

# **City of Laredo**

## **REGULAR MEETING AGENDA**

**Thursday, May 7, 2026**

**6:00 PM**

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

**Planning & Zoning Commission**

City Of Laredo  
Planning & Zoning Commission  
Council Chambers  
1110 Houston St.  
Laredo, Texas 78040  
May 7, 2026  
6:00 P.M.

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Texas Pledge
5. Approval Of Minutes Of:

5A Meeting of April 16, 2026.

[26-P&Z-523](#)

**6. 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.

**7. Public Hearing And Recommendation Of An Ordinance:**

7A An Ordinance of the City Of Laredo, Texas, amending Section 24.65.0 of the Laredo Land Development Code, titled "General Supplemental Provisions," creating Subsection (D) which will impose distance regulations to prevent gas station emission lines from being located within 100 feet or 200 of any residential district, school, or day care facility; Providing a severability clause and providing for an effective date.

[26-P&Z-505](#)

**8. Consideration Of The Following Master Plans:**

- 8A** Consideration of a revision to the Village South Subdivision Masterplan. The intent is residential and commercial. The purpose of this revision is to renumber phases and reconfigure lot layout. [26-P&Z-514](#)
- PL-098-2026  
District I - Cm. Gilbert Gonzalez

**9. Consideration Of The Following Preliminary Plat And Replats:**

- 9A** Preliminary consideration of the plat of Village South Subdivision, Phase 7. The intent is residential. [26-P&Z-515](#)
- PL-099-2026  
District I - Cm. Gilbert Gonzalez

- 9B** Preliminary consideration of the replat of Lot 12, Block 2, The New Trade Center, Phase 4 into Lot 12A and Lot 12B, Block 2, The New Trade Center, Phase 4. The purpose of this replat is to subdivide Lot 12 into two (2) lots. The property is an existing industrial site. [26-P&Z-516](#)
- PL-104-2026  
District VII - Cm. Vanessa Perez

- 9C** Preliminary consideration of the plat of D&J Alexander Commercial Phase 15, Block 4, Lot 5A & 5B, Alexander Crossing Plaza. The intent is commercial. [26-P&Z-517](#)
- PL-096-2026  
District V - Cm. Ruben Gutierrez Jr.

- 9D** Preliminary consideration of the plat of D&J Alexander Commercial Phase 15, Block 4, Lot 2, Alexander Crossing Plaza. The intent is commercial. [26-P&Z-518](#)
- PL-095-2026  
District V - Cm. Ruben Gutierrez Jr.

- 9E** Preliminary consideration of the plat of Cielito Lindo Ejido Plat. The intent is commercial. [26-P&Z-519](#)
- PL-102-2026  
District I - Cm. Gilbert Gonzalez

**10. Consideration Of An Extension To Following Preliminary Plats And Replats:**

- 10A** Consideration of a six (6) month extension to the final plat approval of the plat of Needmore Dolores Tract 4 Industrial Subdivision, Phase 1. The intent is industrial. The request is to extend the scheduled expiration date from June 7, 2026 to December 7, 2026. [26-P&Z-525](#)

PL-103-2026  
Extra-Territorial Jurisdiction (ETJ)

**11. Consideration Of The Following Final Plats And Replats:**

- 11A** Final consideration of the plat of Embarcadero Southeast Quadrant - Phase 6. The intent is commercial. [26-P&Z-520](#)

PL-100-2026  
District VII - Cm. Vanessa Perez

- 11B** Final consideration of the plat of San Isidro Northeast La Paz Subdivision, Phase 2. The intent is residential. [26-P&Z-521](#)

PL-105-2026  
District VI - Cm. Dr. David Tyler King

- 11C** Final consideration of the plat of Lago Del Valle Subdivision, Phase XI. The intent is residential. [26-P&Z-522](#)

PL-106-2026  
District III - Cm. Melissa Cigarroa

- 11D** Final consideration of the replat of Lot 5, Block 1, Highway 359 Vinateria Subdivision into Lot 5A, 5B & 5C, Block 1 Highway 359 Vinateria Subdivision. The intent is industrial and residential. [26-P&Z-524](#)

PL-101-2026  
Extra-Territorial Jurisdiction (ETJ)

**12. Consideration Of Model Subdivision Compliance:**

- 12A** Consideration of Model Rule Subdivision Compliance of plat of Gator Pointe Subdivision, Phase 3. The intent is residential. [26-P&Z-526](#)

PL-110-2026  
District III - Cm. Melissa Cigarroa

- 12B** Consideration of Model Rule Subdivision Compliance of the plat of Loma Veranos Subdivision. The intent is residential. [26-P&Z-527](#)

PL-107-2026  
District I - Cm. Gilbert Gonzalez

- 12C** Consideration of Model Rule Subdivision Compliance of the plat of Artesia Hills Subdivision, Phase I. The intent is residential. [26-P&Z-528](#)

PL-109-2026  
District III - Cm. Melissa Cigarroa

- 12D** Consideration of Model Rule Subdivision Compliance of the plat of Cuatro Vientos Sur Subdivision, Phase XII. The intent is residential. [26-P&Z-529](#)

PL-108-2026  
District I - Cm. Gilbert Gonzalez

**13. Discussion And Possible Action:**

- 13A** Discussion and possible action regarding the scheduling of Planning and Zoning Commission Workshops for the ReCode Laredo - Unified Development Code Project. [26-P&Z-530](#)

**14. 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 Thursday, April 30, 2026 by 6:00 P.M.

# City of Laredo

## Planning & Zoning Commission

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**Meeting Date: 5/7/2026**  
**Ordinance 5A**

**Public Hearing and Recommendation of an**

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**CITY OF LAREDO  
PLANNING AND ZONING COMMISSION**

**MEETING MINUTES OF APRIL 16, 2026**

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:03 p.m. on Thursday, April 16, 2026, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

**COMMISSIONERS PRESENT:**

Daniela Sada Paz, Chair  
Michael Barron, Vice Chair (Arrived at 6:01 p.m.)  
Rolando Cazares  
Cindy E. Cantu  
Mercurio Martinez, III  
John D. Beckelhymer  
Hector "Tito" Garcia  
Adolfo Martinez

**COMMISSIONERS EXCUSED:**

Regina Portillo (Excused)

**STAFF PRESENT:**

Charles Graves, Planning Executive Director  
Vanessa Guerra, Planning Director  
Rafael Vidaurri, Planner  
Deidre Garcia, Planner  
Laura Garza, Planner  
Luis Vazquez, Planner  
Stephanie Prado, Planner  
Ruben Dominguez, Fire Department  
Elizabeth Carrera, Parks Planner

**OTHERS PRESENT:**

Ricardo Villarreal  
Raul Valdez  
Graciela Rubio  
John Peter Montalvo  
Gerardo Ramon  
Pilar Sanchez  
Nohemi Sanchez  
Gabriela Sanchez  
Jonathan Vazquez  
Wayne Nance  
Roberto Manchasi  
Rosalba Alejandres

Planning & Zoning Commission  
Minutes  
April 16, 2026

**1. CALL TO ORDER**

Chair Sada Paz called the Planning and Zoning Commission meeting to order at 6:01 p.m.

**2. ROLL CALL**

Vanessa Guerra, Planning Director, called roll and confirmed a quorum was present.

