

City of Laredo

REGULAR MEETING AGENDA

Thursday, August 20, 2026

6:00 PM

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

Planning & Zoning Commission

This governmental body may allow participation in meetings by video conference in accordance with Texas Government Code § 551.127, provided a quorum is present at the posted location.

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Texas Pledge

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 rezoning approximately 5.2 acres, as further described by metes and bounds in attached Exhibit A, located south of Lomas Del Sur Boulevard and west of Cuatro Vientos Road, from R-1 (Single Family Residential District) and R-1A (Single Family Reduced Area District) to B-4 (Highway Commercial District). [26-P&Z-682](#)

ZC-069-2026
District I

- 6B** Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a conditional use permit for an auto body shop (collision center) on Lot 5, Block 1787, Eastern Division, located at 2917 Market Street. [26-P&Z-695](#)

ZC-070-2026
District II

- 6C** Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a conditional use permit for a warehouse/storage (inside) and heavy machinery sales/display (outdoor) on Lots 6 and 8, Block 544, Western Division, located at 2303 Santa Rita Avenue (Suite B, 9,000 square feet). [26-P&Z-694](#)

ZC-075-2026
District VIII

- 6D** Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 3 and 4, Block 493, Eastern Division, located at 219 East Taylor Street, from R-3 (Mixed Residential District) to B-3 (Community Business District). [26-P&Z-685](#)

ZC-071-2026
District VIII

7. Consideration Of The Following Preliminary Plats And Replats

- 7A** Preliminary consideration of the replat of Lot 1, Block 1, Pinnacle Industry Center - FM 1472, Unit 8 into Lot 1A, 1B, and 1C, Block 1, Pinnacle Industry Center - FM 1472, Unit 8. The intent is industrial. [26-P&Z-686](#)

PL-172-2026
District VII - Cm. Vanessa Perez

- 7B** Preliminary consideration of the replat of Lot 3, Block 2, Shiloh Crossing Subdivision, Phase 5 into Lot 3A, Block 2 and Lots 1 and 2, Block 3, Shiloh Crossing Subdivision, Phase 5. The intent is Commercial. [26-P&Z-687](#)

PL-173-2026
District VI - Cm. Dr. Tyler King

- 7C** Preliminary consideration of the plat of Lot 5, Block 3, Old Milwaukee Subdivision. The intent is residential. [26-P&Z-688](#)

PL-171-2026
Extra Territorial Jurisdiction (ETJ)

8. Consideration of The Following Final Plats And Replats:

- 8A** Final consideration of the plat of D&J Alexander Commercial Phase [26-P&Z-691](#)
15, Alexander Crossing Plaza, Lot 10 & 11, Block 8. The intent is
commercial.

PL-163-2026
District V - Cm. Ruben Gutierrez Jr.

- 8B** Final consideration of the plat of D&J Alexander Commercial Phase [26-P&Z-692](#)
15, Alexander Crossing Plaza, Lot 5, Block 2. The intent is
commercial.

PL-162-2026
District V - Cm. Ruben Gutierrez Jr.

- 8C** Final consideration of the plat of Village South Subdivision, Phase [26-P&Z-689](#)
7. The intent is residential.

PL-175-2026
District I - Cm. Gilbert Gonzalez

9. Consideration Of Model Rule Subdivision Compliance:

- 9A** Consideration of Model Rule Subdivision Compliance of the plat of [26-P&Z-690](#)
Village South Subdivision, Phase 6. The intent is residential and
commercial.

PL-174-2026
District I - Cm. Gilbert Gonzalez

10. Adjournment

This notice was posted at the municipal government office, 1110 Houston St, Laredo, Texas,
at a place convenient and readily accessible to the public at all times. This notice was posted
on Friday, August 14, 2026 by 6:00 P.M.

City of Laredo

Planning & Zoning Commission

Meeting Date: 8/20/2026
Ordinance 6A

Public Hearing and Recommendation of an

SUBJECT

Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 5.2 acres, as further described by metes and bounds in attached Exhibit A, located south of Lomas Del Sur Boulevard and west of Cuatro Vientos Road, from R-1 (Single Family Residential District) and R-1A (Single Family Reduced Area District) to B-4 (Highway Commercial District).

ZC-069-2026
District I

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Initiated by: Laredo Four Winds II, Inc. and 4V Holdings, LTD., Owners; Porras Nance Engineering, Applicant/Representative.

Council District: I - Cm. Gilberto Gonzalez

Proposed Use: The proposed use is commercial.

Site: The site is currently vacant undeveloped land.

Surrounding Land Uses: To the north of the site is Lomas Del Sur Boulevard, vacant undeveloped land, and residential uses. To the east of the site is Cuatro Vientos Road, vacant undeveloped land, and Whataburger. To the south of the site is single family residential uses. To the west of the site is 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 Lomas Del Sur Boulevard as a Principal Arterial and Cuatro Vientos Road as an Expressway.
<https://www.cityoflaredo.com/home/showpublisheddocument/17680/638703100333370000>

Letters sent to surrounding property owners: 68 In Favor: 1 Opposed: 0

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a ____ to ____ vote recommended ____ of the zone change.

STAFF RECOMMENDATION

Staff does not support the proposed zone change of a B-4 (Highway Commercial District) for the following reasons:

1. The property is surrounded by established residential neighborhoods, including R-1, R-1A, and R-1B zoning districts. The proposed B-4 zoning would introduce a higher-intensity commercial zoning district directly adjacent to residential areas and would not provide an appropriate transition between the proposed commercial intensity and the existing residential development.
2. The B-4 zoning district allows a broad range of higher-intensity commercial uses, including bars, warehousing, heavy automotive repair, and tractor-trailer repair. These types of uses have the potential to generate greater traffic, noise, lighting, operating-hour, and site activity impacts and may be incompatible with the established residential character of the surrounding area.
3. The proposed zone change is not 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 does not allow B-4 zoning districts.
4. The Viva Laredo Comprehensive Plan identifies Neighborhood Mixed-Use areas as locations intended to accommodate a compatible mix of residential, retail, office, and service uses that primarily serve nearby neighborhoods. The proposed B-4 district is more intensive than what is appropriate for this designation and does not provide the level of compatibility and transition expected within a Neighborhood Mixed-Use area.
5. Any uses that would require a zoning higher than a B-3 zone, may apply for a conditional use permit. However, a conditional use permit is not guaranteed.

Although the property fronts an expressway and the proposed zoning would not create an isolated zoning district, staff would support a B-3 (Community Business District) zoning designation for the following reasons:

1. B-3 zoning provides a more appropriate level of commercial development for the location and is better suited to serve the surrounding neighborhoods. The district permits neighborhood and community-serving uses such as grocery stores, restaurants, convenience stores, medical offices, and other commercial services while maintaining a lower intensity than B-4 zoning.
2. B-3 zoning would provide a more appropriate transition between the surrounding residential zoning districts and commercial development. This would allow the property to develop with commercial uses while reducing the potential for conflicts associated with placing a higher-intensity commercial uses immediately adjacent to established residential neighborhoods.
3. B-3 zoning would provide opportunities for commercial development while reducing the potential impacts associated with higher-intensity uses, including heavy commercial vehicle activity, outdoor operations, noise, traffic, and extended or intensive commercial activity.

Notice to the owner/applicant:

1. The approval of the zone change does not guarantee the issuance of the building permit and requires full compliance with all applicable municipal codes and regulations.

IMPACT ANALYSIS

B-4. The purpose of the B-4 District (Highway Commercial District) is to provide for those businesses and services serving a regional area which are to be located primarily along principal (major) arterial streets or the freeway, as classified in the Transportation Plan of the City of Laredo. It is intended for this zoning classification to exist primarily along principal arterial streets or the freeway and to impose site development regulations to ensure adequate access of all uses within this classification.

Is this change contrary to the established land use pattern?

The surrounding area is primarily residential. Although B-4 zoning is located to the north and east of the property, these areas are currently vacant, undeveloped land.

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

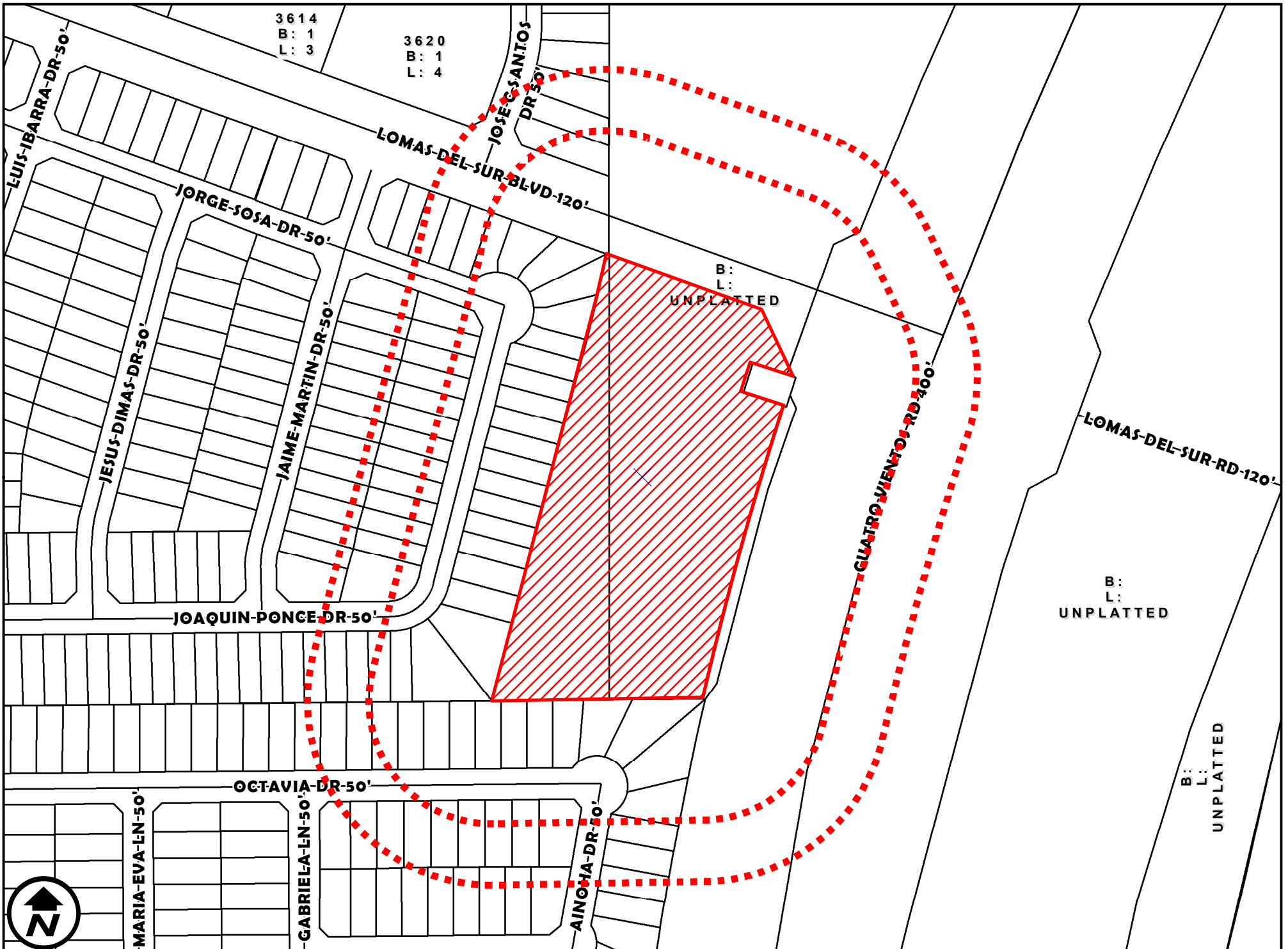
No. There is B-4 zoning to the north and east of the site.

Will change adversely influence living conditions in the neighborhoods?

The proposed zone change may be anticipated to have a negative impact with the surrounding area or neighborhoods.

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

Yes. The existing zone does not allow for a commercial uses.



AERIAL MAP

ZC-069-2026

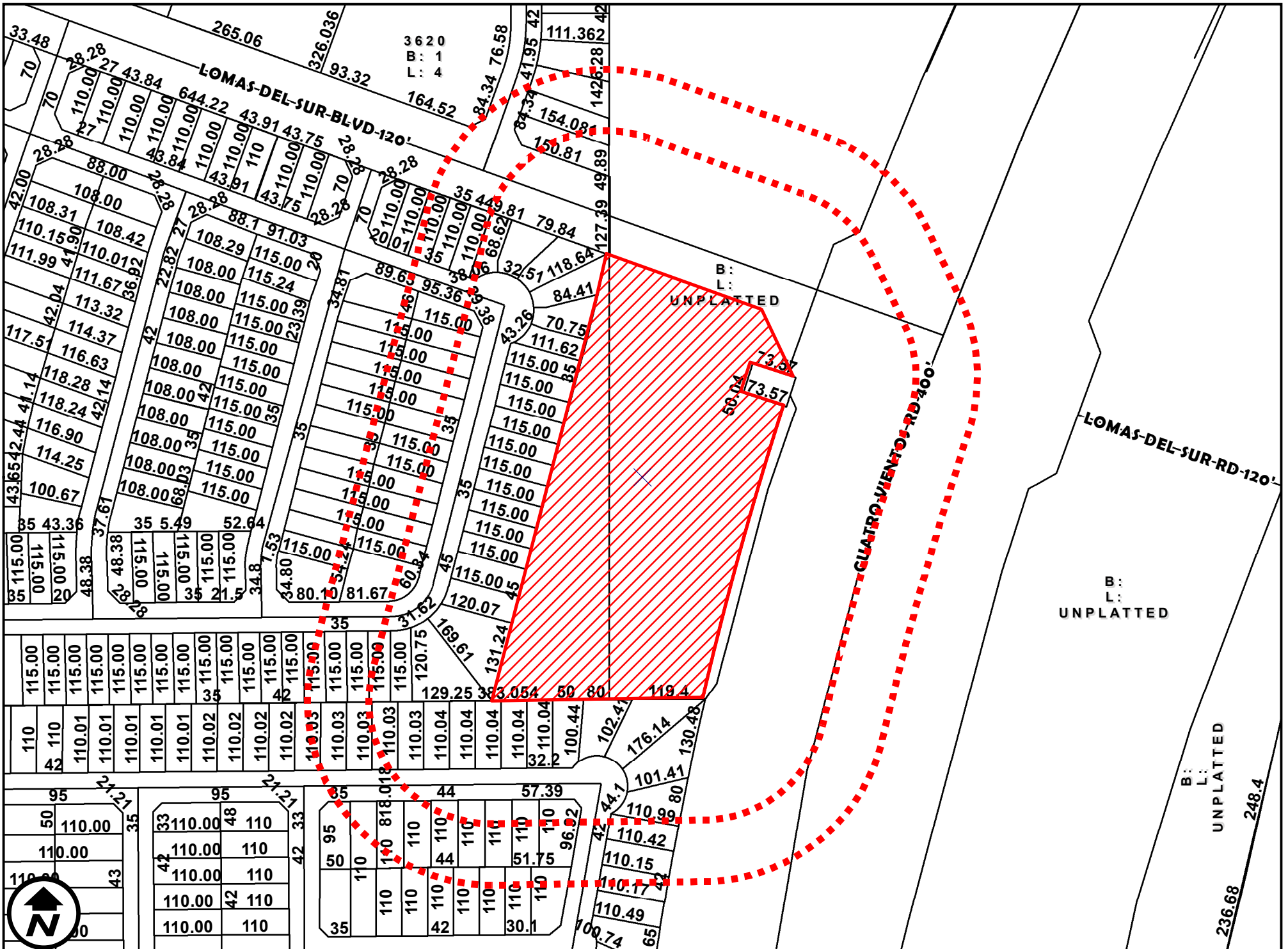
APPLICATION FOR

COUNCIL DISTRICT 1

R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) AND R-1A (SINGLE FAMILY REDUCED AREA DISTRICT) TO

1 inch = 200 feet SOUTH OF LOMAS DEL SUR BOULEVARD AND WEST OF CUATRO VIENTOS ROAD

B-4 (HIGHWAY COMMERCIAL DISTRICT)



DIMENSIONS MAP

ZC-069-2026

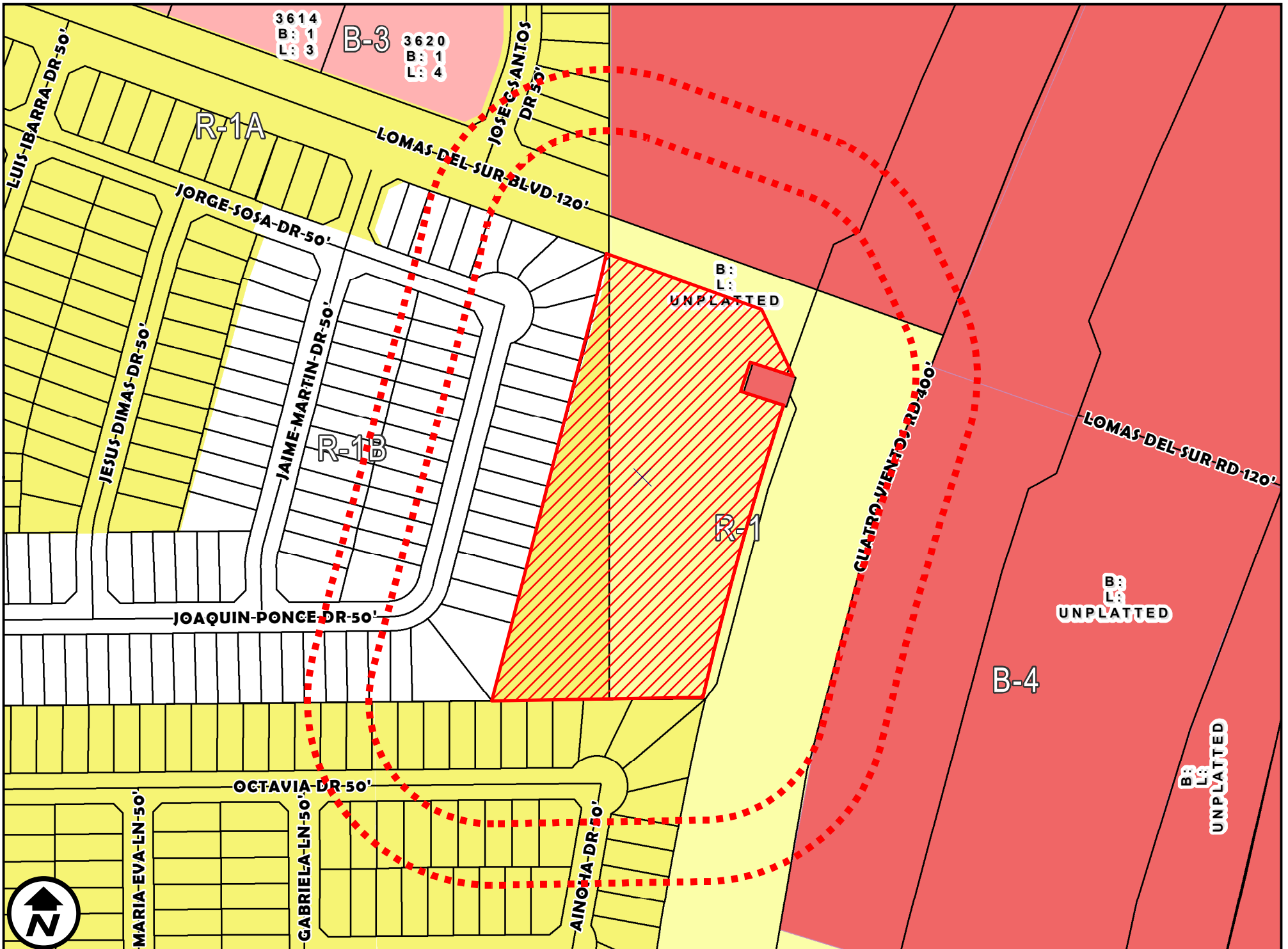
APPLICATION FOR

COUNCIL DISTRICT 1

R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) AND R-1A (SINGLE FAMILY REDUCED AREA DISTRICT) TO

1 inch = 200 feet SOUTH OF LOMAS DEL SUR BOULEVARD AND WEST OF CUATRO VIENTOS ROAD

B-4 (HIGHWAY COMMERCIAL DISTRICT)



ZONING MAP

ZC-069-2026

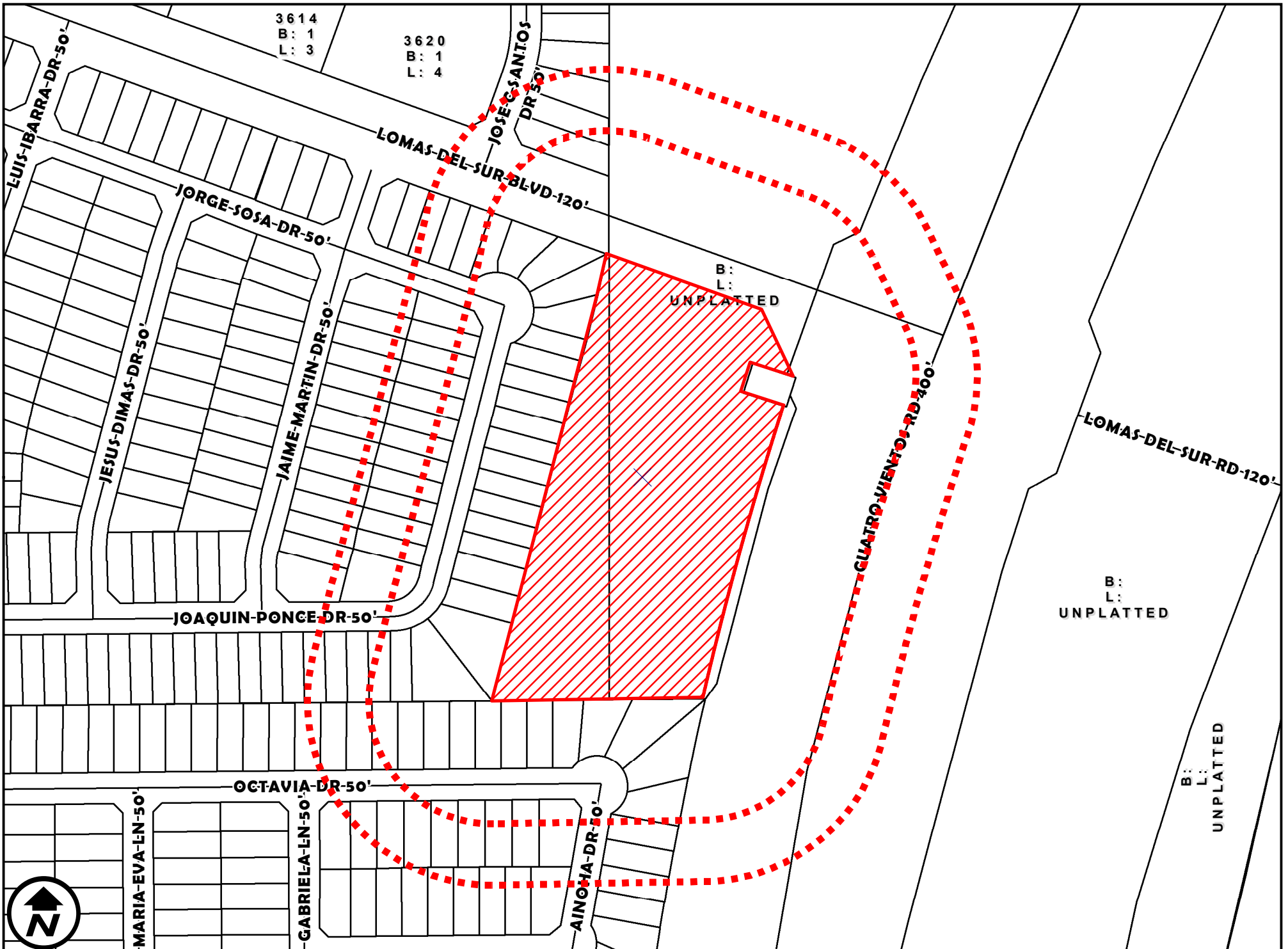
APPLICATION FOR

COUNCIL DISTRICT 1

R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) AND R-1A (SINGLE FAMILY REDUCED AREA DISTRICT)

1 inch = 200 feet SOUTH OF LOMAS DEL SUR BOULEVARD AND WEST OF CUATRO VIENTOS ROAD

B-4 (HIGHWAY COMMERCIAL DISTRICT)



SURVEY MAP

ZC-069-2026

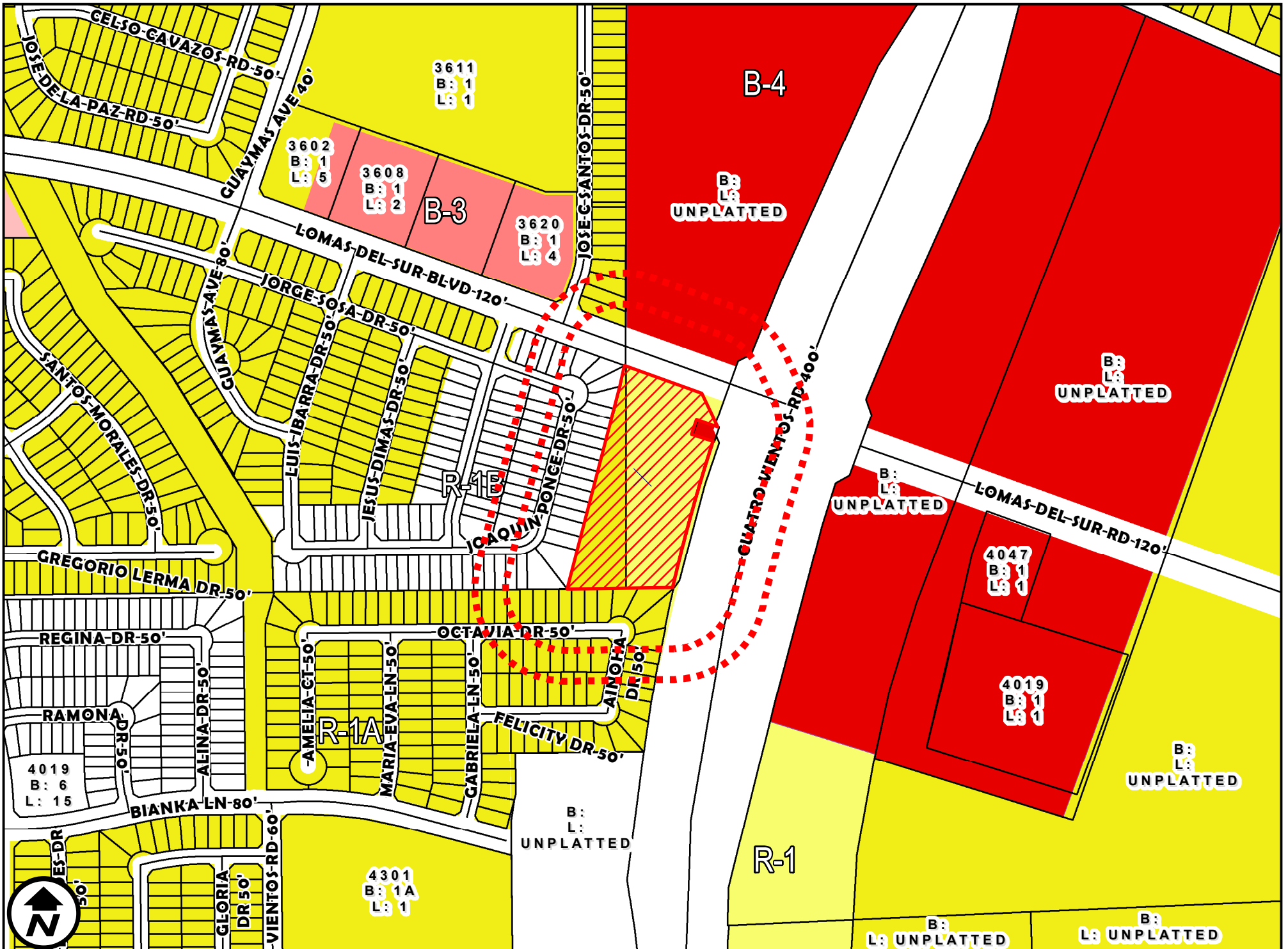
APPLICATION FC-11

COUNCIL DISTRICT 1

R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) AND R-1A (SINGLE FAMILY REDUCED AREA DISTRICT)

1 inch = 200 feet SOUTH OF LOMAS DEL SUR BOULEVARD AND WEST OF CUATRO VIENTOS ROAD

B-4 (HIGHWAY COMMERCIAL DISTRICT)



ZONING OVERVIEW

ZC-069-2026

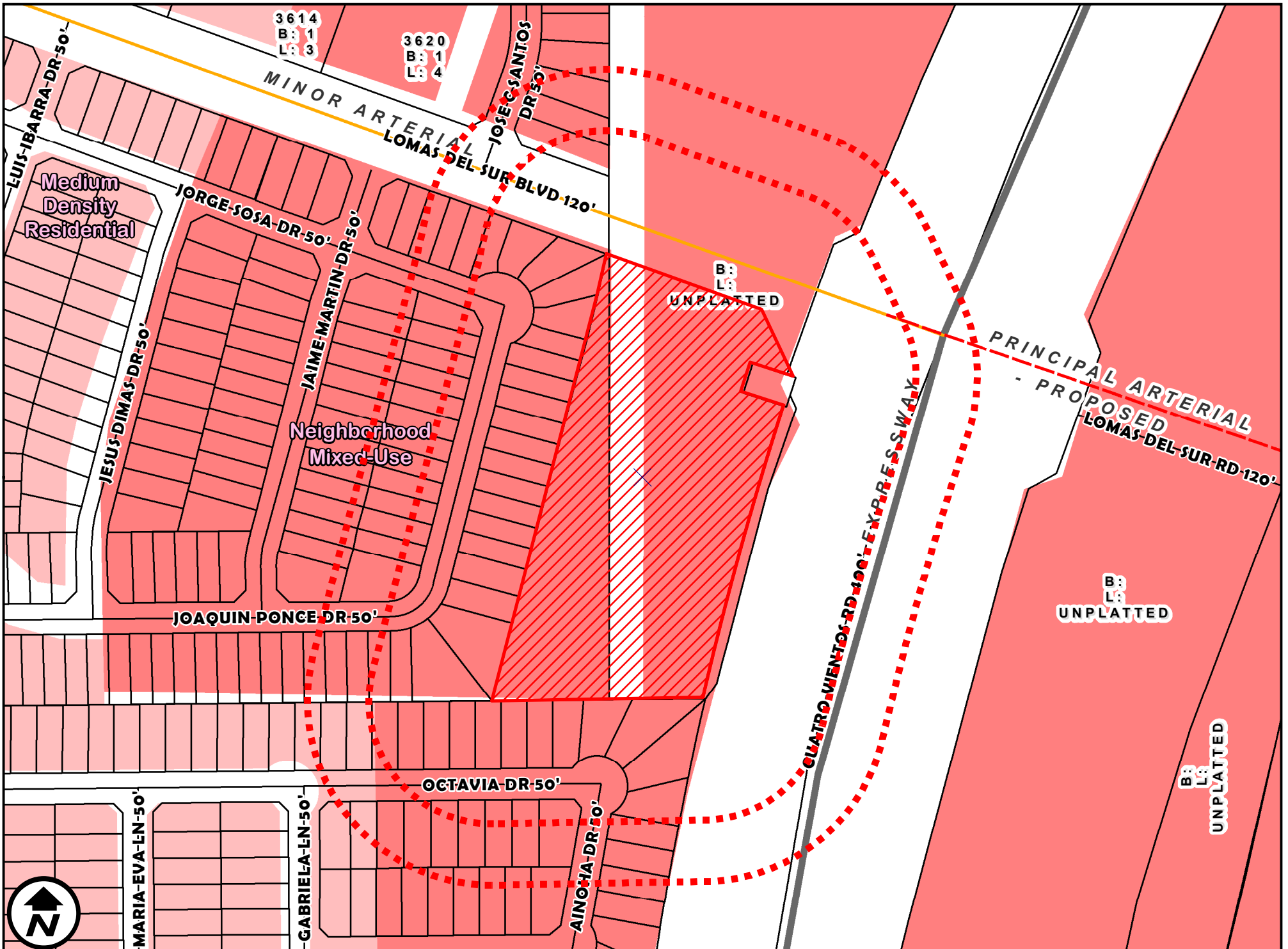
APPLICATION FC-12

COUNCIL DISTRICT 1

R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) AND R-1A (SINGLE FAMILY REDUCED AREA DISTRICT)

