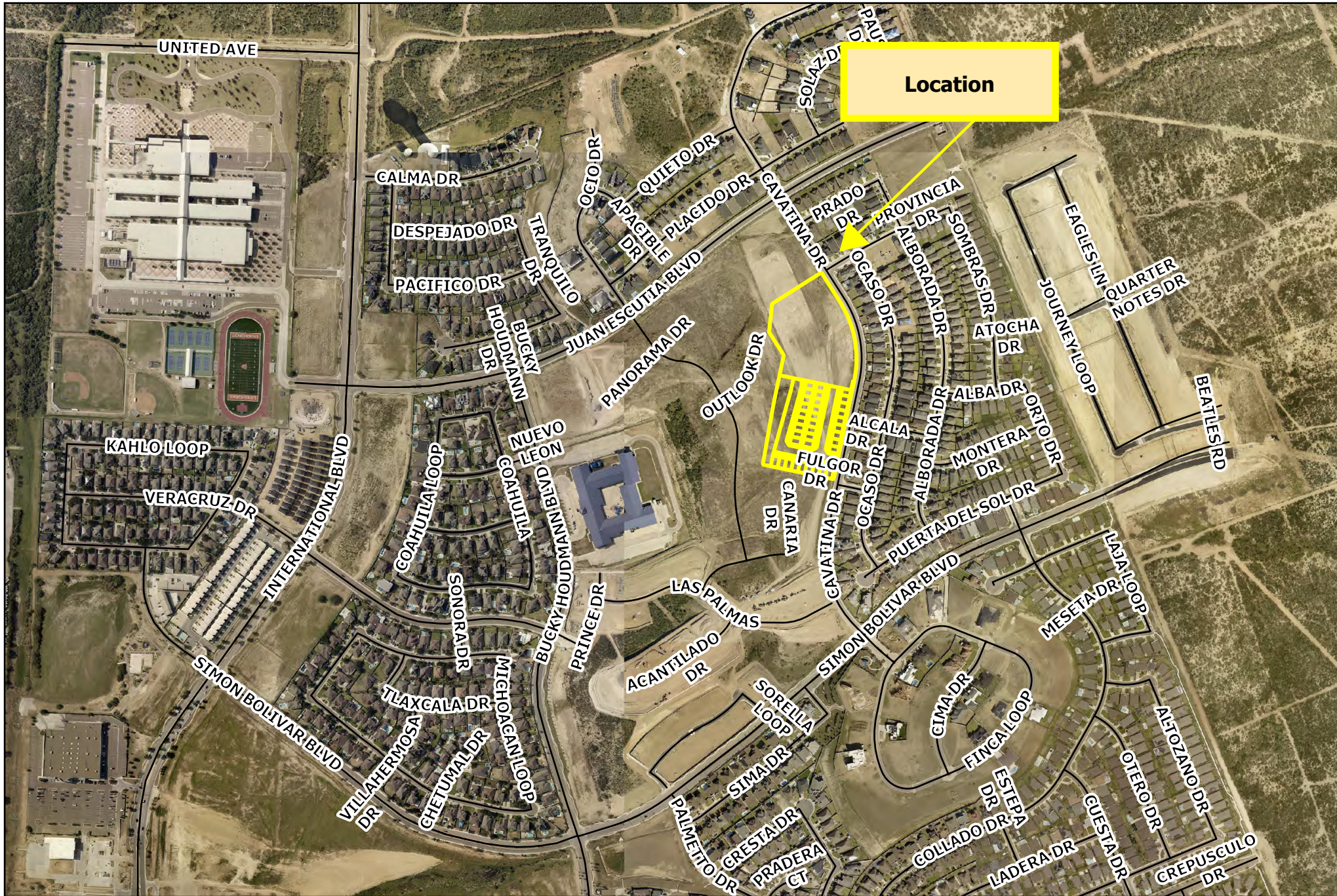
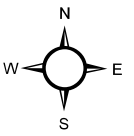
**NOTICE TO THE DEVELOPER:**

Planning:

1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
  2. All comments set forth are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.
-



# AERIAL LOCATION MAP







REGISTRATION NUMBER F-14954  
8218 Casa Verde Rd., Ste. 1001  
Laredo, TX 78041  
Phone: 956 568 4006

November 24, 2025

City of Laredo Planning and Zoning Department  
Attention: Mr. Rafael Vidaurri  
1413 Houston Street  
Laredo, Texas 78040

**Re: Angulo SINE Residential Subdivision Phase 1**

Dear Mr. Vidaurri,

Peua Consulting LLC, is respectfully submitting this request as required by the City of Laredo Ordinance Section 3.4 – B-2. Developer has requested Front Lot Utility Construction be permitting for this development Angulo SINE Residential Subdivision Phase 1

Please let me know if you have any questions, comments or if we can be of further assistance.

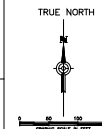
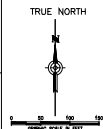
Sincerely,

A handwritten signature in black ink, appearing to read "Oscar Castillo", is positioned above the printed name.

Oscar Castillo, P.E.  
Peua Consulting LLC

NOTES:

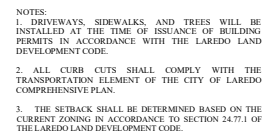
1. DRIVEWAYS, SIDEWALKS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.



**LEGEND**

● FOUND 1/2" IRON ROD  
○ SET 1/2" IRON ROD  
----- EXISTING PROPERTY BOUNDARY LINE  
----- EXISTING RIGHT-OF-WAY CENTER LINE  
----- EXISTING PROPERTY LOT LINE  
----- EXISTING BUILDING FOOTPRINT LINE  
----- EXISTING UTILITY EASEMENT LINE  
----- EXISTING DRAINAGE EASEMENT LINE  
----- PROPOSED PROPERTY BOUNDARY LINE  
----- PROPOSED RIGHT-OF-WAY CENTER LINE  
----- PROPOSED RIGHT-OF-WAY CENTERLINE  
----- PROPOSED PROPERTY LOT LINE  
----- PROPOSED UTILITY EASEMENT LINE  
----- PROPOSED BUILDING FOOTPRINT LINE  
D.E. DRAINAGE EASEMENT DESIGNATION  
U.E. UTILITY EASEMENT DESIGNATION  
G.E. GAS EASEMENT DESIGNATION  
A.C.E. ACCESS EASEMENT & UTILITY EASEMENT  
DRAINAGE PATTERN TO THE FRONT OF LOT  
○ DRAINAGE PATTERNS TO THE BACK OF LOT  
○ FINISH FLOOR ELEVATION  
R.F.F. ROOF FLOOR ELEVATION  
B.F.F. BASEMENT FLOOR ELEVATION

Angulo StoneTownhomes								
BLOCK 1			BLOCK 2			BLOCK 4		
LOT	SQ.FT.	AC	LOT	SQ.FT.	AC	LOT	SQ.FT.	AC
1	3521.73	0.0808	1	3956.77	0.0908	1	3000.79	0.0689
2	3000.00	0.0689	2	3000.49	0.0689	2	3000.00	0.0689
3	3000.00	0.0689	3	3003.34	0.0689	3	3000.00	0.0689
4	3000.00	0.0689	4	3000.38	0.0689	4	3000.00	0.0689
5	3000.00	0.0689	5	3000.90	0.0689	5	3000.00	0.0689
6	3000.00	0.0689	6	3000.27	0.0689	6	3000.00	0.0689
7	3000.00	0.0689	7	3000.71	0.0689	7	3000.00	0.0689
8	3000.00	0.0689	8	3000.63	0.0689	8	3000.00	0.0689
9	3000.00	0.0689	9	3002.31	0.0689	9	3000.00	0.0689
			34	3000.33	0.0689			
			35	3000.82	0.0689			
			36	3004.12	0.0690			
			37	3003.11	0.0689			
			38	3003.19	0.0689			
			39	3001.97	0.0689			
			40	3004.63	0.0690			
			41	3001.32	0.0689			
			42	3957.63	0.0909			



**pendi**  
consulting llc  
Registration Number F-14954

8218 Casa Verde Rd., Ste. 1001  
Laredo, Texas 78041  
Tel: (956) 433-2205

A circular professional engineer seal for the State of Texas. The outer ring contains the text "STATE OF TEXAS" at the top and "PROFESSIONAL ENGINEER" at the bottom, separated by two small stars on each side. In the center, there is a five-pointed star above the name "OSCAR CASTILLO" and the license number "95620".