**MOTION:** Commissioner Garcia, made a motion to excuse Commissioner(s) not present.

Second:	Vice Chair Barron
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

**3. PLEDGE OF ALLEGIANCE**

**4. TEXAS PLEDGE**

**5. APPROVAL OF MINUTES OF:**

**A. Regular Meeting of March 19, 2026**

**B. Regular Meeting of April 2, 2026.**

**MOTION:** Commissioner Garcia made a motion to approve the minutes for March 19, 2026 and April 2, 2026.

Second:	Commissioner A. Martinez
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

**6. CITIZEN COMMENTS**

None.

Vanessa Guerra, Planning Director, introduced Mr. Charles Graves, noting that he is an accomplished City Planner with extensive experience in municipal planning, land development, and regulatory compliance. She explained that the City has engaged Mr. Graves for a 90-day assignment as part of the City’s Development Services Stabilization and Modernization Plan. In this role, he is tasked with

conducting a comprehensive operational review of Development Services, Planning, and One-Stop-Shop functions. The objective of this effort is to produce a final report that will establish a three-year roadmap for the modernization of development services operations.

Vice Chair Barron requested Item 7C be moved up since the item had been tabled and is requesting to be tabled again.

**7. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE.**

MOTION: Vice Chair Barron made a motion to **move up** item 7C.

Second:	Commissioner A. Martinez
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

**C. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 3.33-acre tract, as further described by metes and bounds in exhibit A, located east of Don Beto Drive and north of Grisell Drive, from (R-1 (Single Family Residential District) to R-2 (Multi-Family Residential District).**

**ZC-035-2026**

**District V**

**Staff Recommendation:** Staff **does not support** the proposed zone change.

Vanessa Guerra, Planning Director informed the Commission the applicant requested to table the item again.

MOTION: Vice Chair Barron made a motion to **table** the item time certain.

Second:	Commissioner Beckelhymer
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

MOTION: Vice Chair Barron made a motion to **move up** items 7F, 7G, 7H, 7I and 7K since they are all within the same area.

Second:	Commissioner A. Martinez
In Favor:	8

Opposed: 0  
Abstained: 0

Motion Carried Unanimously

Vanessa Guerra, Planning Director, reminded the Commission and attendees of the three-minute rule for public comments on agenda items. She stated that staff will monitor speaking time and noted that, as indicated on the agenda, comments are limited to three (3) minutes per speaker. She further advised that no more than three (3) individuals are permitted to speak on each side of an issue.

- F. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 32 acres, as further described by metes and bounds in attached Exhibit A, located north of Lomas Del Sur Road and east of Cuatro Vientos Road, from R-1A (Single-Family Reduced Area District) to B-4 (Highway Commercial District).**

**ZC-040-2026**

**District I**

**Staff Recommendation:** Staff **does not support** the zone change.

- G. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 9.53 acres, as further described by metes and bounds in attached Exhibit A, located north of Lomas Del Sur Road and east of Charolais Drive, from R-1A (Single Family Reduced Area District) to B-4 (Highway Commercial District).**

**ZC-041-2026**

**District III**

**Staff Recommendation:** Staff **does not support** the zone change.

- H. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 59.55 acres, as further described by metes and bounds in attached Exhibit A, located south of Lomas Del Sur Road and east of Cuatro Vientos Road, from AG (Agricultural District) and B-3 (Community Business District) to B-4 (Highway Commercial District).**

**ZC-042-2026**

**District I**

**Staff Recommendation:** Staff **does not support** the zone change.

- I. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 16.7 acres, as further described by metes and bounds in attached exhibit A, located south**

**of Lomas del Sur Road and east of Cuatro Vientos Road, AG (Agricultural District) and B-3 (Community Business District) to B-4 (Highway Commercial District).**

**ZC-043-2026**

**District I**

**Staff Recommendation:** Staff **does not support** the zone change.

**K. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 3.92 acres, as further described by metes and bounds in attached Exhibit A, located north of Lomas Del Sur Road and east of Cuatro Vientos Road, from R-1A (Single Family Reduced Area District) to B-4 (Highway Commercial District).**

**ZC-049-2026**

**District I**

**Staff Recommendation:** Staff **does not support** the zone change.

Ricardo Villarreal, Top Site Civil Group, and Raul Valdez, Quatro Vientos South, addressed the Commission in support of the items. Mr. Villarreal stated that the proposed development is adjacent to the newly established Buena Vista Sports Complex. He explained that the City, in coordination with the Planning Department, has designated the surrounding area as an entertainment district and has already invested approximately \$55 million in the sports complex, with two (2) additional phases pending. He emphasized that the area is expected to become a major tourism hub, potentially the number one tourism destination in Laredo.

Raul Valdez, Buena Vista Ranch Land Development, also spoke in support, expressing appreciation to the City Council and the citizens of Laredo for making the Sports Complex a reality. He stated that the development will foster economic growth and development, not only for South Laredo but specifically for the southeastern portion of the city. He further noted that the Sports Complex is generating both regional and national interest in the area.

Vanessa Guerra, Planning Director, explained that Staff does not support a B-4 zoning designation for the area. She stated that while B-4 zoning permits uses such as bars and restaurants serving alcohol without requiring a Special Use Permit (SUP) or Conditional Use Permit (CUP), it also allows for more intensive transportation-related uses. These include heavy tire shops, heavy mechanical repair facilities, heavy equipment repair, truck and trailer rental, auto wrecker services, inoperable vehicle storage yards, and warehouses, among others. She emphasized that there would be no effective mechanism to restrict or prevent such uses under B-4 zoning.

Ms. Guerra also noted concerns regarding roadway capacity, stating that although the roadway is identified as having a 120-foot right-of-way, portions currently appear to be developed at approximately 60 feet back-to-back and, in some areas, as narrow as 26 feet. As such, there is

no clear mechanism to ensure full build-out to the intended 120-foot standard. Additionally, she highlighted that the proposed development backs up to residential areas, which raises compatibility concerns. For these reasons, Staff recommended a B-3 zoning designation, as it aligns with the Comprehensive Plan and permits restaurant uses while requiring a Special Use Permit for the sale of alcohol.

**MOTION:** Commissioner M. Martinez made a motion to close the public hearing, go against Staff recommendation and **approve** the B-4 zoning designation for items 7F, 7G, 7H, 7I, and 7K.

Second:	Vice Chair Barron
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Chair Sada Paz read Items 7G, 7H, 7I and 7K in for the record.

Vice Chair Barron stepped out of the meeting at 6:45 p.m.

Vice Chair Barron stepped back into the meeting at 6:46 p.m.

Commissioner Garcia stepped out of the meeting at 6:47 p.m.

**MOTION:** Vice Chair Barron made a motion to **bring back** item 7C.

Second:	Commissioner A. Martinez
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Commissioner A. Martinez stepped out of the meeting at 6:47 p.m.

**C. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 3.33-acre tract, as further described by metes and bounds in exhibit A, located east of Don Beto Drive and north of Grisell Drive, from (R-1 (Single Family Residential District) to R-2 (Multi-Family Residential District).**

**ZC-035-2026**

**District V**

**Staff Recommendation:** Staff **does not support** the zone change.

Graciela Rubio informed the Commission the property is at a dead end and expressed concern regarding whether adequate access will be provided once the property is developed.