1 inch = 400 feet SOUTH OF LOMAS DEL SUR BOULEVARD AND WEST OF CUATRO VIENTOS ROAD

B-4 (HIGHWAY COMMERCIAL DISTRICT)



FUTURE LANDUSE

ZC-069-2026

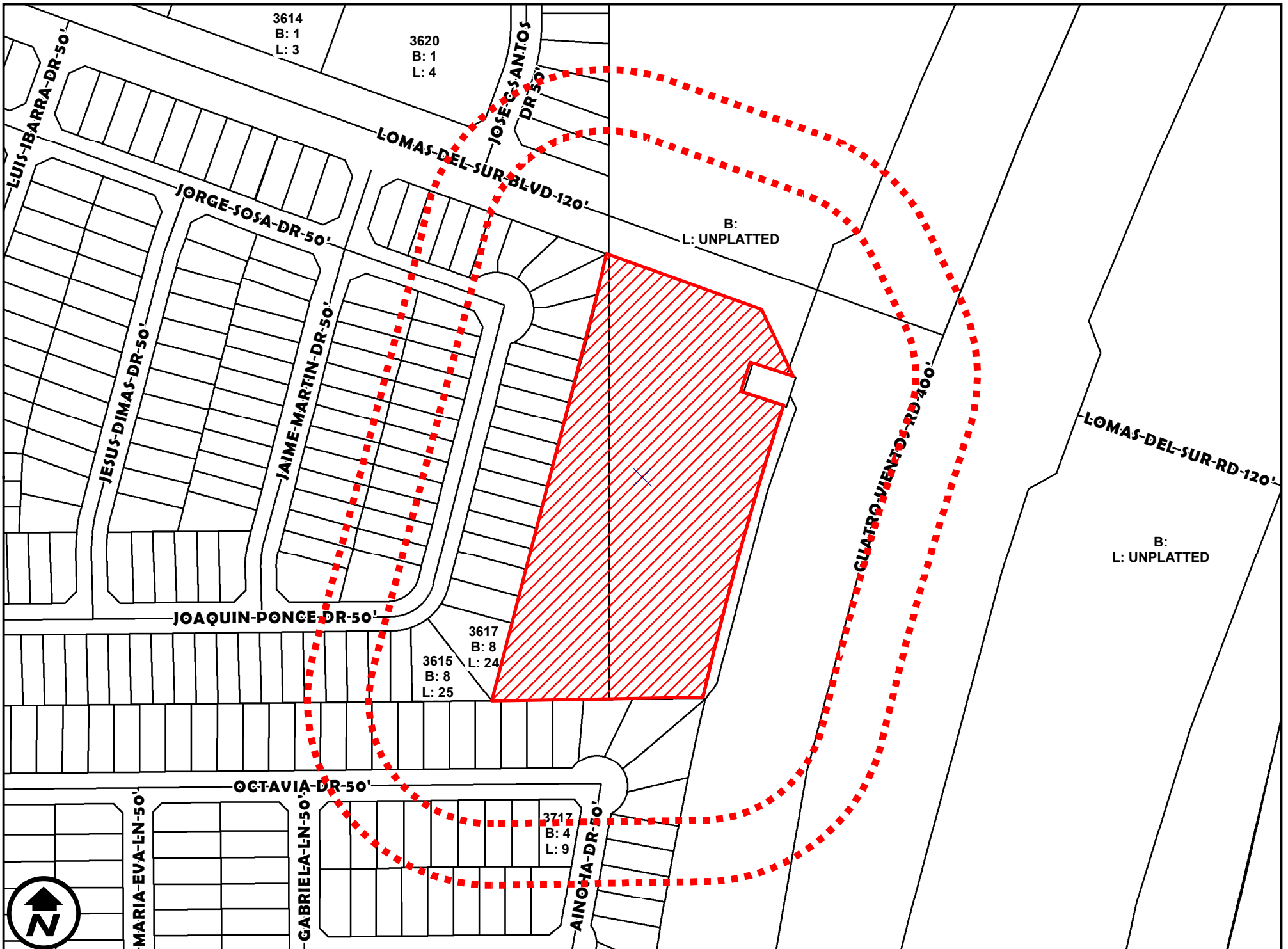
APPLICATION FOR

COUNCIL DISTRICT 1

R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) AND R-1A (SINGLE FAMILY REDUCED AREA DISTRICT)

1 inch = 200 feet SOUTH OF LOMAS DEL SUR BOULEVARD AND WEST OF CUATRO VIENTOS ROAD

B-4 (HIGHWAY COMMERCIAL DISTRICT)



200' AND 300' NOTIFICATION

ZC-069-2026

APPLICATION FC-14

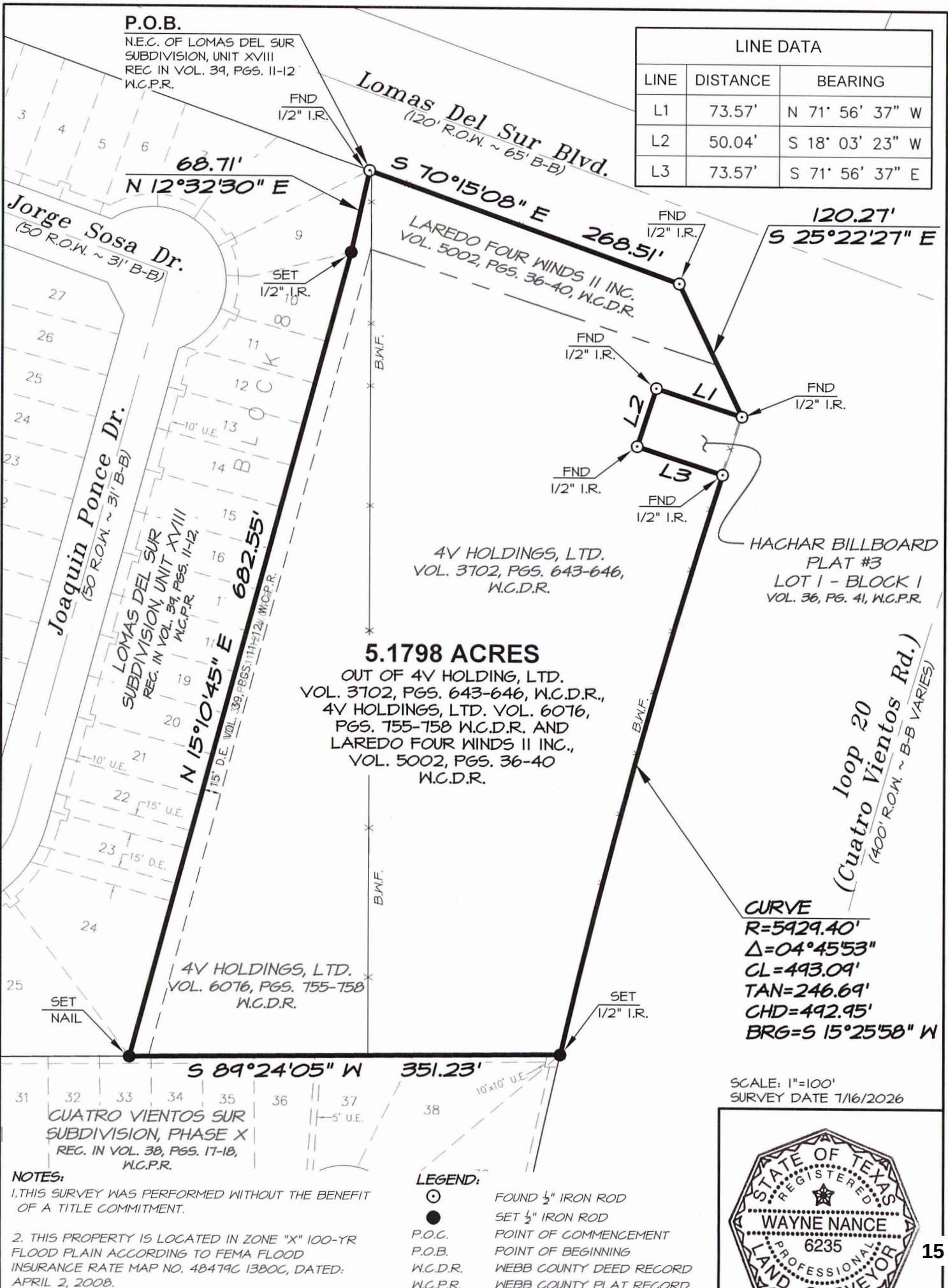
COUNCIL DISTRICT 1

R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) AND R-1A (SINGLE FAMILY REDUCED AREA DISTRICT)

1 inch = 200 feet SOUTH OF LOMAS DEL SUR BOULEVARD AND WEST OF CUATRO VIENTOS ROAD

B-4 (HIGHWAY COMMERCIAL DISTRICT)

EXHIBIT A



5.1798 ACRE TRACT
Being out and part of
Porcion 35 ~ Abstract 546 ~ Jose Miguel Diaz, Original Grantee
Within the limits of the
City of Laredo, Webb County, Texas

Being a 5.1798 Acre tract of land, more or less, situated in Porcion 35, Abstract 546, Jose Miguel Diaz, Original Grantee, within the limits of the City of Laredo, in Webb County, Texas, said 5.1798 Acre tract being out and part of 4V Holdings, Ltd. Tract IV (117.78 Acres), as recorded in Volume 3702, Pages 643-646 of the Webb County Deed Records, 4V Holdings, Ltd. (1.6051 Acres), as recorded in Volume 6076, Pages 755-758 of the Webb County Deed Records, and out of Laredo Four Winds II, Inc. Tract, as recorded in Volume 5002, Pages 36-41 of the Webb County Deed Records, Webb County Texas; and more particularly described by metes and bounds as follows, to wit:

BEGINNING at a found $\frac{1}{2}$ " iron rod for the Northeast corner of Lomas Del Sur Subdivision, Unit XVIII, as Recorded in Volume 39, Pages 11-12 of the Webb County Plat Records, a point on the Southerly right-of-way line of Lomas Del Sur Blvd., the Northwest corner of the herein described tract and the **POINT OF BEGINNING**;

THENCE South $70^{\circ}15'08''$ East, 268.51 feet along said Southerly right-of-way line of Lomas Del Sur Blvd., being the Northerly boundary line of the herein described tract, to a found $\frac{1}{2}$ " iron rod for the most Northerly Northeast corner of this tract;

THENCE along the Easterly boundary line of the herein described tract, as follows:

South $25^{\circ}22'27''$ East, 120.27 feet, to a found $\frac{1}{2}$ " iron rod for the Northeast corner of Hachar Billboard Plat #3, as recorded in Volume 36, Page 41 of the Webb County Plat Records, and an exterior deflection corner to the right of this tract;

North $71^{\circ}56'37''$ West, 73.57 feet, along the Northerly boundary line of said Hachar Billboard Plat #3, to a found $\frac{1}{2}$ " iron rod for the Northwest corner of same Plat, and an interior deflection corner to the left of this tract;

South $18^{\circ}03'23''$ West, 50.04 feet, along the Westerly boundary line of said Hachar Billboard Plat #3, to a found $\frac{1}{2}$ " iron rod for the Southwest corner of same Plat, and an interior deflection corner to the left of this tract;

South $71^{\circ}56'37''$ East, 73.57 feet, along the Southerly boundary line of said Hachar Billboard Plat #3, to a found $\frac{1}{2}$ " iron rod for the Southeast corner of same Plat, a point on the Westerly right-of-way of Loop 20 and a point on a curve to the left of this tract;

A curvilinear distance of 493.09 feet, with said curve having the following characteristics: Central Angle= $04^{\circ}45'53''$, R=5929.40 feet, CL=493.09 feet, TAN=246.69 feet, CHD=492.95 feet, CHD. Bearing = $S15^{\circ}25'58''$ W, to a set $\frac{1}{2}$ " iron rod for the end of this curve, the Northeast corner of Cuatro Vientos Sur Subdivision, Phase X, as recorded in Volume 38, Pages 17-18 of the Webb County Plat Records and the Southeast corner of this tract;

THENCE South $89^{\circ}24'05''$ West, 351.23 feet along the North boundary line of said Cuatro Vientos Sur Subdivision, Phase X and South boundary line of the herein described tract, to a set $\frac{1}{2}''$ iron rod, for the Southeast corner of aforesaid Lomas Del Sur Subdivision, Unit XVIII and Southwest corner of this tract;

THENCE along the Easterly boundary line of said Lomas Del Sur Subdivision, Unit XVIII and Westerly boundary line of the herein described tract, as follows:

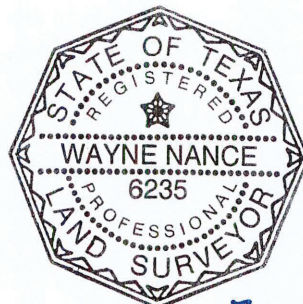
North $15^{\circ}10'45''$ East, 682.55 feet, to a set $\frac{1}{2}''$ iron rod for an interior deflection corner to the left of this tract;

North $12^{\circ}32'30''$ East, 68.71 feet, to a point on the Southerly right-of-way of Lomas Del Sur Blvd., the Northeast corner of said Lomas Del Sur Subdivision, Unit XVIII, the Northwest corner of this tract and the **POINT OF BEGINNING**.

Basis of Bearings & Distances:

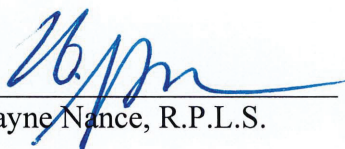
GPS NAD 83 (2011 Adj.), Texas State Plane, 4205 South Zone, Grid Coordinates.

I, Wayne Nance, the undersigned Registered Professional Land Surveyor, Number 6235, do hereby certify that the metes and bounds description shown hereon is true and correct to my best knowledge and belief and that it was prepared from an actual survey made on the ground and from office records available, without the benefit of a complete title examination report.



7.20.26

Witness my Hand and Seal


Wayne Nance, R.P.L.S.



ZC-069-2026
ATTENTION
PROPOSED
ZONE CHANGE
FROM R-1R-1A TO B-4
FOR INFORMATION CALL
CITY PLANNING DEPARTMENT
794-1813

JUDGE
TANO
TIJERINA
FOR CONGRESS

City of Laredo

Planning & Zoning Commission

Meeting Date: 8/20/2026
Ordinance 6B

Public Hearing and Recommendation of an

SUBJECT

Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a conditional use permit for an auto body shop (collision center) on Lot 5, Block 1787, Eastern Division, located at 2917 Market Street.

ZC-070-2026
District II

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Initiated by: Irma Alvarez, Owner; Sergio Alvarez, Applicant

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

Proposed Use: The proposed use is an auto body shop (collision center).

Minimum Zoning District Required for Proposed Use: B-4 (Highway Commercial District) zoning district.

Current Zoning District: The site is currently zoned as an R-3 (Mixed Residential District) zoning district.

Site: The site is currently occupied by an auto body shop (collision center - Royal Klassic Collision Center, LLC.).

- Records have indicated that no violations, warning notices, or citations have been issued for the property located at 2917 Market Street.

Surrounding Land Uses: To the north of the site is Market Street and residential uses, such as single-family uses and multi-family uses (apartments and duplexes). To the east of the site is North India Avenue, a vacant commercial structure, and residential uses, such as single-family uses, apartment complexes, and mobile homes. To the south of the site is Cortez Street, a communication tower, residential uses, such as single-family uses, apartment complexes, and mobile homes. To the west of the site is North New York Avenue, North Arkansas Avenue, a vacant lot, unpaved parking lot, junk yard, Temprite Mechanical, Inc., and residential uses, such as single-family uses.

Comprehensive Plan: The Future Land Use Map recognizes this area as High Density Residential.

https://www.openlaredo.com/planning/2017_Comprehensive_Plan-Viva_Laredo.pdf#page=39

Transportation Plan: The Long Range Thoroughfare Plan identifies Market Street as a Local Street.
<https://www.cityoflaredo.com/home/showpublisheddocument/17680/638703100333370000>

Letters sent to surrounding property owners: 38 In Favor: 0 Opposed: 0

A Conditional Use Permit is intended to provide for those land uses where additional regulation is necessary to protect the property and surrounding area. It is primarily intended for property located in older section of the city and is intended to promote development and/or redevelopment of such property, which is consistent with the land use patterns of surrounding property. The property is zoned a R-3 (Mixed Use Residential District) zoning district.

Staff supports the proposed conditional use permit (CUP) for the following reasons:

1. City records indicate no documented violations, warning notices, citations, or complaints associated with the existing collision center located at 2917 Market Street.
2. The proposed use is an established, long-standing use at the subject property. The property has been occupied by an auto body shop for more than twenty (20) years. The CUP would allow the existing use to continue while establishing specific conditions to regulate its operation.
3. The CUP provides an appropriate mechanism to regulate the existing collision center within an otherwise predominantly residential area. The proposed conditions address storage, hazardous materials, vehicle repair activities, lighting, screening, noise, parking, and site maintenance to minimize potential impacts on surrounding residential properties.
4. The proposed conditions establish specific operational standards for the existing collision center, including requirements for enclosed storage of materials, proper handling of automotive fluids and hazardous waste, and limitations on outdoor activities, to address potential nuisances associated with the use.

NOTICE TO THE OWNER/APPLICANT:

1. The approval of the conditional use permit does not guarantee the issuance of the building permit and requires full compliance with all applicable municipal codes and regulations.

If approved, Staff suggests the following conditions

1. The conditional use permit shall be issued to Royal Klassic Collision Center, LLC/Sergio Alvarez, and shall be transferable only with the approval of the City Council, and shall be subject to all conditions of the initial approval, and such other conditions as the City Council may require.
2. The hours of operation shall be limited to, Monday to Friday, from 9:00 a.m. to 7:00 p.m. and Saturday, from 9:00a.m. to 3:00 p.m.

3. The conditional use permit is restricted to the site plan, "Exhibit A", which is made part hereof for all purposes.

4. Hazardous materials and wastes generated by the operation, including but not limited to used motor oil, automotive fluids, paints, solvents, batteries, and contaminated materials, shall be properly stored, handled, and disposed of in accordance with applicable local, state, and federal regulations. No dumping, disposal, or discharge of automotive fluids, hazardous materials, wastewater, or other waste materials shall occur on the property, into the stormwater drainage system, or into the public right-of-way.

5. Automotive fuel, lubricants, and fluids shall be stored in accordance with applicable Fire Code requirements. Materials, equipment, and auto parts associated with the collision center shall be stored within a wholly enclosed building.

6. The repair of truck/heavy equipment/recreational vehicles shall be prohibited.

7. The display or storage of vehicles shall be kept within the property.

8. All paints and solvents shall be stored in sealed containers.

9. There shall be no bulk of toxic chemical storage on the property.

10. There shall be proper ventilation and filtration system for the painting areas.

11. All vehicle repair, body work, sanding, grinding, painting, and similar activities shall be conducted entirely within a wholly enclosed structure.

12. All required off-street parking spaces and maneuvering spaces shall be within the property boundaries.

13. Automotive parts, damaged vehicle components, tires, bumpers, scrap metal, and similar materials shall not be stored in open view or accumulated outdoors.

14. The property shall not be used for the display, advertising, or sale of vehicles.

15. No commercial vehicle that exceeds one (1) ton in manufacturer's gross vehicle weight rating (GVWR) or that has more than two (2) axels, nor any commercial or utility trailer, shall be stored in any manner on the property. Tractor trailer (18 wheelers-trucks) are prohibited on site.

16. All loading and unloading of shipments or deliveries shall occur within property boundaries and shall not occur in the public right-of-way.

17. On-Site parking shall be provided in accordance with the City of Laredo Land Development Code Section 24-78.3

18. If off-site parking is proposed it shall be provided in accordance with the City of Laredo Land Development Code, Section 24-78.2(i)(3), Section 24-78.2(i)(5), and Section 24-78.2(k), as follows:

- Parking spaces for commercial, industrial, or institutional uses shall be located not more than one thousand (1,000) feet from the principal use. Said one thousand (1,000) feet shall be measured from the driveway entrance of the principal use to the driveway entrance of the parking lot using definable pedestrian corridors and street crossings at designated crosswalks.
- No required parking areas can be provided for in a manner that will only be temporary. The business must have an interest (i.e., a lease agreement which shall be renewed or verified on an annual basis as a condition of authorization to continue the business and shall be in effect until the uses cease, title, or legal share) in off-premises parking.
- Joint Use of Parking Spaces (On-Site). Two (2) or more non-residential uses may jointly, having cooperatively entered into a recorded written agreement or contract to be in effect until the uses cease, provide and use parking spaces when their hours of operation do not overlap (meaning none of the uses sharing the facilities require the off-street parking facilities at the same time).

19. Lighting of property shall be screened to avoid adverse impact on adjacent residential uses or neighborhoods.

20. Landscaping shall be provided and maintained for the entire duration of the proposed use in accordance with the City of Laredo Land Development Code.

21. No hazardous materials shall be stored on site. Hazardous occupancy and the storage of hazardous materials shall be prohibited on the premises. The determination of hazardous occupancy or material shall be made by the Fire Chief as per the Laredo Land Development Code, Section 24.74.3(d). Hazardous materials shall be defined as stated in the City of Laredo Code of Ordinances, Section 33-20.

22. Fencing shall be provided in accordance with the City of Laredo Land Development Code, Section 24-79.

23. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.

24. Signage shall be consistent with the City's Sign Ordinance.

25. 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. The property owner must comply with all City Noise Ordinances and all nuisance provisions of the City of Laredo Code of Ordinances.

26. 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.

- The operation of any noise-producing equipment, machinery, or activities outside of an enclosed building is prohibited if it violates the City's Noise Nuisance Ordinance or that, as determined by the City, unreasonably disturb the health and safety of occupants of adjoining or nearby residential properties.

- All equipment and activities must be operated/conducted in a manner that minimizes noise impacts to surrounding residential uses to the maximum extent practicable.

27. The proposed use shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy.

28. 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.

29. The proposed use shall undergo an annual Fire Inspection.

30. 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.

31. Owner shall comply with Building, Health, Safety, Fire, Environmental, and all applicable codes and regulations as required.

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a ___ to ___ vote recommended ___ of the conditional use permit.

STAFF RECOMMENDATION

IMPACT ANALYSIS

Is this change contrary to the established land use pattern?

Yes. The area is predominantly surrounded by residential uses to the north, west, and east of the site.

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

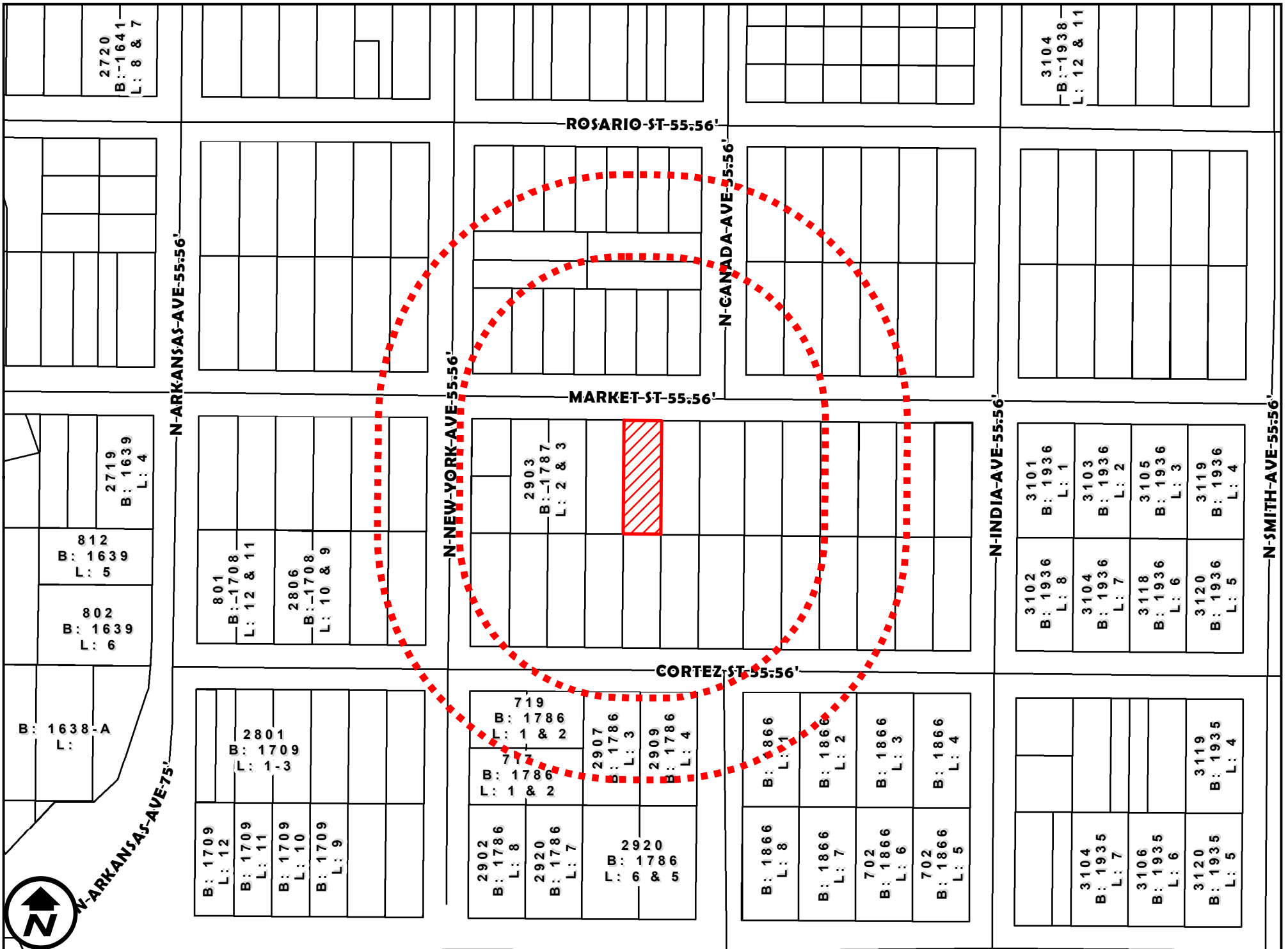
The zone will not change.

Will change adversely influence living conditions in the neighborhoods?

Possibly. The proposed zone change is anticipated to have a negative impact with the surrounding area or neighborhoods since the proposed site is abutting existing residential uses to the east.

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

Yes. The existing zone does not allow for an auto body shop (collision center) as intended by the applicant.

