

City of Laredo

REGULAR MEETING AGENDA

Thursday, July 16, 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 [26-P&Z-651](#)
authorizing the issuance of a conditional use permit for a Phone
Exchange/Switching Station on Lot 5, Block 179, Western Division,
located at 1016 San Francisco Avenue.

ZC-062-2025
District VIII

- 6B** Amending the Zoning Ordinance (Map) of the City of Laredo by [26-P&Z-644](#)
authorizing the issuance of a conditional use permit for a bar with
outdoor on-premise alcohol consumption on Block 854-A (Suite 19,
912 square feet) and Lots 1, 2, 7, and 8, Block 757-A, Eastern
Division, located at 4501 and 4500 McPherson Road and 1302
East Taylor Street.

ZC-064-2026
District V

- 6C** Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a special use permit for a restaurant serving alcohol on Lots 7 and 8, Block 305, Eastern Division, located at 818 and 820 Clark Boulevard. [26-P&Z-609](#)

ZC-065-2026
District IV

- 6D** Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 22.82 acres, as further described by metes and bounds in attached Exhibit A, located west of US Highway 83 and north of Masterson Road, from AG (Agricultural District) and B-3 (Community Business District) to R-1B (Single Family High Density District). [26-P&Z-645](#)

ZC-066-2026
District II

- 6E** Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 7, 8, 9, 10, 11, and 12, Block 629, Eastern Division, located at 1101 Guadalupe Street, from B-1 (Limited Business District) and R-O (Residential Office District) to B-3 (Community Business District). [26-P&Z-657](#)

ZC-067-2026
District III

7. Consideration Of The Following Master Plans:

- 7A** Consideration a revision to Lago Del Valle Subdivision masterplan. The purpose of this revision is to reconfigure phases. The intent is residential and commercial. [26-P&Z-655](#)

PL-150-2026
District III - Cm. Melissa Cigarroa

- 7B** Review and consideration of the Buena Vista Commercial Masterplan. The intent is commercial. [26-P&Z-648](#)

PL-152-2026
District I - Cm. Gilbert Gonzalez

8. Consideration Of The Following Preliminary Plats And Replats:

- 8A** Preliminary consideration of the plat of Lago Del Valle Subdivision, [26-P&Z-649](#)
Phase 12. The intent is residential.

PL-151-2026
District III - Cm. Melissa Cigarroa

- 8B** Preliminary consideration of the plat of Buena Vista Commercial, [26-P&Z-650](#)
Phase 1, and the granting of a variance to increase the maximum
dead-end street length from 500 feet to approximately 880 feet,
pursuant to Section 3-2 J. of the Subdivision Ordinance. The intent
is medical.

PL-153-2026
District I - Cm. Gilbert Gonzalez

9. Consideration Of Model Subdivision Compliance:

- 9A** Consideration of Model Rule Subdivision Compliance of the plat of [26-P&Z-652](#)
The Coves at Winfield, Phase 7C. The intent is residential.

PL-154-2026
District VI - Cm. Dr. Tyler King

- 9B** Consideration of Model Rule Subdivision Compliance of the plat of [26-P&Z-653](#)
Phoenix Village Subdivision, Phase XII. The intent is residential.

PL-147-2026
District III - Cm. Melissa Cigarroa

10. Discussion And Possible Action:

- 10A** Discussion and possible action to: [26-P&Z-656](#)

1. Reschedule the Planning and Zoning Commission meeting from December 3, 2026, to December 10, 2026;
2. Establish a November 10, 2026, submittal deadline for zone change applications for the December 10, 2026, Planning and Zoning Commission meeting;
3. Eliminate the November 17, 2026, submittal deadline for zone change applications;
4. Establish a November 25, 2026, submittal deadline for master plans and plats for the December 10, 2026, Planning and Zoning Commission meeting;
5. Eliminate the December 2, 2026, submittal deadline for master plans and plats
6. Cancel the Planning and Zoning Commission meeting scheduled for December 17, 2026; and, any matter incident thereto.

11. Adjournment

This notice was posted at the municipal government office, 1110 Houston St, Laredo , Texas, At a place convenient and readily accessible to the public at all times. This notice was posted on Friday, July 10, 2026 by 6:00 P.M.

City of Laredo

Planning & Zoning Commission

Meeting Date: 7/16/2026
Ordinance 6A

Public Hearing and Recommendation of an

SUBJECT

Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a conditional use permit for a Phone Exchange/Switching Station on Lot 5, Block 179, Western Division, located at 1016 San Francisco Avenue.

ZC-062-2025
District VIII

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Initiated by: Vexus Fiber, LLC, Owner; and Sarah Overbaugh, EVP & CO Representative

Council District: VIII - Cm. Alyssa Cigarroa

Proposed use: The proposed use is for a Phone Exchange/Switching Station.

- Description: A phone exchange / switching station is a facility in a telecommunications network that connects telephone calls by routing them from one phone line to another.

Site: The site is currently occupied by a phone exchange/switching station.

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

Current Zoning District: The site is currently zoned as a B-1 (Limited Business District) zoning district.

Surrounding land uses: To the north of the site is Washington Street, phone exchange/ switching station, Snack Laredo, Sinai Presbyterian Church, single family residential uses, International sales Inc (Shipping supplies), and a gas station. To the east of the site is San Francisco Avenue, single family residential uses, a vacant commercial building, and a single family home with a warehouse. To the south of the site is Victoria Street, multi-family residential uses, single family residential uses, casa de cambio (currency exchange service), and vacant developed land. To the west of the site is San Eduardo Avenue, multi-family residential uses, single family residential uses, Stepping Stones Child Care & Learning Center, LLC, Ashley Bail Bonds, vacant developed land, a vacant commercial building, Kike's Bail Bonds, Laredo Merchandize (home goods store), Vielma Law Firm, and Fusion Carniceria.

Citations, Warnings, and/or Complaints:

1. On 4/29/2025 a warning was issued for operating a switching station in a zoning district where such use is not permitted.

Comprehensive Plan: The Future Land Use Map identifies 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 San Francisco Avenue as a Local Street.

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

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

COMMITTEE RECOMMENDATION

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

STAFF RECOMMENDATION

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 B-1 (Limited Business District) zoning district.

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

1. The proposed use is not anticipated to have a negative impact since the phone exchange/switching station does not generate noise or vibrations.
2. In addition, the proposed use is not anticipated to have excessive traffic or large vehicles transiting the areas since it will be an unmanned equipment building as per the description in the narrative.
3. The proposed use is compatible with the surrounding area and/or neighborhood, as the proposed site abuts an existing switching station to the north.

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

2. Landscaping shall be provided and maintained for the entire duration of the proposed use in accordance with the City of Laredo Land Development Code.
3. The owner shall provide an opaque fence or wall of not less than 7 (seven) feet in height along any side or rear property lines which abut or adjoin property containing a residential use or residential zoning district. Apartment complexes, residential condominiums or residential townhomes shall be similarly screened irrespective of which zoning district they occur in.
4. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
5. Signage shall be consistent with the City's Sign Ordinance.
6. On-site parking shall be provided in accordance with the City of Laredo Land Development Code.
7. The property owner must comply with all City Noise Ordinances provisions of the City of Laredo Code of Ordinances.
8. The proposed use shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load issued to the CUP business holder.
9. 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.
10. The proposed use shall undergo an annual Fire Inspection.
11. 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.
12. Owner shall comply with Building, Health, Safety, Fire, Environmental, and all applicable codes and regulations as required.
13. 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.
14. 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 parked or stored in any manner on the property.

IMPACT ANALYSIS

Is this change contrary to the established land use pattern?

No, there is a Phone Exchange/Switching Station abutting the site.

Would this change create an isolated zoning district unrelated to surrounding districts?
The zoning will not change.

Will change adversely influence living conditions in the neighborhood?
No, it is not anticipated to have a negative impact in the surrounding area or neighborhood.

Are there substantial reasons why the property cannot be used in accordance with existing zoning?
Yes. The existing B-1 does not allow for a Phone Exchange/Switching Station as intended by the applicant.



AERIAL MAP

1 inch = 100 feet

ZC-062-2025

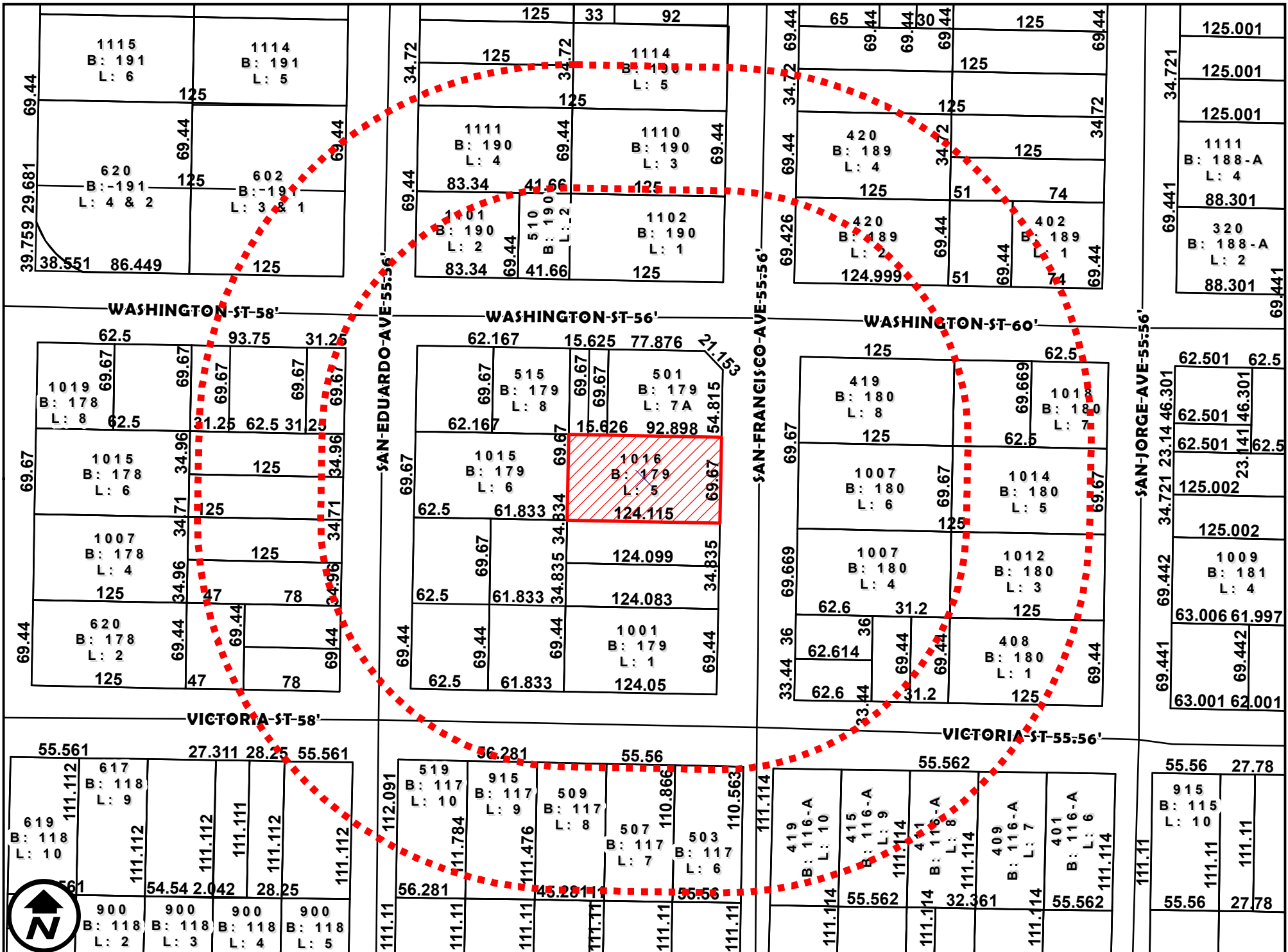
COUNCIL DISTRICT 8

1016 SAN FRANCISCO AVENUE

APPLICATION FC 10

B-1 (LIMITED BUSINESS DISTRICT) 10

C.U.P FOR PHONE EXCHANGE/SWITCHING STATION



DIMENSIONS MAP

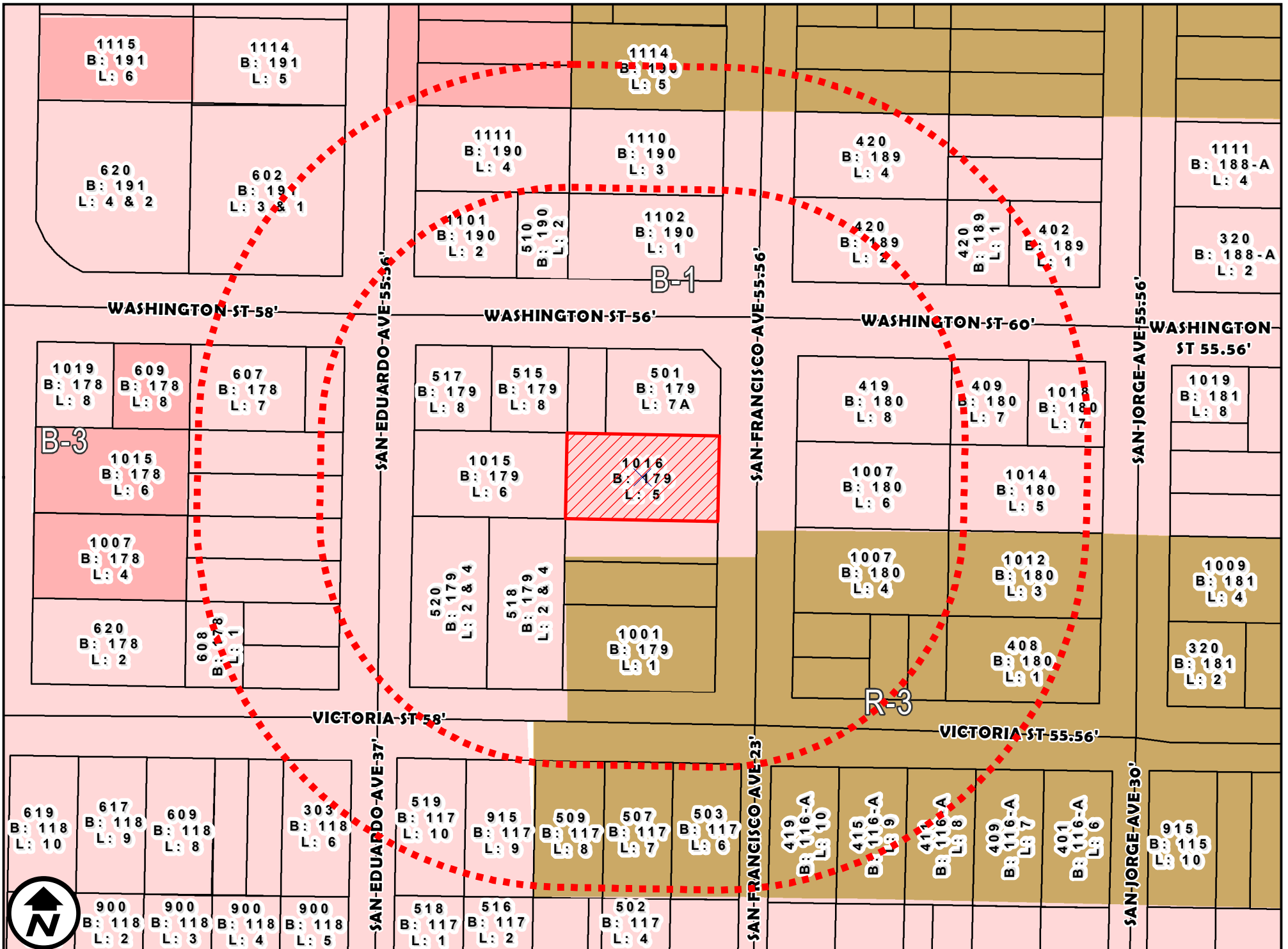
ZC-062-2025

APPLICATION FC 11

1 inch = 100 feet

COUNCIL DISTRICT 8
1016 SAN FRANCISCO AVENUE

B-1 (LIMITED BUSINESS DISTRICT) T-1
C.U.P FOR PHONE EXCHANGE/SWITCHING STATION



ZONING MAP

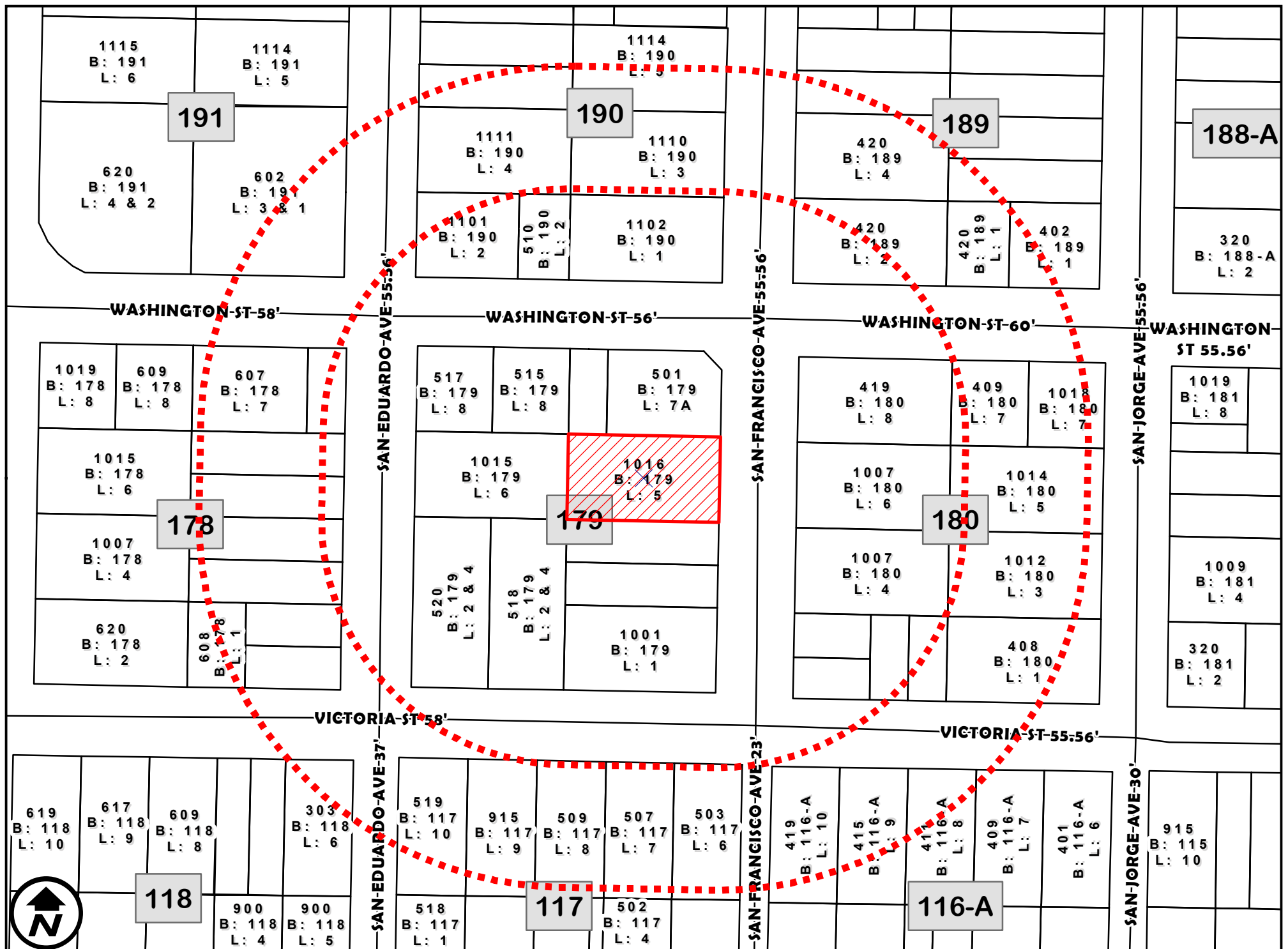
ZC-062-2025

APPLICATION FC 12

1 inch = 100 feet

COUNCIL DISTRICT 8
1016 SAN FRANCISCO AVENUE

B-1 (LIMITED BUSINESS DISTRICT) T-1
C.U.P FOR PHONE EXCHANGE/SWITCHING STATION



SURVEY MAP

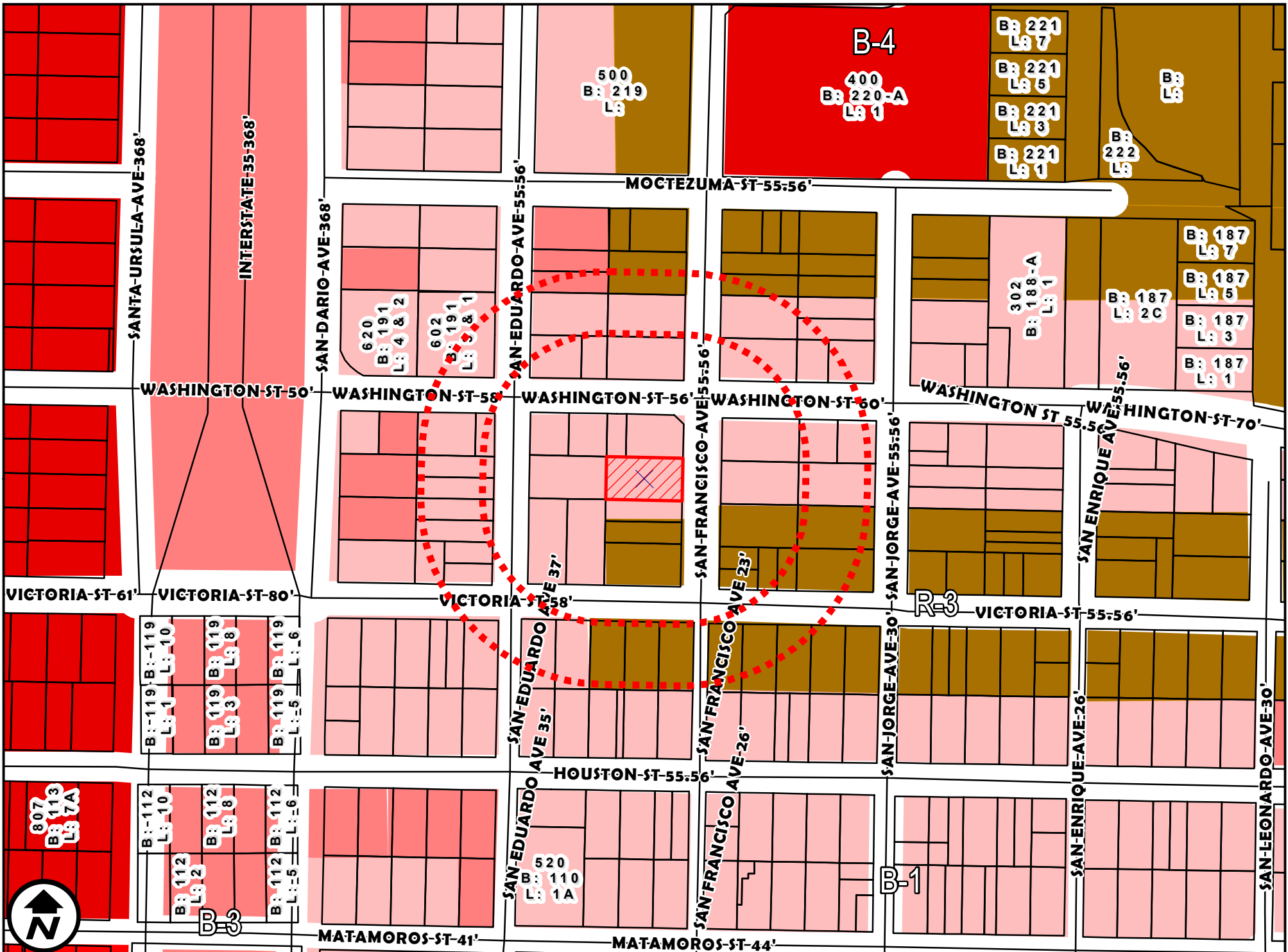
ZC-062-2025

APPLICATION FC 13

1 inch = 100 feet

COUNCIL DISTRICT 8
1016 SAN FRANCISCO AVENUE

B-1 (LIMITED BUSINESS DISTRICT) T
C.U.P FOR PHONE EXCHANGE/SWITCHING STATION



ZONING OVERVIEW

ZC-062-2025

APPLICATION FC 14

1 inch = 200 feet

COUNCIL DISTRICT 8
1016 SAN FRANCISCO AVENUE

B-1 (LIMITED BUSINESS DISTRICT) T-1
C.U.P FOR PHONE EXCHANGE/SWITCHING STATION



ZC-062-2025

COUNCIL DISTRICT 8

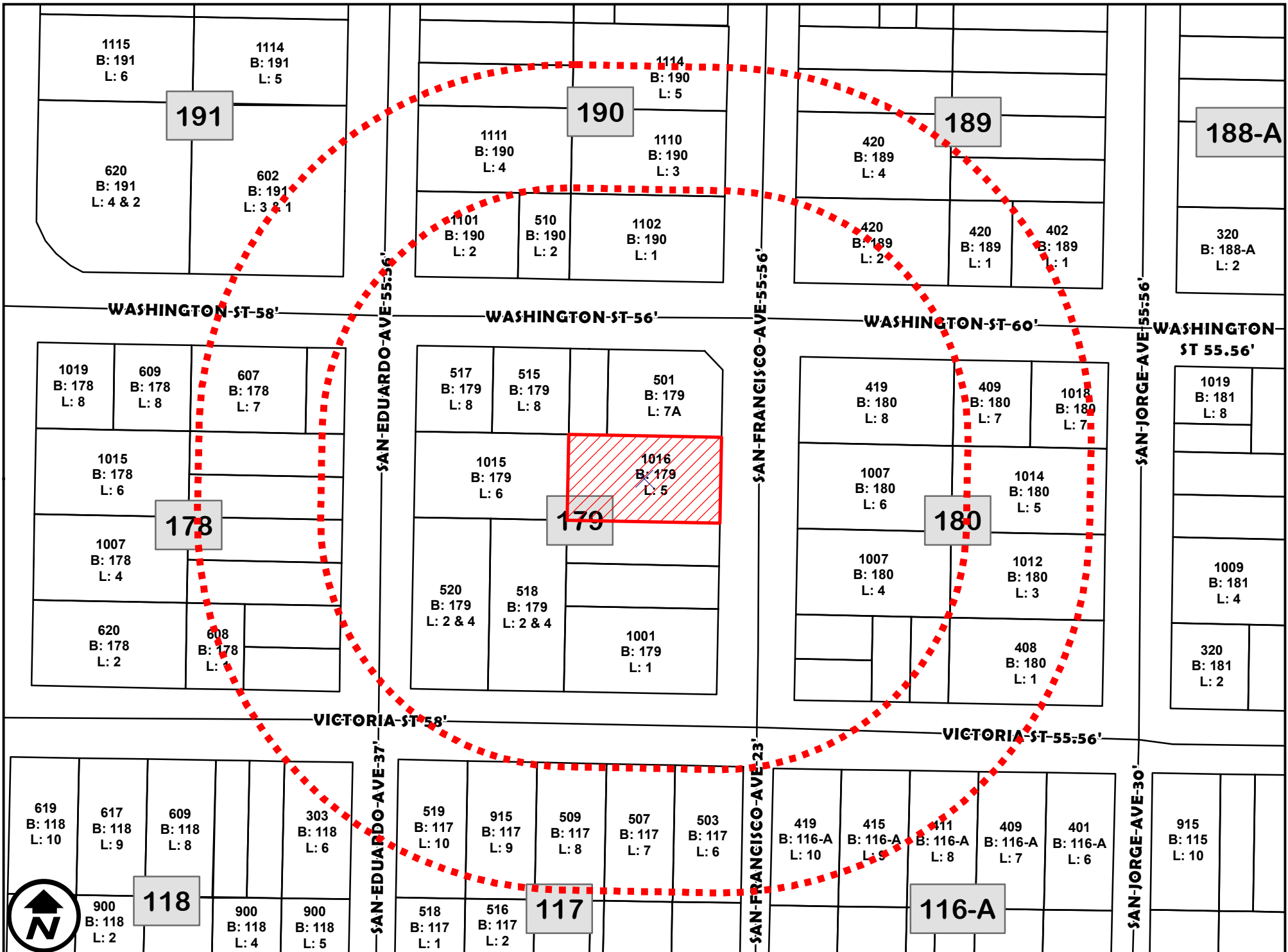
1016 SAN FRANCISCO AVENUE

APPLICATION FC₁₅

B-1 (LIMITED BUSINESS DISTRICT) T¹⁵

C.U.P FOR PHONE EXCHANGE/SWITCHING STATION

1 inch = 100 feet



200' AND 300' NOTIFICATION

ZC-062-2025

COUNCIL DISTRICT 8

1016 SAN FRANCISCO AVENUE

APPLICATION FC 16

B-1 (LIMITED BUSINESS DISTRICT) T

C.U.P FOR PHONE EXCHANGE/SWITCHING STATION

1 inch = 100 feet

Narrative Description: Vexus Fiber, LLC Proposed Use
1016 San Francisco Ave

Vexus Fiber, LLC seeks a conditional use permit for the property at 1016 San Francisco Ave to be used for a fiber optic switching station under use code 4811 for Phone Exchange/Switching Station use. This facility is an un-manned building housing electronic switching and routing gear for the purpose of offering high-speed Internet service on our fiber optic network to residents and businesses of Laredo, TX.

The site has 0 staffed hours. The equipment at the site runs 24/7. The site is only accessed occasionally on an as needed basis for equipment maintenance and cleaning which will average only 4 to 5 times a month averaging less than an hour each time.



City of Laredo

Planning & Zoning Commission

Meeting Date: 7/16/2026
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 a bar with outdoor on-premise alcohol consumption on Block 854-A (Suite 19, 912 square feet) and Lots 1, 2, 7, and 8, Block 757-A, Eastern Division, located at 4501 and 4500 McPherson Road and 1302 East Taylor Street.

ZC-064-2026
District V

PREVIOUS COUNCIL ACTION

On November 6, 1995, the City Council made a motion to approve a special use permit authorizing a mobile home park.

BACKGROUND

Initiated By: Lydia Benavides, Owner; Ricardo Benavides, Jr., Applicant/Representative

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

Proposed use: The proposed use is for a bar with outdoor on-premise alcohol consumption.

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

Current Zoning District: The site is currently zoned as a B-3 (Community Business District) zoning district.

Site: The site is currently occupied by a commercial plaza that includes: Antojitos Enchilados, Titan Insurance, Organic Man Coffee (Trike), Star Family Haircut, Westgate Plaza Office, Pretty Sweet, Hair Company, Hello Kitty Laredo, Indoor Garden, Supreme Nutrition, and Cakes by Anita and vacant land.