Vanessa Guerra, Planning Director, advised the Commission if the item is tabled time uncertain, staff will be required to re-notice the item. However, if the item is tabled time certain, re-noticing will not be necessary.

**MOTION:** Commissioner M. Martinez made a motion to **table** the item time uncertain.

Second:	Vice Chair Barron
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Commissioner A. Martinez stepped back into the meeting at 6:50 p.m.

**A. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a conditional use permit for a manufacturing/storage (millwork) on the north half (1/2) of Lot 4, Block 365, Western Division, located at 1809 San Dario Avenue.**

**ZC-012-2026**

**District VIII**

**Staff Recommendation:** Staff **support** the proposed conditional use permit.

Stephanie Prado, Planner, provided a brief overview on the item.

John Peter Montalvo, a resident, informed the Commission of his opposition to the proposed zone change, stating that the area should remain designated for single-family residential use.

**MOTION:** Commissioner M. Martinez made a motion to close the public hearing, go against Staff recommendation and **deny** the conditional use permit.

Second:	Commissioner Garcia
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Commissioner Cazares, left the meeting at 6:58 p.m.

**B. Amending the Zoning Ordinance (Map) of the City of Laredo by amending Ordinance 2023-O-011 which authorized a conditional use permit for an amusement redemption machine establishment on Lot 1A, Block, 1, Anil Associates, Limited Liability Company, Phase 1, located at 9110 McPherson Road, Suite 1 (10,800 square feet) in order to remove the current parties and issue the conditional use permit to the property and to extend the current expiration date of the conditional use permit.**

**ZC-028-2026**

**District VI**

Deidre Garcia, Planner, provided a brief overview on the item.

**Staff Recommendation:** Staff **supports** the proposed conditional use permit amendment to extend the current expiration date.

Staff **does not support** removing the current parties from the conditional use permit.

**MOTION:** Vice Chair Barron made a motion to close the public hearing, support Staff recommendation **approve** the conditional use permit amendment to extend the current expiration date and **deny** the removal of the current parties from the conditional use permit.

Second:	Commissioner A. Martinez
In Favor:	7
Opposed:	0
Abstained:	0

Commissioner Beckelhymer asked Staff to clarify the reason for the removal of the current parties listed on the Conditional Use Permit (CUP).

Vanessa Guerra, Planning Director, explained that in the past, an Amusement Redemption Machine Establishment could be authorized through an overlay district and approved via a Conditional Use Permit (CUP). However, regulations have since changed, and such establishments are no longer eligible for approval through a CUP. They are now only permitted within an existing B-4 zoning district.

Ms. Guerra emphasized that, under the current ordinance, Redemption Machine Establishments (commonly referred to as “maquinitas”) must be located within an existing B-4 zone. She further noted that the updated ordinance requires licenses to be issued directly to the operator; therefore, the operator’s name must match the name on the license.

Additionally, Ms. Guerra stated that Staff conducted a review of the property’s history, including any citations or police activity. Aside from a single citation issued when the business initially began operating, no other violations were found. Based on this, Staff is comfortable supporting an extension of the expiration date for ten (10) years. She also explained that the

establishment is considered legally nonconforming, as it does not meet current ordinance requirements.

Commissioner Beckelhymer then requested clarification regarding which parties were proposed to be removed from the CUP.

Ms. Guerra responded that the applicant is requesting the removal of both the landowner and the tenant from the CUP. She explained that the intent is for the CUP to not be issued to any individual. However, Staff does not support this request, as the ordinance requires that the CUP identify, at a minimum, the operator by name.

**MOTION:** Motion Carried Unanimously

**D. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 10, Block X6, Southview Replat, Phase II, located at 3502 south Arkansas Avenue, from R-1 (Single-Family Residential District) to R-2 (Multi-Family Residential District).**

**ZC-038-2026**

**District II**

**Staff Recommendation:** Staff **does not support** the proposed zone change.

Deidre Garcia, Planner, provided a brief overview on the item.

Gerardo Ramon, Representative, informed the Commission he is requesting the zone change in order to have two houses in one lot.

**MOTION:** Vice Chair Barron made a motion to close the public hearing, go against Staff recommendation **approve** the item.

Second:	Commissioner Cantu
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

**E. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 6, Block 1, Los Corralitos Subdivision, located at 18215 FM 1472, from AG (Agricultural District) to M-1 (Light Manufacturing District).**

**ZC-039-2026**

**District VII**

Laura Garza, Planner, provided a brief overview on the item.

**Staff Recommendation:** Staff **supports** the proposed zone change.

Pilar, Nohemi, and Gabriela Sanchez, Applicants, informed the Commission that they are requesting the zone change to allow their children to continue operating their trailer repair business (road service).

**MOTION:** Commissioner Garcia made a motion to close the public hearing, support Staff recommendation and **approve** the item.

Second:	Commissioner Beckelhymer
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

**J. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 4.07 acres, as further described by metes and bounds in attached, Exhibit A, located south of Siller Loop and west of Martinique Drive, AG (Agricultural District) to Single Family Residential District).**

**ZC-044-2026**

**District VII**

Deidre Garcia, Planner, provided a brief overview on the item.

**Staff Recommendation:** Staff recommends **approval** of the item.

Commissioner M. Martinez stepped out of the meeting 7:22 p.m.

Jonathan Vazquez, Sabio Engineering, informed the Commission he was in support of the proposed zone change.

**MOTION:** Commissioner A. Martinez made a motion to close the public hearing, support Staff recommendation and **approve** the item.

Second:	Commissioner Garcia
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- L. Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning for B-4 (Highway Commercial District) on a tract of land containing 23.942-acres, more or less, as described by metes and bounds in the attached Exhibit “A”, and known as Annexation Tract 1 (NDAS Development Tract) located southeast of Cuatro Vientos and Sierra Vista Boulevard.**

**AN-001-2026**

**District I – Councilmember Gilbert Gonzalez**

Luis Vazquez, Planner, provided a brief overview on the item.

**Staff Recommendation:** Staff **supports** the proposed annexation.

Staff **does not support** the proposed initial zoning of B-4 (Highway Commercial District).

Instead, Staff **recommends** the initial zoning of B-3 (Community Business District).

Wayne Nance, Porrás Nance Engineering, informed the Commission that although the property frontage is currently zoned B-4, the applicant is seeking annexation. Therefore, they are in agreement with Staff’s recommendation to assign an initial zoning of B-3 (Community Business District).

**MOTION:** Commissioner Garcia made a motion to close the public hearing, support Staff recommendation and **approve** the item.

Second:	Commissioner Cantu
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- M. Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning for M-1 (Light Manufacturing District) on a tract of land containing 8.42-acres, more or less, as described by metes and bounds in the attached Exhibit “A”, and known as Annexation Tract 2 (All Carriers Tract) located southeast of FM 1472 and west of Ben-Hur Ranch Road.**

**AN-002-2026**

**District VII – Councilmember Vanessa Perez**

Luis Vazquez, Planner, provided a brief overview on the item.

**Staff Recommendation:** Staff **supports** the proposed annexation.

Staff **supports** the proposed initial zoning of M-1 (Light Manufacturing District).

**MOTION:** Commissioner A. Martinez made a motion to **approve** the item.

Second:	Commissioner Garcia
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Commissioner M. Martinez stepped back into the meeting at 7:31 p.m.