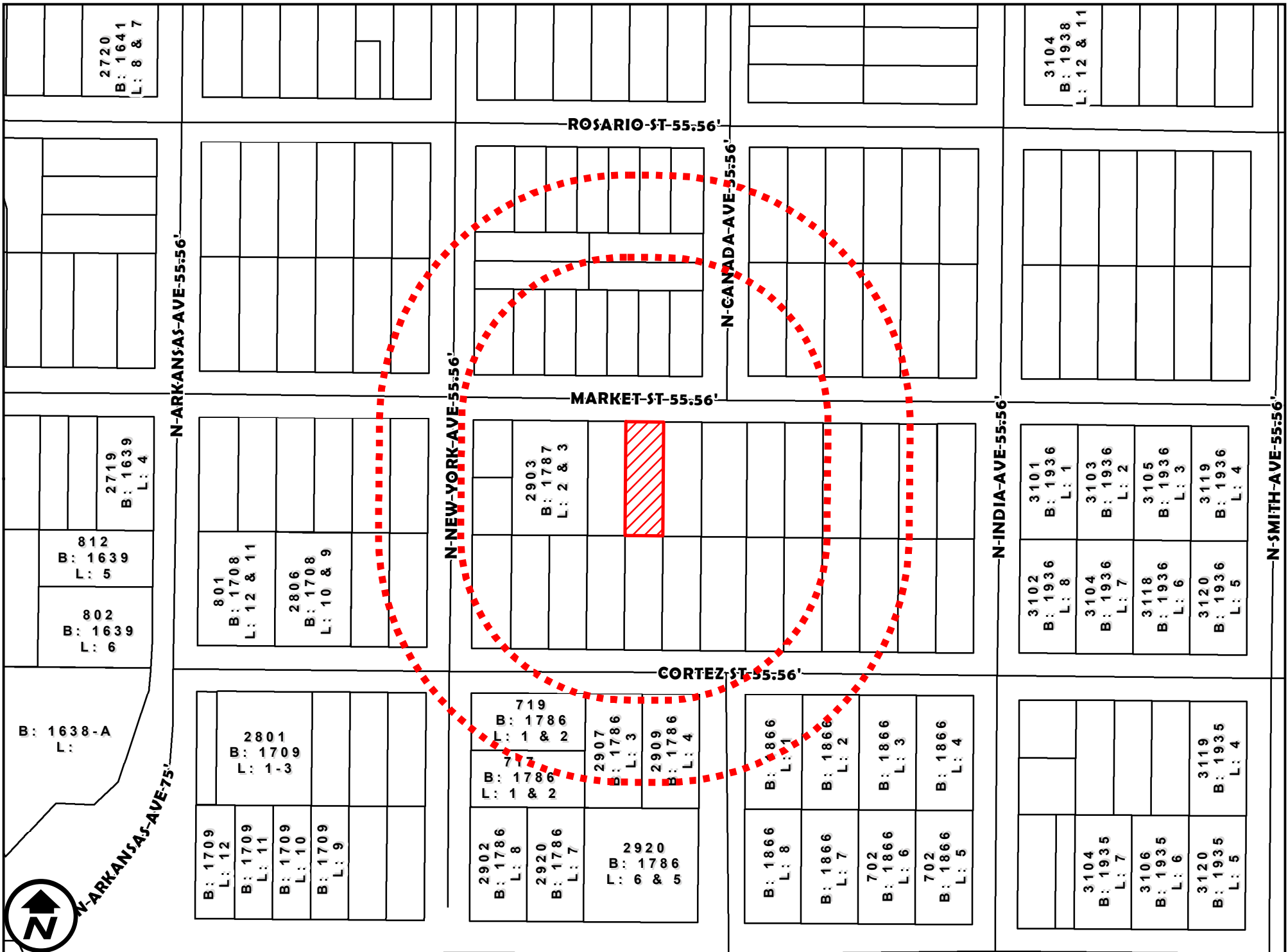


DIMENSIONS MAP

1 inch = 150 feet

ZC-070-2026
COUNCIL DISTRICT 2
2917 MARKET STREET

APPLICATION FC 25
R-3 (MIXED RESIDENTIAL DISTRICT) TC
C.U.P. FOR AUTO BODY SHOP (COLLISION CENTER)

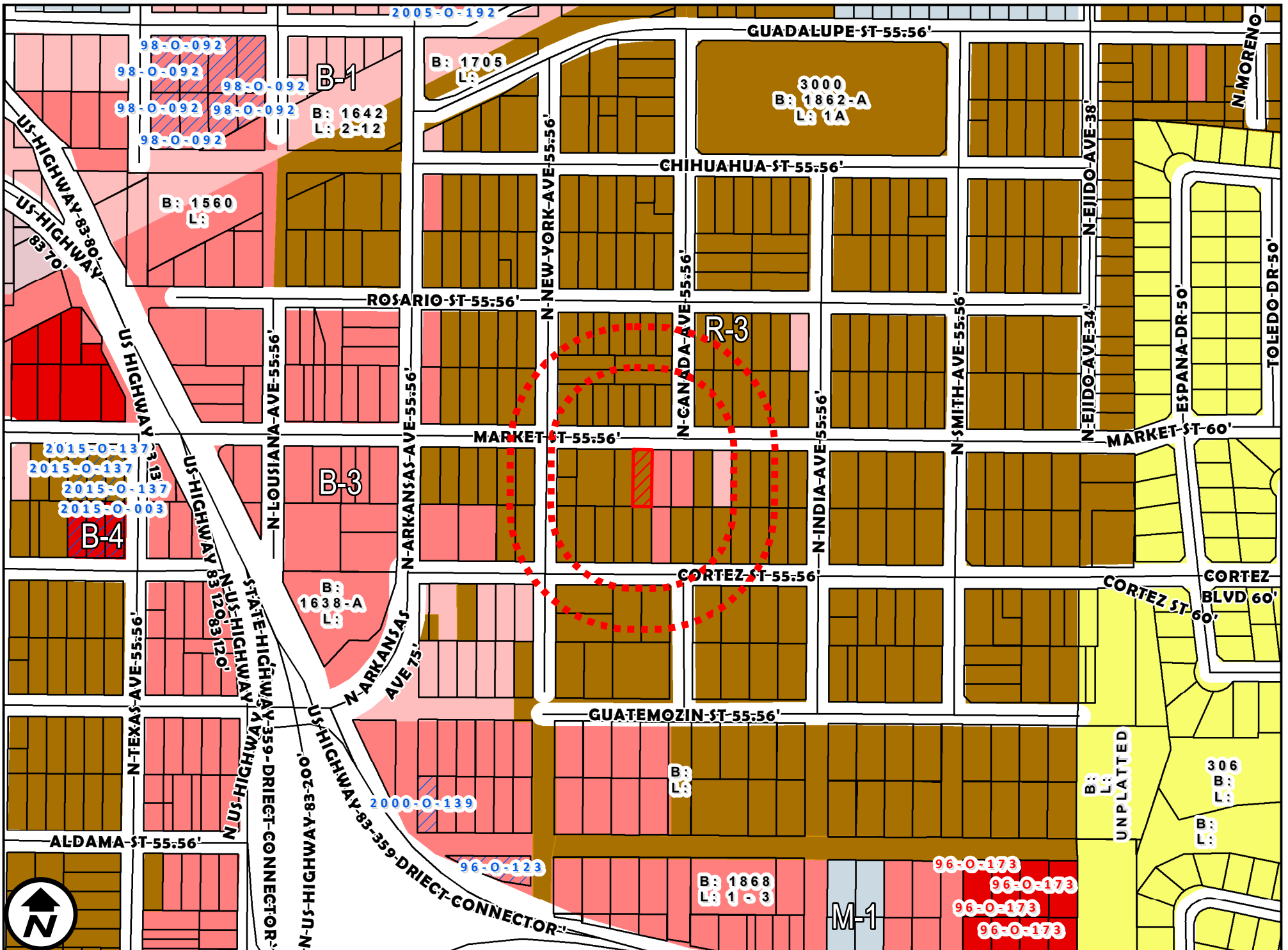


SURVEY MAP

1 inch = 150 feet

ZC-070-2026
COUNCIL DISTRICT 2
2917 MARKET STREET

APPLICATION FC 27
R-3 (MIXED RESIDENTIAL DISTRICT) 1C
C.U.P. FOR AUTO BODY SHOP (COLLISION CENTER)

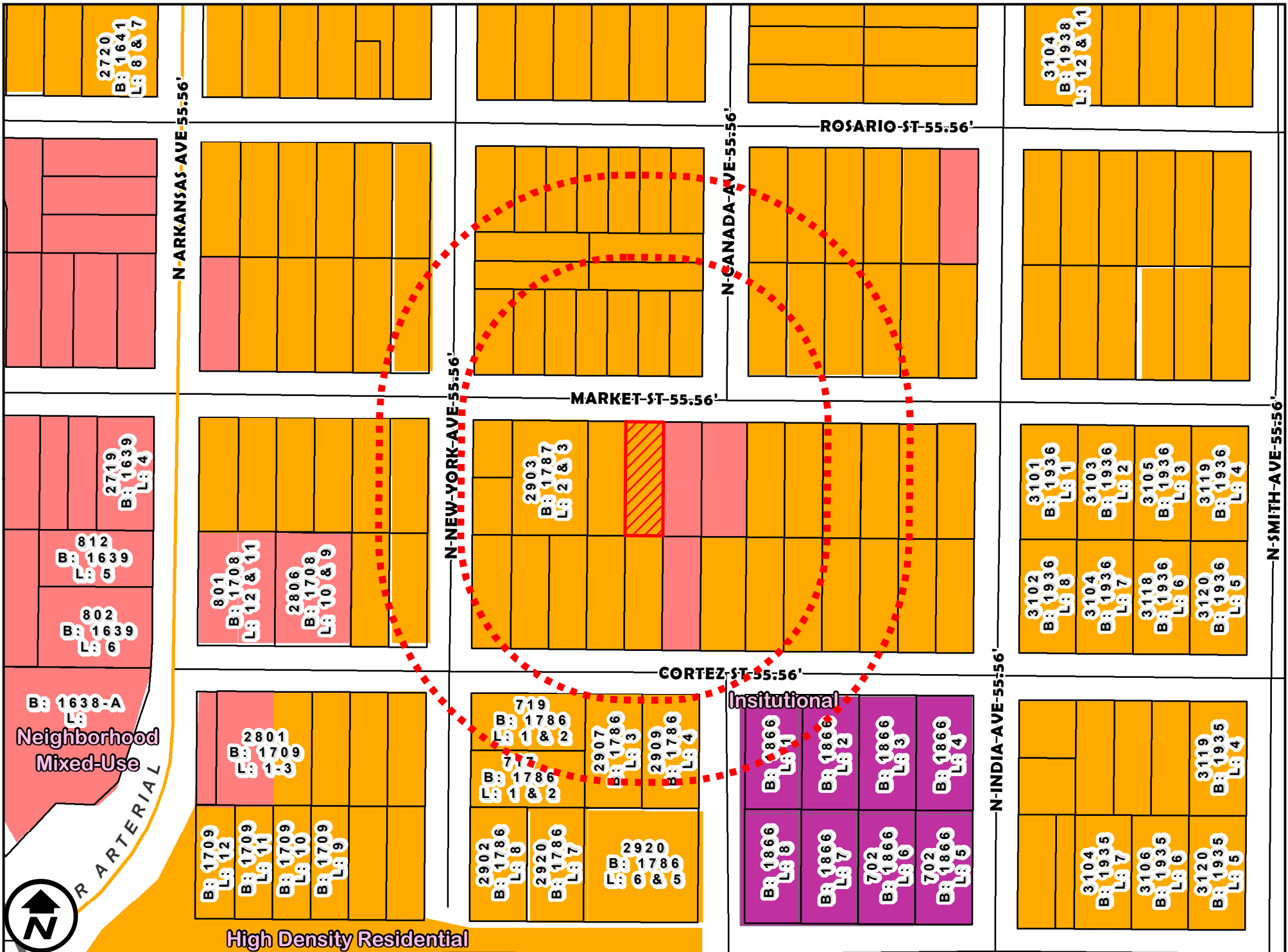


ZONING OVERVIEW

1 inch = 300 feet

ZC-070-2026
COUNCIL DISTRICT 2
2917 MARKET STREET

APPLICATION FC 28
R-3 (MIXED RESIDENTIAL DISTRICT) TC
C.U.P. FOR AUTO BODY SHOP (COLLISION CENTER)

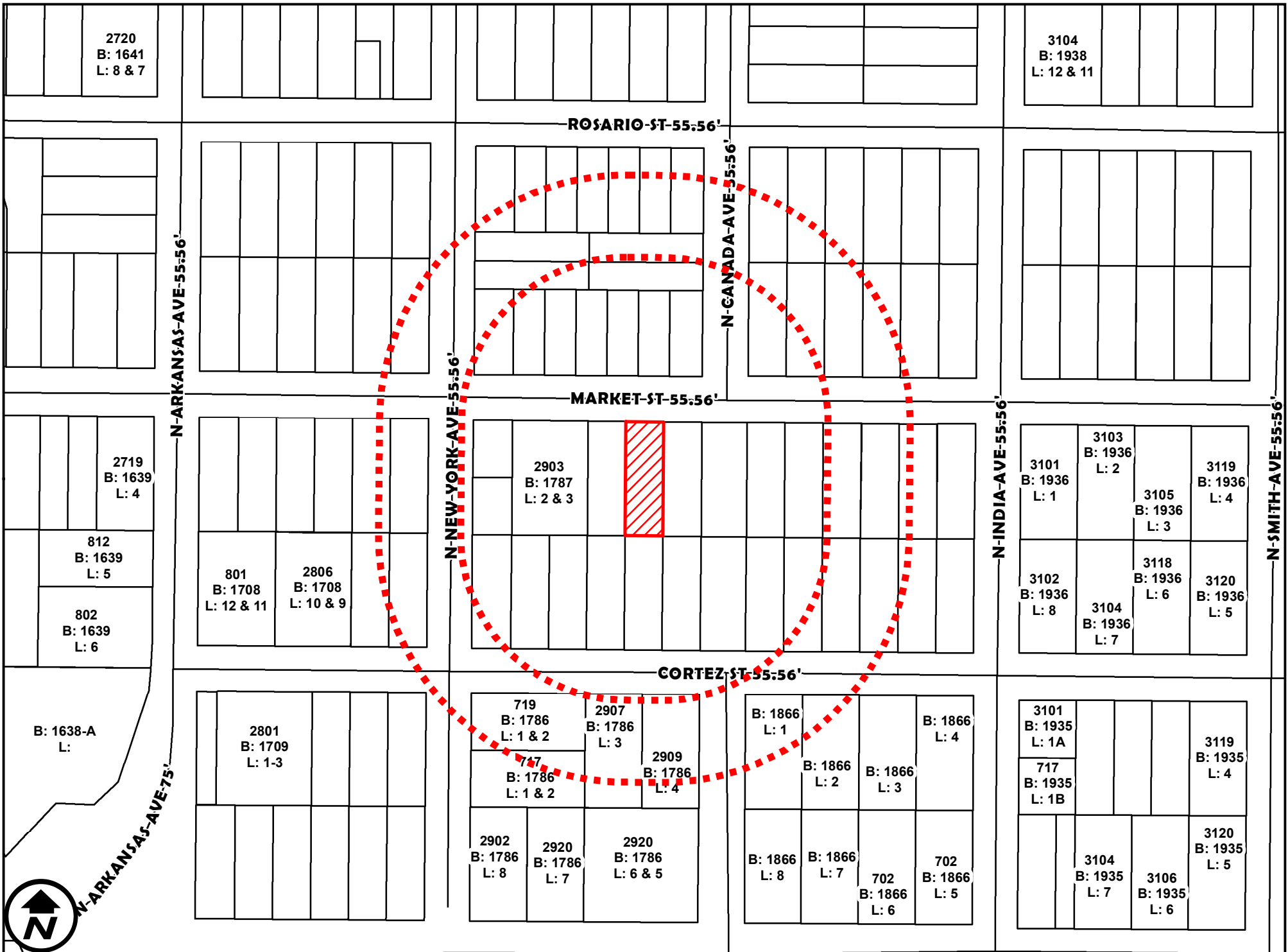


FUTURE LANDUSE

1 inch = 150 feet

ZC-070-2026
COUNCIL DISTRICT 2
2917 MARKET STREET

APPLICATION FC 29
R-3 (MIXED RESIDENTIAL DISTRICT) TC
C.U.P. FOR AUTO BODY SHOP (COLLISION CENTER)



200' AND 300' NOTIFICATION

1 inch = 150 feet

ZC-070-2026
COUNCIL DISTRICT 2
2917 MARKET STREET

APPLICATION FC 30
R-3 (MIXED RESIDENTIAL DISTRICT) 1
C.U.P. FOR AUTO BODY SHOP (COLLISION CENTER)

Exhibit B



BUSINESS NARRATIVE:

Royal Classic Collision Center LLC Address: 2917 Market Street, Laredo, Texas 78043.

Date: July30, 2026.

Business Narrative: Royal Classic Collision Center LLC is a full-service collision repair facility specializing in restoring vehicles damaged by accidents, weather events, and other physical impacts. Our process begins with a comprehensive inspection and computerized estimate, with coordination with customers and insurance companies to ensure accurate documentation and timely repairs. Services include frame and unibody straightening, structural and non-structural repairs, panel repair and replacement, dent removal, bumper repair, welding, and full body restoration. Refinishing includes computerized color matching, surface prep, priming, base and painting and clear coat application, blending, and final polishing. Additional services include glass replacement, trim and component replacement, related suspension repairs, and post-repair safety inspections. Every vehicle undergoes a thorough quality control check before delivery. Our mission is to provide safe, reliable, and timely repairs with transparent communication and professional customer service. The business is open from M-F 9am-7pm and Sat from 9am-3pm, closed on Sundays. The number of Employees is 5 people:2 owners, 2 techs, 1 secretary.

Title: Owner

Signature:

Date:

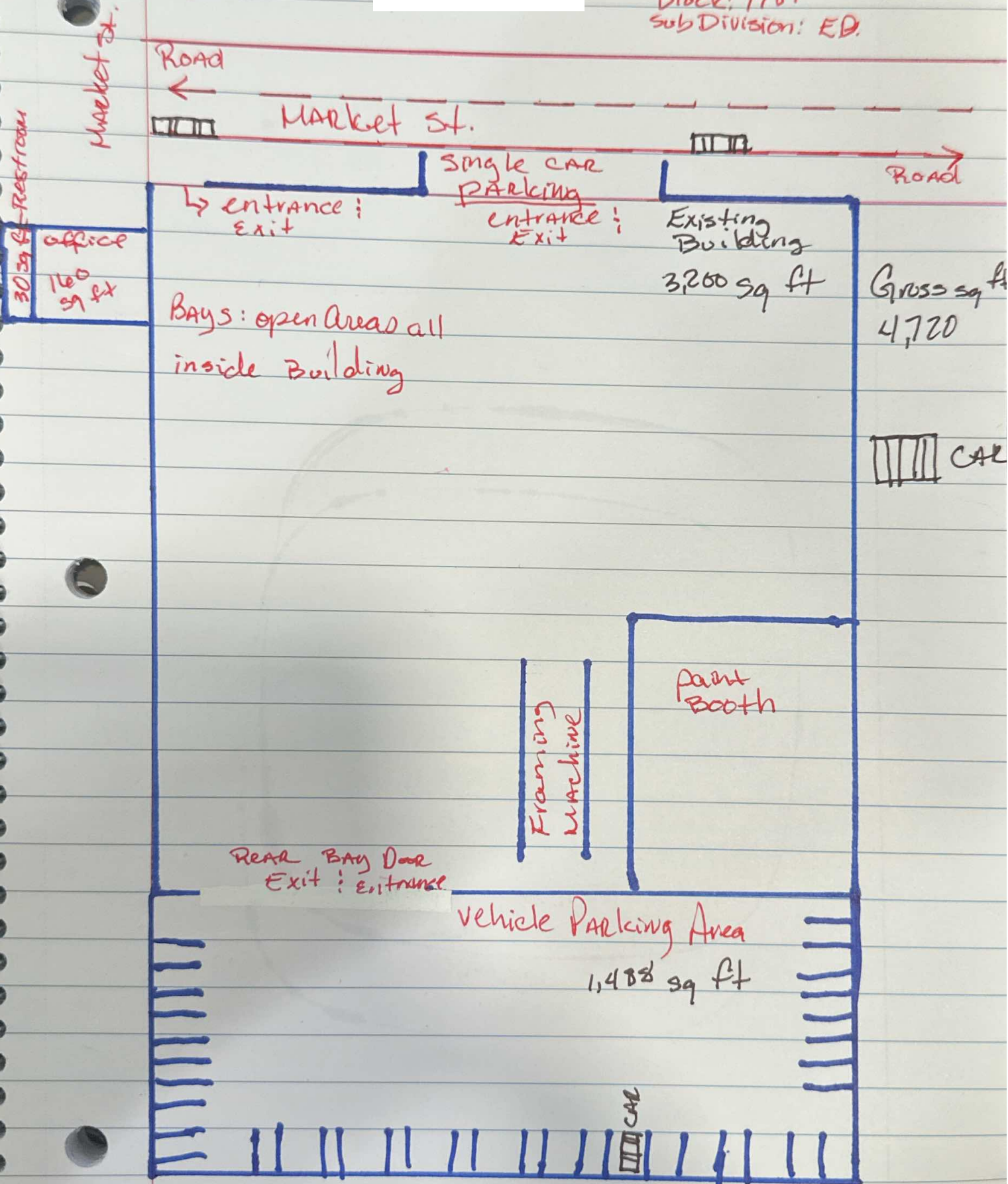
7/31/26

Royal Klassic Collision Center LLC
2917 Market St, Laredo TX 78043
210-204-0406
Royalklassic956@gmail.com

Royal Classic Collision Center Site Plan

Exhibit A

2917 Market St
Carroll TX 78043
Legal Description:
Lot: 5
Block: 1787
Sub Division: ED.



City of Laredo

Planning & Zoning Commission

Meeting Date: 8/20/2026
Ordinance 6C

Public Hearing and Recommendation of an

SUBJECT

Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a conditional use permit for a warehouse/storage (inside) and heavy machinery sales/display (outdoor) on Lots 6 and 8, Block 544, Western Division, located at 2303 Santa Rita Avenue (Suite B, 9,000 square feet).

ZC-075-2026
District VIII

PREVIOUS COUNCIL ACTION

On August 3, 2026, the City Council made a motion to introduce the item as a B-1 zoning district.

On July 27, 2026, the City Council made a motion to table the item as a M-1 zoning district.

BACKGROUND

Initiated by: Big Gear of Laredo, Inc., Owner; Omar Karin Camacho, Applicant

Council District: VIII - Cm. Alyssa Cigarroa

Proposed Use: The proposed use is a warehouse.
The conditional use permit will be for heavy machinery retail sales and services and wholesales of general merchandise.

Minimum Zoning District Required for Proposed Use: B-4 (Highway Commercial District) zoning district.

Current Zoning District: The site is currently zoned as an R-3 (Mixed Residential District) zoning district. The property is currently requesting a zone change to a B-1 zoning district.

Site: The site is currently occupied by a warehouse.

Surrounding Land Uses: To the north of the site is Shea Street, Garden Street, and mixed residential uses that includes both single-family residential uses and manufactured homes. To the east of the site is Santa Cleotilde Avenue, Main Avenue and mixed residential uses that includes both single-family residential uses and manufactured homes. To the south of the site is Poggenpohl Street, Gonzalez Street, mixed residential uses that includes apartments, single-family residential uses, and manufactured houses, and Trinity Christian Center. To the west of the site is Sana Rita Avenue, Shea Street, Poggenpohl Street, Vidaurri Avenue, railroad tracks, and industrial uses.

Comprehensive Plan: The Future Land Use Map recognizes this area as High Density Residential.
https://www.openlaredo.com/planning/2017_Comprehensive_Plan-Viva_Laredo.pdf#page=39

Transportation Plan: The Long Range Thoroughfare Plan identifies Shea Street, Santa Rita Avenue, and Poggenpohl Street as Local Streets.
<https://www.cityoflaredo.com/home/showpublisheddocument/17680/638703100333370000>

Letters sent to surrounding property owners: 37 In Favor: 0 Opposed: 0

A Conditional Use Permit is intended to provide for those land uses where additional regulation is necessary to protect the property and surrounding area. It is primarily intended for property located in older section of the city and is intended to promote development and/or redevelopment of such property, which is consistent with the land use patterns of surrounding property. The property is zoned a R-3 (Mixed Use Residential District) zoning district. The property is currently requesting a zone change to a B-1 zoning district.

Staff supports the proposed conditional use permit for the following reasons:

1. While there are established commercial, industrial, and warehouse-related uses to the west of the proposed site, residential uses are located directly to the east. Therefore, a conditional use permit is preferred over a zone change to allow the proposed use while providing site-specific controls to address potential impacts to the adjacent residential properties.
2. The existing property is already occupied by a warehouse, and the CUP provides an opportunity to formally regulate the continued operation of the proposed use. Rather than allowing the property to operate without site-specific controls, the CUP establishes clear limitations on the use, hours of operation, outdoor display, storage, loading and unloading, and other operational activities.
3. The CUP is restricted to the approved site plan and proposed use, providing the City with greater control over future changes to the property and preventing the site from being used for activities beyond those specifically reviewed and authorized through this request.

NOTICE TO THE OWNER/APPLICANT:

1. The approval of the conditional use permit does not guarantee the issuance of the building permit and requires full compliance with all applicable municipal codes and regulations
2. The proposed use does not meet the parking requirements. Parking must be brought into compliance prior to obtaining a Certificate of Occupancy.

If approved, Staff suggests the following conditions:

1. The C.U.P. shall be issued to Big Gear of Laredo/Omar K. Camacho, and shall be transferable only with the approval of the City Council, and shall be subject to all conditions of the initial approval, and such other conditions as the City Council may require.

2. The hours of operation shall be limited to, Monday to Saturday, from 9:00 a.m. to 6:00 p.m.
3. The conditional use permit is restricted to the site plan, "Exhibit A", which is made part of hereof for all purposes.
4. The conditional use permit shall be limited to industrial equipment sales and service company specializing in the purchase, sale, rental, storage, transportation, and servicing of forklifts, warehouse equipment, scissor lifts, trailers. Tractor trailers (18-wheelers) are prohibited.
5. All pallets of general products, as described in attached narrative, "Exhibit B", shall be limited to the enclosed building. No outdoor storage of the general products, as described in attached "Exhibit B", shall be permitted.
5. Outdoor display shall be limited to industrial equipment, such as forklifts, heavy equipment, etc., as described in the attached narrative, "Exhibit B".
7. All outdoor display shall be maintained in an orderly manner and shall not obstruct required parking spaces, drive aisles, fire lanes, sidewalks, or required access areas.
8. All loading and unloading of shipments or deliveries shall occur on-site and shall not occur in the public right-of-way.
9. There shall be no hazardous chemical storage on the property.
10. The outdoor storage or display areas shall not be used for the storage of inoperable, dismantled, wrecked, or salvaged vehicles, equipment, or machinery.
11. Any mechanical repairs, bodywork, painting, welding, or other industrial type work shall be prohibited on the property.
12. Any manufacturing, fabrication, processing of raw materials, or other heavy industrial activity conducted shall not be conducted on the property.
13. The existing loading docks shall be permanently closed off and shall not be utilized for loading and unloading purposes.
14. All required off-street parking spaces and maneuvering spaces shall be within the property boundaries.
15. No commercial vehicle that exceeds one (1) ton in manufacturer's gross vehicle weight rating (GVWR) or that has more than two (2) axels, nor any commercial or utility trailer, shall be stored in any manner on the property. Tractor trailer (18 wheelers-trucks) are prohibited on site.
16. All loading and unloading of shipments or deliveries shall occur within property boundaries and shall not occur in the public right-of-way.

17. On-Site parking shall be provided in accordance with the City of Laredo Land Development Code Section 24-78.3

18. If off-site parking is proposed it shall be provided in accordance with the City of Laredo Land Development Code, Section 24-78.2(i)(3), Section 24-78.2(i)(5), and Section 24-78.2(k), as follows:

- Parking spaces for commercial, industrial, or institutional uses shall be located not more than one thousand (1,000) feet from the principal use. Said one thousand (1,000) feet shall be measured from the driveway entrance of the principal use to the driveway entrance of the parking lot using definable pedestrian corridors and street crossings at designated crosswalks.

- No required parking areas can be provided for in a manner that will only be temporary. The business must have an interest (i.e., a lease agreement which shall be renewed or verified on an annual basis as a condition of authorization to continue the business and shall be in effect until the uses cease, title, or legal share) in off-premises parking.

- Joint Use of Parking Spaces (On-Site). Two (2) or more non-residential uses may jointly, having cooperatively entered into a recorded written agreement or contract to be in effect until the uses cease, provide and use parking spaces when their hours of operation do not overlap (meaning none of the uses sharing the facilities require the off-street parking facilities at the same time).

19. Lighting of property shall be screened to avoid adverse impact on adjacent residential uses or neighborhoods.

20. Landscaping shall be provided and maintained for the entire duration of the proposed use in accordance with the City of Laredo Land Development Code.

21. No hazardous materials shall be stored in the facility. The determination of hazardous material shall be made by the Fire Chief as per the Laredo Land Development Code, Section 24.74.3(d). Hazardous materials are defined as stated in the City of Laredo Code of Ordinances, Sec. 33-20.

22. Fencing shall be provided in accordance with the City of Laredo Land Development Code, Section 24-79.

23. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.

24. Signage shall be consistent with the City's Sign Ordinance.

25. The property owner must comply with all City Noise Ordinances provisions of the City of Laredo Code of Ordinances.

26. 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.

- The operation of any noise-producing equipment, machinery, or activities outside of an enclosed building is prohibited if it violates the City's Noise Nuisance Ordinance or that, as determined by the City, unreasonably disturb the health and safety of occupants of adjoining or nearby residential properties.

- All equipment and activities must be operated/conducted in a manner that minimizes noise impacts

to surrounding residential uses to the maximum extent practicable.

27. The proposed use shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy.

28. 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.

29. The proposed use shall undergo an annual Fire Inspection.

30. 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.

31. Owner shall comply with Building, Health, Safety, Fire, Environmental, and all applicable codes and regulations as required.

COMMITTEE RECOMMENDATION

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

STAFF RECOMMENDATION

IMPACT ANALYSIS

Is this change contrary to the established land use pattern?

No. There are industrial/warehouse uses to the west of the site. However, those uses are across Santa Rita Avenue and the railroad corridor.

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

The zone will not change.

Will change adversely influence living conditions in the neighborhoods?

Possibly. The proposed use is anticipated to have a negative impact with the surrounding area or neighborhoods since the proposed site is abutting existing residential uses to the east.

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

Yes. The existing zone does not allow for a warehouse as intended by the applicant.



