

City of Laredo

REGULAR MEETING AGENDA

Thursday, August 7, 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
August 7, 2025
6:00 P.M.**

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Consider Approval Of Minutes Of:

4A Regular Meeting Of July 17, 2025

[25-P&Z-204](#)

5. Citizen Comments

Citizens are required to fill out a witness card and submit it to a City Planner, or designee, no later than 5:45 p.m. and identify themselves at the microphone. Comments are limited to three (3) minutes per speaker. No more than three (3) persons will be allowed to speak on any side of an issue. Should there be more than three (3) people who wish to speak on a particular issue, they need to select not more than three (3) representatives to speak for them and the presiding officer may limit the public comments further in the interest of an orderly meeting. Speakers may not pass their minutes to any other speaker. Comments should be relevant to City business and delivered in a professional manner. No derogatory remarks will be permitted.

6. Public Hearing And Recommendation Of An Ordinance:

6A Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a special use permit for a Tobacco Shop on Lot 5, Block 2, Santa Rita Commercial Subdivision, located at 5618 US Highway 83 South, Unit 1 (1,000 square feet).

[25-P&Z-192](#)

ZC-056-2025
District II

6B Public Hearing and recommendation on the adoption of the updated Future Thoroughfare Plan as Appendix D of the City of Laredo's Comprehensive Plan.

[25-P&Z-205](#)

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

- 7A** Preliminary consideration of the replat of Lot 328 and Lot 329, Block 15, Regency Park Subdivision, Section 2, Unit 2 into Lot 328A, Block 15, Regency Park Subdivision, Section 2, Unit 2. The intent is residential. [25-P&Z-198](#)

PL-179-2025
District V - Cm. Ruben Gutierrez

- 7B** Preliminary consideration of the plat of Santa Elena Subdivision, Phase V. The intent is residential. [25-P&Z-199](#)

PL-178-2025
District II - Cm. Ricardo "Richie" Rangel Jr.

8. Reconsideration Of The Following Preliminary Plats and Preliminary Replats:

- 8A** Preliminary reconsideration of the replat of Lot 2, Block 1, Riverhill South Subdivision - Phase 1 into Lot 2A and Lot 2B, Block 1, Riverhill South Subdivision - Phase 1. The intent is multi-family residential. The purpose of this reconsideration is to subdivide Lot 2 into Lots 2A and 2B. [25-P&Z-197](#)

PL-174-2025
District II - Cm. Richard "Richie" Rangel Jr.

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

- 9A** Final consideration of the plat of Embarcadero Southeast Quadrant, Phase 11. The intent is commercial. [25-P&Z-200](#)

PL-176-2025
District VII - Cm. Vanessa Perez

- 9B** Final consideration of the plat of Calle Del Norte Springfield Subdivision. The intent is commercial. [25-P&Z-201](#)

PL-175-2025
District V - Cm. Ruben Gutierrez Jr.

- 9C** Final consideration of the plat of Lot 1, Block 1, Bunn-Moreno. The intent is commercial. [25-P&Z-202](#)

PL-180-2025
District III - Cm. Melissa Cigarroa

10. Consideration Of Model Subdivision Compliance:

- 10A** Consideration of Model Rule Subdivision Compliance of the plat of [25-P&Z-203](#) Cuatro Vientos East, Wright Ranch Subdivision, Phase V. The intent is residential.

PL-177-2025

District I - Cm. Gilbert Gonzalez & District III - Cm. Melissa R.
Cigarroa

11. 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. Said notice was posted on Friday, August 1, 2025 by 6:00 P.M.

City of Laredo

Planning & Zoning Commission

Meeting Date: 8/7/2025
Ordinance 4A

Public Hearing and Recommendation of an

**CITY OF LAREDO
PLANNING AND ZONING COMMISSION**

MEETING MINUTES OF JULY 17, 2025

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, July 17, 2025, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

COMMISSIONERS PRESENT:

Gene Belmares, Vice-Chair
Rolando Cazares
Cindy E. Cantu (left meeting at 6:07 p.m.)
Michael Barron
Jerry Garza
Regina Portillo
Hector “Tito” Garcia

COMMISSIONERS EXCUSED:

Daniela Sada Paz, Chair (Excused)
Adolfo Martinez (Excused)

STAFF PRESENT:

Vanessa Guerra, Planning Director
Rafael Vidaurri, Planner
Deidre Garcia, Planner
Laura Garza, Planner
Luis Vazquez, Planner
Stephanie Prado, Planner
Vanessa Fresnillo, Planner
Xavier Charles, Assistant City Attorney
Ruben Dominguez, Fire Department
Albert Quintanilla, Traffic Safety Director
Elizabeth Carrera, Parks Planner

OTHERS PRESENT:

Danny Lopez
Christopher Cervantes
Javier de Leon
Victor Linares
Arturo Camacho
Jonathan Vazquez
Pablo Mendivil
Federico Serna
Ben Puig

1. CALL TO ORDER

Vice Chair Belmares called the Planning and Zoning Commission meeting to order at 6:03 p.m.

2. ROLL CALL

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

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

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

Motion Carried Unanimously

3. PLEDGE OF ALLEGIANCE

4. CONSIDER APPROVAL OF MINUTES OF:

A. Special Meeting of June 18, 2025

B. Regular Meeting of July 3, 2025

MOTION: Commissioner Garcia made a motion to approve the minutes of June 18, 2025 and July 3, 2025.

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

Motion Carried Unanimously

5. CITIZEN COMMENTS

None.

6. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE:

A. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Special Use Permit for Nationalization of Vehicles Enterprises on Lots 1, Block 1, Fragoso – Olivas Plat and Lot 12B, Block 2, Tesoro Plaza, located at 500 Tesoro Lane and 5215 Tesoro Plaza Drive.

District VII

Laura Garza, Planner, provided a brief overview on the item.

Staff Recommendation: Staff supports the proposed special use permit.

If approved, Staff suggests the following conditions:

1. The Special Use Permit is restricted to the site plan, "Exhibit A", which is made part hereof for all proposes.
2. The Nationalization of Vehicles Enterprise must abide by Title 19, Part 192 of the Code of Federal Regulations.
3. The hours of operation shall be limited to, Monday to Friday, 8:00am to 6:30pm, and Saturday, 9:00am to 6:30pm.
4. Two (2) public restroom facilities per one (1) acre of land shall be available on the premises which meet public health and adopted building code standards set forth in the International Plumbing Code.
5. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
6. Trees and shrubs shall be planted along the perimeter of property frontage in accordance with the City of Laredo Land Development Code.
7. All parking lots shall be paved of asphalt or concrete materials.
8. Dumpsters, trash bins, and/or locations for refuse collection shall be provided on site.
9. A seven-foot opaque fence shall be provided adjacent to residential uses.
10. Signage shall be limited to that permitted in a B-1 district.
11. All parking of vehicles associated with the business shall be parked or stored within the property. Parking or storing of vehicles outside the property boundaries shall be prohibited.
12. The establishment shall be kept in a sanitary condition.
13. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
14. The proposed use shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load issued to the SUP business holder.
15. The proposed use shall, during all hours of operation, maintain, free from obstruction or impediment to full instant use in the case of fire or other emergency, all exit accesses, exits or exit discharges.
16. The proposed use shall undergo an annual Fire Inspection.
17. All permits, licenses, certifications and inspections required by the codes and ordinances of the City of Laredo shall be kept up to date and current, including but not limited to: a. Food Manager License (annual), b. Food Handler's Permit (annual), c. Certificate of Occupancy with Occupant Load. Occupant Load being the approved capacity of a building or portion thereof.
18. Owner shall comply with Building, Health, Safety, Fire, Environmental, and all applicable codes and regulations as required.
19. Mechanic work on the property shall be allow in accordance with the underlying zone.

20. The Special Use Permit shall comply with all city noise ordinances and all nuisance provisions of the City of Laredo Code of Ordinances.
21. The use authorized by the special use permit is required to abide by all relevant municipal codes.

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

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

Motion Carried Unanimously

Commissioner Cantu stepped out of the meeting at 6:07 p.m.

- B. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Planned Unit Development (Overlay) for single family townhouses on Lots 1, Block 2, Villas San Agustin, Unit 1, located at 7911 Atlanta Drive, from B-3 (Community Business District) to B-3 P.U.D. (Community Business District – Planned Unit Development).**

ZC-014-2025

District VII

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

Staff Recommendation: Staff **supports** the proposed planned unit development overlay.

1. The proposed zone change is in conformance with the Comprehensive Plan's designation as Neighborhood Mixed Use (All Except M-1, M-2, B-4, AH, AN, FH, OG FiH), which includes B-3 zoning districts.
2. The proposed use is compatible with the residential uses to the south and west of the site.
3. There are similar uses to the west of the site, which are single-family residential uses within the vicinity of the site.
4. The proposed PUD is not anticipated to have a negative impact with traffic due to the approval of the Traffic Impact Analysis (TIA) by the Traffic Director.
5. Although, the proposed PUD - Site Plan does not meet the minimum landscape requirements of acre or 447 square feet of park and open space per dwelling unit as per the Laredo Land Development Code, Section 24-70.3.9.
 - The proposed site plan has 160 dwellings and requires 1.60 acres of park and open space (160 dwellings x 0.01 acre = 1.6 acres).However, the proposed PUD Site Plan does meet the 50% credit of the open space requirement of parkland as stated in the Laredo Land Development Code, Section 24-70.3.9
 - The proposed site plan identifies 0.80 acres of park and open space.

- As per the attached narrative, the applicant would like to pursue the 50% credit of the open space requirement of parkland as stated in the Laredo Land Development Code, Section 24-70.3.9.
- Parks Department will approve the 50% credit of the proposed park and open space.

Additional Comments:

1. The Planned Unit Development (P.U.D.) Overlay may not move forward to City Council without the approval of the site plan.
2. The approval of the zone change does not guarantee the issuance of the building permit, certificate of occupancy, or any other permit which may be required.
3. Any use allowed under the current zone or proposed zone change is required to abide by all relevant municipal codes.

If the site plan (ZC-015-2025) is approved, Staff suggest the following conditions:

1. The residential dwellings shall adhere to the definition of townhouses, "an attached single-family residence with three (3) or more units with individual fee simple ownership in the land underlying the unit", as per the Laredo Land Development Code.
2. The site plan shall include all requirements as per the Laredo Land Development Code, Section 24-70.6.
3. Landscaping shall be provided in accordance with the City of Laredo Land Development Code, Section 24.83.
 - a. The site plan shall identify a total number of 320 trees for residential lots: Formula: $T \text{ (trees)} = Y \text{ (number of lots)} \times 2$, as per Section 24.83.1(c) $T = 160 \text{ lots} \times 2 = 320 \text{ trees}$
4. Garage shall meet the minimum of 18 feet in width by 20 feet in length.
5. Garage conversions are prohibited.
6. Sell of open space identified on the site plan is prohibited.
7. The minimum lot area shall be 2,200 square feet, and the minimum lot width shall be 22 feet.
8. Property Owner Association is required and will maintain all open space and communal areas as per the City of Laredo Land Development Code, Section 24.70.4.

MOTION: Commissioner Barron 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

C. Public Hearing and Consideration of a motion to consider the Planned Unit Development – Site Plan on Lots 1, Block 2, Villas San Agustin, Unit 1, located at 7911 Atlanta Dr.

ZC-015-2025

District VII

Staff Recommendation: Staff supports the proposed planned unit development overlay.

1. The proposed PUD is not anticipated to have a negative impact with traffic due to the approval of the Traffic Impact Analysis (TIA) by the Traffic Director.
2. Although, the proposed PUD - Site Plan does not meet the minimum landscape requirements of acre or 447 square feet of park and open space per dwelling unit as per the Laredo Land Development Code, Section 24-70.3.9.
 - The proposed site plan has 160 dwellings and requires 1.60 acres of park and open space (160 dwellings x 0.01 acre = 1.6 acres).However, the proposed PUD Site Plan does meet the 50% credit of the open space requirement of parkland as stated in the Laredo Land Development Code, Section 24-70.3.9.
 - The proposed site plan identifies 0.80 acres of park and open space.
 - As per the narrative, the applicant would like to pursue the 50% credit of the open space requirement of parkland as stated in the Laredo Land Development Code, Section 24-70.3.9.
 - Parks Department will approve the 50% credit of the proposed park and open space.
3. The proposed use is compatible with the single-family residential uses to the south and west of the site.

Additional Comments:

1. The Planned Unit Development (P.U.D.) Overlay may not move forward to City Council without the approval of the site plan.
2. The approval of the zone change does not guarantee the issuance of the building permit, certificate of occupancy, or any other permit which may be required.
3. Any use allowed under the current zone or proposed zone change is required to abide by all relevant municipal codes.

If the site plan is approved, Staff suggest the following conditions:

1. The residential dwellings shall adhere to the definition of townhouses, "an attached single-family residence with three (3) or more units with individual fee simple ownership in the land underlying the unit", as per the Laredo Land Development Code.
2. The site plan shall include all requirements as per the Laredo Land Development Code, Section 24-70.6.
3. Landscaping shall be provided in accordance with the City of Laredo Land Development Code, Section 24.83.
 - a. The site plan shall identify a total number of 320 trees for residential lots: Formula: T (trees) = Y (number of lots) x 2, as per Section 24.83.1(c) T = 160 lots x 2 = 320 trees
4. Garage shall meet the minimum of 18 feet in width by 20 feet in length.
5. Garage conversions are prohibited.
6. Sell of open space identified on the site plan is prohibited.
7. The minimum lot area shall be 2,200 square feet, and the minimum lot width shall be 22 feet.

8. Property Owner Association is required and will maintain all open space and communal areas as per the City of Laredo Land Development Code, Section 24.70.4.

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

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

Motion Carried Unanimously

- D. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Conditional Use Permit for a Bar on Lots 1 and 2, Block 1, San Isidro McPherson, Phase IV, located at 9802 McPherson Road, Unit 125 and outdoor patio (ONLY – 1,910 square feet).**

ZC-040-2025

District VI

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

Staff Recommendation: Staff **does not support** the proposed conditional use permit.

If approved, Staff suggest the following conditions:

1. The conditional use permit is restricted 1,910 square feet located within Unit 125 and the outdoor patio as per the site plan, “Exhibit A”, which is made part hereof for all purposes.
2. The hours of operation shall be limited to, from Wednesday to Sunday, 9:00a.m. to 4p.m. and 6p.m. to 2 a.m.
3. Lighting of property shall be provided in accordance with the City of Laredo Land Development Code.
4. Landscaping shall be provided in accordance with the City of Laredo Land Development Code, Section 24.83.
5. The owner shall provide an opaque fence or wall of not less than 7 (seven) feet in height along any side or rear property lines which abut or adjoin property containing a residential use or residential zoning district. Apartment complexes, residential condominiums or residential townhomes shall be similarly screened irrespective of which zoning district they occur in.
6. The establishments must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
7. Signage shall be consistent with the City’s Sign Ordinance and TABC rule or regulation.
8. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.

9. There shall not be any amplified music, use of any amplified sound system, excessively loud generators, and/or any moving or flashing lights. The conditional use permit must comply with all city noise ordinances and all nuisances' provisions of the City of Laredo Code of Ordinances.
10. The proposed use shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load issued to the CUP business holder.
11. The proposed use shall, during all hours of operation, maintain, free from obstruction or impediment to full instant use in the case of fire or other emergency, all exit accesses, exits or exit discharges.
12. The proposed use shall undergo an annual Fire Inspection.
13. All permits, licenses, certifications and inspections required by the codes and ordinances of the City of Laredo shall be kept up to date and current including but not limited to: a. Food Manager License (annual), b. Food Handler's Permit (annual), c. Certificate of Occupancy with Occupant Load. Occupant Load being the approved capacity of a building or portion thereof.
14. Owner shall comply with, Building, Health, Safety, and all applicable codes and regulations as required.
15. The proposed use shall provide the City of Laredo, Building Development Services Department with a copy of the current TABC License to include but not limited to any renewals or amendments as they occur.
16. Any use allowed under the current zone or proposed conditional use permit is required to abide by all relevant municipal codes.

Danny Lopez and Cristopher Cervantes informed the Commission they were in support of the item. Mr. Lopez stated that he would allow Mr. Cervantes to utilize parking spaces from his restaurant located across the street to help meet the parking requirements for the proposed bar.

Vanessa Guerra, Planning Director, informed the Commission the applicant had been advised shared or off-site parking could be considered. However, the applicant had not submitted any information or documentation to staff regarding the parking arrangement. She noted a formal lease agreement would be required. Furthermore, any off-site parking must remain available for the duration of the proposed use, and the shared parking arrangement must accommodate the parking needs of both the existing use and the proposed bar during all hours of operation.

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

Commissioner Garza stepped back into the meeting at 6:24 p.m.

MOTION: Commissioner Portillo made a motion to close the public hearing, go against Staff recommendation and approve the item.

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

Motion Carried Unanimously

- E. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 1 and 2, Block 1071, Eastern Division, located at 1901 Ligarde Street, from B-1 (Limited Business District) to B-3 (Community Business District).**

ZC-055-2025

District II

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

Staff Recommendation: Staff supports the proposed zone change.

Javier de Leon, informed the Commission he was in support of the item.

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

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

Motion Carried Unanimously

- F. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Special Use Permit for a Tobacco Shop on Lot 5, Block 2, Santa Rita Commercial Subdivision located at 5618 Doc Sigi Perez Loop, Unit 1 (1,000 square feet).**

ZC-056-2025

District II

Staff Recommendation: Staff does not support the proposed conditional use permit.

Vanessa Guerra, Planning Director, informed the Commission due to an address change, this item will have to be re-noticed and presented at a later date. Therefore, staff requested the item to be tabled.

MOTION: Commissioner Garcia made a motion to close the public hearing, and table the item.

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

Motion Carried Unanimously

G. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Conditional Use Permit for Heavy Machinery Sales and Rental (Outdoor Display) Lots 2, 3, 4, 5, Block 939, Western Division, located at 3703, 3715, and 3717 San Dario Avenue.

ZC-057-2025

District VIII

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

Staff Recommendation: Staff supports the proposed conditional use permit.

If approved, Staff suggests the following conditions:

1. The Conditional Use Permit is restricted to the site plan, as per Exhibit A, which is made part hereof for all purposes.
2. The hours of operation shall be Monday-Saturday from 8:00p.m. to 6:00 p.m.
3. The conditional use permit shall only be for the sale and rental of trucks and trailers.
4. Refrigerated trucks shall not be parked adjacent to the fence bordering residential properties.
5. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
6. Owner shall provide parking spaces in compliance with Section 24.78 of the Laredo Land Development Code.
7. Owner shall provide and maintain trees and shrubs in compliance with Section 24.83 of the Land Development Code.
8. Landscaping shall be provided and maintained for the complete duration of the existence of the use in accordance with the City of Laredo Land Development Code.
 - The site plan shall identify a total number of # trees and # shrubs for the surface parking lot:
 - *Formula: One (1) tree for every ten (10) parking spaces, as per section 24.83.3 (1)
 - . 19 total parking spaces / 10 = 1.9 trees
 - . Total number of trees required: 2 Trees
 - *Formula: The number of shrubs required shall be equal to the total number of trees required multiplied by four (4), as per section 24.83.3 (2).
 - . 2 trees X 4shrubs = 8 shrubs
 - . Total number of Shrubs required: 8 Shrubs
9. The property owner must comply with all City Noise Ordinances provisions of the City of Laredo Code of Ordinances.
10. The owner shall provide an opaque fence or wall of not less than 7 (seven) feet in height along any side or rear property lines which abut or adjoin property containing a residential

use or residential zoning district. Apartment complexed, residential condominiums or residential townhomes shall be similarly screened irrespective of which zoning district they occur in.

11. Air inflatables used for advertising shall be prohibited.
12. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing into adjacent streets and properties.
13. Signage shall be consistent with the City's Sign Ordinance.
14. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
15. The proposed use shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load issued to the CUP Business holder.
16. The proposed use shall, during all hours of operation, maintain, free from obstruction or impediment to full instant use in the case of fire or other emergency, all exit accesses, exits or exit discharges.
17. The proposed use shall undergo an annual Fire Inspection.
18. All permits, licenses, certifications and inspections required by the codes and ordinances of the City of Laredo shall be kept up to date and current including but not limited to: a. Food Manager License (annual), b. Food Handler's Permit (annual), c. Certificate of Occupancy with Occupant Load. Occupant Load being the approved capacity of a building or portion thereof.
19. Owner shall comply with Building, Health, Safety, Fire, Environmental, and all applicable codes and regulations as required.
20. The establishment shall be kept in a sanitary condition.
21. The proposed use shall not cause undue traffic congestion, dangerous traffic conditions, parking or loading problems.
22. The operating characteristics of the use shall not create a nuisance and the impacts of the use on surrounding properties shall be minimized with respect to noise, odors, vibrations, glare, and any other similar conditions.
23. The proposed use shall not cause significant deterioration to water resources, wetlands, wildlife habitat, scenic characteristics, or other natural features.
24. The establishment shall not store automotive fuel, lubricant and fluids, materials, equipment, and auto parts in proper storage areas within the property. Storage on the roof of any structure is prohibited. Storage outside the property boundaries is prohibited.
25. The display or storage of vehicles shall be kept within the property boundaries. Parking, displaying, or storing vehicles on public right of way is prohibited.
26. The repair of Truck/Heavy Equipment/Recreational Vehicles shall be prohibited.

Commissioner Garza stepped out of the meeting at 6:35 p.m.

Victor Linares, Sabio Engineering, informed the Commission he was in support of the item.

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

Second:	Commissioner Portillo
In Favor:	5

Opposed: 0
Abstained: 0

Motion Carried Unanimously

H. Amending the City of Laredo Land Development Code Section 24.63, entitled “Permitted Land Uses”, to clarify that Flammable and Explosive Products are allowed in M-2 zoning district and in M-1 zoning districts with a special use permit, providing for severability clause, and providing for publication and effective date.

Commissioner Garza stepped back into the meeting at 6:37 p.m.

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

Staff Recommendation: Staff recommended approval of the proposed ordinance.

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

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

Motion Carried Unanimously

I. 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 (b) which will impose distance regulations to prevent gas stations from being located within 100 or 200 feet of any residential district, school, or day car facility, depending on the amount of gallons of gasoline tank capacity a facility has.

Xavier Charles, Assistant City Attorney, requested the item be postponed time uncertain.

Staff Recommendation: Staff recommended approval of the proposed ordinance.

MOTION: Commissioner Barron made a motion to close the public hearing, and postpone the item time uncertain.

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

Motion Carried Unanimously

7. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLANS:

- A. Review of the revision to the Embarcadero Southeast Quadrant masterplan. The intent is industrial and commercial. The purpose of this revision is to further subdivide lots in Phase 6, 8, and 9.**

PL-167-2025

District VII – Councilmember Vanessa Perez

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

Arturo Camacho, Camacho, Hernandez and Associates, informed the Commission he concurred with Staff comments and requested a comment be added to state that the final lot and block number will be discussed at the One Stop Shop and will be indicated on the final plat.

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

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

Motion Carried Unanimously

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

Planning:

1. Access to FM 1472, Bob Bullock Loop, and Interstate Highway 35 is subject to the review and approval by the Texas Department of Transportation (TX-DOT).
2. Comply with the vegetative buffering requirements as per first-and third-order stream impacts a portion of this tract (sec. 24-27 - Land development Code).
3. Submit a masterplan 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 (sec. 2-3(a) 4 - Subdivision Ordinance).
4. All improvements as per the Subdivision Ordinance.

Engineering: No comments submitted.

Environmental: No comments submitted.

Fire: No comments submitted.

Parks & Leisure: 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 PRELIMINARY REPLATS:

A. Preliminary consideration of the plat of Embarcadero Southeast Quadrant, Phase 6. The intent is commercial.

PL-168-2025

District VII - Councilmember Vanessa Perez

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

Arturo Camacho, Camacho, Hernandez and Associates, informed the Commission he concurred with Staff comments.

MOTION: Commissioner Barron 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. Pursuant to Section 3-2 (A) of the Subdivision Ordinance, access easements serving as the primary access to a proposed lot must be at least 50 feet wide with a 30-foot paving section. Revise the plat to increase the access easement width serving Lot 6, Block 1 accordingly, as the current 30- foot width does not meet this requirement.
2. Pursuant to Section 3-3. C. of the Subdivision Ordinance, each lot must have adequate access to an existing public street. Revise the plat to ensure that Lot 7, Block 1 complies with this requirement as it currently relies on Fasken Boulevard for access. Fasken Boulevard is part of the plat of Embarcadero Southeast Quadrant, Phase 3, which has not yet been recorded and accepted by the City. Therefore, this plat cannot be recorded until Fasken Boulevard is formally recorded and accepted. Alternatively, reconfigure the lot layout to ensure all lots comply with the access requirements of the Subdivision Ordinance.
3. Pursuant to Section 2-3. 8 (6) of the Subdivision Ordinance, plats located in areas of special flood hazard where a map revision is proposed must illustrate both existing and proposed

floodplain boundaries. Revise the plat drawing accordingly. In addition, 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. Pursuant to Section 2-3.1 (a) (iv) of the Subdivision Ordinance, the site plan must be submitted separately. Therefore, please remove the site plan layer from the plat drawing.
5. Pursuant to Section 2-3.2(b)(1)(xii) of the Subdivision Ordinance, the overall boundaries of the plat must be clearly delineated using heavy lines. Revise the plat to ensure the proposed subdivided area is easily distinguishable from surrounding features and adjacent phases, as the current linework does not adequately define the plat boundary.
6. Revise the plat to ensure a logical and sequential numbering of lots within the phase. The current numbering begins with Lot 2, which may cause confusion. Lots should be numbered consecutively and assigned to new block numbers, where there is a clear break in layout or continuity, to maintain consistency within the phase.
7. Coordinate with the Traffic Department for driveway placements/shared access.
8. Access to FM 1472 and Bob Bullock Loop is subject to the review and approval by the Texas Department of Transportation (TX-DOT).
9. Identify all easements.
10. All improvements as per the Subdivision Ordinance.

Engineering: No comments submitted.

Environmental: No comments submitted.

Fire: No comments submitted.

Parks & Leisure: No comments submitted.

Traffic Safety: 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 plat of Embarcadero Southeast Quadrant, Phase 8. The intent is commercial.

PL-169-2025

District VII - Councilmember Vanessa Perez

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

Arturo Camacho, Camacho, Hernandez and Associates, informed the Commission he concurred with Staff comments.

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

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

Motion Carried Unanimously

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

Planning:

1. Pursuant to Section 2-3. 8 (6) of the Subdivision Ordinance, plats located in areas of special flood hazard where a map revision is proposed must illustrate both existing and proposed floodplain boundaries. Revise the plat drawing accordingly. In addition, 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.
2. Pursuant to Section 2-3.1 (a) (iv) of the Subdivision Ordinance, the site plan must be submitted separately. Therefore, please remove the site plan layer from the plat drawing.
3. Pursuant to Section 2-3.2(b)(1)(xii) of the Subdivision Ordinance, the overall boundaries of the plat must be clearly delineated using heavy lines. Revise the plat to ensure the proposed subdivided area is easily distinguishable from surrounding features and adjacent phases, as the current linework does not adequately define the plat boundary.
4. Revise the plat to ensure a logical and sequential numbering of lots within the phase. The current numbering begins with Lot 3, which may cause confusion. Lots should be numbered consecutively and assigned to new block numbers, where there is a clear break in layout or continuity, to maintain consistency within the phase.
5. Coordinate with the Traffic Department for driveway placements/shared access.
6. Access to FM 1472 is subject to the review and approval by the Texas Department of Transportation (TX-DOT).
7. Identify all easements.
8. All improvements as per the Subdivision Ordinance.

Engineering: No comments submitted.

Environmental: No comments submitted.

Fire: No comments submitted.

Parks & Leisure: No comments submitted.

Traffic Safety: 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 Embarcadero Southeast Quadrant, Phase 9. The intent is commercial.

PL-170-2025

District VII - Councilmember Vanessa Perez

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

Arturo Camacho, Camacho, Hernandez and Associates, informed the Commission he concurred with Staff comments.

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

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

Motion Carried Unanimously

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

Planning:

1. Pursuant to Section 2-3. 8 (6) of the Subdivision Ordinance, plats located in areas of special flood hazard where a map revision is proposed must illustrate both existing and proposed floodplain boundaries. Revise the plat drawing accordingly. In addition, 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.
2. Pursuant to Section 2-3.1 (a) (iv) of the Subdivision Ordinance, the site plan must be submitted separately. Therefore, please remove the site plan layer from the plat drawing.
3. Pursuant to Section 2-3.2(b)(1)(xii) of the Subdivision Ordinance, the overall boundaries of the plat must be clearly delineated using heavy lines. Revise the plat to ensure the proposed subdivided area is easily distinguishable from surrounding features and adjacent phases, as the current linework does not adequately define the plat boundary.
4. Revise the plat to ensure a logical and sequential numbering of lots within the phase. The current numbering begins with Lot 7, which may cause confusion. Lots should be numbered consecutively and assigned to new block numbers, where there is a clear break in

- layout or continuity, to maintain consistency within the phase.
5. Coordinate with the Traffic Department for driveway placements/shared access.
 6. Access to FM 1472 is subject to the review and approval by the Texas Department of Transportation (TX-DOT).
 7. Identify all easements.
 8. All improvements as per the Subdivision Ordinance.