**N. Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning for M-1 (Light Manufacturing District) on a tract of land containing 5.19-acres, more or less, as described by metes and bounds in the attached Exhibit “A”, and known as Annexation Tract 1 (NDAS Development Tract) located southeast of Cuatro Vientos and Sierra Vista Boulevard.**

**AN-003-2026**

**District VII – Councilmember Vanessa Perez**

Luis Vazquez, Planner, provided a brief overview on the item.

**Staff Recommendation:** Staff **supports** the proposed annexation.

Staff **supports** the proposed initial zoning of M-1 (Light Manufacturing District).

**MOTION:** Commissioner M. Martinez made a motion to **approve** the item.

Second:	Commissioner Beckelhymer
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

**O. Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning for M-1 (Light Manufacturing District) on a tract of land containing 150.8236-acres, more or less, as described by metes and bounds in the attached Exhibit “A”, and known as Annexation Tract 4 (Gilpin Tract) located northwest of Nicolas D. Hachar Road and River Bank Drive.**

**AN-004-2026**

**District VII – Councilmember Vanessa Perez**

Luis Vazquez, Planner, provided a brief overview on the item.

**Staff Recommendation:** Staff **supports** the proposed annexation.

Staff **supports** the proposed initial zoning of M-1 (Light Manufacturing District).

**MOTION:** Commissioner Garcia made a motion to **approve** the item.

Second:	Commissioner Beckelhymer
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

**P. Public hearing and recommendation of an ordinance amending the City of Laredo Subdivision Ordinance, Chapter III, Section 3.2 Entitled “Streets and Alleys,” by adding definitions for block length and block width; providing that this ordinance shall be cumulative; providing for severability clause; and providing for publication and effective date.**

Luis Vazquez, Planner, provided a brief overview on the item.

**Staff Recommendation:** Staff recommends **approval** of the proposed amendment to the Subdivision Ordinance.

**MOTION:** Commissioner Garcia made a motion to **approve** the item.

Second:	Commissioner Cantu
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

**8. CONSIDERATION OF THE FOLLOWING MASTER PLANS:**

**MOTION:** Commissioner Garcia made a motion to **hear** Items 8A & 8B together.

Second:	Commissioner A. Martinez
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

- A. Consideration of a revision to the Ponderosa Masterplan. The intent is residential, commercial, multi-family, and industrial. The purpose of the revision is to reconfigure lots with Unit 3A and Unit 6.**

**PL-087-2026**

**District III – Councilmember Melissa R. Cigarroa  
District IV – Councilmember Ricardo “Rick” Garza**

Commissioner Garcia stepped out of the meeting at 7:40 p.m.

Commissioner Garcia stepped back into the meeting at 7:43 p.m.

**Staff Recommendation:** Staff approves the item subject to the following comments.

**Planning:**

1. Identify the lots of Ponderosa Commercial Subdivision, Unit 3A, Phase 1.
2. Provide a vicinity map.
3. Access to Loop 20 is subject to the review and approval by Texas Department of Transportation (TxDOT).
4. 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 23.2 (a) 4 – Subdivision Ordinance).
5. All improvements as per the Subdivision Ordinance.

**Traffic Safety:**

1. Identify existing and proposed streets, units and phases to provide better comments (As per Subdivision Ordinance Handbook, Chapter II).
2. Show configuration of Lots of Ponderosa Commercial Subdivision, Ph. 1 (As per Subdivision Ordinance Handbook, Chapter II, Section 2-3.2).
3. Show access easements. Access easements intended for primary access to a proposed lot or building shall be 50’ wide with a 30’ paving section. (As per Subdivision Ordinance Handbook, Section 3-2).
- C. Each lot shall be provided with adequate access to an existing public street by frontage along such street or through connection of a new street or a permanent easement to an existing street (As per Subdivision Ordinance Handbook, Section 3-3, C).
4. Check sight distance (as per Subdivision Ordinance Handbook Section 3-2).
5. Block lengths shall not exceed one thousand two hundred feet (1,200) or be less than three hundred (300) feet, except as may be required by the Commission in the proper projection of existing major thoroughfares, and on existing platted blocks. (As per Subdivision Ordinance Handbook Section 3-2).

- a. Block lengths and street lengths may be waived by the Planning and Zoning Commission provided that the waiver is requested in writing, incorporates traffic impact mitigation measures into a site plan, which is then submitted in conjunction with a preliminary plat/replat application.
- b. No block length waiver may be granted by the Planning and Zoning Commission unless traffic impact mitigation measures comply with standards (herein adopted as minimum standards) of the Institute of Transportation Engineers (Latest Edition) and as set out in the "Transportation and Land Development Manual (Latest Edition)".
- c. No block length waiver may be granted which modifies the City of Laredo Comprehensive Plan or the Thoroughfare Plan of the Comprehensive Plan addressing thoroughfares, highways, arterials, and collectors, or of the proper extension of any street.
- d. A block length waiver shall not compromise safety.
6. "L-shaped" type intersection shall have an interior angle not less than 72 degrees and not greater than 120 degrees (As per Subdivision Ordinance Handbook, Chapter III).
7. Ensure that proposed curves can handle a speed of 30 mph (as per Subdivision Ordinance Handbook, Section 3-2)
8. AASHTO (Street curves should be design with as large radius curve as practical, with a minimum radius of 100 feet).
9. Show streets ROW (As per Viva Laredo Future Thoroughfare Plan, Subdivision Ordinance Handbook, Section 3-2: Streets and Alleys)
10. Submit a TIA (As per Land Development Code Section 24.62.8)
11. Avoid Street jogs with centerline effect of less than 300 feet (As per Subdivision Ordinance Handbook, Chapter III Section 3-2, F).
12. Streets shall be laid out so as to intersect at right angle (As per Subdivision Ordinance Handbook, Section 3-2 H).
13. Subdivision Ordinance Handbook Section 3-2: Streets and Alleys Streets in a subdivision shall:
  - (a) Provide for the continuation of appropriate projection of existing principal streets in surrounding areas; or
  - (b) Conform to a plan for the neighborhood to meet a particular situation where topographical or other conditions make continuance or conformance to existing streets impracticable.
- C. Local streets on which single family housing is the majority use shall be so laid out that their use by through traffic will be discouraged, and that significant amounts of internal traffic will not be generated.
- L. The system of streets designated for the subdivision, except in unusual cases, must connect with streets already dedicated in adjacent subdivisions; and where adjacent connections are not platted, must in general be the reasonable projection of streets in the nearest subdivided tracts, and must be continued to the boundaries of the tract subdivided, so that other subdividers may connect therewith. Reserve strips of land controlling access to or egress from other property from any street or alley or having the effect of restricting or damaging the adjoining property for subdivision purposes or which will not be taxable or accessible for special improvements shall not be permitted in any subdivision unless such reserve strips are conveyed to the City in fee simple.
14. Follow functional hierarchy of roads (As per AASHTO Chapter 1)

**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.

**B. Consideration of a revision to the Southeast Commercial Subdivision at Buena Vista Ranch. The intent is Commercial. The purpose of this revision is to reconfigure Phase 4 and Phase 5.**

**PL-093-2026**

**District I- Councilmember Gilbert Gonzalez**

**Staff Recommendation:** Staff approves the item subject to the following comments.

**Planning:**

1. Revise the phase number of Phase 5 to Phase 6 in order to avoid duplication, as it is already identified within the Masterplan as Lot 1, Block 1, Phase 5.
2. Revise the street name “Wormser Road” to “Lomas Del Sur Road.”
3. Access to Cuatro Vientos Road is subject to the review and approval by Texas Department of Transportation (TX-DOT).
4. Submit a masterplan revision to the City of Laredo Building Services GIS Division within 10 days of commission approval in a geo-referenced CAD file in accordance with Section 2-3.2 (a) 4 - Subdivision Ordinance.
5. All improvements as per the Subdivision Ordinance.