AERIAL MAP

ZC-075-2026

APPLICATION FC 38

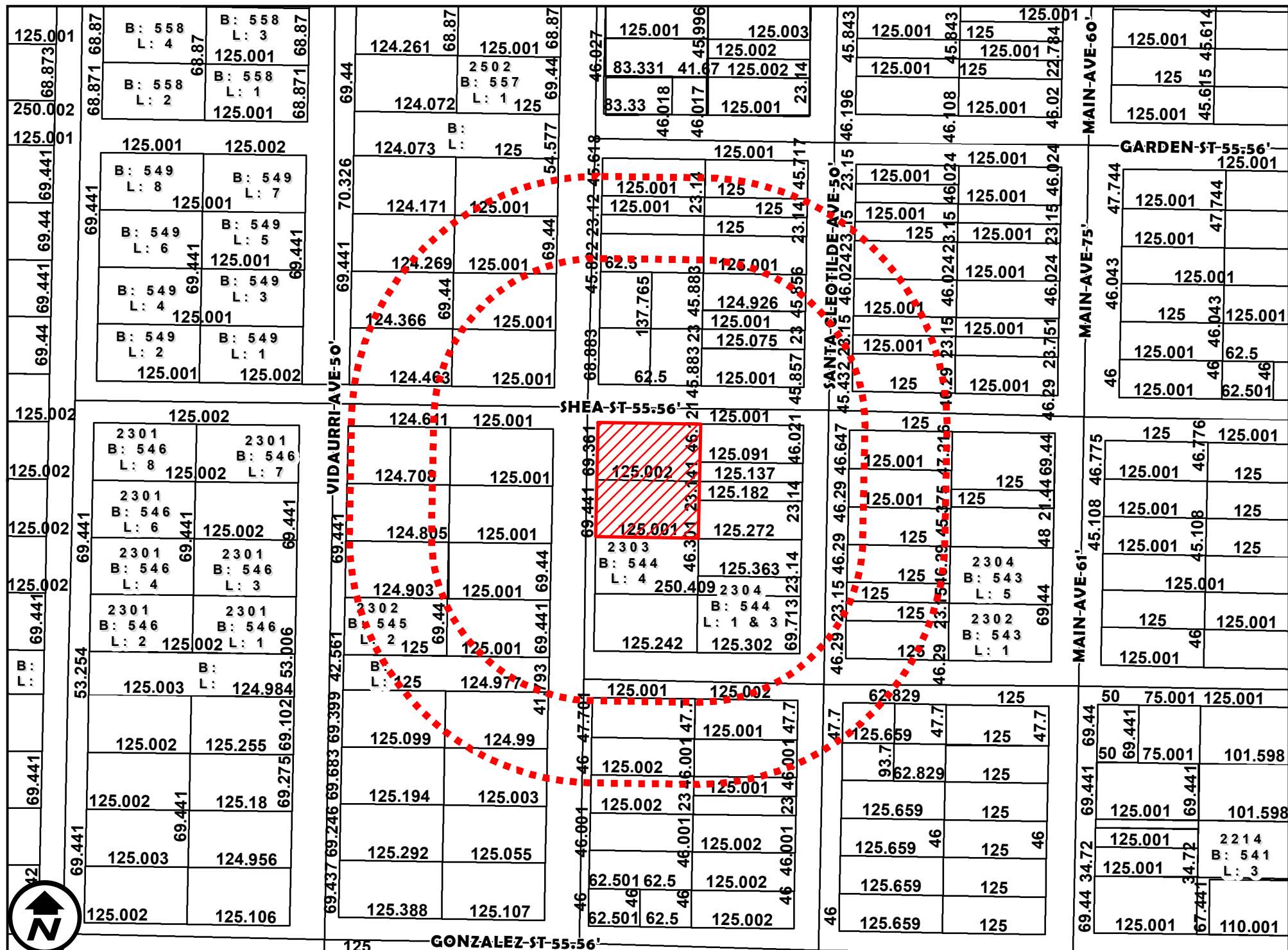
COUNCIL DISTRICT 8

R-3 (MIXED RESIDENTIAL DISTRICT) 1C

1 inch = 150 feet

2303 SANTA RITA AVENUE

C.U.P. FOR WAREHOUSE/STORAGE (INSIDE) AND HEAVY MACHINERY SALES/DISPLAY (OUTDOOR)



DIMENSIONS MAP

ZC-075-2026

COUNCIL DISTRICT 8

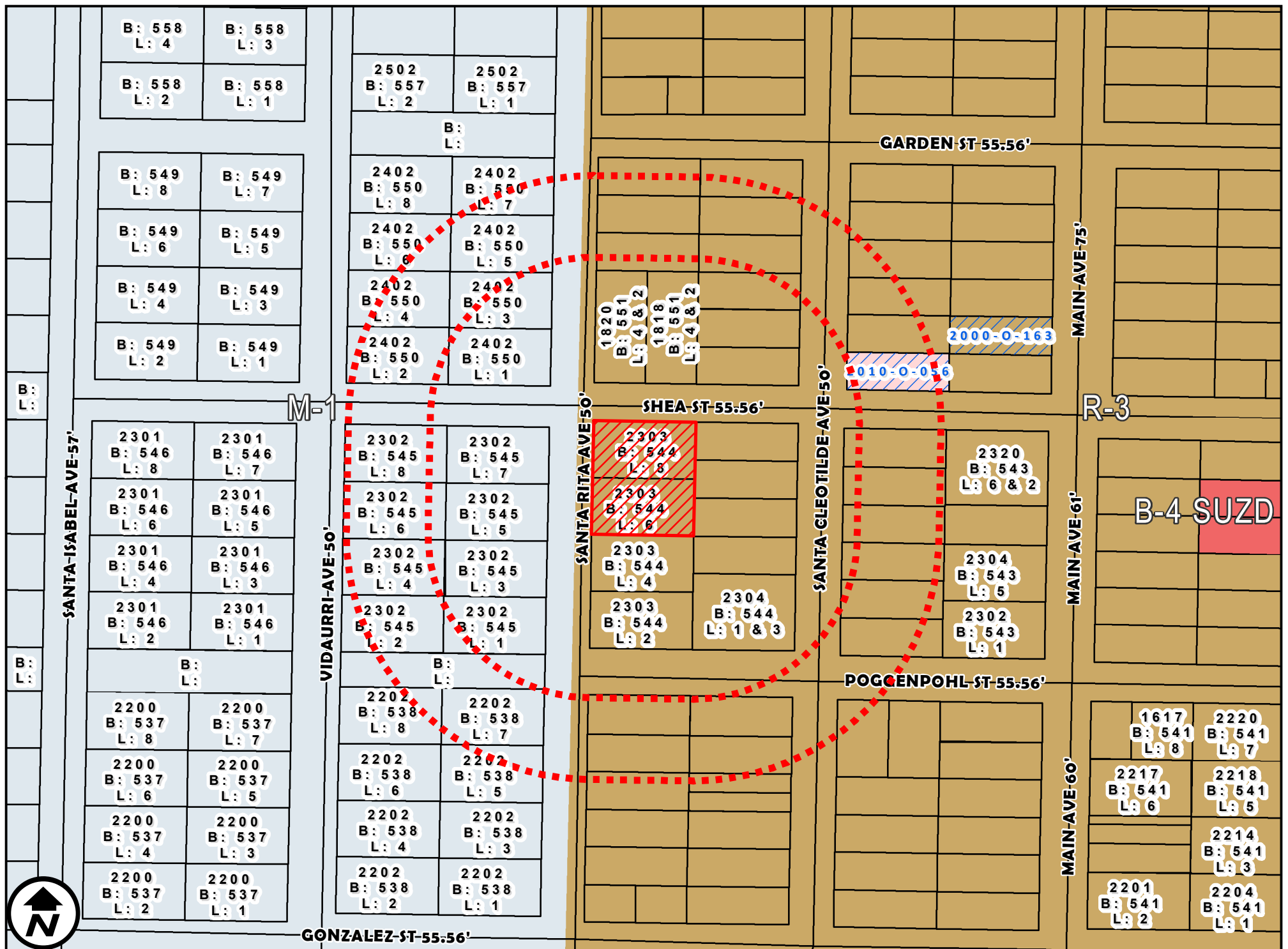
1 inch = 150 feet

2303 SANTA RITA AVENUE

C.U.P. FOR WAREHOUSE/STORAGE (INSIDE) AND HEAVY MACHINERY SALES/DISPLAY (OUTDOOR)

APPLICATION FC-20

R-3 (MIXED RESIDENTIAL DISTRICT) 139



ZONING MAP

ZC-075-2026

COUNCIL DISTRICT 8

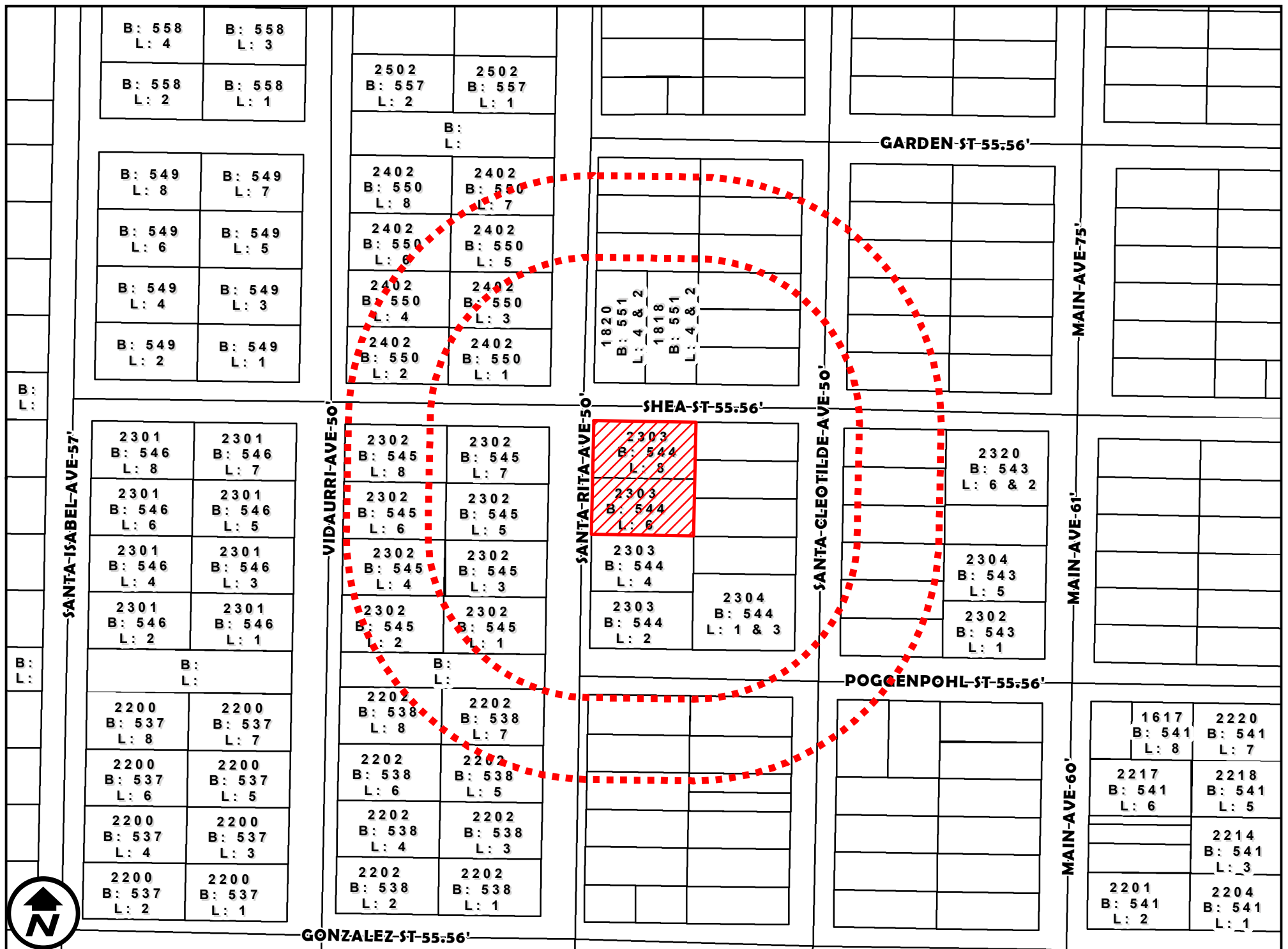
1 inch = 150 feet

2303 SANTA RITA AVENUE

C.U.P. FOR WAREHOUSE/STORAGE (INSIDE) AND HEAVY MACHINERY SALES/DISPLAY (OUTDOOR)

APPLICATION FC 40

R-3 (MIXED RESIDENTIAL DISTRICT) 1C



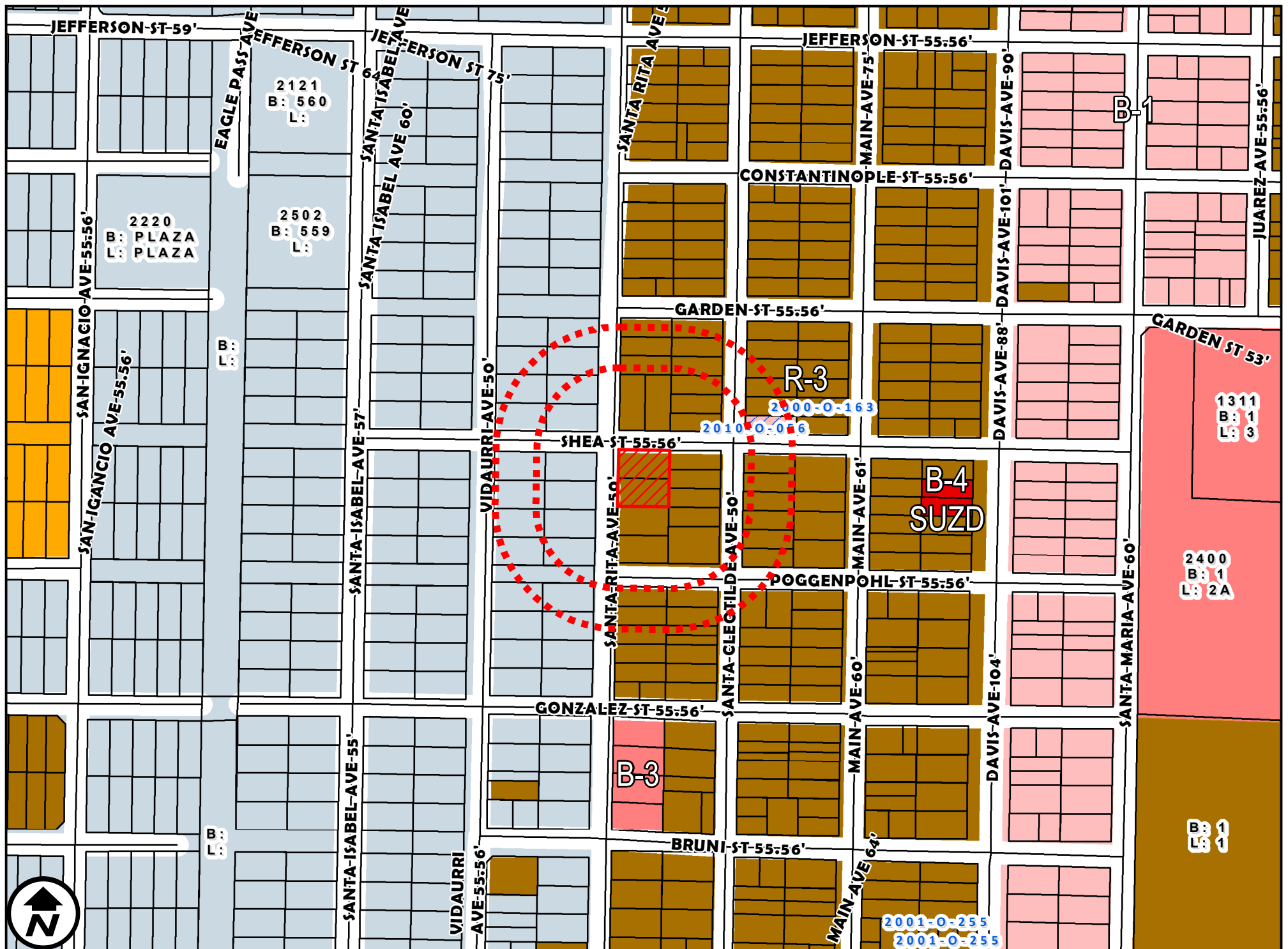
SURVEY MAP

ZC-075-2026

APPLICATION FC 41

1 inch = 150 feet

COUNCIL DISTRICT 8
 2303 SANTA RITA AVENUE C.U.P. FOR WAREHOUSE/STORAGE (INSIDE) AND HEAVY MACHINERY SALES/DISPLAY (OUTDOOR) R-3 (MIXED RESIDENTIAL DISTRICT) T-1



ZONING OVERVIEW

ZC-075-2026

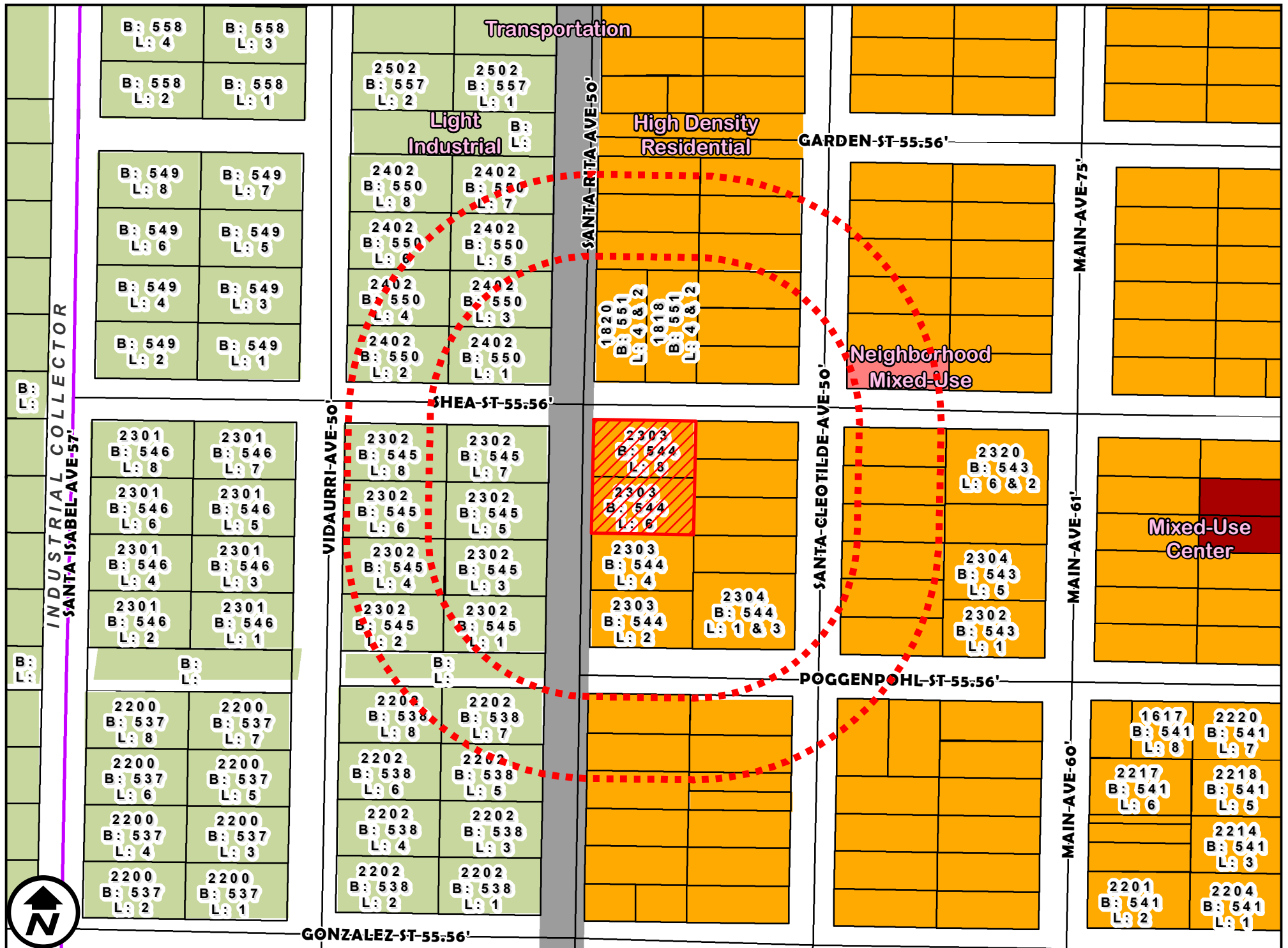
1 inch = 300 feet

COUNCIL DISTRICT 8
2303 SANTA RITA AVENUE

C.U.P. FOR WAREHOUSE/STORAGE (INSIDE) AND HEAVY MACHINERY SALES/DISPLAY (OUTDOOR)

R-3 (MIXED RESIDENTIAL DISTRICT) T-1

APPLICATION FC 42



FUTURE LANDUSE

ZC-075-2026

APPLICATION FC 43

1 inch = 150 feet

COUNCIL DISTRICT 8

R-3 (MIXED RESIDENTIAL DISTRICT) T

2303 SANTA RITA AVENUE

C.U.P. FOR WAREHOUSE/STORAGE (INSIDE) AND HEAVY MACHINERY SALES/DISPLAY (OUTDOOR)

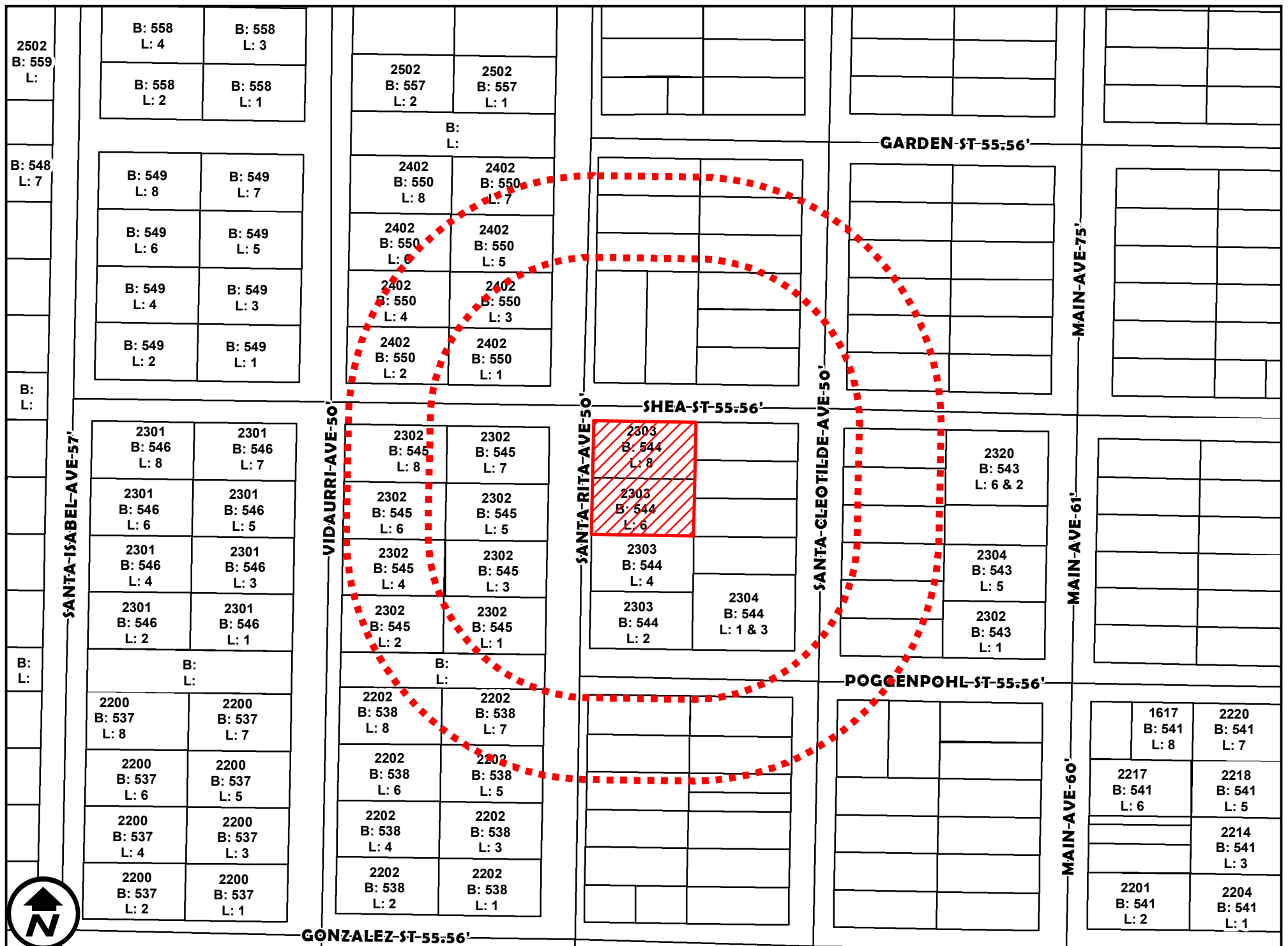


Exhibit B



BIG GEAR OF LAREDO

1819 Shea ST, Laredo TEXAS 78045

July 27, 2026

Narrative Description of Business Operations

Big Gear of Laredo, Inc. is an industrial equipment sales and service company specializing in the purchase, sale, rental, storage, transportation, and servicing of forklifts, warehouse equipment, scissor lifts, trailers, and other general products.

The company also provides equipment sourcing services for domestic and international customers by locating machinery / spare parts and or general cargo throughout the United States, coordinating transportation, and managing export logistics to customers in both the United States and Mexico.

Business activities conducted at the property include:

- Outdoor storage and display of industrial equipment for sell / rent.
- Indoor storage and shipping preparations.
- Equipment inspections, demonstrations, and customer visits.
- Minor maintenance, cleaning, and repairs.
- Occasional loading and unloading of equipment.
- Sales, rental, and administrative activities.
- Coordination of transportation and export logistics.

Hours of Operation

Business hours are **Monday through Saturday from 9:00 a.m. to 6:00 p.m.**, with only occasional schedule adjustments to accommodate customer deliveries or transportation logistics.

Employees and Traffic

The business currently employs approximately **four (4)** employees and/or subcontractors. Traffic generated by the business is limited and consists primarily of employee vehicles (3), scheduled customer visits and occasional deliveries to our location. The proposed use is not expected to create traffic volumes that would adversely affect the surrounding neighborhood and we have paved parking space inside our fence for our vehicles.

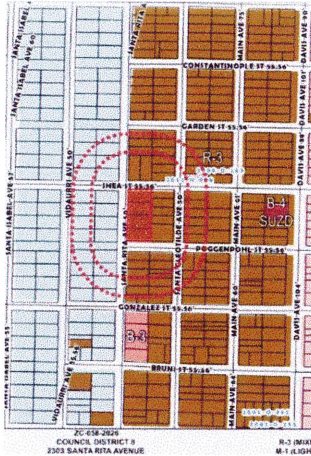


Recent Picture

BIG GEAR OF LAREDO, INC
1819 Shea St, Laredo Texas 78041, +1 956 608 9862
www.biq-gear.com



Supplementary Information and Compatibility



The property is located at **1819 Shea Street, Laredo, Texas**, immediately adjacent to the railroad right-of-way and within a short distance of properties zoned **B-3, B-4 and M-1 (Light Manufacturing)**. The surrounding area already contains warehouses, commercial businesses, industrial facilities, and automotive-related operations, making the proposed use compatible with the existing character of the neighborhood.

The proposed operation does **not** involve manufacturing, fabrication, processing of raw materials, or any heavy industrial activity. Business operations consist primarily of the storage, sale, rental, and servicing of products and industrial equipment.

Our operations generate no or minimal noise and are conducted entirely during normal business hours. No routine nighttime operations are performed, and equipment movement is limited to customer deliveries, pickups, and occasional loading or unloading activities. As a result, the operation does not create excessive noise, vibration, smoke, odors, dust, or any other nuisance that would negatively impact nearby residential properties.

Likewise, the visual appearance of the surrounding neighborhood is not adversely affected and is located only a short distance from existing industrially zoned properties. Equipment is stored in an organized manner within the warehouse and fenced yard, maintaining a clean and professional appearance consistent with neighboring commercial and industrial properties.

Commitment to the Community

Since acquiring the property, Big Gear of Laredo has continuously maintained and improved the site by keeping the grounds clean, maintaining the landscaping, removing debris, and preserving a professional appearance. These efforts have enhanced the property and contributed positively to the surrounding area.

Big Gear of Laredo is committed to operating responsibly, complying with all applicable City of Laredo regulations, and maintaining a business operation that is fully compatible with neighboring properties.



For these reasons, we respectfully request approval of the Conditional Use Permit, as the proposed use is consistent with the surrounding commercial and industrial character of the area, will not negatively impact nearby residential properties, and will allow the continued productive use and improvement of an existing commercial warehouse facility.

Respectfully submitted,

BIG GEAR OF LAREDO, INC.

Best regards

Omar K Camacho
OMAR K. CAMACHO

General Manager

Exhibit A





City of Laredo

Planning & Zoning Commission

Meeting Date: 8/20/2026
Ordinance 6D

Public Hearing and Recommendation of an

SUBJECT

Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 3 and 4, Block 493, Eastern Division, located at 219 East Taylor Street, from R-3 (Mixed Residential District) to B-3 (Community Business District).

ZC-071-2026
District VIII

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Initiated by: Level Up Investing, LLC, Owner; Jesse Leven, Applicant/Representative

Council District: VIII - Cm. Alyssa Cigarroa

Proposed Use: The proposed use is for a car wash.

- The applicant was advised about applying for a conditional use permit (CUP). Conditional use status may be sought if the site has a non-conforming use which has been in existence for ten (10) or more years.

Site: The site is currently occupied by an existing car wash.

- Records have indicated that no violations, warning notices, or citations have been issued for the property located at 219 Taylor Street.

Surrounding Land Uses: To the north of the site is Taylor Street and residential uses. To the east of the site is Marcella Avenue, Pronto's Meat Market, and residential uses. To the south of the site is a residential structure, auto body shops, a collision repair shop, multifamily residential uses, East Eistetter Street. To the west of the site is a multifamily residential use (apartments) and Sanders Avenue.

Comprehensive Plan: The Future Land Use Map recognizes this area as High Density Residential.
https://www.openlaredo.com/planning/2017_Comprehensive_Plan-Viva_Laredo.pdf#page=39

Transportation Plan: The Long Range Thoroughfare Plan identifies Taylor Street as a major collector and Marcella Avenue as a local street.
<https://www.cityoflaredo.com/home/showpublisheddocument>

/17680/638703100333370000

Letters sent to surrounding property owners: 28 In Favor: 0 Opposed: 0

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a ____ to ____ vote recommended ____ of the zone change.

STAFF RECOMMENDATION

Staff does not support the proposed zone change for the following reasons:

1. The proposed zone change is not in conformance with the Comprehensive Plan's designation as High Density Residential (R-3, R-2, B-1R, B-1, R-O), which does not include B-3 zoning districts.
2. The B-3 zoning district permits a broad range of general commercial activities, including higher-intensity uses that may generate increased noise, lighting, and higher traffic volumes. Such impacts could adversely affect the adjacent residential properties by diminishing neighborhood character, privacy, and overall quality of life.
3. While B-3, B-1, and MXD zoning districts exist within the vicinity, the established uses within these districts are predominantly lower-intensity or residential-supporting uses, including apartments, a church, gym/fitness facility, and school.
4. The proposed zone change does not meet the Laredo Land Development Code location requirement, stating that B-3 zoning districts should be located along minor or principal arterial streets. Taylor Street is identified as a major collector and Marcella Avenue is identified as a local street in the Thoroughfare Plan.
5. A Conditional Use Permit (CUP) overlay may provide an opportunity to regulate the use through enforceable conditions that ensure compatibility between the proposed use and surrounding residential neighborhoods.

Notice to the owner/applicant:

1. The approval of the zone change does not guarantee the issuance of the building permit and requires full compliance with all applicable municipal codes and regulations.

IMPACT ANALYSIS

B-3. The purpose of the B-3 District (community business district) is to provide for those businesses and services serving a trade area larger than a neighborhood, but smaller than the entire City and located primarily along minor or principal arterial streets, as classified in the Transportation Plan of the City of Laredo. It is intended for this zoning classification to exist primarily abutting minor or principal arterial streets while preserving established residential neighborhoods along such streets.

Is this change contrary to the established land use pattern?
There are no other similar uses within the vicinity.

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

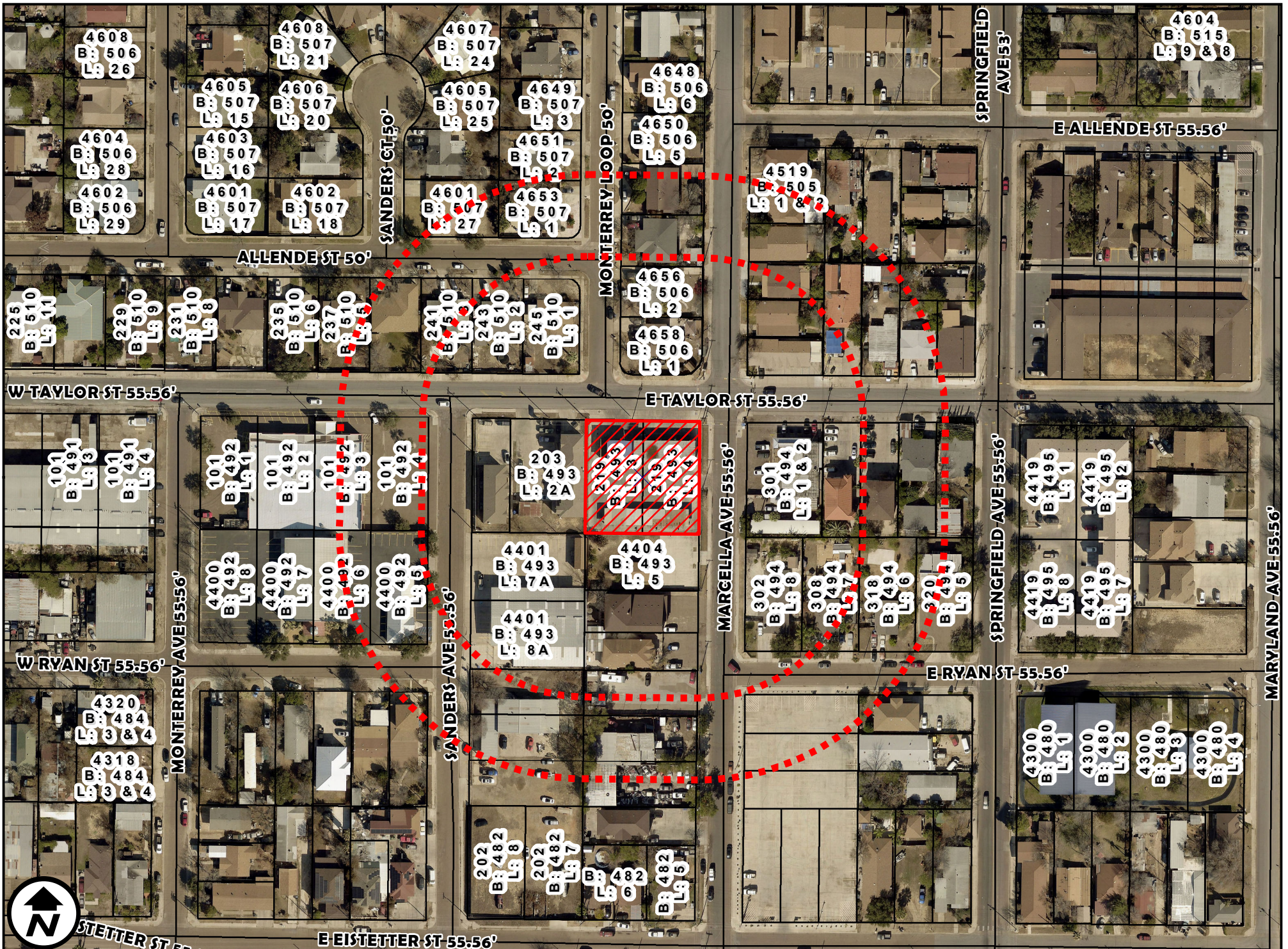
No. The proposed zone change does not create an isolated zoning district.