Engineering: No comments submitted.

Environmental: No comments submitted.

Fire: No comments submitted.

Parks & Leisure: No comments submitted.

Traffic Safety: 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.

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

Commissioner Barron left the meeting at 6:47 p.m.

Vice Chair Belmares requested a motion to hear Items 9A thru 9D together.

MOTION: Commissioner Cazares made a motion to **hear** Items 9A thru 9D together.

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

Motion Carried Unanimously

Luis Vazquez, Planner, read in Items 9A thru 9D to the record.

- A. Final consideration of the replat of Lot 19, Block 3, Aquero Subdivision, Phase III and a 0.94770-acre unplatted tract, a 0.455-acre unplatted tract, into Lot 19A, Block 3, Aquero Subdivision, Phase III. The intent is residential. The purpose of this replat is to combine two (2) unplatted tracts and one (1) platted tract into one (1) lot.**

PL-166-2025

District VII – Councilmember Vanessa Perez

Staff Recommendation: Staff approves the item.

- B. Final reconsideration of the plat Harmony Hills Subdivision, Phase 2 at Rodriguez Ranch. The intent is residential.**

PL-165-2025

District VI – Councilmember Dr. Tyler King

Staff Recommendation: Staff approves the item.

- C. Final consideration of the plat of Cuatro Vientos East, Wright Ranch Subdivision, Phase VI. The intent is residential. The purpose of this resubmittal is to update the plat name and slightly revise common boundary lines between Lots 1 and 2.**

PL-171-2025

District I – Councilmember Gilbert Gonzalez & District III – Councilmember Melissa R. Cigarroa.

Staff Recommendation: Staff approves the item.

- D. Final consideration of the plat of Village South Subdivision, Phase 6. The intent is residential and commercial.**

PL-172-2025

District I – Councilmember Gilbert Gonzalez

Staff Recommendation: Staff approves the item.

10. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:

- A. Consideration of Model Rule Subdivision Compliance of the replat of Lot 1, Block 7, San Isidro Northeast, Las Palmas Subdivision, Phase 2 into SKG Sine, Las Palmas, Phase 2 Townhomes Subdivision (PUD). The intent is residential.**

PL-173-2025

District VI – Councilmember Dr. Tyler King

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

Staff Recommendation: Staff approves the item.

MOTION: Commissioner Garza made a motion to approve the item.

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

Motion Carried Unanimously

11. ADJOURNMENT:

MOTION: Commissioner Garcia made a motion to adjourn the meeting at 6:50 p.m.

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

Motion Carried Unanimously

Vanessa Guerra, AICP, MPA
Planning Director

Daniella Sada Paz, Chair
Planning & Zoning Commission

City of Laredo

Planning & Zoning Commission

Meeting Date: 8/7/2025
Ordinance 6A

Public Hearing and Recommendation of an

SUBJECT

Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a special use permit for a Tobacco Shop on Lot 5, Block 2, Santa Rita Commercial Subdivision, located at 5618 US Highway 83 South, Unit 1 (1,000 square feet).

ZC-056-2025
District II

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Initiated by: H & Sons, LLC, Owner

Council District: II- Ricardo "Richie" Rangel, Jr.

Proposed Use: The proposed use is for a tobacco shop.

Site: The site is currently commercial suites, which contains an amusement redemption machine establishment (maquinitas).

Minimum Zoning District for the Proposed Use: B-3 (Community Business District) with a special use permit.

Current Zoning District: B-4 (Highway Commercial District)

Surrounding Land Uses: To the north of the site is Doc Sigi Perez Loop, vacant, developed land, an apartment complex, and Don Camilo Boulevard. To the east of the site is US Highway 83 and vacant undeveloped land. To the south of the site is vacant undeveloped land and single family residential uses. To the west of the site is vacant, developed land, Tesis Drive, Bilbao Drive, and single family residential uses.

Comprehensive Plan: The Future Land Use Map recognizes this area as Neighborhood Mixed Use.

<https://www.openlaredo.com/planning/>

2017_Comprehensive_Plan-Viva_Laredo.pdf#page=39

Transportation Plan: The Long Range Thoroughfare Plan identifies Doc Sigi Perez Loop as a Local Street and identifies US Highway 83 as an Expressway.

<https://www.cityoflaredo.com/home/showpublisheddocument/17680/638703100333370000>

Letters sent to surrounding property owners: 14 In Favor: 0 Opposed: 0

A Special Use Permit is used for those types of uses that warrant individual attention on a case by case basis and should not be categorized in a zoning district. A Special Use Permit is basically an overlay on top of the existing zoning designation and can be limited in many respects, such as time, fencing, setbacks, landscaping, etc. A Special Use Permit is required for those tobacco shops located in B-3, B-4, M-1, or M-2.

Staff does not support the proposed conditional use permit for the following reasons:

1. The site does not meet the minimum distance requirement of 800 feet as per the Laredo Land Development Code Section 24.93.6, subsection (5). The measurement shall be made in a straight line, without regard to intervening structure or objects, from the nearest portion of the building or structure used to house the establishment to the nearest property line of the premises of a church or public or private elementary, middle or high school, a day care licensed by the state, a college or a university, public playgrounds, parks, or stadiums.

- The building or structure that houses the establishment is approximately 140 feet from the nearest residential zoning district.

2. The proposed use does not meet the required parking requirement as per the Laredo Land Development Code Section 27.78.3.

- Total parking spaces required for the proposed tobacco shop and commercial structure = 45 parking spaces

- Proposed tobacco shop requires = 5 parking spaces

- Required remaining commercial structure = 40 parking spaces

- Actual amount identified on site plan = 43 parking spaces

- Therefore, the proposed site would need an additional 2 parking spaces.

General Comments:

1. While parking doesn't exist in the vicinity of the site, if they proposed shared parking, the shared parking must be located within 1,000 feet from the principal use, as per the Laredo Land Development Code, Section 24-78.2(i).3.
2. The approval of the special use permit does not guarantee the issuance of the building permit, certificate of occupancy, or any other permit which may be required.
3. Any use allowed under the current zone or proposed special use permit is required to abide by all relevant municipal codes.

If approved, Staff suggest the following conditions:

1. The Special Use Permit is issued to Pablo Ramon Mendivil, and shall be non-transferal.
2. The Special Use Permit is restricted to 1,000 square feet located within Unit 1 as per the site plan, Exhibit A, which is made part hereof for all purposes.
3. The hours of operation shall be limited to, from Monday to Sunday, 10:00 a.m. to 11:00 p.m.
4. No person under 18 years of age shall be permitted to enter the establishment or purchase any products from the establishment unless accompanied by an adult parent or guardian.
5. The establishment shall post a sign conspicuously on each public entrance or near each public entrance notifying the public that no person under the age of eighteen years of age may enter the establishment unless accompanied by an adult parent or guardian.
6. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
7. Landscaping shall be provided in accordance with the City of Laredo Land Development Code.
8. The owner shall provide an opaque fence or wall of not less than 7 (seven) feet in height along any side or rear property lines which abut or adjoin property containing a residential use or residential zoning district. Apartment complexes, residential condominiums or residential townhomes shall be similarly screened irrespective of which zoning district they occur in.

9. Establishments must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
10. Signage shall be consistent with the City's Sign Ordinance for a B-1 Zoning District.
11. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
12. There shall be no ground vibrations created or sustained on the site which are perceptible without instruments at any point on any property adjoining the subject property.
13. The establishment shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load.
14. The establishment shall undergo an annual Fire Inspection.
15. The establishment shall, during all hours of operation, maintain, free from obstruction or impediment to full instant use in the case of fire or other emergency, all exit accesses, exits or exit discharges.
16. All permits, licenses, certifications and inspections required by the codes and ordinances of the City of Laredo shall be kept up to date and current including but not limited to: a. Food Manager License (annual), b. Food Handler's Permit (annual), c. Certificate of Occupancy with Occupant Load. Occupant Load being the approved capacity of a building or portion thereof.
17. Owner shall comply with, Building, Health, Safety, and all applicable codes and regulations as required.
18. Nothing herein, including but not limited to the issuance of a Special Use Permit, is intended to, nor shall it be interpreted as legalizing or applying to the delivery, furnishing, transferring, possessing or manufacture of drug paraphernalia or any use otherwise prohibited by state or federal law, including without limitation, Texas Health & Safety Code §481.125.
19. Tobacco Shops shall be required to submit, at the request of the City, an audit or allow an audit, of their gross revenue to insure that not more than 45% of the establishments gross revenue is derived from the sale of Drug paraphernalia.
20. A business entity, which has been granted a special use permit, is required to report (on a form approved by the Building Official or designee) any change in the entity's ownership status which occurs by virtue of the transfer of a majority of its stock or a majority of its membership interest to the City of Laredo Building Services Building Official or designee. Any

change in ownership interest (occurring by virtue of the transfer of a majority of its stock or a majority of its membership interest) shall be deemed a transfer of the business and the existing special use permit shall be null, void and of no force or effect. In every instance of transfer of ownership a new special use permit application is required to be submitted and shall be processed as a new special use permit request.

21. Any use allowed under the current zone or proposed special use permit is required to abide by all relevant municipal codes.

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a ____ to ____ vote recommended ____ of the special use permit.

STAFF RECOMMENDATION

IMPACT ANALYSIS

Is this change contrary to the established land use pattern?

There is one commercial use within the vicinity of the site. However, the site primarily surrounded by vacant, undeveloped land and residential uses.

Would this change create an isolated zoning district unrelated to surrounding districts?

No, the zone will not change.

Will change adversely influence living conditions in the neighborhoods?

Possibly.

Are there substantial reasons why the property cannot be used in accordance with existing zoning?

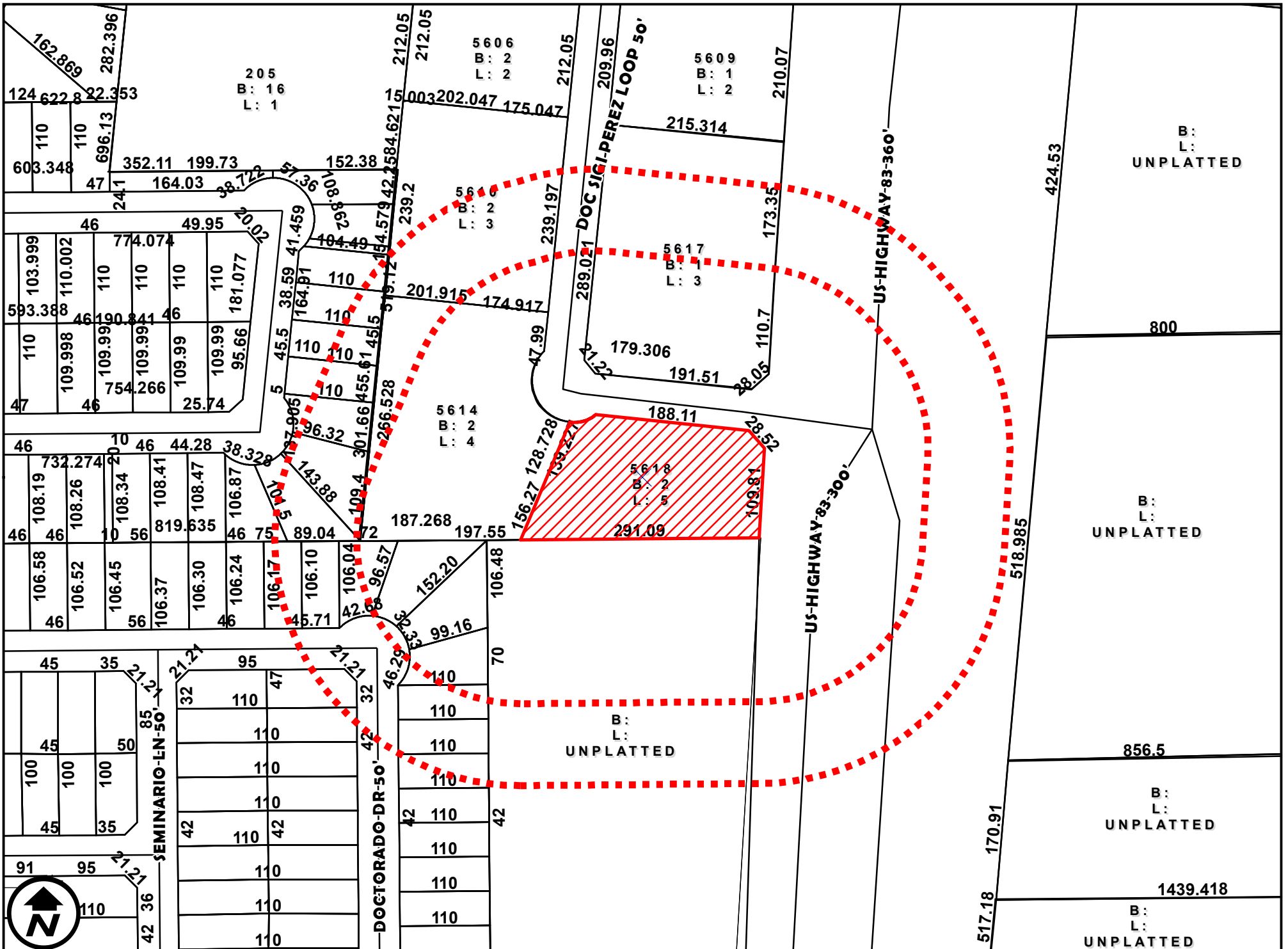
Yes. The underlying zone requires the special use permit overlay to allow for a Tobacco Shop.

AERIAL MAP

1 inch = 150 feet

ZC-056-2025
COUNCIL DISTRICT 2
5618 DOC SIGI PEREZ LOOP

APPLICATION FC 31
B-4 (HIGHWAY COMMERCIAL DISTRICT) T
S.U.P FOR TOBACCO SHOP



DIMENSIONS MAP

1 inch = 150 feet

ZC-056-2025

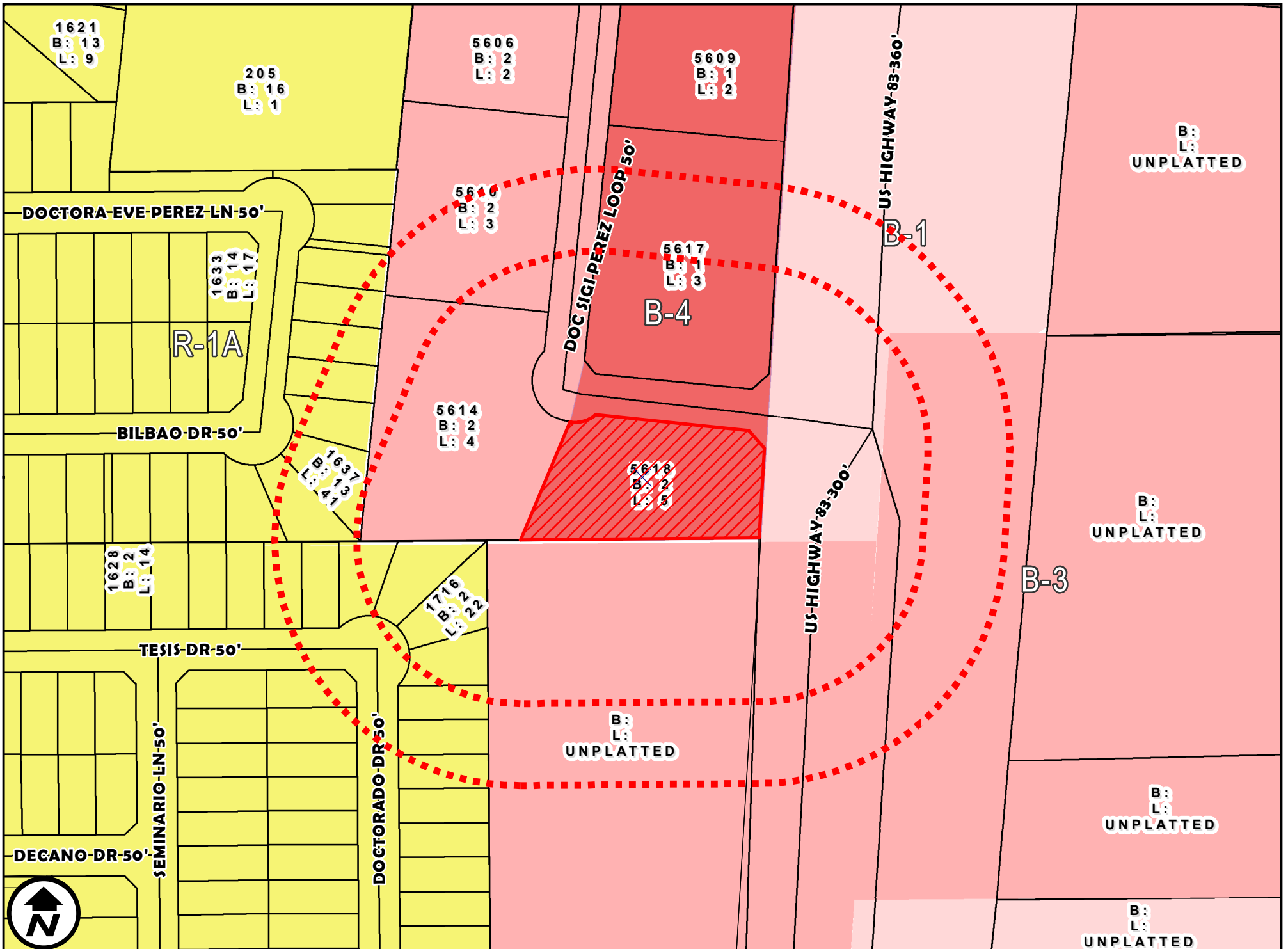
COUNCIL DISTRICT 2

5618 DOC SIGI PEREZ LOOP

APPLICATION FC 32

B-4 (HIGHWAY COMMERCIAL DISTRICT) T

S.U.P FOR TOBACCO SHOP

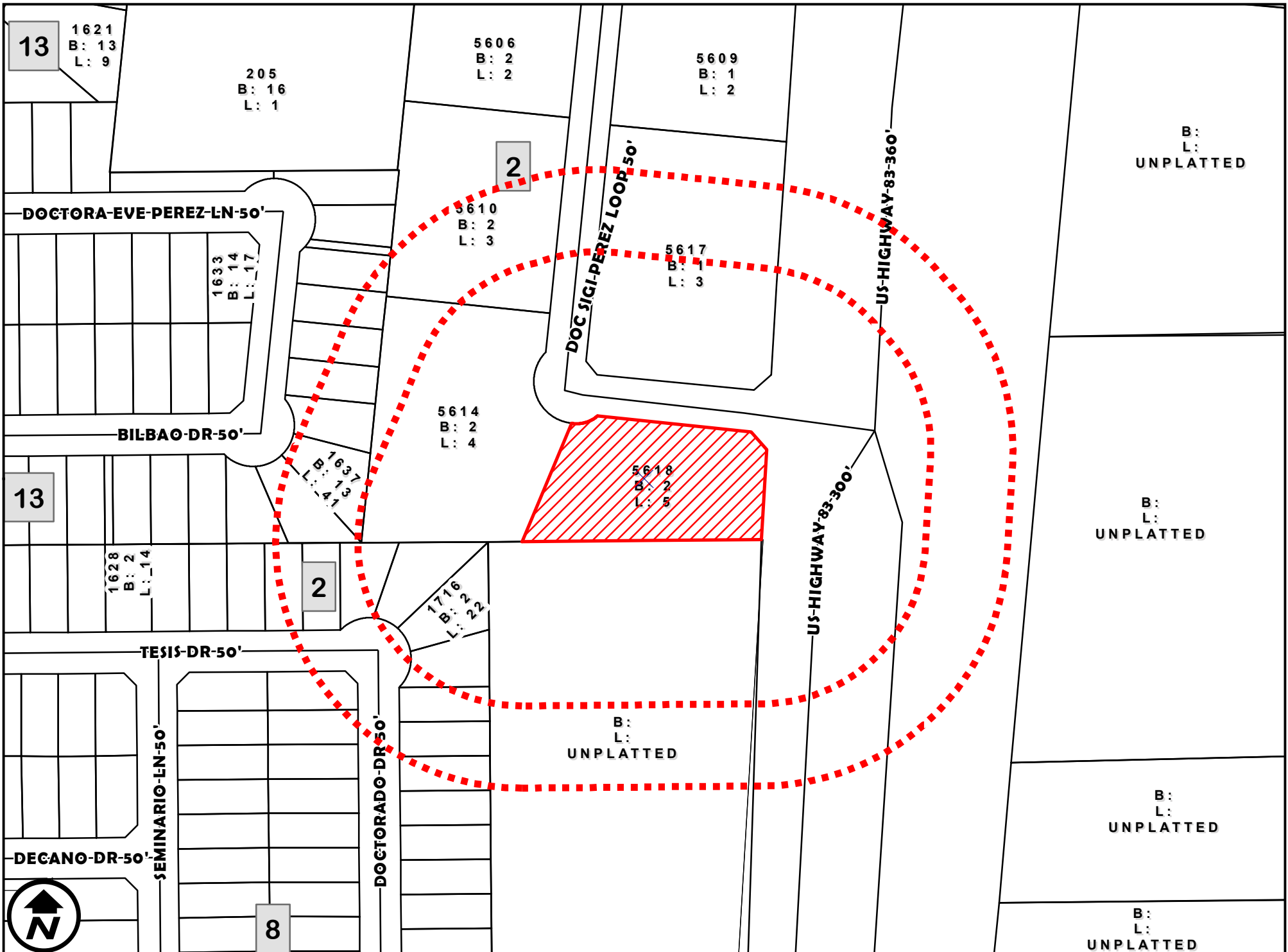


ZONING MAP

1 inch = 150 feet

ZC-056-2025
COUNCIL DISTRICT 2
5618 DOC SIGI PEREZ LOOP

APPLICATION FC 33
B-4 (HIGHWAY COMMERCIAL DISTRICT) TC
S.U.P FOR TOBACCO SHOP



SURVEY MAP

1 inch = 150 feet

ZC-056-2025
COUNCIL DISTRICT 2
5618 DOC SIGI PEREZ LOOP

APPLICATION FC 34
B-4 (HIGHWAY COMMERCIAL DISTRICT) 1C
S.U.P FOR TOBACCO SHOP

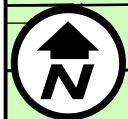
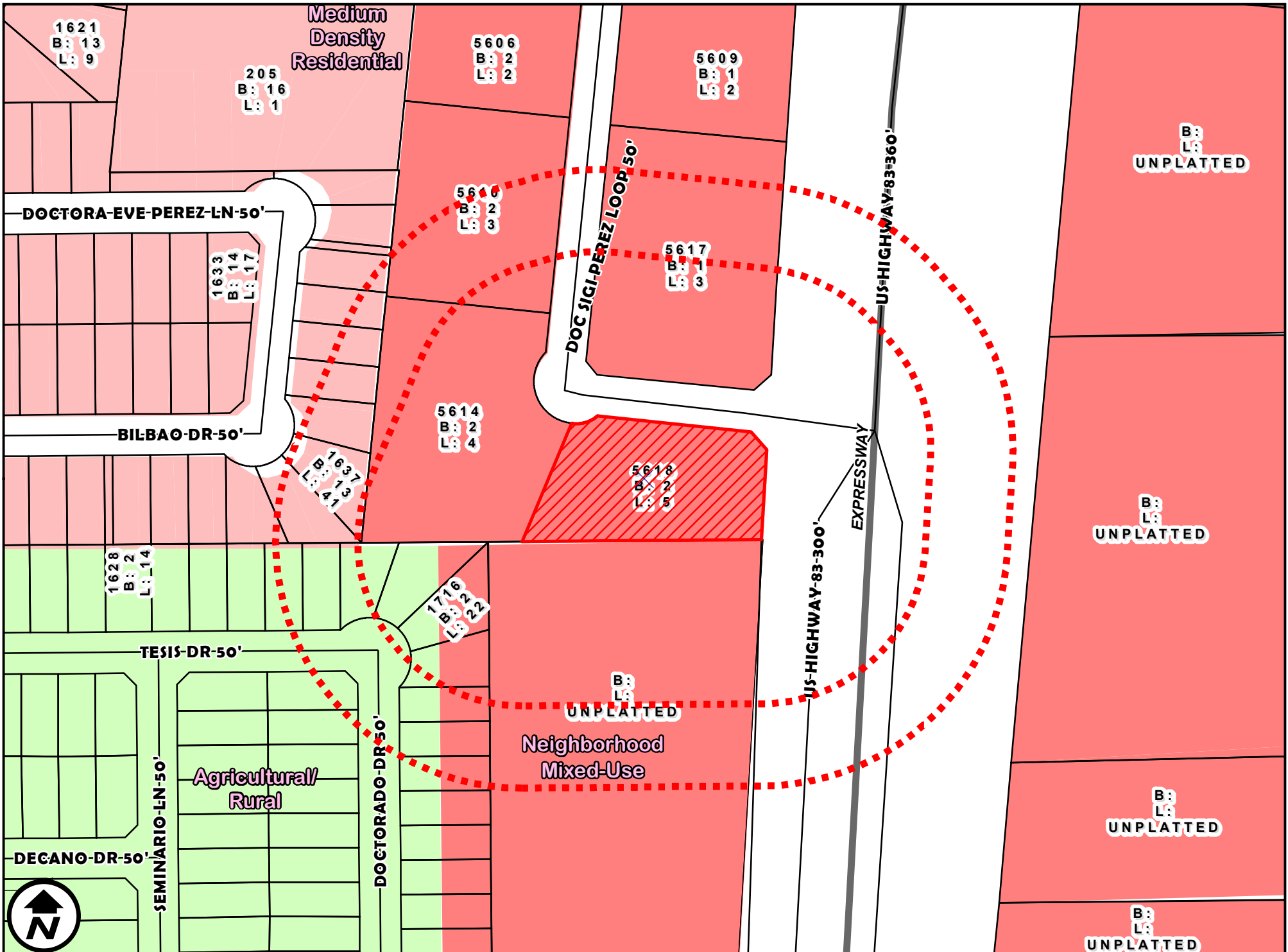


1 inch = 300 feet

ZC-056-2025

APPLICATION FC₂₅

**B-4 (HIGHWAY COMMERCIAL DISTRICT) 1³³
S.U.P FOR TOBACCO SHOP**

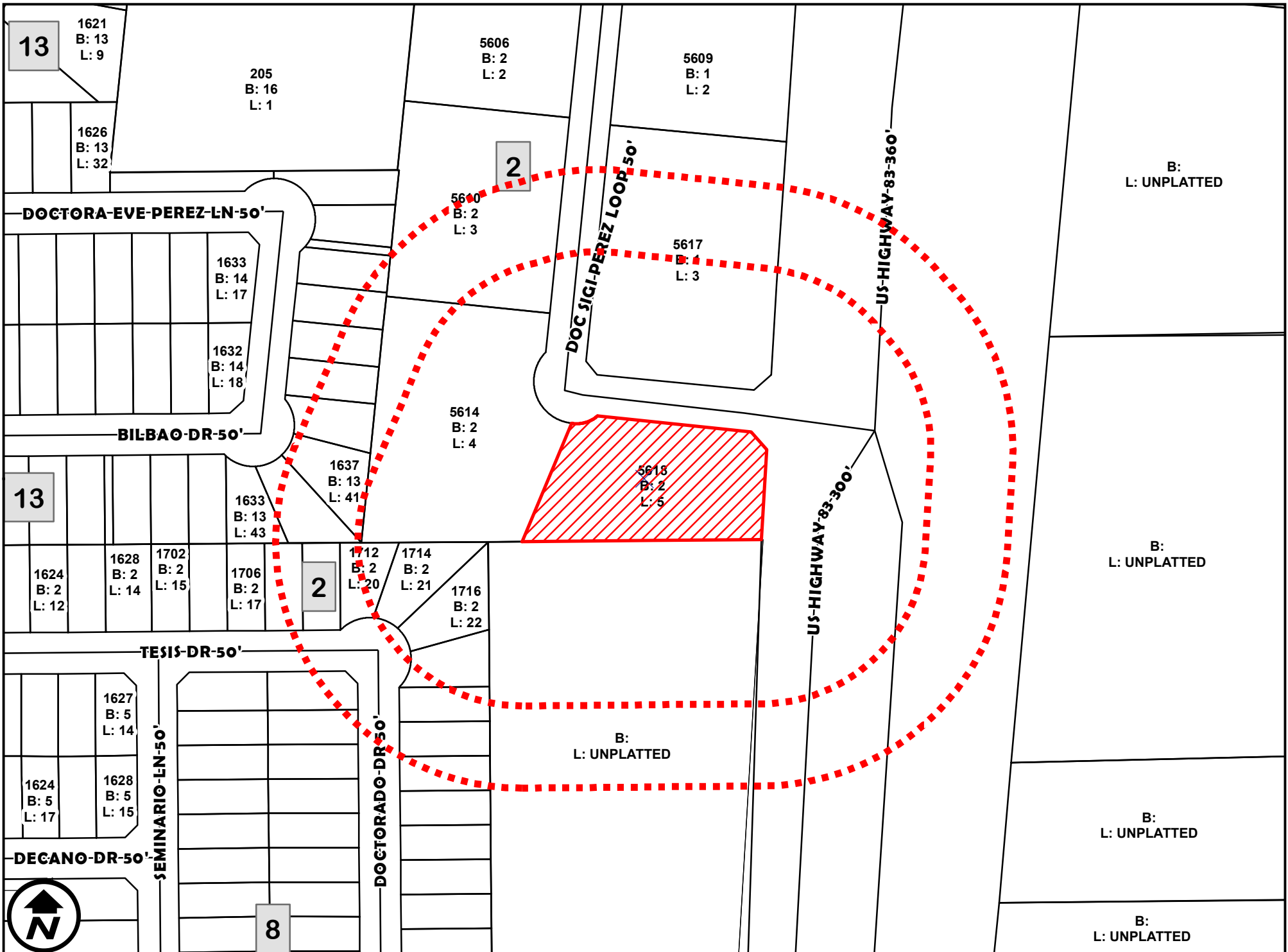


FUTURE LANDUSE

1 inch = 150 feet

ZC-056-2025
COUNCIL DISTRICT 2
5618 DOC SIGI PEREZ LOOP

APPLICATION FC 36
B-4 (HIGHWAY COMMERCIAL DISTRICT) T1
S.U.P FOR TOBACCO SHOP



200' AND 300' NOTIFICATION

1 inch = 150 feet

ZC-056-2025
COUNCIL DISTRICT 2
5618 DOC SIGI PEREZ LOOP

APPLICATION FC 37
B-4 (HIGHWAY COMMERCIAL DISTRICT) T
S.U.P FOR TOBACCO SHOP

DISTANCE MAP

1 inch = 150 feet

ZC-056-2025
COUNCIL DISTRICT 2
5618 DOC SIGI PEREZ LOOP

APPLICATION FC38
B-4 (HIGHWAY COMMERCIAL DISTRICT) TO
S.U.P FOR TOBACCO SHOP

NARRATIVE DESCRIPTION
5618 US Highway 83 South

The existing building is 5,000 sq/ft. With 42 parking spaces.
It is the last building going south on Zapata Hwy 83

Presently 4,000 sq/ft are used by maquinitas
with 2 employees
and use about 5-10 parking spaces
Open Monday – Sunday, 11am - 2am

1,000 sq/ft are for the use of the SUP
to sell vape items approximately 80% - vaping devices, oils, e-juices with and without
nicotine, pipes, lighters, loose leaf tobacco, cigars, rolling papers, cleaners, ash trays,
storing containers, disposable vapes, vape kits, USB charging cables.
Other items 20% - smoking accessories, water, pipes, snacks, gum
have 2 full time employees
use 5 parking spaces
Time of operation 10am-11pm

**The days and of operation for the proposed use will be Monday-Sunday as per email by
applicant on July 7, 2025 - DG.**



ZC-056-2025



ATTENTION

PROPOSED

SPECIAL USE PERMIT

FOR INFORMATION CALL
CITY PLANNING DEPARTMENT
794-1613

(Tobacco Shop)

City of Laredo

Planning & Zoning Commission

Meeting Date: 8/7/2025
Ordinance 6B

Public Hearing and Recommendation of an

SUBJECT

Public Hearing and recommendation on the adoption of the updated Future Thoroughfare Plan as Appendix D of the City of Laredo's Comprehensive Plan.