**Fire:** No comments submitted.

**Traffic Safety:** No comments submitted.

**Engineering:** No comments submitted.

**Environmental:** No comments submitted.

**Water & Utilities:** No comments submitted.

**WEBB County App:** No comments submitted.

**AEP Engineers:** No comments submitted.

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

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

**AT&T:** No comments submitted.

**MOTION:** Commissioner Barron made a motion to **approve** items 8A and 8B subject to Staff comments.

Second: Commissioner A. Martinez  
In Favor: 7  
Opposed: 0  
Abstained: 0

Motion Carried Unanimously

**9. CONSIDERATION OF THE FOLLOWING PRELIMINARY PLATS AND REPLATS:**

Commissioner A. Martinez left the meeting at 7:44 p.m.

**MOTION:** Commissioner M. Martinez made a motion to **hear** Items 9A thru 10A together.

Second: Commissioner Garcia  
In Favor: 6  
Opposed: 0  
Abstained: 0

Motion Carried Unanimously

Luis Vazquez, Planner, read Items 9A thru 10A in for the record.

**A. Preliminary consideration of the plat of Ponderosa Commercial Subdivision, Unit 3A – Phase 1. The intent is Commercial.**

**PL-088-2026**

**District IV – Councilmember Ricardo “Rick” Garza**

**Staff Recommendation:** Staff approves the item subject to the following comments.

**Planning:**

1. Clearly identify the lot(s) within which the primary access easement is located, as it is currently unclear which lot the easement is incorporated into.
2. Access to Bob Bullock Loop (Loop 20) is subject to the review and approval by Texas Department of Transportation (TX-DOT).
3. Identify all easements.
4. All improvements as per the Subdivision Ordinance.

**Fire:**

1. Fire hydrants required every 500ft for residential development.
2. Dead-end roads in excess of 150-feet require a turnaround or temporary turnaround (96-foot cul- de-sac, 120-foot hammer head, 60-foot “Y”).

**Traffic Safety:**

1. Access easements intended for primary access to a proposed lot or building shall be 50’ wide with a 30’ paving section. (As per Subdivision Ordinance Handbook, Section 3-2).
- C. Each lot shall be provided with adequate access to an existing public street by frontage along such street or through connection of a new street or a permanent easement to an existing street (As per Subdivision Ordinance Handbook, Section 3-3, C).
2. Block lengths shall not exceed one thousand two hundred feet (1,200) or be less than three hundred (300) feet, except as may be required by the Commission in the proper projection of existing major thoroughfares, and on existing platted blocks. (As per Subdivision Ordinance Handbook Section 3-2).
  - a. Block lengths and street lengths may be waived by the Planning and Zoning Commission provided that the waiver is requested in writing, incorporates traffic impact mitigation measures into a site plan, which is then submitted in conjunction with a preliminary plat/replat application.
  - b. No block length waiver may be granted by the Planning and Zoning Commission unless traffic impact mitigation measures comply with standards (herein adopted as minimum standards) of the Institute of Transportation Engineers (Latest Edition) and as set out in the "Transportation and Land Development Manual (Latest Edition)".
  - c. No block length waiver may be granted which modifies the City of Laredo Comprehensive Plan or the Thoroughfare Plan of the Comprehensive Plan addressing thoroughfares, highways, arterials, and collectors, or of the proper extension of any street.
  - d. A block length waiver shall not compromise safety.

**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.

**B. Preliminary consideration of the plat of Southeast Commercial Subdivision, Phase 4 at Buena Vista Ranch. The intent is Commercial.**

**PL-092-2026**

**District I – Councilmember Gilbert Gonzalez**

**Staff Recommendation:** Staff approves the item subject to the following comments.

**Planning:**

1. Revise the street name “Wormser Road” to “Lomas Del Sur Road.”
2. Access to Cuatro Vientos Road is subject to the review and approval by Texas Department of Transportation (TX-DOT).
3. Identify all easements.
4. All improvements as per the Subdivision Ordinance.

**Traffic Safety:**

1. The phase alignment does not match with the master plan. Revise master plan. (As per Subdivision Ordinance Handbook, Chapter II).

**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.

**C. Preliminary consideration of the plat of Lot 4, Block 2, D & J Alexander, Phase 15, Alexander Crossing Plaza. The intent is Commercial.**

**PL-091-2026**

**District V – Councilmember Ruben Gutierrez, Jr.**

**Staff Recommendation:** Staff approves the item subject to the following comments.

**Planning:**

1. Revise the plat to show the drainage easement as reflected in the recorded plat of D&J Alexander Phase 15, Alexander Crossing Plaza, Lot 5, Block 1 and Lot 5, Block 2, Vol. 40, Pg.(s). 22-23, Webb County Plat Records.
2. Identify the floodplain boundary and provide Base Flood Elevation (BFEs) as per Section 24.69.7 C (3) - Land Development Code.
3. Remove any and all references to the Webb County Commissioners Court as this proposed plat is located entirely inside City Limits (refer to Certificate of Engineer).

4. Identify all easements.
5. All improvements as per the Subdivision Ordinance.

**Traffic Safety:**

1. Access easements intended for primary access to a proposed lot or building shall be 50' wide with a 30' paving section. (As per Subdivision Ordinance Handbook, Section 3-2).
- C. Each lot shall be provided with adequate access to an existing public street by frontage along such street or through connection of a new street or a permanent easement to an existing street (As per Subdivision Ordinance Handbook, Section 3-3, C).
2. Block lengths shall not exceed one thousand two hundred feet (1,200) or be less than three hundred (300) feet, except as may be required by the Commission in the proper projection of existing major thoroughfares, and on existing platted blocks. (As per Subdivision Ordinance Handbook Section 3-2).
  - a. Block lengths and street lengths may be waived by the Planning and Zoning Commission provided that the waiver is requested in writing, incorporates traffic impact mitigation measures into a site plan, which is then submitted in conjunction with a preliminary plat/replat application.
  - b. No block length waiver may be granted by the Planning and Zoning Commission unless traffic impact mitigation measures comply with standards (herein adopted as minimum standards) of the Institute of Transportation Engineers (Latest Edition) and as set out in the "Transportation and Land Development Manual (Latest Edition)".
  - c. No block length waiver may be granted which modifies the City of Laredo Comprehensive Plan or the Thoroughfare Plan of the Comprehensive Plan addressing thoroughfares, highways, arterials, and collectors, or of the proper extension of any street.
  - d. A block length waiver shall not compromise safety.