RE-PLAT OF  
LOT 3, BLOCK 7  
SINELAS PALMAS SUBDIVISION PHASE 2  
VOL. 42, PG. 03-06  
O.P.R.W.C.T  
CITY OF LAREDO, WEBB COUNTY, TEXAS  
INTO  
ANGILO SINE RESIDENTIAL SUBDIVISION

1.10



# City of Laredo

## Planning & Zoning Commission

---

**Meeting Date:** 12/4/2025

**Preliminary Plats and Replats 6B**

---

### **SUBJECT**

Preliminary consideration of the plat of D&J Alexander Commercial, Phase 15 - Alexander Garden Homes. The intent is residential.

PL-027-2026

District V - Cm. Ruben Gutierrez Jr.

### **PREVIOUS COUNCIL ACTION**

N/A

### **BACKGROUND**

APPLICANT: D&J Alexander Investments LLC

ENGINEER: Top Site Civil Group LLC

SITE: This 4.71-acre tract of land is located southeast of N. Bartlett Avenue and Arthur Miller Court. The zoning for this 43-lot development is R-1B (Single-Family High-Density District) and B-3 (Community Business District). This tract is located in District V - Cm. Ruben Gutierrez Jr.

### **COMMITTEE RECOMMENDATION**

N/A

### **STAFF RECOMMENDATION**

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. This subdivision proposes residential lots over a portion of existing City of Laredo right-of-way (ROW) as dedicated in the recorded plat of Lots 4A, 4B, 4C, Block 3, D&J Alexander Commercial Subdivision, Phase 15 (Vol. 41, Pg. 1, W.C.P.R.). The developer must secure title to the impacted land/right-of-way through the formal abandonment process prior to final plat approval (§ 2-3.2. (b) (2) (viii) - Subdivision Ordinance). Should the abandonment of said right-of-way be approved by the City Council, include pertinent ordinance information on the face of the plat; otherwise a redesign of the subdivision will be required.

2. A zone change will be required for the area proposed for abandonment. Please note that all zone change requests are subject to City Council discretion and are not guaranteed. Should the request be denied, a plat revision will be required.

3. A portion of the proposed subdivision is located within Subdistrict C (65 Ldn to 70 Ldn) of the

Airport Noise Specific Use Zoning Overlay District. Provide the required avigation easement, contour line(s), and include the following plat note "This property (or a part thereof) is located within an area subject to potentially excessive airport noise levels. All uses and construction shall conform to the noise mitigation standards included in Appendix N - Noise Attenuation Performance Standards for Structures Located within the Airport Noise Specific Use Zoning Overlay District of the City of Laredo, incorporated herein and made a part hereof for all purposes." (Section 24-68.5, Land Development Code).

4. Development/Structures must comply with Airport Land Use Compatibility Chart, Section 24-65.4, Land Development and Airport Noise District Ordinance, Section 24-68, Land Development Code

5. There is a street jog between "Street B" and Harper Lee Drive (approx. 250ft). Pursuant to Section 3-2 F of the Subdivision Ordinance "Street jogs with centerline effects of less than three hundred (300) feet shall be avoided". Adjust accordingly.

6. Reconfigure the block numbers as there are duplicate block numbers on the sketch (e.g., block 1). In addition, renumber the Lot Summary Table in numerical order.

7. This plat currently does not have access to a public street. Recordation of this plat is contingent upon the recordation and construction of Arthur Miller St (Arthur Miller Extension Plat) (§ 3.3 C - Subdivision Ordinance).

8. Provide street names.

9. Ensure all bearings are identified on the sketch (§2.3.2 (b)(2)(iii) - Subdivision Ordinance)

10. Provide a plat note stating that the lots adjacent to Arthur Miller Street shall have no direct access to Arthur Miller Street (§ 3-3 D - Subdivision Ordinance - Double frontage lots).

11. Provide a masterplan amendment as the land use identified on the current masterplan (approved on 12-19-2024) for this portion of Phase 15 is "Commercial", and is being revised to "Single Family Residential". Please note that this change in land use is considered a "substantial alteration" (§ 2-3.5 (f) - Subdivision Ordinance). Therefore, this will be considered the first in a new series of permits (Chapter 245 Texas Local Government Code)."

12. Identify all easements.

13. All improvements as per the Subdivision Ordinance.

Traffic:

1. Block length shall not be less than 300 feet. Existing street Arthur Miller is too closed to proposed street "A" (As per Subdivision Ordinance Handbook Section 3-2).

2. Submit corrected Master Plan (As per Subdivision Ordinance Handbook, Chapter II).

3. Avoid Street jogs with centerline effect of less than 300 feet. street Arthur Miller is too closed to proposed street "A" (As per Subdivision Ordinance Handbook, Chapter III Section 3-2, F).

**N. Blocks and Street Lengths**

1. Block lengths shall not exceed one thousand two hundred feet (1,200) or be less than three hundred (300) feet, except as may be required by the Commission in the proper projection of existing major thoroughfares, and on existing platted blocks.

a. Block lengths and street lengths may be waived by the Planning and Zoning Commission provided that the waiver is requested in writing, incorporates traffic impact mitigation measures into a site plan, which is then submitted in conjunction with a preliminary/replat application.

b. No block length waiver may be granted by the Planning and Zoning Commission unless traffic impact mitigation measures comply with standards (herein adopted as minimum standards) of the Institute of Transportation Engineers (Latest Edition) and as set out in the "Transportation and Land Development Manual (Latest Edition)".

c. No block length waiver may be granted which modifies the City of Laredo Comprehensive Plan or the Thoroughfare Plan of the Comprehensive Plan addressing thoroughfares, highways, arterials, and collectors, or of the proper extension of any street.

d. A block length waiver shall not compromise safety.

**Fire:**

1. 96-foot minimum width required for cul-de-sacs.

2. Fire hydrants are required every 500ft for residential development. (Ordinance 2012-O-183, IFC 2018 Section 5-7.5., where required. Fire hydrants shall be required along public and private streets at every 500ft for residential development.)

Parks & Leisure: No comments submitted.

Engineering: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

U.I.S.D.: No comments submitted.

L.I.S.D.: No comments submitted.

AT&T: No comments submitted.

**NOTICE TO THE DEVELOPER:**

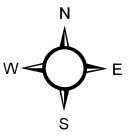
**Planning:**

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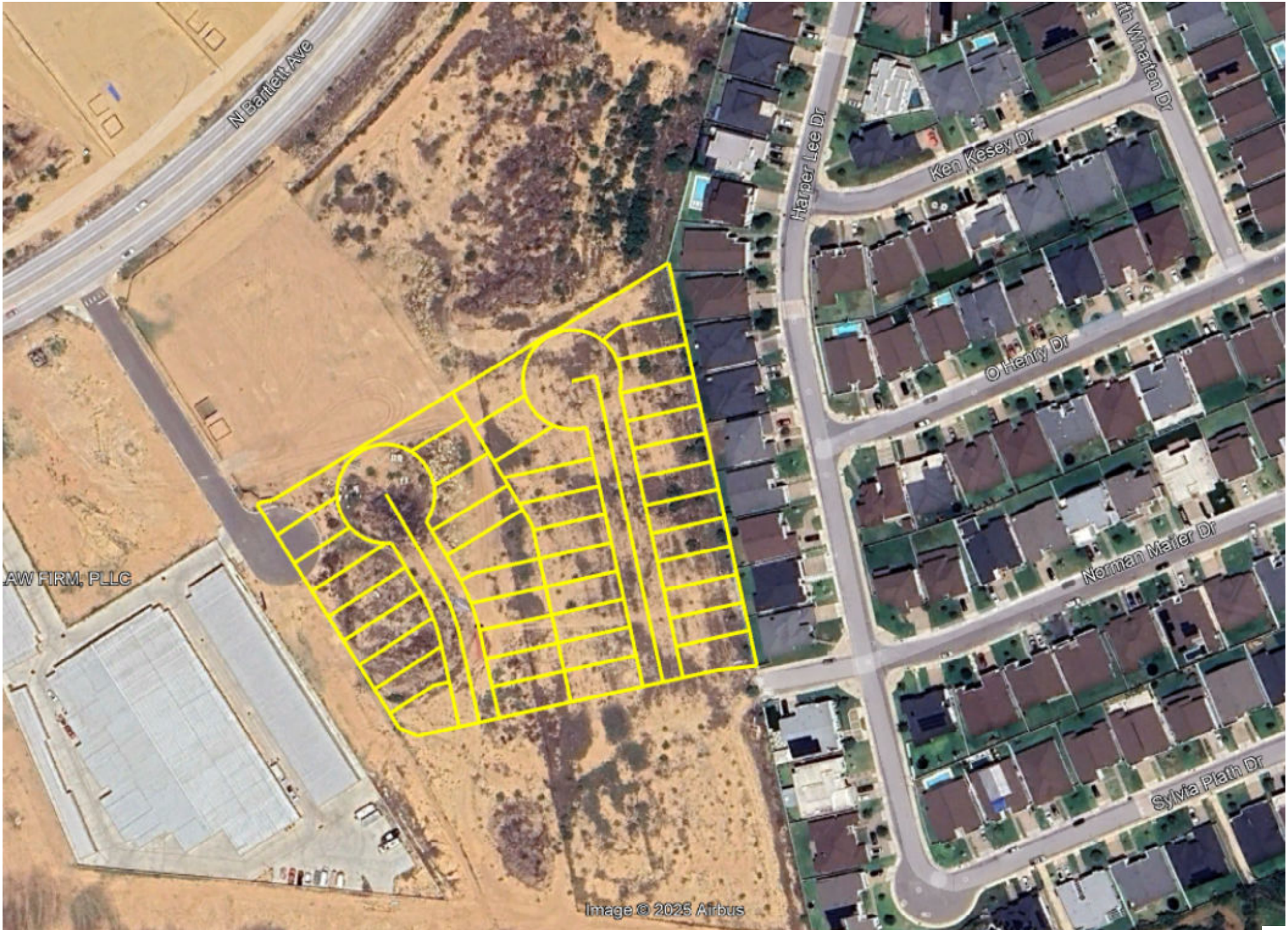
2. All comments set forth are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.