Surrounding land uses: To the north of the site is a creek, residential uses (duplexes), and Teakwood Lane. To the east of the site is Taylor Street and primarily residential uses (apartment complex and single-family uses). To the south of the site is Taylor Street, North Stone Avenue, residential uses (apartment complex and single-family residential uses), and a vacant commercial plaza and Watermill Express. To the west of the site is McPherson Road, Taylor Street, and a commercial plaza (Cotulla Plaza) that includes: Super Bonus, FITness, Paradise Salad, Dona Salsa, and Bouncy Land.

Comprehensive Plan: The Future Land Use Map recognizes this area as Neighborhood Mixed-Use.
<https://www.cityoflaredo.com/LaredoPlanning/wp-content/uploads/2021/03/viva-laredo-city-of-laredo-comprehensive-plan.pdf#page=39>

Transportation Plan: The Long-Range Thoroughfare Plan identifies McPherson Road as a Principal Arterial and identifies East Taylor Street as a Local Street.
<https://www.cityoflaredo.com/home/showpublisheddocument/17680/638703100333370000>

Letters sent to surrounding property owners: 25 In Favor: 0 Opposed: 0

COMMITTEE RECOMMENDATION

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

STAFF RECOMMENDATION

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 B-3 (Community Business District) zoning district.

Staff supports the proposed conditional use permit for an indoor bar located in Suite 19 (912 square feet) for the following reasons:

1. The proposed indoor bar confines the sale and consumption of alcoholic beverages within a wholly enclosed building, thereby minimizing the potential for outdoor noise and other nuisance impacts on surrounding properties.
2. Limiting the proposed use to the interior of the building minimizes potential impacts to the surrounding residential uses.

However, staff does not support the proposed conditional use permit for outdoor on-premise alcohol consumption for the following reasons:

1. The proposed outdoor on-premise alcohol consumption area is not compatible with the surrounding residential uses located to the north, east, and south of the site due to the outdoor operational characteristics of the proposed beer garden, specifically the outdoor music.
2. The proposed outdoor beer garden has the potential to create nuisance impacts on the surrounding residential properties due to the outdoor patron activity, outdoor music, and other associated noise.

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 of a bar shall only be located within Suite 19 (912 square feet) and the outdoor on-premise alcohol consumption shall be located within the area identified on the site plan (Exhibit A) measuring approximately 130 feet x 110 feet x 130 feet x 130 feet. Any expansion, relocation, or modification of the bar area, outdoor beer garden, outdoor alcohol consumption area, or site layout shown on Exhibit A shall require review and approval through an amended conditional use permit (CUP).
2. The hours and days of operation shall be from Thursday and Friday from 6:00 p.m. to 12:00 a.m. (midnight), Saturday from 12:00 p.m. (noon) to 12:00 a.m. (midnight), and Sunday from 12:00 p.m. (noon) to 10:00 p.m.
3. The sale of alcoholic beverages shall be limited to the indoor bar located within Suite 19 (912 square feet). No outdoor alcohol sales, service stations, temporary bars, or alcohol sales from food trucks or any other vendor shall be permitted.
4. Outdoor activities within the beer garden shall be limited to the consumption of alcoholic beverages purchased from the indoor bar and the purchase and consumption of food. Outdoor alcohol consumption shall be limited to the beer garden area measuring approximately 130 feet x 110 feet x 130 feet x 130 feet, as shown on the site plan (Exhibit A).
5. The outdoor beer garden shall be enclosed by a minimum seven-foot masonry wall, measuring approximately 130 feet x 110 feet x 130 feet x 130 feet, as shown on the site plan (Exhibit A).
6. No live outdoor entertainment, outdoor televisions, or outdoor music/speakers shall be permitted.
7. There shall not be any amplified music, use of any amplified sound system, excessively loud generators, and/or any moving or flashing lights. The applicant must comply with all city noise ordinances and all nuisance provisions of the City of Laredo Code of Ordinances.
8. The sale and consumption of alcoholic beverages shall comply with all applicable regulations of the Texas Alcoholic Beverage Commission (TABC) and all other applicable federal, state, and local regulations.
9. The holder of the CUP shall maintain all licenses and permits required by TABC. Failure to maintain such licenses and permits may constitute grounds for review or revocation of the CUP.
10. Alcoholic beverage sold for on-site consumption shall remain within the approved premises and shall not be removed from the property in an open container.
11. Appropriate signage shall be posted at all exits advising customers that open containers of alcoholic beverages may not be removed from the premises and that the sale and consumption of alcoholic beverages must comply with applicable state law and TABC regulations.

12. The outdoor beer garden shall not be rented, leased, or utilized as an outdoor event venue for concerts, festivals, or other special events unless separately approved by the City of Laredo.
13. The applicant shall provide sufficient on-site supervision during all hours of outdoor alcohol consumption to ensure compliance with the conditions of this CUP.
14. Patrons are prohibited from bringing in their own alcoholic beverages.
15. Air inflatables, balloons, flags, and banners used for advertising shall be prohibited.
16. Restroom facilities shall comply with all applicable municipal codes. Porta potties shall be prohibited.
17. Lighting of the property shall be screened to avoid adverse impact on adjacent residential neighborhoods. The property owner and/or operator shall maintain adequate, downward-directed lighting to minimize impacts to adjacent properties and shall not be aimed towards any residents.
18. Landscaping shall be provided and maintained for the complete duration in accordance with the City of Laredo Land Development Code.
19. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
20. Signage shall be consistent with the City's Sign Ordinance.
21. On-site parking shall be provided in accordance with the City of Laredo Land Development Code. All areas used for parking shall be paved and must comply with all applicable municipal codes.
22. The proposed use shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load issued to the CUP business holder.
23. 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.
24. The indoor bar located in Suite 19 (912 square feet) shall undergo an annual Fire Inspection.
25. 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.
26. Owner shall comply with Building, Health, Safety, Fire, Environmental, and all applicable codes and regulations as required.

IMPACT ANALYSIS

Is this change contrary to the established land use pattern?

Yes. The surrounding land uses are offices, bakeries, hair salons, retail shops, and primarily residential uses.

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

No. The proposed site abuts B-4 zoning to the west.

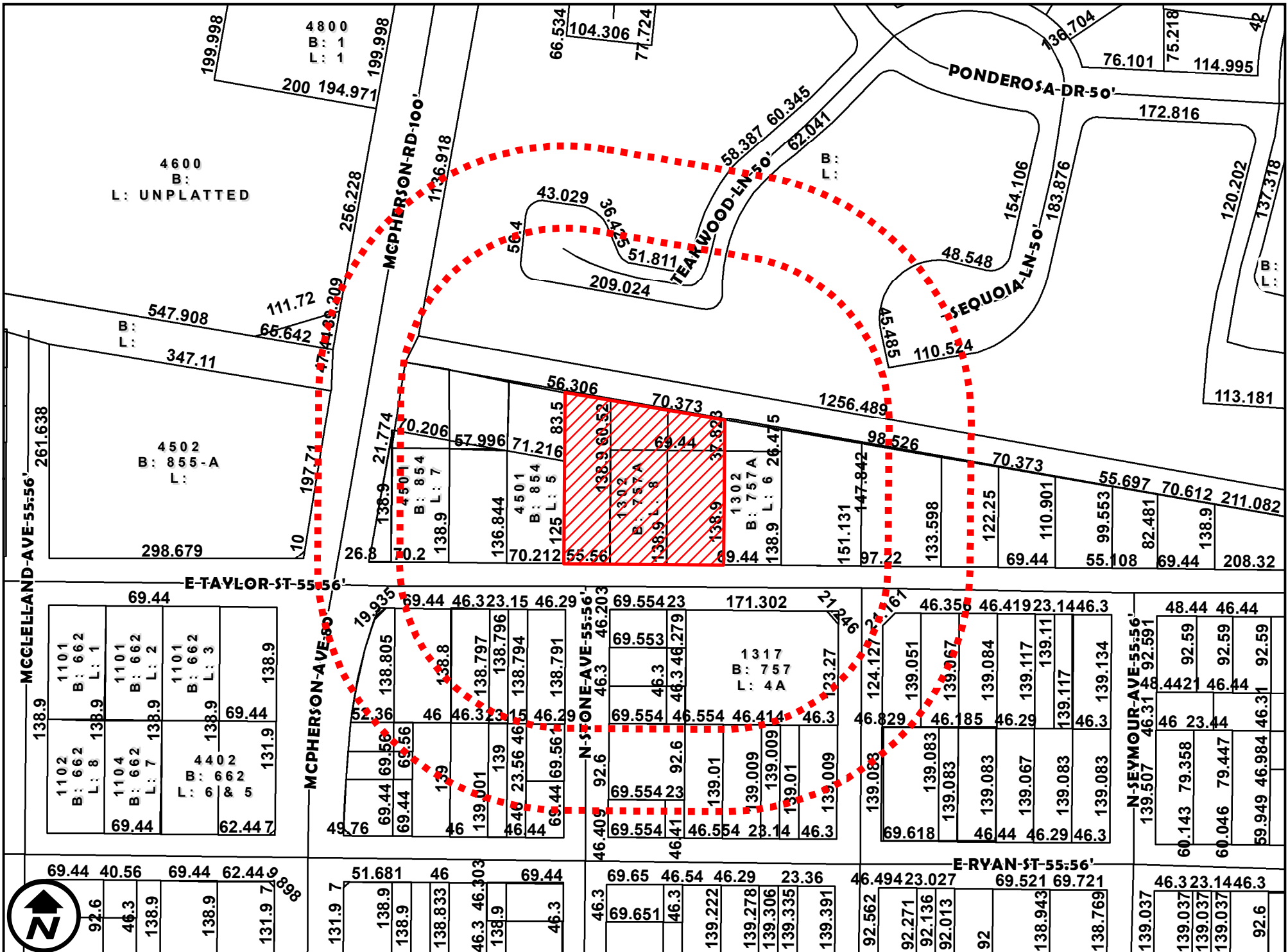
Will change adversely influence living conditions in the neighborhood?

Yes. It is anticipated to have a negative impact in the surrounding neighborhood since the proposed use of a bar may create a noise nuisance to the existing residential neighborhood.

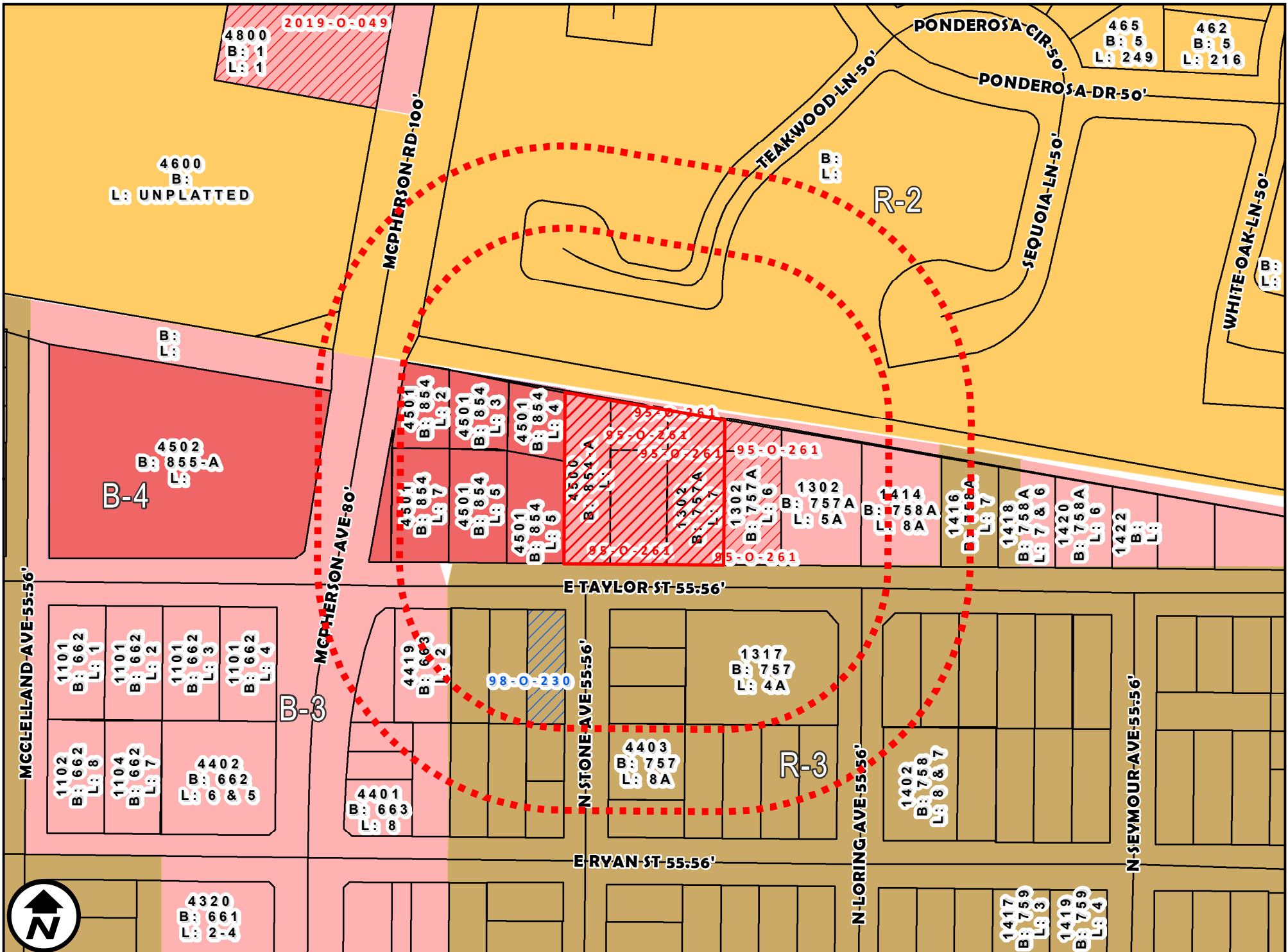
Are there substantial reasons why the property cannot be used in accordance with existing zoning?

Yes. The existing B-3 does not allow for a bar with outdoor on-premise alcohol consumption as intended by the applicant.





DIMENSIONS MAP



ZONING MAP

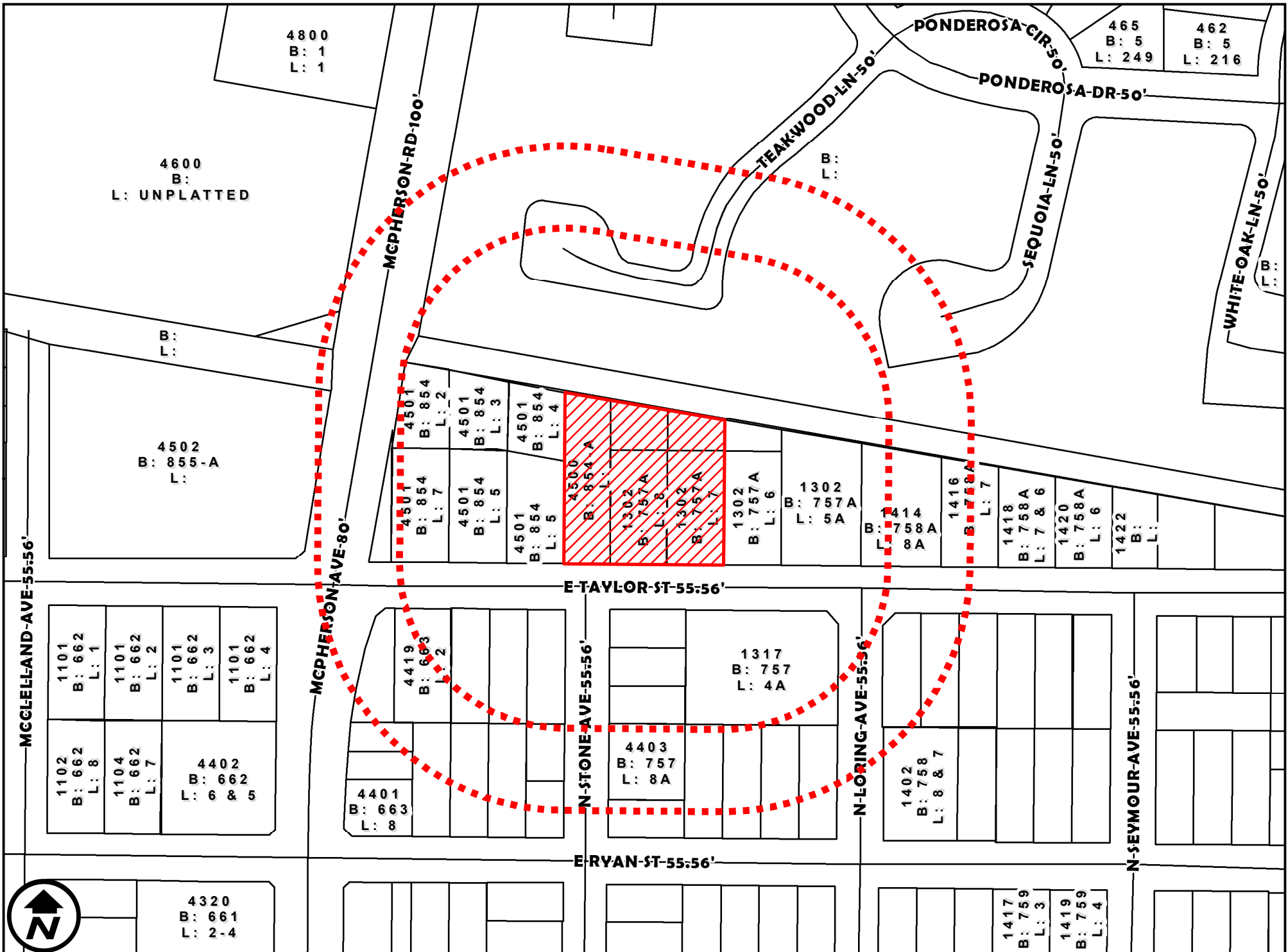
ZC-064-2026

COUNCIL DISTRICT 5

APPLICATION FC 26

B-3 (COMMUNITY BUSINESS DISTRICT) 1C

1 inch = 150 feet 4500 MCPHERSON ROAD AND 1302 EAST TAYLOR STREET C.U.P. FOR BAR WITH OUTDOOR ON- PREMISE ALCOHOL CONSUMPTION



SURVEY MAP

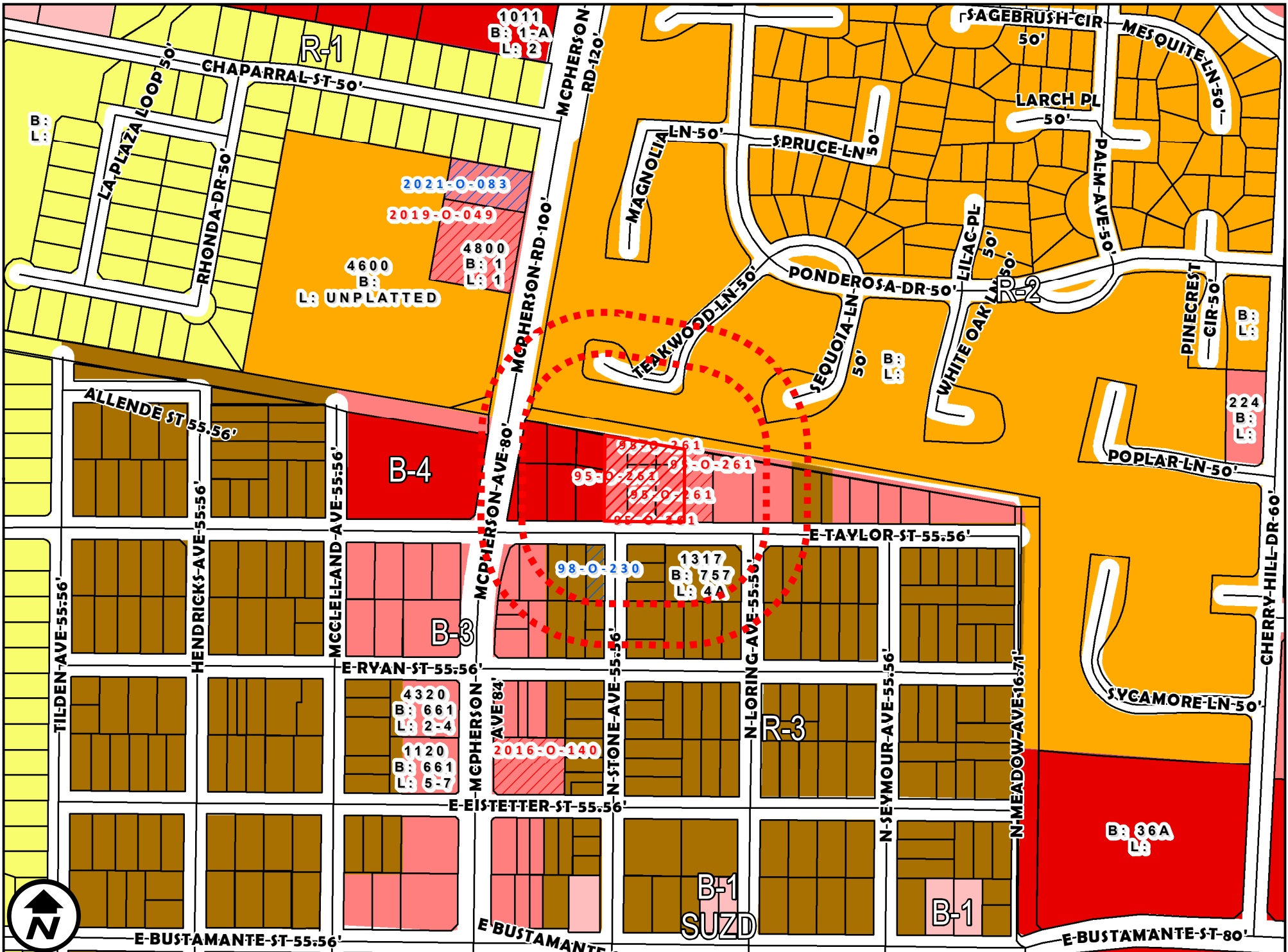
ZC-064-2026

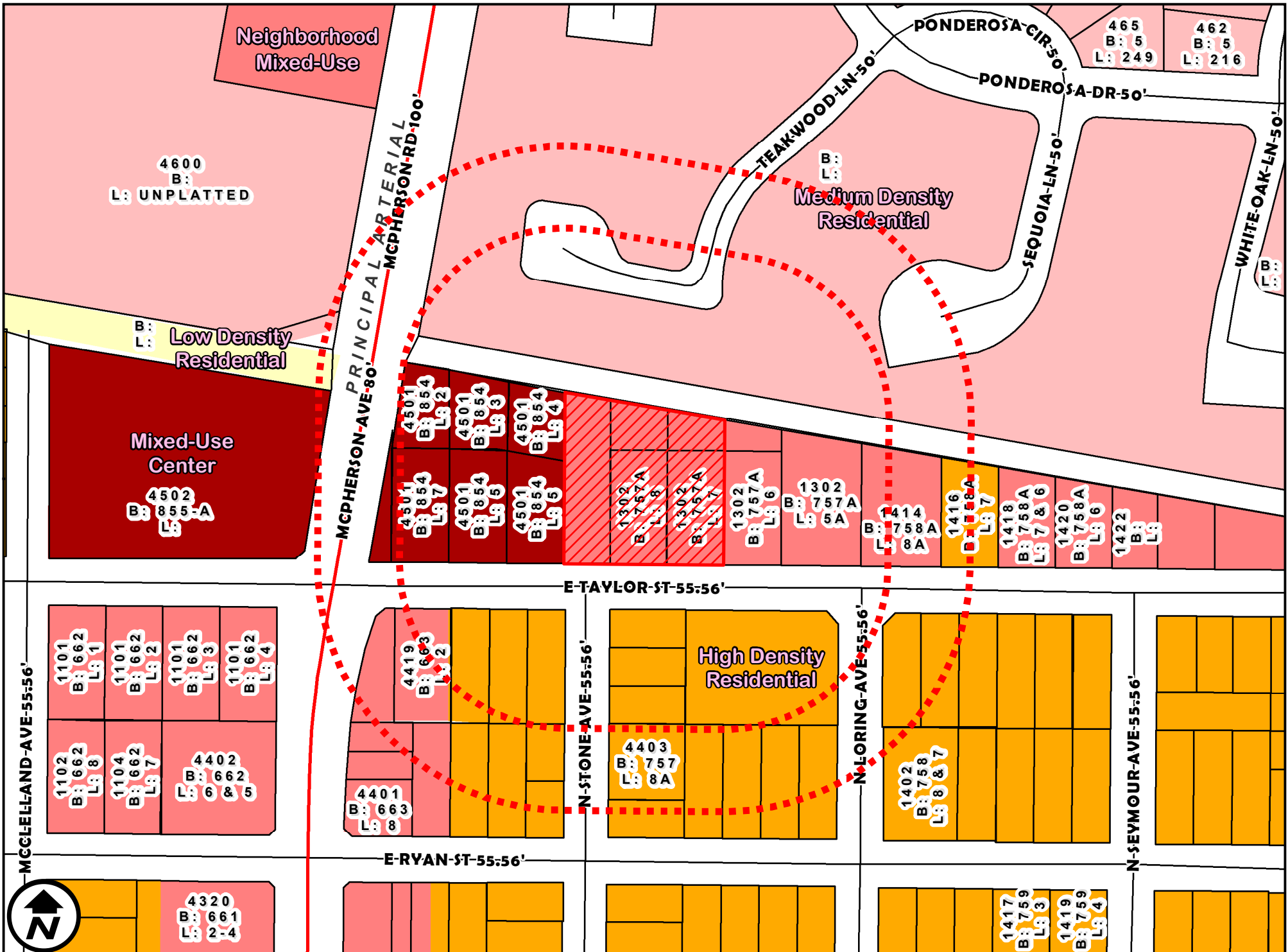
COUNCIL DISTRICT 5

APPLICATION FC 27

B-3 (COMMUNITY BUSINESS DISTRICT) 10

1 inch = 150 feet 4500 MCPHERSON ROAD AND 1302 EAST TAYLOR STREET C.U.P. FOR BAR WITH OUTDOOR ON- PREMISE ALCOHOL CONSUMPTION





FUTURE LANDUSE

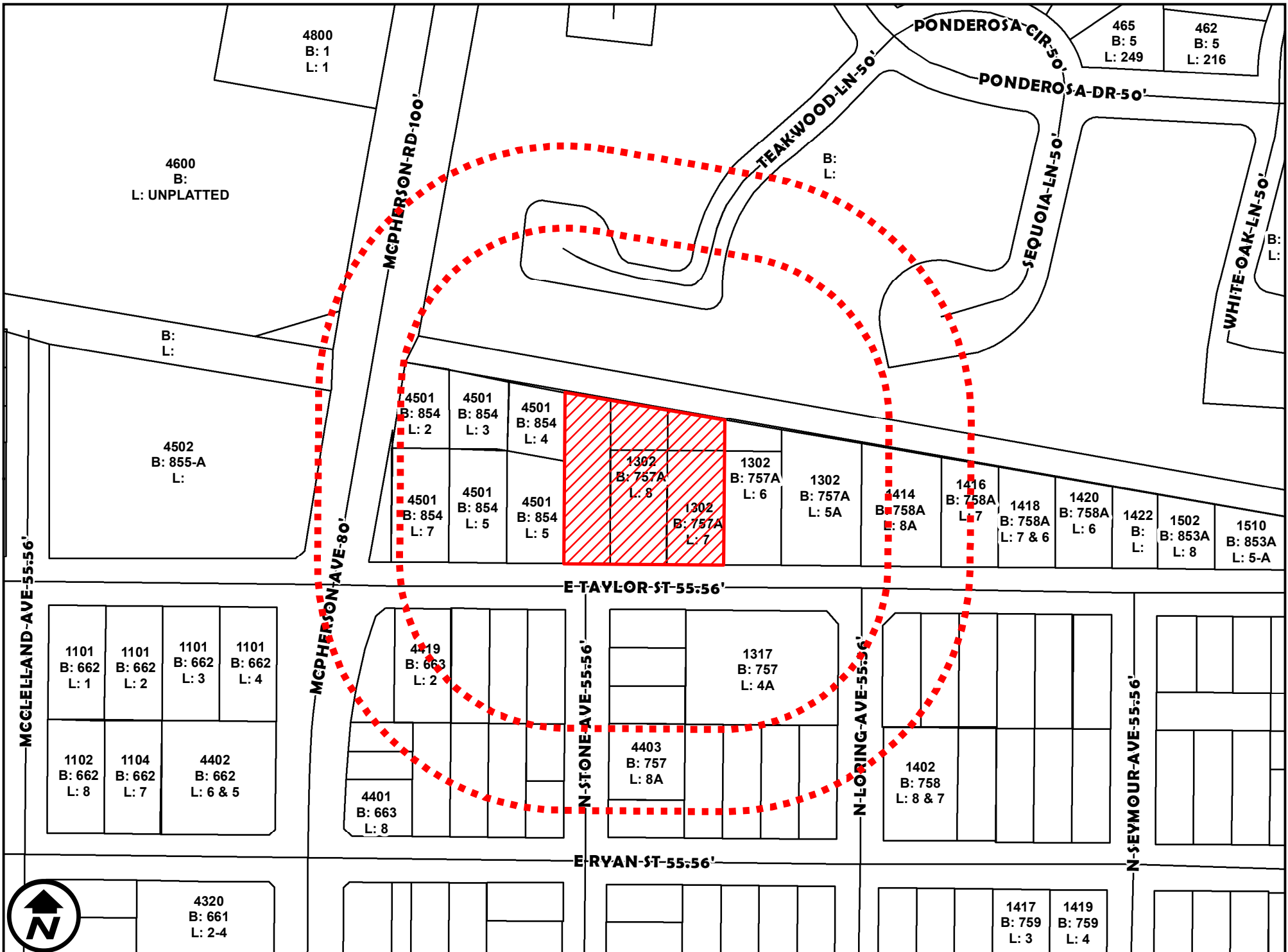
ZC-064-2026

APPLICATION FC 29

COUNCIL DISTRICT 5

B-3 (COMMUNITY BUSINESS DISTRICT) 1C

1 inch = 150 feet 4500 MCPHERSON ROAD AND 1302 EAST TAYLOR STREET C.U.P. FOR BAR WITH OUTDOOR ON- PREMISE ALCOHOL CONSUMPTION



Benny's Beer Garden Conditional Use Permit Application

Benny's Beer Garden is a locally owned and operated beer garden-style food truck park and taproom that we plan to develop within an existing shopping plaza and on an adjacent undeveloped parcel of land. We respectfully submit this application for:

- A conditional use permit to address a split-zoning issue affecting the last unit of the existing building; and
- A conditional use permit to allow the adjacent undeveloped tract to be used in connection with our business.

Westgate Plaza is currently developed and zoned B-4. We intend to occupy Suite #19, the last unit at the end of the Plaza, which is approximately 912 square feet and will serve as the indoor barroom and seating area for Benny's Beer Garden.

Based on current zoning maps, we understand that Suite #19 is split-zoned, with a portion of the suite zoned B-4 and another portion zoned B-3. This split-zoning creates an inconsistency that prevents us from legally operating the proposed business within the entire suite, particularly as it relates to alcohol service. For that reason, we respectfully request approval of the necessary permit for Block 854-A to allow all of Suite #19 to operate consistently with the B-4 zoning designation and our proposed use.

