



REGISTRATION NUMBER F-14954
8218 Casa Verde Rd., Suite 1001
Laredo, TX 78041
Phone: (956) 433-2205

July 9, 2025

City of Laredo Planning and Zoning
Attention: Ms. Vanessa Guerra, AICP, Planning Director
1120 San Bernardo Ave.
Laredo, Texas 78040

Re: Bridge Crossing, The Villas

Dear Ms. Guerra,

The proposed development is to have 160 townhouse units within 12.561 acres divided in 14 Buildings from 5 to 15 units per building and will have a density of 12.738 units per acre.

These units are proposed to be townhomes and will have a zero-lot line in between lots as shown on the attached exhibit. The front setback is proposed to be 20' and the rear setback 6'. The proposed minimum lot width is 22', minimum length is 72.81' and the minimum proposed lot area is 1602.98 sq.ft. Each unit will have capacity of 1 enclosed parking space and 2 driveway parking spaces. In addition, there are 10 parking spaces of which 2 are handicap accessible parking spaces. A 0.80 AC Park is also proposed for this development, which is 50% of the open space requirement and Peua Consulting on behalf of Ariva Ltd. is requesting the other 50% of the total acreage for improvements to the proposed park as per Section 24.70.3.9 of the City of Laredo Land Development Code.

Peua Consulting LLC, on behalf of Ariva Ltd., is respectfully requesting a Planned Unit Development (PUD) for this proposed townhouses Development.

Please let us know if you have any questions or if we can be of any assistance.

Sincerely,

A handwritten signature in blue ink, appearing to read "Oscar Castillo", is written over a faint, circular, embossed or stamped mark.

Oscar Castillo P.E.

Peua Consulting L.L.C.