# AERIAL LOCATION MAP







AW FIRM, PLLC

Image © 2025 Airbus



## **PLAT NOTES & RESTRICTIONS**

1. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. THIS SUBJECT PROPERTY IS NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP No. 48479C, PANEL No. 1205C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
4. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
5. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.  
P.O.B.: FOUND IRON ROD BEING THE NORTHEAST CORNER OF D & J  
ALEXANDER SUBDIVISION, PHASE XV (N: 17096819.5871, E: 672890.6545)
6. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.

LOT TABLE			LOT TABLE			LOT TABLE		
LOT No.	BLOCK No.	ACREAGE	LOT No.	BLOCK No.	ACREAGE	LOT No.	BLOCK No.	ACREAGE
12	BLOCK 1	4315.59	12	BLOCK 2	5623.15	7	BLOCK 1	3603.08
13	BLOCK 1	3800.36	13	BLOCK 2	3510.09	8	BLOCK 1	3269.57
14	BLOCK 1	4930.53	14	BLOCK 2	3493.90	9	BLOCK 1	4104.09
15	BLOCK 1	3336.73	15	BLOCK 2	3193.93	10	BLOCK 1	3603.63
16	BLOCK 1	3202.85	16	BLOCK 2	3193.93	11	BLOCK 1	3772.88
17	BLOCK 1	3158.76	17	BLOCK 2	3193.93			
18	BLOCK 1	3155.55	18	BLOCK 2	3193.93			
19	BLOCK 1	3490.39	19	BLOCK 2	3193.93			
1	BLOCK 2	3487.84	20	BLOCK 2	3193.93			
2	BLOCK 2	3150.00	21	BLOCK 2	3193.93			
3	BLOCK 2	3150.00	22	BLOCK 2	3193.93			
4	BLOCK 2	3150.00	23	BLOCK 2	3193.93			
5	BLOCK 2	3150.00	24	BLOCK 2	3661.50			
6	BLOCK 2	3150.00	1	BLOCK 1	3444.63			
7	BLOCK 2	3294.31	2	BLOCK 1	3249.87			
8	BLOCK 2	3701.94	3	BLOCK 1	3594.24			
9	BLOCK 2	4324.60	4	BLOCK 1	3843.82			
10	BLOCK 2	3802.23	5	BLOCK 1	3919.62			
11	BLOCK 2	4387.18	6	BLOCK 1	4169.36			

CURVE TABLE					LINE TABLE				
CURVE #	LENGTH	RADIUS	CH. DIRECTION	CH. LENGTH	LINE #	DIRECTION	LENGTH		
C2	33.74'	225.00'	S 16° 25' 51" E	33.71'	L3	S 57° 49' 51" W	63.10'		
C3	35.30'	225.00'	S 25° 13' 14" E	35.26'	L4	S 77° 51' 54" W	20.00'		
C4	3.60'	225.00'	S 30° 10' 21" E	3.60'	L5	S 57° 49' 51" W	87.52'		
C5	6.67'	60.00'	N 87° 10' 42" E	6.67'	L6	N 34° 25' 11" W	4.39'		
C6	49.54'	60.00'	S 65° 59' 02" E	48.14'	L7	N 59° 39' 26" E	80.61'		
C7	41.38'	60.00'	S 22° 34' 18" E	40.57'	L8	N 78° 00' 34" E	80.36'		
C8	61.15'	60.00'	S 26° 23' 02" W	58.54'	L9	N 62° 59' 10" E	20.00'		
C9	20.01'	59.85'	N 76° 58' 03" E	19.92'	L11	N 78° 00' 34" E	111.67'		
C10	68.89'	60.00'	S 88° 28' 18" W	65.17'	L12	N 59° 22' 10" E	74.66'		
C11	51.68'	60.00'	N 33° 57' 36" W	50.10'	L13	S 31° 19' 09" E	1.38'		
C12	46.11'	60.00'	N 12° 43' 51" E	44.98'	L14	S 51° 33' 20" W	28.44'		
C13	17.36'	275.00'	N 26° 49' 20" W	17.36'	L15	S 78° 00' 34" W	73.77'		
C14	30.48'	275.00'	N 23° 50' 19" W	30.46'	L16	S 78° 00' 34" W	91.26'		
C15	35.16'	275.00'	S 17° 00' 03" E	35.13'					
C16	5.78'	275.00'	N 12° 44' 12" W	5.78'					
C17	40.14'	60.00'	S 87° 01' 51" E	39.40'					
C18	52.81'	60.00'	S 42° 39' 02" E	51.12'					
C19	79.71'	60.00'	S 20° 37' 20" W	73.98'					
C20	73.33'	60.00'	N 86° 18' 21" W	68.85'					
C21	29.41'	60.00'	N 37° 15' 01" W	29.12'					
C22	37.87'	60.00'	N 5° 07' 28" W	37.25'					
C23	80.70'	250.00'	N 21° 22' 58" W	80.35'					

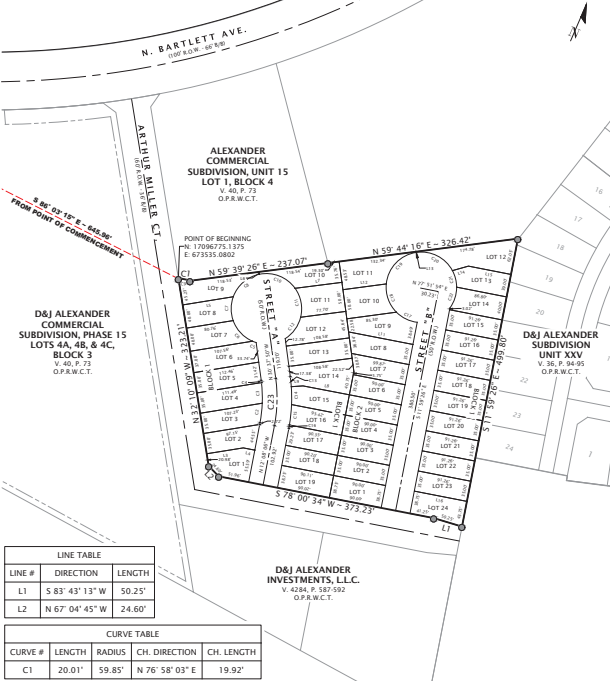
CERTIFICATE OF OWNER  
STATE OF TEXAS &  
WEBB COUNTY &

I, \_\_\_\_\_, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS: **D & J ALEXANDER COMMERCIAL PHASE 15 - ALEXANDER GARDEN HOMES** IN COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

D & J ALEXANDER INVESTMENTS, LLC

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

NOTARY PUBLIC IN AND FOR THE WEBB COUNTY, TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S 83° 43' 13" W	50.25'
L2	N 67° 04' 45" W	24.60'

CURVE TABLE			
CURVE #	LENGTH	RADIUS	CH. DIRECTION
C1	20.01'	59.85'	N 76° 58' 03" E

CERTIFICATE OF ENGINEER

STATE OF TEXAS,  
COUNTY OF WEBB:

I, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF WATER, SEWER SERVICES, APPURTENANCES AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO AND WEBB COUNTY COMMISSIONERS' COURT.

