

Vanessa C. Fresnillo

From: Elizabeth Carrera
Sent: Monday, July 7, 2025 12:04 PM
To: Deidre Garcia
Cc: Laura R. Garza; Stephanie Prado; Krissian I. Calderon; Anita O. Stanley; Juan J. Gomez, Jr
Subject: RE: Planned Unit Development Site Plan - Proposed Park

Hi Dee Dee,

The requirement for land for PUD's is 0.1 acre/dwelling unit for 160 units makes the requirement for land 1.6 acres. They are dedicating 0.75 acres, the missing acreage can be made up of a cash in lieu fee. 0.85 acres x \$55k valuation is an additional \$46,750 would be due. For the park improvement fee for 160 units the total is \$60,000.00 at \$375 per dwelling unit. The total amount due for Parkland dedication would be \$106,750.00.

They have the option to post this money in a TRUST agreement, Trust account or just post the park improvement fee before they record. But with the TRUST agreement, they would be building their own park, and the Parks Department would have to approve the site plan 'exhibit a' for the amenity space they are proposing as part of the contract, when they are done with the private park we would review for completeness and in 10 days return the original Trust account money to the developer/owner. Ask them which of the two options they would prefer and we will obtain the right type of account with Finance.

Thank you,



Elizabeth Carrera

Parks Planner

Parks & Recreation Department

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From: Deidre Garcia <dgarcia1@ci.laredo.tx.us>
Sent: Monday, July 7, 2025 11:37 AM
To: Elizabeth Carrera <ecarrera@ci.laredo.tx.us>
Cc: Laura R. Garza <lrgarza@ci.laredo.tx.us>; Stephanie Prado <sprado@ci.laredo.tx.us>
Subject: FW: Planned Unit Development Site Plan - Proposed Park

Good Morning Elizabeth,

May I have an update with the email below?

The applicant has also updated their site plan to include more trees on the residential lots and park area. I've attached the updated site plan.

Should you have any questions, please let me know.

Thank you,

Dee Dee

Deidre D. Garcia – Planner II
(956) 794-1611 - dgarcia1@ci.laredo.tx.us

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



From: Deidre Garcia
Sent: Wednesday, June 25, 2025 3:44 PM
To: Elizabeth Carrera <ecarrera@ci.laredo.tx.us>
Cc: Laura R. Garza <lrgarza@ci.laredo.tx.us>; Stephanie Prado <sprado@ci.laredo.tx.us>
Subject: Planned Unit Development Site Plan - Proposed Park

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[ZC-015-2025 - Site Plan.pdf](#) (4.4M)

Good Afternoon Elizabeth,

As per our phone conversation, Planning has received a planned unit development (PUD) site plan located at 7911 Atlanta Drive. May you review the proposed park in this PUD site plan to confirm if this meets the thresholds of Parks standards? Any feedback or comments would be appreciated as this would be included in the staff report analysis for the Planning & Zoning meeting.

Should you have any questions, please don't hesitate to contact me.

Thank you,

Dee Dee

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