Immediately adjacent to the shopping plaza and the unit we intend to occupy is a vacant parcel of land currently zoned B-3. We plan to develop this parcel into a vibrant outdoor food truck/beer garden with public seating, landscaping, and shade structures. This space will serve as an extension of our indoor barroom, allowing patrons to enjoy their beverages outdoors in a lively, family-friendly setting. Because B-3 zoning restrictions would prohibit alcohol consumption in this area, we respectfully request a conditional use permit to rezone the undeveloped parcel from B-3 to B-4.

Proposed Use and Operational Characteristics

Benny's Beer Garden is proposed as a beer garden-style taproom and food truck park. The business will include an indoor barroom and seating area, together with an outdoor seating and gathering area served by food trucks.

We anticipate having approximately four to five employees present during operational hours.

We do not propose to construct or use a permanent outdoor stage. The business does intend to provide ambient outdoor music, through speakers, for atmosphere. However, there will be no live outdoor music. Live music, if any, will be limited to the indoor portion of the business. We do intend to show professional sporting events on outdoor televisions and on screens from time to time.

Proposed Hours of Operation:

- Thursday & Friday: 5:00 PM – 12:00 AM
- Saturday: 12:00 PM – 12:00 AM
- Sunday: 12:00 PM – 10:00 PM

Food Truck Operations

The outdoor portion of Benny's Beer Garden is proposed to include up to five food trucks. The food trucks will be located on designated food truck pads, which are proposed to be constructed with gravel flooring.

Grease management for the food truck operations will be addressed through the installation of appropriate grease traps. Electrical, water, and wastewater service for the food truck area will also be addressed.

Parking

Benny's Beer Garden will share parking with the existing commercial plaza tenants. Westgate Plaza currently contains approximately 74 parking spaces, which will be available to serve the plaza as a whole, including Benny's Beer Garden.

Based on the current tenants of the plaza and their respective hours of operation, we do not anticipate a parking shortage. Benny's Beer Garden's primary operating hours will be in the evenings and on weekends, while the existing plaza tenants generally have limited overlap with those hours.

In addition, the nature of the existing tenants' businesses is not the type that typically results in patrons remaining on site for extended periods of time. Therefore, we do not foresee any issue with lack of parking.

Buffering, Screening, Noise, and Odor Mitigation

We intend to provide buffering and screening to mitigate potential impacts on adjacent properties, including outdoor music, odors, and visibility from surrounding areas.

The existing cinder block fence abutting the drainage ditch to the north will be retrofitted with an additional privacy screen on top to assist with buffering. In addition, a fence will surround the property and will include screening to mitigate noise, odors, and visibility from the street and adjacent areas.

We also note that the remaining land located to the east of the beer garden area will remain vacant and will serve as an additional buffer between our proposed use and surrounding properties.

Landscaping

We intend to incorporate landscaping and natural features into the overall design of the outdoor beer garden area. South of the property for which the conditional use permit is being requested, there are two large mesquite trees abutting the right-of-way. These trees will serve as a centerpiece of the outdoor area and will be preserved and incorporated into the design of Benny's Beer Garden.

Grass and mulch will be used throughout the beer garden area. Gravel will be used for the designated food truck pads.

The precise location of additional plants, bushes, and other landscaping features has not yet been finalized. However, we intend to incorporate landscaping in a manner that complements the existing mesquite trees and supports the overall beer garden concept.

Conclusion

Our vision for Benny's Beer Garden is to create a safe, attractive, and community-oriented business that supports local food vendors, activates an existing commercial plaza, improves an adjacent undeveloped parcel, and contributes to the economic vitality of the area.

We believe the proposed use is compatible with the existing commercial character of the area. With the proposed screening, buffering, landscaping, parking availability, operational limits, and compliance with applicable ordinances, we believe Benny's Beer Garden can operate in a manner that is respectful of surrounding properties and beneficial to the community.

Site Plan



1. **Red Square:** Boundary of the beer garden. Approximately 130 x 110 x 130 x 130.
2. **Blue Lines:** Where fencing will go.
3. **Teal Line:** Where additional privacy screens will be placed, on top of the current cinder block fencing.
4. **Burgundy Rectangles:** Where picnic tables will be placed (All 4-seater sized picnic tables).
5. **Black Square:** Proposed patio roof. Approximately 20 x 30.
 - a. Proposed audio speakers will be located under patio roof.
6. **Grey Rectangles:** Food truck parking spaces. Approximately 20 x 15.
7. **Green Square:** Location of dumpster.



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WESTGATE PLAZA
4501 McPherson Rd.

McPherson Rd.

TAYLOR S t.

29	29	28	Handicap
#1	#2	#4	16
17	17	448 sqft	1
510 sqft	510 sqft	#5	2
		448 sqft	16
#3		28	3
16	528 sqft	#6	17
33		493 sqft	4
#8		29	5
424 sqft	#7	17	
25	493 sqft	17	
17	29	1	6

34	35	36	37	38	39	40
41	42	43	44	45	46	47

66	57	48
67	58	49
68	59	50
69	60	51
70	61	52
71	62	53
72	63	54
73	64	55
74	65	56

PROPERTY LINE

7	16	16	16
Handicap	#9	#10	#11
8	700 sqft	700 sqft	700 sqft
9	44	44	44
10	48		
11	19	#12	
12		912 sqft	
13	48		
14	19	#13	
15		912 sqft	
16	48		
17	19	#14	
18		912 sqft	
19	48		
20	19	#15	
21		912 sqft	
22	48		
23	19	#16	
24		912 sqft	
25	48		
26	19	#17	
27		912 sqft	
28	48		
29	19	#18	
30		912 sqft	
31	48		
Handicap	19	#19	
32		912 sqft	
33			

PROPERTY LINE

**Westgate Plaza
Tenants**

- **Suite 1 & 2 – Antojitos Enchilados**
 - Sunday–Thursday: 2:00 PM – 10:00 PM
 - Friday–Saturday: 2:00 PM – 11:00 PM
- **Suite 3 – Titan Insurance**
 - Monday–Friday: 9:00 AM – 5:00 PM
- **Suites 4, 5, 6 – Organic Man Coffee (Trike)**
 - Monday–Saturday: 6:00 AM – 7:00 PM
 - Sunday: 7:00 AM – 2:00 PM
- **Suite 7 – Star Family Haircut**
 - Tuesday–Saturday: 12:00 PM – 6:00 PM
- **Suite 8 – Westgate Plaza Office**
 - By appointment
- **Suite 9 – Pretty Sweet**
 - Monday–Saturday: 10:00 AM – 7:00 PM
 - Sunday: 10:00 AM – 1:00 PM
- **Suite 10 – Hair Company**
 - Tuesday–Saturday: 12:00 PM – 6:00 PM
- **Suite 11 – Hello Kitty Laredo**
 - Monday–Saturday: 11:00 AM – 6:00 PM
- **Suites 12 & 13 – Western Shamrock Finance**
 - Monday–Friday: 9:00 AM – 6:00 PM
- **Suites 14 & 15 – Indoor Garden**
 - Monday–Friday: 11:00 AM – 7:00 PM
 - Saturday–Sunday: 11:00 AM – 5:00 PM
- **Suite 16 – Supreme Nutrition**
 - Monday–Friday: 7:00 AM – 2:00 PM
- **Suite 17 – Cakes by Anita**
 - Monday–Saturday: 9:00 AM – 8:00 PM
 - Sunday: 10:00 AM – 6:00 PM
- **Suite 18 – Vacant**
- **Suite 19 – Benny’s Beer Garden**



City of Laredo

Planning & Zoning Commission

Meeting Date: 7/16/2026
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 special use permit for a restaurant serving alcohol on Lots 7 and 8, Block 305, Eastern Division, located at 818 and 820 Clark Boulevard.

ZC-065-2026
District IV

PREVIOUS COUNCIL ACTION

On November 4, 2002, the City Council approved a Conditional Use Permit (CUP) for the operation of an outdoor children's amusement service business on the property.

On July 5, 2005, the City Council approved an amendment to the Conditional Use Permit, modifying the approved hours of operation for the outdoor children's amusement service business.

BACKGROUND

Initiated by: Jose Leandro Garza, Owner; Miguel A. Morales, Jarochos Taqueria Ldo,
Applicant/Representative

Council District: IV - Cm. Ricardo "Rick" Garza

Proposed Use: The proposed use is a special use permit for a Restaurant Serving Alcohol.

Current Zoning: The current zoning at this location is B-1 (Limited Business District) zoning district.

Site: The site is currently occupied by Jarochos Taqueria Ldo Restaurant.

Surrounding Land Uses: To the north of the site is residential uses and O'Kane Street. To the east of the site is Tilden Avenue and residential uses. To the south of the site is Clark Boulevard, residential uses, and Variety Meat Market, To the west of the site is residential uses and Logan Avenue.

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 Clark Boulevard as a Modified Principal Arterial and Tilden Avenue as a Local Street.
<https://www.cityoflaredo.com/home/showpublisheddocument>

/17680/638703100333370000

Letters sent to surrounding property owners: 31 In Favor: 0 Opposed: 0

COMMITTEE RECOMMENDATION

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

STAFF RECOMMENDATION

A Special Use Permit is used for those types of uses that warrant individual attention on a case by case basis and should not be categorized in a zoning district. A Special Use Permit is basically an overlay on top of the existing zoning designation and can be limited in many respects, such as time, fencing, setbacks, landscaping, etc. A Special Use Permit is required for those restaurants located in R-O, B-1, or B-3 districts that wish to serve alcoholic beverages. The property is in a B-1 (Limited Business District) zoning district.

Staff supports the proposed special use permit at this location for the following reasons:

1. The proposed restaurant provides a neighborhood-serving dining option that is accessible to nearby residential areas, supporting walkability and convenient access to local services.
2. The property is located along Clark Boulevard, which is designated as a Modified Major Arterial. The site's frontage along this arterial provides adequate accessibility and supports the proposed restaurant while remaining compatible with the surrounding commercial corridor.
3. The proposed use supports commercial development goals by expanding dining options and encouraging investment within established areas.
4. The proposed use is compatible with the surrounding area, as the vicinity contains similar commercial uses, including restaurants.

General Staff Note:

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

If approved, Staff suggests the following conditions:

1. The Special Use Permit is issued to Miguel A. Morales, Jarochos Taqueria Ldo, and may only be transferred upon application to and with the express permission of the City Council.
2. The Special Use Permit is restricted to 1,064 square feet, as per Exhibit A, which is made part hereof for all purposes.
3. The sale, service, and consumption of alcoholic beverages shall be limited to the interior of the restaurant building, which contains approximately 1,064 square feet (38 feet by 28 feet). Alcoholic beverages shall not be served, consumed, or permitted within any outdoor patio, outdoor seating

area, or any other exterior portion of the premises.

4. The hours of operation shall be limited to, Sunday through Saturday 11:00 a.m. to 12:00 a.m.
5. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
6. Landscaping shall be provided in accordance with the City of Laredo Land Development Code.
7. The owner shall provide an opaque fence or wall of not less than 7 (seven) feet in height along any side or rear property lines in which abut or adjoin property containing a residential use or residential zoning district. Apartment complexes, residential condominiums or residential townhomes shall be similarly screened irrespective of which zoning district they occur in.
8. Establishments must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
9. Signage shall be consistent with the City's Sign Ordinance and TABC rule or regulation.
10. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
11. Outdoor music and speakers are prohibited. The property owner must comply with all City Noise Ordinances provisions of the City of Laredo Code of Ordinances.
12. At all times the restaurant is open to the public for business, it shall continually maintain and serve food from its full-service menu.
13. The restaurant shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load.
14. The restaurant 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.
15. The restaurant shall undergo an annual Fire Inspection.
16. All permits, licenses, certifications and inspections required by the codes and ordinances of the City of Laredo shall be kept up to date and current including but not limited to: a. Food Manager License (annual) b. Food Handler's Permit (annual), c. Certificate of Occupancy with Occupant Load. Occupant Load being the approved capacity of a building or portion thereof.
17. Owner shall comply with, Building, Health, Safety, and all applicable codes and regulations as required.
18. The restaurant shall maintain and comply with the BLUE Gun Sign regulations as per TABC (not exceed the required alcohol sales percentage).

19. The restaurant shall provide the City of Laredo, Building Development Services Department with a copy of the current TABC License to include but not limited to any renewals or amendments as they occur.

20. A business entity, which has been granted an SUP, is required to report (on a form approved by the Building Official of designee) any change in the entity's ownership status which occurs by virtue of the transfer of a majority of its stock or a majority of its membership interest to the City of Laredo Building Services Building Official or designee. Any change in ownership interest shall be deemed a transfer of the business and shall require Council approval of the transfer of the existing SUP.

21. Failure to comply (#20 condition) above, shall render the existing SUP null, void and of no force or effect.

22. The use authorized by the special use permit is required to abide by all relevant municipal codes.

IMPACT ANALYSIS

Is this change contrary to the established land use pattern?

There are residential uses in the surrounding area, and the property is also located near existing commercial development. Properties to the southwest include established commercial uses such as Taqueria Martinez Restaurant and Variety Meat Market.

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

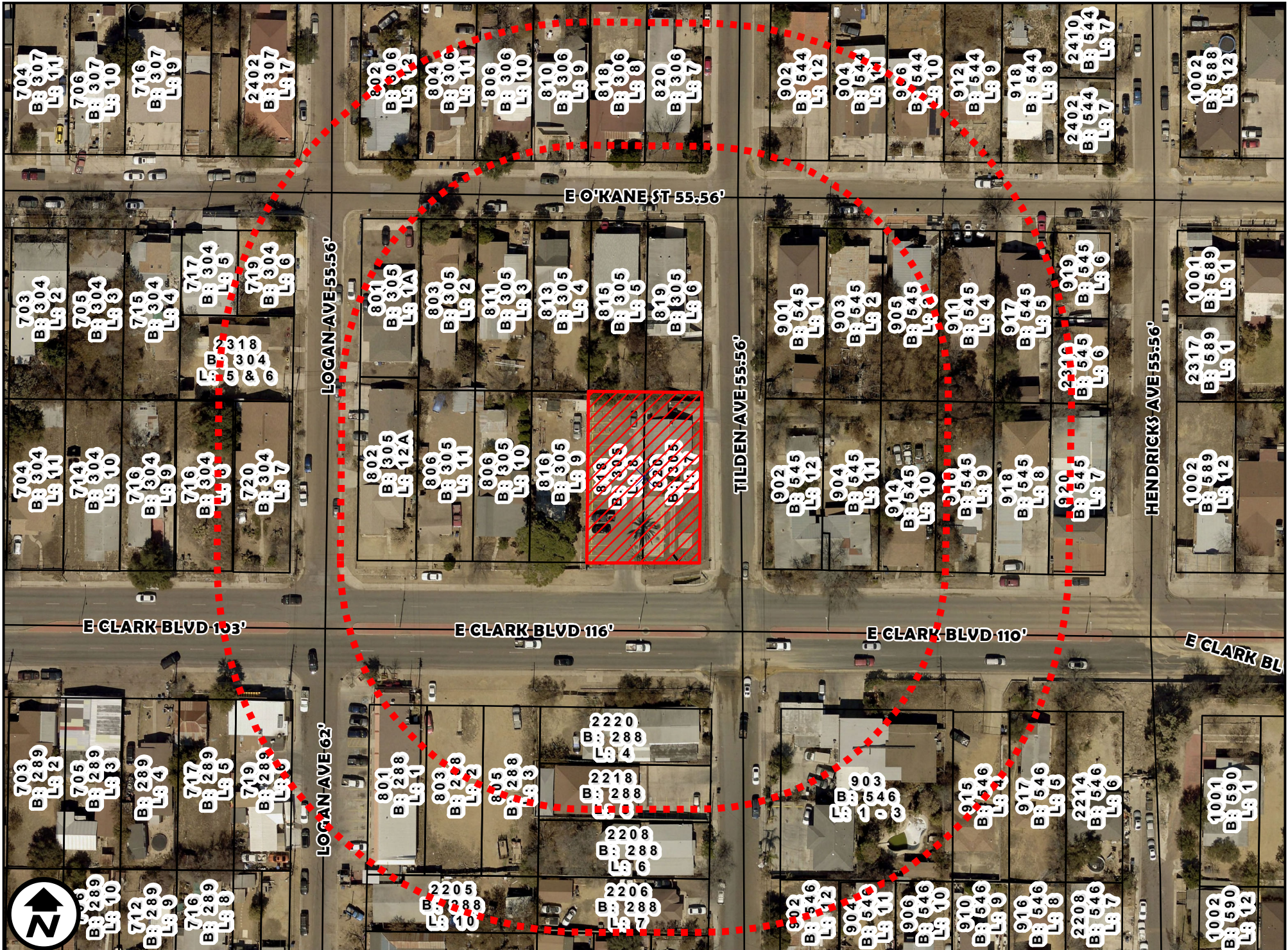
No, the zone will not change.

Will change adversely influence living conditions in the neighborhoods?

No, it is not anticipated to have a negative impact in the surrounding area or neighborhood.

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

Yes, the underlying zone requires the SUP overlay to allow for a restaurant serving alcohol as intended by the applicant.

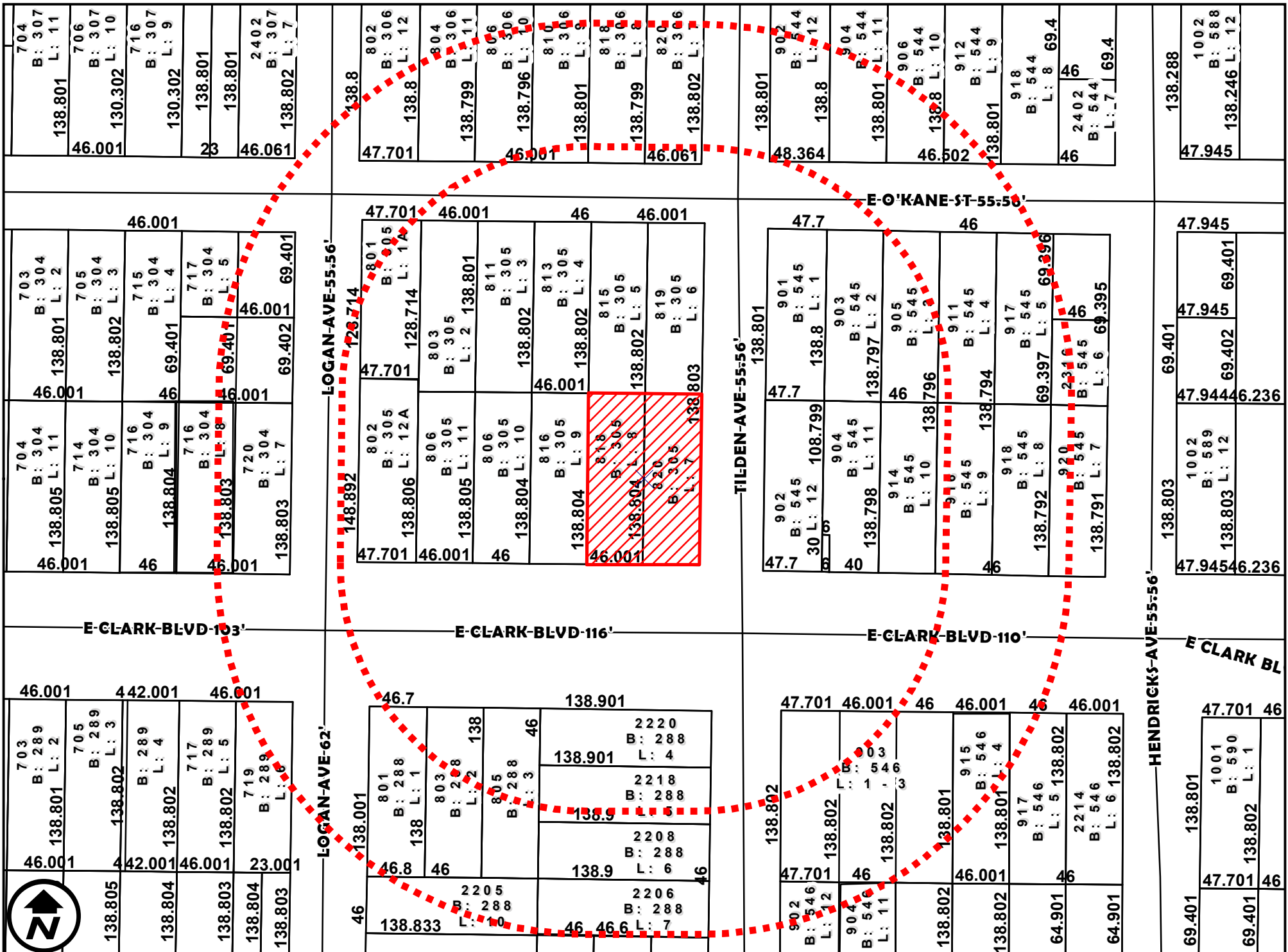


AERIAL MAP

1 inch = 100 feet

ZC-065-2026
COUNCIL DISTRICT 4
818 AND 820 CLARK BOULEVARD

APPLICATION FC 43
B-1 (LIMITED BUSINESS DISTRICT) T
S.U.P. FOR RESTAURANT SERVING ALCOHOL



DIMENSIONS MAP

ZC-065-2026

APPLICATION FC 44

1 inch = 100 feet

COUNCIL DISTRICT 4
818 AND 820 CLARK BOULEVARD

B-1 (LIMITED BUSINESS DISTRICT) T-1
S.U.P. FOR RESTAURANT SERVING ALCOHOL

2002-O-221



ZONING MAP

1 inch = 100 feet

ZC-065-2026

COUNCIL DISTRICT 4

818 AND 820 CLARK BOULEVARD

E O'KANE ST 55.56'

LOGAN AVE 55.56'

TILDEN AVE 55.56'

HENDRICKS AVE 55.56'

E CLARK BLVD 103'

E CLARK BLVD 116'

E CLARK BLVD 110'

E CLARK BL

LOGAN AVE 62'