RICARDO VILLARREAL, P.E. No. 101308-TEXAS

CERTIFICATE OF SURVEYOR

STATE OF TEXAS,  
COUNTY OF WEBB:

I, RICARDO VILLARREAL, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND.

RICARDO VILLARREAL, R.P.L.S. No. 6242  
TPRS FIRM REG. NO. 10194686

PLAT APPROVAL - CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS: **D & J ALEXANDER COMMERCIAL PHASE 15 - ALEXANDER GARDEN HOMES**, PREPARED BY **RICARDO VILLARREAL**, REGISTERED PROFESSIONAL ENGINEER NO. 101308, AND DATED THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ELIUD DE LOS SANTOS, P.E.  
CITY ENGINEER  
CITY OF LAREDO, TEXAS

LEGAL DESCRIPTION:  
**D & J ALEXANDER COMMERCIAL PHASE 15 - ALEXANDER GARDEN HOMES**  
4.71 ACRE TRACT

A TRACT OF LAND CONTAINING 4.71 ACRES MORE OR LESS, OUT OF A TRACT OF LAND CONVEYED TO D&J ALEXANDER INVESTMENTS, LLC, RECORDED IN VOLUME 6384, PAGE 581-593, WEBB COUNTY OFFICIAL PUBLIC RECORDS, SITUATED IN PORCHON 26, ABSTRACT 282, AGUSTIN SANCHEZ, ORIGINAL GRANTEE, WEBB COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND 1/2" IRON ROD ON THE NORTHEAST CORNER OF LOT 3, BLOCK 3 OF SAID D&J INVESTMENTS, ALSO BEING A POINT ON THE SOUTHERN BOUNDARY OF BARTLETT AVENUE EXTENSION PLAT SOUTH, RECORDED IN VOLUME 35, PAGE 7, PUBLIC RECORDS OF WEBB COUNTY TEXAS, THENCE S 86° 03' 15" E, AT 645.96 FEET THE POINT OF BEGINNING, AND A POINT OF CURVATURE TO THE LEFT:

THENCE CONTINUING WITH SAID CURVATURE TO THE LEFT WITH A RADIUS OF 59.85 FEET, A CHORD OF N 76° 58' 03" E - 19.92' FOR A CURVE LENGTH OF 20.01 FEET TO A POINT OF NON-TANGENCY AND AN INTERIOR CORNER HEREOF;

THENCE N 59° 39' 26" E AT 237.07 FEET A SET IRON ROD AND A POINT OF DEFLECTION HEREOF;

THENCE N 59° 44' 16" E AT 326.42 FEET A SET IRON ROD AND A POINT OF DEFLECTION HEREOF;

THENCE S 11° 59' 26" E AT 499.80 FEET A SET IRON ROD AND A POINT OF DEFLECTION HEREOF;

THENCE S 83° 43' 13" W AT 50.25 FEET A SET IRON ROD AND A POINT OF DEFLECTION HEREOF;

THENCE S 78° 00' 34" W AT 373.23 FEET A SET IRON ROD AND A POINT OF DEFLECTION HEREOF;

THENCE N 67° 04' 45" W AT 24.60 FEET A SET IRON ROD AND A POINT OF DEFLECTION HEREOF;

THENCE N 32° 10' 09" W AT 323.21 FEET TO THE POINT OF BEGINNING, CONTAINING 4.71 ACRES, MORE OR LESS.

BASIS OF BEARINGS:  
ALEXANDER, BARTLETT COMMERCIAL - PHASE 15, RECORDED IN VOLUME 35, PAGE 41, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY TEXAS



PLAT-APPROVAL CITY PLANNER

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT AT A MEETING HELD ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

VANESSA GUERRA, AICP  
DIRECTOR OF PLANNING DEPARTMENT  
CITY OF LAREDO, TEXAS

PLANNING COMMISSION APPROVAL

THIS PLAT OF **D & J ALEXANDER COMMERCIAL PHASE 15 - ALEXANDER GARDEN HOMES** HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

DANIELLA SADA PAZ, PR2 CHAIRMAN

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS,  
COUNTY OF WEBB:

I, MARICÉ RAMÍREZ IBARRA, CLERK OF THE COUNTY COURT OF WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, WITH ITS CERTIFICATE OF AUTHENTICATION, HEREIN DESIGNATED AS: **D & J ALEXANDER COMMERCIAL PHASE 15 - ALEXANDER GARDEN HOMES**, IS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, AT \_\_\_\_ O'CLOCK \_\_\_\_ AM, IN VOLUME \_\_\_\_ PAGE \_\_\_\_ OF THE PLAT RECORDS OF SAID COUNTY ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

HON. MARCIE RAMÍREZ IBARRA  
COUNTY CLERK, WEBB COUNTY, TEXAS



PLAT NOTES & RESTRICTIONS

- SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- THIS SUBJECT PROPERTY IS NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP NO. 4847C, PANEL NO. 1295C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
- SETEBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
- ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE. P.O.B. FOUND IRON ROD BEING THE NORTHEAST CORNER OF D & J ALEXANDER SUBDIVISION, PHASE IV (N-17086819.5871, E-672880.6545)
- GRID COORDINATES: NAD83 (2011 ADJ), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.

OWNER:  
**D & J ALEXANDER INVESTMENTS, LLC**  
1302 CALLE DEL NORTE, SUITE 1  
LAREDO, TEXAS 78041

**PRELIMINARY PLAT OF  
D & J ALEXANDER COMMERCIAL PHASE 15 -  
ALEXANDER GARDEN HOMES**  
A TRACT OF LAND CONTAINING 4.71 ACRES  
SITUATED IN SURVEY 26, A. SANCHEZ, ABSTRACT 282  
WEBB COUNTY, TEXAS

PROJECT #	---
FILED DATE	8889
DRAWN BY	K.M.L.
APPROVED	K.M.L.
DATE	11/14/2023
FILE NAME	Preliminary Plat to Dedicate Public Place.dwg
SHEET	1 of 1

**TOPSITE**  
Civil Group

REGISTERED GROUP 35  
4100 P. #2 22174, non-PROFESSIONAL  
D. 01/01/2017, E. 01/01/2017, non-PROFESSIONAL  
1. 01/01/2017, non-PROFESSIONAL

**ENGINEER:**  
RICARDO M. VILLARREAL, R.P.L.S.  
TOP SITE CIVIL GROUP, LLC  
10901 INTERNATIONAL BLVD., STE. 300  
LAREDO, TEXAS 78041  
(956) 725-5057

**SURVEYOR:**  
RICARDO M. VILLARREAL, R.P.L.S.  
TOP SITE CIVIL GROUP, LLC  
10901 INTERNATIONAL BLVD., STE. 300  
LAREDO, TEXAS 78041  
(956) 725-5057

1 of 1

# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 12/4/2025

**Final Plats and replats 7A**

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### **SUBJECT**

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

PL-026-2026

District VI - Cm. Dr. David Tyler King

### **PREVIOUS COUNCIL ACTION**

N/A

### **BACKGROUND**

APPLICANT: San Isidro Southwest, LTD

ENGINEER: Slay Engineering Company, Inc.

SITE: This 7.1758-acre tract of land is located on the northwest corner of San Isidro Pkwy and Springfield Ave. The zoning for this 5-lot development is B-4 (Highway Commercial District). This tract is located in District VI - Cm. Dr. David Tyler King.