BACKGROUND

The Future Thoroughfare Plan is reviewed periodically and revised as deemed necessary. The Future Thoroughfare Plan was last updated in September 2024 (Resolution 2024-R-302) as an amendment to Appendix D of the City Laredo Comprehensive Plan of the City of Laredo. The Thoroughfare Plan was updated to ensure that the future mobility network would contain a reasonably dense network of continuous routes. The Future Thoroughfare Plan identifies arterial and collectors using a functional classification system based on the intended network function.

Viva Laredo - City of Laredo Comprehensive Plan:

<https://www.cityoflaredo.com/departments/planning-and-zoning/plans>

Future Thoroughfare Plan (Adopted 2024):

<https://www.cityoflaredo.com/departments/planning-and-zoning/plans>

STAFF COMMENTS:

The updated Future Thoroughfare Plan took into consideration existing plans, including plans and projects by TX-DOT, Webb County - City of Laredo Regional Mobility Authority, and the City of Laredo. Existing Master Plans were also reviewed in the update of the routes included in the Thoroughfare Plan. The existing Matrix of Updated Functional Classification Characteristics and Design Criteria was not changed and will continue to be applicable. The Future Thoroughfare Plan was update to reflect existing plans and new developments, while attempting to make it more practical and in-line with projected development trends.

COMMITTEE RECOMMENDATION

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STAFF RECOMMENDATION

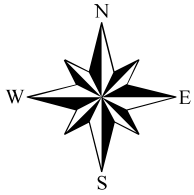
Staff recommends this commission approve the amendment to the City of Laredo Future Thoroughfare Plan element of the Viva Laredo Comprehensive Plan and send a positive recommendation to council.

IMPACT ANALYSIS:

The amendment will require developers to comply with the updated Future Thoroughfare Plan. No changes to the functional classification system or the existing design criteria were made. No

additional impacts are anticipated.

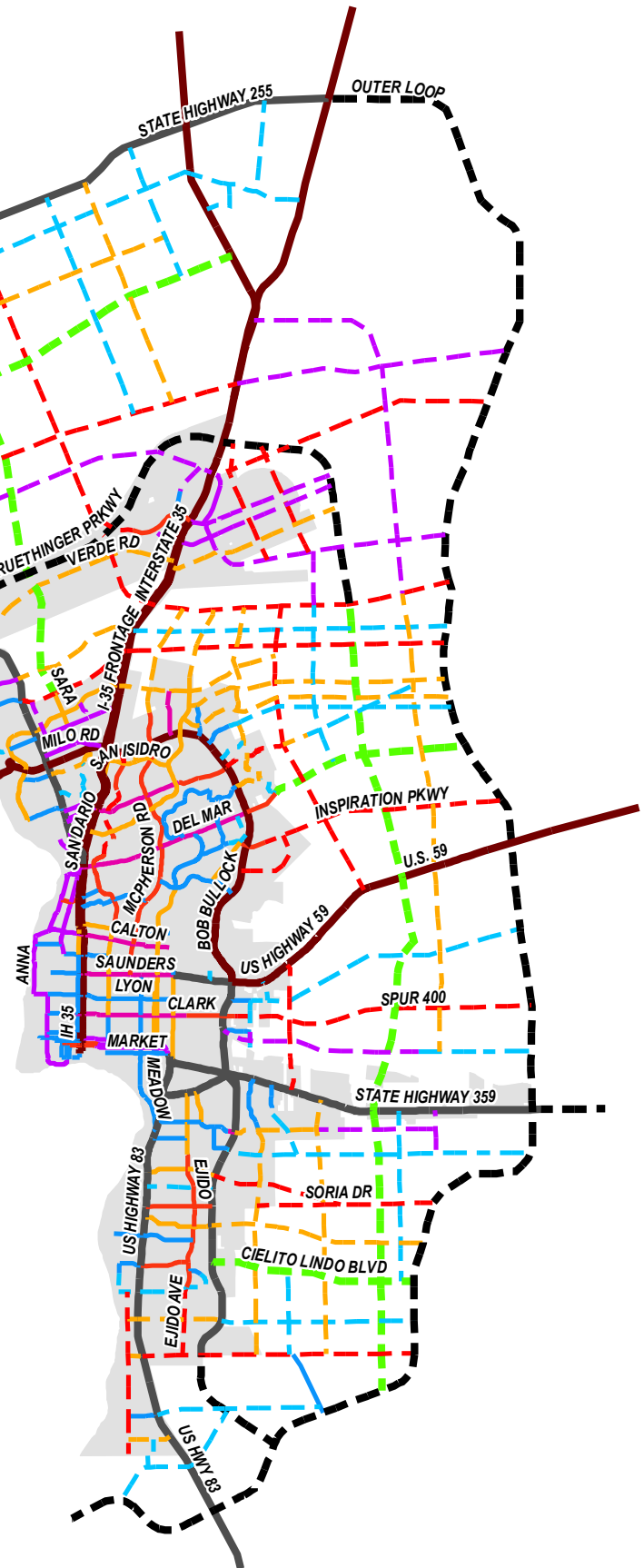
FUTURE THOROUGHFARE PLAN - PROPOSED CHANGES



Future Thoroughfare Plan Class

- Expressway ROW Variable Width
- - - Expressway - Proposed ROW Variable Width
- Freeway ROW Variable Width
- - - Multiway Boulevard - Proposed ROW > 140'
- Principal Arterial ROW 100' - 120'
- - - Principal Arterial - Proposed ROW 100' - 120'
- Modified Principal Arterial ROW 100' - 120'
- Minor Arterial ROW 90'
- - - Minor Arterial - Proposed ROW 90'
- Collector ROW 80'
- - - Collector - Proposed ROW 80'
- Industrial Collector ROW 70'
- - - Industrial Collector - Proposed ROW 70'
- City Limits

0 3 6 12 Miles



Date: 7/29/2025



City of Laredo Planning Department
1413 Houston Street
Laredo, Texas 78040

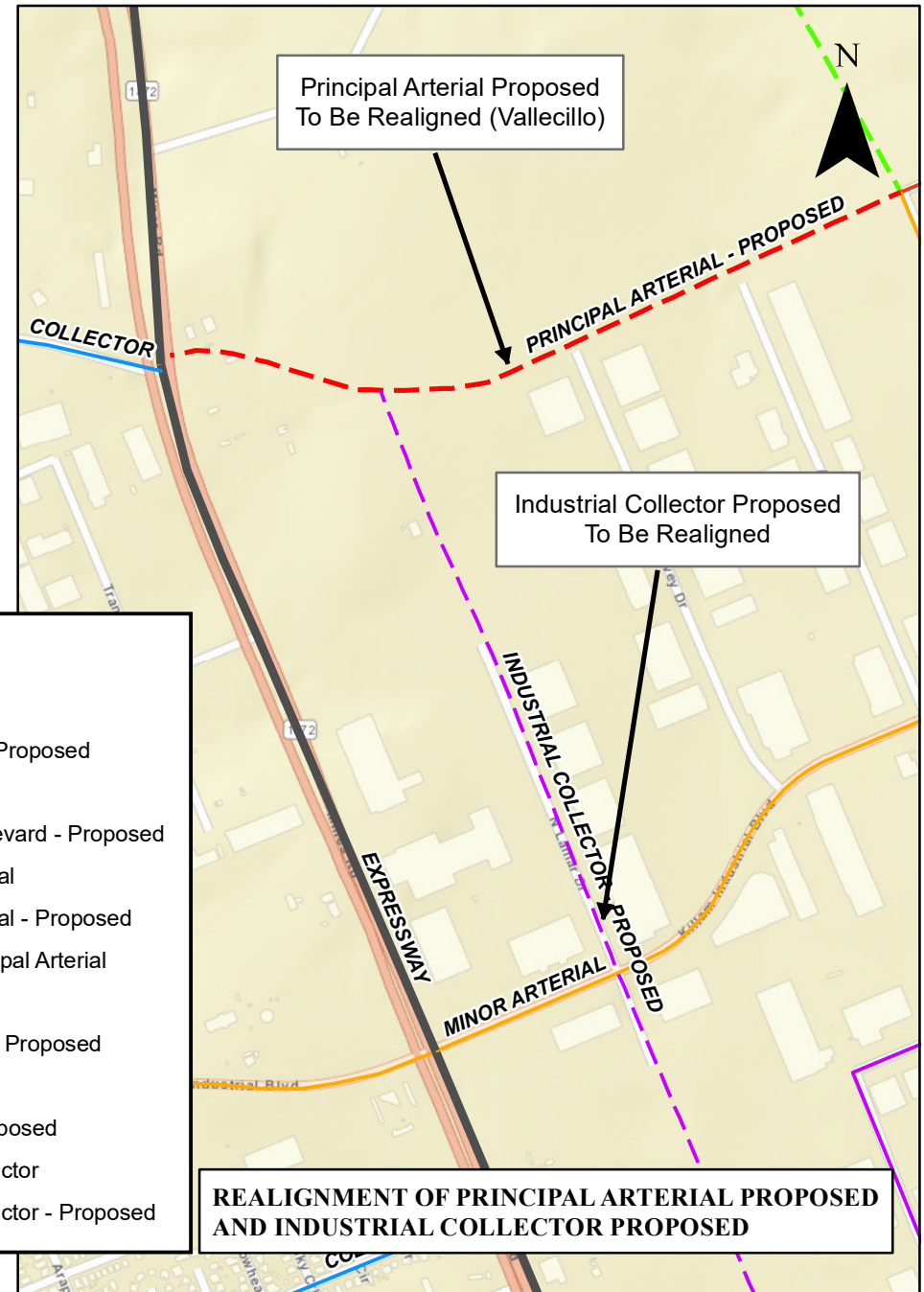
DISCLAIMER

The information provided in this map submitted to, gathered by and/or developed by the City of Laredo from various sources. Geographic information has a high probability of becoming outdated from the time it is collected and therefore, at-present ground conditions should be assessed to determine the accuracy of provided information. The city of Laredo assumes no liability for any decisions made or actions taken or no taken by the user of this data in reliance upon any data furnished herewith. The use of this data indicates your unconditional acceptance of all risks associated with the use of this data.

EXISTING THOROUGHFARE PLAN



PROPOSED THOROUGHFARE PLAN



Legend

- Expressway
- - - Expressway - Proposed
- Freeway
- - - Multiway Boulevard - Proposed
- Principal Arterial
- - - Principal Arterial - Proposed
- - - Modified Principal Arterial
- Minor Arterial
- - - Minor Arterial - Proposed
- Collector
- - - Collector - Proposed
- Industrial Collector
- - - Industrial Collector - Proposed

**REALIGNMENT OF PRINCIPAL ARTERIAL PROPOSED
AND INDUSTRIAL COLLECTOR PROPOSED**



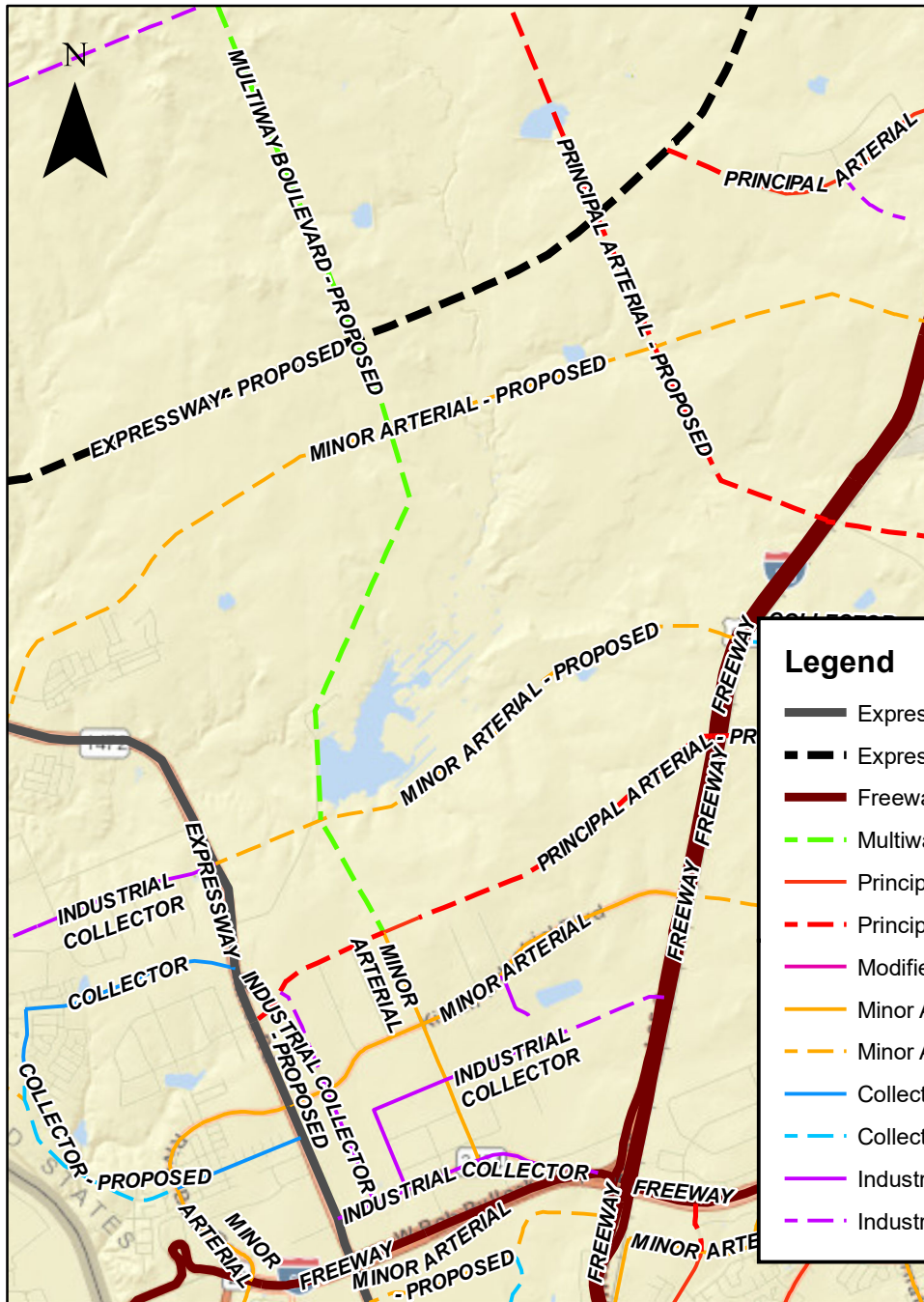
City of Laredo Planning Department
1413 Houston Street
Laredo, Texas 78040

DISCLAIMER

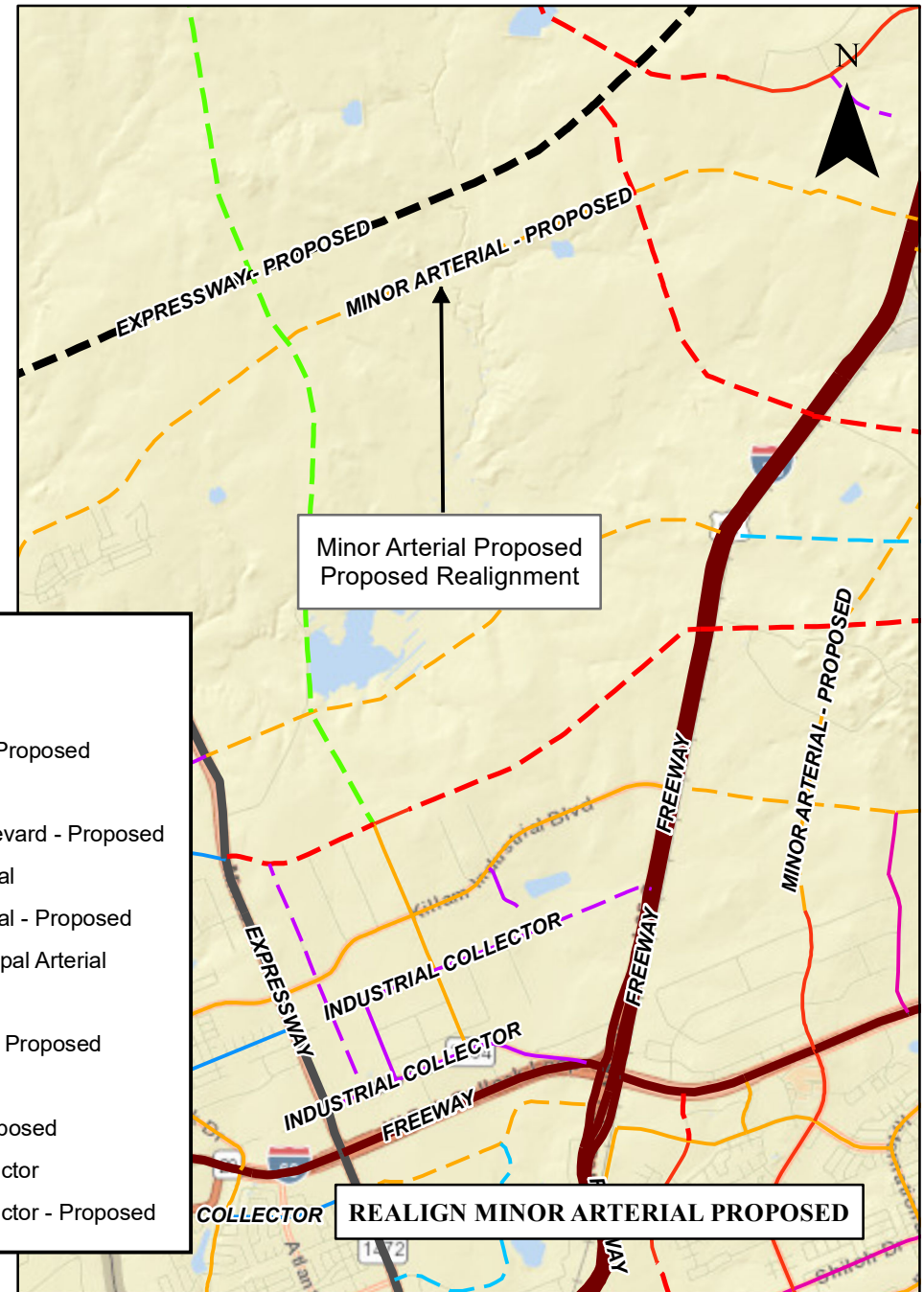
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1 inch = 1,000 feet

EXISTING THOROUGHFARE PLAN



PROPOSED THOROUGHFARE PLAN



Legend

- Expressway
- - - Expressway - Proposed
- Freeway
- - - Multiway Boulevard - Proposed
- Principal Arterial
- - - Principal Arterial - Proposed
- Modified Principal Arterial
- Minor Arterial
- - - Minor Arterial - Proposed
- Collector
- - - Collector - Proposed
- Industrial Collector
- - - Industrial Collector - Proposed



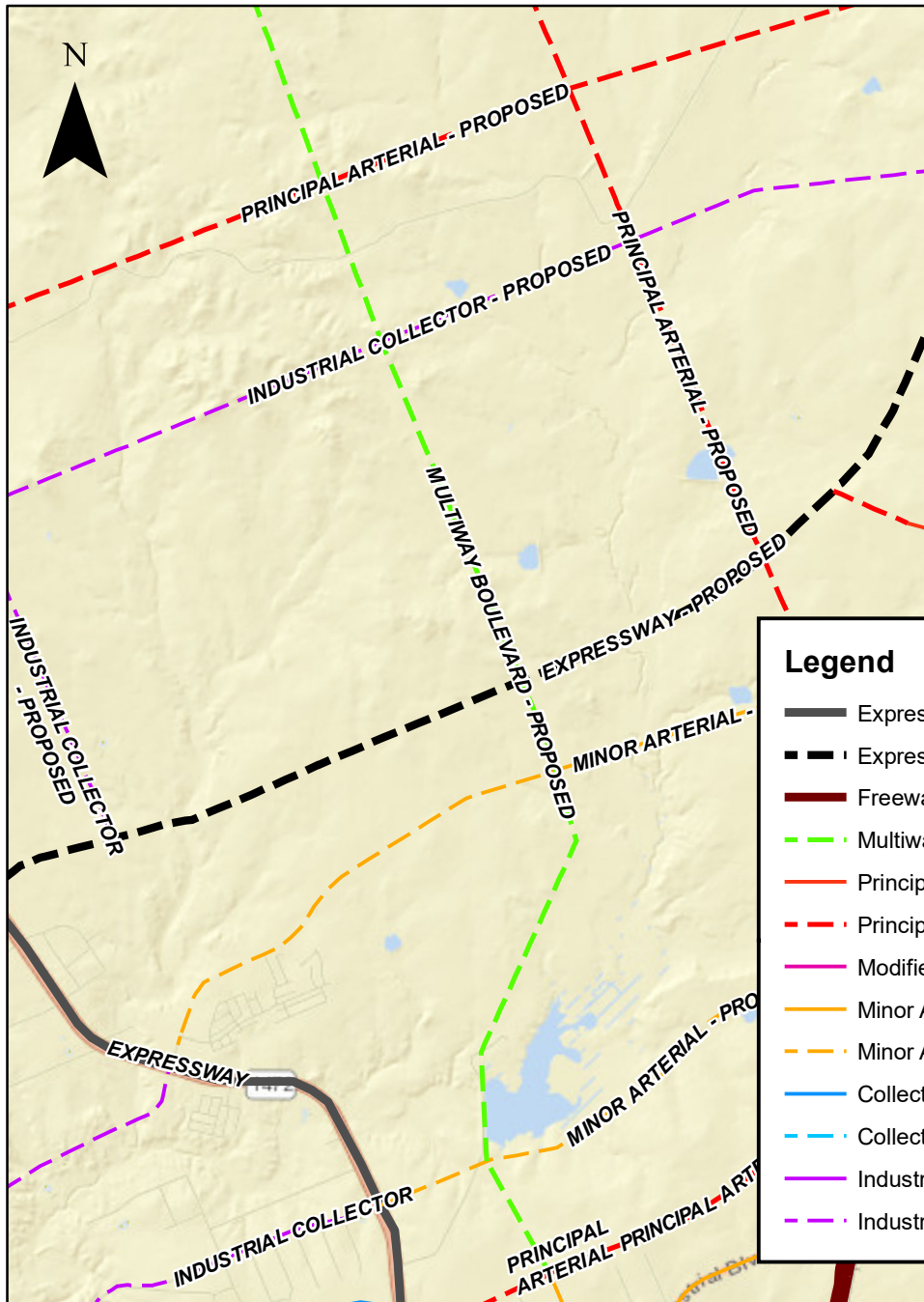
City of Laredo Planning Department
1413 Houston Street
Laredo, Texas 78040

DISCLAIMER

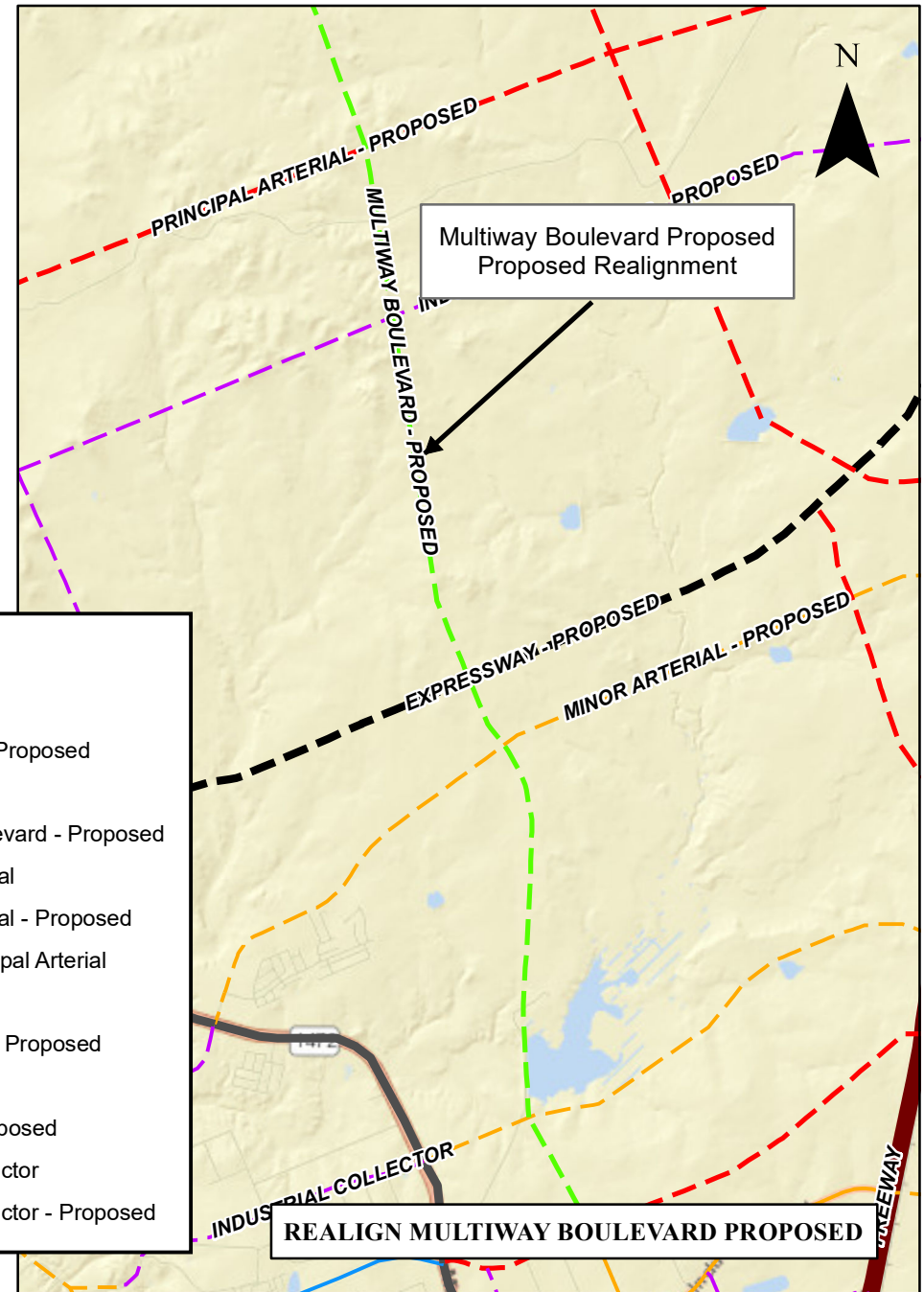
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1 inch = 5,000 feet