B-1

R-2

R-3

2005-O-150
2005-O-150

APPLICATION FC 45

B-1 (LIMITED BUSINESS DISTRICT) T

S.U.P. FOR RESTAURANT SERVING ALCOHOL



SURVEY MAP

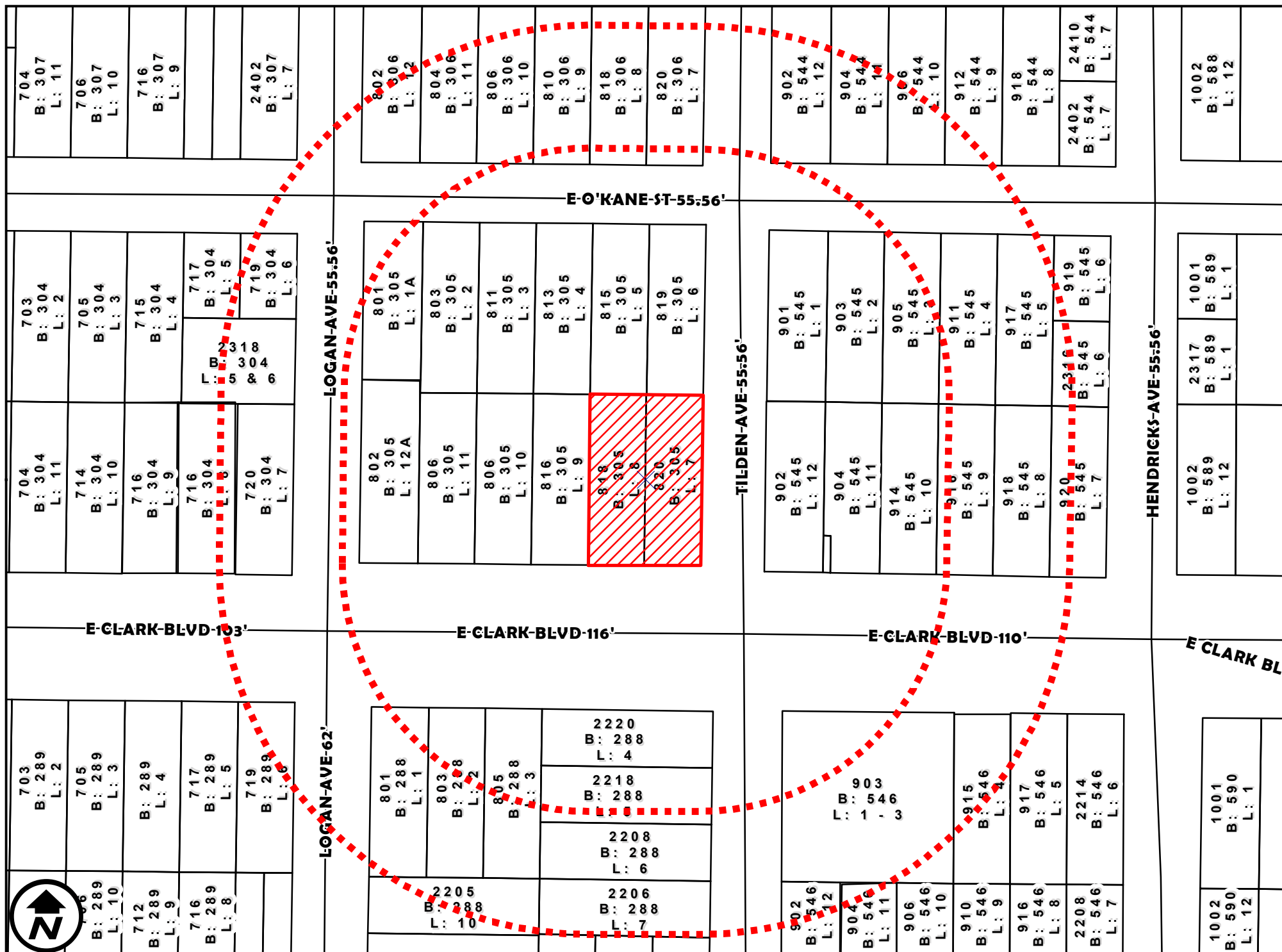
1 inch = 100 feet

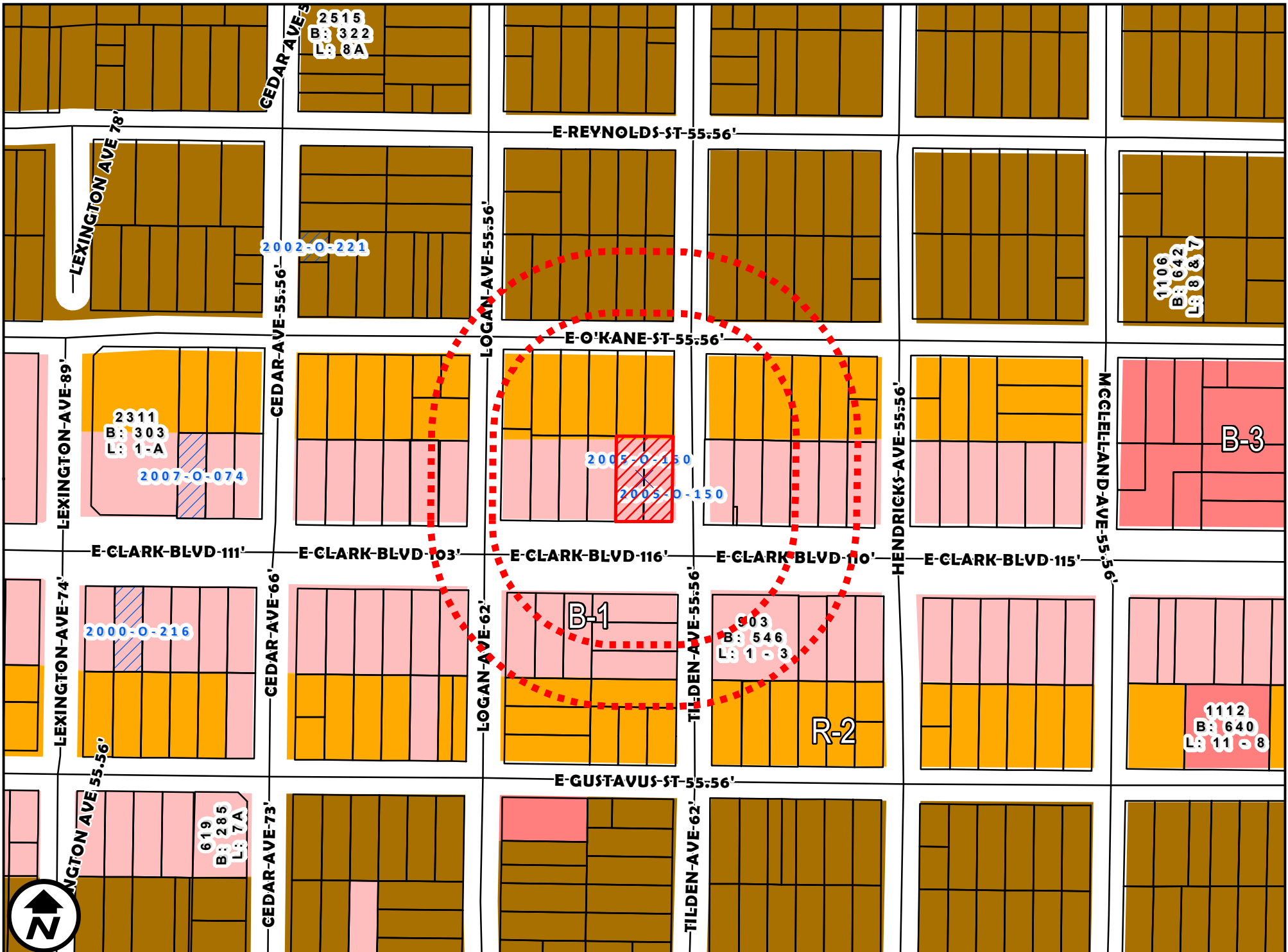
ZC-065-2026

COUNCIL DISTRICT 4
818 AND 820 CLARK BOULEVARD

APPLICATION FC 46

B-1 (LIMITED BUSINESS DISTRICT) T
S.U.P. FOR RESTAURANT SERVING ALCOHOL



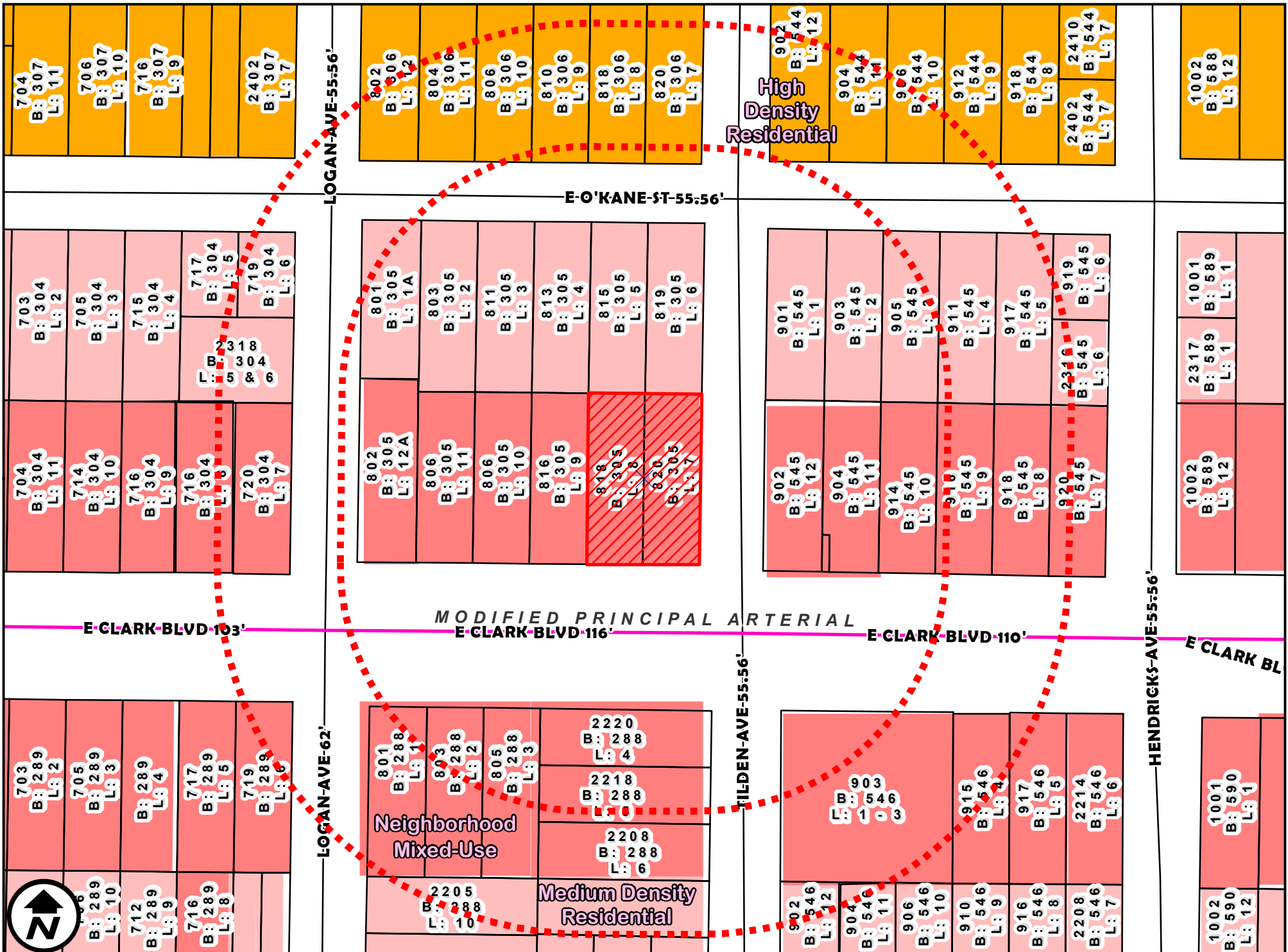


ZONING OVERVIEW

1 inch = 200 feet

ZC-065-2026
COUNCIL DISTRICT 4
818 AND 820 CLARK BOULEVARD

APPLICATION FC 47
B-1 (LIMITED BUSINESS DISTRICT) 1
S.U.P. FOR RESTAURANT SERVING ALCOHOL



FUTURE LANDUSE

ZC-065-2026

APPLICATION FC 48

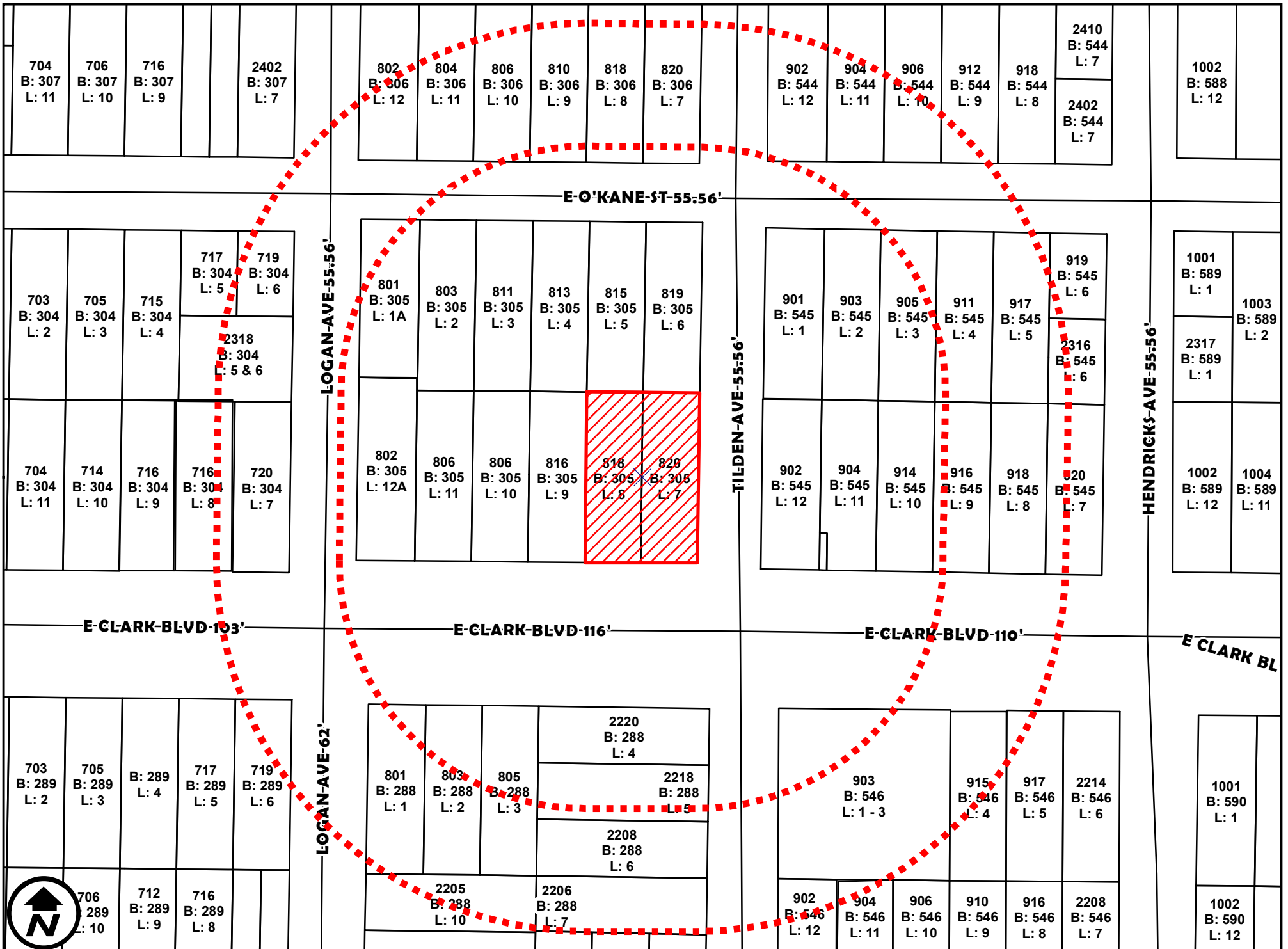
COUNCIL DISTRICT 4

B-1 (LIMITED BUSINESS DISTRICT) T

1 inch = 100 feet

818 AND 820 CLARK BOULEVARD

S.U.P. FOR RESTAURANT SERVING ALCOHOL



200' AND 300' NOTIFICATION

1 inch = 100 feet

ZC-065-2026
COUNCIL DISTRICT 4
818 AND 820 CLARK BOULEVARD

APPLICATION FC 49
B-1 (LIMITED BUSINESS DISTRICT) 1C
S.U.P. FOR RESTAURANT SERVING ALCOHOL

SPECIAL USE PERMIT

Miguel A Morales / Jarochos Taqueria Ldo Llc / Tenant

Jose Leandro Garza & WF Susana Garza / Landlord

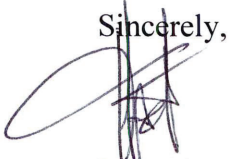
I Miguel A Morales owner of Los Jarochos Taqueria Ldo Llc am writing to formally request a **Special Use Permit** , located at 820 Clark Blvd Laredo, Tx. to serve **Beer and Wine** in conjunction with our existing restaurant operations.

Jarochos Taqueria Ldo has been serving the local community since September 2025, offering a variety of **authentic Mexican dishes** that celebrate our culinary traditions. Open 7 Days a week with hours of operation 11am to 12 midnight with 7 employees. We have consistently maintained high standards of food safety, customer service, and community responsibility.

The addition of beer and wine service will **enhance the dining experience**, complementing our specialty dishes, and provide a welcoming environment for our patrons. We are committed to adhering to all local regulations regarding alcohol service, including age verification and responsible consumption practices.

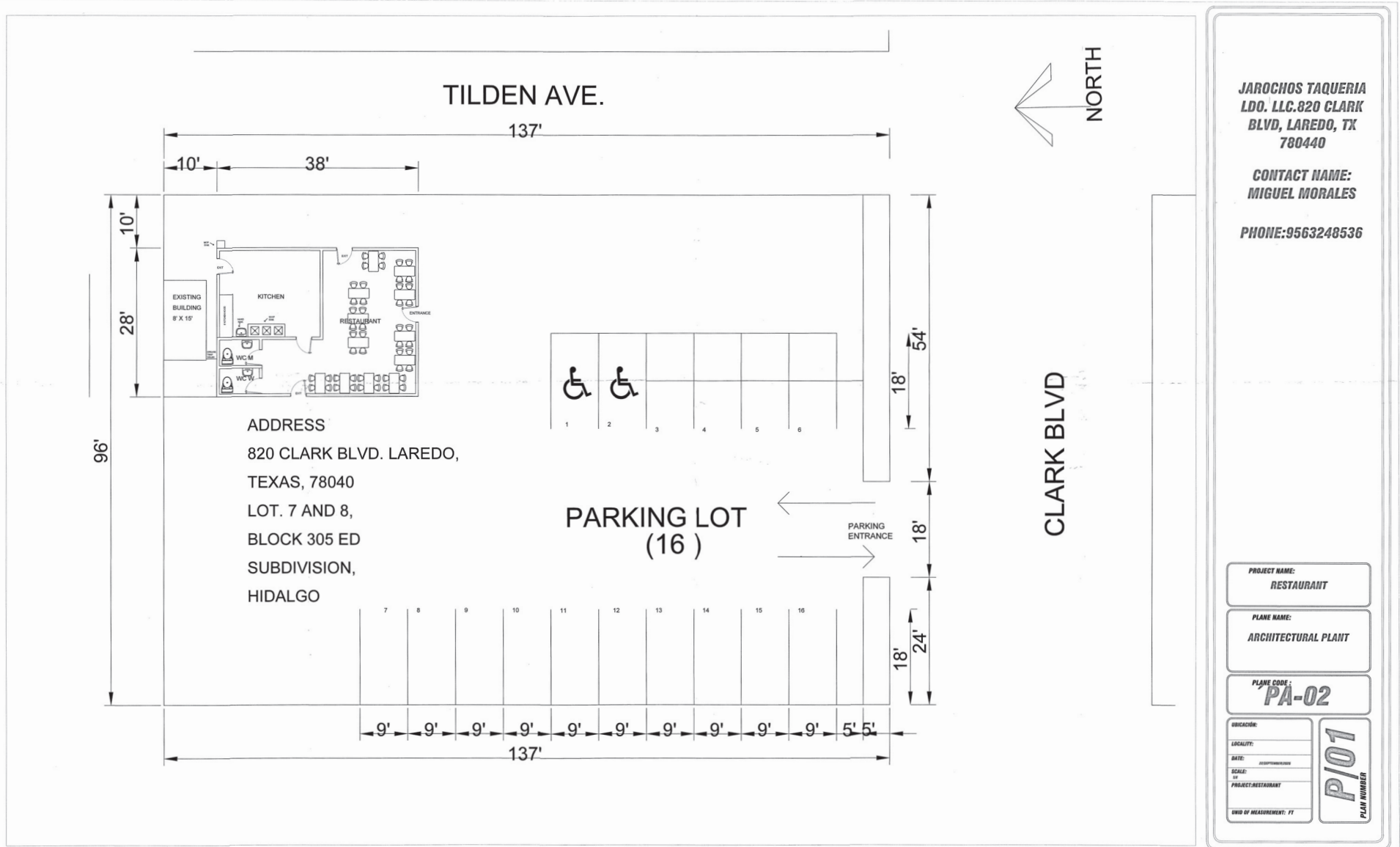
We kindly request your review and approval of this Special Use Permit, and look forward to continuing to serve our community and enhancing our guests dining experience with your support.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Miguel A Morales', written over a horizontal line.

Miguel A Morales/ Jarochos Taqueria Ldo Llc / Owner/ Representative

EXHIBIT A



820
CLARK BLVD



ZC-065-2026
ATTENTION



PROPOSED
SPECIAL USE PERMIT

FOR INFORMATION CALL
CITY PLANNING DEPARTMENT
794-1613

City of Laredo

Planning & Zoning Commission

Meeting Date: 7/16/2026
Ordinance 6D

Public Hearing and Recommendation of an

SUBJECT

Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 22.82 acres, as further described by metes and bounds in attached Exhibit A, located west of US Highway 83 and north of Masterson Road, from AG (Agricultural District) and B-3 (Community Business District) to R-1B (Single Family High Density District).

ZC-066-2026
District II

PREVIOUS COUNCIL ACTION

On February 5, 2001, the City Council made a motion to approve a special use permit authorizing a plug back and recompletion of a gas well.

BACKGROUND

Initiated by: Ginger Ritcher, Owner; 3R3, LLC, Applicant; Sherfey Engineering, Representative

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

Proposed Use: The proposed use is for single family residential uses.

Site: The site is currently vacant undeveloped land.

Surrounding Land Uses: To the north of the site is developed vacant land, Nogal Lane, Rockrose Drive, and residential uses (manufactured homes, single-family uses, and apartment complex). To the east of the site is primarily vacant land, US Highway 83, Espinoza Truck Center, Fiesta Snack Drive Inn (food truck), Leal's Muffler Shop, Jack-in-the-Box, and a commercial plaza that includes: Laredo Fuel Express (gas station), Lavanderia (washeteria), Sweet N Fruity, Cricket, La Paletera, and a car wash. To the south of the site is Masterson Road, Susie Drive, Angela Drive, Elizabeth Avenue, Vanessita Court, and predominantly single-family residential uses. To the west of the site is predominantly vacant undeveloped land, a ranch, and the Rio Grande River.

Comprehensive Plan: The Future Land Use Map recognizes this area as Neighborhood Mixed-Use and Medium Density Residential.

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

Transportation Plan: The Long Range Thoroughfare Plan identifies US Highway 83 as Expressway

and Masterson Road as Local Streets.

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

Letters sent to surrounding property owners: 71 In Favor: 0 Opposed: 0

Staff supports the proposed zone change for the following reasons:

1. The proposed zone change is in conformance with the Comprehensive Plan's designation as Neighborhood Mixed Use (All Except, M-1, M-2, AH, AN FH, OG) and Medium Density Residential (R-1, R-O, R-2, B-1R, R-1B). Both Comprehensive Plan designations allow for R-1B zoning districts.
2. The proposed zone change complies with the Laredo Land Development Code, Section 24.65.9, R-1B Single Family High Density District requirement, which states that R-1B zoning districts shall be for new subdivision developments.
3. The proposed zone change will allow for residential uses that are consistent with and complementary to the existing land uses in the surrounding area. The proposed R-1B zoning district is compatible with the existing residential development located north and south of the proposed site.

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.

COMMITTEE RECOMMENDATION

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

STAFF RECOMMENDATION

IMPACT ANALYSIS

R-1B. The purpose of the R-1B (Single Family High Density District) is to provide for residential uses and those public uses normally considered an integral part of the residential neighborhood they serve. In addition, this district provides for the subdivision of single family residential lots with a minimum of 3,000 square feet.

Is this change contrary to the established land use pattern?

No. There are single-family residential uses within the vicinity of the site.

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

Yes. The proposed zone will create an isolated zoning district.

Will change adversely influence living conditions in the neighborhoods?

No. The proposed zone change is not anticipated to have a negative impact with the surrounding area or neighborhoods since there are already existing single-family residential uses within the proposed site.

Are there substantial reasons why the property cannot be used in accordance with existing zoning?
Yes. The existing zone does not allow for a single-family residential uses (R-1B lots) as intended by the applicant.



ZC-066-2026

COUNCIL DISTRICT 2

AG (AGRICULTURAL DISTRICT) AND B-3 (COMMUNITY BUSINESS DISTRICT) T

1 inch = 400 feet **WEST OF US HIGHWAY 83 AND NORTH OF MASTERSON ROAD**

R-1B (SINGLE FAMILY HIGH DENSITY DISTRICT)







1 inch = 800 feet **WEST OF US HIGHWAY 83 AND NORTH OF MASTERSON ROAD**



R-1B (SINGLE FAMILY HIGH DENSITY DISTRICT)

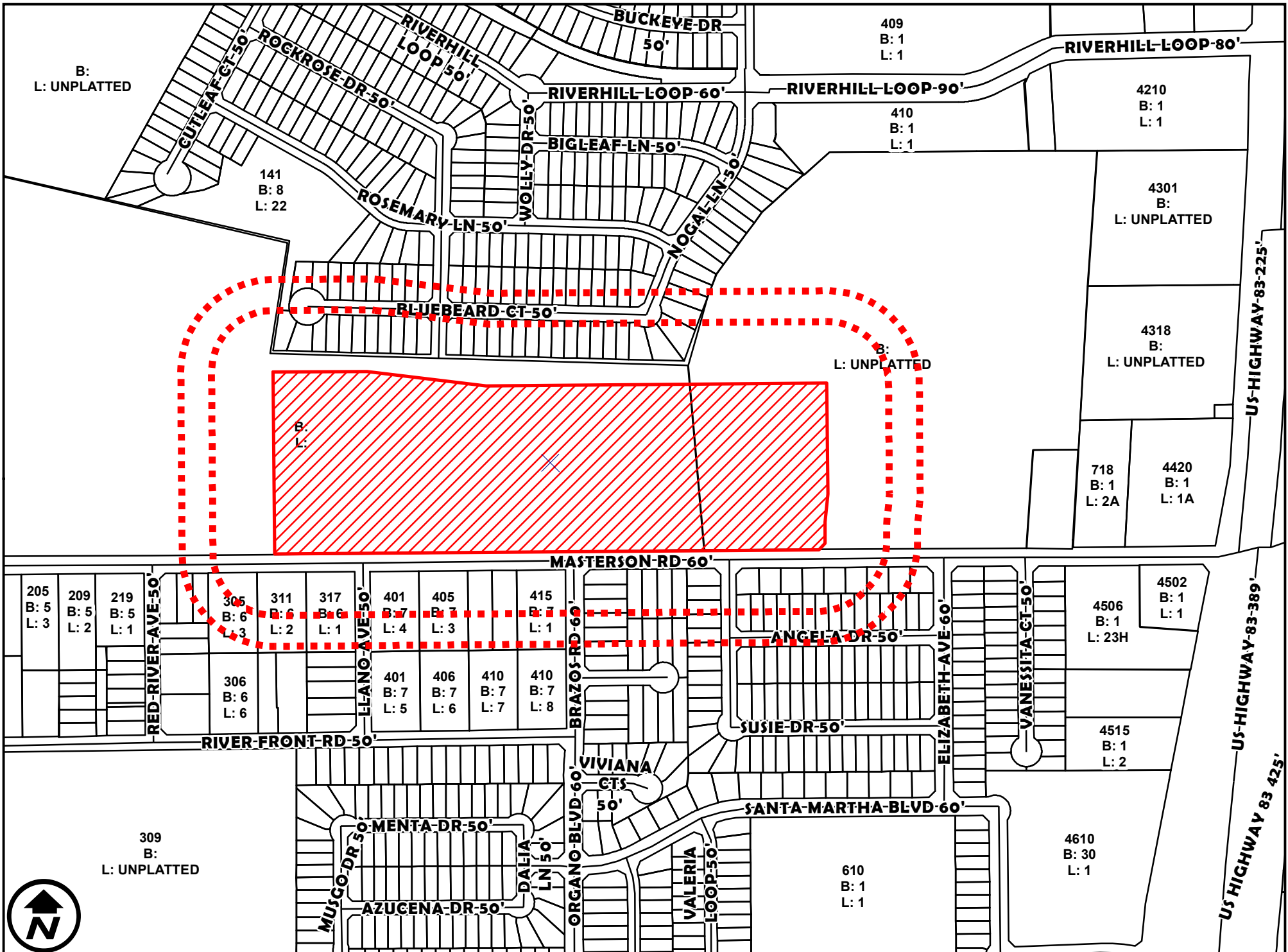
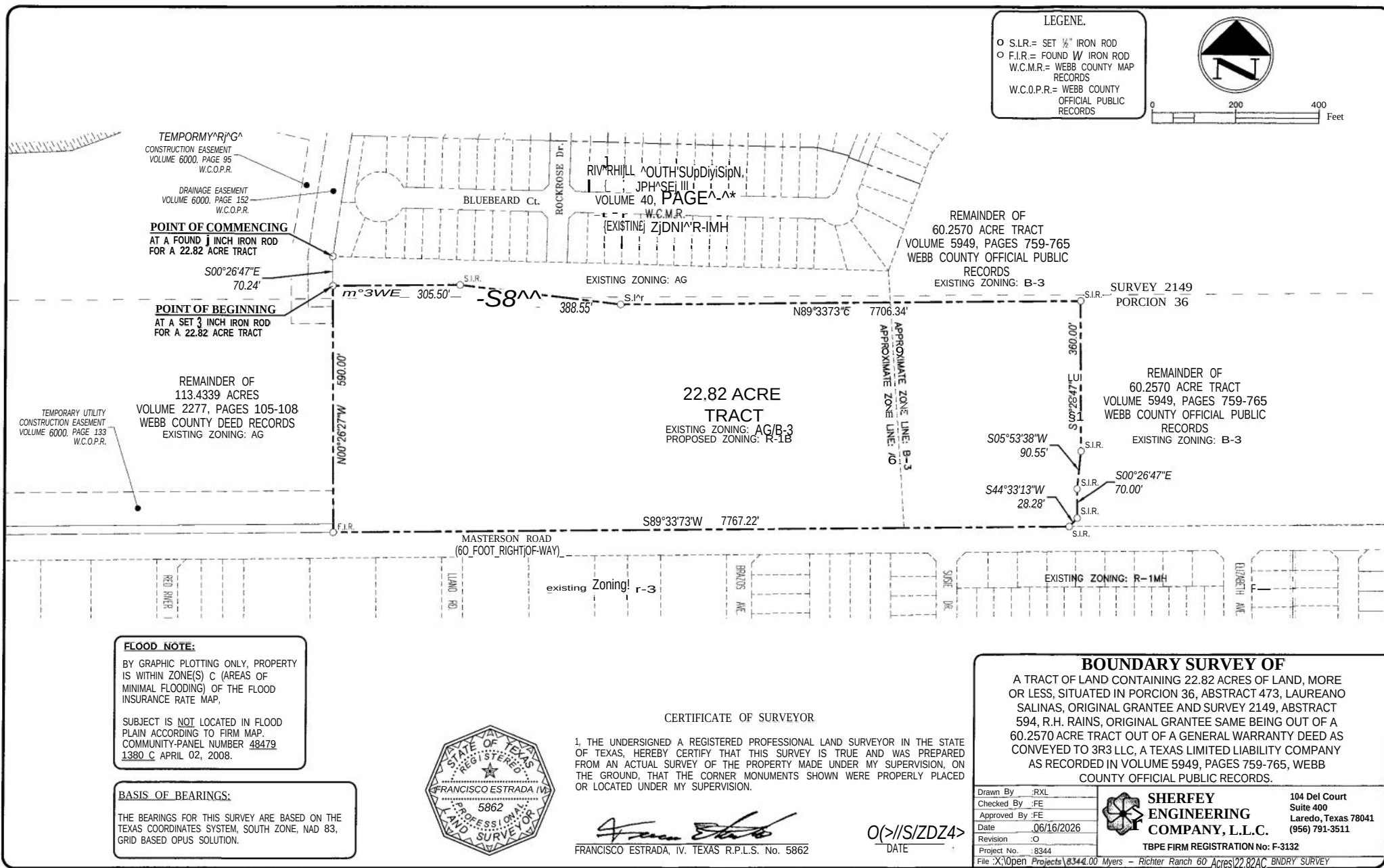


Exhibit A





Sherfey Engineering Company, L.L.C.

TBPE FIRM REGISTRATION No. F-3132

104 Del Court Suite 400 Laredo, Texas 78041 PH: (956) 791-3511 FAX: (956) 791-3144

METES AND BOUNDS DESCRIPTION

22.82 ACRE TRACT

WEBB COUNTY, TEXAS

A tract of land containing 22.82 acres of land, more or less, situated in Porcion 36, Abstract 473, Laureano Salinas original grantee and Survey 2149, Abstract 594, R.H. Rains, original grantee same being out of a called 60.2570 acre tract recorded in Volume 5949, Pages 759-765, Webb County Official Public Records and being more particularly described by metes and bounds as follows:

COMMENCING at a found 1/2 inch iron rod at the southwest corner of Riverhill South Subdivision Phase III as recorded in Volume 40, Pages 63-64, Webb County Map Records same being the northwest corner of a 60.2570 acre tract as recorded in Volume 5949, Pages 759-765, Webb County Official Public Records;

THENCE, S 00°26'47" E, along the common property line with said 60.2570 acre tract a distance of 70.24 feet to a set 1/2 inch iron rod, the **POINT of BEGINNING** and northwest corner of the herein described tract;

THENCE, N 89°33'13" E, a distance of 305.50 feet to a set 1/2 inch iron rod, a deflection right;

THENCE, S 83°03'11" E, a distance of 388.55 feet to a set 1/2 inch iron rod, a deflection left;

THENCE, N 89°33'13" E, a distance of 1,106.34 feet to a set 1/2 inch iron rod, the northeast corner of the herein described tract;

THENCE, S 00°26'47" E, a distance of 360.00 feet to a set 1/2 inch iron rod, a deflection right;

THENCE, S 05°53'38" W, a distance of 90.55 feet to a set 1/2 inch iron rod, a deflection left;

THENCE, S 00°26'47" E, a distance of 70.00 feet to a set 1/2 inch iron rod, a deflection right;

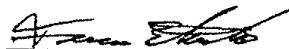
THENCE, S 44°33'13" W, a distance of 28.28 feet to a set 1/2 inch iron rod, a point on the north right-of-way line of Masterson Road (a 60 foot wide right-of-way), the southeast corner of the herein described tract;

THENCE, S 89°33'13" W, along the north right-of-way line of said Masterson Road a distance of 1,767.22 feet to a set 1/2 inch iron rod, the southwest corner of the herein described tract;

THENCE, N 00°26'27" W, along the common property of said 60.2570 acre tract and the remainder of a 113.4339 acre tract as recorded in Volume 2277, Pages 105-108, Webb County Deed Records a distance of 590.00 feet to return to and close at the **POINT of BEGINNING**, containing 22.82 acres of land.

State of Texas §
County of Webb §

I, Francisco Estrada IV, a Registered Professional Land Surveyor, do hereby state that the above captioned "Metes and Bounds Description" was prepared from available office records and on the ground survey of the property made under my supervision.


R.P.L.S. No. 5862-Texas

06/15/2026
Current Date





City of Laredo

Planning & Zoning Commission

Meeting Date: 7/16/2026
Ordinance 6E

Public Hearing and Recommendation of an

SUBJECT

Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 7, 8, 9, 10, 11, and 12, Block 629, Eastern Division, located at 1101 Guadalupe Street, from B-1 (Limited Business District) and R-O (Residential Office District) to B-3 (Community Business District).

ZC-067-2026
District III

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Initiated by: Christopher Michael O'Connell 2020 Irrevocable Gift Trust, Owner; Hector Alaniz, Representative

Council District: III - Cm. Melissa R. Cigarroa

Proposed use: The proposed use is for a retail store (Goodwill).

Site: The site is currently occupied by a vacant commercial structure.

Surrounding land uses: To the north of the site is Guadalupe Street, Recio Auto Sales, Araceli Ramos Allstate Insurance, Wells Fargo Bank, Law Office, McPherson Road, McClelland Avenue, vacant lot, First United Methodist Church, and residential uses. To the east of the site is McPherson Road, H-E-B, North Loring Avenue, Burger King, residential uses, commercial plaza that retail stores such as Cricket and insurance offices. To the south of the site is Chihuahua Street, Rosario Street, and single-family residential uses. To the west of the site is McClelland Avenue, Dr. Briones Doctor's Office, a residential use with car holding in backyard, Toro Automotive (used car dealership), Rodeo Dental, Hendrix Avenue, and Christ the King Catholic Church.

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

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

Transportation Plan: The Long Range Thoroughfare Plan identifies Guadalupe Street and Chihuahua Street as Industrial Collectors.

www.laredompo.org/wp-content/uploads/

2021/05/2021-Future-Thoroughfare-Plan_2021.02.11.pdf

Letters sent to surrounding property owners: 19

Inside 200 feet:

In Favor: 0 Opposed: 0

Outside 200 feet:

In Favor: 0 Opposed: 0

COMMITTEE RECOMMENDATION

The Planning and Zoning Commission in an ____ to ____ vote recommended ____ of the zone change.

STAFF RECOMMENDATION

Staff supports the proposed zone change for the following reasons:

1. The proposed zone change is designated as Neighborhood Mixed Use (ALL EXCEPT M-1, M-2, B-4, AH, AN, FH, OG, FiH), and Downtown Mixed Use (CBD, R-1, R-2, R-3, R-1B, R-1A, R-O, AE) with the Comprehensive Plan's Future Land Use Map. The Neighborhood Mixed Use designation allows B-3 zoning districts, while the Downtown Mixed-Use designation does not identify the B-3 zoning district. Although the proposed zone change is partially consistent with the Future Land Use Map, the proposed site is located within an established commercial corridor characterized by existing commercial zoning and development.
2. The proposed zone change is appropriate at this location since the proposed site is adjacent to B-3 zoning districts to the north, east, and west of the site. The proposed zone change is consistent with the established commercial zoning pattern in the surrounding area.
3. The proposed B-3 zoning district is compatible with the established surrounding land uses, which consist of commercial development, including HEB, Recio Auto Sales, Toro Automotive, office uses, and other retail and commercial uses.

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?

No. There are commercial uses within the vicinity of the site such as auto sales, offices, and retail stores.