### **COMMITTEE RECOMMENDATION**

N/A

### **STAFF RECOMMENDATION**

APPROVAL

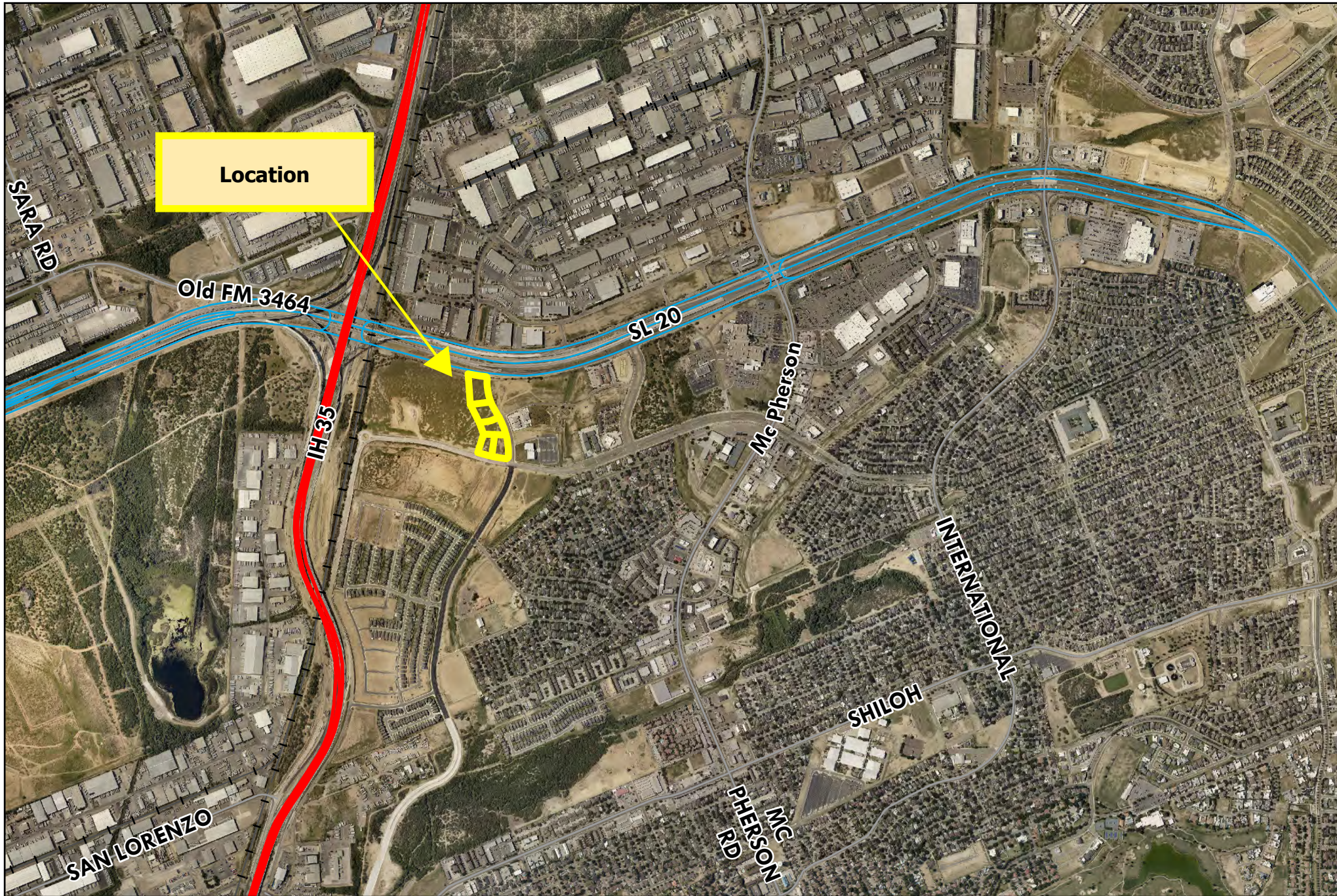
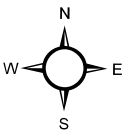
NOTICE TO THE DEVELOPER:

N/A

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# AERIAL LOCATION MAP





NOTES:

1. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED, AS REQUIRED, AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE CITY OF LAREDO LAND DEVELOPMENT CODE.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. ACCESS ONTO BOB BULLOCK LOOP IS SUBJECT TO REVIEW AND APPROVAL BY THE TEXAS DEPARTMENT OF TRANSPORTATION.
4. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING DISTRICT IN ACCORDANCE WITH SECTION 24.77.1 OF THE LAND DEVELOPMENT CODE.
5. THE POINT OF BEGINNING FOR THIS SUBDIVISION IS A FOUND  $\frac{1}{2}$  INCH ROD SITUATED ON THE SOUTHERLY RIGHT-OF-WAY LINE OF BOB BULLOCK LOOP.  
N: 17110268.21  
E: 664058.61
6. EROSION, SEDIMENT, AND STORMWATER CONTROLS ARE REQUIRED FOR ALL LOT CONSTRUCTION, INCLUDING SINGLE-FAMILY, DUPLEX, MULTIFAMILY, AND COMMERCIAL PROJECTS, DURING THE BUILDING PERMIT PROCESS. THE LOT OWNER OR BUILDER IS RESPONSIBLE FOR INSTALLING AND MAINTAINING BEST MANAGEMENT PRACTICES (BMPs), TREE PROTECTION, AND TEMPORARY EROSION CONTROLS AS PART OF THE BUILDING PERMIT PROCESS, PRIOR TO STARTING ANY SITE WORK. WHERE REQUIRED BY LAW, A STORM WATER POLLUTION PREVENTION PLAN (SW3P) MUST ALSO BE PREPARED AND IMPLEMENTED FOR THE BUILDING PERMIT ACTIVITIES. ALL CONTROLS MUST REMAIN IN PLACE UNTIL THE SITE IS STABILIZED AND PERMANENT VEGETATION IS ESTABLISHED.
7. THIS PLAT IS SUBJECT TO A CERTIFICATE OF ADJOINING LANDOWNER RUNOFF DISCHARGE AS RECORDED IN VOL. \_\_\_\_, PG. \_\_\_\_, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.



# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 12/4/2025

**Final Plats and replats 7B**

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### **SUBJECT**

Final consideration of the replat of Lot 3, Block 1, Canseco Subdivision, Unit 3 and an adjacent unplatted 11.1784-acre tract into Lot 1A, Block 1, Crown Enterprises Subdivision. The intent is industrial.

PL-024-2026

District VII - Cm. Vanessa Perez

### **PREVIOUS COUNCIL ACTION**

N/A

### **BACKGROUND**

APPLICANT: Crown Enterprises LLC

ENGINEER: Kimley-Horn

SITE: This 18.413-acre tract of land is located northeast of Old Santa Maria Avenue and Calton Road. The current zoning for this 1-lot development is B-3 (Community Business District) and B-4 (Highway Commercial District). This tract is located in District VII - Cm. Vanessa Perez.

### **COMMITTEE RECOMMENDATION**

N/A

### **STAFF RECOMMENDATION**

APPROVAL

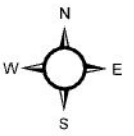
NOTICE TO THE DEVELOPER:

N/A

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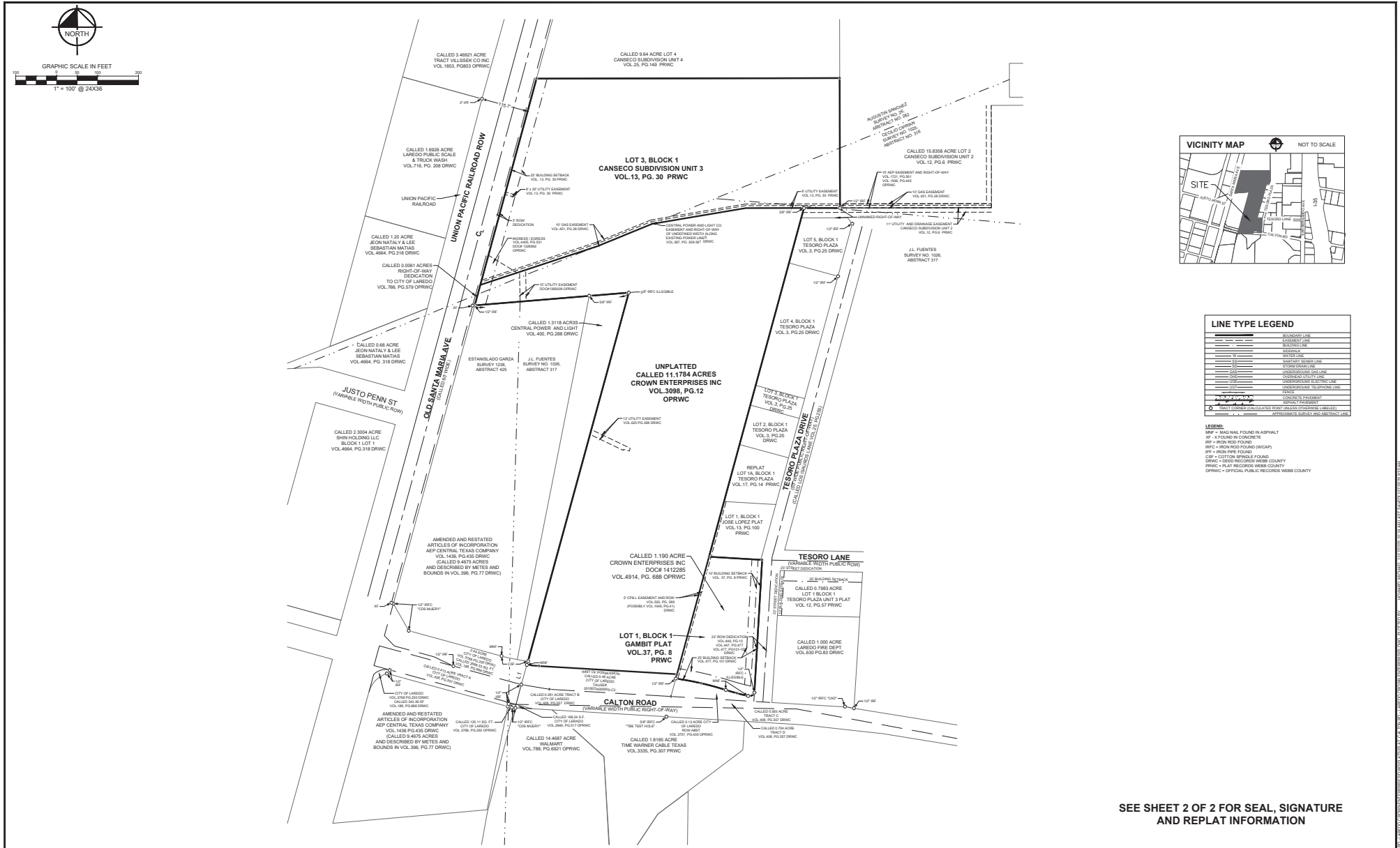
# AERIAL LOCATION MAP