Will change adversely influence living conditions in the neighborhoods?

The proposed zone change may be anticipated to have a negative impact with the surrounding area or neighborhoods.

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

Yes. The existing zone does not allow for a car wash as intended by the applicant.

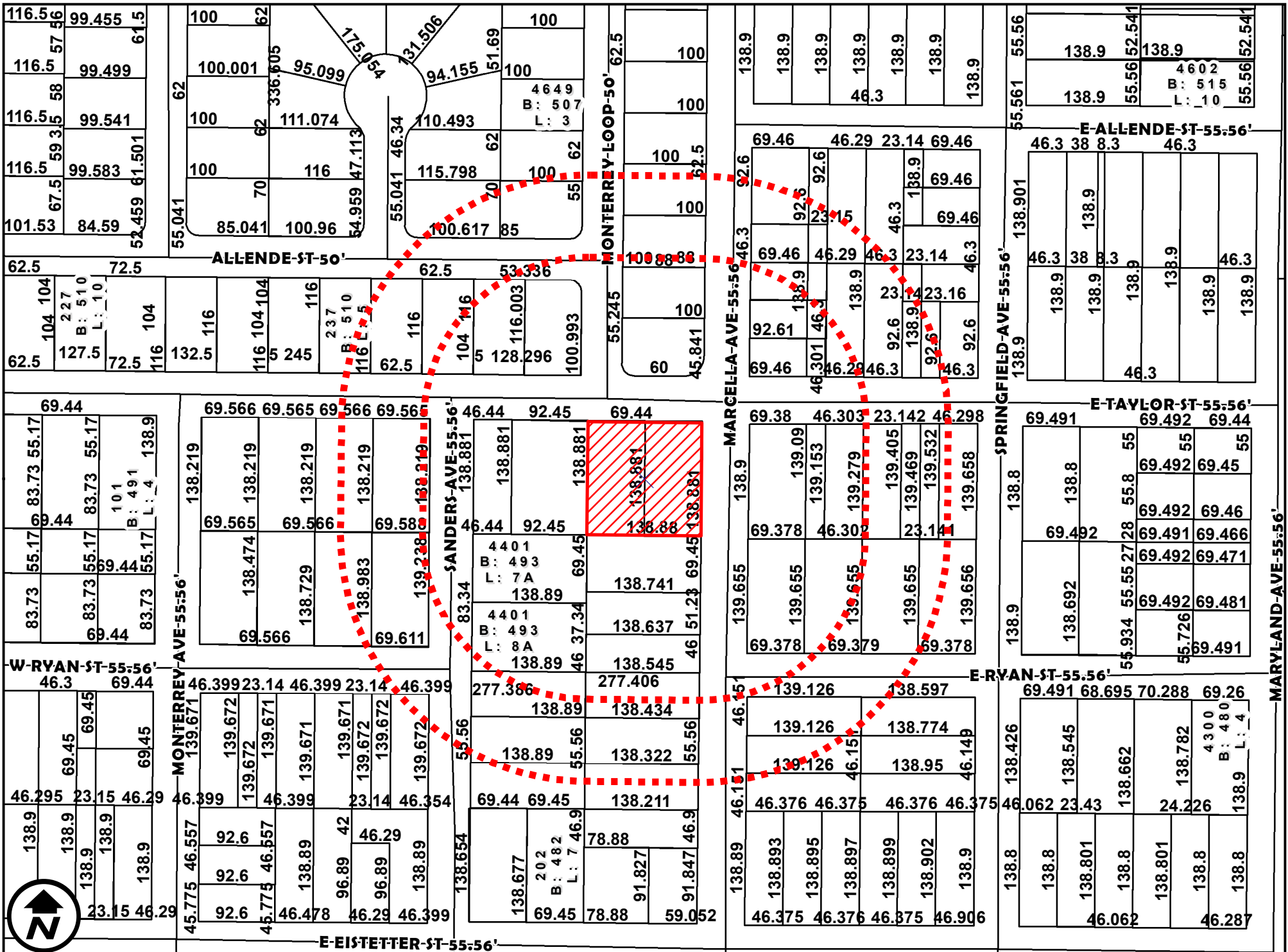


AERIAL MAP

1 inch = 150 feet

ZC-071-2026
COUNCIL DISTRICT 8
219 EAST TAYLOR STREET

APPLICATION FC 53
R-3 (MIXED RESIDENTIAL DISTRICT) T
B-3 (COMMUNITY BUSINESS DISTRICT)



DIMENSIONS MAP

ZC-071-2026

APPLICATION FC 54

COUNCIL DISTRICT 8

R-3 (MIXED RESIDENTIAL DISTRICT) T

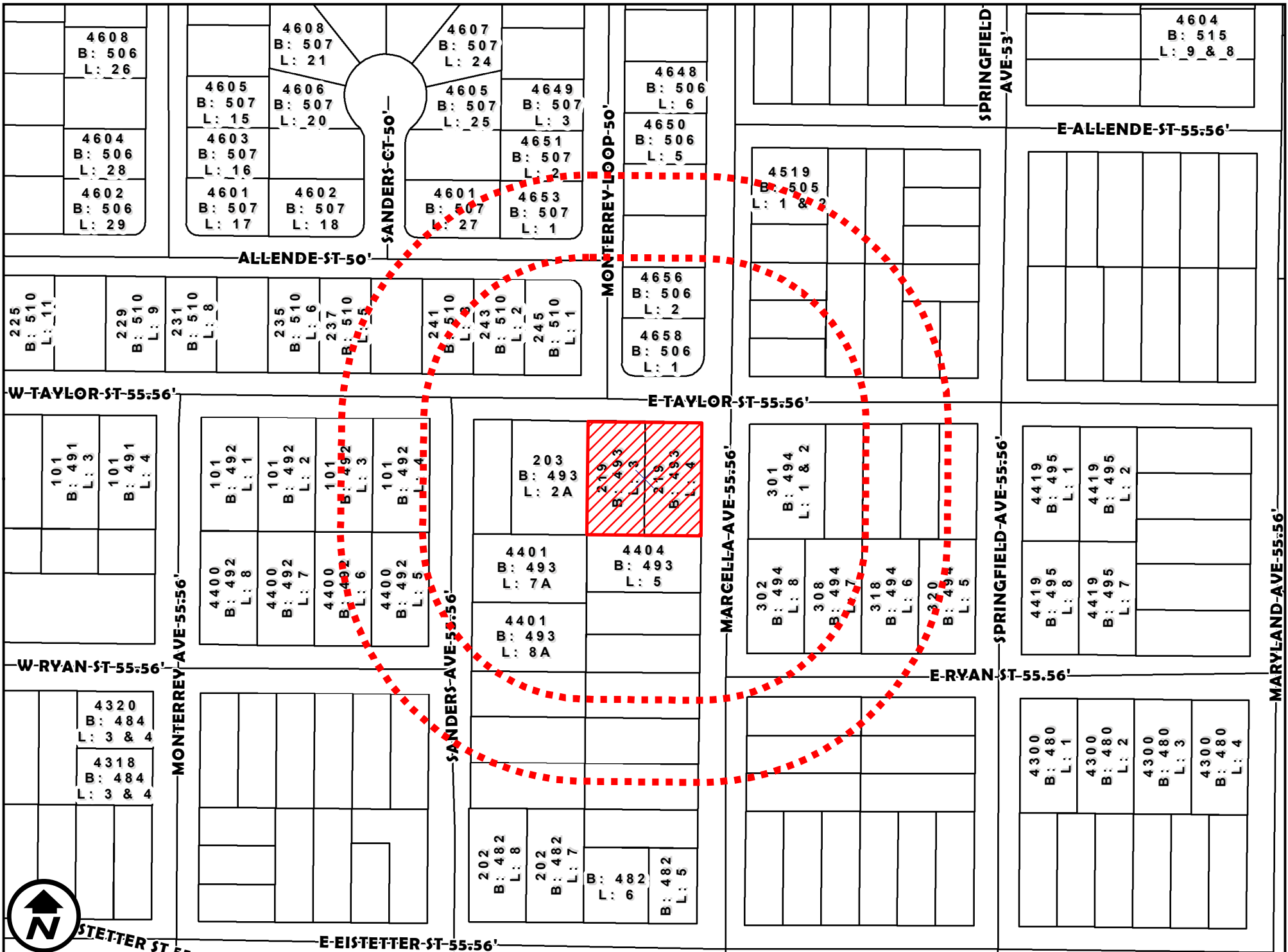
1 inch = 150 feet

219 EAST TAYLOR STREET

B-3 (COMMUNITY BUSINESS DISTRICT)



APPLICATION FC 55
R-3 (MIXED RESIDENTIAL DISTRICT) 1
B-3 (COMMUNITY BUSINESS DISTRICT)

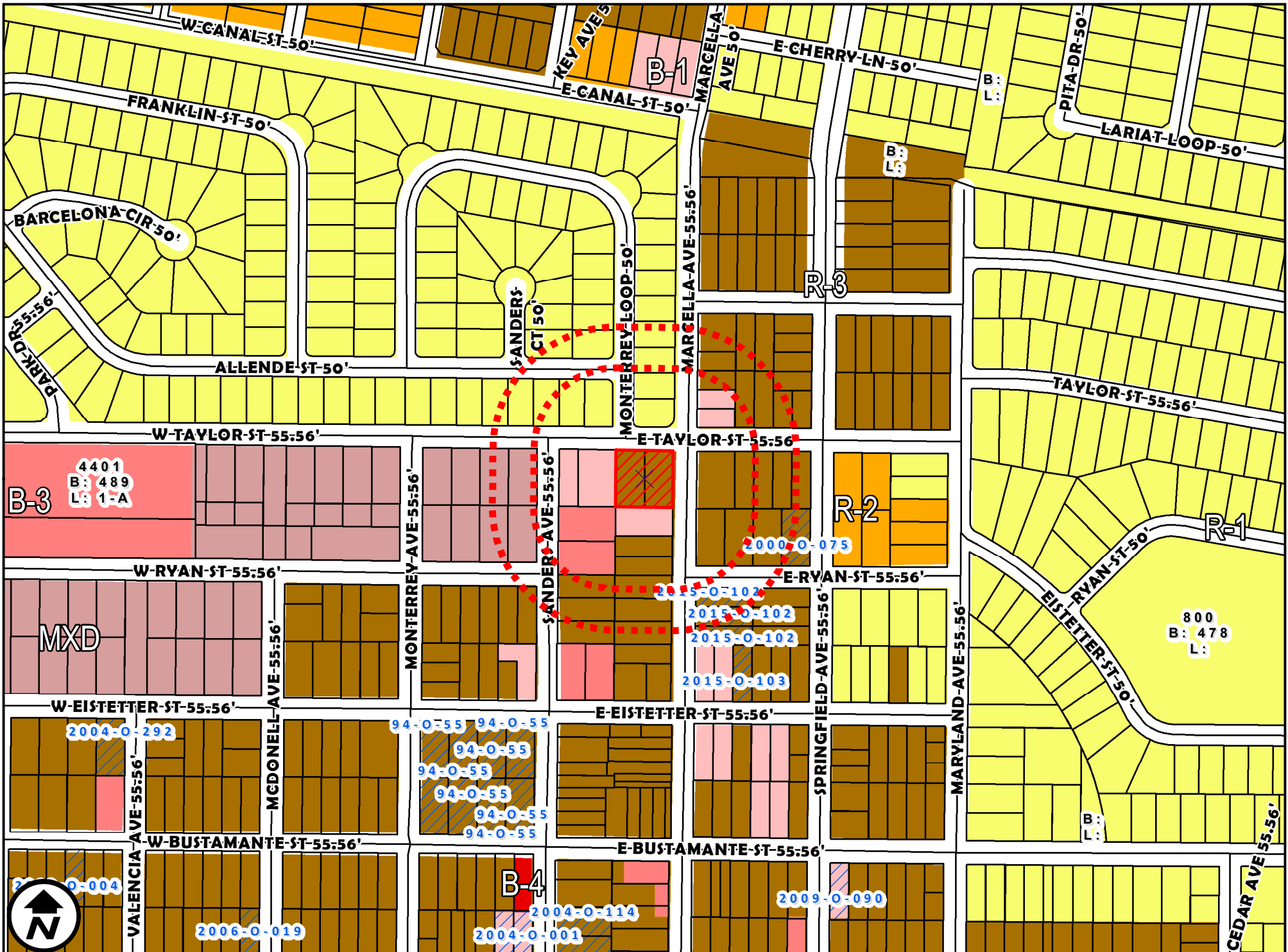


SURVEY MAP

1 inch = 150 feet

ZC-071-2026
COUNCIL DISTRICT 8
219 EAST TAYLOR STREET

APPLICATION FC 56
R-3 (MIXED RESIDENTIAL DISTRICT) TC
B-3 (COMMUNITY BUSINESS DISTRICT)

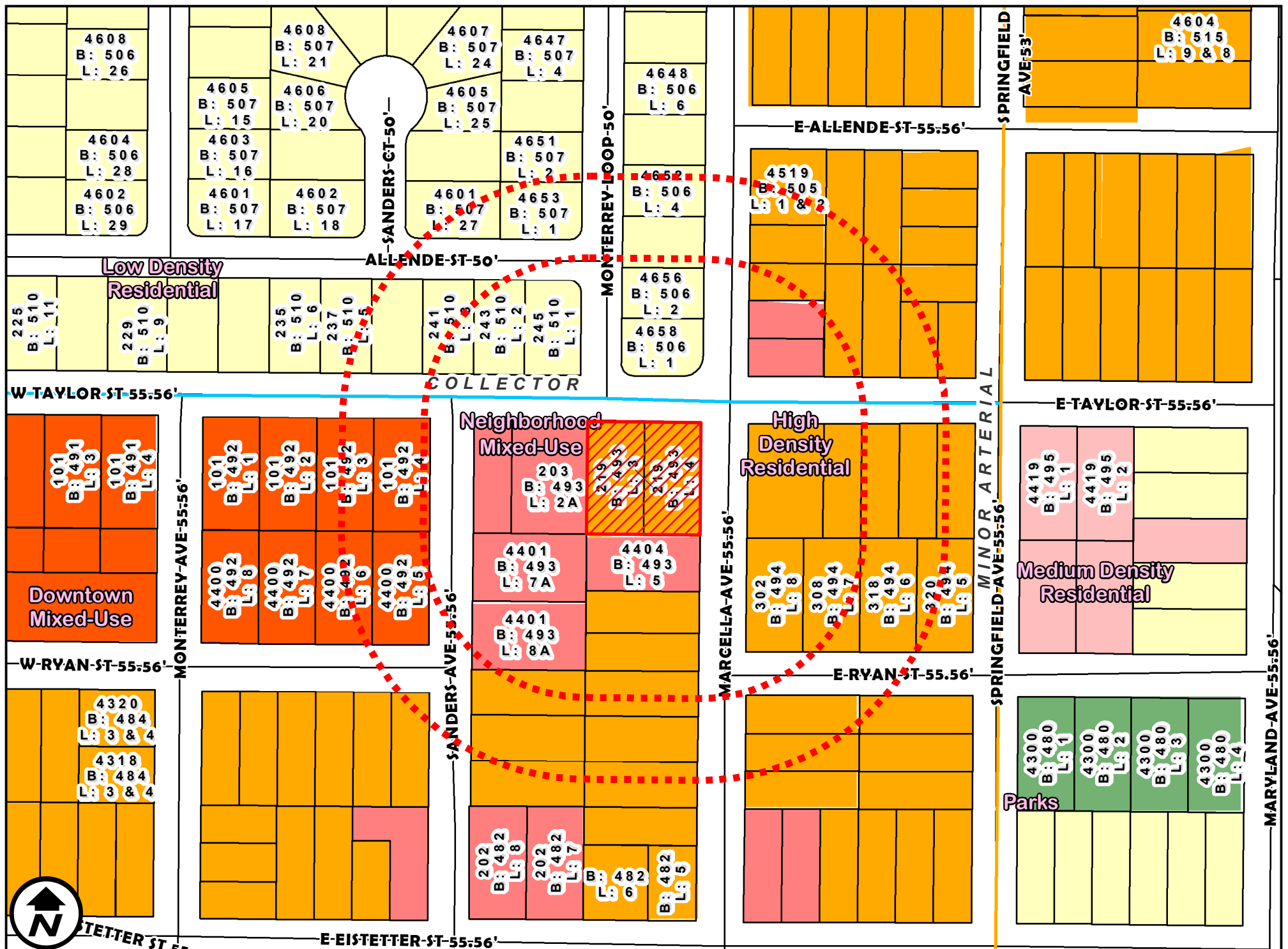


ZONING OVERVIEW

1 inch = 300 feet

ZC-071-2026
COUNCIL DISTRICT 8
219 EAST TAYLOR STREET

APPLICATION FC 57
R-3 (MIXED RESIDENTIAL DISTRICT) 1
B-3 (COMMUNITY BUSINESS DISTRICT)

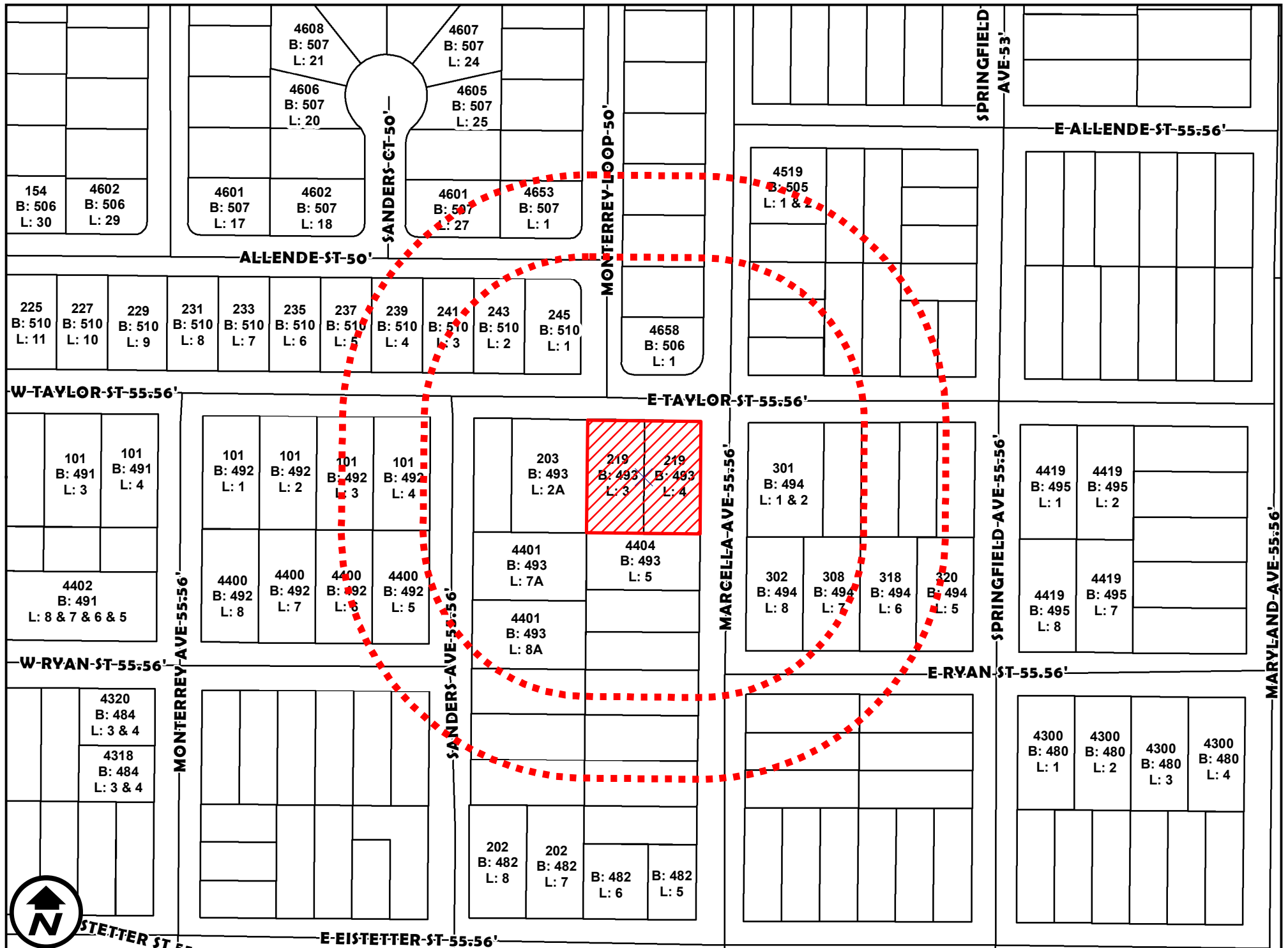


FUTURE LANDUSE

1 inch = 150 feet

ZC-071-2026
COUNCIL DISTRICT 8
219 EAST TAYLOR STREET

APPLICATION FC 58
R-3 (MIXED RESIDENTIAL DISTRICT) T
B-3 (COMMUNITY BUSINESS DISTRICT)



200' AND 300' NOTIFICATION

1 inch = 150 feet

ZC-071-2026
COUNCIL DISTRICT 8
219 EAST TAYLOR STREET

APPLICATION FC 59
R-3 (MIXED RESIDENTIAL DISTRICT) T
B-3 (COMMUNITY BUSINESS DISTRICT)

City of Laredo

Planning & Zoning Commission

Meeting Date: 8/20/2026

Preliminary Plats and Replats 7A

SUBJECT

Preliminary consideration of the replat of Lot 1, Block 1, Pinnacle Industry Center - FM 1472, Unit 8 into Lot 1A, 1B, and 1C, Block 1, Pinnacle Industry Center - FM 1472, Unit 8. The intent is industrial.

PL-172-2026

District VII - Cm. Vanessa Perez

BACKGROUND

APPLICANT: FM 1472 Investments Inc.

ENGINEER: Gilpin Engineering Company

PROPERTY INFORMATION:

Location: Southwest of Nicolas D. Hachar Road and FM 1472 (Mines Road)

Size: Approximately 17.5734 acres, more or less

Proposed Development: 3 Lots

Current Zoning: M-1 (Light Manufacturing District)

Council District: District VII - Cm. Vanessa Perez

STAFF RECOMMENDATION

APPROVES SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide the plat notes from the original recorded plat and all notes associated with the proposed replat.

2. Access to FM 1472 is subject to the review and approval by Texas Department of Transportation (TX-DOT).

3. Identify all easements.

4. All improvements as per the Subdivision Ordinance.

Parks:

1. Street trees are required

Fire: No comments submitted.

Traffic Safety: No comments submitted.

Engineering: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

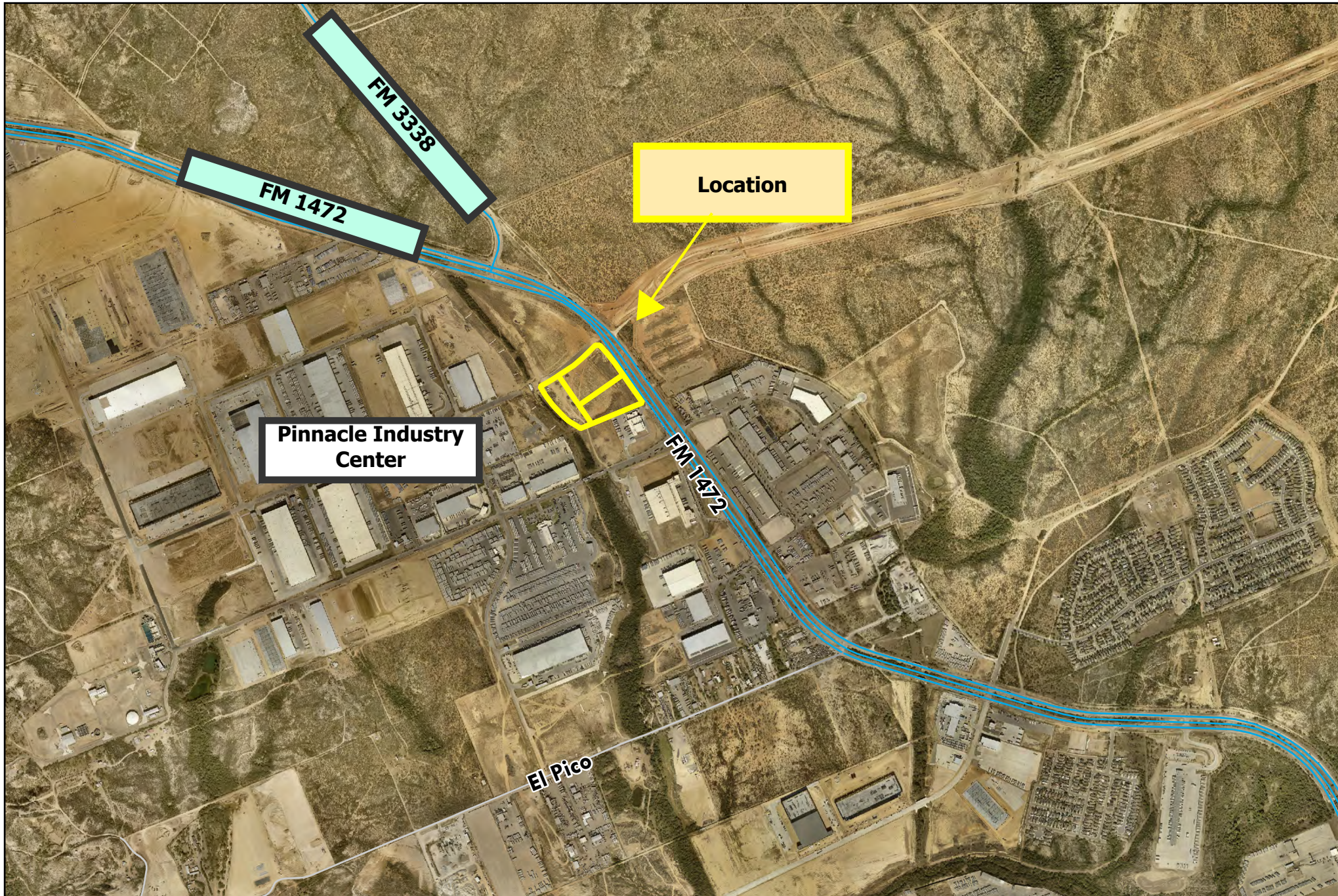
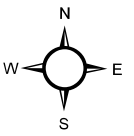
AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

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

AERIAL LOCATION MAP



OWNER

FM1472 INVESTMENTS, INC.
Kurt Kraus, President
182 Stable Road
Laredo, Texas 78045

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, **FM1472 INVESTMENTS, INC.**, the undersigned owner of the land shown on this plat, and designated herein as **REPLAT OF LOT 1 OF BLOCK 1, INTO LOT 1A, LOT 1B, LOT 1C OF BLOCK 1, PINNACLE INDUSTRY CENTER - FM 1472 UNIT 8** in the City of Laredo, County of Webb, Texas, and whose name is subscribed hereto, hereby dedicated to the use of the public forever all streets, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Kurt Kraus, President
FM 1472 INVESTMENTS, INC.

Date

STATE OF TEXAS
COUNTY OF WEBB

Before me, the undersigned authority, on this day personally appeared **Kurt Kraus**, 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 _____, 2026.

Notary Public in and for County of Webb, State of Texas.

My Commission expires: _____

LIEN HOLDER CERTIFICATE

This subdivision map is hereby approved and adopted by the undersigned Lien holder, this ____ day of _____, 2026.

By: _____

Title: _____ as an act and Deed of,

STATE OF TEXAS
COUNTY OF WEBB:

Before me, the undersigned authority personally appeared

(NAME)

(TITLE)

(FINANCIAL INSTITUTION)

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 purpose and consideration therein expressed and in the capacity therein stated.

WITNESS MY HAND AND SEAL OF OFFICE.
THIS ____ DAY OF _____

NOTARY PUBLIC

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I, Robert J. Gilpin, the undersigned Licensed Professional Engineer in the State of Texas, hereby certify that proper engineering consideration has been given this replat to the matters of streets, lots, water, sewer and appurtenances and drainage layout; and to the best of my knowledge this replat conforms to all requirements of the subdivision ordinance, except for those variances that may have been granted by the Planning Commission of the City.

ROBERT J. GILPIN, P.E. #90141

DATE



CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

I, Robert J. Gilpin, the undersigned 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 on the ground under my supervision and that the corner monuments shown thereon were properly placed under my supervision.

ROBERT J. GILPIN, R.P.L.S. # 5944

DATE



PLAT APPROVAL-CITY ENGINEER

I, have reviewed this plat and accompanying construction drawings identified as **REPLAT OF LOT 1 OF BLOCK 1, INTO LOT 1A, LOT 1B, LOT 1C OF BLOCK 1, PINNACLE INDUSTRY CENTER - FM 1472 UNIT 8** prepared by Gilpin Engineering Company, Robert J. Gilpin, Licensed Professional Engineer No. 90141, and dated the ____ day of _____, 2026, with the last revised date on the ____ day of _____, 2026, and have found them in compliance with the Subdivision Ordinance of the City of Laredo, Texas.

ELIUD DE LOS SANTOS, P.E.
CITY ENGINEER

DATE

PLANNING COMMISSION APPROVAL

This replat, **REPLAT OF LOT 1 OF BLOCK 1, INTO LOT 1A, LOT 1B, LOT 1C OF BLOCK 1, PINNACLE INDUSTRY CENTER - FM 1472 UNIT 8**, 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 _____, 2026.

DANIELLA SADA PAZ
PLANNING & ZONING COMMISSION CHAIR

DATE

ATTESTMENT OF PLANNING COMMISSION APPROVAL

The City of Laredo Planning Commission approved the filing for record of this replat at a public meeting held on the ____ day of _____, 2026.

VANESSA GUERRA
AICP, PLANNING DIRECTOR

DATE

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF WEBB

I, _____, Clerk of the County Court in and for Webb County, Texas, do hereby certify that the foregoing instrument dated the ____ day of _____, 2026, with the certificate of authentication was filed of record in my office on the ____ day of _____, 2026, at ____ o'clock ____ p.m. in Volume _____, Page(s) _____ of the map records of said County.

WITNESS MY HAND AND SEAL
THIS ____ DAY OF _____, 20____.

HONORABLE MARGIE RAMIREZ IBARRA
COUNTY CLERK, WEBB COUNTY, TEXAS

DEPUTY COUNTY CLERK
WEBB COUNTY, TEXAS

60 COUNTY OF WEBB

FILED AT: LAREDO, TEXAS

DATE: _____

BY: _____

DEPUTY COUNTY CLERK

RECEIVED BY: _____

DATE: _____

FILED AT: LAREDO, TEXAS

DATE: _____

BY: _____

DEPUTY COUNTY CLERK

REPLAT OF LOT 1, BLOCK 1 OF
PINNACLE INDUSTRY CENTER - FM 1472, UNIT 8 INTO
LOT 1A, 1B, 1C, BLOCK 1 OF
PINNACLE INDUSTRY CENTER - FM 1472, UNIT 8
LAREDO, TEXAS
SUBDIVISION PLAT

SHEET NO.