**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.

**D. Preliminary consideration of the plat of Lot 3, Block 1, D & J Alexander Commercial, Phase 15, Alexander Crossing Plaza. The intent is Commercial.**

**PL-090-2026**

**District V – Councilmember Ruben Gutierrez, Jr.**

**Staff Recommendation:** Staff approves the item subject to the following comments.

**Planning:**

1. Revise Plat Note No. 8 by changing the street name from “Ray Bradbury Drive” to “Raymond Chandler Drive.”
2. Identify the floodplain boundary and provide Base Flood Elevation (BFEs) as per Section 24.69.7 C (3) - Land Development Code.
3. Label the plat recordation information of the adjacent tracts (e.g., D&J Alexander Commercial, Phase 15, Lot 1, Block 1, Vol. 39, Pg. 59, W.C.P.R. and D&J Alexander Commercial, Phase 15, Lot 4, Block 1, Vol. 42, Pg. 99, W.C.P.R.)
4. Update the plat recordation labeling information of the Briones and Gonzalez tract to reflect its recording as D&J Alexander Phase 15, Alexander Crossing Plaza, Lot 5, Block 1 and Lot 5, Block 2, Vol. 40, Pg.(s) 22-23, W.C.P.R.
5. Remove any and all references to the Webb County Commissioners Court as this proposed plat is located entirely inside City Limits (refer to Certificate of Engineer).
6. Identify all easements.
7. All improvements as per the Subdivision Ordinance.

**Fire:** No comments submitted.

**Traffic Safety:** No comments submitted.

**Engineering:** No comments submitted.

**Environmental:** No comments submitted.

**Water & Utilities:** No comments submitted.

**WEBB County App:** No comments submitted.

**AEP Engineers:** No comments submitted.

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

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

**AT&T:** No comments submitted.

**E. Preliminary consideration of the plat of Phoenix Village Subdivision, Phase XI (11). The intent is Commercial.**

**PL-085-2026**

**District III – Councilmember Melissa R. Cigarroa**

**Staff Recommendation:** Staff approves the item subject to the following comments.

**Planning:**

1. Provide lot dimensions and ensure compliance with the minimum dimensional requirements of the applicable zoning district.

2. Provide a plat note stating the following: “No more than one single-family detached dwelling shall be located on an individual lot.” (Section 24.80.4 (I) - Land Development Code, Model Rules).
3. Provide a plat note stating the following: “The setback shall be determined based on the current zoning in accordance with Section 24.77.1 of the Laredo Land Development Code.”
4. Provide Lot Summary Table.
5. Revise the masterplan to reflect the boundaries of this plat.
6. Provide Base Flood Elevations (BFEs) as per Section 24.69.7 C (3) - Land Development Code.
7. 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).
8. Remove “Interim” from Planning Director’s certificate block.
9. Identify all easements.
10. All improvements as per the Subdivision Ordinance.

**Fire:**

1. Fire hydrants required every 500ft for residential development.

**Traffic Safety:**

1. Streets shall be laid out so as to intersect at right angle (As per Subdivision Ordinance Handbook, Section 3-2 H).
2. The phase alignment does not match with the master plan. Revise plat or master plan. (As per Subdivision Ordinance Handbook, Chapter II).

**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.

**F. Preliminary consideration of the plat of Phoenix Village Subdivision, Phase XIII (13). The intent is residential.**

**PL-086-2026**

**District III – Councilmember Melissa R. Cigarroa**

**Staff Recommendation:** Staff approves the item subject to the following comments.

**Planning:**

1. Revise the phase number to Phase 15, as Phase 13 already exists within the Masterplan.
2. Provide lot dimensions and ensure compliance with the minimum dimensional requirements of the applicable zoning district.
3. Provide a plat note stating the following: “No more than one single-family detached dwelling shall be located on an individual lot.” (Section 24.80.4 (I) - Land Development Code, Model Rules).
4. Provide a plat note stating the following: “The setback shall be determined based on the current zoning in accordance with Section 24.77.1 of the Laredo Land Development Code.”
5. Provide Lot Summary Table.
6. Label the lot and block for the property located at the northwest corner of Sabila Road and Flor De Lune Street, which is currently labeled as “No Build Zone.”
7. 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).
8. Remove “Interim” from the Planning Director’s certificate block.
9. Identify all easements.
10. All improvements as per the Subdivision Ordinance.

**Fire:**

1. Fire hydrants required every 500ft for residential development.
2. Dead-end roads in excess of 150 feet require a turn-around or temporary turnaround (96-foot cul- de-sac, 120-foot hammerhead, 60 foot “Y”)

**Traffic Safety:**

1. Check sight distance (as per Subdivision Ordinance Handbook Section 3-2).
2. Block lengths shall not exceed one thousand two hundred feet (1,200) or be less than three hundred (300) feet, except as may be required by the Commission in the proper projection of existing major thoroughfares, and on existing platted blocks. (As per Subdivision Ordinance Handbook Section 3-2).
  - a. Block lengths and street lengths may be waived by the Planning and Zoning Commission provided that the waiver is requested in writing, incorporates traffic impact mitigation measures into a site plan, which is then submitted in conjunction with a preliminary plat/replat application.
  - b. No block length waiver may be granted by the Planning and Zoning Commission unless traffic impact mitigation measures comply with standards (herein adopted as minimum standards) of the Institute of Transportation Engineers (Latest Edition) and as set out in the "Transportation and Land Development Manual (Latest Edition)".
  - c. No block length waiver may be granted which modifies the City of Laredo Comprehensive Plan or the Thoroughfare Plan of the Comprehensive Plan addressing thoroughfares, highways, arterials, and collectors, or of the proper extension of any street.
  - d. A block length waiver shall not compromise safety.
3. “L-shaped” type intersection shall have an interior angle not less than 72 degrees and not greater than 120 degrees (As per Subdivision Ordinance Handbook, Chapter III).

4. Ensure that proposed curves can handle a speed of 30 mph (as per Subdivision Ordinance Handbook, Section 3-2) AASHTO (Street curves should be design with as large radius curve as practical, with a minimum radius of 100 feet).
5. Streets shall be laid out so as to intersect at right angle (As per Subdivision Ordinance Handbook, Section 3-2 H).
6. Master plan approved on 2024 shows this phase with no 16. Revise plat name. (As per Subdivision Ordinance Handbook, Chapter II). Also phase 14 was approved at OSS on march 2025.

**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.

**G. Preliminary consideration of the plat of Phoenix Village Subdivision, Phase XIV (14). The intent is residential.**

**PL-084-2026**

**District III – Councilmember Melissa R. Cigarroa**

**Staff Recommendation:** Staff approves the item subject to the following comments.

**Planning:**

1. Revise the phase number to Phase 16, as Phase 14 already exists within the masterplan.
2. Provide lot dimensions and ensure compliance with the minimum dimensional requirements of the applicable zoning district.
3. Provide a plat note stating the following: “No more than one single-family detached dwelling shall be located on an individual lot.” (Section 24.80.4 (I) - Land Development Code, Module Rules).
4. Provide a plat note stating the following: “The setback shall be determined based on the current zoning in accordance with Section 24.77.1 of the Laredo Land Development Code.”
5. Provide Lot Summary Table.
6. Provide Base Flood Elevations (BFEs) as per Section 24.69.7 C (3) - Land Development Code.
7. 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).
8. Remove “Interim” from the Planning Director’s certificate block.
9. Identify all easements.