**PLAT NOTES:**

1. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE, IF APPLICABLE.
2. THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
3. OWNER SHALL COORDINATE WITH THE CITY RELATING TO THE MAINTENANCE AND MONITORING OF ANY DRAINAGE IMPROVEMENTS AND IS RESPONSIBLE FOR STORM WATER DETENTION IMPROVEMENTS AND SHALL BE MAINTAINED IN ACCORDANCE WITH SECTION 24.59.7 AS PER THE LAND DEVELOPMENT CODE.
4. ACCESS PROHIBITED TO TESORO PLAZA DRIVE AS INDICATED IN THE CONDITIONAL USE PERMIT FOR A TRUCKING COMPANY GRANTED UNDER ORDINANCE NO. 2024-O-231.
5. MAINTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISION OF THE APPENDIX F-2 OF SECTION 24-83 OF THE LAREDO LAND DEVELOPMENT CODE.
6. THE PURPOSED OF THIS REPLAT IS TO COMBINE LOT 3, BLOCK 1, CONSECO SUBDIVISION UNIT 3 WITH AN ADJACENT UNPLATTED 11.1784 ACRE TRACT.
7. DETENTION FOR THE PROPOSED SITE WILL BE DONE AT THE TIME OF THE BUILDING PERMIT. STORM WATER ON-SITE DETENTION IMPROVEMENTS SHALL BE REVIEWED BY THE CITY OF LAREDO ENGINEERING DEPARTMENT AS PART OF THE BUILDING PERMIT APPROVAL, AND STORM WATER SHALL BE THE RESPONSIBILITY OF THE LANDOWNER TO COMPLY WITH THE STORM WATER MANAGEMENT ORDINANCE AND SHALL BE MAINTAINED BY THE OWNER IN ACCORDANCE WITH SECTION 24.59.7 OF THE LAND DEVELOPMENT CODE BOOK. BASED ON EXISTING SITE CONDITIONS AND ANTICIPATED LAND USE THE REQUIRED ON-SITE DETENTION VOLUMES IS 87,120 CF AT MAXIMUM DISCHARGE RATE OF 4 CFS. THE REQUIRED DETENTION VOLUME AND RELEASE RATE MAY BE RE-ANALYZED, ADJUSTED, AND RE-SUBMITTED TO THE CITY OF LAREDO ENGINEERING DEPARTMENT FOR APPROVAL IN CASE OF A CHANGE IN SITE CONDITIONS, PROPOSED LAND USE, OR OTHER STORM REVISIONS.



**AS PLATTED**  
LOT 3, BLOCK 1, CANSECO SUBDIVISION, UNIT 3, VOL. 13, PG. 30, PLAT RECORDS WEBB COUNTY, TEXAS  
AND LOT 1, BLOCK 1, GAMBIT PLAT, VOL. 37, PG. 8, PLAT RECORDS WEBB COUNTY, TEXAS  
**UNPLATTED**  
AN 11.1784-ACRE UNPLATTED TRACT VOL. 3098, PG. 12 OFFICIAL PUBLIC RECORDS WEBB COUNTY, TEXAS

No.	DATE	REVISION DESCRIPTION
1		

**Kimley»Horn**  
10101 Reunion Place, Suite 400  
San Antonio, Texas 78216 FIRM # 10193973 Tel. No. (210) 541-9168  
www.kimley-horn.com

Scale 1" = 100' Drawn by MRH Checked by JGM Date 11/17/2025 Project No. 060001400 Sheet No. 1 OF 2





# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 12/4/2025

**Model Subdivision Compliance 8A**

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### **SUBJECT**

Consideration of Model Rule Subdivision Compliance of the plat of Monteverde Subdivision, Phase II. The intent is residential.

PL-025-2026  
District III - Cm. Melissa R. Cigarroa

### **PREVIOUS COUNCIL ACTION**

N/A

### **BACKGROUND**

APPLICANT: Mezquite Land Development, Inc.  
ENGINEER: Porras Nance Engineering

SITE: This 8.9967-acre tract of land is located south of State Highway 359 and east of Old Milwaukee Rd. The zoning for this 68-lot development is R-1B (Single Family High-Density District). This tract is located in District III - Cm. Melissa R. Cigarroa.

### **COMMITTEE RECOMMENDATION**

N/A

### **STAFF RECOMMENDATION**

APPROVAL

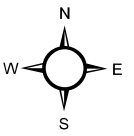
NOTICE TO THE DEVELOPER:

