



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**



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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