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

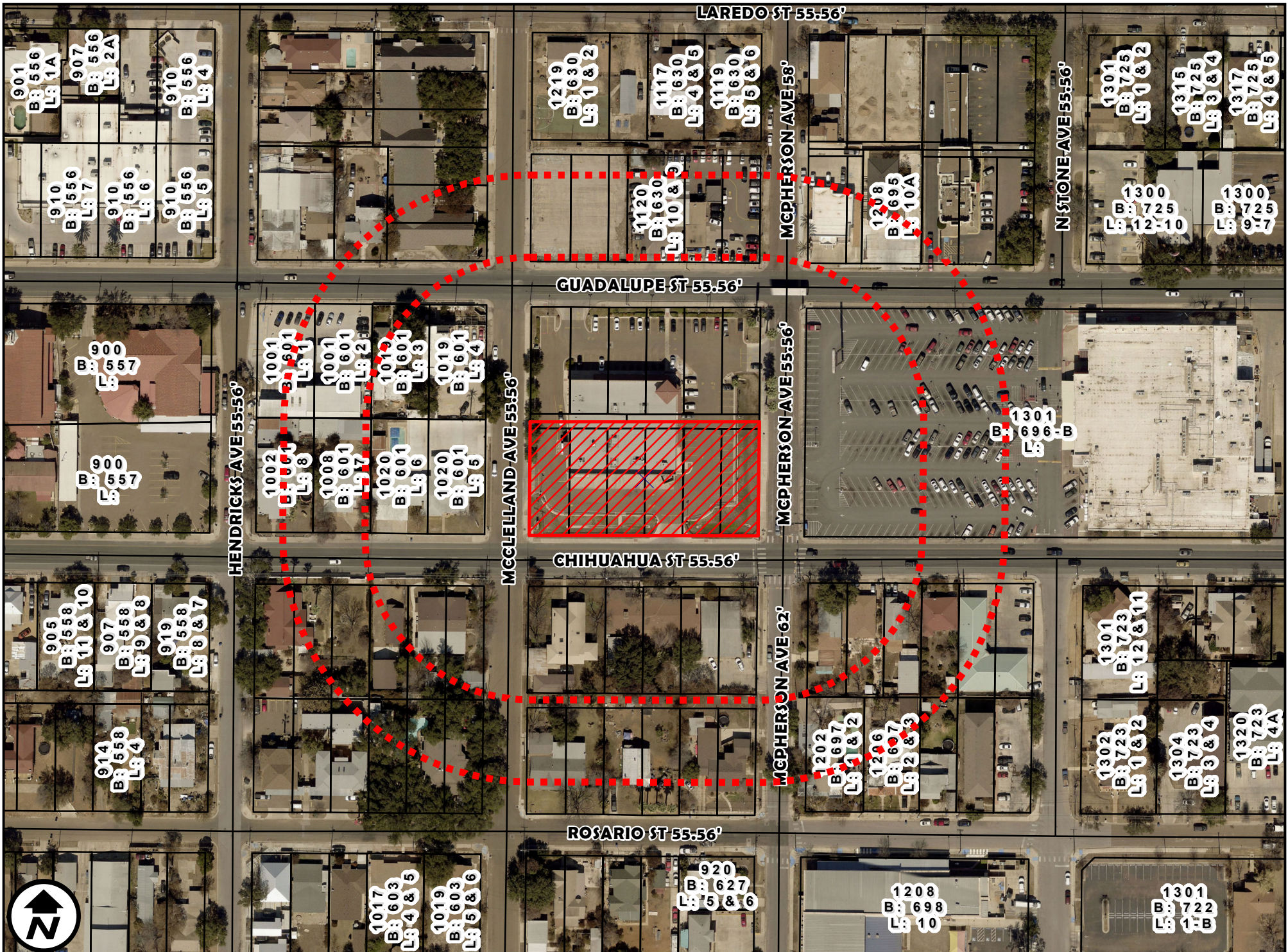
No. There are B-3 zoning districts to the north, east, and west of the site.

Will change adversely influence living conditions in the neighborhood?

No. The proposed zone change is not anticipated to have a negative impact with the surrounding area or neighborhoods since there are already existing commercial uses within the proposed site.

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

Yes. The existing zone does not allow for retail (used clothing) as intended by the applicant.

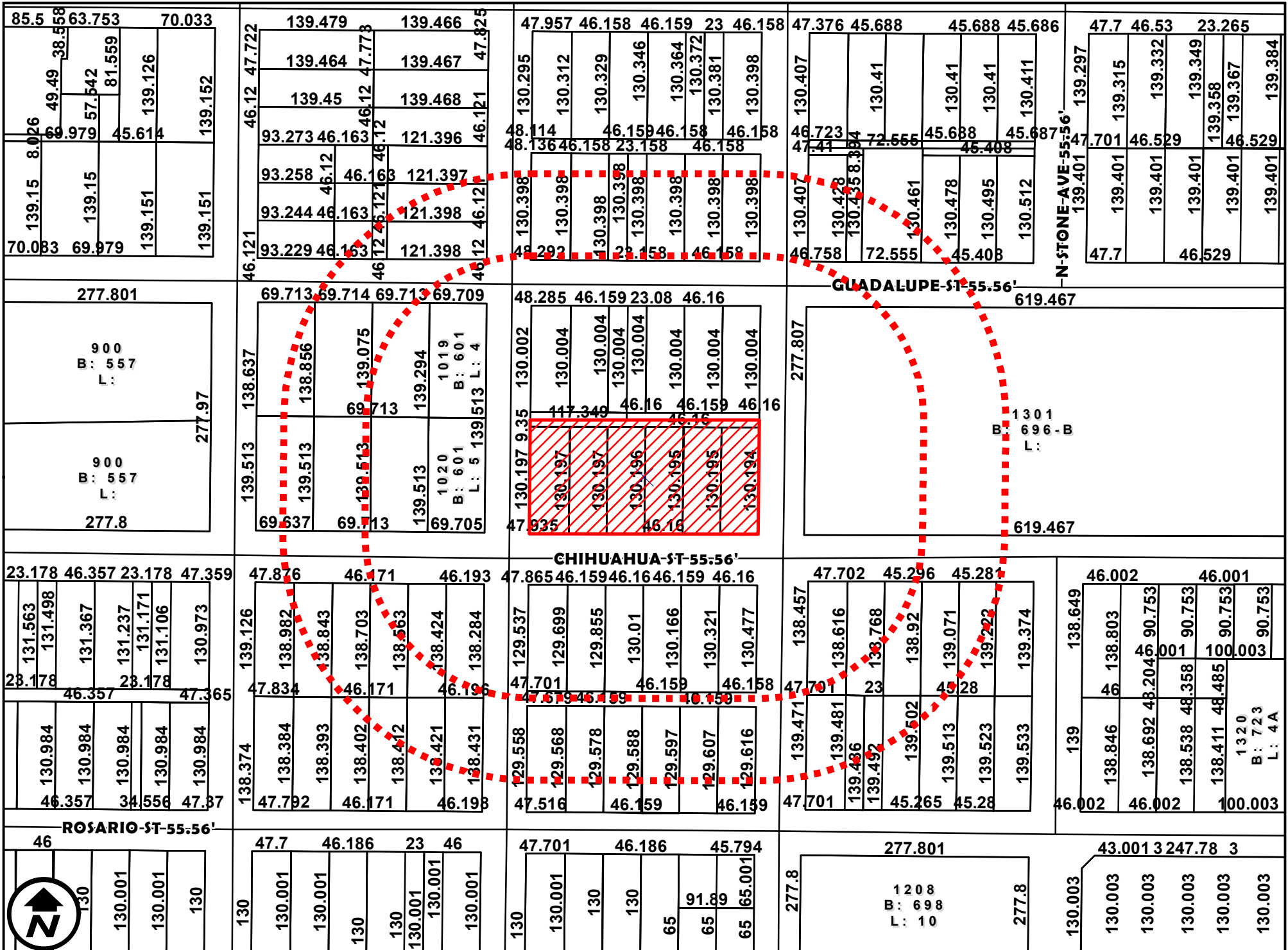


AERIAL MAP

1 inch = 150 feet

ZC-067-2026
COUNCIL DISTRICT 3
1101 GUADALUPE STREET

APPLICATION FC 69
B-1 (LIMITED BUSINESS DISTRICT), AND R-O (RESIDENTIAL/OFFICE DISTRICT) 1
B-3 (COMMUNITY BUSINESS DISTRICT)



DIMENSIONS MAP

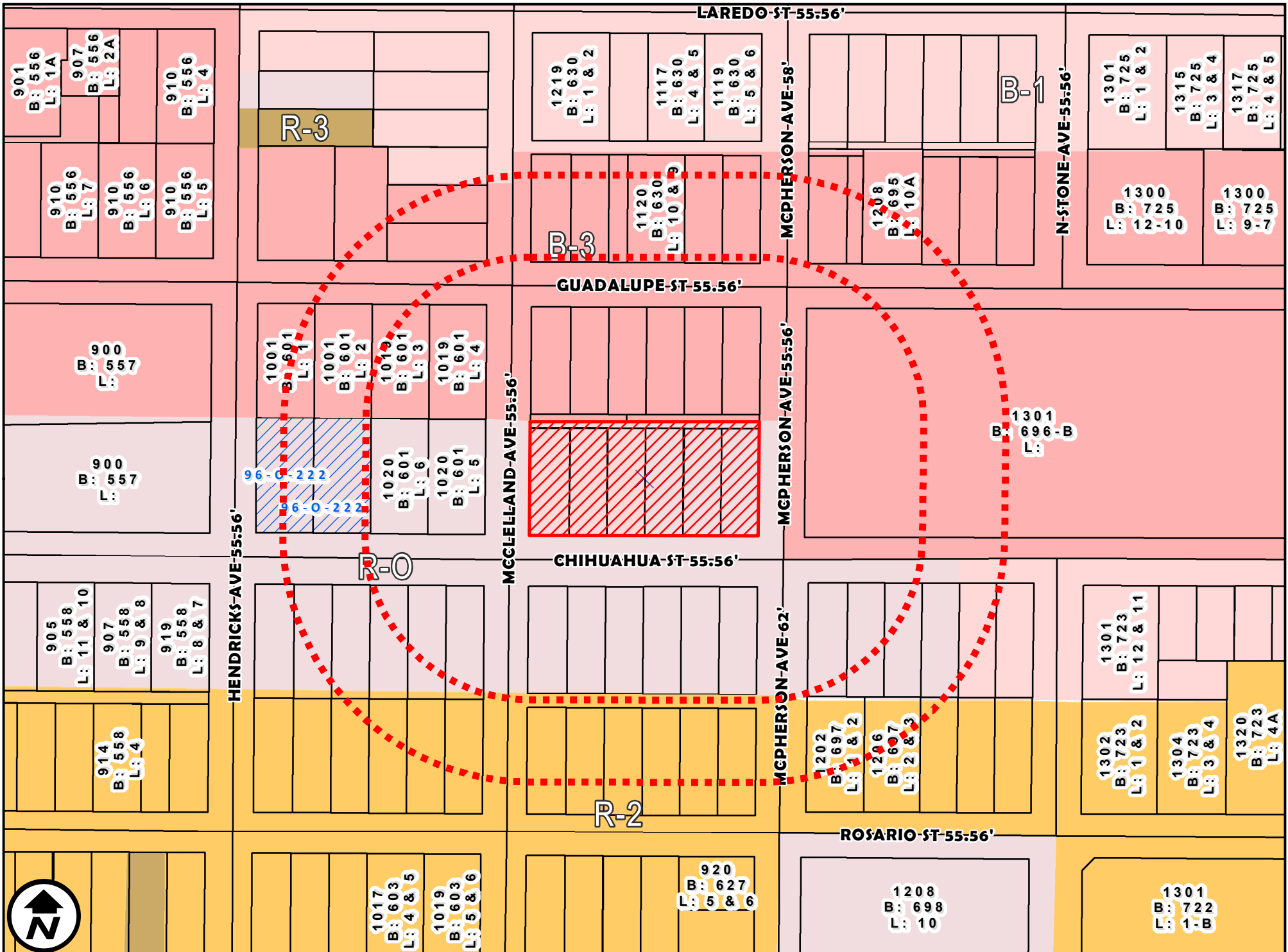
ZC-067-2026

APPLICATION FC 70

1 inch = 150 feet

COUNCIL DISTRICT 3
1101 GUADALUPE STREET

B-1 (LIMITED BUSINESS DISTRICT), AND R-O (RESIDENTIAL/OFFICE DISTRICT) 1
B-3 (COMMUNITY BUSINESS DISTRICT)



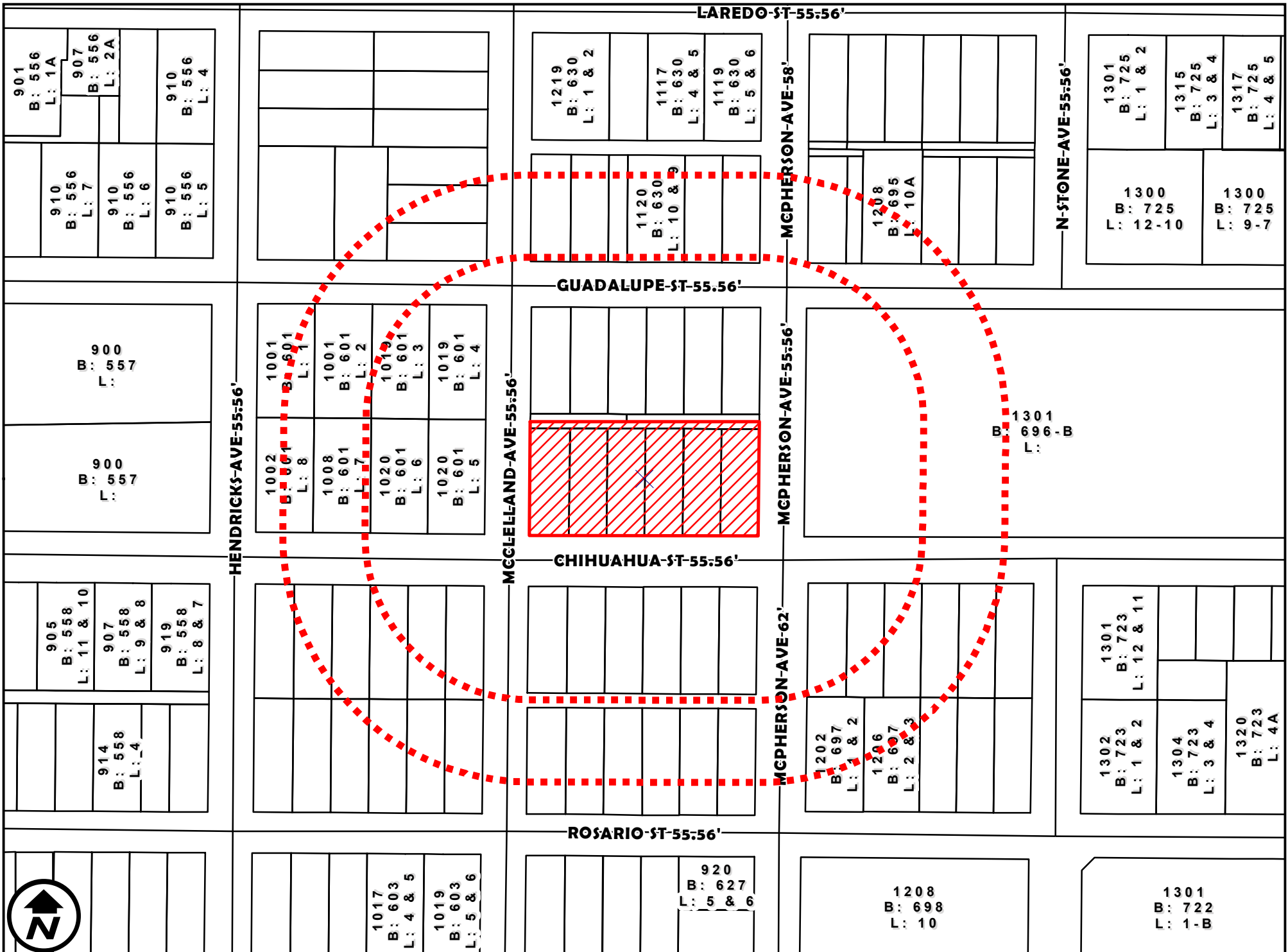
ZONING MAP

1 inch = 150 feet

ZC-067-2026

COUNCIL DISTRICT 3
1101 GUADALUPE STREET

APPLICATION FC 71
B-1 (LIMITED BUSINESS DISTRICT), AND R-O (RESIDENTIAL/OFFICE DISTRICT) 1 -
B-3 (COMMUNITY BUSINESS DISTRICT)



SURVEY MAP

1 inch = 150 feet

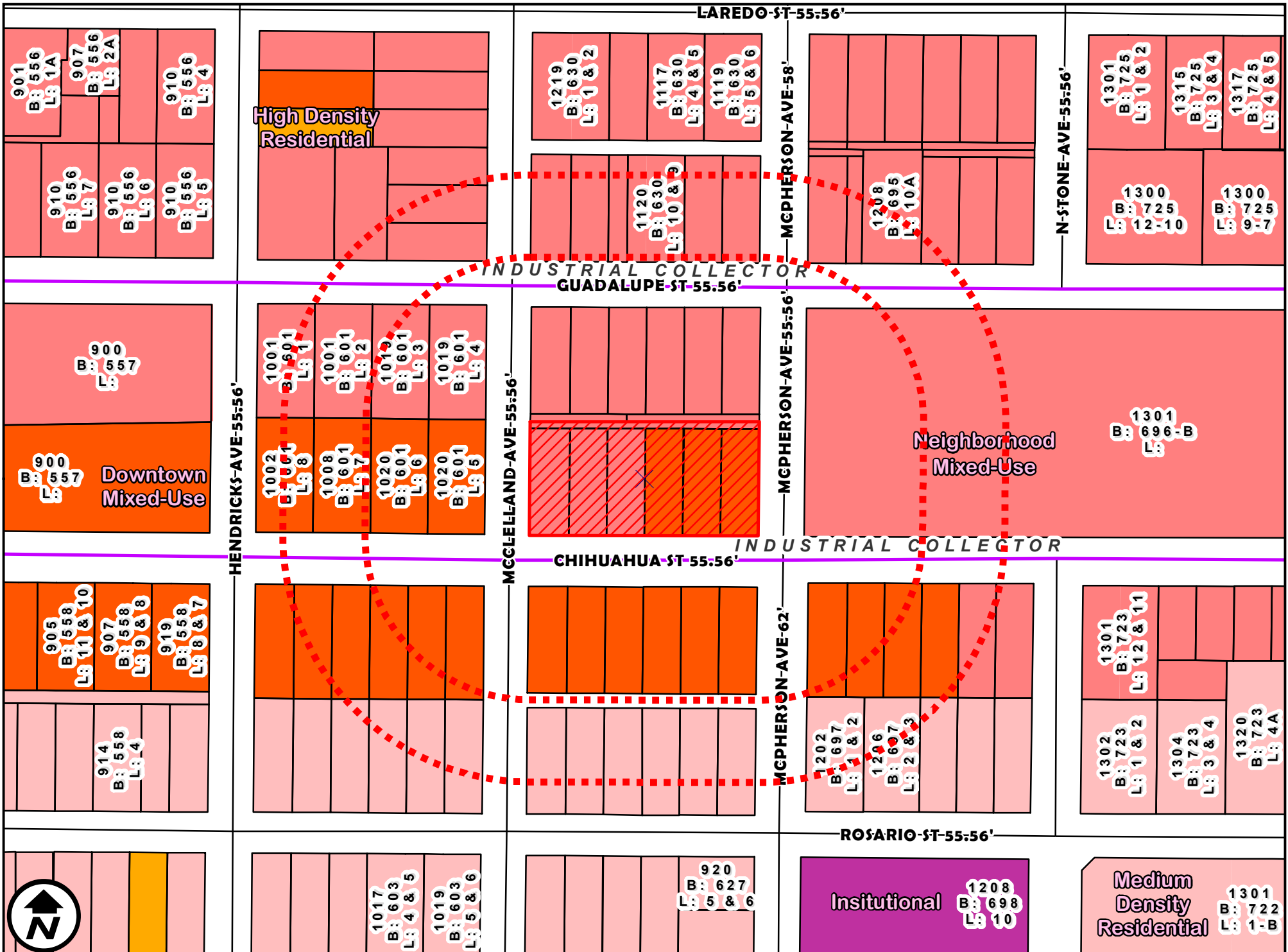
ZC-067-2026
COUNCIL DISTRICT 3
1101 GUADALUPE STREET

APPLICATION FOR
B-1 (LIMITED BUSINESS DISTRICT), AND R-O (RESIDENTIAL/OFFICE DISTRICT) 1 -
B-3 (COMMUNITY BUSINESS DISTRICT)



B-3 (COMMUNITY BUSINESS DISTRICT)

1 inch = 300 feet

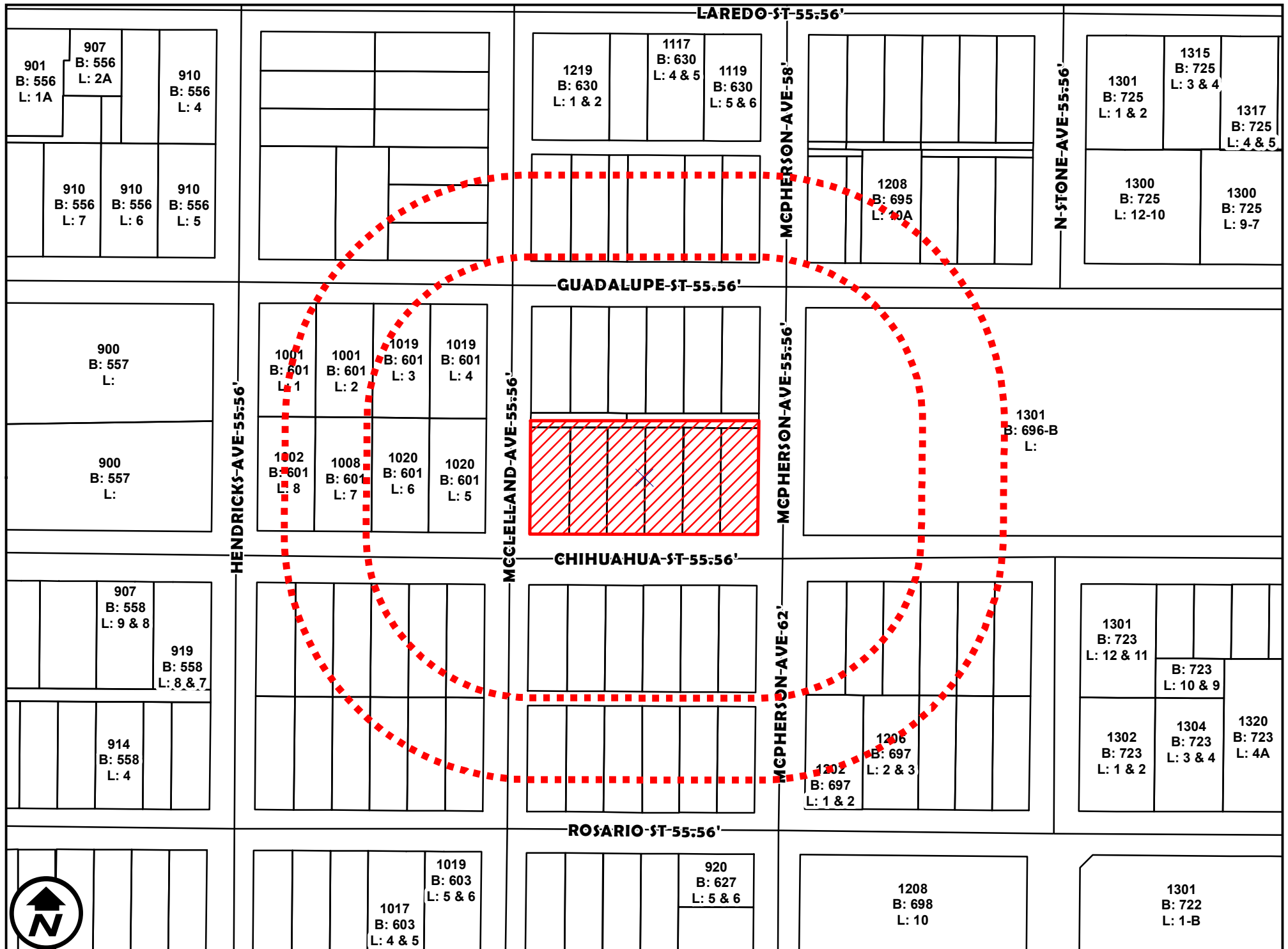


FUTURE LANDUSE

1 inch = 150 feet

COUNCIL DISTRICT 3
1101 GUADALUPE STREET

APPLICATION FC 74
B-1 (LIMITED BUSINESS DISTRICT), AND R-O (RESIDENTIAL/OFFICE DISTRICT) 1 -
B-3 (COMMUNITY BUSINESS DISTRICT)



200' AND 300' NOTIFICATION

1 inch = 150 feet

ZC-067-2026
COUNCIL DISTRICT 3
1101 GUADALUPE STREET

APPLICATION FOR
B-1 (LIMITED BUSINESS DISTRICT), AND R-O (RESIDENTIAL/OFFICE DISTRICT) 1 -
B-3 (COMMUNITY BUSINESS DISTRICT)



City of Laredo

Planning & Zoning Commission

Meeting Date: 7/16/2026

Master Plan Consideration 7A

SUBJECT

Consideration a revision to Lago Del Valle Subdivision masterplan. The purpose of this revision is to reconfigure phases. The intent is residential and commercial.

PL-150-2026

District III - Cm. Melissa Cigarroa

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Agave Investments, LLC

ENGINEER: Crane Engineering

PROPERTY INFORMATION:

Location: East of Cuatro Vientos and Avenida Los Presidentes

Size: Approximately 129.58 acres, more or less

Proposed Development: 648 lots

Current Zoning: R-1 (Single Family Residential District), R-1A (Single Family Reduced Area District), R-1B (Single-Family High-Density District), B-1 (Limited Business District), B-3 (Community Business District)

Council District: District III - Cm. Melissa Cigarroa

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Submit a master plan revision to the City of Laredo Building Development Services GIS Division within 10 days of Planning and Zoning Commission approval in a geo-referenced CAD File (Sec. 2-3.2 (a) 4 - Subdivision Ordinance).

2. All improvements as the Subdivision Ordinance.

Parks: No comments submitted.

Traffic Safety: No comments submitted.

Fire: No comments submitted.

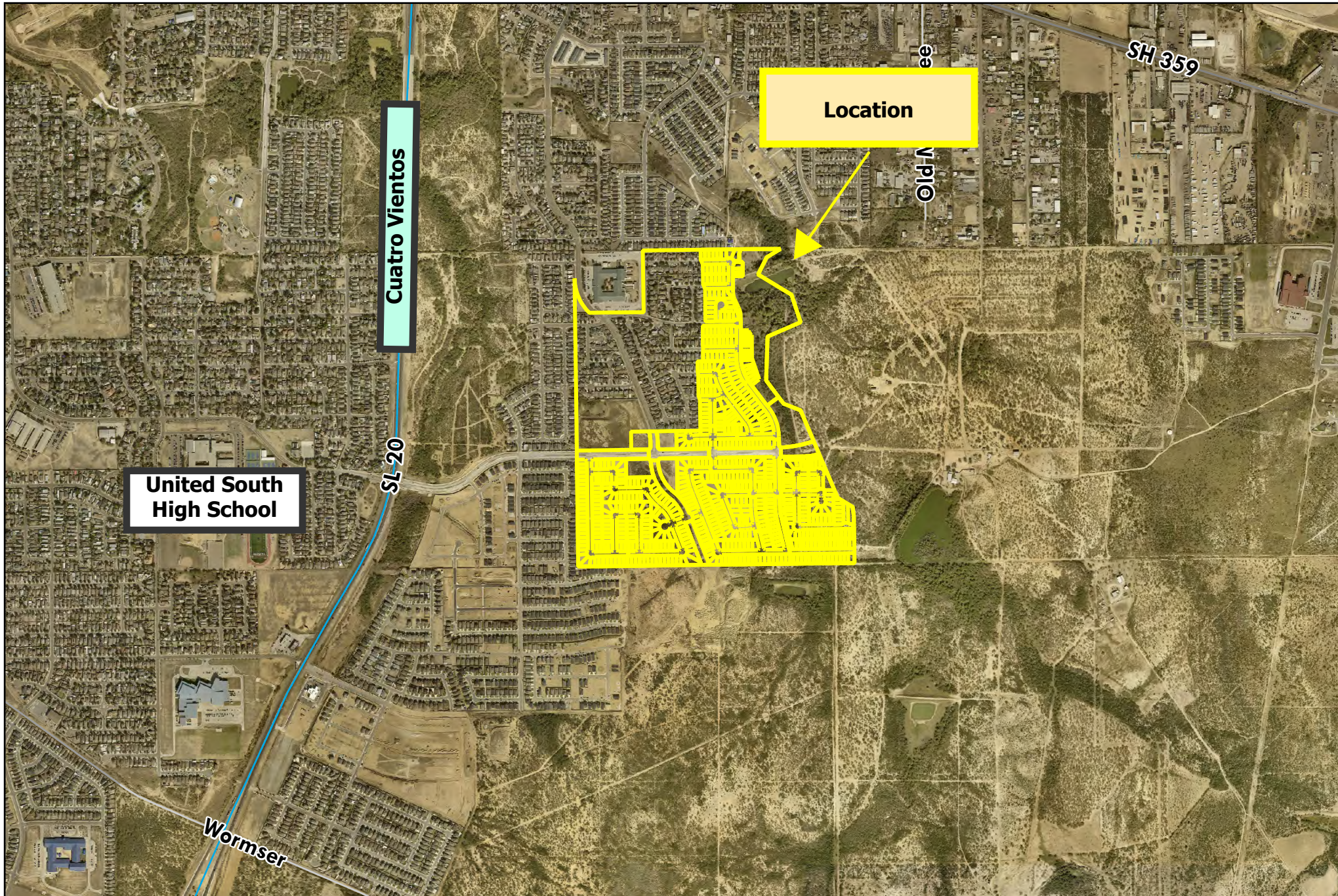
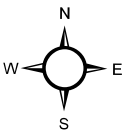
Engineering: No comments submitted.
Environmental: No comments submitted.
Water & Utilities: No comments submitted.
WEBB County App: No comments submitted.
AEP Engineers: No comments submitted.
U.I.S.D.: No comments submitted.
L.I.S.D.: No comments submitted.
AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
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



**CURRENT APPROVED
MASTERPLAN BY P&Z ON
7-3-2025**



PHASE #	SIZE (AC)	# OF LOTS	50' R.O.W. (LF)	80' R.O.W. (LF)	100' R.O.W. (LF)	GREENSPACE (AC)
III RE-PLAT	14.59	16	0	0	0	12.92
IV	6.55	40	1121	0	0	0
V	4.79	29	1060	0	0	0
VI	14.65	67	2771	0	0	3.57
VII	12.35	66	2863	0	794	0
VIII	16.18	90	2509	321	664	0
IX	16.32	88	2775	796	0	0
X	15.17	88	2474	0	794	0
XI	10.39	60	2067	0	0	0
XII	16.81	91	3037	511	0	0
XIII	0.96	1	0	0	0	0
XIV	1.38	1	0	0	0	0
XV	0.96	1	0	0	0	0
XVI	1.33	1	0	0	0	0
XVII	0.89	1	0	0	389	0
TOTALS	133.32	640	20677	1628	2541	15.49

NOTES

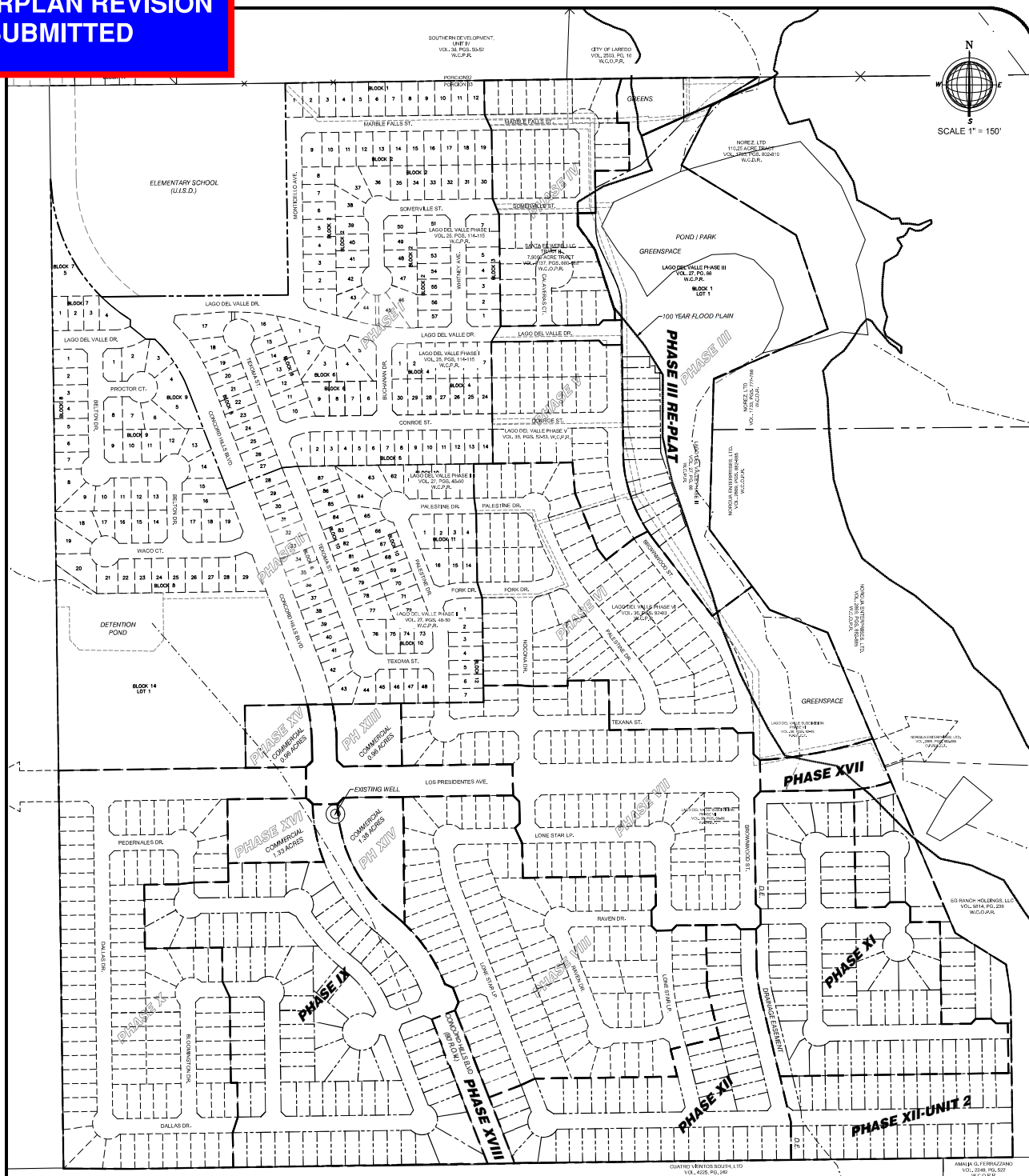
1. ALL R.O.W.'s ARE 50' UNLESS OTHERWISE NOTED.