2

OF 2

FILED AT: LAREDO, TEXAS
DATE: _____
BY: _____
DEPUTY COUNTY CLERK
RECEIVED BY: _____
DATE: _____
FILED AT: LAREDO, TEXAS
DATE: _____
BY: _____
DEPUTY COUNTY CLERK



T.S.P.L.S. Firm Registration # 1533779
T.S.P.E. Firm Registration # 6288
GILPIN
ENGINEERING COMPANY
LAREDO, TEXAS 78045
PHONE: 956.732.3215
FAX: 956.732.3215

City of Laredo

Planning & Zoning Commission

Meeting Date: 8/20/2026

Preliminary Plats and Replats 7B

SUBJECT

Preliminary consideration of the replat of Lot 3, Block 2, Shiloh Crossing Subdivision, Phase 5 into Lot 3A, Block 2 and Lots 1 and 2, Block 3, Shiloh Crossing Subdivision, Phase 5. The intent is Commercial.

PL-173-2026

District VI - Cm. Dr. Tyler King

BACKGROUND

APPLICANT: Killam Development, LTD. and Killam Ranch Properties, LTD.

ENGINEER: Mesquite Engineering

PROPERTY INFORMATION:

Location: south of Shiloh Drive and west of Bob Bullock (Loop 20)

Size: Approximately 12.3966 acres, more or less

Proposed Development: 3 lots

Current Zoning: B-4 (Highway Commercial District)

Council District: District VI - Cm. Dr. Tyler King

STAFF RECOMMENDATION

APPROVES SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Revise Plat Note No. 1 to include the public dedication of Room For More Way as part of the purpose of the replat.
2. Remove "Extension" after the street name "Room For More Way."
3. Revise Plat Note No. 4 to state the following: "All curb cuts shall comply with the Standard Technical Specification Manual, as may be amended from time to time."
4. Identify all easements.
5. All improvements as per the Subdivision Ordinance.

Parks:

1. Along the frontage of Shiloh, street trees are required. Along Bob Bullock, street trees are not required.

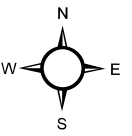
Fire: No comments submitted.
Traffic Safety: No comments submitted.
Engineering: No comments submitted.
Environmental: No comments submitted.
Water & Utilities: No comments submitted.
WEBB County App: No comments submitted.
AEP Engineers: No comments submitted.
U.I.S.D.: No comments submitted.
L.I.S.D.: No comments submitted.
AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

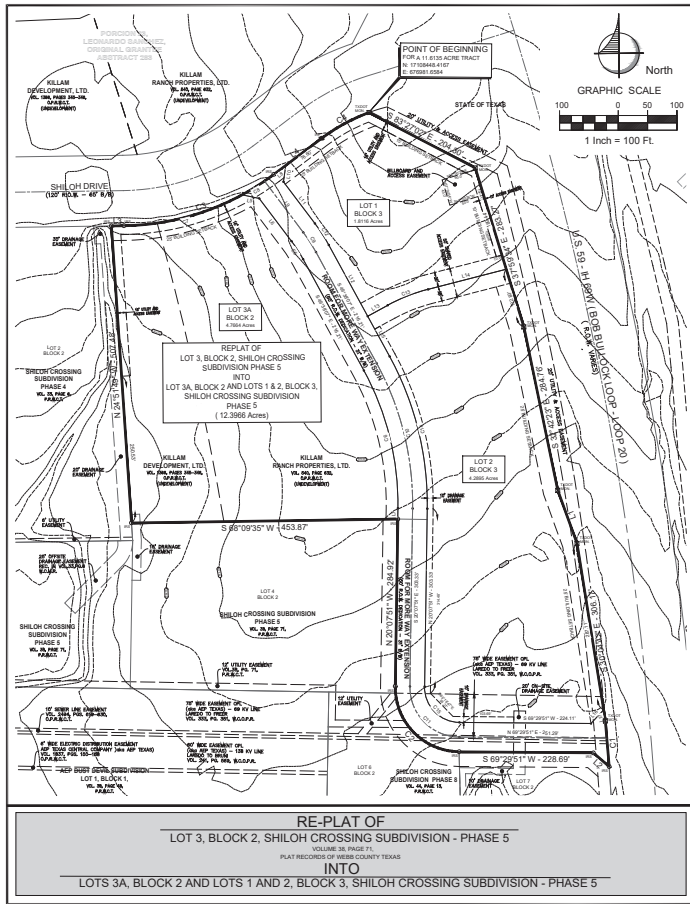
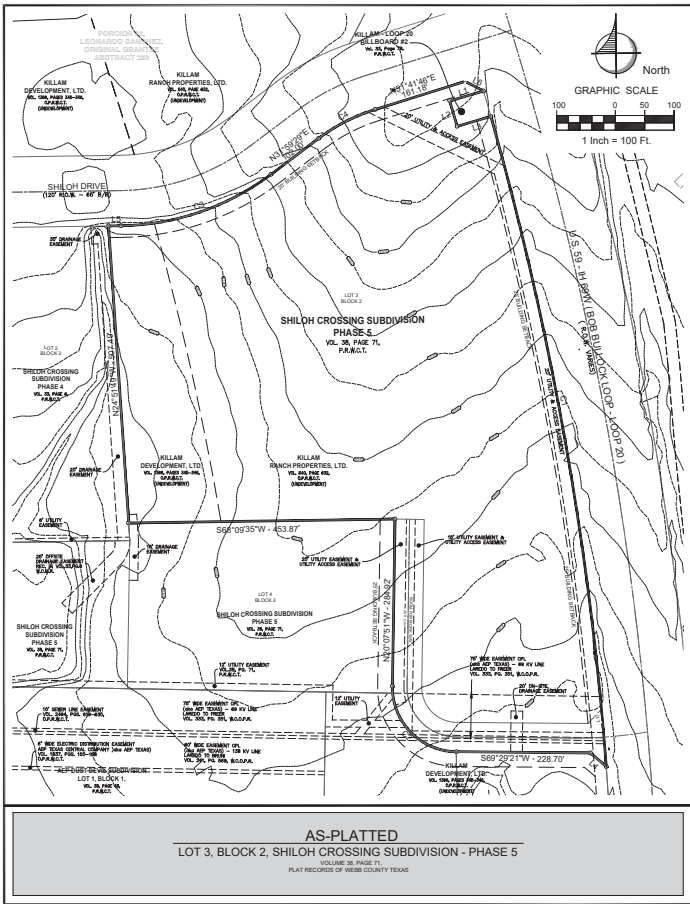
1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
2. All comments set forth are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

AERIAL LOCATION MAP



PLAT NOTES - REPLAT

1. THE PURPOSE OF THIS REPLAT IS TO SUBDIVIDE LOT 3, BLOCK 2, SHILOH CROSSING SUBDIVISION PHASE 5 INTO LOTS 3A, BLOCK 2 AND LOTS 1 AND 2, BLOCK 3, SHILOH CROSSING SUBDIVISION PHASE 5 AS SHOWN HEREON; THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.
2. BY GRAPHICALLY PLOTTING, THIS PARCEL WAS DETERMINED NOT TO BE WITHIN A 100 YEAR FREQUENCY FLOOD ZONE AS PER FLOOD INSURANCE RATE MAPS FOR WEBB COUNTY, TEXAS COMMUNITY PANEL No. 48479C1205C WITH AN EFFECTIVE DATE: APRIL 2, 2008.
3. SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
4. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO.
5. ALL SETBACKS SHALL CONFORM TO SECTION 24.77.1, DIMENSIONAL STANDARDS OF THE LAREDO LAND DEVELOPMENT CODE.
6. ACCESS ONTO BOB BULLOCK LOOP IS SUBJECT TO REVIEW AND APPROVAL BY THE TEXAS DEPARTMENT OF TRANSPORTATION.



PLAT NOTES - AS PLATTED	
1. ALL LOTS, SUBDIVISIONS AND TRACES SHALL BE PLATTED AT THE DISCRETION OF THE BUILDING PERMITS IN ACCORDANCE WITH THE LATEST LANE DEVELOPMENT CODE.	
2. ALL LOTS SHALL BE PLATTED WITHIN THE LATEST LANE DEVELOPMENT CODE OF THE CITY OF LAREDO.	
3. ALL LOTS SHALL BE PLATTED WITHIN THE LATEST LANE DEVELOPMENT CODE OF THE CITY OF LAREDO.	
4. ACCESS TO THE LOTS SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE TEXAS DEPARTMENT OF TRANSPORTATION.	
5. THE LOT 3, BLOCK 2, SHILOH CROSSING SUBDIVISION PHASE 5 IS COVERED BY A MAINTENANCE AND MAINTENANCE AGREEMENT AS RECORDED IN VOLUME 38, PAGE 11 OF THE PUBLIC RECORDS OF WEBB COUNTY, TEXAS.	
6. AT THE TIME OF THE APPLICATION FOR A BUILDING PERMIT ON LOT 3, BLOCK 2, THE OWNER SHALL BE REQUIRED TO SUBMIT A STORAGE PLAN TO THE TEXAS DEPARTMENT OF TRANSPORTATION OF THE CITY OF LAREDO. THE MINIMUM AMOUNT OF THE STORAGE AND RATE OF RELEASE SHALL BE AS FOLLOWS:	
REQUIRED DETENTION VOLUME IS 1.875 ACRES FEET AT A DISCHARGE RATE OF 80 CFS PER FOOT.	
IN ADDITION TO THE REQUIRED STORAGE VOLUME, ALLOWANCES MUST BE MADE TO ACCOUNT FOR FLOODING, DRAINAGE, AND THE LOCATION OF THE DETENTION HAS BEEN DETERMINED.	

LEGEND	
1. LOT	2. LOT
3. LOT	4. LOT
5. LOT	6. LOT
7. LOT	8. LOT
9. LOT	10. LOT
11. LOT	12. LOT
13. LOT	14. LOT
15. LOT	16. LOT
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93. LOT	94. LOT
95. LOT	96. LOT
97. LOT	98. LOT
99. LOT	100. LOT

CURVE TABLE - AS PLATTED	
CURVE #	LENGTH
1	1.0710
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LOT TABLE	
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1	1.8716
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PLAT NOTES - RE-PLAT	
1. THE PURPOSE OF THIS RE-PLAT IS TO SUBDIVIDE LOT 3, BLOCK 2, SHILOH CROSSING SUBDIVISION PHASE 5 INTO LOTS 3A, BLOCK 2, AND LOTS 1 & 2, BLOCK 3, SHILOH CROSSING SUBDIVISION PHASE 5. THE RE-PLAT IS BEING FILED FOR THE CITY OF LAREDO.	
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100. THE RE-PLAT IS BEING FILED FOR THE CITY OF LAREDO.	

LEGEND	
1. LOT	2. LOT
3. LOT	4. LOT
5. LOT	6. LOT
7. LOT	8. LOT
9. LOT	10. LOT
11. LOT	12. LOT
13. LOT	14. LOT
15. LOT	16. LOT
17. LOT	18. LOT
19. LOT	20. LOT
21. LOT	22. LOT
23. LOT	24. LOT
25. LOT	26. LOT
27. LOT	28. LOT
29. LOT	30. LOT
31. LOT	32. LOT
33. LOT	34. LOT
35. LOT	36. LOT
37. LOT	38. LOT
39. LOT	40. LOT
41. LOT	42. LOT
43. LOT	44. LOT
45. LOT	46. LOT
47. LOT	48. LOT
49. LOT	50. LOT
51. LOT	52. LOT
53. LOT	54. LOT
55. LOT	56. LOT
57. LOT	58. LOT
59. LOT	60. LOT
61. LOT	62. LOT
63. LOT	64. LOT
65. LOT	66. LOT
67. LOT	68. LOT
69. LOT	70. LOT
71. LOT	72. LOT
73. LOT	74. LOT
75. LOT	76. LOT
77. LOT	78. LOT
79. LOT	80. LOT
81. LOT	82. LOT
83. LOT	84. LOT
85. LOT	86. LOT
87. LOT	88. LOT
89. LOT	90. LOT
91. LOT	92. LOT
93. LOT	94. LOT
95. LOT	96. LOT
97. LOT	98. LOT
99. LOT	100. LOT

CURVE TABLE	
CURVE #	LENGTH
1	1.0710
2	1.0710
3	1.0710
4	1.0710
5	1.0710
6	1.0710
7	1.0710
8	1.0710
9	1.0710
10	1.0710
11	1.0710
12	1.0710
13	1.0710
14	1.0710
15	1.0710
16	1.0710
17	1.0710
18	1.0710
19	1.0710
20	1.0710
21	1.0710
22	1.0710
23	1.0710
24	1.0710
25	1.0710
26	1.0710
27	1.0710
28	1.0710
29	1.0710
30	1.0710
31	1.0710
32	1.0710
33	1.0710
34	1.0710
35	1.0710
36	1.0710
37	1.0710
38	1.0710
39	1.0710
40	1.0710
41	1.0710
42	1.0710
43	1.0710
44	1.0710
45	1.0710
46	1.0710
47	1.0710
48	1.0710
49	1.0710
50	1.0710
51	1.0710
52	1.0710
53	1.0710
54	1.0710
55	1.0710
56	1.07

CERTIFICATE OF OWNER:

STATE OF TEXAS,
COUNTY OF WEBB:
I, **RADCLIFFE KILLAM II, AS PRESIDENT AND CEO OF KILLAM DEVELOPMENT, LTD., A TEXAS LIMITED PARTNERSHIP, BY: KILLAM MANAGEMENT, L.L.C., ITS GENERAL PARTNER** OF THE UNDERSIGNED OWNER OF THE LAND, SHOWN ON THIS RE-PLAT, AND DESIGNATED HEREIN AS **LOTS 3A, BLOCK 2 AND LOTS 1, 2 AND 3, BLOCK 3, SHILOH CROSSING SUBDIVISION - PHASE 5** IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERE TO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

RADCLIFFE KILLAM II
PRESIDENT AND CEO

STATE OF TEXAS,
COUNTY OF WEBB:
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED
RADCLIFFE KILLAM II, 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 _____, 2026.

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

CERTIFICATE OF OWNER:

STATE OF TEXAS,
COUNTY OF WEBB:
I, **RADCLIFFE KILLAM II, AS MANAGER OF KILLAM RANCH PROPERTIES, LTD., BY: KILLAM RANCH PROPERTIES I, LLC, ITS GENERAL PARTNER** OF THE UNDERSIGNED OWNER OF THE LAND, SHOWN ON THIS RE-PLAT, AND DESIGNATED HEREIN AS **LOTS 3A, BLOCK 2 AND LOTS 1, 2 AND 3, BLOCK 3, SHILOH CROSSING SUBDIVISION - PHASE 5** IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERE TO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

RADCLIFFE KILLAM II
MANAGER

STATE OF TEXAS,
COUNTY OF WEBB:
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED
RADCLIFFE KILLAM II, 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 _____, 2026.

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

CERTIFICATE OF ENGINEER:

STATE OF TEXAS,
COUNTY OF WEBB:
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS RE-PLAT TO THE MATTERS OF STREETS, LOTS, DRAINAGE, WATER, SEWER, AND APPURTENANCES 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.

HUGO SECA, P.E., R.P.L.S.
REGISTERED PROFESSIONAL ENGINEER
TEXAS No. 62079

CERTIFICATE OF SURVEYOR:

STATE OF TEXAS,
COUNTY OF WEBB:
I, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS REPLAT 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 UNDER MY SUPERVISION.

HUGO SECA, P.E., R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS No. 5783

PLAT APPROVAL - CITY ENGINEER:

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS RE-PLAT OF **LOTS 3A, BLOCK 2 AND LOTS 1, 2 AND 3, BLOCK 3, SHILOH CROSSING SUBDIVISION - PHASE 5**, PREPARED BY **HUGO SECA**, REGISTERED PROFESSIONAL ENGINEER NO. 38079, AND DATED THE ____ DAY OF _____, 2026, WITH THE LAST REVISED DATE ON ____ OF ____ 2026, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ELIUD DE LOS SANTOS, P.E.
CITY ENGINEER

PLANNING COMMISSION APPROVAL:

THIS RE-PLAT OF **LOTS 3A, BLOCK 2 AND LOTS 1, 2 AND 3, BLOCK 3, SHILOH CROSSING SUBDIVISION - PHASE 5** HAS BEEN SUBMITTED AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, AND IS HEREBY APPROVED BY SUCH COMMISSION ON THE ____ DAY OF _____, 2026.

DANIELLA SADA PAZ
PLANNING & ZONING COMMISSION CHAIR

ATTESTMENT OF PLANNING COMMISSION APPROVAL:

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS RE-PLAT OF **LOTS 3A, BLOCK 2 AND LOTS 1, 2 AND 3, BLOCK 3, SHILOH CROSSING SUBDIVISION - PHASE 5** AT A PUBLIC MEETING HELD ON THE DAY OF _____ OF _____, 2026. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

VANESSA GUERRA, AICP
PLANNING DIRECTOR

CERTIFICATION OF COUNTY CLERK:

I, **MARGIE B. BARRA**, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____ DAY OF _____, 2026, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 2026, AT ____ O'CLOCK ____ M. IN VOLUME ____ PAGE(S) ____ OF THE PLAT RECORDS OF SAID COUNTY.

DEPUTY COUNTY CLERK
WEBB COUNTY, TEXAS

CERTIFICATION OF COUNTY CLERK:

FILED OF RECORD AT ____ O'CLOCK ____ M. ON THE ____ DAY OF _____, 2026.

DEPUTY: _____

COUNTY CLERK
WEBB COUNTY, TEXAS



REPLAT OF
LOT 3, BLOCK 2, SHILOH CROSSING SUBDIVISION PHASE 5
LOTS 3A, BLOCK 2 AND LOTS 1 AND 2, BLOCK 3,
SHILOH CROSSING SUBDIVISION PHASE 5
CITY OF LAREDO, WEBB COUNTY, TEXAS
LOT 3, BLOCK 2, SHILOH CROSSING SUBDIVISION PHASE 5
LOT 3A, BLOCK 2 AND LOTS 1 AND 2, BLOCK 3,
SHILOH CROSSING SUBDIVISION PHASE 5
CITY OF LAREDO, WEBB COUNTY, TEXAS
FILED FOR RECORD IN THE PUBLIC RECORDS OF WEBB COUNTY, TEXAS



SHEET NAME:
PRELIMINARY REPLAT

REVISED DATE:

DESIGNED BY	JLB
CHECKED BY	PLS
APPROVED BY	PLS
DATE	08 - 12 - 2026
SCALE	N.T.S.
BY	
DATE	

City of Laredo

Planning & Zoning Commission

Meeting Date: 8/20/2026

Preliminary Plats and Replats 7C

SUBJECT

Preliminary consideration of the plat of Lot 5, Block 3, Old Milwaukee Subdivision. The intent is residential.

PL-171-2026

Extra Territorial Jurisdiction (ETJ)

BACKGROUND

APPLICANT: Jose Luis Aguilar and Flor Esther Aguilar

ENGINEER: Sabio Engineering

PROPERTY INFORMATION:

Location: south of State Highway 359 and East of Veterans Boulevard

Size: Approximately 0.9256 acres, more or less

Proposed Development: 1 lot

Current Zoning: Not Applicable as this tract is located in the Extra-Territorial Jurisdiction (ETJ)

Council District: N/A

STAFF RECOMMENDATION

APPROVES SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Show the city limit line on the plat drawing.
2. Show the Right-of-Way (ROW) dedication information on the plat drawing and provide the applicable recording information, including Volume and Page.
3. Revise Plat Note No. 5 state the following: "All curb cuts shall comply with the Standard Technical Specification Manual, as may be amended from time to time."
4. Plat approval is required by Webb County as this subdivision is located in the Extra-Territorial Jurisdiction (ETJ) of the City of Laredo.
5. Identify all easements.
6. All improvements as per the Subdivision Ordinance.

Fire: No comments submitted.

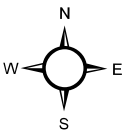
Parks: No comments submitted.
Traffic Safety: No comments submitted.
Engineering: No comments submitted.
Environmental: No comments submitted.
Water & Utilities: No comments submitted.
WEBB County App: No comments submitted.
AEP Engineers: No comments submitted.
U.I.S.D.: No comments submitted.
L.I.S.D.: No comments submitted.
AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

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

AERIAL LOCATION MAP



PLAT NOTES

THE PURPOSE IS TO PLAT LOT 5, BLOCK 3, OLD MILWAUKEE SUBDIVISION. THE INTENT IS SINGLE FAMILY FOR THE PROPOSED LOT. PROPERTY WILL PROPOSE ONE WATER AND SEWER SERVICE FOR LOT 5 ("N $\frac{1}{2}$ OF TRACT 7-E").

1. THIS PLAT DOES NOT ATTEMPT TO ALTER AMEND OR REMOVE ANY COVENANT OR RESTRICTIONS.
2. USE IS SINGLE FAMILY RESIDENTIAL
3. R.O.W OWNED BY WEBB COUNTY
4. POINT OF BEGINNING LOT 5 (TRACT 7-E)
N: 17067651.1400
E: 684977.4720
5. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
6. THE BUILDING SETBACKS SHALL BE DETERMINED BASED ON THE ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE AND THE WEBB COUNTY MODEL SUBDIVISION RULES..
7. ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE (§ 3-1B - SUBDIVISION ORDINANCE).
8. PROPOSED PLAT TO BE LIMITED TO ONE SINGLE FAMILY DETACHED DWELLINGS PER LOT ON COMPLIANCE WITH SECTION 24.80.4(1) OF THE LAREDO LAND DEVELOPMENT CODE (MODEL RULES FOR SUBDIVISION IN THE ETJ) AND WEBB COUNTY MODEL SUBDIVISION RULES.

LEGAL DESCRIPTION OF
A 5.926 ACRE TRACT
NORTH 1/2 OF TRACT 7-E
VOLUME 887, PAGES 851-883
WEBB COUNTY DEED RECORDS
WEBB COUNTY, TEXAS

BEING A 5.926 ACRE TRACT OF LAND, MORE OR LESS, BEING ALL OF A CALLED 5.926 ACRE TRACT OF LAND, BEING THE NORTH 1/2 OF TRACT 7-E, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 887, PAGES 851-883, WEBB COUNTY DEED RECORDS, WEBB COUNTY TEXAS, BEING OUT OF TRACT 7-E, AS DESCRIBED IN VOLUME 576, PAGE 327, WEBB COUNTY DEED RECORDS, WEBB COUNTY TEXAS, BEING SITUATED IN PORCION 33, ABSTRACT 736, ANTONIO TRENG, ORIGINAL GRANTEE, WEBB COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

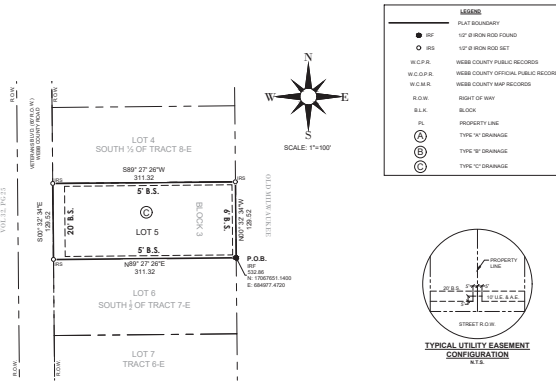
BEGINNING AT A FOUND IRON ROD, BEING THE SOUTHEAST CORNER OF A CALLED 0.926 ACRE TRACT OF LAND, BEING THE NORTH 1/2 OF TRACT 7-E, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 887, PAGES 851-883, WEBB COUNTY DEED RECORDS, WEBB COUNTY TEXAS, AND BEING THE NORTHEAST CORNER OF A CALLED 0.907 ACRE TRACT OF LAND, BEING THE SOUTH 1/2 OF TRACT 7-E, AS DESCRIBED IN A DEED, RECORDED IN VOLUME 887, PAGE 112, WEBB COUNTY OFFICIAL PUBLIC RECORDS, WEBB COUNTY TEXAS, AND ALSO THE **POINT OF BEGINNING** AND THE SOUTHEAST CORNER HEREOF;

THENCE **S 89° 27' 28" W** A DISTANCE OF **311.32'**, ALONG THE SOUTH PROPERTY LINE OF SAID NORTH 1/2 OF TRACT 7-E, AND THE NORTH PROPERTY LINE OF SAID SOUTH 1/2 OF TRACT 7-E, TO A POINT ON THE EAST LINE OF A 25' ACCESS EASEMENT, AS RECORDED IN VOLUME 887, PAGE 112, WEBB COUNTY OFFICIAL PUBLIC RECORDS, WEBB COUNTY TEXAS, AND BEING THE NORTHEAST CORNER OF SAID SOUTH 1/2 OF TRACT 7-E, AND THE SOUTHWEST CORNER OF SAID NORTH 1/2 OF TRACT 7-E, AND ALSO BEING THE SOUTHWEST CORNER HEREOF;

THENCE **N 00° 32' 34" W** A DISTANCE OF **129.82'**, ALONG THE EAST LINE OF SAID 25' ACCESS EASEMENT, AND THE WEST PROPERTY LINE OF SAID NORTH 1/2 OF TRACT 7-E, TO A POINT BEING THE SOUTHWEST CORNER OF THE SOUTH 1/2 OF TRACT 8-E, RECORDED IN VOLUME 1172, PAGE 10, WEBB COUNTY OFFICIAL PUBLIC RECORDS, WEBB COUNTY TEXAS, AND THE NORTHEAST CORNER OF SAID NORTH 1/2 OF TRACT 7-E, AND THE NORTHEAST CORNER HEREOF;

THENCE **S 89° 27' 28" E** A DISTANCE OF **514.82'**, ALONG THE SOUTH PROPERTY LINE OF SAID SOUTH 1/2 OF TRACT 8-E, AND THE NORTH PROPERTY LINE OF SAID NORTH 1/2 OF TRACT 7-E, TO A POINT, BEING THE SOUTHEAST CORNER OF SAID SOUTH 1/2 OF TRACT 8-E, AND THE NORTHEAST CORNER OF SAID NORTH 1/2 OF TRACT 7-E, AND BEING THE NORTHEAST CORNER HEREOF;

THENCE **S 89° 27' 28" E** A DISTANCE OF **129.82'**, ALONG THE EAST PROPERTY LINE OF SAID NORTH 1/2 OF TRACT 7-E, TO THE POINT OF BEGINNING OF THIS 5.926 ACRE TRACT OF LAND, MORE OR LESS.



WEBB COUNTY MAP
SCALE: 1"=2.000'

PLAT NOTES

THE PURPOSE IS TO PLAT LOT 5, BLOCK 3, OLD MILWAUKEE SUBDIVISION, THE ENTIRE SINGLE FAMILY FOR THE PROPOSED LOT. PROPERTY WILL PROVIDE ON-LOT WATER AND SEWER SERVICE FOR LOT 5 (N 1/2 OF TRACT 7-E).

1. THIS PLAT DOES NOT ATTEMPT TO ALTER ANYTHING OR REMOVE ANY COVENANT OR RESTRICTIONS.
2. USE IS SINGLE FAMILY RESIDENTIAL.
3. R.O.W. OWNED BY WEBB COUNTY.
4. POINT OF BEGINNING LOT 5 (TRACT 7-E) N 1708851.1400 E 884977.4720
5. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
6. THE BUILDING SETBACKS SHALL BE DETERMINED BASED ON THE ZONING IN ACCORDANCE TO SECTION 24.71 OF THE LAREDO LAND DEVELOPMENT CODE AND THE WEBB COUNTY MODEL SUBDIVISION RULES.
7. ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE (S-1-B, SUBDIVISION ORDINANCE).
8. PROPOSED PLAT TO BE LIMITED TO ONE SINGLE FAMILY DETACHED DWELLINGS PER LOT ON COMPLIANCE WITH SECTION 24.84(4) OF THE LAREDO LAND DEVELOPMENT CODE AND THE WEBB COUNTY MODEL SUBDIVISION RULES.

CERTIFICATE OF OWNER

I, **JOSE LUIS AGUILAR & WIFE FLORESTER AGUILAR**, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS **PLAT OF LOT 5, BLOCK 3, OLD MILWAUKEE SUBDIVISION**, OF LAREDO COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL STREETS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: **JOSE LUIS AGUILAR**
DEVELOPER: **502 OLYMPIA BAY**
LAREDO TX US 78041-1944

DATE

OWNER: **FLORESTER AGUILAR**
DEVELOPER: **502 OLYMPIA BAY**
LAREDO TX US 78041-1944

DATE

CERTIFICATE OF NOTARY PUBLIC

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **JOSE LUIS AGUILAR & WIFE FLORESTER AGUILAR**, KNOWN TO ME TO BE THE PERSON(S) WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED, GIVEN MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ____, 2026.

NOTARY PUBLIC IN AND FOR THE WEBB COUNTY, TEXAS

MY COMMISSION EXPIRES, ____

CERTIFICATE OF ENGINEER

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT REGARDING ALL MATTERS OF STREETS, LOTS, WATER, SEWER, DRAINAGE, LAYOUT AND APPURTENANCES, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS, MODEL SUBDIVISION RULES, CHAPTER 252, SUBCHAPTER B, TEXAS LOCAL GOVERNMENT CODE, THE PRIVATE SEWAGE FACILITY ORDER, AND THE FLOOD DAMAGE PREVENTION ORDER OF THE COUNTY OF WEBB, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN SPECIFICALLY GRANTED BY MAJORITY VOTE OF THE WEBB COUNTY COMMISSIONERS COURT.

VICTOR J. LINARES, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS NO. 107498

DATE



CERTIFICATE OF SURVEYOR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS PREPARED FROM 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.

FRANCISCO RAMOS
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 6573

DATE



PLAT APPROVAL - CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS: **PLAT OF LOT 5, BLOCK 3, OLD MILWAUKEE SUBDIVISION**, PREPARED BY **VICTOR J. LINARES**, REGISTERED PROFESSIONAL ENGINEER NO. **107498**, AND DATED THE ____ DAY OF ____, WITH THE LAST REVISED DATE ON ____ AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ELINDO DE LOS SANTOS, P.E.
CITY ENGINEER

DATE

PLANNING COMMISSION APPROVAL

THIS **PLAT OF LOT 5, BLOCK 3, OLD MILWAUKEE SUBDIVISION**, 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 ____.

CONNELLY GARCIA, CHAIRMAN
PLC CHAIRMAN

DATE

ATTESTMENT OF PLANNING COMMISSION APPROVAL

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

VANESSA GUERRA, AICP
PLANNING DIRECTOR

DATE

PLAT APPROVAL - COUNTY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION PLANS OF **PLAT OF LOT 5, BLOCK 3, OLD MILWAUKEE SUBDIVISION**, PREPARED BY **VICTOR J. LINARES**, REGISTERED PROFESSIONAL ENGINEER NO. **107498**, AND SURVEYED BY **FRANCISCO RAMOS**, REGISTERED PUBLIC LAND SURVEYOR NO. **6573**, DATED THE ____ DAY OF ____, WITH THE LAST REVISED DATE ON ____ EXCEPT FOR ANY WAIVER SPECIFICALLY AUTHORIZED BY THE WEBB COUNTY COMMISSIONERS COURT, I HAVE FOUND THEM IN COMPLIANCE WITH THE WEBB COUNTY MODEL SUBDIVISION REGULATIONS AND WEBB COUNTY MODEL SUBDIVISION RULES FOR RESIDENTIAL DEVELOPMENTS.