10. All improvements as per the Subdivision Ordinance.

**Fire:**

1. Fire hydrants required every 500ft for residential development.
2. Dead-end roads in excess of 150 feet require a turn-around or temporary turnaround (96-foot cul- de-sac, 120-foot hammerhead, 60 foot “Y”)

**Traffic Safety:**

1. Check sight distance (as per Subdivision Ordinance Handbook Section 3-2).
2. Block lengths shall not exceed one thousand two hundred feet (1,200) or be less than three hundred (300) feet, except as may be required by the Commission in the proper projection of existing major thoroughfares, and on existing platted blocks. (As per Subdivision Ordinance Handbook Section 3-2).
  - a. Block lengths and street lengths may be waived by the Planning and Zoning Commission provided that the waiver is requested in writing, incorporates traffic impact mitigation measures into a site plan, which is then submitted in conjunction with a preliminary plat/replat application.
  - b. No block length waiver may be granted by the Planning and Zoning Commission unless traffic impact mitigation measures comply with standards (herein adopted as minimum standards) of the Institute of Transportation Engineers (Latest Edition) and as set out in the "Transportation and Land Development Manual (Latest Edition)".
  - c. No block length waiver may be granted which modifies the City of Laredo Comprehensive Plan or the Thoroughfare Plan of the Comprehensive Plan addressing thoroughfares, highways, arterials, and collectors, or of the proper extension of any street.
  - d. A block length waiver shall not compromise safety.
3. “L-shaped” type intersection shall have an interior angle not less than 72 degrees and not greater than 120 degrees (As per Subdivision Ordinance Handbook, Chapter III).
4. Ensure that proposed curves can handle a speed of 30 mph (as per Subdivision Ordinance Handbook, Section 3-2) AASHTO (Street curves should be design with as large radius curve as practical, with a minimum radius of 100 feet).
5. Streets shall be laid out so as to intersect at right angle (As per Subdivision Ordinance Handbook, Section 3-2 H).
6. Master plan approved on 2024 shows this phase with no 16. Revise plat name. (As per
7. Subdivision Ordinance Handbook, Chapter II). Also phase 14 was approved at OSS on March 2025.
8. Engineering: No comments submitted. Environmental: No comments submitted. Water & Utilities: No comments submitted. WEBB County App: No comments submitted. AEP Engineers: No comments submitted.
9. U.I.S.D.: No comments submitted. L.I.S.D.: No comments submitted. AT&T: No comments submitted.

**10. RECONSIDERATION OF THE FOLLOWING FINAL PLATS AND REPLATS:**

**A. Final reconsideration of the plat of Villas at Sunset Subdivision, Phase 1. The purpose of this reconsideration is to modify the boundary and reconfigure the lot layout. intent is residential.**

**PL-089-2026**

**District VII – Councilmember Vanessa Perez**

**MOTION:** Commissioner Garcia made a motion to **approve** Items 9A thru 10A.

Second:	Vice Chair Barron
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Vanessa Guerra, Planning Director, informed the Commission that there are updates regarding the ReCode.

Rafael Vidaurri, Planner, advised the Commission that by visiting the City of Laredo Planning and Zoning Department website, the public can access recordings of the two (2) town hall meetings held on March 31st and April 14th, as well as the presentation materials, the most current draft of the ReCode, and a link to submit comments.

Ms. Guerra further informed the Commission that a draft of the ReCode will be presented at a future Planning and Zoning Commission meeting, once proper notification has been established, at which time the Commission will be asked to provide a recommendation to the City Council.

**11. ADJOURNMENT:**

**MOTION:** Commissioner Garcia made a motion to **adjourn** the meeting at 8:04 p.m.

Second:	Commissioner M. Martinez
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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Vanessa Guerra, AICP, MPA  
Planning Director

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Daniella Sada Paz, Chair  
Planning & Zoning Commission

# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 5/7/2026  
**Ordinance 7A**

**Public Hearing and Recommendation of an**

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### **SUBJECT**

An Ordinance of the City Of Laredo, Texas, amending Section 24.65.0 of the Laredo Land Development Code, titled "General Supplemental Provisions," creating Subsection (D) which will impose distance regulations to prevent gas station emission lines from being located within 100 feet or 200 of any residential district, school, or day care facility; Providing a severability clause and providing for an effective date.

### **PREVIOUS COUNCIL ACTION**

Council directed staff to develop an ordinance establishing distance requirements for gasoline stations from schools and residential districts. The initial draft of an Ordinance was presented to Planning and Zoning Commission on July 3, 2025. Planning and Zoning commission requested a few changes which are reflected in this updated version.

### **BACKGROUND**

Gas stations have been documented to emit certain toxic emissions and is in the best interest of the safety and wellness of the City to create a barrier between gas stations and residential districts, schools, and daycares. The item was presented to P&Z initially on January 22, 2026. Following that presentation, a subcommittee was established to further evaluate the matter, and this version reflects the outcome of those subcommittee discussions.

### **COMMITTEE RECOMMENDATION**

N/A

### **STAFF RECOMMENDATION**

Staff of the City Attorney's Office recommends approval of this item.

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**ORDINANCE NO. 2026-O-**

**AN ORDINANCE OF THE CITY OF LAREDO, TEXAS, AMENDING SECTION 24.65.0 OF THE LAREDO LAND DEVELOPMENT CODE, TITLED “GENERAL SUPPLEMENTAL PROVISIONS,” CREATING SUBSECTION (D) WHICH WILL IMPOSE DISTANCE REGULATIONS TO PREVENT GAS STATION EMISSION LINES FROM BEING LOCATED WITHIN 100 FEET OR 200 OF ANY RESIDENTIAL DISTRICT, SCHOOL, OR DAY CARE FACILITY; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, gas stations have been documented to emit certain toxic emissions and is in the best of interest of the safety and wellness of the City to create a barrier between gas stations and residential districts, schools, and day cares; and,

**WHEREAS**, creating distance between residential neighborhoods and gas stations helps to maintain a harmonious relationship between commercial and residential zones. It reduces conflicts and complaints between businesses and residents, fostering a more cohesive and enjoyable community environment; and,

**WHEREAS**, implementing regulations on abutting zones aligns with broader municipal goals of enforcing zoning laws and maintaining a balanced urban environment. It ensures that businesses operate within specified guidelines to minimize negative impacts on surrounding areas; and,

**WHEREAS**, limiting the existence of gas stations near residential areas, schools, and day cares is a proactive measure aimed at preserving community well-being, ensuring regulatory compliance, and promoting a peaceful coexistence between gas stations and residential zones within the city.

**NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LAREDO THAT:**

**Section 1.** City of Laredo Land Development Code Section 24.65.0 entitled “General Supplemental Provisions” is hereby amended to include the following section:

Section 24.65.0 GENERAL SUPPLEMENTAL PROVISIONS

**(d) Gas Stations**

**i. Gas station facility emission lines must be at least 100 feet from residential zoning districts, schools, and day care facilities if the combined gasoline tank capacity for the gas station is under 50,000 gallons.**

**ii. Gas station facility emission lines must be at least 200 feet from residential zoning districts, schools, and day care facilities if the combined gasoline tank capacity for the gas station is over 50,000 gallons.**

iii. For the purposes of this section:

- A. Gasoline includes any fuel used to operate a motor vehicle.
- B. Gasoline Station includes any commercial fueling facility which sells or offers gasoline to fuel motor vehicles.
- C. Emission line is any pipe, vent, conduit, hose, or similar system component associated with a gasoline station facility that is used to vent, transfer, capture, or control gasoline vapors, including vapor recovery lines, tank vent lines, and vapor balance lines.

iv. The distance shall be measured in a straight line from the emission lines of the gas station to the property line of the nearest residential zoning district, school, or day care facility.