FEMA DIGITAL FLOOD INSURANCE
RATE MAP (DFIRM) WITH EFFECTIVE DATE
APRIL 2008
FIRM MAP: # 48479C1385C

OVERALL GROSS DENSITY = 5.05 LOTS/ACRE
RESIDENTIAL NET DENSITY = 5.62 LOTS/ACRE

GENERAL NOTES No. Revision/Issue Date 1 Updated Park Requirements 6/18/25 2 Updated Phasing 6/18/25			FROM NAME AND ADDRESS CRANE ENGINEERING CORP. 3115 JUNCTION DRIVE LAREDO, TX 78041 FIRM REGISTRATION NO. F-3333 956-712-1996	Project Name and Address LAGO DEL VALLE SUBDIVISION Sheet Title MASTER PLAN	Date 06/18/2025 Scale 1"=150' Sheet 01
---	--	--	--	--	--

MASTERPLAN REVISION SUBMITTED



PHASE #	SIZE (AC)	# OF LOTS	50' R.O.W. (LF)	80' R.O.W. (LF)	100' R.O.W. (LF)	GREENSPACE (AC)
III RE-PLAT	14.59	16	0	0	0	12.92
IV	6.55	40	1121	0	0	0
V	4.79	29	1860	0	0	0
VI	14.65	67	2771	0	0	3.57
VII	12.35	66	2863	0	794	0
VIII	14.08	90	2509	321	664	0
IX	16.32	88	2775	796	0	0
X	13.39	88	2474	0	794	0
XI	10.5	61	2067	0	0	0
XII	7.97	51	1798	0	0	0
XIII-LIMIT2	7.66	48	1386	0	0	0
XIII	0.99	1	0	0	0	0
XIV	3.38	1	0	0	0	0
XV	0.96	0	0	0	0	0
XVI	1.33	1	0	0	0	0
XVII	1.13	1	0	0	403	0
XVIII	0.94	0	0	510	0	16.48
TOTALS	129.58	648	20824	1527	2635	16.48

NOTES

1. ALL R.O.W.'s ARE 50' UNLESS OTHERWISE NOTED.



FEMA DIGITAL FLOOD INSURANCE
RATE MAP (DFIRM) WITH EFFECTIVE DATE
APRIL 2008
FIRM MAP: # 48479C1385C

GENERAL NOTES

FIRM NAME AND ADDRESS

CRANE ENGINEERING CORP.
1310 JUNCTION DRIVE SUITE B
LAREDO, TX 78041 956-712-1996
FIRM REGISTRATION NO. F-3353

Project Name and Address
LAGO DEL VALLE SUBDIVISIONSheet Title
MASTERPLAN

Date _____

Scale
1"=150'

01

1

City of Laredo

Planning & Zoning Commission

Meeting Date: 7/16/2026

Master Plan Consideration 7B

SUBJECT

Review and consideration of the Buena Vista Commercial Masterplan. The intent is commercial.

PL-152-2026

District I - Cm. Gilbert Gonzalez

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Buena Vista Ranch Land Development Co., LLC

ENGINEER: Top Site Civil Group, LLC

PROPERTY INFORMATION:

Location: East of Cuatro Vientos (Loop 20) and south along Lomas Del Sur Boulevard

Size: Approximately 16.73 acres, more or less

Proposed Development: Four (4) phases

Current Zoning: B-4 (Highway Commercial District)

Council District: District I - Cm. Gilbert Gonzalez

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. The proposed length of "Street A" is approximately 820 feet, more or less. Pursuant to Section 3.2. J. of the Subdivision Ordinance, permanently designed dead-end streets shall not exceed 500 feet in length. If the Planning and Zoning Commission does not grant the requested variance in the preliminary plat of Phase 1, please revise the street length to comply with this requirement.

2. Submit a master plan revision to the City of Laredo Building Development Services GIS Division within 10 days of Planning and Zoning Commission approval in a geo-referenced CAD file (Section 2-3.2 (a) 4 - Subdivision Ordinance).

3. All improvements as per the Subdivision Ordinance.

Fire:

1. Dead-end roads over 150 feet require a turnaround (96-foot cul-de-sac, 120-foot Hammerhead or

60 foot "Y").

2. Fire hydrants are required every 300 feet for commercial development.

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.

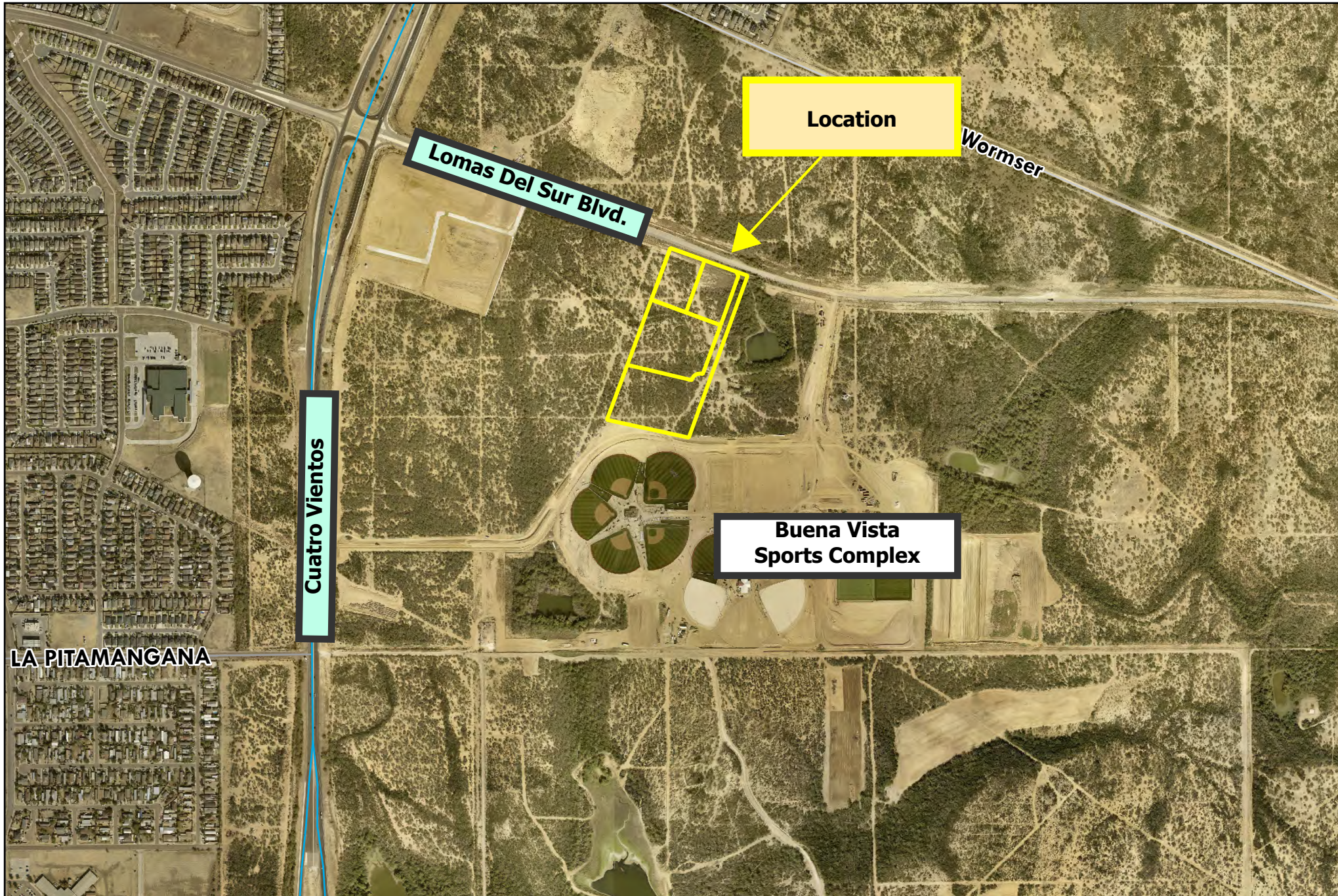
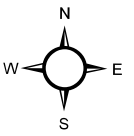
NOTICE TO THE DEVELOPER:

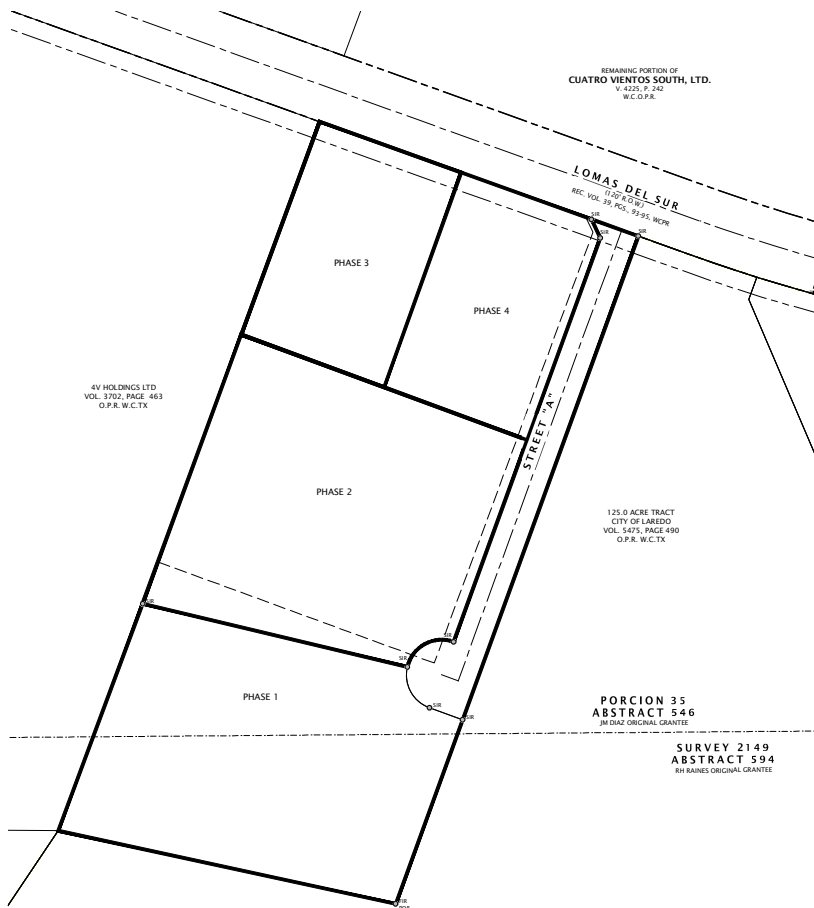
Planning:

1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.

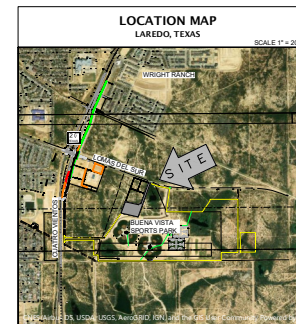
2. All comments set forth are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

AERIAL LOCATION MAP





PHASE 1 - 6.66 AC.
 PHASE 2 - 5.43 AC.
 PHASE 3 - 2.31 AC.
 PHASE 4 - 2.33 AC.



OWNER:
 BUENA VISTA RANCH LAND
 DEVELOPMENT CO., LLC
 P.O. BOX 6455
 LAREDO, TX. 78042

BUENA VISTA COMMERCIAL MASTERPLAN CITY OF LAREDO, WEBB COUNTY, TEXAS

DESIGNED BY:	KS
DRAWN BY:	KS
CHECKED BY:	KS
DATE:	07/12/2024
FILE NAME:	buenvistamasterplan.mxd
SCALE:	1"=100'



ENGINEER/SURVEYOR:
 MANUEL E. ESCAMILLA, P.E., R.P.L.S.
 TOP SITE CIVIL GROUP, LLC
 10109 INTERNATIONAL BLVD., STE. 30
 LAREDO, TEXAS 78045
 (956) 725-5057



MP

City of Laredo

Planning & Zoning Commission

Meeting Date: 7/16/2026

Preliminary Plats and Replats 8A

SUBJECT

Preliminary consideration of the plat of Lago Del Valle Subdivision, Phase 12. The intent is residential.

PL-151-2026

District III - Cm. Melissa Cigarroa

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Agave Investments, LLC

ENGINEER: Crane Engineering

PROPERTY INFORMATION:

Location: East of Cuatro Vientos and south of Avenida Los Presidentes

Size: Approximately 7.91 acres, more or less

Proposed Development: 51 lots

Current Zoning: R-1A (Single-Family Reduced Area District)

Council District: District III - Cm. Melissa Cigarroa

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Revise Plat Note No. 2 to state the following: "All curb cuts shall comply with the Standard Technical Specification Manual, as may be amended from time to time."

2. The developer has submitted a notice of intention to place utilities in the front of the lot. The front-of-lot utility layout/schematics, as prepared by the Developer's engineer, shall be submitted to plan review (Section 3-4 B.2 - Subdivision Ordinance).

3. Identify all easements.

4. All improvements as per the Subdivision Ordinance.

Fire:

1. Fire hydrants are required every 500 feet for residential development.

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.
-

July 1, 2026

Ms. Vanessa Guerra, AICP
Planning Director
City of Laredo Planning & Zoning
1413 Houston Street
Laredo, TX 78040

RE: Lago del Valle Subdivision Phase 12

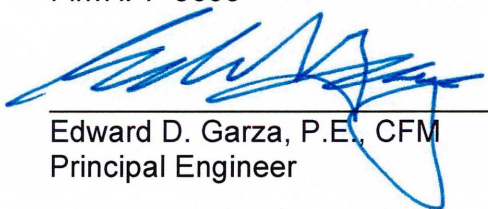
Dear Ms. Guerra,

On behalf of Gerardo G.S. Salinas and Juan Salinas for Agave Investments, LLC, this letter is to notify the City of Laredo that it is our intent to plan for front lot utility installation as per section 3-4 B. (2) of the City of Laredo Subdivision Ordinance Handbook dated 7/6/16.

Please contact us should anything additional be required for compliance with the ordinance.

Sincerely,

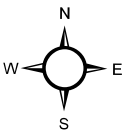
CRANE ENGINEERING CORP.
Firm # F-3353


Edward D. Garza, P.E., CFM
Principal Engineer

Cc: Mr. Luis Vazquez, MPA, Planner II
COL Planning Department

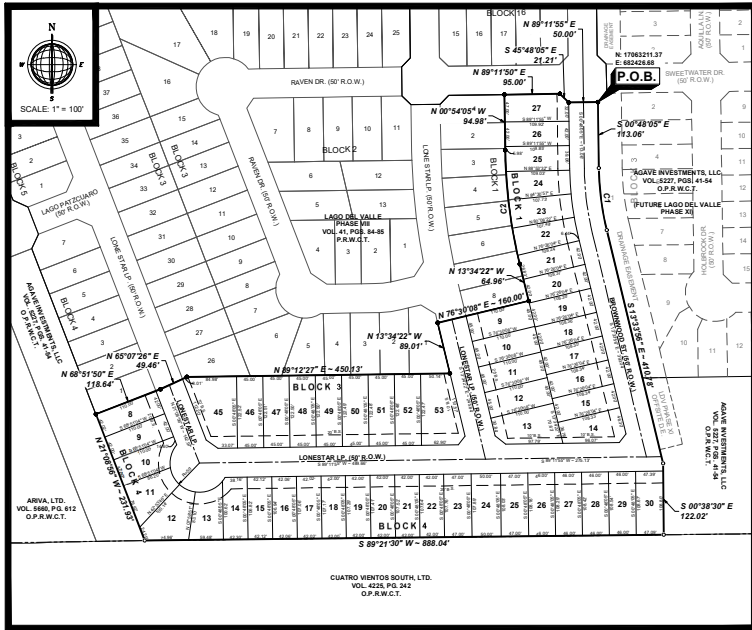
Mr. Gerardo G.S. Salinas
Mr. Juan Salinas
Agave Investments, LLC

AERIAL LOCATION MAP



NOTES

1. Driveways, sidewalks, and trees will be installed at the time of issuance of building permits in accordance with the City of Laredo Land Development Code.
2. All curb cuts shall comply with the transportation element of the City of Laredo Comprehensive Plan.
3. No garage or carport which receives access from side yard on any corner lot shall be located less than twenty (20) feet from property line.
4. GPS coordinate for Point of Beginning is: N: 17063211.37 E: 682426.68
5. The setback lines indicated on the plat shall be for reference only. The official setback line shall be determined based on the current zoning district in accordance to Section 24.77.1 of the City of Laredo Land Development Code.



CURVE DATA TABLE							
CURVE#	RADIUS	ANGLE	TANGENT	CURVE CHORD LENGTH	CHORD BEARING	CHORD LENGTH	CHORD BEARING
C1	480.00'	12°45'51"	480.00'	106.93'	106.71'	S 07°11'01" E	
C2	890.00'	12°40'11"	88.82'	196.83'	196.43'	N 07°14'14" W	

CERTIFICATE OF OWNER
STATE OF TEXAS
COUNTY OF WEBB

I, AGAVE INVESTMENTS, LLC, the undersigned Owner of the land shown on this PLAT, and designated herein as PLAT OF LAGO DEL VALLE SUBDIVISION, PHASE XII, in the City of Laredo, County of Webb, Texas, and whose name is subscribed hereto, hereby dedicate the use of the public forever street, drains, easements, and public places therein shown for the purpose and consideration therein expressed.

GERARDO G. S. SALINAS
MANAGING MEMBER

STATE OF TEXAS
COUNTY OF WEBB

Before me, the undersigned Authority, on this day personally appeared GERARDO G. S. SALINAS, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated. WITNESS MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20____.

NOTARY

CERTIFICATE OF LIEN HOLDER

This subdivision map is hereby approved and adopted by the undersigned Lien Holder this ____ day of _____, 20____.

BY: _____
TITLE: _____

_____, as an act and deed of PLAT OF LAGO DEL VALLE SUBDIVISION,

STATE OF TEXAS
COUNTY OF WEBB

Before me, the undersigned authority personally appeared _____

(NAME) _____ (TITLE) _____

(FINANCIAL INSTITUTION)

NOTARY

LEGAL DESCRIPTION - 7.97 ACRE TRACT

Being a 7.97-acre tract of land partially out of the Agave Investments, LLC tract recorded in Volume 5227, Pages 41-54, Official Public Records, Webb County, Texas, and being more particularly described by metes and bounds as follows to wit:

BEGINNING 1/2" iron rod found at the southeast corner of Lago Del Valle Subdivision, Phase VII recorded in Volume 38, Pages 88-89, Plat Records, Webb County, Texas;

THENCE, over and across said Agave Investments, LLC tract, the following courses and distances:

South 00 degrees 48 minutes 05 seconds East, 113.06 feet to a 1/2" iron rod set for the beginning of a curve to the left with a radius of **480.00 feet**, for a point of curvature hereof;

Along said curve to the left a distance of **106.93 feet (Chord bearing: South 07 degrees 11 minutes 01 seconds East, 106.71 feet)** to a 1/2" iron rod set for a point of tangency;

South 13 degrees 33 minutes 56 seconds East, 410.78 feet to a 1/2" iron rod set for a point of deflection hereof;

South 00 degrees 38 minutes 30 seconds East, 122.02 feet to a 1/2" iron rod set at the southerly line of aforementioned Agave Investments, LLC tract, northerly line of Cuatro Vientos South, Ltd. tract recorded in Volume 4225, Page 242, Official Public Records, Webb County, Texas and the southeast corner hereof;

THENCE, with northerly line of said Cuatro Vientos South, Ltd. tract, **South 89 degrees 21 minutes 30 seconds West, 888.04 feet** to a 1/2" iron rod set for the southwest corner hereof;

THENCE, over and across said Agave Investments, LLC tract, **North 21 degrees 08 minutes 56 seconds West, 231.93 feet** to a 1/2" iron rod found at the southwest corner of Lot 1, Block 4, Lago Del Valle Phase XIII recorded in Volume 41, Pages 84-85, Plat Records, Webb County, Texas and the most westerly northwest corner hereof;

THENCE, with said boundary of Lago Del Valle Phase XIII, the following courses and distances:

North 08 degrees 51 minutes 50 seconds East, 118.64 feet to a 1/2" iron rod found for a point of deflection hereof;

North 65 degrees 07 minutes 26 seconds East, 49.46 feet to a 1/2" iron rod found for a point of deflection hereof;

North 89 degrees 12 minutes 27 seconds East, 450.13 feet to a 1/2" iron rod found for an interior corner hereof;

North 13 degrees 34 minutes 22 seconds West, 89.01 feet to a 1/2" iron rod found for an exterior corner hereof;

North 76 degrees 30 minutes 08 seconds East, 160.00 feet to a 1/2" iron rod found for an interior corner hereof;

North 13 degrees 34 minutes 22 seconds West, 64.96 feet to a 1/2" iron rod found for the beginning of a curve to the right with a radius of **890.00 feet**, for a point of curvature hereof;

Along said curve to the right a distance of **196.83 feet (Chord bearing: North 07 degrees 14 minutes 14 seconds West, 196.43 feet)** to a 1/2" iron rod found for a point of tangency;

North 00 degrees 54 minutes 05 seconds West, 94.98 feet to a 1/2" iron rod found at the most easterly northeast corner of said Lago Del Valle Phase VII, a point along the southerly line of aforementioned Lago Del Valle Subdivision, Phase VII, and the most northerly northwest corner hereof;

THENCE, with the southerly line of said Lago Del Valle Subdivision, Phase VII, the following courses and distances:

North 89 degrees 11 minutes 50 seconds East, 95.00 feet to a 1/2" iron rod found for a point of deflection hereof;

South 45 degrees 48 minutes 05 seconds East, 21.21 feet to a 1/2" iron rod found for a point of deflection hereof;

North 89 degrees 11 minutes 55 seconds East, 50.00 feet, to the **POINT OF BEGINNING** and containing 7.97 acres of land, more or less.

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I hereby certify that proper engineering consideration has been given this PLAT to the matters of streets, lots, 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.

ALFREDO MARTINEZ, P.E.
Licensed Professional Engineer
Texas No. 123033

DATE

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

I, the undersigned, a Registered Professional Land Surveyor in the State of Texas, hereby certify that this PLAT is true and correct and was prepared from an actual survey of the property made under my supervision, on the ground, that the corner monuments shown thereon will be properly placed under my supervision.

JULIAN JAVIER RUIZ, R.P.L.S.
Registered Professional Land Surveyor
Texas No. 5304

DATE

PLAT APPROVAL - CITY ENGINEER

I have reviewed this REPLAT and accompanying drawings identified as **PLAT OF LAGO DEL VALLE SUBDIVISION, PHASE XII**, prepared by ALFREDO MARTINEZ, Licensed Professional Engineer No. 123033, and dated the 1st day of July 2025, with the last revised date of _____, 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

The **PLAT OF LAGO DEL VALLE SUBDIVISION, PHASE XII**, 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____.

DANIELA SADA PAZ
Chairwoman

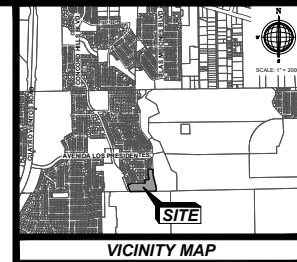
DATE

LOT SUMMARY

Block 1		
Lot #	Area (SF)	Recommended FFE
9	4,950.00	000.00
10	4,950.00	000.00
11	4,950.00	000.00
12	4,950.00	000.00
13	6,296.52	000.00
14	5,201.70	000.00
15	4,550.92	000.00
16	4,550.69	000.00
17	4,550.58	000.00
18	4,550.80	000.00
19	4,551.03	000.00
20	4,551.25	000.00
21	4,550.82	000.00
22	4,764.56	000.00
23	4,794.42	000.00
24	4,832.00	000.00
25	4,823.42	000.00
26	4,815.11	000.00
27	5,055.57	000.00

Block 3		
Lot #	Area (SF)	Recommended FFE
45	8,553.61	000.00
46	5,513.19	000.00
47	5,512.88	000.00
48	5,512.57	000.00
49	5,512.25	000.00
50	5,511.94	000.00
51	5,511.79	000.00
52	5,511.32	000.00
53	7,730.96	000.00

Block 4		
Lot #	Area (SF)	Recommended FFE
9	4,950.00	000.00
10	4,950.00	000.00
11	4,800.41	000.00
12	5,810.01	000.00
13	4,567.58	000.00
14	4,502.79	000.00
15	4,501.79	000.00
16	4,500.31	000.00
17	4,500.95	000.00
18	4,503.73	000.00
19	4,508.64	000.00
20	4,513.58	000.00
21	4,518.47	000.00
22	4,523.39	000.00
23	5,067.72	000.00
24	5,367.95	000.00
25	5,080.42	000.00
26	4,978.29	000.00
27	4,984.19	000.00
28	4,990.08	000.00
29	4,995.98	000.00
30	5,137.09	000.00



NOTES

- Driveways, sidewalks, and trees will be installed at the time of issuance of building permits in accordance with the City of Laredo Land Development Code.
- All curb cuts shall comply with the transportation element of the City of Laredo Comprehensive Plan.
- No garage or carport which receives access from side yard or on any corner lot shall be located less than twenty (20) feet from property line.
- GPS coordinate for Point of Beginning is: N: 17062311.37 E: 662426.68
- The setback line indicated on the plat shall be for reference only. The official setback line shall be determined based on the current zoning district in accordance to Section 24.771 of the City of Laredo Land Development Code.

BASIS OF BEARINGS

TEXAS STATE PLANE
SOUTH ZONE - 4205
NAD83

LEGEND

● - 1/2" I.R. FOUND
○ - 1/2" I.R. SET

SUMMARY TABLE

SUBDIVISION SUMMARY
7.97 ACRES
51 SINGLE FAMILY LOTS
3 BLOCKS

ATTESTMENT OF PLANNING COMMISSION

The City of Laredo Planning Commission approved the filing for record of this **PLAT OF LAGO DEL VALLE SUBDIVISION, PHASE XII**, as a public meeting held on the ____ day of _____, 20____. The minutes of said meeting reflect such approval.

VANESSA GUERRA, AICP
Planning Director

DATE

CERTIFICATE OF COUNTY CLERK

Filed and Recorded at ____ O'clock ____ m. on the ____ day of _____, 20____.

DEPUTY _____ COUNTY CLERK
WEBB COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WEBB

I, _____, Clerk of the County Court in and for Webb County do hereby certify that the foregoing instrument dated the ____ day of _____, 20____ with its certificate of authentication was filed for record in my office on the ____ day of _____, 20____, at ____ O'clock ____ m. in Volume ____ Page(s) ____ of the plat records of said County.