EXISTING THOROUGHFARE PLAN



PROPOSED THOROUGHFARE PLAN



Legend

- Expressway
- - - Expressway - Proposed
- Freeway
- - - Multiway Boulevard - Proposed
- Principal Arterial
- - - Principal Arterial - Proposed
- - - Modified Principal Arterial
- Minor Arterial
- - - Minor Arterial - Proposed
- Collector
- - - Collector - Proposed
- Industrial Collector
- - - Industrial Collector - Proposed



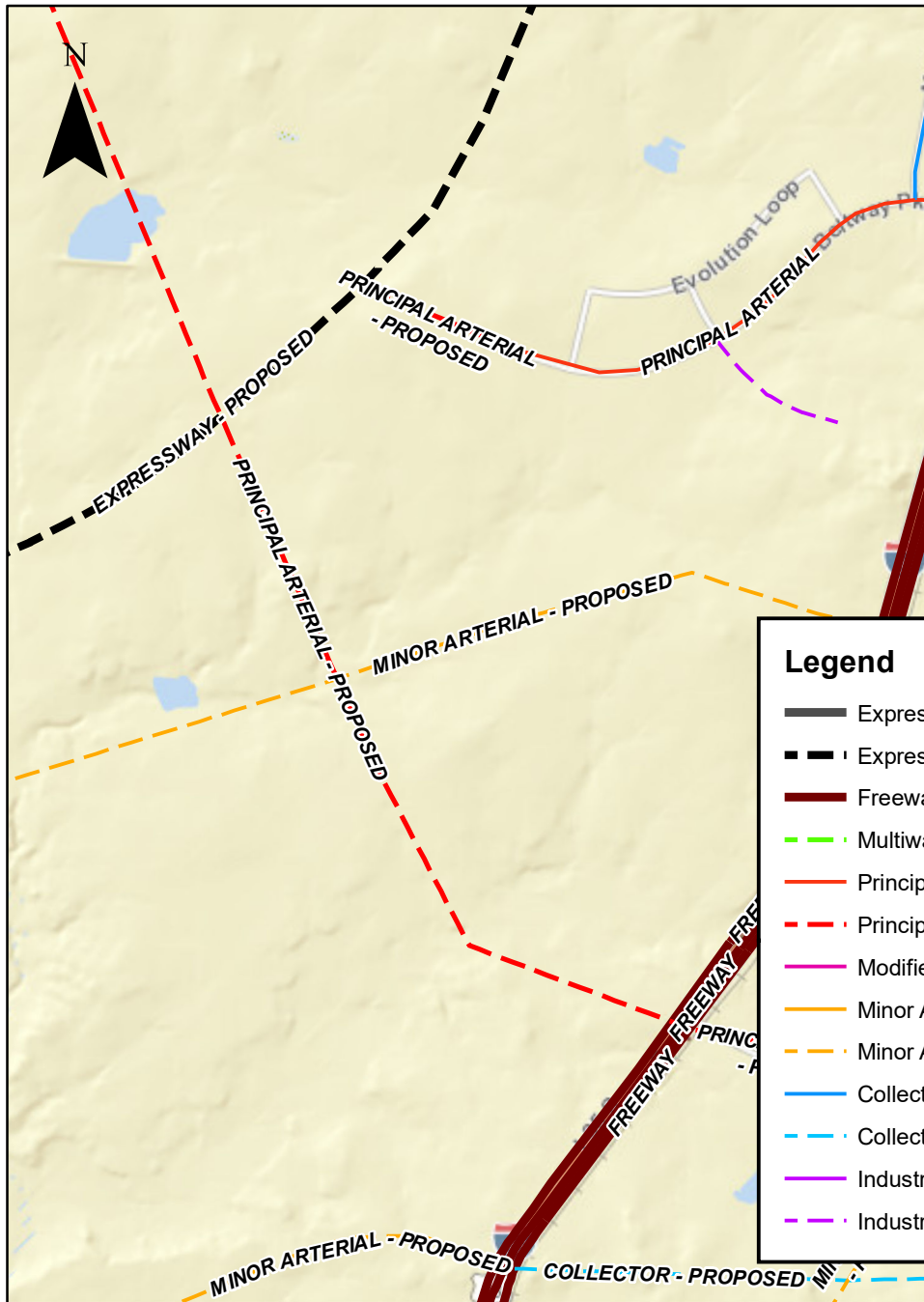
City of Laredo Planning Department
1413 Houston Street
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DISCLAIMER

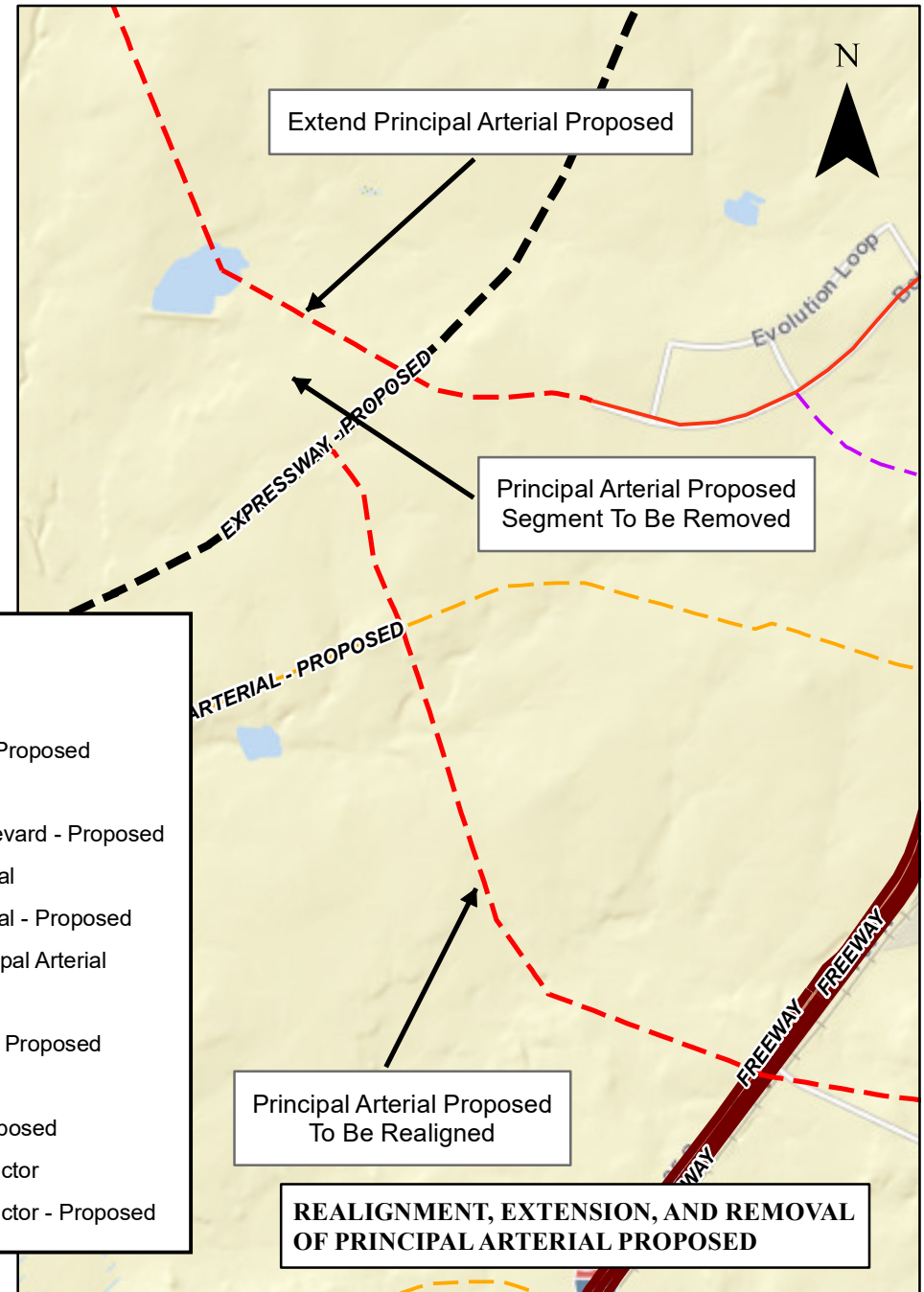
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1 inch = 5,000 feet

EXISTING THOROUGHFARE PLAN



PROPOSED THOROUGHFARE PLAN



Legend

- Expressway
- - - Expressway - Proposed
- Freeway
- - - Multiway Boulevard - Proposed
- Principal Arterial
- - - Principal Arterial - Proposed
- Modified Principal Arterial
- Minor Arterial
- - - Minor Arterial - Proposed
- Collector
- - - Collector - Proposed
- Industrial Collector
- - - Industrial Collector - Proposed

REALIGNMENT, EXTENSION, AND REMOVAL OF PRINCIPAL ARTERIAL PROPOSED



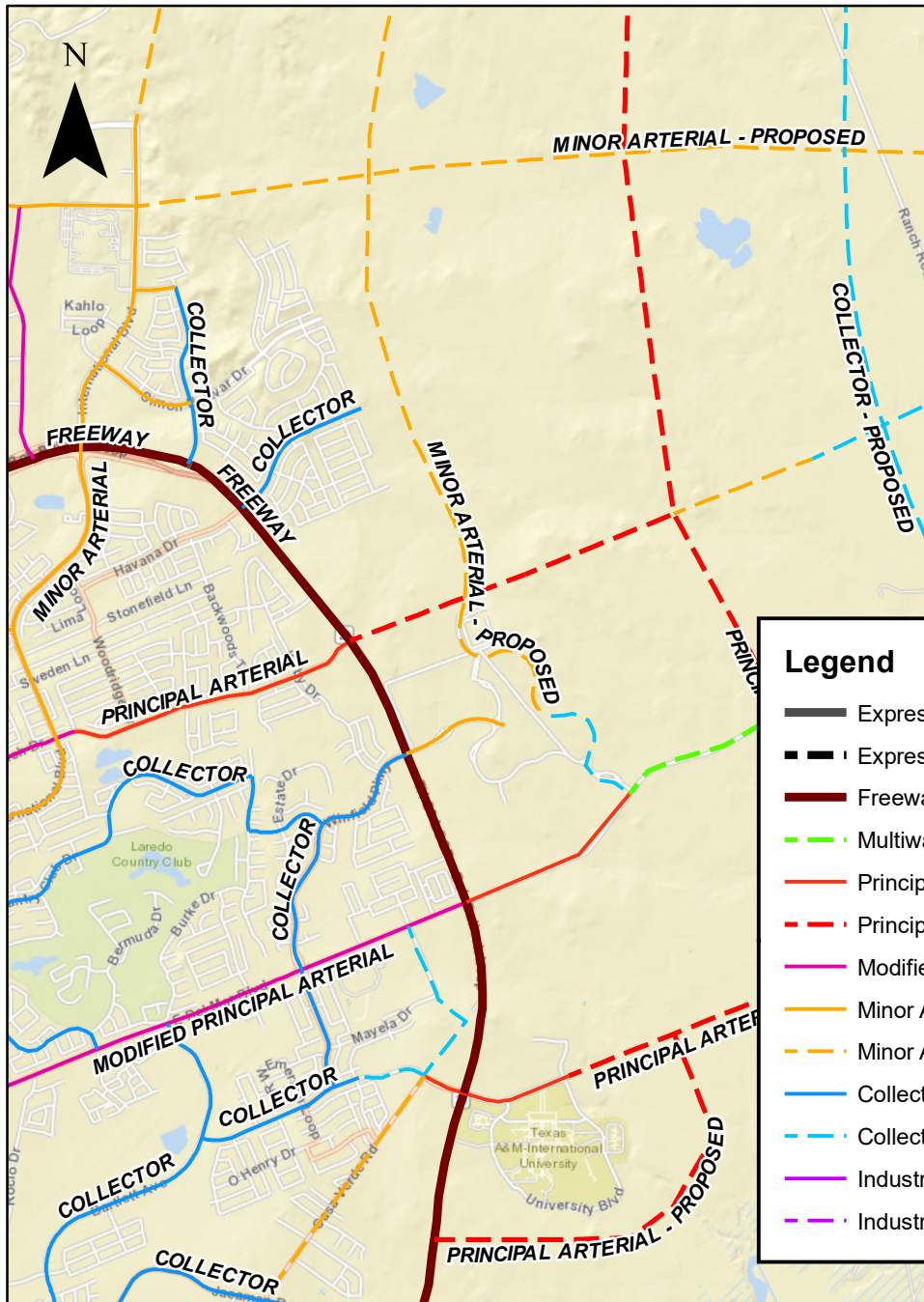
City of Laredo Planning Department
1413 Houston Street
Laredo, Texas 78040

DISCLAIMER

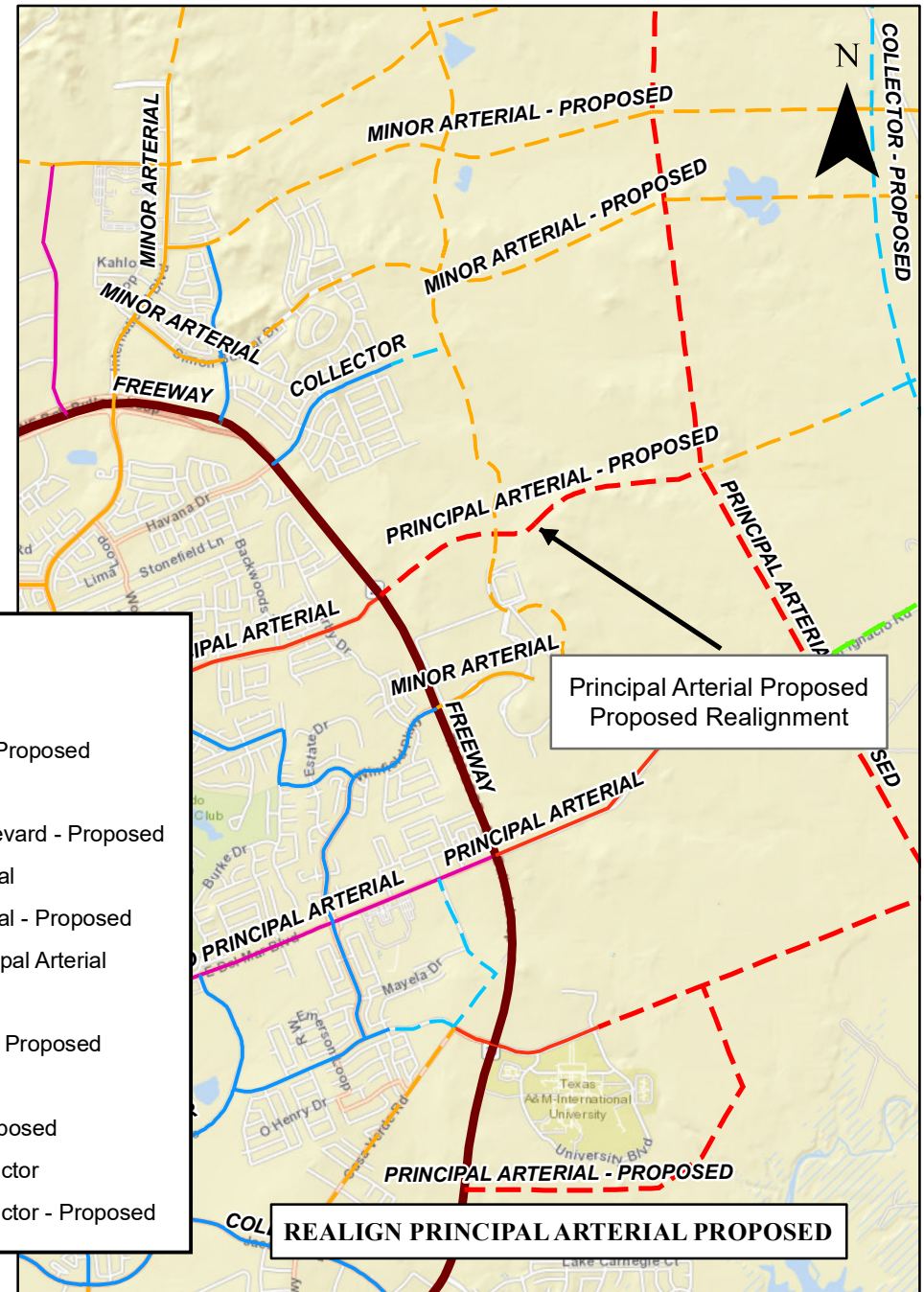
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1 inch = 2,500 feet

EXISTING THOROUGHFARE PLAN



PROPOSED THOROUGHFARE PLAN



Legend

- Expressway
- - - Expressway - Proposed
- Freeway
- - - Multiway Boulevard - Proposed
- Principal Arterial
- - - Principal Arterial - Proposed
- Modified Principal Arterial
- Minor Arterial
- - - Minor Arterial - Proposed
- Collector
- - - Collector - Proposed
- Industrial Collector
- - - Industrial Collector - Proposed



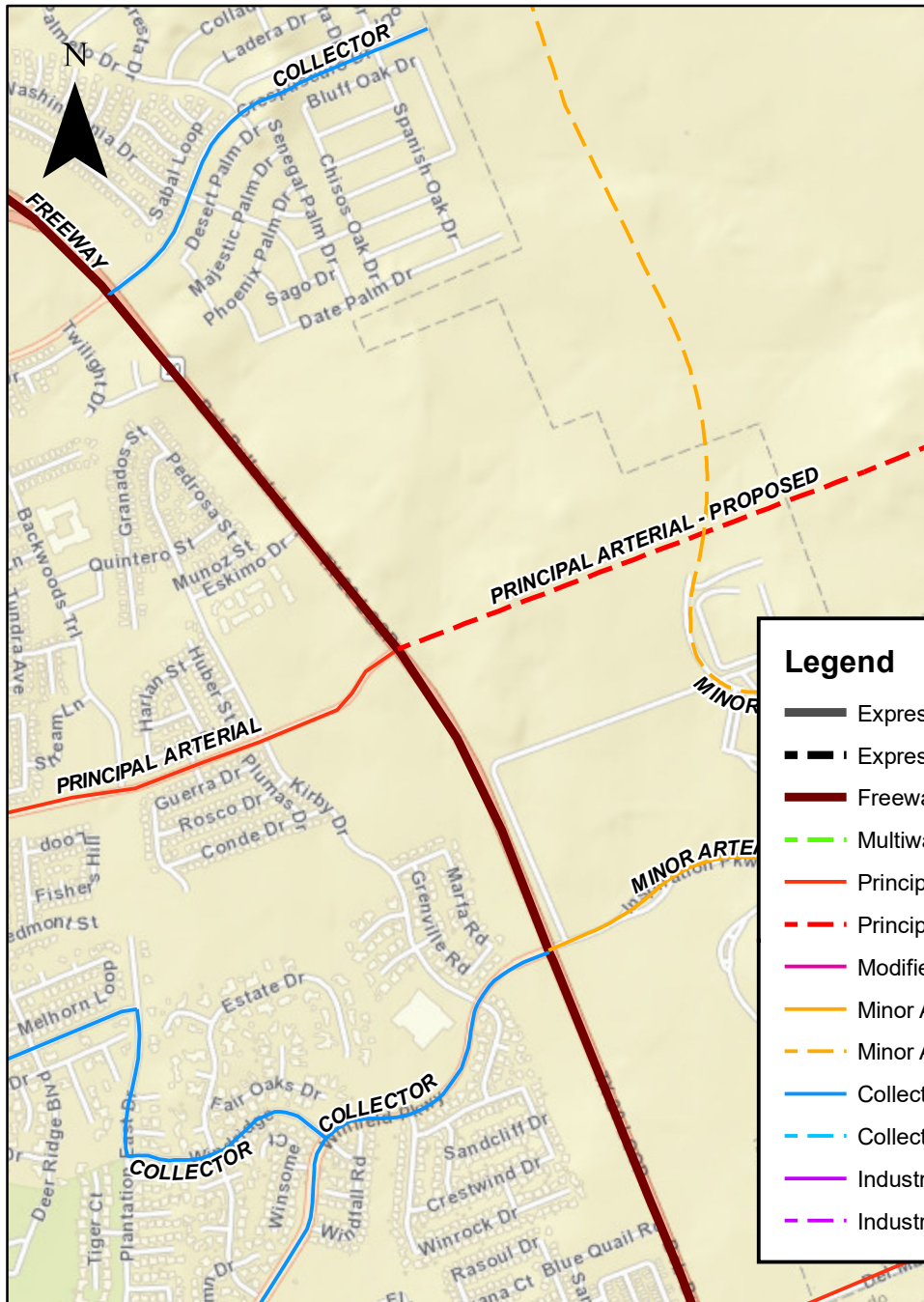
City of Laredo Planning Department
1413 Houston Street
Laredo, Texas 78040

DISCLAIMER

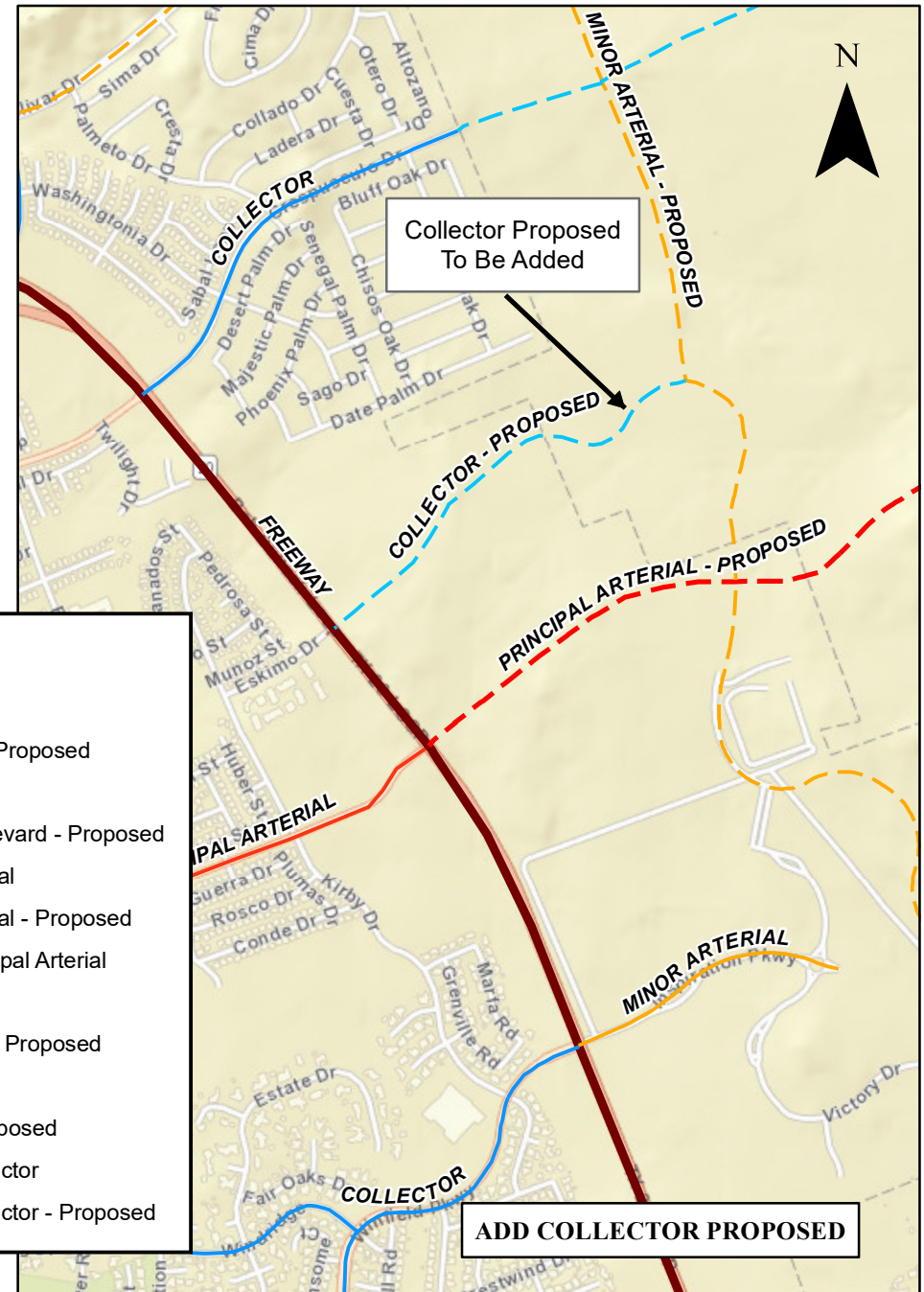
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1 inch = 4,000 feet

EXISTING THOROUGHFARE PLAN



PROPOSED THOROUGHFARE PLAN



Legend

- Expressway
- Expressway - Proposed
- Freeway
- Multiway Boulevard - Proposed
- Principal Arterial
- Principal Arterial - Proposed
- Modified Principal Arterial
- Minor Arterial
- Minor Arterial - Proposed
- Collector
- Collector - Proposed
- Industrial Collector
- Industrial Collector - Proposed



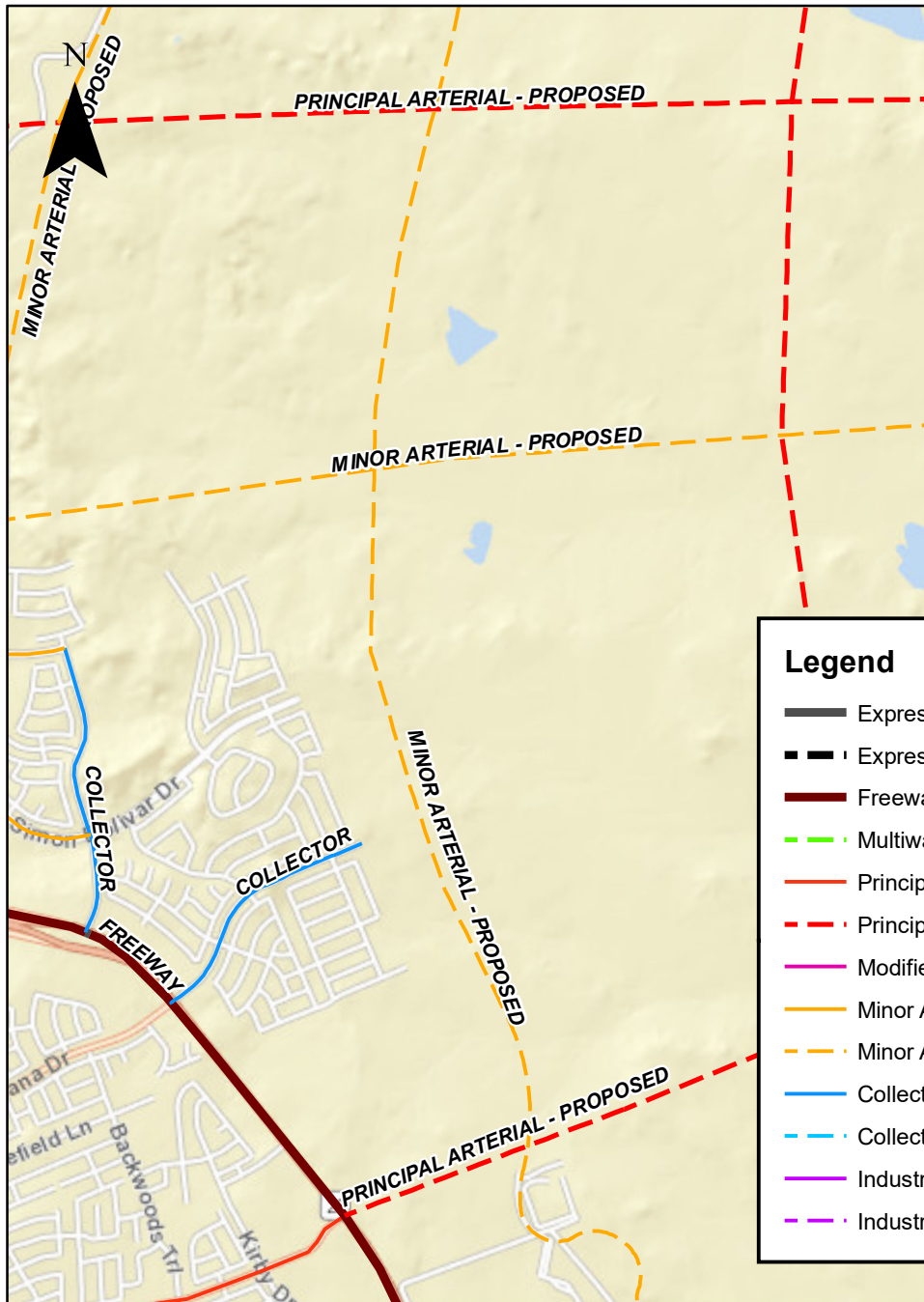
City of Laredo Planning Department
1413 Houston Street
Laredo, Texas 78040