N/A

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# AERIAL LOCATION MAP

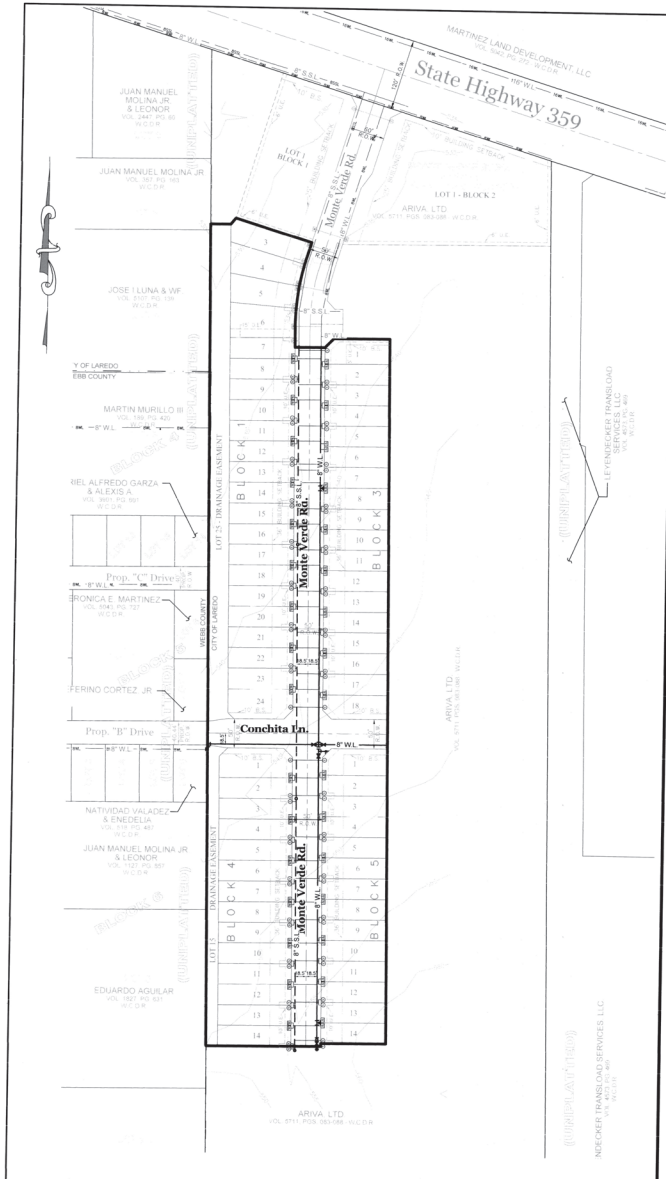




## **NOTES:**

- 1.—MAINTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF APPENDIX F-2 OF SECTION 24-83 OF THE LAREDO LAND DEVELOPMENT CODE.
- 2.—THE SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE, UNLESS OTHERWISE SHOWN ON THIS PLAT.
- 3.—DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- 4.—ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- 5.—BASIS OF BEARINGS & DISTANCES: GPS NAD 83 (2011 ADJ.) TEXAS STATE PLANE, 4205 SOUTH ZONE GRID COORDINATES.
- 6.—P.O.B. COORDINATES REFERENCED TO NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE ARE PROVIDED FOR GENERAL LOCATIVE PURPOSES.
- 7.—NO MORE THAN ONE SINGLE FAMILY DETACH DWELLING UNIT SHALL BE LOCATED ON AN INDIVIDUAL RESIDENTIAL LOT.
- 8.—LOTS 3-24, BLOCK 1 AND LOTS 1-14, BLOCK 4 WILL HAVE SOME SURFACE WATER DRAINING TOWARDS THE BACK OF THE LOT. HOME OWNER SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, IN SUCH MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW. FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW.
- 9.—LOTS 1-18, BLOCK 3 AND LOTS 1-14, BLOCK 5; WILL HAVE LOT GRADING TYPE "A"; LOTS 3-24, BLOCK 1 AND LOTS 1-14, BLOCK 4; WILL HAVE LOT GRADING TYPE "B"; AS SHOWN ON SHEET 2 OF 2 OF THIS PLAT.
- 10.—STRUCTURES ON LOTS 6 & 7, BLOCK 1 SHALL HAVE A MINIMUM FINISH FLOOR ELEVATION OF 538.50.
- 11.—STRUCTURES ON LOTS 3, 4, & 5, BLOCK 1 SHALL HAVE A MINIMUM FINISH FLOOR ELEVATION OF 537.50, 538.40 & 538.75 RESPECTIVELY.
- 12.—NO PRIVATE WALL, FLOW RESTRICTING FENCES, GATES OR OTHER IMPROVEMENTS ARE PERMITTED ACROSS THE DRAINAGE EASEMENTS.



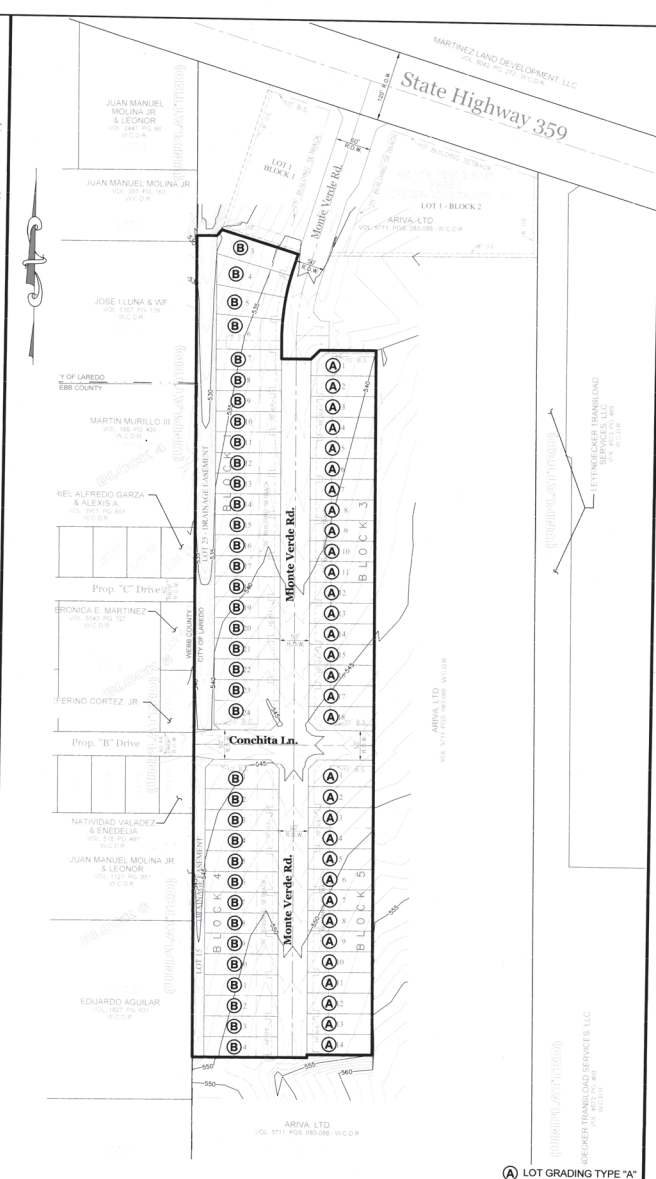


WATER DISTRIBUTION SYSTEM AND SANITARY SEWER SYSTEM  
SCALE: 1"=100'

GRAPHIC SCALE IN FEET 0 50 100 200	
DATE: 11-13-25	REVISIONS:
<b>LEGEND:</b> R.O.W. RIGHT OF WAY I.O.B. POINT OF BEGINNING M.C.P.R. WEBB COUNTY PLAT RECORDS M.C.R. WEBB COUNTY DEED RECORDS B.E. BUILDING SETBACK U.E. UTILITY EASEMENT S.E. SANITARY SEWER LINE 1/2" IRON R.O.W.	
VERTICAL SCALE: 1"=100'	DRAWN: R.B.
CHECKED: T.P.N./W.N.	APPROVED: R.B./W.N.
FIELD BOOK:	

**PORRAS NANCE  
ENGINEERING**

304 E. CALTON RD.  
LAREDO, TEXAS 78041  
ARIVA, LTD.  
14610 ARCHER DR.  
LAREDO, TEXAS 78045  
(956) 625-2999 OFF.  
TIPS: F-101888  
OFFICE (956) 724-3097  
www.porrasnance.com



POST DEVELOPMENT TOPOGRAPHY  
SCALE: 1"=100'

- A LOT GRADING TYPE "A"
- B LOT GRADING TYPE "B"

**Water Supply: Description, Costs and Operability Date**  
 Monteverde Subdivision, Phase II will be provided with potable water by the City of Laredo. The subdivider, and the City of Laredo have entered into a contract in which the City of Laredo has promised to provide sufficient water to the subdivision for at least 30 years and the City of Laredo has provided documentation to sufficiently establish the long term quantity and quality of the available water supplies to serve the full development of this subdivision. The City of Laredo has 8" of 8" diameter water lines running along the East side of the existing right-of-way of Monte Verde Rd. The water system for Monteverde Subdivision, Phase II consists of 8" of 8" diameter water lines along proposed Monte Verde Rd that connect to said existing 8" diameter water line and 8" diameter water line running along Conchita Ln inside this subdivision. These lines will service a total of 68 residential lots through individual services consisting of a 1/2" diameter single service for individual lots and a 1" diameter dual service lines run to pairs of lots before splitting into two 1/2" diameter single service lines going to the water meter boxes for each lot. The 8" lines, gate valves, MJ fittings, fire hydrants, the 1" dual service lines, the 1/2" single service lines, and the meter boxes have already been installed, at a total cost of \$227,850.92 or \$3,347.81 per lot. The subdivider has in addition paid the City of Laredo the sum of \$25,900 which covers the cost per lot for the water availability and water annexation fees.

**Sewer Facilities: Description, Costs and Operability Date**  
 Sewage from Monteverde Subdivision, Phase II will be disposed of through the sanitary sewer system of the City of Laredo. The subdivider, and the City of Laredo have entered into a contract in which the City of Laredo has promised to provide sufficient sewage disposal for the full development of this subdivision. The City of Laredo has an existing 8" diameter sanitary sewer main running along the West side of the existing right-of-way of Monte Verde Rd. The City of Laredo then Northwest. The sanitary sewer system for Monteverde Subdivision, Phase II consists of proposed 8" diameter sanitary sewer lines along Monte Verde Rd that connect to said existing 8" diameter sanitary sewer main. The sanitary sewer system will service a total of 68 residential lots through individual services consisting of a 6" diameter single service for individual lots and a 6" diameter dual service lines run to pairs of lots before splitting into two 6" diameter single service lines.

The 8" lines, the manholes, the clean-outs, the 6" dual service lines, and the 6" single service lines have already been installed, at a total cost of \$185,903.69 or \$2,733.88 per lot. The subdivider has in addition paid the City of Laredo the sum of \$24,981.86 which covers the cost per lot for the wastewater annexation and GPM fees.