DEPUTY _____ COUNTY CLERK
WEBB COUNTY, TEXAS

SURVEYOR:
JJ RUIZ LAND SURVEYING
JULIAN JAVIER RUIZ, R.P.I.S.
312 W. JONQUIL AVE.
MCALLEN, TX 78501
956-566-4470

Preliminary Plat

July 1, 2026

ENGINEER:
 **CRANE ENGINEERING CORP.**
1310 JUNCTION DRIVE
LAREDO, TX 78041
FIRM REGISTRATION NO. F-3353
SUITE B
956-712-1996

OWNER:
Agave Investments, LLC
5904 West Drive, Suite 12
Laredo, TX 78041
(956) 724-8469

Lago Del Valle Subdivision
Phase XII

P1

City of Laredo

Planning & Zoning Commission

Meeting Date: 7/16/2026

Preliminary Plats and Replats 8B

SUBJECT

Preliminary consideration of the plat of Buena Vista Commercial, Phase 1, and the granting of a variance to increase the maximum dead-end street length from 500 feet to approximately 880 feet, pursuant to Section 3-2 J. of the Subdivision Ordinance. The intent is medical.

PL-153-2026

District I - Cm. Gilbert Gonzalez

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Buena Vista Ranch Land Development Co., LLC

ENGINEER: Top Site Civil Group, LLC

PROPERTY INFORMATION:

Location: East of Cuatro Vientos (Loop 20) and south along Lomas Del Sur Boulevard

Size: Approximately 5.31 acres, more or less

Proposed Development: 1 lot

Current Zoning: B-4 (Highway Commercial District)

Council District: District I - Cm. Gilbert Gonzalez

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

STAFF SUPPORTS THE REQUESTED VARIANCE AND RECOMMENDS APPROVAL SUBJECT TO STAFF COMMENTS (BELOW).

Staff supports the requested variance to increase the maximum dead-end street length from 500 feet to 880 feet. Staff reviewed the variance request against the criteria set forth in Section 2.3. 7 (a) of the Subdivision Ordinance and finds as follows:

Section 2.3.7 (a)(ii) - Unusual Physical Characteristics

Unusual physical characteristics exist

Staff finds that the subject tract's long, narrow configuration and depth constitute unusual physical characteristics under Section 2.3.7(a)(ii) of the Subdivision Ordinance. These site-specific characteristics constrain the internal street layout and result in the need for a longer internal street to provide access throughout the development. Accordingly, staff finds that these physical

characteristics support the requested increase in the maximum dead-end street length.

APPLICABLE ORDINANCE

Under Section 2.3.7(a) of the Subdivision Ordinance, the Commission, by a two-thirds majority vote of those members present and voting, may grant a variance. Pursuant to Section 2.3.7(e), the Commission shall make findings concerning the factors justifying the decision to grant a variance and shall include those findings in the official minutes of the meeting at which the variance was granted.

STAFF COMMENTS:

Planning:

1. The proposed length of "Street A" is approximately 880 feet, more or less. Pursuant to Section 3.2. J. of the Subdivision Ordinance, permanently designed dead-end streets shall not exceed 500 feet in length. If the Planning and Zoning Commission does not grant the requested variance, please revise the street length to comply with this requirement.

2. Provide street name for "Street A."

3. Identify the ROW width of "Street A."

4. Identify all easements.

5. All improvements as per the Subdivision Ordinance.

Fire:

1. Dead-end roads over 150 feet require a turnaround (96-foot cul-de-sac, 120-foot Hammerhead or 60 foot "Y").

2. Fire hydrants are required every 300 feet for commercial development.

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.



July 8, 2026

Planning and Zoning Commission
City of Laredo
1110 Houston Street
Laredo, Texas 78040

Re: Variance Request – Dead-End Street Length, Buena Vista Commercial Subdivision, Phase 1

Dear Commissioners:

On behalf of our client, Buena Vista Ranch Land Development Co., LLC (the “Developer”), Top Site Civil Group, LLC hereby respectfully submits this formal request for a variance from the dead-end street length requirement of the City of Laredo Subdivision Ordinance in connection with the Buena Vista Commercial Subdivision, Phase 1.

Applicable Ordinance Requirement

The City of Laredo Subdivision Ordinance, Section 3-2, Streets and Alleys, Subsection J, limits dead-end streets to a maximum length of **500 linear feet**.

Variance Requested

The Developer requests approval of a dead-end street length of **880 linear feet** for the proposed internal street serving Buena Vista Commercial Subdivision, Phase 1.

Basis for Variance

The variance is necessitated by the physical configuration and constraints unique to this tract, as summarized below:

1. Site Geometry and Access Constraints. The subject tract’s geometry, depth, and existing boundary conditions limit the practical number of access points available to serve the proposed commercial development. The extended street length is required to provide adequate vehicular access to the developable interior of the tract. Restricting the street to the 500-foot maximum would not eliminate the terminal lot or remove the need for a cul-de-sac at the end of the street — it would merely shift the turnaround closer to the entrance, resulting in a single oversized lot at the terminus that retains identical access conditions onto the cul-de-sac. The 500-foot limitation, as applied to this tract, would therefore produce no meaningful improvement in street design, emergency access, while simultaneously preventing efficient utilization of the developable land. Granting the variance achieves a more rational and equitable distribution of lot access along the street without any offsetting detriment to the public interest.

2. Emergency Access and Turnaround. The proposed street design incorporates a cul-de-sac turnaround at the terminus, designed in accordance with applicable fire and

emergency access standards, ensuring safe and effective ingress and egress for emergency vehicles notwithstanding the extended length.

4. No Adverse Impact on Public Health, Safety, or Welfare. The variance, if granted, will not be materially detrimental to the public health, safety, or general welfare, nor injurious to adjacent properties. The proposed street will be constructed to City standards and will adequately serve the anticipated commercial traffic generated by Phase 1 of the development.

We are available to provide any additional information, exhibits, or testimony the Commission may require in support of this request and welcome the opportunity to present this matter at the Commission's earliest convenience.

Respectfully submitted,

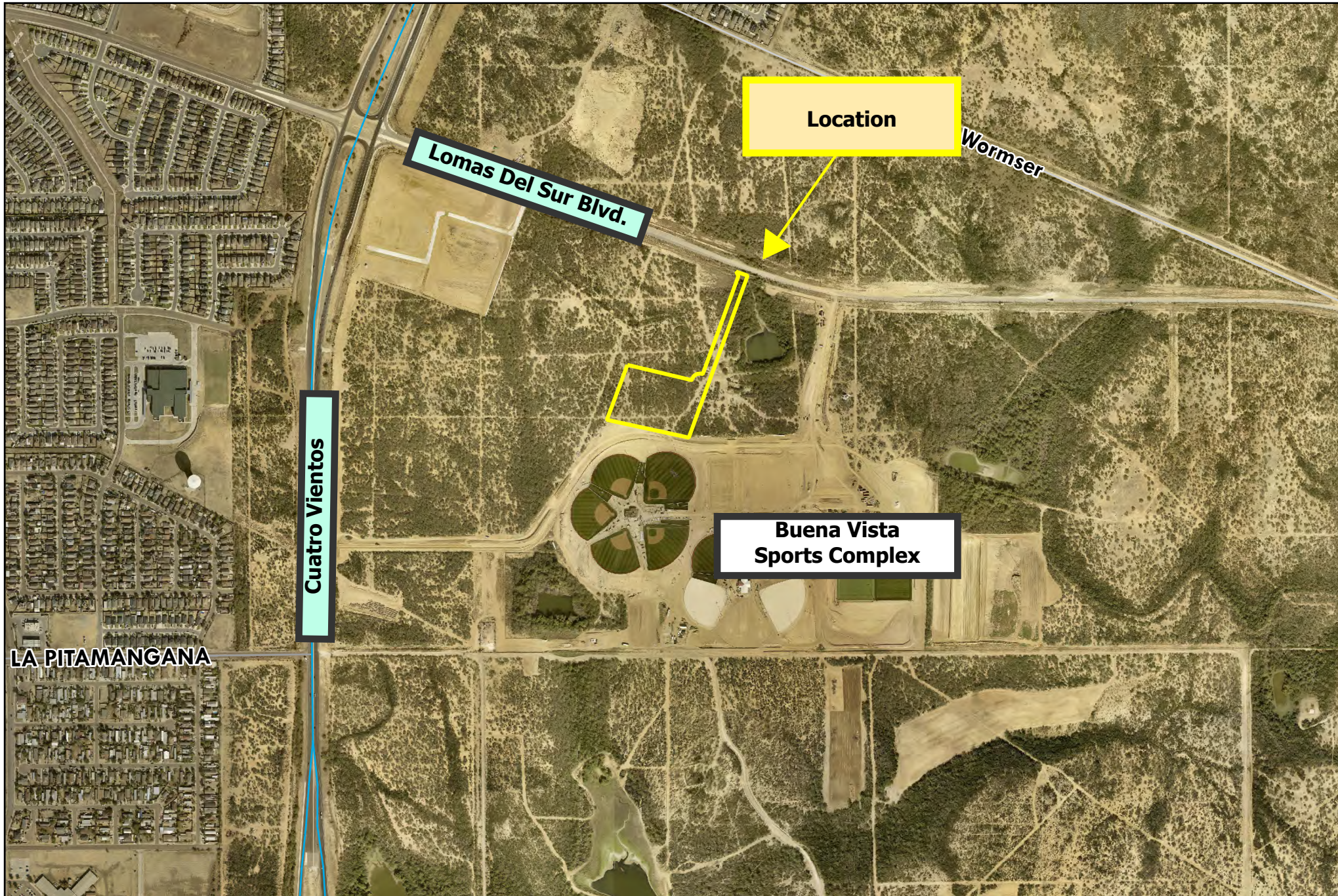
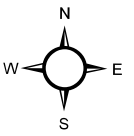
TOP SITE CIVIL GROUP, LLC



Manuel E. Escamilla, P.E., R.P.L.S.
Top Site Civil Group, LLC
Engineer of Record

cc: Buena Vista Ranch Land Development Co., LLC
Project File

AERIAL LOCATION MAP

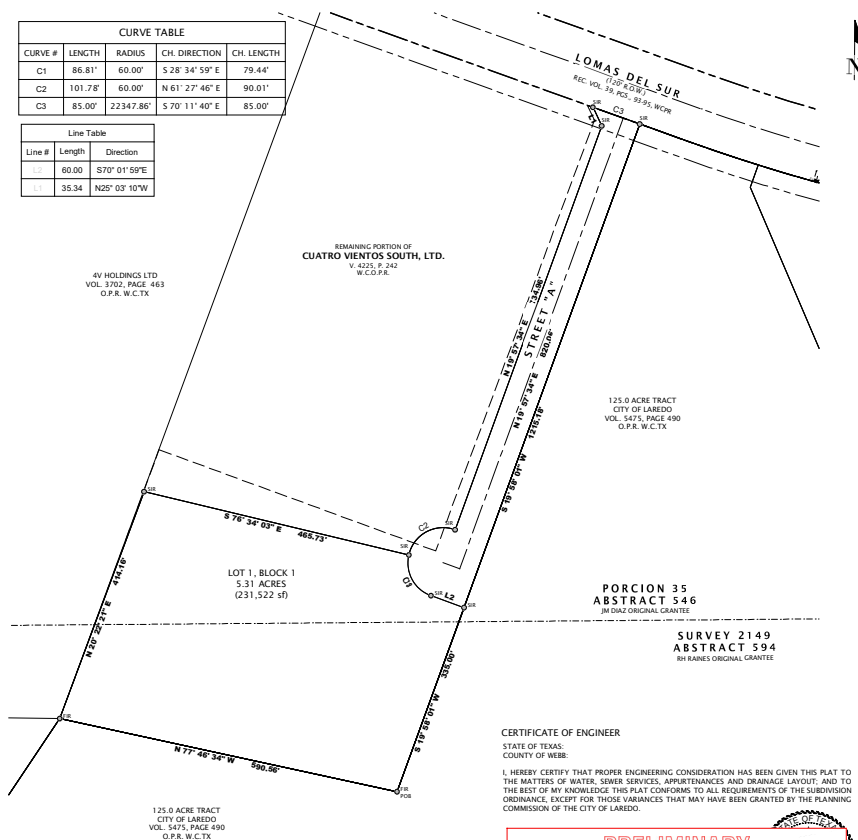


PLAT NOTES & RESTRICTIONS

1. DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. THIS SUBJECT PROPERTY IS NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP No. 48479C, PANEL No. 1385C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
3. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
4. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
5. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CH. DIRECTION	CH. LENGTH
C1	86.81'	60.00'	S 28° 34' 59" E	79.44'
C2	101.78'	60.00'	N 61° 27' 46" E	90.01'
C3	85.00'	22347.86'	S 70° 11' 40" E	85.00'

Line Table		
Line #	Length	Direction
1	60.00	S70° 01' 59" E
2	35.34	N25° 03' 10" W



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.

PRELIMINARY
NOT TO BE RECORDED FOR ANY PURPOSE

CERTIFICATE OF SURVEYOR

STATE OF TEXAS

COUNTY OF WEBB

I, MANUEL E. ESCAMILLA, 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.

PRELIMINARY
NOT TO BE RECORDED FOR ANY PURPOSE

PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS: BUENA VISTA COMMERCIAL PHASE I PREPARED BY MANUEL E. ESCAMILLA REGISTERED PROFESSIONAL ENGINEER No. 100802, AND DATED TO THE DAY OF 20, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

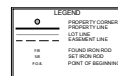
ELIUD DE LOS SANTOS, P.E.
CITY ENGINEER

DATE

LEGAL DESCRIPTION BUENA VISTA COMMERCIAL PHASE I @ BUENA VISTA RANCH 6.66 ACRES

BEING A TRACT OF LAND CONTAINING 6.66 ACRES, MORE OR LESS BEING OUT OF A CERTAIN TRACT OF LAND CONVEYED TO CUATRO VIENTOS SOUTH, LTD., VOL. 4225, PAGE 242, WEBB COUNTY DEED RECORDS, ALSO BEING OUT OF SURVEY 2149 ABSTRACT 594 R. H. RANES ORIGINAL GRANTEE, AND PORCION 35, ABSTRACT 546 JM DIAZ ORIGINAL GRANTEE, CITY OF LAREDO, WEBB COUNTY TEXAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND P IRON ROD BEING ON THE SOUTHWEST CORNER OF THIS TRACT OF LAND ALSO BEING AN INTERIOR CORNER OF A 125.0 ACRE TRACT OF LAND CONVEYED TO THE CITY OF LAREDO IN VOL. 5475, PAGE 490, O.P.R. WEBB COUNTY TEXAS,
THENCE N 77° 46' 34" W, 590.56 FEET TO A POINT OF NON-TANGENCY;
THENCE N 20° 23' 21" E, 414.16 FEET;
THENCE S 76° 34' 03" E, 465.73 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY, SAID CURVE HAS A RADIUS OF 60.00 FEET, TO WHICH A RADIAL LINE BEARS N 77° 03' 59" W;
THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 97° 11' 31" AN ARC DISTANCE OF 101.78 FEET TO A POINT OF NON-TANGENCY;
THENCE N 19° 57' 34" E, 734.96 FEET TO A POINT OF NON-TANGENCY;
THENCE N 25° 03' 10" W, 35.34 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY, SAID CURVE HAS A RADIUS OF 22,347.86 FEET, TO WHICH A RADIAL LINE BEARS S 19° 54' 53" W;
THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 0° 13' 05" AN ARC DISTANCE OF 85.00 FEET TO A POINT OF NON-TANGENCY;
THENCE S 19° 50' 11" W, 1,215.18 FEET TO THE POINT OF BEGINNING OF THIS 6.66 ACRE TRACT OF LAND.



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 CUBBERA, 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 ____TH DAY OF _____, 20____, WITH ITS CERTIFICATE OF AUTHENTICATION, HEREIN DESIGNATED AS: BUENA VISTA COMMERCIAL PHASE I, IS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20____, AT O'CLOCK ____M IN VOLUME ____ PAGE ____ OF THE PLAT RECORDS OF SAID COUNTY ON THIS THE ____ DAY OF _____, 20____.

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

DATE

PLANNING COMMISSION APPROVAL

THIS PLAT OF BUENA VISTA COMMERCIAL PHASE I 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 _____, 20____.

DANIELLA SADA PAZ
PLANNING AND ZONING COMMISSION CHAIR

DATE

CERTIFICATE OF OWNER:

STATE OF TEXAS

WEBB COUNTY

I, RAUL VALDEZ, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DISCARTED HEREIN AS: BUENA VISTA COMMERCIAL PHASE I, 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.

RAUL VALDEZ
BUENA VISTA RANCH LAND DEVELOPMENT CO., LLC

DATE

STATE OF TEXAS

WEBB COUNTY

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RAUL VALDEZ, 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

ENGINEER/SURVEYOR
MANUEL E. ESCAMILLA, P.E., R.P.L.S.
TOP SITE CIVIL GROUP, LLC
10108 INTERNATIONAL BLVD., STE. 30
LAREDO, TEXAS 78045
(956) 725-5057



PLAT NOTES & RESTRICTIONS

1. DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. THIS SUBJECT PROPERTY IS NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP No. 48479C, PANEL No. 1385C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
3. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
4. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
5. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.

OWNER:
BUENA VISTA RANCH LAND
DEVELOPMENT CO., LLC
P.O. BOX 6455
LAREDO, TX. 78042

BUENA VISTA COMMERCIAL PHASE I
CITY OF LAREDO, WEBB COUNTY, TEXAS

GRAPHIC SCALE IN FEET
1" = 100'

TOPSITE
Civil Group

C1

City of Laredo

Planning & Zoning Commission

Meeting Date: 7/16/2026

Model Subdivision Compliance 9A

SUBJECT

Consideration of Model Rule Subdivision Compliance of the plat of The Coves at Winfield, Phase 7C.
The intent is residential.

PL-154-2026

District VI - Cm. Dr. Tyler King

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Charco Land Sales, LLC

ENGINEER: Mesquite Engineering

PROPERTY INFORMATION:

Location: North of True Patriot Drive and Victory Drive intersection

Size: Approximately 20.15 acre, more or less

Proposed Development: 66 lots

Current Zoning: R-1 (Single Family Residential District)

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

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

APPROVAL

NOTICE TO THE DEVELOPER:

N/A

WATER SERVICE AGREEMENT

AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED THE COVES AT WINFIELD PHASE 7C

PARTIES: This Agreement is by and between the Utility and the Sub-divider, to which: 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 Sub-divider is Charco Land Sales, LLC., 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 The Coves at Winfield Phase 7C.

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 Sub-divider has prepared a plat of the Subdivision for submission to the City of Laredo for its approval. The Sub-divider plans to install water services and extend an 8" watermain that was installed as part of the plat called The Coves at Winfield Phase 1 in the Victory Dr. Right-of-way and the True Patriot Dr. Right-of-Way. The Utility has reviewed the plans for the subdivision. The built-out conditions (the anticipated water flow) to be approximately 29,822 gallons per day.

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. The Utility currently has public water infrastructure along the Victory Dr. Right-of-Way and True Patriot Dr. Right-of-Way.

The Sub-divider has paid the Utility the sum of \$159,000.00 which represents the costs of water availability 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 of behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Sub-divider warrants that he or she is authorized to sign this Agreement, on behalf of the Sub-divider.

This Agreement is effective 6-22-, 2026

The Utility

By:  _____

Printed Name: Tareq Galzabet

Office or Position: Director of Utilities Department

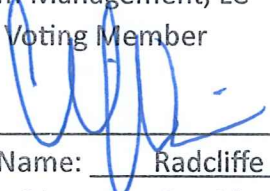
Date: 6/22/26

The Sub-divider:

Charco Land Sales, LLC., a Texas Limited Company

By: Killam Management, LC

Its: Sole Voting Member

By:  _____

Printed Name: Radcliffe Killam II

Office Position: President and CEO

Date: _____

WASTEWATER SERVICE AGREEMENT

AGREEMENT REGARDING WASTEWATER SERVICE FOR THE PROPOSED THE COVES AT WINFIELD PHASE 7C

PARTIES: This Agreement is by and between the Utility and the Sub-divider, to which: 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 Sub-divider is Charco Land Sales, LLC., 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 The Coves at Winfield Phase 7C.

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 Sub-divider has prepared a plat of the Subdivision for submission to the City of Laredo for its approval. The Sub-divider plans to install sanitary services to each of the residential lots. The Utility has reviewed the plans for the subdivision. Such wastewater will consist of domestic sewage, i.e., waterborne human waste and waste from domestic activities such as bathing, washing and food preparation. Existing wastewater collection system has been installed as part of a plat called The Coves at Winfield Phase 1 in the True Patriot Dr. ROW. The built-out conditions (the anticipated water flow) to be approximately 22,940 gallons per day.

The Utility covenants that it has or will have the ability to treat the projected wastewater flow and will treat that wastewater for at least thirty years, after the plat of the subdivision has been recorded.

✓

The Sub-divider has paid the utility a sum of \$35,350.00 which represents the cost of wastewater 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 of behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Sub-divider warrants that he or she is authorized to sign this Agreement, on behalf of the Sub-divider.

This Agreement is effective 6-22-, 2026

The Utility

By:  _____

Printed Name: Tareq Galzabet

Office or Position: Director of Utilities Department

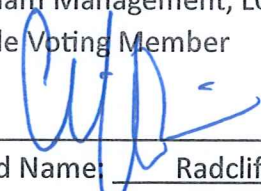
Date: 6/22/26

The Sub-divider:

Charco Land Sales, LLC., a Texas Limited Company

By: Killam Management, LC

Its: Sole Voting Member

By:  _____

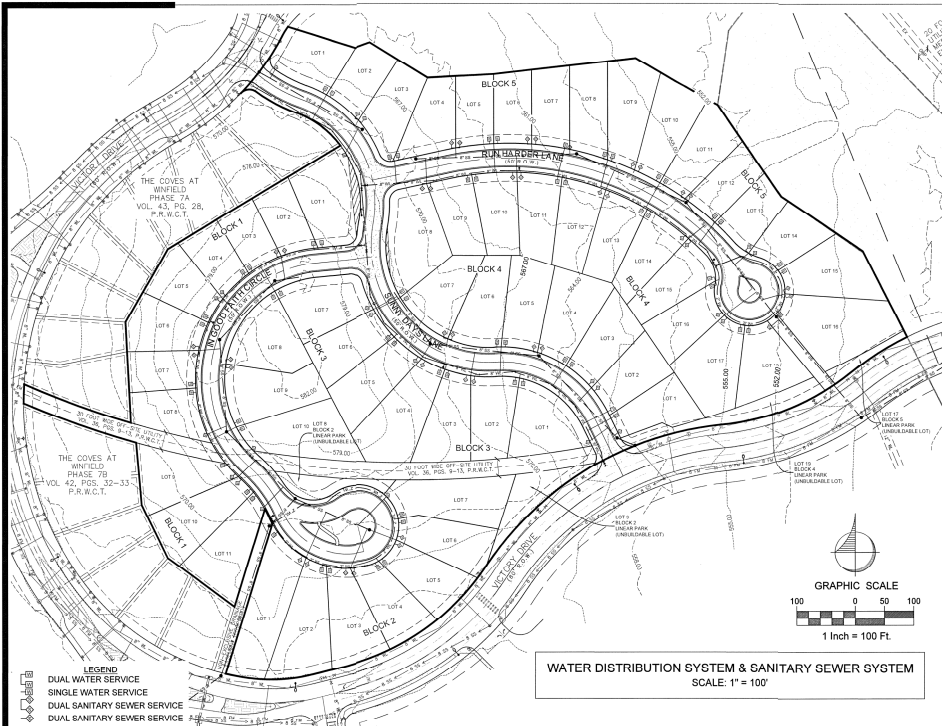
Printed Name: Radcliffe Killam II

Office Position: President and CEO

Date: _____

AERIAL LOCATION MAP





Water Supply, Description, Costs, and Operability Date

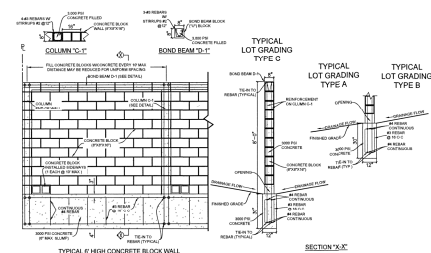
The Coves at Winfield Phase 7C will be provided potable water by The City of Laredo. The subdivider and the City of Laredo have entered into a contract in which the City of Laredo has committed to provide sufficient water to the subdivision for at least 30 years and the City of Laredo has provided documentation to sufficiently establish the long term quantity and quality of the available water supplies to serve the development of this subdivision. The City of Laredo has a 8" waterline along the ROW of Victory Dr. installed as part of The Coves at Winfield Phase 1. Existing services were also installed during Phase 1 for future lots along Victory Dr.

As a part of The Coves at Winfield Phase 7C an 8 inch water line will be extended throughout the subdivision and water services will be installed to service the lot. The Subdivider has paid the City of Laredo the sum of \$105,00.00 which covers the cost of water availability fees and \$54,000 which covers the cost of water connection fees.

Sewer Facilities: Description, Costs, and Operability Date

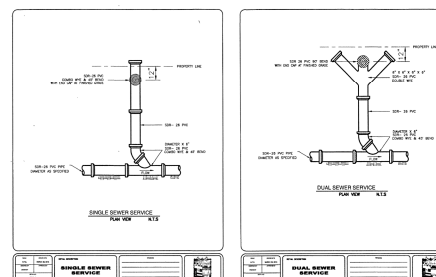
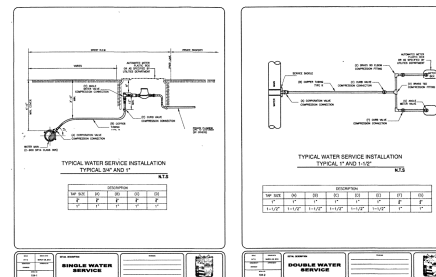
Sewage from The Coves at Winfield Phase 7C will be disposed of through the sanitary sewer system of the City of Laredo. The subdivider and the City of Laredo have entered into a contract in which the City of Laredo has committed to provide sufficient sewage disposal to the subdivision. The City of Laredo has an existing 8" sanitary line along the ROW of Victory Dr. installed as part of The Coves at Winfield Phase 1.

As part of The Coves at Winfield Phase 7C, A proposed 8" sanitary sewer main will be installed within the subdivision tying to the existing 8 inch sanitary main. An 8" sanitary sewer main was also installed in an onsite easement to a proposed sanitary lift station along the north ROW of Del Mar Blvd. The Subdivider has paid the City of Laredo \$89,350.00 in wastewater annexation fees.



GRADING NOTE:
HOME BUILDER/OWNER SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH A WAY TO IMPEDOR OR CHANGE THE ESTABLISHED DRAINAGE FLOW PATTERN AS INDICATED ON THIS GRADING 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 3" WIDE 500' STRIP ALONG THE ENTIRE REAR PROPERTY LINE OF LOTS DRAINING ONTO OTHER LOTS (10' STRIP ON UPGRADING LOTS & 10' STRIP ON DOWNGRADING LOTS).

NOTE:
FENCES / WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ASSOCIATE NUMBER AND SIZES 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 AT THE TIME OF ISSUANCE OF BUILDING PERMITS.



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.

Rudo Beza
RUDO BEZA, P.E., R.P.L.S.
REGISTERED PROFESSIONAL ENGINEER
TEXAS No. 82079



06/10/2026
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. Tariq Al-Zahbi
Dr. Tariq Al-Zahbi
UTILITIES DIRECTOR
Utility Department

6/22/26
DATE

6/15/2026

ENGINEER
MESQUITE

CONSTRUCTION PLANS
THE COVES AT WINFIELD
PHASE 7C
SHOWING
HOME MODEL RULES

KILLAM

DESIGNED BY: J.M.
CHECKED BY: J.M.
APPROVED BY: J.M.
DATE: 01-27-2024
SCALE: 24 X 36
SHEET: 11 X 17

5 of 5

City of Laredo

Planning & Zoning Commission

Meeting Date: 7/16/2026

Model Subdivision Compliance 9B

SUBJECT

Consideration of Model Rule Subdivision Compliance of the plat of Phoenix Village Subdivision, Phase XII. The intent is residential.

PL-147-2026

District III - Cm. Melissa Cigarroa

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: AFW Investments

ENGINEER: Premier Engineering Surveying

PROPERTY INFORMATION:

Location: North of State Highway 359 and east of Amanecer Road

Size: Approximately 9.21 acres, more or less

Proposed Development: 59 lots

Current Zoning: R-1MH (Single Family Manufacturing Housing District)

Council District: District III - Cm. Melissa Cigarroa

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

APPROVAL

NOTICE TO THE DEVELOPER:

N/A

WATER SERVICE AGREEMENT

AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED PHOENIX VILLAGE SUBDIVISION PHASE XII

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

The Subdivider is AFW INVESTMENTS, LLC 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 **PHOENIX VILLAGE SUBDIVISION PHASE XII**

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 69,745 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 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 \$81,742.00 which sum represents the cost of water availability and 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.

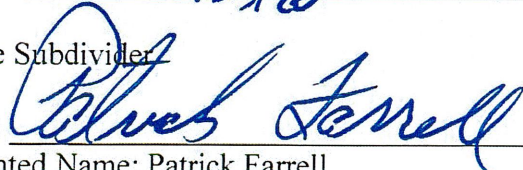
By affixing his or her signature to this Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized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

This Agreement is effective on 6-23 -, 2026.

The Utility

By: 
Printed Name: Dr. Tareq Al-Zabet
Office or Position: Director Utilities Department
Date: 6/23/26

The Subdivider

By: 
Printed Name: Patrick Farrell
Office or Position: Manager
Date: 6-19-26

WASTEWATER SERVICE AGREEMENT

AGREEMENT REGARDING WASTEWATER SERVICE FOR THE PROPOSED **PHOENIX VILLAGE SUBDIVISION PHASE XII**

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 provides wastewater treatment and is known as City of Laredo Water Utilities Department.

The Subdivider is AFW INVESTMENTS, LLC 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 **PHOENIX VILLAGE SUBDIVISION PHASE XII**

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 projected from the Subdivision under fully built-out conditions (the projected wastewater flow) to be approximately 53,650 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 flow 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.

J

The Subdivider has paid the Utility the sum of \$98,716.00 which sum represents the cost of wastewater availability.

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.