DISCLAIMER

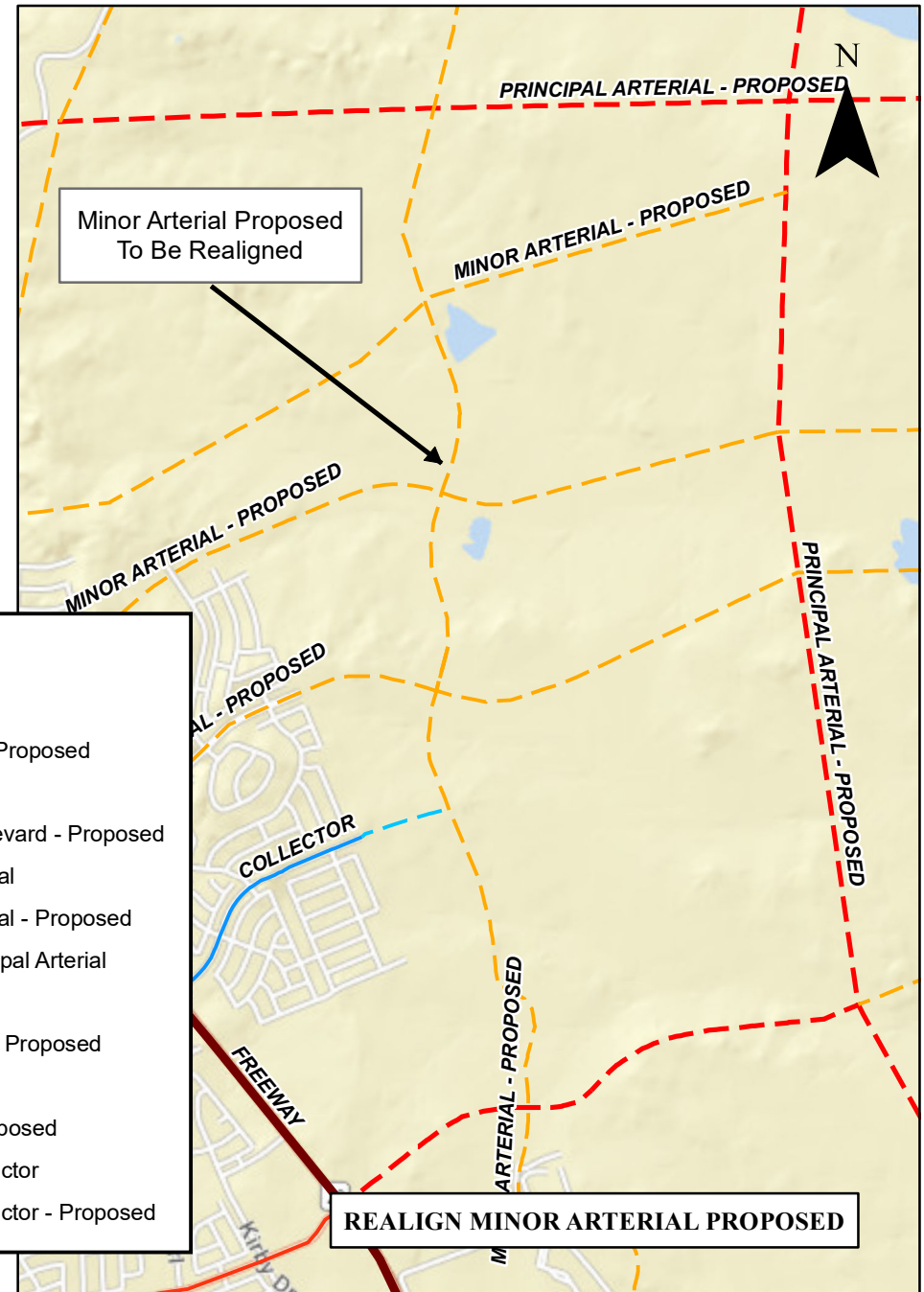
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1 inch = 1,500 feet

EXISTING THOROUGHFARE PLAN



PROPOSED THOROUGHFARE PLAN



Legend

- Expressway
- Expressway - Proposed
- Freeway
- Multiway Boulevard - Proposed
- Principal Arterial
- Principal Arterial - Proposed
- Modified Principal Arterial
- Minor Arterial
- Minor Arterial - Proposed
- Collector
- Collector - Proposed
- Industrial Collector
- Industrial Collector - Proposed



City of Laredo Planning Department
1413 Houston Street
Laredo, Texas 78040

DISCLAIMER

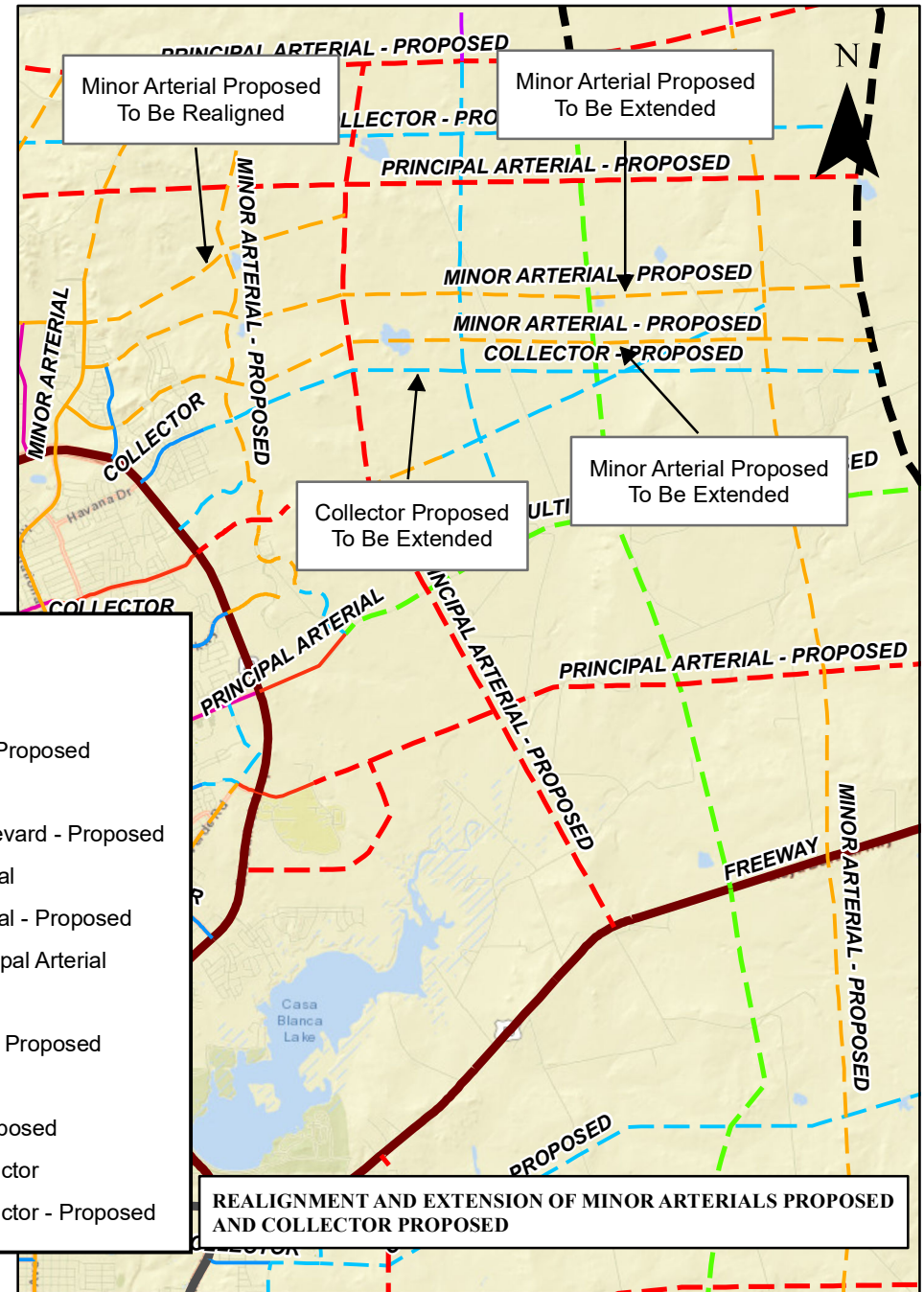
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1 inch = 2,500 feet

EXISTING THOROUGHFARE PLAN



PROPOSED THOROUGHFARE PLAN



Legend

- Expressway
- - - Expressway - Proposed
- Freeway
- - - Multiway Boulevard - Proposed
- Principal Arterial
- - - Principal Arterial - Proposed
- Modified Principal Arterial
- Minor Arterial
- - - Minor Arterial - Proposed
- Collector
- - - Collector - Proposed
- Industrial Collector
- - - Industrial Collector - Proposed

REALIGNMENT AND EXTENSION OF MINOR ARTERIALS PROPOSED AND COLLECTOR PROPOSED



City of Laredo Planning Department
1413 Houston Street
Laredo, Texas 78040

DISCLAIMER

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1 inch = 7,500 feet

RESOLUTION 2025-R-XXX

ADOPTING THE FUTURE THOROUGHFARE PLAN AS APPENDIX “D” OF THE COMPREHENSIVE PLAN.

WHEREAS, the City Charter provides that the Council shall adopt, and shall review or modify each year before the adoption of the budget, a comprehensive plan to govern the future physical development of the City; and

WHEREAS, the Planning & Zoning Commission, after discussion on August 7, 2025, has recommended the City Council of the City of Laredo pass this resolution adopting the Future Thoroughfare Plan with the changes identified as Exhibit A thru H; and

WHEREAS, on September 2, 2025, the City Council received the Planning and Zoning Commission’s recommendation and held a public hearing on the proposed comprehensive plan; and

WHEREAS, on September 2, 2025, the City Council voted to adopt the Future Thoroughfare Plan with the changes identified as Exhibits A thru H.

NOW, THEREFORE BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LAREDO THAT:

Section 1: The Future Thoroughfare Plan is hereby adopted as Appendix “D” of the Comprehensive Plan.

Section 2: The amended comprehensive plan shall serve as a guide to all future Council action concerning land use and development regulations, urban renewal programs and expenditures for capital improvements.

Section 3: This resolution shall become effective as and from the date of final passage.

Section 4: The City Council officially finds, determines, recites and declares that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the city hall of the City for the time required by law preceding this meeting as required by the Open Meeting Law, Article 6252-17, Texas Revised Civil Statutes Annotated; and that this meeting has been open to the public as required by law at all times during which this ordinance and the subject matter approves and confirms such written notice and the contents and posting hereof.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THE

_____ DAY OF _____ 2025.

DR. VICTOR D. TREVIÑO
MAYOR

ATTEST:

MARIO I. MALDONADO JR.
CITY SECRETARY

APPROVED AS TO FORM:

DOANH “ZONE” T. NGUYEN
CITY ATTORNEY

City of Laredo

Planning & Zoning Commission

Meeting Date: 8/7/2025

Preliminary Plats and Replats 7A

SUBJECT

Preliminary consideration of the replat of Lot 328 and Lot 329, Block 15, Regency Park Subdivision, Section 2, Unit 2 into Lot 328A, Block 15, Regency Park Subdivision, Section 2, Unit 2. The intent is residential.

PL-179-2025

District V - Cm. Ruben Gutierrez

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Arturo Tomas Benavides

ENGINEER: DO RITE Engineering, LLC

SITE: This 30,125.99 sq. ft. tract of land is located east of Springfield Avenue and north adjacent to Windsor Road (118 Windsor Rd.). This tract is currently zoned R-S (Residential Suburban District), and is located in District V, represented by Cm. Ruben Gutierrez.

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Include the recording information of Lot 328 and Lot 329, Block 15, Regency Park Subdivision, Section 2, Unit 2 (e.g., Vol. 7, Pg. 63, W.C.P. R., Webb County, Texas).
2. Include the drainage easement plat note from the replat of Lot 313, Block 15, Regency Park Subdivisions, Section 2, Unit 2, as recorded in Vol. 7, Pg. 63, W.C.P. R., Webb County, Texas.
3. Specify the typical block grading type that is going to be used.
4. Identify the setback measurements on the drawing to comply with dimensional standards.
5. Identify all easements.
6. All improvements as per the Subdivision Ordinance.

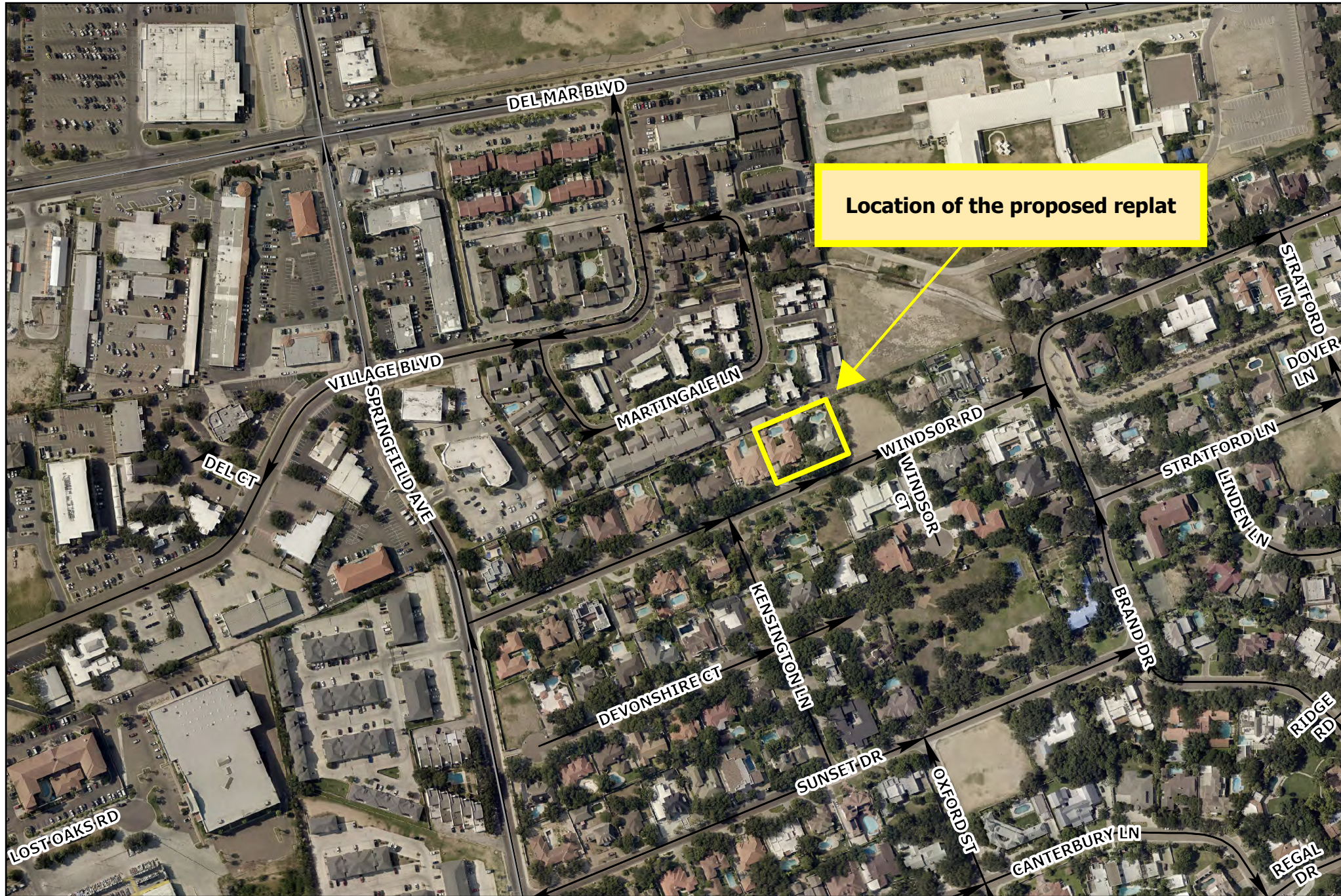
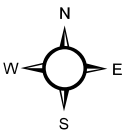
Engineering: No comments submitted.
Environmental: No comments submitted.
Fire: No comments submitted.
Parks & Leisure: No comments submitted.
Traffic Safety: No comments submitted.
Water & Utilities: No comments submitted.
WEBB County App: No comments submitted.
AEP Engineers: No comments submitted.
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



1. ALL RESTRICTIONS, CONDITIONS AND LIMITATIONS IMPOSED BY THE PLAT APPROVAL OF LOTS DEPICTED ON THIS PLAT.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CITY OF LAREDO SUBDIVISION ORDINANCE REQUIREMENTS.
4. SIDEWALKS, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
5. THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE TWO LOTS INTO ONE LOT
6. THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
7. THE EXISTING DRAINAGE PATTERNS OF THE PROPOSED REPLAT WILL NOT BE ALTERED TO CAUSE ANY DETRIMENTAL IMPACT ON THE ADJOINING PROPERTIES AND WILL NOT CHANGE DRAINAGE AS IT WAS PROPOSED AND CONSTRUCTED FROM THE ORIGINAL PLAN OF RECORD.

1. ALL RESTRICTIONS, CONDITIONS AND LIMITATIONS IMPOSED BY THE PLAT APPROVAL OF LOTS DEFECTED ON THIS PLAT;
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN;
3. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CITY OF LAREDO SUBDIVISION ORDINANCES, REQUIREMENTS, REGULATIONS, ORDINANCES, ORDINANCES AND RULES IN EFFECT AT THE TIME OF ISSUANCE OF BUILDING PERMITS. IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE;
4. THE PURPOSE OF THIS PLAT IS TO CONSOLIDATE TWO LOTS INTO ONE LOT;
5. THIS REFUTAL DOES NOT ATTEMPT TO ALTER, AVOID, OR REMOVE ANY COVENANTS OR RESTRICTIONS;
6. THE PROPOSED ALLOCATION OF THE PROPOSED REFUTAL WILL NOT BE ALTERED TO CAUSE ANY DETRIMENTAL IMPACT ON THE ADJOINING PROPERTIES AND WILL NOT CHANGE DRAINAGE AS IT WAS PROPOSED AND CONSTRUCTED FROM THE ORIGINAL PLAN OF RECORD.

I, TOMAS ARTURO BENAVIDES, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOT 328A, BLOCK 15 REGENCY PARK SUBD SEC 2 UNIT 2, IN THE COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL EASEMENTS THEREON SHOWN, FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS
COUNTY OF WEBB

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TOMAS ARTURO BENAVIDES, KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE PERSON EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN STATED. WITNESS MY HAND AND SEAL THIS ____ DAY OF ____, 2025.

MY COMMISSION EXPIRES: _____

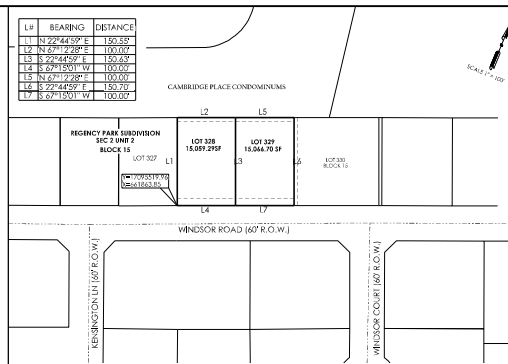
CERTIFICATE OF ENGINEER
STATE OF TEXAS
COUNTY OF WEBB

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

RICARDO RAMOS, P.E. #87027 DATE

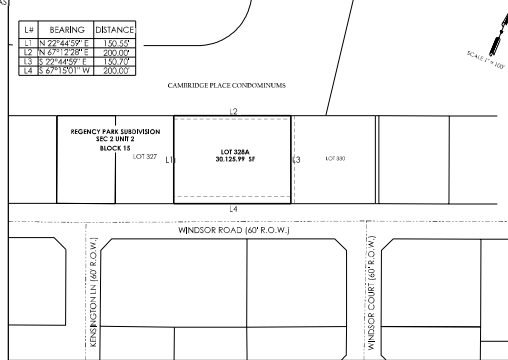


L#	BEARING	DISTANCE
L1	N 22°44'59" E	150.55'
L2	N 67°12'28" E	100.00'
L3	S 22°44'59" E	150.63'
L4	S 67°15'01" W	100.00'
L5	N 67°12'28" E	100.00'
L6	S 22°44'59" E	150.70'
L7	S 67°15'01" W	100.00'



AS PLATTED
328 AND LOT 329, BLOCK 15
NANCY PARK SUBD SEC 2 UNIT 2
CITY OF LAREDO

L#	BEARING	DISTANCE
L1	N 22°44'59" E	150.55'
L2	N 67°12'28" E	200.00'
L3	S 22°44'59" E	150.70'
L4	S 67°15'01" W	200.00'



REPLAT
LOT 328A, BLOCK 15 REGENCY PARK SUBD SEC 2 UNIT 2
LAREDO, TEXAS

CERTIFICATE OF SURVEYOR
STATE OF TEXAS
COUNTY OF WEBB

I, RICARDO SANCHEZ, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS REPLAT IS TRUE AND CORRECT AND WAS PREPARED BY AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN THEREON WERE FOUND OR SHALL BE PROPERLY PLACED UNDER MY SUPERVISION.

J. RICARDO SANCHEZ, RPLS #4232
SANCHEZ ENGINEERING INC.
P.O. BOX 2654
LAREDO, TEXAS 78044
SURV. FIRM NO. 10111000
956-723-5578

I HAVE REVIEWED THE REPEAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS, LOT 328A, BLOCK 15 REGENCY PARK SUBD SEC 2 UNIT 2 PREPARED BY RICARDO RAMOS, LICENSED PROFESSIONAL ENGINEER NO. 870227 AND DATED THE DAY _____, 2025, WITH THE LAST REVISED DATE ON _____ 2025, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

RAMON E. CHAVEZ, P.E.
CITY ENGINEER

PLANNING COMMISSION APPROVAL

THIS PLAT OF LOT 328A, BLOCK 15 REGENCY PARK SUBD SEC 2 UNIT 2
WEBB COUNTY, TEXAS HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING
COMMISSION OF THE CITY OF LAREDO, TEXAS AND IS HEREBY APPROVED BY SUCH
COMMISSION ON THE ____ DAY OF _____, 2025.

DANIELLA SADA PAZ
CHAIR

ATTESTMENT OF PLANNING COMMISSION APPROVAL

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD
OF THIS PLAT AT A PUBLIC MEETING HELD ON THE ____ DAY OF _____, 2025.
THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

VANESSA GUERRA, AICP
PLANNING DIRECTOR

CERTIFICATION OF COUNTY CLERK

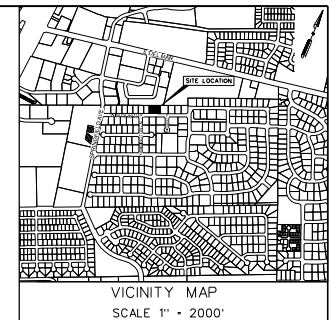
FILED OF RECORD AT _____ O'CLOCK ____ M. ON THE _____ DAY OF _____, 2025

DEPUTY: _____ COUNTY CLERK
WEBB COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF WEBB:

I, _____, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY,
DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 2025
WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE
_____ DAY OF _____, 2025, AT _____ O'CLOCK _____ M., IN VOLUME _____, PAGE(S) _____
OF THE MAP RECORDS OF SAID COUNTY.

DEPUTY	COUNTY CLERK WEBB COUNTY, TEXAS	DATE
--------	------------------------------------	------



INTD
LOT 328A, BLOCK 15, REGENCY PARK SUBDIVISION SEC 2 UNIT 2

PRELIMINARY

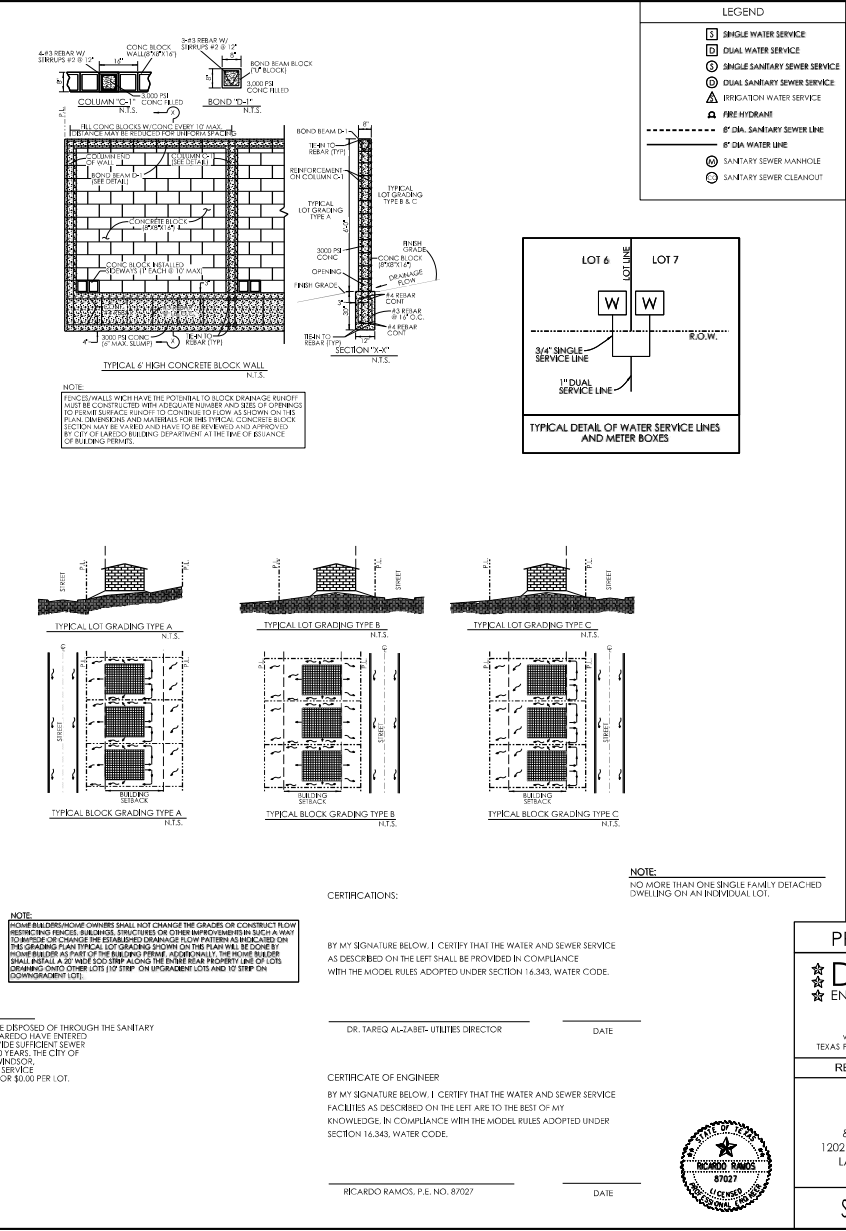
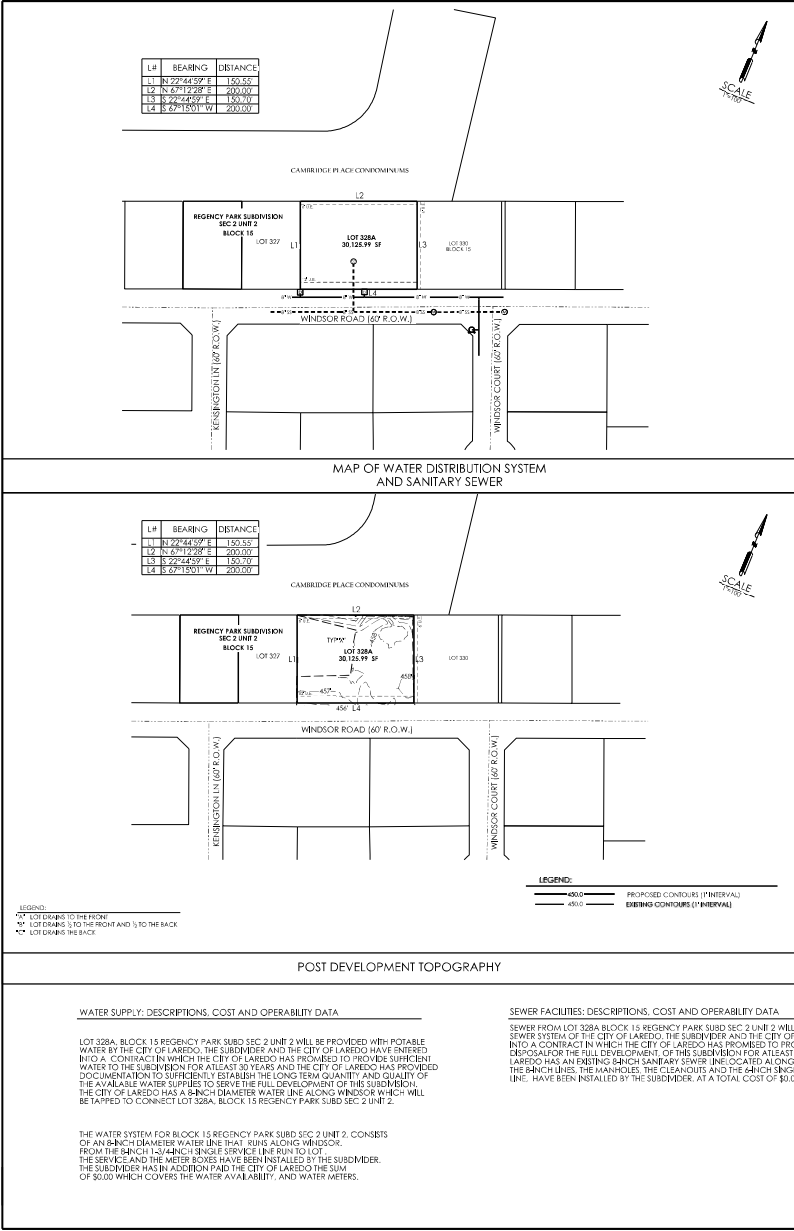
★ DO-RITE
★ ENGINEERING, LLC

311 J TURBIDE
LAREDO, TX 78040
TEL (956) 286-2496
www.dorite-engrs.com
TEXAS FIRM REGISTRATION NO. 20695

REVISÉ: 07/17/2025

OWNER(S):
TOMAS ARTURO
& LESLIE BENAVIDES
1202 E DEL MAR BLVD STE 3B
LAREDO, TEXAS 78041

SHEET 1 OF 2



City of Laredo

Planning & Zoning Commission

Meeting Date: 8/7/2025

Preliminary Plats and Replats 7B

SUBJECT

Preliminary consideration of the plat of Santa Elena Subdivision, Phase V. The intent is residential.