**CERTIFICATE OF ENGINEER**

STATE OF TEXAS  
COUNTY OF WEBB

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE DESCRIBED ABOVE SHALL BE PROVIDED IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

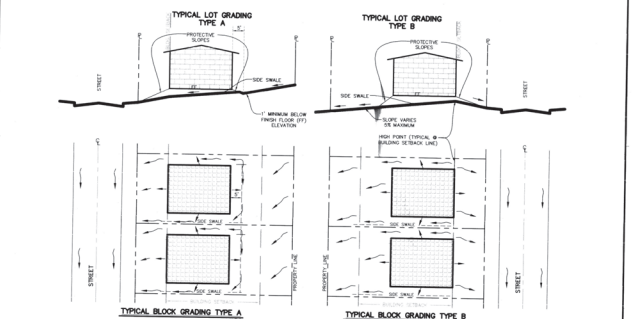
**ROGELIO BALDAZO**  
 LICENSED PROFESSIONAL ENGINEER  
 TEXAS REG. NO. 92852  
 DATE: 11/13/25

**CERTIFICATE OF UTILITIES DIRECTOR**

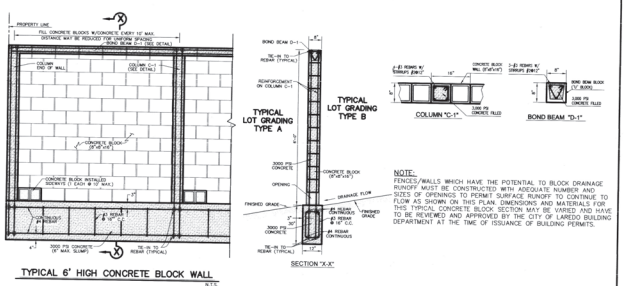
STATE OF TEXAS  
COUNTY OF WEBB

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE DESCRIBED ABOVE SHALL BE PROVIDED IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

**DR. TAREK AL-ZABET**  
 UTILITIES DIRECTOR  
 DATE: 11/12/25



**NOTE:**  
 HOME BUILDERS/HOME OWNERS SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH A WAY TO IMPEDE OR CHANGE THE ESTABLISHED DRAINAGE FLOW PATTERN AS INDICATED ON THIS GRADING PLAN. FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW AS SHOWN ON THIS PLAN. TYPICAL LOT GRADING SHOWN ON THIS PLAN WILL BE DONE BY THE HOME BUILDER AS PART OF THE BUILDING PERMIT. ADDITIONALLY THE HOME BUILDER SHALL INSTALL A 20' WIDE 500' STRIP ALONG THE ENTIRE REAR PROPERTY LINE OF LOTS DRAINING ONTO THE OTHER LOTS (10' STRIP ON UPGRADE LOTS & 10' ON DOWNGRADE LOTS).



**OWNER:**  
 ARIVA, LTD.  
 304 E. CALTON RD.  
 LAREDO, TEXAS 78045  
 (956) 625-2999 OFF.

**ENGINEER/SURVEYOR:**  
 PORRAS NANCE ENGINEERING  
 304 E. CALTON RD.  
 P.O. BOX 1670  
 LAREDO, TEXAS 78044  
 (956) 724-3097 PH  
 (956) 724-9208 FX

**PROJECT DATA:**  
 ACRES: 8.9960 ACRES  
 LOTS: 68 RES. LOTS  
 B/B: 50'  
 31'

**PLAT OF:**  
 8.9960 ACRE TRACT OUT OF ARIVA, LTD. 29.982 ACRE TRACT  
 AS RECORDED IN VOLUME 5711, PAGES 083-088 W.C.D.R.  
 PORCION 32 ~ ABSTRACT 296, ANTONIO TREWING, ORIGINAL GRANTEE  
 CITY OF LAREDO, WEBB COUNTY, TEXAS

SHEET:  
**2 OF 2**

## WATER SERVICE AGREEMENT

### AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED MONTEVERDE SUBDIVISION, PHASE II

PARTIES: This Agreement is by and between the Utility and the Subdivider, to wit:  
The Utility is the governing board or owner of a retail public utility, which supplies of drinking water known as the City of Laredo Water Utilities Department.

The Subdivider is ARIVA, Ltd. who is the owner, or the authorized agent of the owner, of a tract of land in Webb County, Texas, that has been proposed to be divided into a subdivision (the Subdivision) Known as Monterverde Subdivision, Phase II.

TERMS: This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development Board's Economically Distressed Areas Program Model Subdivision Rules. The Subdivider has prepared a plat of the Subdivision for submission to the City of Laredo for its approval. The Subdivider plans to construct for the Subdivision a drinking water distribution system to be connected to the Utility's public water system. The Utility has reviewed the plans for the Subdivision (the Plans) and has estimated the drinking water flow anticipated to be needed by the Subdivision under fully built-out conditions (the anticipated water flow) to be approximately 32,708 gallons daily.

The Utility covenants that it has or will have the ability to provide the anticipated water flow for at least thirty years, and that it will provide that water flow. These covenants will be in effect until thirty years after the plat of the subdivision has been recorded and the Subdivision's water distribution system has been connected to the Utility's water supply system.

The Subdivider covenants that the water distribution system will be constructed as shown in the Plans and as provided for through the plat-approval process so that the residents of the lots of the Subdivision may receive drinking water service from the Utility. Upon completion of the water distribution system and upon its approval and acceptance by the utility, the Subdivider will convey to the Utility all right and title to the water distribution system.

The Subdivider has paid the Utility the sum of \$26,900<sup>J</sup> which sum represents the total costs of water availability and water annexation fees.

The above provisions notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by the City of Laredo or by municipality whose approval is required.

By affixing his or her signature to this Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized to sign this Agreement on behalf of the Subdivider.

This Agreement is effective on November 13, 2025.

The Utility

By:  \_\_\_\_\_

Printed Name: Dr. Tareq Al-Zabet

Office or Position: Director Utilities Department

Date: 11/17/2025

The Subdivider: ARIVA, Ltd.

By:  \_\_\_\_\_

Printed Name: Rasoul Khaledi

Office or Position: Director

Date: 11/13/2025



## WASTEWATER SERVICE AGREEMENT

### AGREEMENT REGARDING WASTEWATER SERVICE FOR THE PROPOSED MONTEVERDE SUBDIVISION, PHASE II

PARTIES: This Agreement is by and between the Utility and Subdivider, to wit:  
The Utility is the governing board or owner of a retail public utility which provides wastewater treatment and is known as the City of Laredo Water Utilities Department.

The Subdivider is ARIVA, Ltd. who is the owner, or the authorized agent of the owner, of a tract of land in Webb County, Texas, that has been proposed to be divided into a subdivision (the Subdivision) know as Monterverde Subdivision, Phase II.

TERMS: This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development Board's Economically Distressed Areas Program Model Subdivision Rules. The Subdivider has prepared a plat of the subdivision for submission to the City of Laredo for its approval. The Subdivider plans to construct for the Subdivision a wastewater collection system to be connected to the Utility's wastewater collection and treatment system. Such wastewater will consist of domestic sewage, i.e., waterborne human waste and waste from domestic activities such as bathing, washing, and food preparation. The Utility has reviewed the plans for the Subdivision (the Plans) and has estimated the wastewater flow project from the Subdivision under fully built-out conditions (the projected wastewater flow) to be approximately 25,160 gallons daily.

The Utility covenants that it has or will have the capacity to treat the projected wastewater flow and that it will treat that wastewater for at least thirty years. These covenants will be in effect until thirty years after the plat of the Subdivision has been recorded and the Subdivision's wastewater collection system has been connected to the Utility's wastewater treatment plant.

The Subdivider covenants that the wastewater collection system will be constructed as shown in the Plans and as provided for through the plat-approval process so that the residents of the lots of the Subdivision may receive wastewater treatment service from the Utility. Upon completion of the wastewater collection system and upon its approval and acceptance by the Utility, the Subdivider will convey to the Utility all right and title to the wastewater collection system.

The Subdivider has paid the Utility the sum of \$24,981.86 which sum represents the total costs of wastewater annexation and GPM Fees.




The above provision notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by the City of Laredo or by municipality whose approval is required.

By affixing his or her signature to this Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized to sign this Agreement on behalf of the Subdivider.

This Agreement is effective on November 13, 2025.

The Utility

By:   
Printed Name: Dr. Tareq Al-Zabet  
Office or Position: Director Utilities Department  
Date: 11/14/25

The Subdivider: ARIVA, Ltd.  
  
By: \_\_\_\_\_  
Printed Name: Rasoul Khaledi  
Office or Position: Director  
Date: 11/13/2025