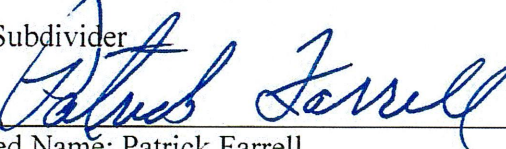
By affixing his or her signature to this Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized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

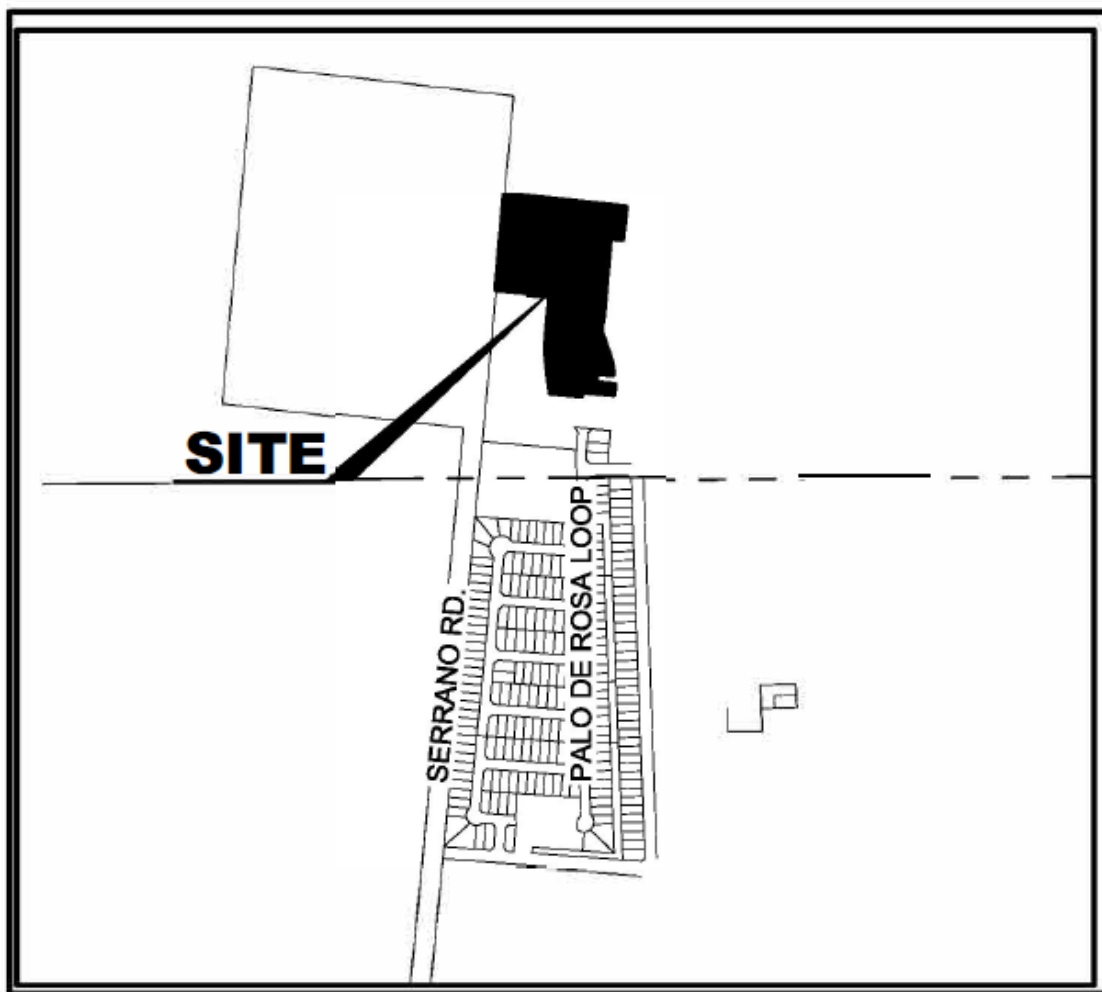
This Agreement is effective on 6-23-, 2026.

The Utility

By: 
Printed Name: Dr. Tareq Al-Zabet
Office or Position: Director Utilities Department
Date: 6/23/26

The Subdivider

By: 
Printed Name: Patrick Farrell
Office or Position: Manager
Date: 6-19-26

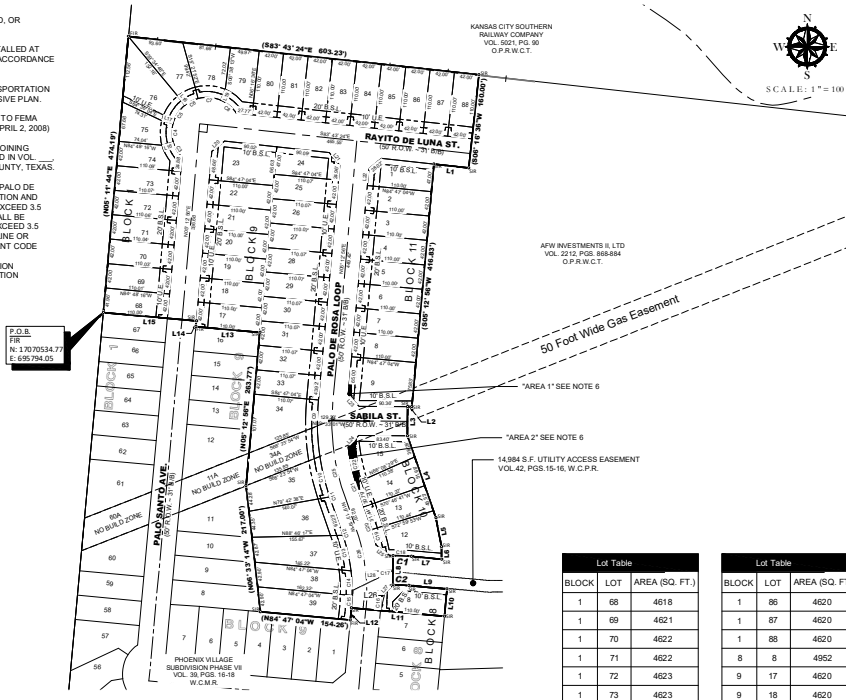


VICINITY MAP
SCALE: 1" = 2000'

PLAT NOTES:

- THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
- SIDEWALKS, DRIVEWAY AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IN ACCORDANCE TO THE LAREDO LAND DEVELOPMENT CODE.
- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- THIS AREA IS NOT IN A FLOOD ZONE ACCORDING TO FEMA MAP NUMBER 48490C1385C (EFFECTIVE DATE: APRIL 2, 2008)
- THIS PLAT IS SUBJECT TO A CERTIFICATE OF ADDING LANDOWNER RUNOFF DISCHARGE AS RECORDED IN VOL. PG. OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.
- ADDITIONAL RIGHT-OF-WAY DEDICATION ALONG PALO DE ROSA LOOP AND SABILA ST., LIMITED CONSTRUCTION AND LANDSCAPING ZONE. STRUCTURES SHALL NOT EXCEED 3.5 FEET IN HEIGHT; LANDSCAPING IN THIS AREA SHALL BE LIMITED TO SHRUBS OR PLANTS THAT DO NOT EXCEED 3.5 FEET IN HEIGHT, MEASURED FROM THE CENTERLINE OR ADJACENT ROADWAY, AS PER LAND DEVELOPMENT CODE 24.83 (H).

AREA 1 - 82.84 S.F. ADDITIONAL R.O.W. DEDICATION
AREA 2 - 657.43 S.F. ADDITIONAL R.O.W. DEDICATION



PLAT OF:

PHOENIX VILLAGE SUBDIVISION PHASE XII
CITY OF LAREDO, WEBB COUNTY, TEXAS

CERTIFICATE OF OWNER:
STATE OF TEXAS:
COUNTY OF WEBB:

I, PATRICK T. FARRELL, MANAGER FOR AFW INVESTMENTS LTD., THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS PHOENIX VILLAGE SUBDIVISION PHASE XII, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL DRAINS, EASEMENTS AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

PATRICK T. FARRELL, MANAGER
FOR AFW INVESTMENTS, LTD.

DATE: / /

STATE OF TEXAS:
COUNTY OF WEBB:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PATRICK T. FARRELL, MANAGER FOR AFW INVESTMENTS LTD., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN MY HAND AND SEAL OF OFFICE THIS DAY OF 2024.

NOTARY PUBLIC IN 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 PLAT TO THE MATTERS OF STREETS, LOTS, WATER, SEWER AND APPURTENANCES AND DRAINAGE LAYOUT; AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

ARMANDO GUERRA,
P.E. No. 104992

DATE: / /



CERTIFICATE OF SURVEYOR

STATE OF TEXAS:
COUNTY OF WEBB:

I, EDUARDO J. GUTIERREZ, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT THIS PLAT CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND DIRECTION.

EDUARDO J. GUTIERREZ,
R.P.L.S. NO. 5839

DATE: / /

PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS PHOENIX VILLAGE SUBDIVISION PHASE XII, PREPARED BY ARMANDO GUERRA, LICENSED PROFESSIONAL ENGINEER NO. 104992, AND DATED THE DAY OF 2024, WITH THE LAST REVISED DATE ON AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

RAMON E. CHAVEZ P.E.
CITY ENGINEER

DATE: / /



PLANNING COMMISSION APPROVAL

THIS PLAT PHOENIX VILLAGE SUBDIVISION PHASE XII HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON TH DAY OF 2024.

JUAN M. NARVAEZ, JR., CHAIRMAN

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 TH DAY OF 2024, THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

VANESSA GUERRA, AICP
WEBB COUNTY PLANNING DIRECTOR

DATE: / /

Line Table

Line #	Length	Direction
L1	59.94'	N83° 43' 24"W
L2	6.98'	N80° 33' 01"W
L3	50.00'	S00° 28' 59"W
L4	148.25'	S19° 13' 19"E
L5	50.50'	S10° 56' 10"E
L6	21.24'	S00° 44' 21"E
L7	52.05'	NM4° 47' 04"W
L8	50.00'	S00° 08' 43"W
L9	65.70'	S84° 47' 04"E
L10	47.00'	S05° 12' 56"W
L11	180.00'	NM4° 47' 04"W
L12	21.00'	S05° 12' 56"W
L13	110.00'	NM4° 47' 04"W
L14	9.47'	N05° 12' 56"E
L15	160.00'	NM4° 47' 04"W
L16	20.00'	S74° 03' 09"W
L17	20.00'	S75° 20' 52"E
L18	20.00'	S38° 47' 57"E
L19	20.00'	S23° 13' 50"W
L20	28.02'	N50° 44' 40"E
L21	28.55'	S39° 15' 14"E
L22	29.04'	N05° 12' 56"E
L23	27.10'	N42° 12' 06"W
L24	26.83'	S42° 34' 59"W
L25	30.31'	S52° 17' 24"E
L26	0.68'	N05° 12' 56"E
L27	28.98'	N43° 54' 42"E
L28	19.01'	S84° 22' 24"W

Curve Table

Curve #	Length	Radius	Chd. Direction	Chd. L.
C1	31.40'	325.00'	N87° 33' 08"W	31.39'
C2	26.95'	275.00'	S87° 35' 30"E	26.93'
C3	30.24'	60.00'	N30° 23' 04"W	29.92'
C4	32.04'	60.00'	N00° 38' 51"W	31.66'
C5	38.27'	60.00'	N32° 55' 36"E	37.63'
C6	25.52'	60.00'	N83° 23' 05"E	25.33'
C7	39.44'	60.00'	S85° 36' 01"E	38.73'
C8	34.64'	60.00'	S50° 13' 41"E	34.17'
C9	42.45'	400.13'	S02° 10' 32"W	42.43'
C10	71.03'	400.00'	S13° 26' 48"E	70.94'
C11	4.81'	400.00'	S18° 52' 40"E	4.81'
C12	2.57'	300.78'	S18° 58' 35"E	2.57'
C13	62.60'	300.02'	S12° 45' 10"E	62.49'
C14	42.44'	299.93'	S02° 43' 19"E	42.41'
C15	21.02'	299.68'	S03° 20' 08"W	21.01'
C16	22.40'	350.00'	N03° 22' 55"E	22.40'
C17	27.80'	299.97'	S87° 00' 31"W	27.59'
C18	36.73'	325.00'	S88° 01' 20"E	36.71'
C19	27.01'	350.00'	S15° 24' 19"E	27.01'
C20	9.81'	350.00'	S18° 25' 09"E	9.81'
C21	11.90'	350.00'	S18° 14' 52"E	11.90'
C22	63.24'	350.00'	S12° 05' 50"E	63.15'
C25	159.94'	375.00'	N07° 00' 12"W	158.73'
C26	138.62'	325.00'	N07° 00' 12"W	137.57'

Lot Table

BLOCK	LOT	AREA (SQ. FT.)
11	6	4620
11	7	4620
11	8	4620
11	9	8647

Lot Table

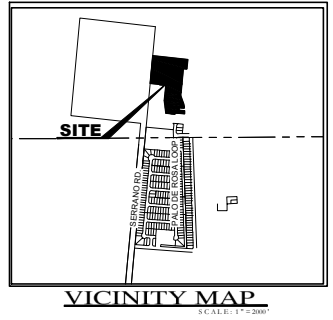
BLOCK	LOT	AREA (SQ. FT.)
9	31	4623
9	32	4623
9	33	4623
9	34	8095
9	35	7789
9	36	8253
9	37	8301
9	38	6900
9	39	6658
10	12	6841
10	13	4783
10	14	5199
10	15	6258
11	1	5082
11	2	4620
11	3	4620
11	4	4620
11	5	4620

Lot Table

BLOCK	LOT	AREA (SQ. FT.)
1	86	4620
1	87	4620
1	88	4620
8	8	4952
9	17	4620
9	18	4620
9	19	4620
9	20	4620
9	21	4620
9	22	4620
9	23	7241
9	24	4861
9	25	4623
9	26	4623
9	27	4623
9	28	4623
9	29	4623
9	30	4623

Lot Table

BLOCK	LOT	AREA (SQ. FT.)
1	68	4618
1	69	4621
1	70	4622
1	71	4622
1	72	4623
1	73	4623
1	74	4567
1	75	4582
1	76	7944
1	77	6162
1	78	5656
1	79	5371
1	80	4620
1	81	4620
1	82	4620
1	83	4620
1	84	4620
1	85	4620



LEGAL DESCRIPTION

A TRACT OF LAND CONTAINING 9.21 ACRES, MORE OR LESS, BEING OUT OF THAT CERTAIN 195.78 ACRES TRACT OF LAND CONVEYED TO AFW INVESTMENTS II LTD., RECORDED IN VOLUME 2312, PAGE 888, OFFICIAL PUBLIC RECORDS WEBB COUNTY TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO WIT:

BEGINNING AT A FOUND 1/2" IRON ROD ON THE NORTHWEST CORNER OF LOT 67, BLOCK 1, PHOENIX VILLAGE SUBDIVISION PHASE VI, RECORDED IN VOLUME 39, PGS. 16-18, MAP RECORDS WEBB COUNTY, TEXAS, A SOUTHWESTERLY CORNER AND POINT OF BEGINNING HEREOF;

THENCE, N05° 11' 44"E A DISTANCE OF 474.19 FEET TO A FOUND 3/4" IRON ROD ALONG THE EAST BOUNDARY LINE OF KANSAS CITY SOUTHERN RAILWAY 159 WARD, RECORDED IN VOLUME 34, PAGE 80, WEBB COUNTY MAP RECORDS, THE NORTHWEST CORNER HEREOF;

THENCE, S87° 43' 24"E A DISTANCE OF 603.32 FEET WITH THE SOUTH BOUNDARY LINE OF A 59.88 ACRES TRACT CONVEYED TO KANSAS CITY SOUTHERN RAILWAY COMPANY, RECORDED IN VOLUME 5021, PAGE 90, OFFICIAL PUBLIC RECORDS WEBB COUNTY TEXAS, TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", THE NORTHWEST CORNER HEREOF;

THENCE, OVER AND ACROSS, AFOREMENTIONED 195.78 ACRES TRACT THE FOLLOWING CALLS:

S06° 18' 36"W A DISTANCE OF 160.00 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A SOUTHEAST CORNER HEREOF;

N83° 43' 24"W A DISTANCE OF 59.94 FEET TO A SET 3/4" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", AN INTERIOR CORNER HEREOF;

S02° 12' 56"W A DISTANCE OF 418.83 FEET TO A SET 3/4" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A SOUTHEAST CORNER HEREOF;

N89° 33' 01"W A DISTANCE OF 6.96 FEET TO A SET 3/4" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", AN INTERIOR CORNER HEREOF;

S00° 26' 59"W A DISTANCE OF 50.00 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", AN INTERIOR CORNER HEREOF;

S12° 13' 19"E A DISTANCE OF 148.25 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A DEFLECTION TO THE RIGHT HEREOF;

S10° 56' 10"E A DISTANCE OF 50.50 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A DEFLECTION TO THE RIGHT HEREOF;

S00° 45' 21"E A DISTANCE OF 21.24 FEET TO A SET 3/4" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A NORTHWEST CORNER HEREOF;

N84° 47' 04"W A DISTANCE OF 52.05 FEET TO A SET 3/4" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A POINT OF TANGENCY HEREOF;

ALONG A NON-TANGENT CURVE TO THE LEFT HAVING

CERTIFICATION OF COUNTY CLERK

FILED OF RECORD AT ___ O'CLOCK ___ M. ON THE ___ DAY OF 2024 DEPUTY.

COUNTY CLERK
WEBB COUNTY, TEXAS

STATE OF TEXAS:
WEBB COUNTY:

MARGIE R. BARRA, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE DAY OF 2024, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF 2024, AT O'CLOCK ___ M. IN VOLUME ___ PAGE(S) OF THE PLAT RECORDS OF SAID COUNTY.

DEPUTY COUNTY CLERK
WEBB COUNTY, TEXAS

A RADIUS OF 325.00 FEET, AN ARC LENGTH OF 31.40 FEET, AND A CHORD BEARING N87° 33' 08"W 31.39 FEET, TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", AN INTERIOR CORNER HEREOF;

S00° 45° W A DISTANCE OF 50.00 FEET TO A SET 3/4" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", AN INTERIOR CORNER HEREOF;

ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 375.00 FEET, AN ARC LENGTH OF 26.95 FEET, AND A CHORD BEARING S87° 35' 30"E 26.93 FEET, TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A POINT OF TANGENCY HEREOF;

S84° 47' 04"E A DISTANCE OF 65.70 FEET TO A SET 3/4" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A SOUTHEAST CORNER HEREOF;

S05° 12' 56"W A DISTANCE OF 47.00 FEET TO A SET 3/4" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", THE SOUTHEAST CORNER HEREOF;

THENCE, N84° 47' 04"W A DISTANCE OF 160.00 FEET ALONG THE NORTH BOUNDARY LINE OF LOT 7, BLOCK 8, OF AFOREMENTIONED PHOENIX VILLAGE SUBDIVISION PHASE VI, OVER AND ACROSS PALO DE ROSA LOOP (50' R.O.W.), TO A SET 3/4" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", AN INTERIOR CORNER HEREOF;

THENCE, S05° 12' 56"W A DISTANCE OF 21.00 FEET ALONG THE WEST RIGHT-OF-WAY LINE OF SAID PALO DE ROSA LOOP (50' R.O.W.) TO A FOUND 1/2" IRON ROD, A SOUTHEAST CORNER HEREOF;

THENCE, WITH THE NORTHERN BOUNDARY LINE OF PHOENIX VILLAGE SUBDIVISION PHASE VII THE FOLLOWING CALLS:

N84° 47' 04"W A DISTANCE OF 154.26 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", AN INTERIOR CORNER HEREOF;

N06° 33' 14"W A DISTANCE OF 212.00 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A POINT OF CURVATURE HEREOF;

N05° 12' 56"E A DISTANCE OF 263.77 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", AN INTERIOR CORNER HEREOF;

N04° 47' 04"W A DISTANCE OF 110.00 FEET TO A FOUND 1/2" IRON ROD, A POINT OF SOUTHWEST CORNER HEREOF;

N05° 12' 56"E A DISTANCE OF 9.47 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF PALO SANTO AVENUE (50' R.O.W.), TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", AN INTERIOR CORNER HEREOF;

N84° 47' 04"W A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 9.21 ACRES, MORE OR LESS.

BASIS OF SURVEY:
THIS SURVEY IS DERIVED FROM GPS KINEMATIC OBSERVATIONS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NAD-83.

PHOENIX VILLAGE SUBDIVISION PHASE XII



AFW INVESTMENTS LTD.
GO PATRICK FARRELL, MANAGER
7720 DOB BULLOCK LOOP
LAREDO, TEXAS 79041

**PLAT OF
PHOENIX VILLAGE
SUBDIVISION PHASE XII**

DRAWN BY: K.G.
CHECKED BY: A.G.
APPROVED BY: A.G.
DATE: 4-16-24
REVISED DATE: 4-29-26
SCALE 1/4" = 1'-00"
PROJECT #: 19182-24
FILE NAME: 04/17/2024

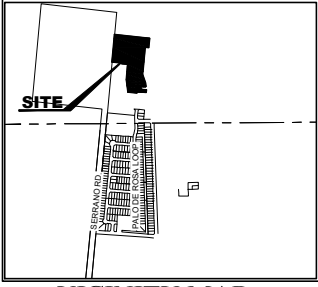
1/2 31

WATER SUPPLY: DESCRIPTION, COSTS, AND OPERABILITY DATE

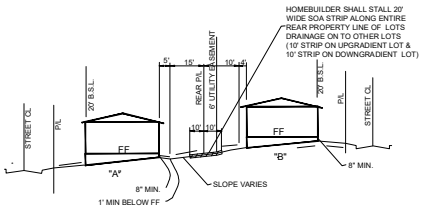
PHOENIX VILLAGE SUBDIVISION PHASE XII WILL BE PROVIDED WITH POTABLE WATER BY THE CITY OF LAREDO. THE SUBDIVIDER AND THE CITY OF LAREDO HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF LAREDO HAS AGREED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND THE CITY OF LAREDO HAS PROVIDED 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 8 INCH DIAMETER PVC WATER LINE RUNNING ALONG PALO SANTO AVE. AND PALO DE ROSA LOOP. IN PHOENIX VILLAGE SUBDIVISION PHASE VII THE WATER SYSTEM FOR PHOENIX VILLAGE SUBDIVISION PHASE XII WILL CONSIST OF 8 INCH DIAMETER PVC WATER LINES RUNNING ALONG R.O. W. OF PALO SANTO AVE., RAYITO DE LUNA ST., SABILA ST., AND PALO DE ROSA LOOP. THIS LINE WILL SERVICE A TOTAL OF 58 LOTS THROUGH INDIVIDUAL SERVICES CONSISTING OF A 1" DIAMETER SINGLE SERVICE LINES AND DOUBLE SERVICES CONSISTING OF A 1 1/2" DOUBLE SERVICE LINE SPLITTING INTO TWO 1" DIAMETER SINGLE SERVICE LINES GOING INTO THE WATER METER BOXES FOR EACH LOT. THE SERVICE LINES WITH METER BOXES HAS ALREADY BEEN INSTALLED AT A TOTAL COST OF \$271,073.00 OR \$4,673.67 PER LOT. THE SUBDIVIDER IN ADDITION PAID THE CITY OF LAREDO THE SUM OF \$23,800.00 WHICH COVERS THE COST FOR ALL LOTS FOR THE WATER AVAILABILITY AND WATER METERS.

SEWAGE FACILITIES: DESCRIPTION

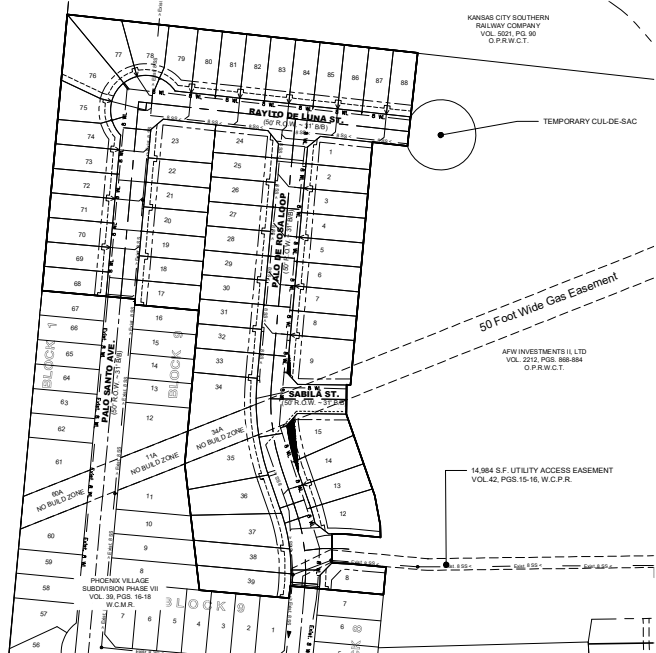
SEWAGE FROM PHOENIX VILLAGE SUBDIVISION PHASE XII WILL BE DISPOSED OF THROUGH THE SANITARY SEWER COLLECTION SYSTEM OF THE CITY OF LAREDO. THE SUBDIVIDER AND THE CITY OF LAREDO HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF LAREDO HAS AGREED TO PROVIDE SUFFICIENT SEWAGE CAPACITY FOR THE FULL DEVELOPMENT OF THIS SUBDIVISION. THE CITY OF LAREDO HAS A 8 INCH DIAMETER PVC SANITARY SEWER LINE RUNNING ALONG PALO SANTO AVE. IN PHOENIX VILLAGE SUBDIVISION PHASE VII. THE SANITARY SEWER SYSTEM FOR PHOENIX VILLAGE SUBDIVISION PHASE XII WILL CONSIST OF 8 INCH PVC SANITARY SEWER LINES THAT WILL RUN ALONG R.O. W. OF PALO SANTO AVE., RAYITO DE LUNA ST., SABILA ST., AND PALO DE ROSA LOOP. THE SANITARY SEWER SYSTEM WILL SERVICE A TOTAL OF 58 LOTS THROUGH INDIVIDUAL SERVICES CONSISTING OF A 8" DIAMETER SINGLE SERVICE FOR INDIVIDUAL LOTS AND 8" DIAMETER DUAL SERVICE LINES SPLITTING INTO SINGLE 8" SERVICE LINES FOR DOUBLE SERVICE CONNECTIONS HAVE ALREADY BEEN INSTALLED AT A TOTAL COST OF \$ 338,936.80 OR \$ 5,843.74 PER LOT.



VICINITY MAP
S.C.A.L.E.: 1" = 200'



TYPICAL "A" TO "B" LOT GRADING
SECTION CROSS SECTIONS THROUGH LOTS
N.T.S.



WATER AND SANITARY SEWER DISTRIBUTION MAP

PHOENIX VILLAGE SUBDIVISION
PHASE XII

PROJECT FILE

PREMIER
ENGINEERING & SURVEYING
4801 INDEPENDENCE BLVD, SUITE 9
FRI. (949) 777-7199 FAX (949) 777-1194
P: 949-777-7199 C: 949-777-1194
LAND DEVELOPMENT • PLANNING • SURVEYING • TRANSPORTATION • ENVIRONMENTAL • CONSULTING
EXPERIENCED • INNOVATIVE • COMMITMENT TO EXCELLENCE

AFM INVESTMENTS, LLC
C/O PATRICK SABELL, MANAGER
7220 BOB BULLOCK LOOP
LAREDO, TEXAS 78041

PLAT OF
PHOENIX VILLAGE
SUBDIVISION PHASE XII

DRAWN BY: K.G.
CHECKED BY: A.G.
APPROVED BY: A.G.
DATE: 4-22-24
REVIEWED DATE: 5-13-26
SCALE 24 X 36: 1:100
PROJECT #: 19182-24
FILE NAME: 04/24/2024

2 2

City of Laredo

Planning & Zoning Commission

Meeting Date: 7/16/2026

Model Subdivision Compliance 10A

SUBJECT

Discussion and possible action to:

1. Reschedule the Planning and Zoning Commission meeting from December 3, 2026, to December 10, 2026;
2. Establish a November 10, 2026, submittal deadline for zone change applications for the December 10, 2026, Planning and Zoning Commission meeting;
3. Eliminate the November 17, 2026, submittal deadline for zone change applications;
4. Establish a November 25, 2026, submittal deadline for master plans and plats for the December 10, 2026, Planning and Zoning Commission meeting;
5. Eliminate the December 2, 2026, submittal deadline for master plans and plats
6. Cancel the Planning and Zoning Commission meeting scheduled for December 17, 2026; and, any matter incident thereto.

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

Currently, regularly scheduled Planning and Zoning Commission meetings are held on the first and third Thursdays of every month. Due to the December holidays, the Planning and Zoning Commission requested that staff evaluate the feasibility of canceling the second Planning and Zoning Commission meeting in December 2026.

During the Planning and Zoning Commission meeting of July 2, 2026, Planning Staff recommended Thursday, December 10, 2026 as the date for the sole P&Z meeting of December 2026 in order to comply with the "shot clock" provisions of state law requiring a 30-day plat consideration deadline.

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

Staff recommends approval.

PLANNING AND ZONING COMMISSION 2026 MEETING DATES AND DEADLINES				
PLANNING & ZONING COMMISSION (P & Z) MEETING DATES 6:00 p.m. CITY HALL CITY COUNCIL CHAMBERS		MASTER PLANS, PRELIMINARY & FINAL PLATS MUST BE SUBMITTED BY 4:00 P.M. ON THE DAY SHOWN BELOW TO BE ON THE AGENDA FOR THE MEETING DATE SHOWN TO THE LEFT		ZONE CHANGE CASE ITEMS MUST BE SUBMITTED BY 4:00 P.M. ON THE DAY SHOWN BELOW TO BE INCLUDED ON THE AGENDA FOR THE P & Z MEETING DATE SHOWN TO THE LEFT
Thursday, January 8, 2026	←			
Thursday, January 22, 2026	←	Wednesday, January 7, 2026		Tuesday, December 23, 2025
Thursday, February 5, 2026	←	Wednesday, January 21, 2026		
Wednesday, February 18, 2026	←	Wednesday, February 4, 2026		Tuesday, January 20, 2026
Thursday, March 5, 2026	←	Wednesday, February 18, 2026		
Thursday, March 19, 2026	←	Wednesday, March 4, 2026		Tuesday, February 17, 2026
Thursday, April 2, 2026	←	Wednesday, March 18, 2026		
Thursday, April 16, 2026	←	Wednesday, April 1, 2026		Tuesday, March 17, 2026
Thursday, May 7, 2026	←	Wednesday, April 22, 2026		
Thursday, May 21, 2026	←	Wednesday, May 6, 2026		Tuesday, April 21, 2026
Thursday, June 4, 2026	←	Wednesday, May 20, 2026		
Thursday, June 18, 2026	←	Wednesday, June 3, 2026		Tuesday, May 19, 2026
Thursday, July 2, 2026	←	Wednesday, June 17, 2026		
Thursday, July 16, 2026	←	Wednesday, July 1, 2026		Tuesday, June 16, 2026
Thursday, August 6, 2026	←	Wednesday, July 22, 2026		
Thursday, August 20, 2026	←	Wednesday, August 5, 2026		Tuesday, July 21, 2026
Thursday, September 3, 2026	←	Wednesday, August 19, 2026		
Thursday, September 17, 2026	←	Wednesday, September 2, 2026		Tuesday, August 18, 2026
Thursday, October 1, 2026	←	Wednesday, September 16, 2026		
Thursday, October 15, 2026	←	Wednesday, September 30, 2026		Tuesday, September 15, 2026
Thursday, November 5, 2026	←	Wednesday, October 21, 2026		
Thursday, November 19, 2026	←	Wednesday, November 4, 2026		Tuesday, October 20, 2026
Thursday, December 3, 2026	←	Wednesday, November 18, 2026		
Thursday, December 10, 2026		Wednesday, November 25, 2026		Tuesday, November 10, 2026
Thursday, December 17, 2026	←	Wednesday, December 2, 2026		Tuesday, November 17, 2026
Thursday, January 7, 2027	←	Wednesday, December 23, 2026		
Thursday, January 21, 2027	←	Wednesday, January 6, 2027		Tuesday, December 22, 2026

Note: P&Z Meeting Dates pending approval