PL-178-2025

District II - Cm. Ricardo "Richie" Rangel Jr.

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: HAPO Holdings, LLC

ENGINEER: Porras Nance Engineering

SITE: This 10.784-acre tract of land is located west of Highway 83 and southwest of Consejero Ln. The current zone for this 82-lot development is AG (Agricultural). This tract is located in District II, represented by Cm. Ricardo "Richie" Rangel Jr.

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. Identify all easements.

4. All improvements as per the Subdivision Ordinance.

Fire:

1. Fire hydrants required every 500ft for residential development. (Ordinance 2012-O-183, IFC 2012 Section 507.5.1, where required. Fire hydrants shall be required along public and private streets at

every 500 feet for residential development.)

Engineering: No comments submitted.
Environmental: No comments submitted.
Parks & Leisure: No comments submitted.
Traffic Safety: 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.
-

July 23, 2025

Ms. Vanessa Guerra, AICP
Director
City of Laredo Planning & Zoning Dept.
1120 San Bernardo Ave.
Laredo, Texas 78040

Ms. Daniella Sada Paz
Commission Chair
City of Laredo Planning & Zoning Commission
1110 Houston Street 2nd Floor
Laredo, Texas 78040

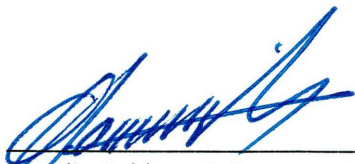
Re: Santa Elena Subdivision, Phase V

Ms. Guerra & Ms. Sada Paz;

Please be advised that we are requesting to install utilities within a front yard utility easement on the above referenced project. We are providing this letter as our written notice of such per City of Laredo Subdivision Ordinance requirements.

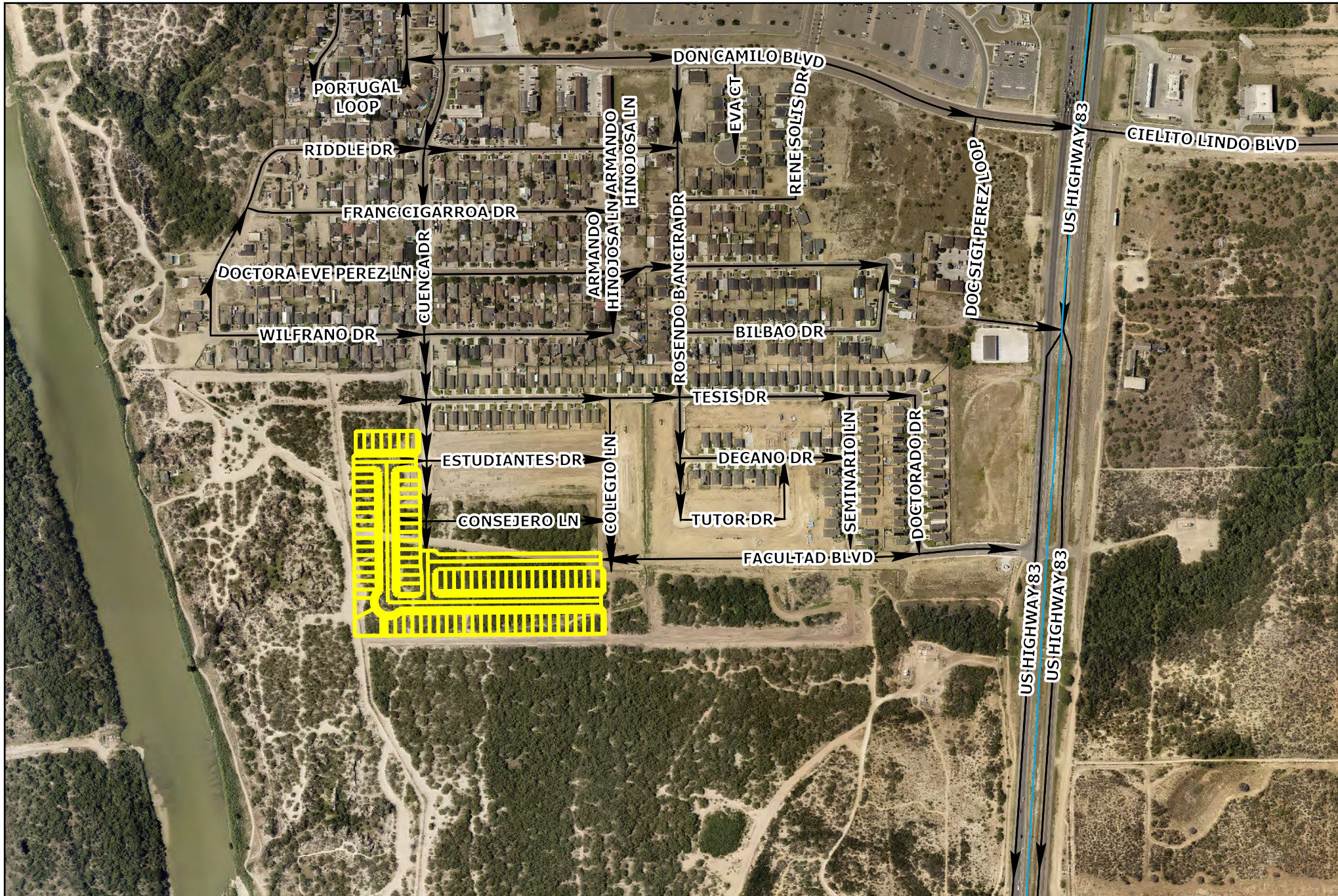
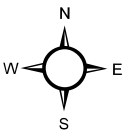
Please call me if you should have any questions or need additional information.

Sincerely,



Rogelio Baldazo, P.E.
Project Manager

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.
- 3.- DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- 4.- NO MORE THAN ONE SINGLE FAMILY DETACH DWELLING UNIT SHALL BE LOCATED ON AN INDIVIDUAL RESIDENTIAL LOT.
- 5.- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- 6.- BASIS OF BEARINGS & DISTANCES: GPS NAD 83 (2011 ADJ.) TEXAS STATE PLANE, 4205 SOUTH ZONE.
- 7.- P.O.B. COORDINATES REFERENCED TO NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE ARE PROVIDED FOR GENERAL LOCATIVE PURPOSES AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.
- 8.- LOT 1, BLOCK 1; LOTS 1-14, BLOCK 2 AND LOT 1, BLOCK 3 SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH CUENCA DR.
- 9.- LOTS 1-19, BLOCK 3 SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH FACULTAD BLVD.

City of Laredo

Planning & Zoning Commission

Meeting Date: 8/7/2025

Preliminary Plats and Replats 8A

SUBJECT

Preliminary reconsideration of the replat of Lot 2, Block 1, Riverhill South Subdivision - Phase 1 into Lot 2A and Lot 2B, Block 1, Riverhill South Subdivision - Phase 1. The intent is multi-family residential. The purpose of this reconsideration is to subdivide Lot 2 into Lots 2A and 2B.

PL-174-2025

District II - Cm. Richard "Richie" Rangel Jr.

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Valmir Apartments, LLC

ENGINEER: Francisco Ramos, P.E.

SITE: This 0.7116-acre tract of land is located west of US Highway 83 S. and north of Riverhill Loop. The zoning for this 2-lot development is R-2 (Multifamily District). This tract is located in District II - Cm. Richard "Richie" Rangel Jr.

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

STAFF RECOMMENDATION

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Remove all references to 'Lot 2C' as the intent of this replat is to subdivide Lot 2 into Lots 2A and 2B, as shown on the drawing.
2. Include the original plat note no. 10 regarding drainage and fencing from Riverhill Subdivision, Phase I, as recorded in Vol. 37, Pgs. 16-17, W.C.P.R., Webb County, Texas.
3. Include the applicable language from the original plat note no. 11 regarding lot grading from Riverhill Subdivision, Phase I, as recorded Vol. 37, Pgs. 16-17, W.C.P.R., Webb County, Texas
4. Coordinate with the Traffic Department for driveway placement(s).
5. Identify all easements.

6. All improvements as per the Subdivision Ordinance.

Engineering: No comments submitted.
Environmental: No comments submitted.
Fire: No comments submitted.
Parks & Leisure: No comments submitted.
Traffic Safety: 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.

RAMOS

ENGINEERING, PLLC

2025-526

Vanessa Guerra, AICP
Planning Director
City of Laredo Planning and Zoning Department
1413 Houston St.
Laredo, TX 78040

July 16, 2025

RE: Submittal of Preliminary Plat for Reconsideration
Replat of Lot 2, Block 1 - Riverhill South Subdivision – Phase 1

Dear Ms. Guerra,

Ramos Engineering, PLLC would like to submit this letter, to you, as our request for your re-consideration for approval of the Preliminary Plat of Lot 2, Block 1 - Riverhill South Subdivision – Phase 1. The purpose of this Resubmittal is to show the Replat of the Lot into two lots instead of the initial three originally proposed on the original submittal of replat.

We respectfully request your concurrence of the Preliminary Plat with an approval from the City of Laredo Planning Department. Should you have any questions, please feel free to contact me at 956.326.9420.

Sincerely,



Francisco Ramos, PE, RPLS
Principal – Ramos Engineering, PLLC

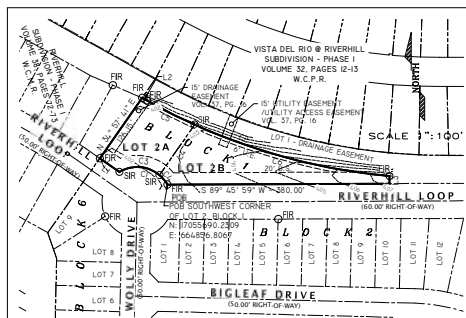




PLAT NOTES/RESTRICTIONS:

THE PURPOSE OF THIS DOCUMENT IS TO REPLAT LOT 2, BLOCK 1 OF THE RIVERHILL SOUTH SUBDIVISION - PHASE I, INTO LOT 2A, LOT 2B, AND 2C, BLOCK 1.

1. THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS
2. SET BACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE CITY OF LAREDO LAND DEVELOPMENT CODE.
3. DRIVEWAYS, SIDEWALKS AND TREES SHALL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
4. ANY CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
5. THE EXISTING DRAINAGE PATTERNS OF THIS REPLAT WILL NOT BE ALTERED TO CAUSE ANY DETRIMENTAL IMPACT ON THE ADJOINING PROPERTIES AND WILL NOT CHANGE THE DRAINAGE AS IT WAS PROPOSED AND CONSTRUCTED FROM THE ORIGINAL PLAT OF RECORD.
6. POINT OF BEGINNING FOR LOT 29, (NORTHING: 17068887.6458', EASTING: 721117.2755')



REPLAT OF
LOT 2, BLOCK 1
RIVERHILL SOUTH SUBDIVISION - PHASE 1
INTO
LOT 2A, LOT 2B AND LOT 2C, BLOCK 1,
RIVERHILL SOUTH SUBDIVISION - PHASE 1
WEBB COUNTY, TEXAS

LINE TABLE				CURVE TABLE					
LINE	DISTANCE			CURVE	LENGTH	RADIUS	CURVE DIST.	CHORD	CHORD BEARING
L1	40.65°	N 55° 02' 19" W		C1	94.44'	60.00'	84.99'	N 75° 19' 26" W	
L2	10.26°	S 60° 44' 36" E		C2	436.98'	1,045.00'	433.80'	S 72° 43' 22" E	
L3	12.81°	S 00° 14' 01" E		C3	73.88'	60.00'	68.81'	N 85° 25' 39" W	
L4	105.29°	S 34° 57' 41" W		C4	21.16'	60.00'	21.05'	N 40° 20' 13" W	
				C5	90.75'	1,045.00'	90.72'	S 63° 13' 52" E	
				C6	346.23'	1,045.00'	344.65'	S 75° 12' 38" E	

LEGEND

○ FIR	FOUND IRON ROD
○ SIR	SET 1/2" IRON ROD
POB	POINT OF BEGINNING
-B.S.	BUILDING SETBACK
-L.E.	UTILITY EASEMENT



CERTIFICATE OF COUNTY CLERK

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, WATER, SEWER AND 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, TEXAS.

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS
THE REPLAT OF LOT 2, BLOCK 1, RIVERHILL SOUTH SUBDIVISION, PHASE 1, PREPARED BY
 RAMOS ENGINEERING, PLLC, FRANCISCO RAMOS, REGISTERED PROFESSIONAL ENGINEERING
 No. 108833, AND DATED ON _____ AND HAVE FOUND THEM IN COMPLIANCE
 WITH THE SUBDIVISION ORDINANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF
 LAREDO, TEXAS.

I, _____, CLERK OF THE COUNTY COURT IN AND FOR WEBB COUNTY, DO
HEREBY CERTIFY THAT FOREGOING INSTRUMENT DATED THE _____ DAY OF _____
2023, WITH ITS CERTIFICATION OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON
THE _____ DAY OF _____, 20____ AT _____ O' CLOCK _____, IN VOLUME
PAGE _____ OF THE MAP RECORDS OF SAID COUNTY.

LEGAL DESCRIPTION OF
A 30,998.45 SQFT TRACT OF LAND
CALLED 30,999.00 SQFT
LOT 2, BLOCK 1
RIVERHILL SOUTH SUBDIVISION - PHASE 1
VOLUME 37, PAGES 16-17 W.C.M.R.
LAREDO - WEBB COUNTY - TEXAS

BEING A **30,998.45** SQFT TRACT OF LAND, MORE OR LESS, BEING ALL OF A CALLED 30,999.00 SQFT TRACT OF LAND, LOT 2, BLOCK 1, RIVERHILL SOUTH SUBDIVISION - PHASE 1, RECORDED IN VOLUME 37, PAGES 16-17, WEBB COUNTY MAP RECORDS, WEBB COUNTY, TEXAS, BEING SITUATED IN SURVEY 2149, ABSTRACT 594, R.H. RAINES, ORIGINAL GRANTEE, WEBB COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON ROD, BEING THE SOUTHERN MOST SOUTHWEST CORNER OF LOT 2, BLOCK 1, RIVERHILL SOUTH SUBDIVISION - PHASE 1, RECORDED IN VOLUME 37, PAGES 16-17, WEBB COUNTY MAP RECORDS, WEBB COUNTY, TEXAS, AND BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF RIVERHILL LOOP, BEING A POINT ON A CURVE TO THE LEFT, HAVING A RADIUS OF 60.00', A CHORD BEARING OF **N 75° 19' 26" W**, AND CHORD DISTANCE OF 64.99', AND ALSO BEING THE **POINT OF BEGINNING** AND THE SOUTHERN MOST SOUTHWEST CORNER HEREOF;

THENCE CONTINUING ALONG THE NORTH RIGHT-OF-WAY OF RIVERHILL LOOP, AND ALONG SAID CURVE TO THE LEFT A CURVE LENGTH OF **94.44'**, TO A SET 1/2" IRON ROD WITH PINK CAP, BEING A POINT DEFLECTION HEREOF.

THENCE N 55° 02' 19" W, A DISTANCE OF 40.65', CONTINUING ALONG THE NORTH RIGHT-OF-WAY OF RIVERHILL LOOP, TO A FOUND 1/2" IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 1, AND THE SOUTHWEST CORNER HEREOF:

THENCE N 34° 57' 41" W, A DISTANCE OF 126.15', ALONG THE WESTERN PROPERTY LINE OF SAID LOT 2, BLOCK 1, TO A FOUND 1/2" IRON ROD, BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, RIVERHILL SOUTH SUBDIVISION - PHASE 1, RECORDED IN VOLUME 37, PAGES 16-17, WEBB COUNTY MAP RECORDS, WEBB COUNTY, TEXAS, AND THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 1, AND ALSO BEING THE NORTHWEST CORNER HEREOF;

THENCE S 60° 44' 36" E, A DISTANCE OF 10.26', ALONG THE COMMON PROPERTY LINE OF SAID LOT 1, BLOCK 1, AND LOT 2, BLOCK 1, TO A FOUND 1/2" IRON ROD, BEING BEING A POINT ON A CURVE TO THE LEFT, HAVING A RADIUS OF 1,045.00', A CHORD BEARING OF S 72° 43' 22" E, AND CHORD DISTANCE OF 433.80', AND BEING A POINT OF DEFLECTION HEREOF:

THENCE CONTINUING ALONG THE COMMON PROPERTY LINE OF SAID LOT 1, AND LOT 2, AND ALONG SAID CURVE TO THE LEFT A CURVE LENGTH OF **436.98'**, TO A FOUND 1/2" IRON ROD, BEING AN INTERIOR CORNER OF SAID LOT 1, AND THE NORTHEAST CORNER OF SAID LOT 2, AND ALSO BEING THE NORTHEAST CORNER HEREOF:

THENCE S 00° 14' 01" E, A DISTANCE OF 12.81', CONTINUING ALONG THE COMMON PROPERTY LINE OF SAID LOT 1, AND LOT 2, TO A SET 1/2" IRON ROD WITH PINK CAP, BEING A POINT ON THE NORTH RIGHT-OF-WAY OF RIVERHILL LOOP, AND BEING THE SOUTHERN MOST SOUTHWEST CORNER OF SAID LOT 1, AND ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 2, AND THE SOUTHEAST CORNER HEREOF:

THENCE S 89° 45' 59" W, A DISTANCE OF 380.00', ALONG NORTH RIGHT-OF-WAY OF RIVERHILL LOOP, TO THE POINT OF BEGINNING OF THIS 30,998.45 SQFT TRACT OF LAND, CALLED 30,999.00 SQFT, MORE OR LESS.

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RAUL PEREZ, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATE, GIVEN MY HAND AND SEAL OF OFFICE THIS DAY OF , 20 .

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND; THAT THE CORNER MONUMENTS SHOWN THEREON WILL BE PROPERLY PLACED ALSO UNDER MY SUPERVISION.

DANIELLA SADA PAZ
R&T CHAIRMAN

DEPARTMENT OF PLANNING COMMISSION APPROVAL

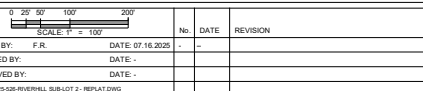
THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THE _____ DAY OF _____, 20____. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

VANESSA GUERRA, AICP
PLANNING DIRECTOR
CITY OF LAREDO

FRANCISCO RAMOS, RPIS - Nº 6573

MY COMMISSION EXPIRES ON _____

1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 2679, 26



OWNER	ENGINEER / SURVEYOR
VALMIR APARTMENTS, LLC 324 RIVERHILL LOOP LAREDO, TX 78046	FRANCISCO RAMOS, PE, RPLS RAMOS ENGINEERING, PLLC 4820 MIMS AVE., STE. #2 LAREDO, TX 78041 (956) 539 - 7003

RAMOS
ENGINEERING, PLLC

4820 MIMS AVE., STE. #2
LAREDO, TEXAS 78041
C: 956.539.7003

ENG # F-23568
SUR # 10194771
www.flameseng.com

REPLAT OF
LOT 2, BLOCK 1
RIVERHILL SOUTH SUBDIVISION - PHASE 1
INTO
LOT 2A, LOT 2B AND LOT 2C, BLOCK 1,
RIVERHILL SOUTH SUBDIVISION - PHASE 1
WEBB COUNTY, TEXAS

SHEET:
1 OF 1

City of Laredo

Planning & Zoning Commission

Meeting Date: 8/7/2025

Final Plats and replats 9A

SUBJECT

Final consideration of the plat of Embarcadero Southeast Quadrant, Phase 11. The intent is commercial.

PL-176-2025

District VII - Cm. Vanessa Perez

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Farias Development, Ltd.

ENGINEER: Camacho-Hernandez & Assoc.

SITE: This 3.2204-acre tract of land is located northeast corner of Mines Road and Rancho Viejo. The zoning for this 2-lot development is B-4 (Highway Commercial District). This tract is located in District VII - Vanessa Perez.

COMMITTEE RECOMMENDATION

N/A

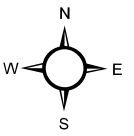
STAFF RECOMMENDATION

APPROVAL

NOTICE TO THE DEVELOPER:

N/A

AERIAL LOCATION MAP



NOTES:

1. ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE.
2. ACCESS ON F.M. 1472 (MINES ROAD) SHALL BE APPROVED BY TxDOT.
3. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
4. SIDEWALK AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE CITY OF LAREDO LAND DEVELOPMENT CODE.
5. LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF THE APPENDIX F-2, SECTION 24-83, OF THE LAREDO DEVELOPMENT CODE.

INGRESS/EGRESS AND CROSS-ACCESS

1. LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS ALONG COMMON LOT LINES FOR LOTS 1 AND 2, BLOCK 7, ONLY WHERE DRIVING LANES MAY BE LOCATED. VEHICULAR ACCESS TO LOTS 1 AND 2, BLOCK 7 IS PROVIDED FOR BY SHARED DRIVEWAYS ONLY.

CERTIFICATION OF OWNER
(FARIAS DEVELOPMENT, LTD.)

STATE OF TEXAS
COUNTY OF MIDLAND

I, CHARLES F. HEDGES, JR., the SENIOR VICE PRESIDENT of FARIAS DEVELOPMENT, LTD., the GENERAL PARTNER of FARIAS DEVELOPMENT, LTD., the UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND SEPARATED HEREIN AS SUBDIVISION PHASE 11, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY CERTIFY TO THE USE OF THE PUBLIC FOR ALL STREETS, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED.

FARIAS DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP
BY ITS GENERAL PARTNER, FARIAS MANAGEMENT, LLC,
A TEXAS LIMITED LIABILITY COMPANY

BY: _____
PRINT NAME: CHARLES F. HEDGES, JR.
PRINT TITLE: SENIOR VICE PRESIDENT

STATE OF TEXAS
COUNTY OF MIDLAND
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CHARLES F. HEDGES, JR., the SENIOR VICE PRESIDENT of FARIAS DEVELOPMENT, LTD., the GENERAL PARTNER of FARIAS DEVELOPMENT, LTD., 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 CONSIDERATIONS THEREIN STATED, GIVEN MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC IN AND FOR THE MIDLAND COUNTY, TEXAS
MY COMMISSION EXPIRES: _____

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF BEAR
I, ARTURO CAMACHO JR., REGISTERED PROFESSIONAL ENGINEER NO. 91711, DATE _____, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOT LINES, EASEMENTS AND APPROPRIATIONS AND ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BE GRANTED BY THE PLANNING COMMISSION OF THE CITY.

ARTURO CAMACHO JR.
REGISTERED PROFESSIONAL ENGINEER NO. 91711

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB
I, ROBERT J. GILPIN, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT THIS PLAT CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND DIRECTION AND WAS MADE ACCORDING TO THE LAW AND THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

ROBERT J. GILPIN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5944
DATE: _____
SURVEY PREPARED BY:
GILPIN ENGINEERING COMPANY
11224 MAPESON RD., STE. 109
LAREDO, TEXAS 78404

PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED BY THE UNDERSIGNED SOUTHEAST QUADRANT - PHASE 11, 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____.

BENIGNO E. CHAVEZ, P.E.
CITY ENGINEER

PLANNING COMMISSION APPROVAL

THIS PLAT - EMBARCADERO SOUTHEAST QUADRANT - PHASE 11, 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____.

BARILETTA SADA PAZ
CHAIRMAN

ATTESTMENT OF PLANNING COMMISSION APPROVAL

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

VERONICA GUTIERREZ, ACP
PLANNING DIRECTOR, PLANNING DEPARTMENT

CERTIFICATION OF COUNTY CLERK

FILED OF RECORD AT _____ O'CLOCK _____ M. ON THE _____ DAY OF _____, 20____.
DEPUTY: _____
COUNTY CLERK
WEBB COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WEBB

I, _____, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 20____, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ M. IN VOLUME _____ (PAGE) OF THE PLAT RECORDS OF SAID COUNTY.

DEPUTY: _____
COUNTY CLERK
WEBB COUNTY, TEXAS

NOTES:

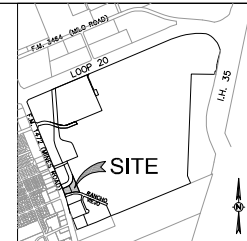
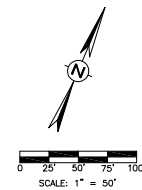
1. ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE.
2. ACCESS ON F.M. 1472 (MINES ROAD) SHALL BE APPROVED BY TPOUT.
3. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
4. SIDEWALK AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE CITY OF LAREDO LAND DEVELOPMENT CODE.
5. LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF THE APPENDIX F-2, SECTION 24-83, OF THE LAREDO DEVELOPMENT CODE.

INGRESS/EGRESS AND CROSS-ACCESS

1. LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS ALONG COMMON LOT LINES FOR LOTS 1 AND 2, BLOCK 7, ONLY WHERE DRIVING LANES MAY BE LOCATED. VEHICULAR ACCESS TO LOTS 1 AND 2, BLOCK 7 IS PROVIDED FOR BY SHARED DRIVEWAYS ONLY.