MARIO SANTOS III
INTERIM EXECUTIVE DIRECTOR
CAPITAL PROJECTS INFRASTRUCTURE

DATE

PLAT APPROVAL - COUNTY PLANNING DEPARTMENT

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING DATA OF **PLAT OF LOT 5, BLOCK 3, OLD MILWAUKEE SUBDIVISION**, DATED THE ____ DAY OF ____, WITH THE LAST REVISED DATE ON THE ____ DAY OF ____, EXCEPT FOR ANY WAIVER SPECIFICALLY AUTHORIZED BY THE WEBB COUNTY COMMISSIONERS COURT, I HAVE FOUND THEM TO BE IN COMPLIANCE WITH THE WEBB COUNTY MODEL SUBDIVISION REGULATIONS, THE WEBB COUNTY MODEL SUBDIVISION RULES, AND THE WEBB COUNTY FLOOD DAMAGE PREVENTION ORDER.

JORGE CALDERON, CFM
FLOODPLAIN ADMINISTRATOR

DATE

CERTIFICATE OF HEALTH DEPARTMENT

THIS PLAT DESIGNATED AS **PLAT OF LOT 5, BLOCK 3, OLD MILWAUKEE SUBDIVISION**, WEBB COUNTY, TEXAS, SUBMITTED BY OR BEHALF OF THE OWNER(S) HAS BEEN CONSIDERED BY THE CITY OF LAREDO HEALTH DEPARTMENT. THE APPROVAL FOR THIS SUBDIVISION WHICH WILL RECEIVE WATER AND SEWER SERVICES FROM **CITY OF LAREDO**, IS VALID ONLY AS LONG AS ALL PREMISES ARE CONNECTED TO THESE SYSTEMS IN COMPLIANCE WITH EXISTING LAWS AND REGULATIONS. NOTICE IS HEREBY GIVEN THAT PURSUANT TO SECTION 10.2, WEBB COUNTY ON-SITE SEWAGE FACILITY ORDER, NO ON-SITE SEWAGE FACILITY(S) MAY BE CONSTRUCTED OR INSTALLED WITHIN THIS SUBDIVISION SINCE EACH LOT IS WITHIN 300 FEET OF AN ORGANIZED SEWER SYSTEM.

RICHARD CHAMBERLAIN, DPH(C), MPH, RS
HEALTH DIRECTOR
CITY OF LAREDO HEALTH DEPARTMENT

DATE

PLAT APPROVAL - ROAD AND BRIDGE SUPERINTENDENT

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION PLANS OF **PLAT OF LOT 5, BLOCK 3, OLD MILWAUKEE SUBDIVISION**, AS PREPARED BY **VICTOR J. LINARES**, REGISTERED PROFESSIONAL ENGINEER NO. **107498**, AND SURVEYED BY **FRANCISCO RAMOS**, REGISTERED PUBLIC LAND SURVEYOR NO. **6573**, DATED THE ____ DAY OF ____, WITH THE LAST REVISED DATE ON THE ____ DAY OF ____, EXCEPT FOR ANY WAIVER SPECIFICALLY AUTHORIZED BY THE WEBB COUNTY COMMISSIONERS COURT, I HAVE FOUND THEM IN COMPLIANCE WITH THE WEBB COUNTY MODEL SUBDIVISION REGULATIONS AND WEBB COUNTY MODEL SUBDIVISION RULES FOR THE RESIDENTIAL DEVELOPMENTS.

COMMISSIONERS COURT APPROVAL

WE HEREBY CERTIFY THAT THIS PLAT, DESIGNATED AS THE **PLAT OF LOT 5, BLOCK 3, OLD MILWAUKEE SUBDIVISION**, WAS APPROVED BY THE WEBB COUNTY COMMISSIONERS COURT ON THE ____ DAY OF ____, AND MAY BE FILED IN THE PLAT RECORDS OF WEBB COUNTY BY THE WEBB COUNTY CLERK.

NOTICE IS HEREBY GIVEN THAT THE COUNTY OF THE WEBB DOES NOT ASSUME ANY OBLIGATION, NOW OR IN THE FUTURE TO FURNISH ANY SERVICES OR FACILITIES TO ANY LANDS SITUATED WITHIN THIS SUBDIVISION IN THE CONNECTION WITH WATER, SANITARY SEWER, STREET LIGHTS, FIRE PROTECTION, GARBAGE COLLECTION OR OTHER FACILITIES OF SERVICES. THE ONLY SERVICES TO BE FURNISHED BY THE WEBB COUNTY, WHILE SUCH AREA IS OUTSIDE THE LIMITS OF ANY INCORPORATED CITY OR NOT OTHERWISE SUBJECT TO CITY CONTROL AS AUTHORIZED BY THE STATE LAW, ARE THE STREETS AND STORM DRAINAGE MAINTENANCE AND REPAIR AFTER FINAL ACCEPTANCE BY THE COUNTY ROAD AND BRIDGE SUPERINTENDENT, AND POLICE PROTECTION IN AREAS WITHIN THE JURISDICTION OF THE SHERIFF'S DEPARTMENT.

HON. TAND E. TIERRA
WEBB COUNTY JUDGE

HON. JESSE GONZALEZ
COMMISSIONER PRECINCT 1

HON. JOHN C. GALT
COMMISSIONER PRECINCT 3

HON. AMBER DANFELT-BARRA
COMMISSIONER PRECINCT 4

HON. ROSAURA "WAMI" TIERRA
COMMISSIONER PRECINCT 2

HON. RICARDO A. JAMES
COMMISSIONER PRECINCT 4

ATTESTED BY:



TAPE REG. # F-2802
OFFICE: (956) 251-2804
408 HIGHWAY 90, STE. #1
LAREDO, TX 78045

PLAT OF LOT 5, BLOCK 3,
OLD MILWAUKEE SUBDIVISION

OWNER:
**JOSE LUIS AGUILAR &
WIFE FLORESTER AGUILAR**
502 OLYMPIA BAY
LAREDO TX US 78041-1944

SHEET TITLE

PLAT

STATUS: PRELIMINARY

SHEET SCALE: 1"=100'

DATE: 9/5/2025

PROJECT #: A-24-007

SHEET #

P1

City of Laredo

Planning & Zoning Commission

Meeting Date: 8/20/2026

Final Plats and replats 8A

SUBJECT

Final consideration of the plat of D&J Alexander Commercial Phase 15, Alexander Crossing Plaza, Lot 10 & 11, Block 8. The intent is commercial.

PL-163-2026

District V - Cm. Ruben Gutierrez Jr.

BACKGROUND

APPLICANT: D&J Alexander Investments, LLC

ENGINEER: Top Site Civil Group

PROPERTY INFORMATION:

Location: West of Bartlett Avenue and south of University Boulevard

Size: Approximately 2.31 acres, more or less

Proposed Development: 2 lots

Current Zoning: B-3 (Community Business District)

Council District: District V - Cm. Ruben Gutierrez Jr.

STAFF RECOMMENDATION

APPROVAL

NOTICE TO THE DEVELOPER:

N/A

AERIAL LOCATION MAP



PLAT NOTES & RESTRICTIONS

1. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. THIS SUBJECT PROPERTY IS NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP No. 48479C, PANEL No. 1205C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
4. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
5. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
6. P.O.B.: FOUND IRON ROD BEING THE SOUTHEAST CORNER (N: 17097179.3423, E: 673388.4138)
7. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.
8. ACCESS TO BARTLETT AVE.
9. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND ACCOUNTED FOR IN AN 18.88 ACRE OFFSITE EASEMENT DETENTION POND LOCATED IN ROCIO DRIVE & UNIVIERITY BLVD. ROW DEDICATION, RECORDED IN VOLUME 26, PAGES 63-63A.

LEGAL DESCRIPTION:
2.31 ACRE TRACT OF LAND

A TRACT OF LAND CONTAINING 2.31 ACRES, MORE OR LESS, OUT OF A 1,450 ACRE TRACT OF LAND CONVEYED TO DELFINA BENAVIDES ALEXANDER OCHOA AND JOSEPHINA ALEXANDER GONZALEZ, AS RECORDED IN VOL. 414, PAGES 920-926, DEED RECORDS WEBB COUNTY TEXAS, AS PER CORRECTION WARRANTY DEED RECORDED IN VOLUME 4284, PAGES 455-458, OFFICIAL PUBLIC RECORDS WEBB COUNTY TEXAS, AND SITUATED IN PORCION 26, AGUSTIN SANCHEZ ORIGINAL GRANTEE, ABSTRACT 282, CITY OF LAREDO, WEBB COUNTY TEXAS, SAID 2.31 ACRE TRACT OF LAND, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF BARTLETT AVENUE (100 FEET R.O.W.), BARTLETT AVENUE EXTENSION PLAT SOUTH RECORDED IN VOL. 35, PAGES 7-9, PLAT RECORDS WEBB COUNTY TEXAS, AND SOUTHEASTERN CORNER OF LOT 12, BLOCK 6, RECORDED IN VOL. 88, PG. 88, PUBLIC RECORDS WEBB COUNTY TEXAS, CORNER AND THE POINT OF BEGINNING OF THIS SAID 2.31 ACRE TRACT OF LAND, HEREOF;

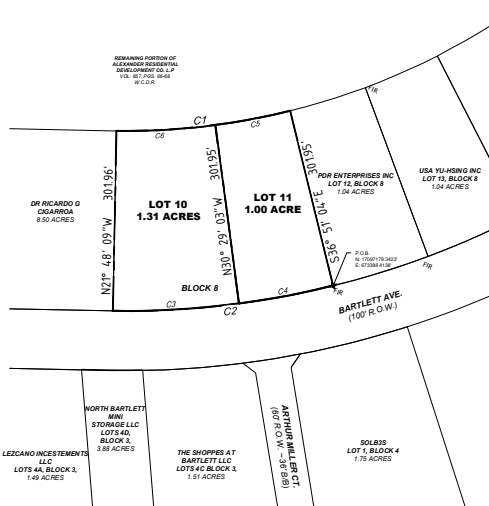
THENCE ALONG A NON-TANGIBLE CURVE TO THE RIGHT, CONTINUING WITH A RADIUS OF 1450/2", AN ARC LENGTH OF 373.30", WITH A CHORD BEARING OF S 60° 27' 19" W, FOR A DISTANCE OF 372.27", TO A NON-TANGIBLE POINT, HEREOF;

THENCE N 21° 48' 09" W, A DISTANCE OF 301.96 FEET TO A POINT OF CURVATURE, BEING THE SOUTH EASTERN CORNER, HEREOF;

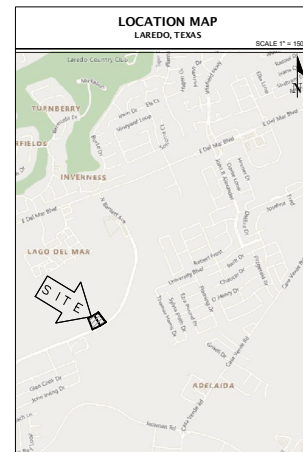
THENCE ALONG A NON-TANGIBLE CURVE TO THE RIGHT, CONTINUING WITH A RADIUS OF 1147.81", AN ARC LENGTH OF 293.99", WITH A CHORD BEARING OF N 60° 23' 55" E, FOR A DISTANCE OF 293.19", TO A NON-TANGIBLE POINT, BEING THE NORTHEASTERN CORNER, HEREOF;

THENCE S 36° 51' 04" E, A DISTANCE OF 301.95 FEET TO A POINT OF CURVATURE, BEING THE POINT OF BEGINNING AND CONTAINING 2.31 ACRES, MORE OR LESS.

NOTES:
1. BASIS OF BEARINGS: TEXAS COORDINATE SYSTEM OF 1983, 4205 SOUTH ZONE, NAD 83.
2. THIS DESCRIPTION WAS PREPARED FROM RECORD INFORMATION AND ACTUAL FIELD SURVEYS WERE CONDUCTED.



Curve Table					
Curve #	Arc Length	Radius	Delta	Bearing	Length
C1	293.99'	1147.81'	14.6753	N60° 23' 55" E	293.19'
C2	373.30'	1450.00'	14.7506	S60° 27' 19" W	372.27'
C3	212.13'	1450.00'	6.3821	S63° 38' 22" W	211.94'
C4	161.17'	1450.00'	6.3684	S56° 15' 51" W	161.09'
C5	127.61'	1149.01'	6.3635	N56° 14' 44" E	127.55'
C6	166.38'	1148.61'	6.2993	N63° 35' 02" E	166.23'



PLAT NOTES & RESTRICTIONS

- SIDWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- THIS SUBJECT PROPERTY IS NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP No. 48473C, PANEL No. 1205C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
- SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING, IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
- ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
- P.O.B.: FOUND IRON ROD BEING THE SOUTHEAST CORNER (N 1709°179.3423, E 673388.4138)
- GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL INCH CONTROLS.
- ACCESS TO BARTLETT AVE.
- STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND ACCOUNTED FOR IN AN 18.88 ACRE OFFSITE EASEMENT DETENTION POND LOCATED IN RODO DRIVE & UNIVERSITY BLVD. ROW DEDICATION, RECORDED IN VOLUME 26, PAGES 63-63A.

CERTIFICATE OF OWNER: PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION PHASE 15, ALEXANDER CROSSING PLAZA, LOT 10 & LOT 11, BLOCK 8

STATE OF TEXAS §
WEBB COUNTY §
I, _____, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS: PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION PHASE 15, ALEXANDER CROSSING PLAZA, LOT 10 & LOT 11, BLOCK 8, IN COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

D & J ALEXANDER INVESTMENTS, LLC

DATE

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

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

PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS: PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION PHASE 15, ALEXANDER CROSSING PLAZA, LOT 10 & LOT 11, BLOCK 8, PREPARED BY RICARDO VILLARREAL, REGISTERED PROFESSIONAL ENGINEER No. 101308, AND DATED THE ____ DAY OF _____, 20____, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ELIUD DE LOS SANTOS, P.E.
CITY ENGINEER

DATE

CERTIFICATE OF ENGINEER

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

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

DATE

CERTIFICATE OF SURVEYOR

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

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

DATE

PLANNING COMMISSION APPROVAL

THIS PLAT OF PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION PHASE 15, ALEXANDER CROSSING PLAZA, LOT 10 & LOT 11, BLOCK 8, CITY OF LAREDO, 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 ____ DAY OF _____, 20____.

DANIELLA SADA PAZ,
PLANNING AND ZONING COMMISSION CHAIR

DATE

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.

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

DATE

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS:
COUNTY OF WEBB:
I, MARGIE RAMIREZ IBARRA, CLERK OF THE COUNTY COURT OF WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED ____ DAY OF _____, 20____, WITH ITS CERTIFICATE OF AUTHENTICATION, HEREIN DESIGNATED AS: PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION PHASE 15, ALEXANDER CROSSING PLAZA, LOT 10 & LOT 11, BLOCK 8, WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20____, AT ____ O'CLOCK ____ AM, IN VOLUME ____ PAGE ____ OF THE PLAT RECORDS OF SAID COUNTY ON THIS THE ____ DAY OF _____, 20____.

HON. MARGIE RAMIREZ IBARRA
COUNTY CLERK, WEBB COUNTY, TEXAS

DATE

ENGINEER:
RICARDO M. VILLARREAL, P.E.
TOP-SITE CIVIL GROUP, LLC
6262 MAPHERSON RD., STE. 206
LAREDO, TEXAS 78041
(956) 728-5057

SURVEYOR:
RICARDO M. VILLARREAL, R.P.L.S.
TOP-SITE CIVIL GROUP, LLC
6262 MAPHERSON RD., STE. 206
LAREDO, TEXAS 78041
(956) 728-5057

FINAL

OWNER:
D&J ALEXANDER INVESTMENTS, LLC
1302 CALLE DEL NORTE, SUITE 5
LAREDO, TEXAS 78041

PLAT OF D & J ALEXANDER COMMERCIAL PHASE 15, ALEXANDER CROSSING PLAZA, LOT 10 & LOT 11, BLOCK 8
A TRACT OF LAND CONTAINING 2.31 ACRES, MORE OR LESS, OUT OF A 1,450 ACRE TRACT OF LAND CONVEYED TO DELFINA BENAVIDES ALEXANDER OCHOA AND JOSEPHINA ALEXANDER GONZALEZ, AS RECORDED IN VOL. 414, PAGES 920-926, DEED RECORDS WEBB COUNTY TEXAS, AS PER CORRECTION WARRANTY DEED RECORDED IN VOLUME 4284, PAGES 455-458, OFFICIAL PUBLIC RECORDS WEBB COUNTY TEXAS, AND SITUATED IN PORCION 26, AGUSTIN SANCHEZ ORIGINAL GRANTEE, ABSTRACT 282, CITY OF LAREDO, WEBB COUNTY TEXAS

PROJECT: _____
FILED BY: _____
DRAWN BY: R.J.E.
APPROVED: R.M.H.
DATE: 05/10/2024
SCALE: 1"=80'
GRAPHIC SCALE IN FEET

TOPSITE
Civil Group

Mobile and graphic
Map & Plan Services
10000 N. Loop West, Suite 100
Dallas, TX 75243
Phone: (214) 343-1000
Fax: (214) 343-1001
Email: info@topsitecivil.com

2.0

City of Laredo

Planning & Zoning Commission

Meeting Date: 8/20/2026

Final Plats and replats 8B

SUBJECT

Final consideration of the plat of D&J Alexander Commercial Phase 15, Alexander Crossing Plaza, Lot 5, Block 2. The intent is commercial.

PL-162-2026

District V - Cm. Ruben Gutierrez Jr.

BACKGROUND

APPLICANT: D&J Alexander Investments, LLC

ENGINEER: Top Site Civil Group

PROPERTY INFORMATION:

Location: East of Bartlett Avenue and south of University Boulevard

Size: Approximately 1.00 acre, more or less

Proposed Development: 1 lot

Current Zoning: B-3 (Community Business District)

Council District: District V - Cm. Ruben Gutierrez Jr.

STAFF RECOMMENDATION

APPROVAL

NOTICE TO THE DEVELOPER:

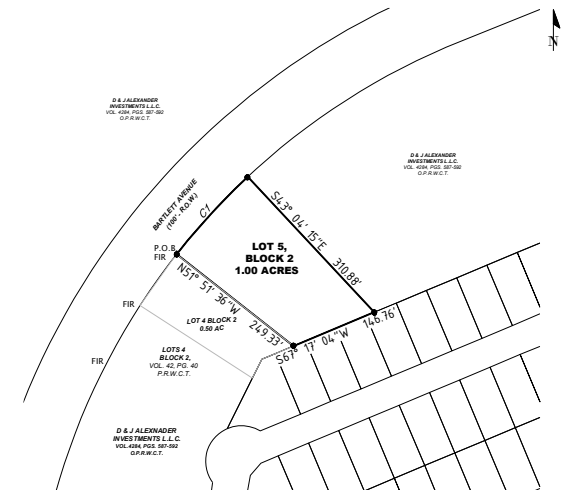
N/A

AERIAL LOCATION MAP



PLAT NOTES & RESTRICTIONS

1. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. THIS SUBJECT PROPERTY IS NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP No. 48479C, PANEL No. 1205C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
4. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
5. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
6. P.O.B.: SET IRON ROD BEING THE NORTHWEST CORNER (N: 17095859.3339', E: 670909.2877')
7. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.
8. ACCESS TO BARTLETT AVE.
9. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN 18.88 ACRE OFFSITE EASEMENT DETENTION POND LOCATED IN ROCIO DRIVE AND UNIVERSITY BLVD. ROW DEDICATION, RECORDED IN VOLUME 26, PAGE 63-63A.



Curve Table				
Curve #	Arc Length	Radius	Delta	Bearing
C1	176.34'	1283.63'	7.8711'	N42° 33' 25.63\"/>

CERTIFICATE OF OWNER: PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION PHASE 15, LOT 5, BLOCK 2

STATE OF TEXAS §
WEBB COUNTY §
I, _____, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION PHASE 15, LOT 5, BLOCK 2" IN COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

D & J ALEXANDER DEVELOPMENT, LLC
DATE: ____/____/____

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

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

PLAT-APPROVAL CITY ENGINEER
I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION PHASE 15, LOT 5, BLOCK 2, PREPARED BY RICARDO VILLARREAL, REGISTERED PROFESSIONAL ENGINEER No. 101308, AND DATED THE DAY OF _____, 20__ AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ELIUD DE LOS SANTOS, P.E.
CITY ENGINEER
DATE: ____/____/____

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

RICARDO VILLARREAL, P.E. No. 101308-TEXAS
DATE: ____/____/____

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

RICARDO VILLARREAL, R.P.L.S. No. 6242
TBLPS FIRM REG. NO. 10194686
DATE: ____/____/____

PLANNING COMMISSION APPROVAL
THIS PLAT OF PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION PHASE 15, LOT 5, BLOCK 2, CITY OF LAREDO, 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 ____ DAY OF _____, 2026.

DANIELLA SADA PAZ,
PLANNING AND ZONING COMMISSION CHAIR
DATE: ____/____/____

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.

VANESSA GUERRA, ACP
DIRECTOR OF PLANNING DEPARTMENT
CITY OF LAREDO, TEXAS
DATE: ____/____/____

CERTIFICATE OF COUNTY CLERK
STATE OF TEXAS:
COUNTY OF WEBB:
I, MARGIE RAMIREZ IBARRA, CLERK OF THE COUNTY COURT OF WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED ____ DAY OF _____, 2026, WITH ITS CERTIFICATE OF AUTHENTICATION, HEREIN DESIGNATED AS "PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION PHASE 15, LOT 5, BLOCK 2" WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20__, AT ____ O'CLOCK ____ P.M. IN VOLUME ____ PAGE ____ OF THE PLAT RECORDS OF SAID COUNTY ON THIS THE ____ DAY OF _____, 20__.

HON. MARGIE RAMIREZ IBARRA
COUNTY CLERK, WEBB COUNTY, TEXAS
DATE: ____/____/____

LEGAL DESCRIPTION:
1.00 ACRE TRACT OF LAND
A TRACT OF LAND CONTAINING 1.00 ACRES, MORE OR LESS, OUT OF A 1.450 ACRE TRACT OF LAND CONVEYED TO DELFINA BENAVIDES ALEXANDER OCHOA AND JOSEPHINA ALEXANDER GONZALEZ, AS RECORDED IN VOL. 414, PAGES 502-506, DEED RECORDS WEBB COUNTY TEXAS, AS PER CORRECTION WARRANTY DEED RECORDED IN VOLUME 4284, PAGES 487-592, OFFICIAL PUBLIC RECORDS WEBB COUNTY TEXAS, AND SITUATED IN PORCION 26, AGUSTIN SANCHEZ ORIGINAL GRANTEE, ABSTRACT 282, CITY OF LAREDO, WEBB COUNTY TEXAS, SAID 2.31 ACRE TRACT OF LAND, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A FOUND 1" IRON ROD ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF BARTLETT AVENUE (100 FEET R.O.W.) BARTLETT AVENUE EXTENSION PLAT SOUTH RECORDED IN VOL. 36, PAGES 7-9, PLAT RECORDS WEBB COUNTY TEXAS, AND NORTHEAST CORNER OF A 0.50 ACRE TRACT OF LAND, OF D & J ALEXANDER PHASE 15, ALEXANDER CROSSING PLAZA, RECORDED IN VOL. 42, PG. 83, PUBLIC RECORDS WEBB COUNTY TEXAS, BEING THE NORTHWEST CORNER AND THE POINT OF BEGINNING OF THIS SAID 1.00 ACRE TRACT OF LAND, HEREOF;
THENCE ALONG A NON-TANGIBLE CURVE TO THE RIGHT, CONTINUING WITH A RADIUS OF 1283.63', AN ARC LENGTH OF 176.34', WITH A CHORD BEARING OF N 42° 33' 25.63" E, FOR A DISTANCE OF 176.20', TO A NON-TANGIBLE POINT, HEREOF;
THENCE S 43° 04' 15" E, A DISTANCE OF 310.88 FEET, TO A POINT OF DEFLECTION, ALONG THE COMMON BOUNDARY LINE OF D & J ALEXANDER SUBDIVISION UNIT XXIV, LOT 5, BLOCK 3, RECORDED IN VOL. 36, PAGES 87-90, PUBLIC RECORDS WEBB COUNTY TEXAS, HEREOF;
THENCE S 67° 37' 04" W, A DISTANCE OF 146.76 FEET, TO A POINT OF DEFLECTION, ALONG THE COMMON BOUNDARY LINE OF LOT 5, BLOCK 1 OF SAID D & J ALEXANDER SUBDIVISION UNIT XXIV, BEING THE SOUTHWEST CORNER, HEREOF;
THENCE N 51° 51' 30" E, A DISTANCE OF 249.33 FEET TO A POINT OF DEFLECTION, TO A NON-TANGIBLE POINT, ALONG THE SOUTHWESTERN RIGHT-OF-WAY LINE OF SAID BARTLETT AVE. (100' R.O.W.) BEING THE POINT OF BEGINNING AND CONTAINING 1.00 ACRES, MORE OR LESS.



- PLAT NOTES & RESTRICTIONS
- SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
 - ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
 - THIS SUBJECT PROPERTY IS NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP No. 48475C, PANEL No. 1205C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
 - SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
 - ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
 - P.O.B.: SET IRON ROD BEING THE NORTHWEST CORNER (N: 17095859.3339', E: 670909.2877)
 - GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL INGS) CONTROL.
 - ACCESS TO BARTLETT AVE.
 - STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN 11.88 ACRE OFFSITE EASEMENT DETENTION POND LOCATED IN ROCKY DRIVE AND UNIVERSITY BLVD. ROW DEDICATION, RECORDED IN VOLUME 26, PAGE 63-63A.

ENGINEER:
RICARDO M. VILLARREAL, P.E.
TOP-SITE CIVIL GROUP, LLC
6282 MAPHERSON RD., STE. 206
LAREDO, TEXAS 78041
(956) 725-8057

SURVEYOR:
RICARDO M. VILLARREAL, R.P.L.S.
TOP-SITE CIVIL GROUP, LLC
6282 MAPHERSON RD., STE. 206
LAREDO, TEXAS 78041
(956) 725-8057

FINAL

OWNER:
D&J ALEXANDER DEVELOPMENT, LLC
1302 CALLE DEL NORTE SUITE G
LAREDO, TEXAS 78041

PLAT OF D & J ALEXANDER COMMERCIAL PHASE 15,
LOT 5, BLOCK 2

A TRACT OF LAND CONTAINING 1.00 ACRES, MORE OR LESS, OUT OF A 1.450 ACRE TRACT OF LAND CONVEYED TO DELFINA BENAVIDES ALEXANDER OCHOA AND JOSEPHINA ALEXANDER GONZALEZ, AS RECORDED IN VOL. 414, PAGES 502-506, DEED RECORDS WEBB COUNTY TEXAS, AS PER CORRECTION WARRANTY DEED RECORDED IN VOLUME 4284, PAGES 487-592, OFFICIAL PUBLIC RECORDS WEBB COUNTY TEXAS, AND SITUATED IN PORCION 26, AGUSTIN SANCHEZ ORIGINAL GRANTEE, ABSTRACT 282, CITY OF LAREDO, WEBB COUNTY TEXAS.

PROJECT #	---
FILED BY	---
DRAWN BY	KJJ
APPROVED	RRL
FILED	---
FILE NAME	---
SCALE	1"=100'
GRAPHIC SCALE IN FEET	0 50 100

TOPSITE
Civil Group

PHONE: 956-725-8057
FAX: 956-725-8057
WWW.TOPSITECIVIL.COM
1302 CALLE DEL NORTE SUITE G
LAREDO, TEXAS 78041
CONTACT: RICARDO VILLARREAL
CELL: 956-725-8057

2.0

City of Laredo

Planning & Zoning Commission

Meeting Date: 8/20/2026

Final Plats and replats 8C

SUBJECT

Final consideration of the plat of Village South Subdivision, Phase 7. The intent is residential.

PL-175-2026

District I - Cm. Gilbert Gonzalez

BACKGROUND

APPLICANT: Village 83 South, Ltd.

ENGINEER: Porras Nance Engineering

PROPERTY INFORMATION:

Location: east of Ejido Avenue and north adjacent to Cielito Lindo Boulevard

Size: Approximately 9.5310 acres, more or less

Proposed Development: 77 lots

Current Zoning: R-1B (Single-Family High-Density District)

Council District: District I - Cm. Gilbert Gonzalez

STAFF RECOMMENDATION

APPROVAL

NOTICE TO THE DEVELOPER:

N/A

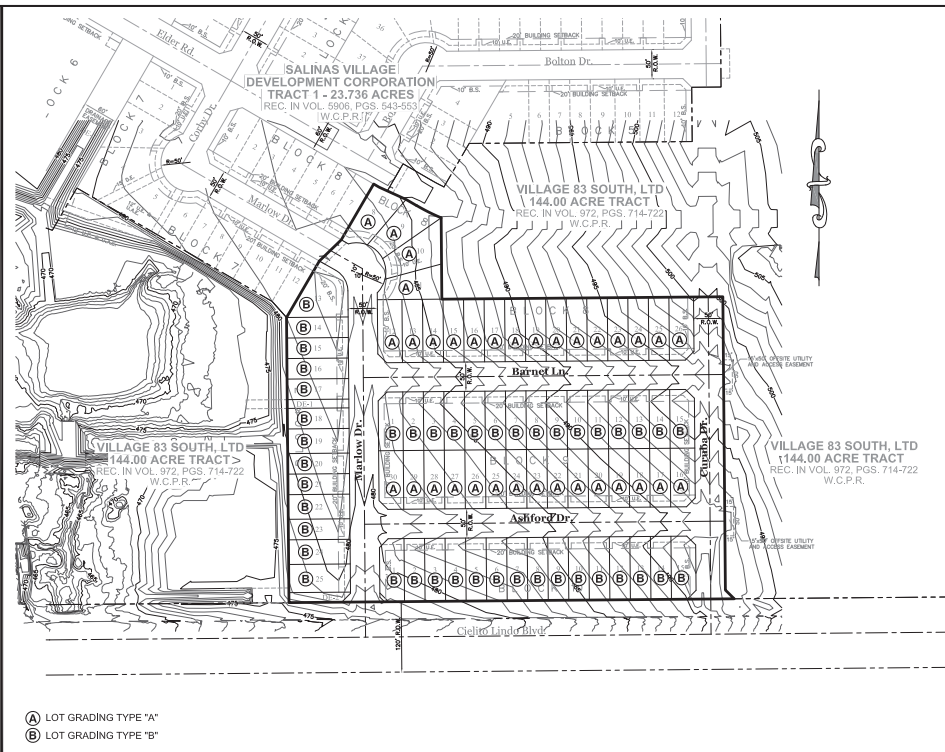
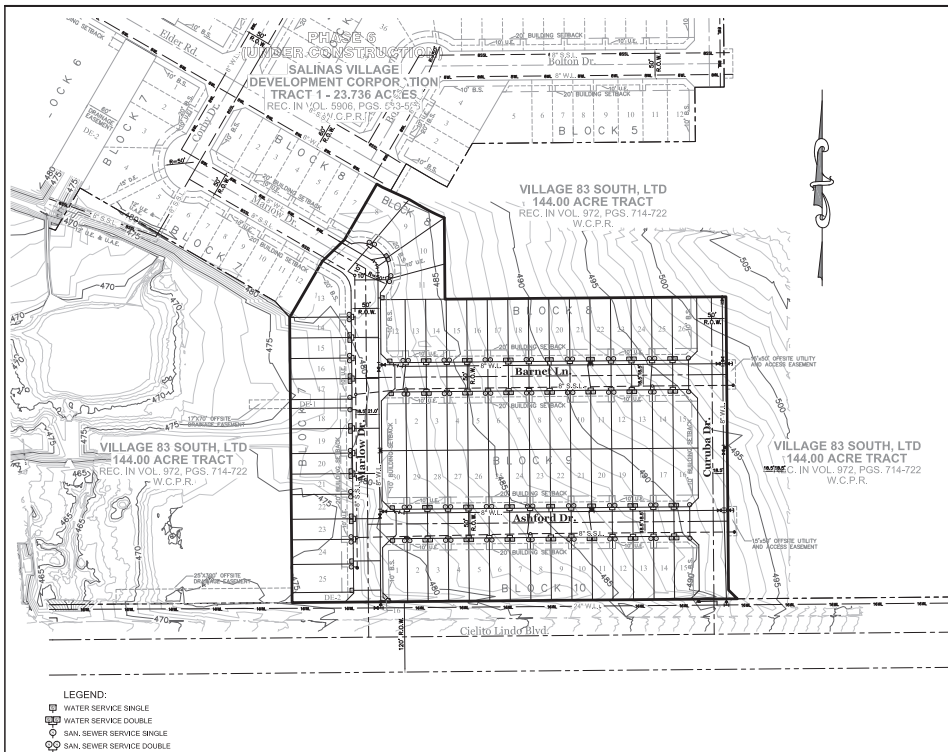
AERIAL LOCATION MAP



N O T E S:

- 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, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- 4.—ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- 5.—BASIS OF BEARINGS & DISTANCES: GPS NAD 83 (2011 ADJ.) TEXAS STATE PLANE, 4205 SOUTH ZONE GRID COORDINATES.
- 6.—P.O.B. COORDINATES REFERENCED TO NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE ARE PROVIDED FOR GENERAL LOCATIVE PURPOSES.
- 7.—LOTS 1-15, BLOCK 10; SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH CIELITO LINDO BLVD.
- 8.—THIS PLAT IS SUBJECT TO A RUNOFF ACCEPTANCE LETTER FOR DRAINAGE RUNOFF DISCHARGE AS RECORDED IN VOLUME _____ PAGES _____ OF THE OFFICIAL PUBLIC RECORDS, WEBB COUNTY TEXAS. PRE-DEVELOPMENT AND POST-DEVELOPMENT RUNOFF WILL BE CONVEYED BY THE PROPOSED STREETS AND STORM DRAINAGE SYSTEM AND ULTIMATELY DETAINED ON EXISTING AND FUTURE DETENTION POND FACILITIES.
- 9.—LOTS 13-25, BLOCK 7; LOTS 1-15, BLOCK 9; AND LOTS 1-15, BLOCK 10 WILL HAVE SOME SURFACE WATER DRAINING TOWARDS THE BACK OF THE LOT. LOTS 12-26, BLOCK 8 AND LOTS 16-30, BLOCK 9 WILL RECEIVE SURFACE WATER RUNOFF FROM ADJACENT 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.
- 10.—LOTS 8-26, BLOCK 8; LOTS 16-30, BLOCK 9; WILL HAVE LOT GRADING TYPE "A"; LOTS 13-25, BLOCK 7; LOTS 1-15, BLOCK 9; LOTS 1-15, BLOCK 10 WILL HAVE LOT GRADING TYPE "B"; AS SHOWN ON SHEET 2 OF 2 OF THIS PLAT.
- 11.—LOT 16, BLOCK 10 IS DESIGNATED AS AN UNBUILDABLE LOT AND SHALL BE USED SOLELY FOR LANDSCAPING AND WATER METER PURPOSES. NO BUILDING OR OTHER STRUCTURES SHALL BE PERMITTED ON THIS LOT.
- 12.—THE FOLLOWING TABLE SPECIFIES THE MINIMUM FINISHED FLOOR ELEVATIONS REQUIRED FOR STRUCTURES ON DESIGNATED LOTS AND BLOCKS.

LOT 16 - BLOCK 7	483.60	LOT 12 - BLOCK 8	483.70
LOT 17 - BLOCK 7	483.40	LOT 1 - BLOCK 9	483.41
LOT 18 - BLOCK 7	483.10	LOT 30 - BLOCK 9	482.30
LOT 22 - BLOCK 7	482.10	LOT 1 - BLOCK 10	482.30
LOT 23 - BLOCK 7	481.90		
- 13.—EROSION, SEDIMENT AND STORMWATER CONTROLS ARE REQUIRED FOR ALL LOT CONSTRUCTION, INCLUDING SINGLE-FAMILY, DUPLEX, MULTIFAMILY, INDUSTRIAL AND COMMERCIAL PROJECTS, DURING THE BUILDING PERMIT PROCESS. THE LOT OWNER OR BUILDER IS RESPONSIBLE FOR INSTALLING AND MAINTAINING BEST MANAGEMENT PRACTICES (BMP'S), SILT FENCE, TREE PROTECTION AND TEMPORARY EROSION CONTROLS BEFORE STARTING ANY SITE WORK. WHERE REQUIRED BY LAW, A STORM WATER POLLUTION PREVENTION PLAN (SW3P) MUST ALSO BE PREPARED AND IMPLEMENTED FOR THE BUILDING PERMIT ACTIVITIES. THE DEVELOPER IS RESPONSIBLE ONLY WHILE HE OWNS THE LOT OR CONTROLS THE WORK; ONCE THE LOT IS SOLD AND CONTROL IS TRANSFERRED, RESPONSIBILITY PASSES TO THE LOT OWNER OR BUILDER. ALL CONTROLS MUST REMAIN IN PLACE UNTIL THE SITE IS STABILIZED AND PERMANENT VEGETATION IS ESTABLISHED.



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

POST DEVELOPMENT TOPOGRAPHY SCALE: 1"=100'

Water Supply: Description, Costs and Operability Date

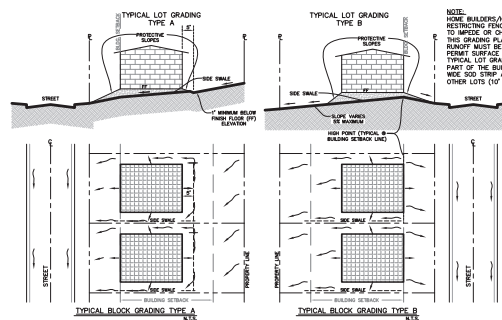
Village South Subdivision, Phase 7 will be provided with potable water by the City of Laredo. The subdivision, and the City of Laredo have entered into a contract in which the City of Laredo has promised to provide sufficient water to the subdivision for at least 30 years and the City of Laredo has provided documentation to sufficiently establish the long term quantity and quality of the available water supplies to serve the full development of this subdivision. The City of Laredo has an existing 24" diameter water line running along the North side of the existing right-of-way of Clifton Linker Blvd., and an 8" diameter water line running along the North side of the existing right-of-way of Marlow Dr. The water system for Village South Subdivision, Phase 7 consists of the extension of said 8" diameter water line along proposed Marlow Dr., and new 8" water lines along Curuba Dr., Barnet Ln, and Ashford Dr. Inside this subdivision, these lines will service a total of 77 residential lots through individual services consisting of a 1/2" diameter single service for individual lots and a 1/2" 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" lines, gate valves, air fittings, fire hydrants, the 1/2" dual service lines, the 1/2" single service lines, and the meter boxes have already been installed, at a total cost of \$529,807 or \$6,886.61 per lot. The subdivisor has in addition paid the City of Laredo the sum of \$31,050 which covers the cost per lot for the water availability and water annexation fees.

Sewer Facilities: Description, Costs and Operability Date

Sewage from Village South Subdivision, Phase 7 will be disposed of through the sanitary sewer system of the City of Laredo. The subdivisor, and the City of Laredo have entered into a contract in which the City of Laredo has promised to provide sufficient sewage disposal for the full development of this subdivision. The City of Laredo has an existing 8" diameter sanitary sewer main running along the South side of the existing right-of-way of Marlow Dr. Running Westward then Southward. The sanitary sewer system for Village South Subdivision, Phase 7 consists of proposed 8" diameter sanitary sewer lines along Marlow Dr., Barnet Ln, and Ashford Dr. that connect to said existing 8" diameter sanitary sewer main. The sanitary sewer system will service a total of 77 residential lots through individual services consisting of a 1/2" diameter single service for individual lots and a 1/2" diameter dual service lines run to pairs of lots before splitting into two 1/2" diameter single service lines. The 1/2" lines, the manholes, the clean-outs, the 1/2" dual service lines, and the 1/2" single service lines have already been installed, at a total cost of \$336,636.46 or \$4,371.05 per lot. The subdivisor has in addition paid the City of Laredo the sum of \$15,925, which covers the cost per lot for the wastewater annexation fees.

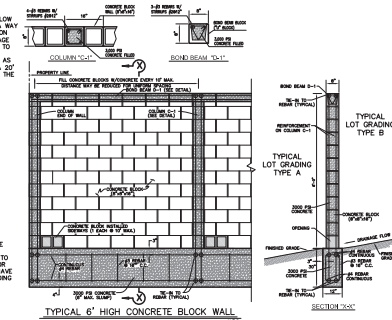
CERTIFICATE OF ENGINEER
STATE OF TEXAS
COUNTY OF WEBB
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE DESCRIBED ABOVE SHALL BE PROVIDED IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE.
ROGELIO BALDADO
LICENSED PROFESSIONAL ENGINEER
TEXAS REG. NO. 92652
DATE

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. TAREO AL-ZABET
UTILITIES DIRECTOR
UTILITIES DEPARTMENT
DATE



NOTE: HOME BUILDERS/HOME OWNERS SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH A WAY TO IMPROVE OR CHANGE THE ESTABLISHED DRAINAGE FLOW PATTERN AS INDICATED ON THIS GRADING PLAN. FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH SUFFICIENT NUMBER AND SIZE OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW AS SHOWN ON THIS PLAN. TYPICAL LOT GRADING SHOWN ON THIS PLAN WILL BE DONE BY THE HOME BUILDER AS PART OF THE BUILDING PERMIT. ADDITIONALLY THE HOME BUILDER SHALL INSTALL A 24" WIDE AND 10' STRIP ALONG THE EXISTING PROPERTY LINE OF LOTS DRAINING ONTO THE OTHER LOTS (10' STRIP ON UPGRADING LOTS & 10' ON DOWNGRADING LOTS).

NOTE: FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH SUFFICIENT NUMBER AND SIZE OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW AS SHOWN ON THIS PLAN. DIMENSIONS AND MATERIALS FOR THIS TYPICAL CONCRETE BLOCK SECTION MAY BE VARIED AND HAVE TO BE REVIEWED AND APPROVED BY THE CITY OF LAREDO BUILDING DEPARTMENT AT THE TIME OF ISSUANCE OF BUILDING PERMITS.



		LEGEND:	
DATE : 07-21-2026		R.O.W. POINT OF BEGINNING	
REVISIONS :		W.C.P.R. WEBB COUNTY PLAT RECORDS	
		W.C.D.R. WEBB COUNTY DEED RECORDS	
		U.E. UTILITY EASEMENT	
		S.S. SANITARY SEWER LINE	
		1/2" MON R/W	

PORRAS NANCE ENGINEERING

304 E. CALTON RD. LAREDO, TEXAS 78041 TYPE F-6205 TBLPL F-101888 OFFICE (956) 724-3097 www.porrasnance.com	OWNER: VILLAGE 83 SOUTH, LTD. 5964 WEST DR. - SUITE 12 LAREDO, TEXAS 78041 (956) 724-8469	ENGINEER/SURVEYOR: PORRAS NANCE ENGINEERING 304 E. CALTON RD. P.O. BOX 1670 LAREDO, TEXAS 78044 (956) 724-3097 PH (956) 724-9208 FX	PROJECT DATA: ACRES : 9,5310 ACRES LOTS : 77 RES. LOTS R.O.W. : 50' B/B : 31'	PLAT OF: VILLAGE SOUTH SUBDIVISION, PHASE 7 9,5310 ACRE TRACT OUT OF VILLAGE 83 SOUTH, LTD 144.00 ACRE TRACT AS REQUIRED IN VOL. 972, PGS. 714-722, W.C.P.R. PORCION 38 ~ ABSTRACT 472; TAREO SANCHEZ, ORIGINAL GRANTEE CITY OF LAREDO, WEBB COUNTY, TEXAS	SHEET: 2 OF 2
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City of Laredo

Planning & Zoning Commission

Meeting Date: 8/20/2026

Model Subdivision Compliance 9A

SUBJECT

Consideration of Model Rule Subdivision Compliance of the plat of Village South Subdivision, Phase 6. The intent is residential and commercial.

PL-174-2026

District I - Cm. Gilbert Gonzalez

BACKGROUND

APPLICANT: Salinas Village Development Corporation

ENGINEER: Porras Nance Engineering

PROPERTY INFORMATION:

Location: north of Cielito Lindo Boulevard and east of Ejido Avenue

Size: Approximately 23.736 acres, more or less

Proposed Development: 134 lots

Current Zoning: R-1B (Single-Family High-Density District) and B-1 (Limited Business District)

Council District: District I - Cm. Gilbert Gonzalez

STAFF RECOMMENDATION

APPROVAL

NOTICE TO THE DEVELOPER:

N/A

WATER SERVICE AGREEMENT

AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED VILLAGE SOUTH SUBDIVISION, PHASE 6

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 SALINAS VILLAGE DEVELOPMENT CORPORATION 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 Village South Subdivision, Phase 6.

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 63,011 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 \$63,982[✓] 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.

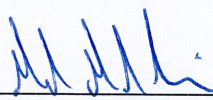
By affixing his or her signature to this Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized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

This Agreement is effective on 6-3-, 2026.

The Utility

By: 
Printed Name: Dr. Tareq Al-Zabet
Office or Position: Director Utilities Department
Date: 8/3/2026

The Subdivider: Salinas Village Development Corporation

By: 
Printed Name: Gerardo G.S. Salinas
Office or Position: President
Date: 7/27/2026

WASTEWATER SERVICE AGREEMENT

AGREEMENT REGARDING WASTEWATER SERVICE FOR THE PROPOSED VILLAGE SOUTH SUBDIVISION, PHASE 6

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 SALINAS VILLAGE DEVELOPMENT CORPORATION, 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 Village South Subdivision, Phase 6.

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 48,470 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.

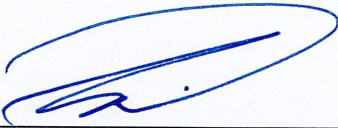
The Subdivider has paid the Utility the sum of \$30,268.50 which sum represents the total costs of wastewater annexation fees.

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

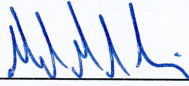
By affixing his or her signature to this Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized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

This Agreement is effective on 8-3-, 2026.

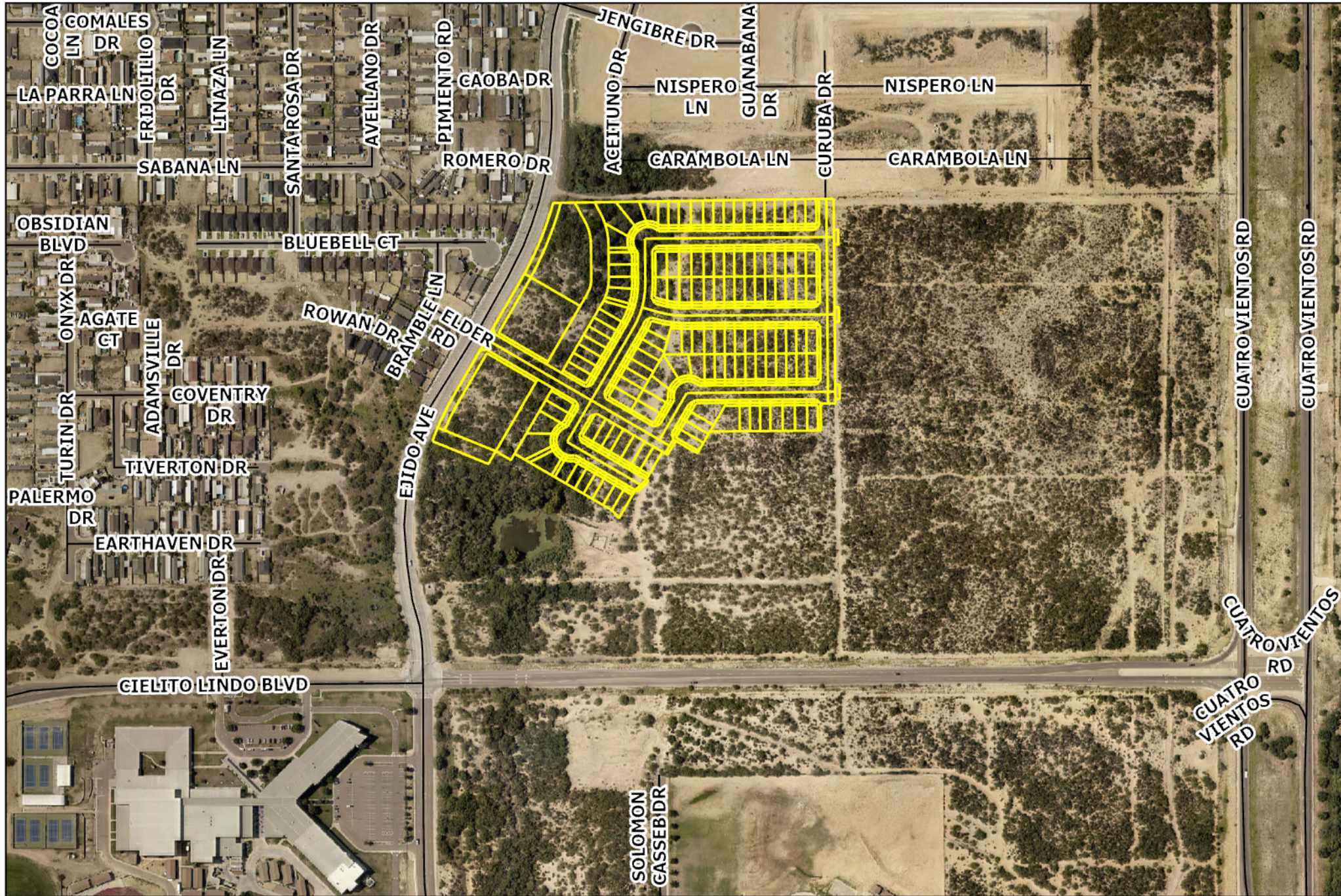
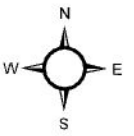
The Utility

By: 
Printed Name: Dr. Tareq Al-Zabet
Office or Position: Director Utilities Department
Date: 8/3/2026

The Subdivider: Salinas Village Development Corporation

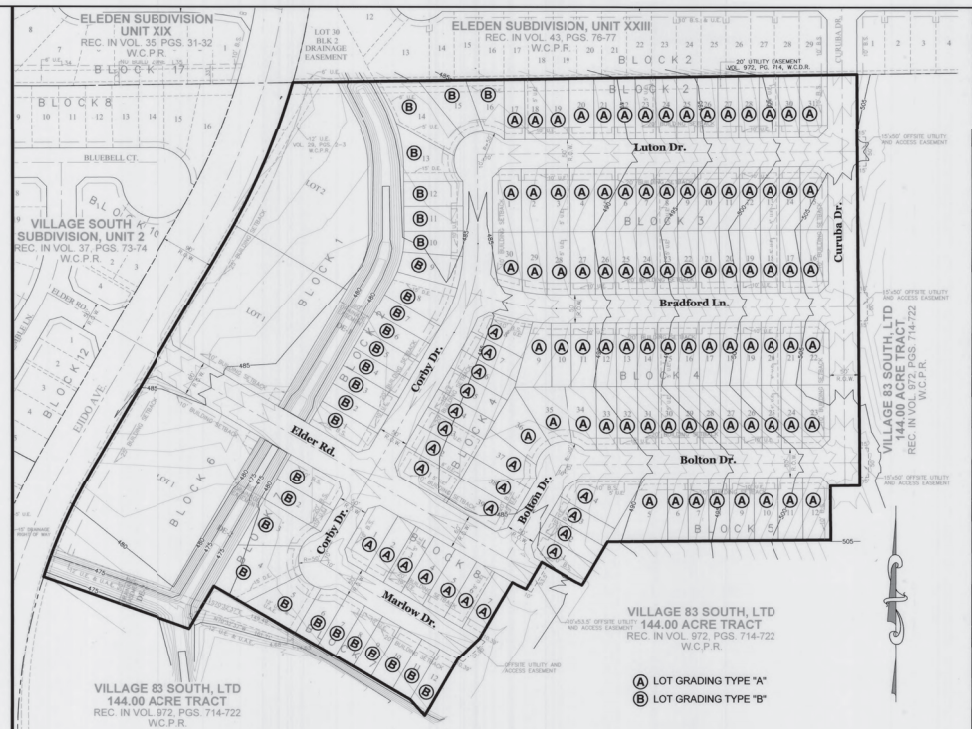
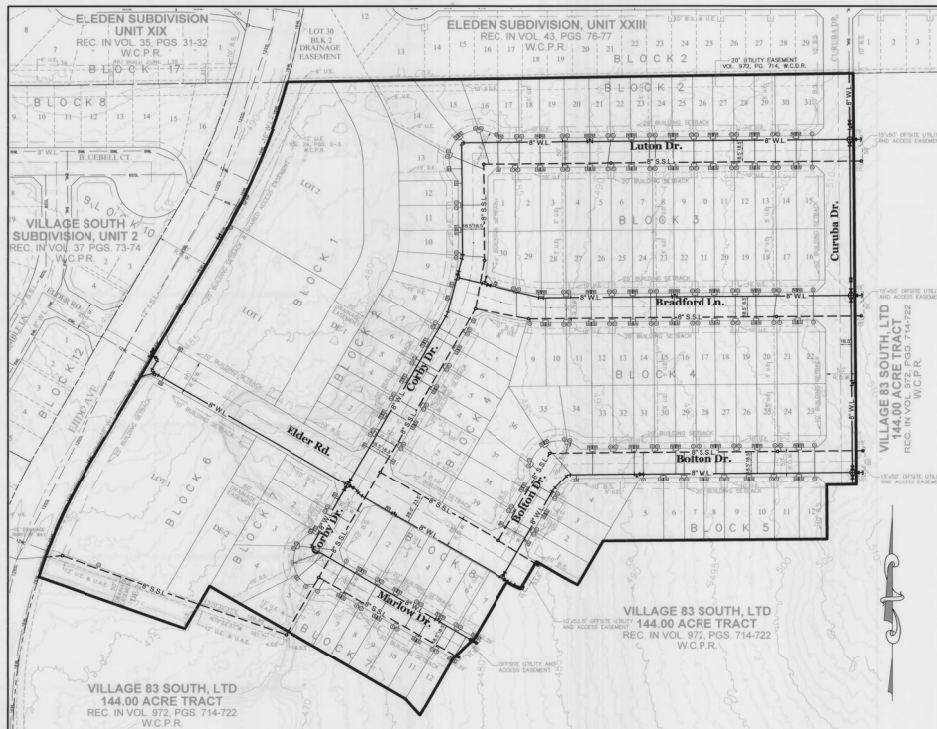
By: 
Printed Name: Gerardo G.S. Salinas
Office or Position: President
Date: 7/27/2026

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, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- 4.—ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- 5.—BASIS OF BEARINGS & DISTANCES: GPS NAD 83 (2011 ADJ.) TEXAS STATE PLANE, 4205 SOUTH ZONE GRID COORDINATES.
- 6.—P.O.B. COORDINATES REFERENCED TO NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE ARE PROVIDED FOR GENERAL LOCATIVE PURPOSES.
- 7.—LOT 1, BLOCK 2; LOT 1 & 97, BLOCK 4; LOT 1, BLOCK 5; LOT 1, BLOCK 7 AND LOTS 1-7, BLOCK 8; SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH ELDER RD.
- 8.—THIS PLAT IS SUBJECT TO A RUNOFF ACCEPTANCE LETTER FOR DRAINAGE RUNOFF DISCHARGE AS RECORDED IN VOLUME ____, PAGES _____, OF THE OFFICIAL PUBLIC RECORDS, WEBB COUNTY TEXAS. PRE-DEVELOPMENT AND POST-DEVELOPMENT RUNOFF WILL BE CONVEYED BY THE PROPOSED STREETS AND STORM DRAINAGE SYSTEM AND ULTIMATELY DETAINED ON EXISTING AND FUTURE DETENTION POND FACILITIES.
- 9.—LOTS 1-16, BLOCK 2 AND LOTS 1-12, BLOCK 7 WILL HAVE SOME SURFACE WATER DRAINING TOWARDS THE BACK OF THE LOT. LOTS 14-31, BLOCK 2 WILL RECEIVE SURFACE WATER RUNOFF FROM ADJACENT 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.
- 10.—LOTS 17-31, BLOCK 2; LOTS 1-30, BLOCK 3; LOTS 1-39, BLOCK 4; LOTS 1-12, BLOCK 5 AND LOTS 1-7, BLOCK 8 WILL HAVE LOT GRADING TYPE "A"; LOTS 1-16, BLOCK 2; AND LOTS 1-12, BLOCK 7; WILL HAVE LOT GRADING TYPE "B"; AS SHOWN ON SHEET 2 OF 2 OF THIS PLAT.
- 11.—STRUCTURES ON LOTS 4 & 5, BLOCK 7 SHALL HAVE A MINIMUM FINISH FLOOR ELEVATION OF 482.50



- LEGEND**
- 1" SINGLE WATER SERVICE
 - 2" DOUBLE WATER SERVICE
 - 8" SINGLE SANITARY SEWER SERVICE
 - 12" DOUBLE SANITARY SEWER SERVICE

Water Supply: Description, Costs and Operability Date

Village South Subdivision, Phase 6 will be provided with potable water by the City of Laredo. The subdivider, and the City of Laredo have entered into a contract in which the City of Laredo has promised to provide sufficient water to the subdivision for at least 30 years and the City of Laredo has provided documentation to sufficiently establish the long term quantity and quality of the available water supplies to serve the full development of this subdivision. The City of Laredo has a 16" diameter water line running along the East side of the existing right-of-way of Elder Ave. and West boundary line of this project and an 8" diameter water line running along the East side of the existing right-of-way of Curuba Dr. The water system for Village South Subdivision, Phase 6 consists of 12" diameter water lines running along Elder Rd, Corby Dr, Bolton Dr, Bradford Ln, Marlow Dr, and Curuba Dr. Inside the subdivision, which will be connected to said existing 12" & 8" water lines. These lines will serve a total of 131 residential lots through individual services consisting of a 12" diameter single service for individual lots and a 12" diameter dual service lines run to pairs of lots before splitting into two 6" diameter single service lines going to the water meter boxes for each lot.

The 6" water lines, gate valves, MJ fittings, fire hydrants, the 1.5" dual service lines, the 12" single service lines, and the meter boxes have already been installed, at a total cost of \$742,258.01 or \$5,969.82 per lot. The subdivider has in addition paid the City of Laredo the sum of \$63,982 which covers the cost per lot for the water availability and annexation fees.

Sewer Facilities: Description, Costs and Operability Date

Sewage from Village South Subdivision, Phase 6 will be disposed of through the sanitary sewer system of the City of Laredo. The subdivider, and the City of Laredo have entered into a contract in which the City of Laredo has promised to provide sufficient sewage disposal for the full development of this subdivision. The City of Laredo has an existing 12" diameter sanitary sewer main running along the centerline of existing Elder Ave. flowing South. The sanitary sewer system for Village South Subdivision, Phase 6 consists of proposed 12" diameter sanitary sewer lines along an off-site utility easement and along Corby Dr, Marlow Dr, Elder Dr, Bolton Dr, Bradford Ln, and Lolon Dr. that connect to said existing 12" diameter sanitary sewer main. The sanitary sewer system will serve a total of 131 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 6" 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 \$523,329.23 or \$3,994.96 per lot. The subdivider has in addition paid the City of Laredo the sum of \$30,268.56 which covers the cost per lot for the wastewater annexation fees.

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

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



ROGELIO BALDAÑO
LICENSED PROFESSIONAL ENGINEER
TEXAS REG. NO. 9262
07/23/26
DATE

CERTIFICATE OF UTILITIES DIRECTOR

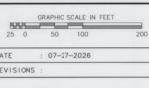
STATE OF TEXAS
COUNTY OF WEBB

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. TAREQ AL-ZABET
UTILITIES DIRECTOR
8/3/2026
DATE

Emir Rangel
UTILITIES DEPARTMENT
8-3-2026
DATE

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



LEGEND:
R.O.W. RIGHT OF WAY
P.O.B. POINT OF BEGINNING
P.O.C. POINT OF COMMENCEMENT
W.C.R. WEBB COUNTY DEED RECORDS
U.E. UTILITY EASEMENT
S.S.L. SANITARY SEWER LINE
1/2" IRON ROD

PORRAS NANCE
ENGINEERING

304 E. CALTON RD.
LAREDO, TEXAS 78041
TYPE F-6205
TEL: 781-0108
(956) 724-3469
OFFICE (956) 724-3007
www.porrasnanceco.com

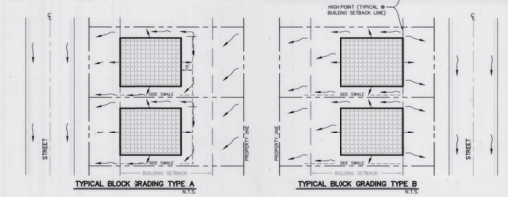
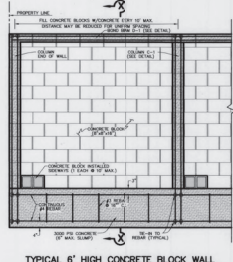
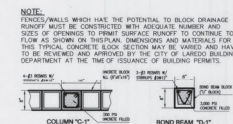
OWNER:
SALINAS VILLAGE DEVELOPMENT
CORPORATION
5904 WEST DR. - SUITE 12
LAREDO, TEXAS 78041
(956) 724-3469

ENGINEER/SURVEYOR:
PORRAS NANCE ENGINEERING
CORPORATION
304 E. CALTON RD.
P.O. BOX 1670
LAREDO, TEXAS 78044
(956) 724-3007 PH
(956) 724-9208 FX

PROJECT DATA:
ACRES : 23,736 ACRES
LOTS : 131 RES. LOTS
R.O.W. : 3 COMM LOTS
B/B : 50' - 60'
31' - 41'

PLAT OF:
VILLAGE SOUTH SUBDIVISION, PHASE 6
23,736 ACRE TRACT
OUT OF VILLAGE 83 SOUTH, LTD 144.00 ACRE TRACT
AS RECORDED IN VOL. 972, PGS. 714-722, W.C.D.E.
PORCON 38 - ABSTRACT 473, LAREDO SOUTHERN, ORIGINAL GRANTEE
CITY OF LAREDO, WEBB COUNTY, TEXAS

SHEET:
2 OF 2



NOTE:
HOME BUILDERS/HOME OWNERS SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH A MANNER AS TO IMPAIR OR CHANGE THE ESTABLISHED DRAINAGE FLOW PATTERN AS INDICATED ON THIS GRADING PLAN. FENCES, WALLS, WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW AS SHOWN ON THIS PLAN.
TYPICAL LOT GRADING SHOWN ON THIS PLAN WILL BE DONE BY THE HOME BUILDER AS PART OF THE BUILDING PROCESS. ADDITIONALLY, THE HOME BUILDER SHALL INSTALL A 10' WIDE 500 STRIP ALONG THE ENTIRE REAR PROPERTY LINE OF LOTS DRAINING ONTO THE OTHER LOTS LOT 1001 OR IMPROVEMENT LOTS & 102 OR IMPROVEMENT LOTS.

POST DEVELOPMENT TOPOGRAPHY SCALE: 1"=100'