LEGEND

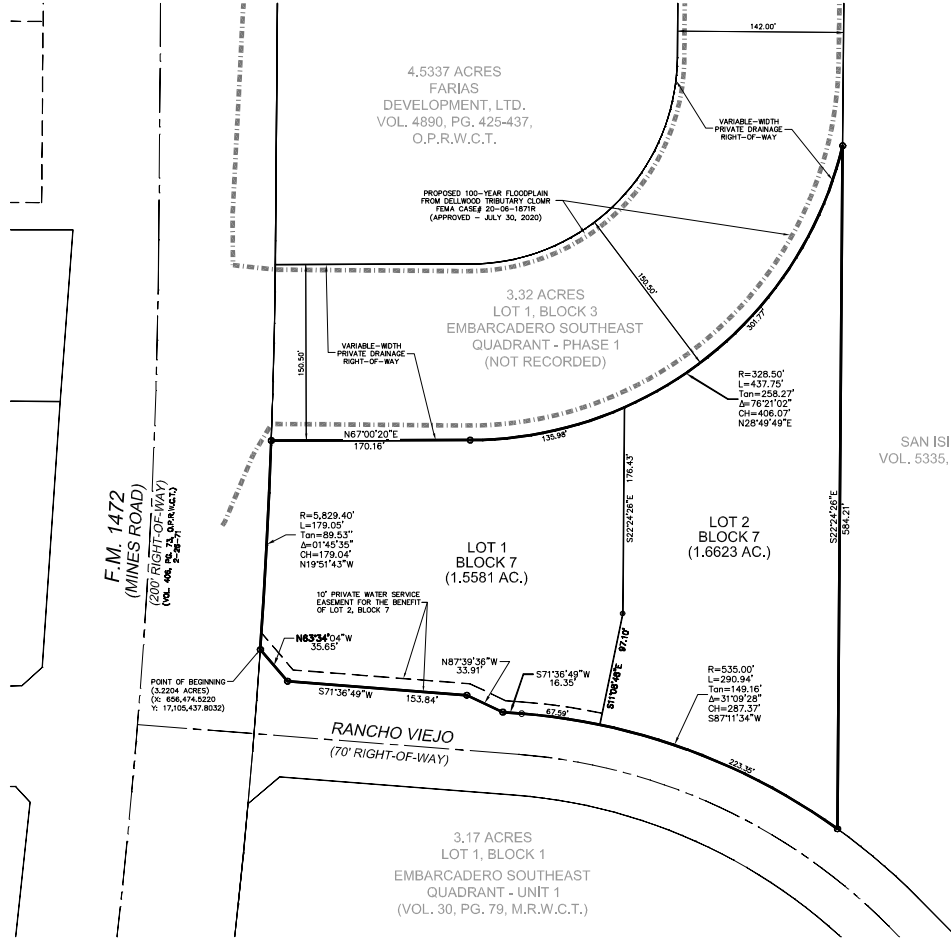
- IRON PIN FOUND
- 1/2" IRON ROD W/ CAP SET
- R.O.W. RIGHT-OF-WAY
- BSL BUILDING SETBACK LINE
- U.E. UTILITY EASEMENT
- S.S. SANITARY SEWER EASEMENT
- V.W.C.V.E. VARIABLE-WIDTH CLEAR VISION EASEMENT
- PRWCT PLAT RECORDS OF WEBB COUNTY, TEXAS
- OPRWCT OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS
- FEMA FLOODPLAIN



CHAMACHO-HERNANDEZ & ASSOCIATES, PLLC
Professional Engineers & Surveyors
5714 University Heights Blvd., Suite 102
San Antonio, Texas 78249
Phone: (210) 341-5500 Fax: (210) 341-5500
Mobile: (714) 611-4476

GILPIN
Professional Engineer
11224 Mapeson Rd., Ste. 109
Laredo, Texas 78404
Phone: (956) 791-5000
Fax: (956) 791-5055

FINAL PLAT
EMBARCADERO SOUTHEAST QUADRANT - PHASE 11
SUBDIVISION PLAT
LAREDO, TEXAS



AREA BEING PLATTED
BEING 3.2204 ACRES AND ESTABLISHING LOTS 1 AND 2, BLOCK 7, OUT OF A 1,530.61 ACRE PARCEL, FASKEN, LTD., RECORDED IN VOLUME 370, PAGES 77-82, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, AND TRANSFERRED TO FARIAS DEVELOPMENT, LTD. IN VOLUME 4890, PAGES 425-437, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, SITUATED IN ABSTRACT 49, PORCION 20, ORIGINAL GRANTEE BAUTISTA GARCIA, ABSTRACT 49, PORCION 21, ORIGINAL GRANTEE LEONARDO GARCIA, ABSTRACT 3294, SURVEY 2415, ORIGINAL GRANTEE F & I. FARIAS, AND ABSTRACT 277, PORCION 22, ORIGINAL GRANTEE MARIA DE JESUS SANCHEZ, CITY OF LAREDO, TEXAS.

201.0549 ACRES
SAN ISIDRO SOUTHWEST, LTD.
VOL. 5335, PGS. 657-665, O.P.R.W.C.T.

OWNER & APPLICANT
FARIAS DEVELOPMENT, LTD.
CONTACT PERSON: BEN PUIG, P.E.
11110 MINES ROAD, SUITE 101
LAREDO, TEXAS 78045
TEL: (956) 791-5000
FAX: (956) 791-5055

DATE: 7/23/25
DRAWN BY: P.A.
DESIGNED BY: P.A.
CHECKED BY: A.C.
REVIEWED BY: A.C.
PROJECT NUMBER: 32504.105
SHEET
1
OF 1

City of Laredo

Planning & Zoning Commission

Meeting Date: 8/7/2025

Final Plats and replats 9B

SUBJECT

Final consideration of the plat of Calle Del Norte Springfield Subdivision. The intent is commercial.

PL-175-2025

District V - Cm. Ruben Gutierrez Jr.

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Lasco Development Co. - Jairo Romeo

ENGINEER: Andres Rubio, P.E., S.I.T.

SITE: This 6.41-acre tract of land is located at the northeast corner of Calle Del Norte and Springfield Avenue. The zoning for this 4-lot development is B-3 (Community Business District). This tract is located in District V - Cm. Ruben Gutierrez Jr.

COMMITTEE RECOMMENDATION

N/A

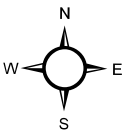
STAFF RECOMMENDATION

APPROVAL

NOTICE TO THE DEVELOPER:

N/A

AERIAL LOCATION MAP



NOTES

1. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
2. DRIVEWAYS WILL BE INSTALLED AT THE TIME OF ISSUANCE OF THE BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
3. THE OWNERS OF LOTS 1,2,3,4, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL ROAD IMPROVEMENTS WITHIN THE ACCESS AND UTILITY EASEMENT
4. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
5. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING DISTRICT IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
6. BASIS OF BEARING, DISTANCES AND P.O.B. GRID COORDINATES : NAD 83 (2011 ADJ.) TEXAS STATE PLANE, 4205 SOUTH ZONE. COORDINATES PROVIDED FOR GENERAL LOCATIVE PURPOSES AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.
7. STORM WATER DETENTION IMPROVEMENTS SHALL BE REVIEWED BY THE ENGINEERING DEPARTMENT AS PART OF THE BUILDING PERMIT APPROVAL AND SHALL BE THE RESPONSIBILITY OF THE LAND OWNER TO COMPLY WITH THE STORM WATER MANAGEMENT ORDINANCE.

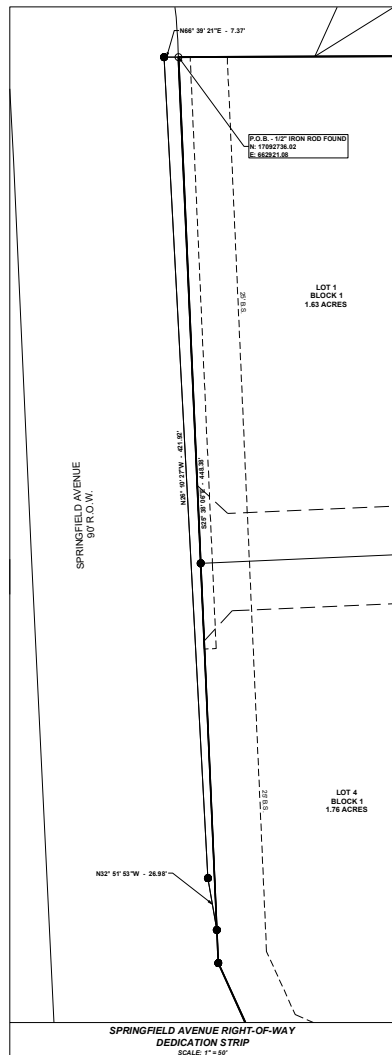
SUBBASIN DETENTION REQUIREMENTS AS FOLLOWS:

BASIN 1(LOT 1, BLOCK 1) VOLUME: 7,651.48 (CF) AT A DISCHARGE RATE OF 3.57 (CFS).

BASIN 2(LOT 2, BLOCK 1) VOLUME: 6,762.48 (CF) AT A DISCHARGE RATE OF 3.85 (CFS).

BASIN 3(LOT 3, BLOCK 1) VOLUME: 6,966.48 (CF) AT A DISCHARGE RATE OF 3.51 (CFS).

BASIN 4(LOT 4, BLOCK 1) VOLUME: 7,415.58 (CF) AT A DISCHARGE RATE OF 4.09 (CFS).

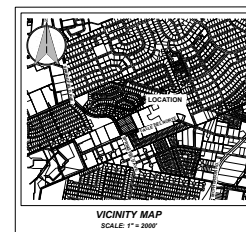


LEGEND	
	PLAT BOUNDARY LINE
	PROPERTY LOT LINES
	BUILDING SETBACK (B.S.)
	EASEMENT
	CENTER LINE
	R.O.W. LINES
	SET 12" IRON ROD
	FOUND 12" IRON ROD
	POINT OF BEGINNING
P.O.B.	
B.S.	BUILDING SETBACK
U.E.	UTILITY EASEMENT

LOT	BLOCK	ACREAGE
1	1	1.63
2	1	1.51
3	1	1.51
4	1	1.75

LINE TABLE		
LINE #	LENGTH	BEARING
L1	141.09	N 66° 39' 21" E
L2	59.40	N 89° 44' 59" E
L3	50.09	N 47° 32' 05" E
L5	279.04	S 64° 21' 54" S
L6	248.90	N 25° 38' 06" N
L7	266.85	N 25° 38' 06" N
L8	238.01	S 64° 21' 54" S
L9	212.21	N 70° 38' 06" N
L10	214.35	N 64° 21' 54" N
L11	222.75	S 25° 38' 06" S
L12	22.24	S 68° 03' 02" S
L13	20.78	S 20° 37' 12" S
L14	230.74	S 25° 38' 06" S
L15	212.21	N 70° 38' 06" N
L16	230.74	S 25° 38' 06" S
L17	224.04	S 64° 21' 54" S
L18	212.21	S 19° 21' 54" S
L19	203.17	S 75° 39' 07" S

#	LENGTH	RADIUS	CH. LENGTH	CH. BEARING
C1	7.23'	10.00'	7.07'	N 43° 39' 36"
C2	150.81'	50.00'	99.80'	S 70° 38' 06"
C3	7.23'	10.00'	7.07'	S 04° 55' 49"



NOTE:

- THIS PLAN DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
- DRIVEWAYS SHALL BE INSTALLED AT THE TIME OF ISSUANCE OF THE BUILDING PERMIT IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- THE OWNERS OF LOTS 2,3,4, SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ROAD IMPROVEMENTS WITHIN THE ACCESS AND UTILITY EASEMENT.
- ALL GUB CURBS SHALL COMPLY WITH THE TRANSPORTATION DEPARTMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- THE DETERMINATION OF THE LOCATION OF THE ROAD DRIVING DISTRICT CEN IN ACCORDANCE TO SECTION 24.7.1 OF THE LAREDO LAND DEVELOPMENT CODE.
- BASIS OF BEARING, DISTANCE AND P.O.B. GRID COORDINATES NOTED ON THE STATE PLATE PLAN, 4008 SOUTH DART, COORDINATES PROVIDED FOR GENERAL PURPOSES AND COORDINATES DO NOT REPRESENT THE EXACT POSITION OF THE PROPERTY CORNERS.
- STORM WATER DETENTION IMPROVEMENTS SHALL BE REVIEWED BY THE ENGINEERING DEPARTMENT AS PART OF THE BUILDING PERMIT PROCESS. THERE SHALL BE THE PROVISION OF THE LAND DRIVING DISTRICT CEN WITH THE STORM WATER MANAGEMENT FOLLOWING.
- SUBMITTAN DETENTION REQUIREMENTS AS FOLLOWS:
- | | |
|------------------|---|
| RAIN 0.50" / DAY | VOLUME = <u>6.76</u> 6.76 <u>cu ft</u> AT A DISCHARGE RATE OF <u>3.02</u> 3.02 <u>gpm</u> |
| RAIN 0.50" / DAY | VOLUME = <u>6.76</u> 6.76 <u>cu ft</u> AT A DISCHARGE RATE OF <u>3.02</u> 3.02 <u>gpm</u> |
| RAIN 3.00" / DAY | VOLUME = <u>6.66</u> 6.66 <u>cu ft</u> AT A DISCHARGE RATE OF <u>3.02</u> 3.02 <u>gpm</u> |
| RAIN 4.00" / DAY | VOLUME = <u>7.15</u> 7.15 <u>cu ft</u> AT A DISCHARGE RATE OF <u>3.02</u> 3.02 <u>gpm</u> |

[illegible]

Q.	DATE	REVISION DESCRIPTION
FILE	00048346_001 - Platong	
REF I		

KCI
ENGINEERS
PLANNERS
SCIENTISTS
CONSTRUCTION MANAGERS
7100 N. Bartholomew Avenue, Suite 201
Lubbock, Texas 79401
Phone: (806) 297-8441
Telex Registration No. F-10573

**NORTE SPRINGFIELD
SUBDIVISION**

[illegible]

3

—

1 OF 1

City of Laredo

Planning & Zoning Commission

Meeting Date: 8/7/2025

Final Plats and replats 9C

SUBJECT

Final consideration of the plat of Lot 1, Block 1, Bunn-Moreno. The intent is commercial.

PL-180-2025

District III - Cm. Melissa Cigarroa

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Bunn-Moreno, LLC

ENGINEER: DO-RITE Engineering, LLC

SITE: This 2.9528-acre tract of land is located east of Dorel Drive and north adjacent to Stat Highway 359. The zoning for this 1-lot development is B-4 (Highway Commercial District). This tract is located in District III - Cm. Melissa Cigarroa.

COMMITTEE RECOMMENDATION

N/A

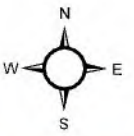
STAFF RECOMMENDATION

APPROVAL

NOTICE TO THE DEVELOPER:

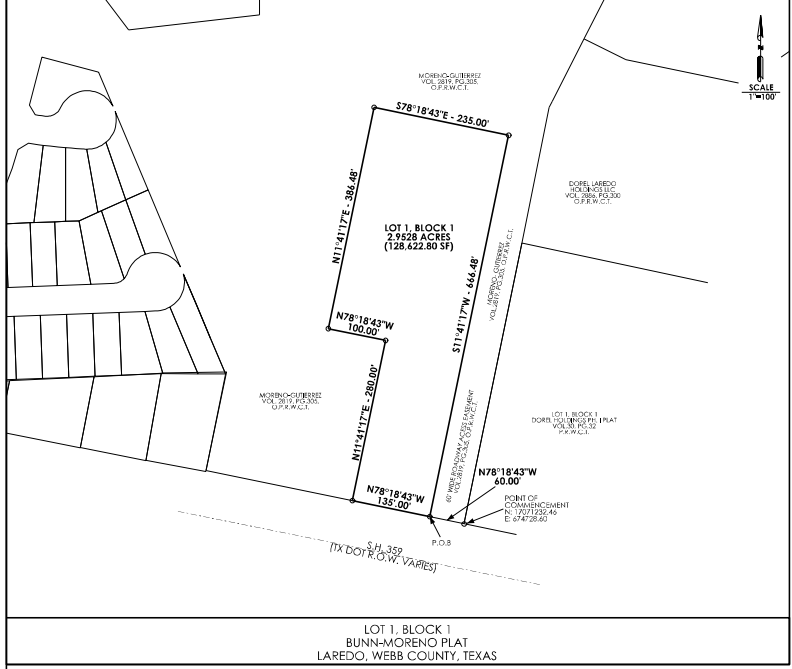
N/A

AERIAL LOCATION MAP



NOTES

1. ALL RESTRICTIONS, CONDITIONS AND LIMITATIONS IMPOSED BY THE PLAT APPROVAL OF LOTS DEPICTED ON THIS PLAT.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CITY OF LAREDO SUBDIVISION ORDINANCE REQUIREMENTS.
4. SIDEWALKS, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
5. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
6. MINIMUM SETBACK LINES SHALL BE IN CONFORMANCE WITH THE DIMENSIONAL STANDARDS ESTABLISHED IN SECTION 24.77 OF THE LAREDO LAND DEVELOPMENT CODE.
7. STORM WATER DETENTION is NOT REQUIRED FOR THIS PLAT. DRAINAGE ACCEPTANCE LETTER FROM DOWNSTREAM OWNER WAS OBTAINED FOR THIS PLAT.
8. ACCESS TO STATE HIGHWAY 359 FRONTAGE ROAD IS SUBJECT TO REVIEW AND APPROVAL BY THE TEXAS DEPARTMENT OF TRANSPORTATION(TXDOT).
9. THIS PLAT IS SUBJECT TO A CERTIFICATE OF ADJOINING LANDOWNER RUNOFF DISCHARGE AS RECORDED IN VOL. 5844, PG. 253, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY.
10. THIS PLAT REQUIRES A PRIVATE SANITARY SEWER LIFT STATION. DESIGN TO BE SUBMITTED AT THE TIME OF THE BUILDING PERMIT.



LEGAL DESCRIPTION

For a 2.9528 acre tract of land being out of an original 29.9 acre Tract 1-A, as conveyed to Moreno-Guierrez, per instrument recorded in Volume 2819, Page 305, Official Public Records of Webb County, Texas, as shown in Abstract 3116, Parcel 31, Jose Trevino, Original Grantee, conveyed to BUNNN-MORENO, LLC, City of Laredo, Webb County, Texas.

Being a 2.9528 acre tract of land, out of Abstract 3116, Parcel 31, Jose Trevino, Original Grantee tract of land conveyed to BUNNN-MORENO, LLC, described in deed recorded in Volume 2819, Page 305, Official Public Records, Webb County, Texas, and being more particularly described by metes and bounds as follows, to-wit:

Commencing at a 1/2" iron rod found at the southwest corner of a Lot 1, Block 1, Dorel Holdings, Phase 1 Plat, recorded in Volume 30, Page 32, Official Public Records, Webb County, Texas, and using a point along the 1100' State Highway 359 Right-of-Way;

Thence, with the northly State Highway 359 Right-of-Way, North 78 degrees 18 minutes 43 seconds West, 135.00 feet to a 1/2" iron rod found at the southwest corner of a Lot 1, Block 1, Dorel Holdings, Phase 1 Plat, recorded in Volume 2819, Page 305, Official Public Records, Webb County, Texas; North 78 degrees 18 minutes 43 seconds West, 60.00 feet to a 1/2" iron rod found, for the True Point of Beginning; and the southeast corner thereof;

Thence, with the northly State Highway 359 Right-of-Way, North 78 degrees 18 minutes 43 seconds West, 135.00 feet to a 1/2" iron rod found and being a corner of 29.9 Acre Tract of land conveyed to Moreno-Guierrez described in deed recorded in Volume 2819, Page 305, Official Public Records, Webb County, Texas; for the southwest corner thereof;

Thence, with a easterly line of said 29.9 Acre Tract, North 11 degrees 41 minutes 17 seconds East, 280.00 feet to a 1/2" iron rod found, for an exterior corner thereof;

Thence, with a southerly line of said 29.9 Acre Tract, North 78 degrees 18 minutes 43 seconds West, 100.00 feet to a 1/2" iron rod found, for the northwest corner thereof;

Thence, with a easterly line of said 29.9 Acre Tract, North 11 degrees 41 minutes 17 seconds East, 388.48 feet to a 1/2" iron rod found, for the northeast corner thereof;

Thence, with a northerly line of said 29.9 Acre Tract, South 78 degrees 18 minutes 43 seconds West, 235.00 feet to a 1/2" iron rod found, for the northeast corner thereof;

Thence, with a westerly line of said 29.9 Acre Tract, South 11 degrees 41 minutes 17 seconds West, 666.48 feet to the Point of Beginning and containing 2.9528 acres of land, more or less.

Roll of Record: A 1/2" iron rod found at the southwest corner of Lot 1, Block 1, Dorel Holdings, Phase 1 Plat recorded in Volume 30, Page 32, of the Map Records of Webb County, Texas, and a 1/2" iron rod found at the exterior most southeasterly corner of a 29.9 Acre Tract of land conveyed to Moreno-Guierrez described in deed recorded in Volume 2819, Page 305, Official Public Records, Webb County, Texas.

PLAT APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS: LOT 1, BLOCK 1, BUNNN-MORENO PLAT PREPARED BY RICARDO RAMOS, LICENSED PROFESSIONAL ENGINEER NO. 87027 AND DATED THE ____ DAY OF ____, 2025, WITH THE LAST REVISED DATE ON ____, 2025, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

RAMON E. CHAVEZ, P.E. DATE CITY ENGINEER

PLANNING COMMISSION APPROVAL

THIS PLAT OF LOT 1, BLOCK 1, BUNNN-MORENO PLAT, WEBB COUNTY, TEXAS HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION ON THE ____ DAY OF ____, 2025.

DANIELA SADA PAZ DATE PLANNING COMMISSION CHAIR

ATTESTMENT OF PLANNING COMMISSION APPROVAL

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THE ____ DAY OF ____, 2025. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

VANESSA GUERRA, AICP DATE PLANNING DIRECTOR

NOTES

1. ALL RESTRICTIONS, CONDITIONS AND LIMITATIONS IMPOSED BY THE PLAT APPROVAL OF LOTS DEPICTED ON THIS PLAT.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CITY OF LAREDO SUBDIVISION ORDINANCE REQUIREMENTS.
4. SIDEWALKS, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
5. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
6. MINIMUM SETBACK LINES SHALL BE IN CONFORMANCE WITH THE DIMENSIONAL STANDARDS ESTABLISHED IN SECTION 24.77 OF THE LAREDO LAND DEVELOPMENT CODE.
7. STORM WATER DETENTION IS NOT REQUIRED FOR THIS PLAT. DRAINAGE ACCEPTANCE LETTER FROM DOWNSTREAM OWNER WAS OBTAINED FOR THIS PLAT.
8. ACCESS TO STATE HIGHWAY 359 FRONTAGE ROAD IS SUBJECT TO REVIEW AND APPROVAL BY THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT).
9. THE PLAT IS SUBJECT TO A CERTIFICATE OF ADJOINING LANDOWNER RUNOFF RECHARGE AS RECORDED IN VOL. 5844, PG. 253, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY.
10. THIS PLAT REQUIRES A PRIVATE SANITARY SEWER LIFT STATION. DESIGN TO BE SUBMITTED AT THE TIME OF THE BUILDING PERMIT.

STATE OF TEXAS: COUNTY OF WEBB:

I, JASON BUNN, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOT 1, BLOCK 1, BUNNN-MORENO PLAT, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER DATE

STATE OF TEXAS: COUNTY OF WEBB:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THE DAY PERSONALLY APPEARED JASON BUNN, 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 ____, 2025.

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

CERTIFICATE OF SURVEYOR

STATE OF TEXAS: COUNTY OF WEBB:

I, J. RICARDO SANCHEZ, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED BY AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN/THEREON WERE FOUND OR WILL BE PROPERLY PLACED UNDER MY SUPERVISION.

J. RICARDO SANCHEZ, R.P.L.S. NO. 4232 DATE SANCHEZ ENGINEERING, INC. T.R.P.L.S. FIRM REGISTRATION NO. 1011000 P.O. BOX 2656 LAREDO, TEXAS 78044 (956) 723-3578

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 STREETS, LOTS, WATER, SEWER AND 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 WEBB COUNTY COMMISSIONERS' COURT AND THE PLANNING COMMISSION OF THE CITY.

RICARDO RAMOS, P.E. NO. 87027 DATE



VICINITY MAP SCALE 1" = 2000'

LOT 1, BLOCK 1
BUNNN-MORENO PLAT
LAREDO, WEBB COUNTY, TEXAS

FINAL

DO-RITE
ENGINEERING, LLC

311 BURBIDE
LAREDO, TX 78040
TEL: (956) 726-2454
www.dorite-engr.com
TEXAS FIRM REGISTRATION NO. 20495

REVISED: 05/28/2025

BUNNN-MORENO, LLC
1410 E LANE STREET
LAREDO, TEXAS, 78040

SHEET 1 OF 1

City of Laredo

Planning & Zoning Commission

Meeting Date: 8/7/2025

Model Subdivision Compliance 10A

SUBJECT

Consideration of Model Rule Subdivision Compliance of the plat of Cuatro Vientos East, Wright Ranch Subdivision, Phase V. The intent is residential.

PL-177-2025

District I - Cm. Gilbert Gonzalez & District III - Cm. Melissa R. Cigarroa

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: 4V Holdings, LTD

ENGINEER: Porras Nance Engineering

SITE: This 28.133-acre tract of land is located at the east corner of Cuatro Vientos Road and southeast Wright Ranch Boulevard. The zoning for this 154-lot development is R-1A (Single Family Reduced Area District). This tract is located in District I - Cm. Gilbert Gonzalez & District III - Cm. Melissa R. Cigarroa.

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

APPROVAL

NOTICE TO THE DEVELOPER:

N/A

WATER SERVICE AGREEMENT

AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED CUATRO VIENTOS EAST ~WRIGHT RANCH SUBDIVISION, PHASE V~

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 drinking water known as the City of Laredo Water Utilities Department.

The Subdivider is Laredo Four Winds II, Inc. 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 Cuatro Vientos East ~Wright Ranch Subdivision, Phase V~.

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 74,074 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 \$104,500^J 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.

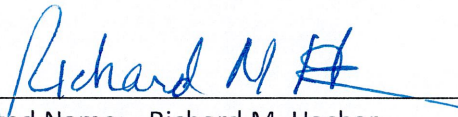
By affixing his or her signature to this Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized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

This Agreement is effective on 7-21-, 2025.

The Utility

By: 
Printed Name: Dr. Tareq Al-Zabet
Office or Position: Utilities Director
Date: 7.21.2025

The Subdivider: Laredo Four Winds II, Inc.

By: 
Printed Name: Richard M. Hachar
Office or Position: President
Date: 07/18/25

WASTEWATER SERVICE AGREEMENT

AGREEMENT REGARDING WASTEWATER SERVICE FOR THE PROPOSED CUATRO VIENTOS EAST ~WRIGHT RANCH SUBDIVISION, PHASE V~

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 Laredo Four Winds II, Inc. 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 Cuatro Vientos East ~Wright Ranch Subdivision, Phase V~.

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 59,980 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 \$61,106.27, which sum represents the total costs of wastewater annexation fees and LUE's.

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.

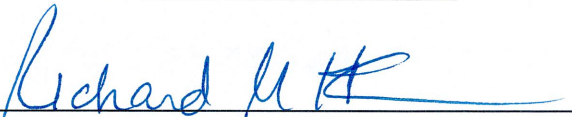
By affixing his or her signature to this Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized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

This Agreement is effective on 7-21-, 2025.

The Utility

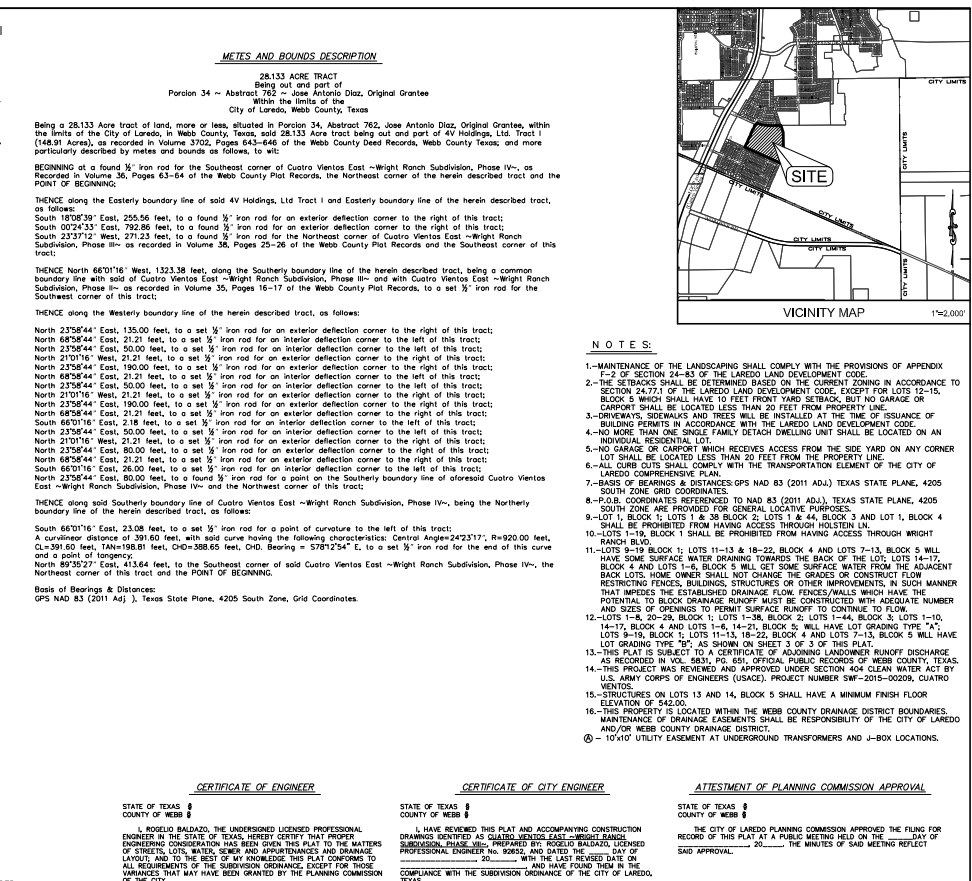
By: 
Printed Name: Dr. Tareq Al-Zabet
Office or Position: Utilities Director
Date: 7-21-2025

The Subdivider: Laredo Four Winds II, Inc.

By: 
Printed Name: Richard M. Hachar
Office or Position: President
Date: 07/18/25

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, EXCEPT FOR LOTS 12-15, BLOCK 5 WHICH SHALL HAVE 10 FEET FRONT YARD SETBACK, BUT NO GARAGE OR CARPORT SHALL BE LOCATED LESS THAN 20 FEET FROM PROPERTY LINE.
 - 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.-NO MORE THAN ONE SINGLE FAMILY DETACH DWELLING UNIT SHALL BE LOCATED ON AN INDIVIDUAL RESIDENTIAL LOT.
 - 5.-NO GARAGE OR CARPORT WHICH RECEIVES ACCESS FROM THE SIDE YARD ON ANY CORNER LOT SHALL BE LOCATED LESS THAN 20 FEET FROM THE PROPERTY LINE.
 - 6.-ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
 - 7.-BASIS OF BEARINGS & DISTANCES: GPS NAD 83 (2011 ADJ.) TEXAS STATE PLANE, 4205 SOUTH ZONE GRID COORDINATES.
 - 8.-P.O.B. COORDINATES REFERENCED TO NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE ARE PROVIDED FOR GENERAL LOCATIVE PURPOSES.
 - 9.-LOT 1, BLOCK 1; LOTS 1 & 38 BLOCK 2; LOTS 1 & 44, BLOCK 3 AND LOT 1, BLOCK 4 SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH HOLSTEIN LN.
 - 10.-LOTS 1-19, BLOCK 1 SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH WRIGHT RANCH BLVD.
 - 11.-LOTS 9-19 BLOCK 1; LOTS 11-13 & 18-22, BLOCK 4 AND LOTS 7-13, BLOCK 5 WILL HAVE SOME SURFACE WATER DRAINING TOWARDS THE BACK OF THE LOT; LOTS 14-17, BLOCK 4 AND LOTS 1-6, BLOCK 5 WILL GET SOME SURFACE WATER FROM THE ADJACENT BACK LOTS. 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.
 - 12.-LOTS 1-8, 20-29, BLOCK 1; LOTS 1-38, BLOCK 2; LOTS 1-44, BLOCK 3; LOTS 1-10, 14-17, BLOCK 4 AND LOTS 1-6, 14-21, BLOCK 5; WILL HAVE LOT GRADING TYPE "A"; LOTS 9-19, BLOCK 1; LOTS 11-13, 18-22, BLOCK 4 AND LOTS 7-13, BLOCK 5 WILL HAVE LOT GRADING TYPE "B"; AS SHOWN ON SHEET 3 OF 3 OF THIS PLAT.
 - 13.-THIS PLAT IS SUBJECT TO A CERTIFICATE OF ADJOINING LANDOWNER RUNOFF DISCHARGE AS RECORDED IN VOL. 5831, PG. 651, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.
 - 14.-THIS PROJECT WAS REVIEWED AND APPROVED UNDER SECTION 404 CLEAN WATER ACT BY U.S. ARMY CORPS OF ENGINEERS (USACE). PROJECT NUMBER SWF-2015-00209, CUATRO VIENTOS.
 - 15.-STRUCTURES ON LOTS 13 AND 14, BLOCK 5 SHALL HAVE A MINIMUM FINISH FLOOR ELEVATION OF 542.00.
 - 16.-THIS PROPERTY IS LOCATED WITHIN THE WEBB COUNTY DRAINAGE DISTRICT BOUNDARIES. MAINTENANCE OF DRAINAGE EASEMENTS SHALL BE RESPONSIBILITY OF THE CITY OF LAREDO AND/OR WEBB COUNTY DRAINAGE DISTRICT.
- Ⓐ - 10'x10' UTILITY EASEMENT AT UNDERGROUND TRANSFORMERS AND J-BOX LOCATIONS.



CERTIFICATE OF OWNER

STATE OF TEXAS §
COUNTY OF MEHUR §

I, RICARDO M. HACHAR, PRESIDENT OF LAREDO FOUR WINDS II, INC., OWNER OF THE LAND SHOWN ON THIS PLAN AND RECORDING HEREIN AS CUATRO VIENTOS II, INC. (SUBDIVISION PHASE VIII), IN THE CITY OF LAREDO, COUNTY OF MEHUR, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEEDICATE TO THE USE OF THE PUBLIC FORWARD ALL STREETS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

LAREDO FOUR WINDS II, INC. - OWNER

CERTIFICATE OF LIENHOLDER

THIS SUBDIVISION MAP IS HEREBY APPROVED AND ADDED BY
HOLDER THIS _____ DAY OF _____, 2024

BY _____
TITLE _____ AS AN

CERTIFICATE OF NOTARY PUBLIC

RICARDO M. HACHAR DATE _____
PRESIDENT

STATE OF TEXAS §
COUNTY OF MEHUR §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RICARDO M. HACHAR 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 CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

CERTIFICATE OF NOTARY PUBLIC

STATE OF TEXAS §
COUNTY OF MEHUR §

NAME: _____
TITLE: _____
FINANCIAL INSTITUTION: _____

KNOWING 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 CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

NOTARY PUBLIC

<u>CERTIFICATE OF SURVEY</u>		<u>CERTIFICATE OF TITLY ENGINEER</u>		<u>ATTTESTMENT OF PLANNING COMMISSION APPROVAL</u>	
STATE OF TEXAS § COUNTY OF WEBB §	I, ROGELIO BALDADO, THE UNDERSIGNED LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPERTY ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, WATER, SEWER AND UTILITIES, AND TO THE 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.	STATE OF TEXAS § COUNTY OF TEXAS §	I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS, PREPARED AS QUATRO VIENTOS EAST - WINDROSE HANCO SUBDIVISION, PHASE VII, PREPARED BY: ROGELIO BALDADO, LICENSED PROFESSIONAL ENGINEER NO. 92052, AND DATED THE _____ DAY OF _____ 20_____, WITH THE LAST REVISED DATE OF THE _____ DAY OF _____ 20_____, AND HAVE FOUND THEM IN THE COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.	STATE OF TEXAS § COUNTY OF WEBB §	THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THE _____ DAY OF _____ 20_____, THE MINUTES OF SAID MEETING REFLECT SAID APPROVAL _____.
THE UNDERSIGNED LEN	ROGELIO BALDADO LICENSED PROFESSIONAL ENGINEER TEXAS REG. NO. 92052	RAMON E. CHAVEZ, P.E. CITY ENGINEER	DATE _____	VANESSA GUERRA, AICP INTERIM PLANNING DIRECTOR	DATE _____
CT AND DEED OF _____	DATE _____			<u>CERTIFICATE OF COUNTY CLERK</u>	
				STATE OF TEXAS § COUNTY OF WEBB §	I, MARCE RAMIREZ BARRIA, CLERK OF THE COUNTY COURT IN AND FOR WEBB COUNTY, DO HEREBY CERTIFY THE FOREGOING INSTRUMENT SATES ON THE _____ DAY OF _____ 20_____, WITH THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ 20_____, AT _____ O'CLOCK _____ IN THE _____ VOLUME _____ OF THE MAP RECORD OF SAID COUNTY.
C	<u>CERTIFICATE OF SURVEY</u>	<u>PLANNING COMMISSION APPROVAL</u>			
	STATE OF TEXAS § COUNTY OF WEBB §	STATE OF TEXAS § COUNTY OF WEBB §	THIS PLAT, QUATRO VIENTOS EAST - WINDROSE HANCO SUBDIVISION, PHASE VII, 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_____.	DEPUTY _____	COUNTY CLERK _____ WEBB COUNTY, TEXAS
PERSONALLY APPEARED	I, WAYNE NANCE, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ORIGINAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS SHOWN HEREIN WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.	SIAM M. NARVAEZ, JR. CHAIRMAN	DATE _____	FILED FOR RECORD AT _____ O'CLOCK _____ M ON THE _____ DAY OF _____ 20_____.	
THE FOREGOING ME FOR THE PURPOSES OF _____ 20____.	WAYNE NANCE REGISTERED PROFESSIONAL LAND SURVEYOR TEXAS REG. NO. 6255			DEPUTY _____	COUNTY CLERK _____

CURVE DATA						
CURVE	DELTA ANGLE	RADIUS	TANG	CHORD	CHORD BEARING	
C1	24°23'11"	920.00'	391.60'	198.61'	S 78°12'54" E	
C2	24°23'11"	960.00'	408.63'	207.46'	S 78°12'54" E	
C3	24°23'11"	1155.00'	485.12'	245.27'	S 78°12'54" E	
C4	24°23'11"	1405.00'	598.04'	303.62'	S 78°12'54" E	
C5	24°23'11"	1675.00'	712.67'	361.97'	S 78°12'54" E	
C6	18°16'45"	1675.00'	534.38'	289.48'	S 75°09'38" E	
C7	06°06'33"	1675.00'	178.59'	89.38'	S 87°21'17" E	
C8	24°23'11"	300.00'	127.70'	64.83'	N 11°47'06" E	
C9	24°23'11"	300.00'	127.70'	64.83'	N 11°47'06" E	
C10	02°24'03"	1000.00'	41.02'	20.96'	S 87°13'18" E	
C11	02°38'09"	1000.00'	46.00'	23.01'	S 89°44'27" E	
C12	02°38'09"	1000.00'	46.00'	23.01'	S 72°22'36" E	
C13	02°38'09"	1000.00'	46.00'	23.01'	S 76°00'45" E	
C14	02°38'09"	1000.00'	46.00'	23.01'	S 77°38'54" E	
C15	02°38'09"	1000.00'	46.00'	23.01'	S 80°17'03" E	
C16	02°38'09"	1000.00'	46.00'	23.01'	S 82°55'12" E	
C17	02°38'09"	1000.00'	46.00'	23.01'	S 85°33'21" E	
C18	02°38'09"	1000.00'	46.00'	23.01'	S 88°11'30" E	
C19	00°53'56"	1000.00'	15.70'	7.85'	S 89°57'58" E	
C20	02°24'03"	1110.00'	46.00'	23.01'	S 87°13'18" E	
C21	02°38'09"	1110.00'	51.06'	25.54'	S 89°44'27" E	
C22	02°38'09"	1110.00'	51.06'	25.54'	S 72°22'36" E	
C23	02°38'09"	1110.00'	51.06'	25.54'	S 75°00'45" E	
C24	02°38'09"	1110.00'	51.06'	25.54'	S 77°38'54" E	
C25	02°38'09"	1110.00'	51.06'	25.54'	S 80°17'03" E	
C26	02°38'09"	1110.00'	51.06'	25.54'	S 82°55'12" E	
C27	02°38'09"	1110.00'	51.06'	25.54'	S 85°33'21" E	
C28	02°38'09"	1110.00'	51.06'	25.54'	S 88°11'30" E	
C29	00°53'56"	1110.00'	17.43'	8.71'	S 89°57'58" E	
C30	28°36'10"	50.00'	24.86'	12.75'	N 67°01'20" E	
C31	53°13'13"	50.00'	46.88'	25.20'	S 71°55'08" E	
C32	60°39'59"	50.00'	52.94'	29.26'	S 14°51'21" E	
C33	20°59'00"	50.00'	8.21'	4.10'	S 25°58'09" W	
C34	01°39'05"	1160.00'	33.44'	16.72'	S 69°50'48" E	
C35	02°12'29"	1160.00'	44.70'	22.35'	S 73°11'33" E	
C36	02°12'29"	1160.00'	44.70'	22.35'	S 70°59'04" E	
C37	02°12'29"	1160.00'	44.70'	22.35'	S 73°11'33" E	
C38	02°12'29"	1160.00'	44.70'	22.35'	S 70°59'04" E	
C39	02°12'29"	1160.00'	44.70'	22.35'	S 77°38'51" E	
C40	02°12'29"	1160.00'	44.70'	22.35'	S 74°59'00" E	
C41	02°12'29"	1160.00'	44.70'	22.35'	S 82°01'28" E	
C42	02°12'29"	1160.00'	44.70'	22.35'	S 84°13'27" E	
C43	02°12'29"	1160.00'	44.70'	22.35'	S 86°25'26" E	
C44	02°12'29"	1160.00'	44.70'	22.35'	S 88°38'55" E	
C45	02°38'24"	1160.00'	13.29'	6.65'	S 89°55'08" E	
C46	01°39'05"	1270.00'	36.61'	18.30'	S 85°50'48" E	
C47	02°12'29"	1270.00'	48.94'	24.47'	S 88°46'36" E	
C48	02°12'29"	1270.00'	48.94'	24.47'	S 70°59'04" E	
C49	02°12'29"	1270.00'	48.94'	24.47'	S 73°11'33" E	

CURVE DATA						
CURVE	DELTA ANGLE	RADIUS	TANG	CHORD	CHORD BEARING	
C50	02°12'29"	1270.00'	48.94'	24.47'	S 78°12'54" E	
C51	02°12'29"	1270.00'	48.94'	24.47'	S 77°36'31" E	
C52	02°12'29"	1270.00'	48.94'	24.47'	S 76°00'45" E	
C53	02°12'29"	1270.00'	48.94'	24.47'	S 82°01'28" E	
C54	02°12'29"	1270.00'	48.94'	24.47'	S 84°13'27" E	
C55	02°12'29"	1270.00'	48.94'	24.47'	S 86°25'26" E	
C56	02°12'29"	1270.00'	48.94'	24.47'	S 88°38'55" E	
C57	00°39'24"	1270.00'	14.55'	7.28'	S 89°55'08" E	
C58	01°39'05"	1380.00'	39.78'	19.89'	S 86°50'48" E	
C59	02°12'29"	1380.00'	53.18'	26.59'	S 53°18' E	
C60	02°12'29"	1380.00'	53.18'	26.59'	S 70°59'04" E	
C61	02°12'29"	1380.00'	53.18'	26.59'	S 73°11'33" E	
C62	02°12'29"	1380.00'	53.18'	26.59'	S 75°24'02" E	
C63	02°12'29"	1380.00'	53.18'	26.59'	S 77°36'31" E	
C64	02°12'29"	1380.00'	53.18'	26.59'	S 79°48'00" E	
C65	02°12'29"	1380.00'	53.18'	26.59'	S 82°01'28" E	
C66	02°12'29"	1380.00'	53.18'	26.59'	S 84°13'27" E	
C67	02°12'29"	1380.00'	53.18'	26.59'	S 86°25'26" E	
C68	02°12'29"	1380.00'	53.18'	26.59'	S 88°38'55" E	
C69	00°39'24"	1380.00'	15.82'	7.91'	S 89°55'08" E	
C70	01°17'20"	1430.00'	32.17'	16.08'	S 86°39'55" E	
C71	01°44'25"	1430.00'	43.43'	21.72'	S 83°03'43" E	
C72	01°44'25"	1430.00'	43.43'	21.72'	S 80°21'40" E	
C73	01°44'25"	1430.00'	43.43'	21.72'	S 77°38'51" E	
C74	01°44'25"	1430.00'	43.43'	21.72'	S 74°59'00" E	
C75	01°44'25"	1430.00'	43.43'	21.72'	S 72°22'36" E	
C76	01°44'25"	1430.00'	43.43'	21.72'	S 69°50'48" E	
C77	01°44'25"	1430.00'	43.43'	21.72'	S 67°01'20" E	
C78	01°44'25"	1430.00'	43.43'	21.72'	S 64°13'27" E	
C79	01°44'25"	1430.00'	43.43'	21.72'	S 61°25'26" E	
C80	01°44'25"	1430.00'	43.43'	21.72'	S 58°38'55" E	
C81	01°44'25"	1430.00'	43.43'	21.72'	S 55°50'48" E	
C82	01°44'25"	1430.00'	43.43'	21.72'	S 53°03'43" E	
C83	01°44'25"	1430.00'	43.43'	21.72'	S 50°16'38" E	
C84	00°28'36"	1430.00'	11.91'	5.95'	S 89°49'46" E	
C85	01°17'20"	1540.00'	34.64'	17.32'	S 86°39'55" E	
C86	01°44'25"	1540.00'	46.77'	23.39'	S 83°03'43" E	
C87	01°44'25"	1540.00'	46.77'	23.39'	S 80°21'40" E	
C88	01°44'25"	1540.00'	46.77'	23.39'	S 77°38'51" E	
C89	01°44'25"	1540.00'	46.77'	23.39'	S 74°59'00" E	
C90	01°44'25"	1540.00'	46.77'	23.39'	S 72°22'36" E	
C91	01°44'25"	1540.00'	46.77'	23.39'	S 69°50'48" E	
C92	01°44'25"	1540.00'	46.77'	23.39'	S 67°01'20" E	
C93	01°44'25"	1540.00'	46.77'	23.39'	S 64°13'27" E	
C94	01°44'25"	1540.00'	46.77'	23.39'	S 61°25'26" E	
C95	01°44'25"	1540.00'	46.77'	23.39'	S 58°38'55" E	
C96	01°44'25"	1540.00'	46.77'	23.39'	S 55°50'48" E	
C97	01°44'25"	1540.00'	46.77'	23.39'	S 53°03'43" E	
C98	01°44'25"	1540.00'	46.77'	23.39'	S 50°16'38" E	

CURVE DATA						
CURVE	DELTA ANGLE	RADIUS	TANG	CHORD	CHORD BEARING	
C99	00°28'36"	1540.00'	12.82'	6.41'	S 75°24'02" E	
C100	01°17'20"	1650.00'	37.11'	18.56'	S 66°39'55" E	
C101	01°44'25"	1650.00'	50.11'	25.06'	S 63°06'05" E	
C102	01°44'25"	1650.00'	50.11'	25.06'	S 60°21'40" E	
C103	01°44'25"	1650.00'	50.11'	25.06'	S 57°36'31" E	
C104	01°44'25"	1650.00'	50.11'	25.06'	S 54°50'48" E	
C105	01°44'25"	1650.00'	50.11'	25.06'	S 52°06'05" E	
C106	01°44'25"	1650.00'	50.11'	25.06'	S 49°21'40" E	
C107	01°44'25"	1650.00'	50.11'	25.06'	S 46°36'31" E	
C108	01°44'25"	1650.00'	50.11'	25.06'	S 43°50'48" E	
C109	01°44'25"	1650.00'	50.11'	25.06'	S 41°05'48" E	
C110	01°44'25"	1650.00'	50.11'	25.06'	S 38°20'48" E	
C111	01°44'25"	1650.00'	50.11'	25.06'	S 35°35'48" E	
C112	01°44'25"	1650.00'	50.11'	25.06'	S 32°50'48" E	
C113	01°44'25"	1650.00'	50.11'	25.06'	S 30°05'48" E	
C114	00°28'36"	1650.00'	13.74'	6.87'	S 75°24'02" E	
C115	01°21'14"	1700.00'	40.17'	20.09'	S 66°41'53" E	
C116	01°33'01"	1700.00'	46.00'	23.00'	S 63°06'05" E	
C117	01°33'01"	1700.00'	46.00'	23.00'	S 60°21'40" E	
C118	01°33'01"	1700.00'	46.00'	23.00'	S 57°36'31" E	
C119	01°33'01"	1700.00'	46.00'	23.00'	S 54°50'48" E	
C120	01°33'01"	1700.00'	46.00'	23.00'	S 52°06'05" E	
C121	01°33'01"	1700.00'	46.00'	23.00'	S 49°21'40" E	
C122	01°33'01"	1700.00'	46.00'	23.00'	S 46°36'31" E	
C123	01°33'01"	1700.00'	46.00'	23.00'	S 43°50'48" E	
C124	01°33'01"	1700.00'	46.00'	23.00'	S 41°05'48" E	
C125	03°07'32"	1700.00'	92.74'	46.38'	S 87°12'40" E	
C126	01°39'05"	1700.00'	48.52'	24.26'	S 89°35'30" E	
C127	46°17'07"	50.00'	40.39'	21.37'	N 42°33'28" E	
C128	85°26'08"	50.00'	74.56'	46.17'	S 23°18'12" E	
C129	70°13'53"	50.00'	61.29'	35.18'	S 78°51'48" E	
C130	51°40'57"	50.00'	45.10'	24.22'	S 17°54'23" E	
C131	46°21'55"	50.00'	40.46'	21.41'	S 31°07'03" E	
C132	00°24'29"	275.00'	1.96'	0.98'	S 90°12'18" E	
C133	13°34'30"	275.00'	65.16'	32.73'	S 80°47'11" E	
C134	10°24'18"	275.00'	49.94'	25.04'	S 78°46'35" E	
C135	06°02'32"	325.00'	34.27'	17.13'	S 74°28'28" E	
C136	08°49'24"	325.00'	50.05'	25.07'	S 70°59'04" E	
C137	09°10'38"	325.00'	52.06'	26.08'	S 67°31'29" E	
C138	00°20'43"	325.00'	1.96'	0.98'	S 90°12'18" W	
C139	12°55'43"	275.00'	62.05'	31.18'	S 80°03'18" E	
C140	11°27'34"	275.00'	55.00'	27.50'	S 78°14'57" E	
C141	59°38'16"	60.00'	62.45'	34.39'	S 59°32'09" E	
C142	95°44'16"	60.00'	100.26'	66.33'	S 18°09'07" E	
C143	95°44'17"	60.00'	100.26'	66.33'	S 16°06'38" E	
C144	59°38'16"	60.00'	62.45'	34.39'	S 11°34'40" E	
C145	08°45'03"	325.00'	49.84'	24.89'	S 19°36'13" E	
C146	08°49'24"	325.00'	50.05'	25.07'	S 16°06'38" E	
C147	06°48'50"	325.00'	38.65'	19.35'	S 12°09'52" E	

LINE DATA		
CLIP	DISTANCE	BEARING
L1	50.00'	N 23°58'44" E
L2	80.00'	N 23°58'44" E
L3	23.08'	S 65°01'19" E
L4	21.21'	S 21°01'16" E
L5	21.21'	S 21°01'16" E
L6	31.31'	S 45°24'33" E
L7	21.21'	S 21°01'16" E
L8	21.21'	N 69°58'44" E
L9	21.21'	N 44°35'2



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

Water Supply: Description, Costs and Operability Date

Cuatro Vientos East - Wright Ranch Subdivision, Phase V - will be provided with potable water by the City of Laredo. The City of Laredo has 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 existing 8" diameter water lines running along the South side of the existing right-of-way of Border Collie Dr. and Sheepdog Ln. along the North side of the existing right-of-way of Beechmasters Dr. and along the East side of the existing right-of-way of Hackney Ct. The City of Laredo also has an existing 12" diameter water line running along the North side of the existing right-of-way of Wright Ranch Blvd. The water system for Cuatro Vientos East - Wright Ranch Subdivision, Phase V - consists of the extension of said 12" diameter water line along Wright Ranch Blvd. and 8" diameter water lines along proposed Border Collie Dr., Sheepdog Ln., Beechmasters Dr. and Hackney Ct. that connect to said existing 8" diameter water lines respectively and 8" diameter water lines running along White Swiss Ct. and Hackney Ct. inside this subdivision. These lines will service a total of 154 residential lots through individual services consisting of a 1/2" diameter single service for individual lots and a 6" 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 1/2" line, 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 \$747,200 or \$4,852.60 per lot. The subdivision has in addition paid the City of Laredo the sum of \$104,500 which covers the cost per lot for the water availability and water annexation fees.

Sewer Facilities: Description, Costs and Operability Date

Sewage from Cuatro Vientos East - Wright Ranch Subdivision, Phase V - will be disposed of through the sanitary sewer system of the City of Laredo. The City of Laredo has 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 existing 8" diameter sanitary sewer main running along the North side of the existing right-of-way of Border Collie Dr. and Sheepdog Ln., and along the South side of the existing right-of-way of Beechmasters Dr. running Westward then Northward. The sanitary sewer system for Cuatro Vientos East - Wright Ranch Subdivision, Phase V - consists of proposed 8" diameter sanitary sewer lines along Border Collie Dr., Sheepdog Ln., Beechmasters Dr., White Swiss Ct., Hackney Ct. and Hackney Ct. that connect to said existing 8" diameter sanitary sewer main. The sanitary sewer system will service a total of 154 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 \$530,180 or \$3,442.73 per lot. The subdivision has in addition paid the City of Laredo the sum of \$61,106.27 which covers the cost per lot for the wastewater annexation fees and LUE's.

GRAPHIC SCALE IN FEET 25' 0" 50' 100' 200'	VERTICAL SCALE: 1"=100' HORIZONTAL SCALE: 1"=100' DRAIN R.B. CHECKED: T.P.N./N.N. APPROVED: R.B./N.N. FIELD BOOK	LEGEND: R.O.W. RIGHT OF WAY P.O.B. POINT OF BEGINNING W.C.P.R. WEBB COUNTY PLAT RECORDS W.C.D.R. WEBB COUNTY DEED RECORDS B.L. BUILDING LINES U.L. UTILITY EASEMENT S.S.L. SANITARY SEWER LINE 1/2" R.O.W. R.O.W.
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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.

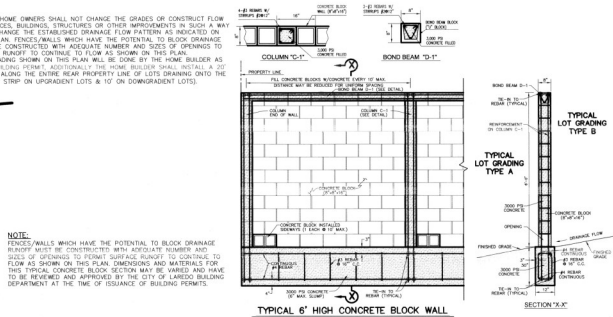
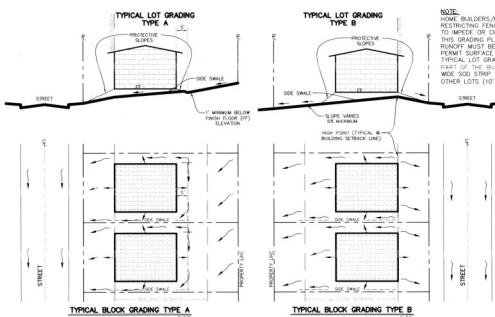
ROQUELO BALDADO
REGISTERED PROFESSIONAL ENGINEER
NO. 62055
DATE: 07-21-2025

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: 7.21.2025



POST DEVELOPMENT TOPOGRAPHY
SCALE: 1"=100'

- (A) LOT GRADING TYPE "A"
- (B) LOT GRADING TYPE "B"



PORRAS NANCE ENGINEERING
304 E. CALTON RD.
LAREDO, TEXAS 78041
TEL: 781-0888
OFFICE (956) 724-3097
WWW.PORRASNANCE.COM

OWNER:
LAREDO FOUR WINDS II, INC.
3302 CUATRO VIENTOS DR.
SUITE 238
LAREDO, TEXAS 78046
(956) 718-2882 OFF.
(956) 718-2057 FAX

ENGINEER/SURVEYOR:
PORRAS NANCE ENGINEERING
304 E. CALTON RD.
P.O. BOX 1670
LAREDO, TEXAS 78044
(956) 724-3097 PH
(956) 724-3208 FX

PROJECT DATA:
ACRES: 28.133 ACRES
LOTS: 154 LOTS
R.O.W.: 50'
B/B: 31'

PLAT OF:
CUATRO VIENTOS EAST - WRIGHT RANCH SUBDIVISION, PHASE V -
28.133 ACRE TRACT OUT OF 4V HOLDINGS, LTD. TRACT 1 (148.91 ACRES)
AS RECORDED IN VOL. 3702, PGS. 643-646 W.C.D.R.
PORCION 34 - ABSTRACT 183, JOSE ANTONIO DIAZ, ORIGINAL GRANTEE
CITY OF LAREDO, WEBB COUNTY, TEXAS

SHEET:
3 OF 3