24-93.13 SPECIAL USE PERMIT REQUIRED FOR REDUCED EMISSION LINE DISTANCE REQUIREMENTS SET OUT IN 24.65.0(D)

Approval of a Special Use Permit authorizing a gas station facility to locate emission lines at a distance less than that required under Section 24.65.0(D) shall require affirmative findings by the Planning and Zoning Commission that the following criteria are satisfied:

1. The proposed operation will not create a material adverse impact on adjacent properties, including but not limited to impacts related to odor, fumes, lighting, or other conditions affecting the use and enjoyment of such properties.
2. The proposed operation shall not offer unsafe conditions for the adjoining population due to chemicals or gasses related to the operation.
3. In addition to the foregoing, the Commission may impose such other conditions, requirements, or limitations concerning the nature and extent of the proposed operation as the Commission may deem necessary for the protection of adjacent properties and the public interest. The findings of the Commission shall be considered by the Council in granting final approval for the issuance of a Special Use Permit.

**Section 2.** This ordinance shall be cumulative of all provisions of ordinances of the City of Laredo Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

**Section 3.** It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

**Section 4.** This Ordinance shall become effective sixty days after the public hearing.

**DULY PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS  
THE \_\_\_\_ DAY OF \_\_\_\_\_, 2025.**

---

**DR. VICTOR D. TREVINO  
MAYOR**

**ATTESTED:**

---

**MARIO MALDONADO, JR  
CITY SECRETARY**

**APPROVED AS TO FORM:**

---

**DOANH “ZONE” T. NGUYEN  
CITY ATTORNEY**

# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 5/7/2026

**Master Plan Consideration 8A**

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### **SUBJECT**

Consideration of a revision to the Village South Subdivision Masterplan. The intent is residential and commercial. The purpose of this revision is to renumber phases and reconfigure lot layout.

PL-098-2026

District I - Cm. Gilbert Gonzalez

### **BACKGROUND**

APPLICANT: Village 83 South, Ltd.

ENGINEER: Porras Nance Engineering

### **PROPERTY INFORMATION:**

Location: Northwest of Cuatro Vientos Road and Cielito Lindo Boulevard

Size: Approximately 136.48 acres, more or less

Proposed Development: 818 lots

Current Zoning: R-1MH (Single Family Manufactured Housing), R-1A (Single Family Reduced Area), R-1B (Single Family High Density), B-1 (Limited Business), and B-3 (Community Business)

Council District: District I - Cm. Gilbert Gonzalez

### **STAFF RECOMMENDATION**

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Submit a masterplan revision to the City of Laredo Building Services GIS Division within 10 days of commission approval in a geo-referenced CAD file in accordance with Section 2-3.2 (a) 4 - Subdivision Ordinance.

2. All improvements as per the Subdivision Ordinance.

Traffic Safety:

1. Show access easement to phase 13. Access easements intended for primary access to a proposed lot or building shall be 50' wide with a 30' paving section. (As per Subdivision Ordinance Handbook, Section 3-2).

C. Each lot shall be provided with adequate access to an existing public street by frontage along such street or through connection of a new street or a permanent easement to an existing street (As per Subdivision Ordinance Handbook, Section 3-3, C).

2. Check sight distance (as per Subdivision Ordinance Handbook Section 3-2).

3. Block lengths shall not exceed one thousand two hundred feet (1,200) or be less than three hundred (300) feet, except as may be required by the Commission in the proper projection of existing major thoroughfares, and on existing platted blocks. (As per Subdivision Ordinance Handbook Section 3-2).
  - a. Block lengths and street lengths may be waived by the Planning and Zoning Commission provided that the waiver is requested in writing, incorporates traffic impact mitigation measures into a site plan, which is then submitted in conjunction with a preliminary plat/replat application.
  - b. No block length waiver may be granted by the Planning and Zoning Commission unless traffic impact mitigation measures comply with standards (herein adopted as minimum standards) of the Institute of Transportation Engineers (Latest Edition) and as set out in the "Transportation and Land Development Manual (Latest Edition)".
  - c. No block length waiver may be granted which modifies the City of Laredo Comprehensive Plan or the Thoroughfare Plan of the Comprehensive Plan addressing thoroughfares, highways, arterials, and collectors, or of the proper extension of any street.
  - d. A block length waiver shall not compromise safety.
4. "L-shaped" type intersection shall have an interior angle not less than 72 degrees and not greater than 120 degrees (As per Subdivision Ordinance Handbook, Chapter III).
5. Ensure that proposed curves can handle a speed of 30 mph (as per Subdivision Ordinance Handbook, Section 3-2)
6. AASHTO (Street curves should be design with as large radius curve as practical, with a minimum radius of 100 feet).
7. Ejido ROW shall be from 100 to 120 feet being that it is designated on the Thoroughfare Plan as a principal arterial (As per Viva Laredo Future Thoroughfare Plan, Subdivision Ordinance Handbook, Section 3-2: Streets and Alleys)
  - A. The arrangement, character, extent, width, grade, access to, and location of all streets shall conform to the City Comprehensive Plan and shall be considered in their relation to existing and planned streets, to topographical conditions, to public convenience and safety, and in their appropriate relation to the proposed uses of the land to be served by such streets (As per Subdivision Ordinance Handbook, Section 3-2: Streets and Alleys)
8. Submit a TIA (As per Land Development Code Section 24.62.8)
9. Streets shall be laid out so as to intersect at right angle (As per Subdivision Ordinance Handbook, Section 3-2 H).
10. There are two exiting access on Cuatro Vientos. Connect the proposed streets to these 2 access Subdivision Ordinance Handbook Section 3-2: Streets and Alleys  
Streets in a subdivision shall:
  - (a) Provide for the continuation of appropriate projection of existing principal streets in surrounding areas; or
  - (b) Conform to a plan for the neighborhood to meet a particular situation where topographical or other conditions make continuance or conformance to existing streets impracticable.C. Local streets on which single family housing is the majority use shall be so laid out that their use

by through traffic will be discouraged, and that significant amounts of internal traffic will not be generated.

L. The system of streets designated for the subdivision, except in unusual cases, must connect with streets already dedicated in adjacent subdivisions; and where adjacent connections are not platted, must in general be the reasonable projection of streets in the nearest subdivided tracts, and must be continued to the boundaries of the tract subdivided, so that other sub-dividers may connect therewith. Reserve strips of land controlling access to or egress from other property from any street or alley or having the effect of restricting or damaging the adjoining property for subdivision purposes or which will not be taxable or accessible for special improvements shall not be permitted in any subdivision unless such reserve strips are conveyed to the City in fee simple.

Continue street Bradford to connect to Cuatro Vientos as previously proposed in old Master Plan

11. Street Curuba will work as a collector, increase the ROW to 60 feet. Follow functional hierarchy of roads (As per AASHTO Chapter 1)

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:

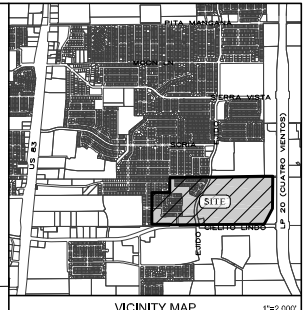
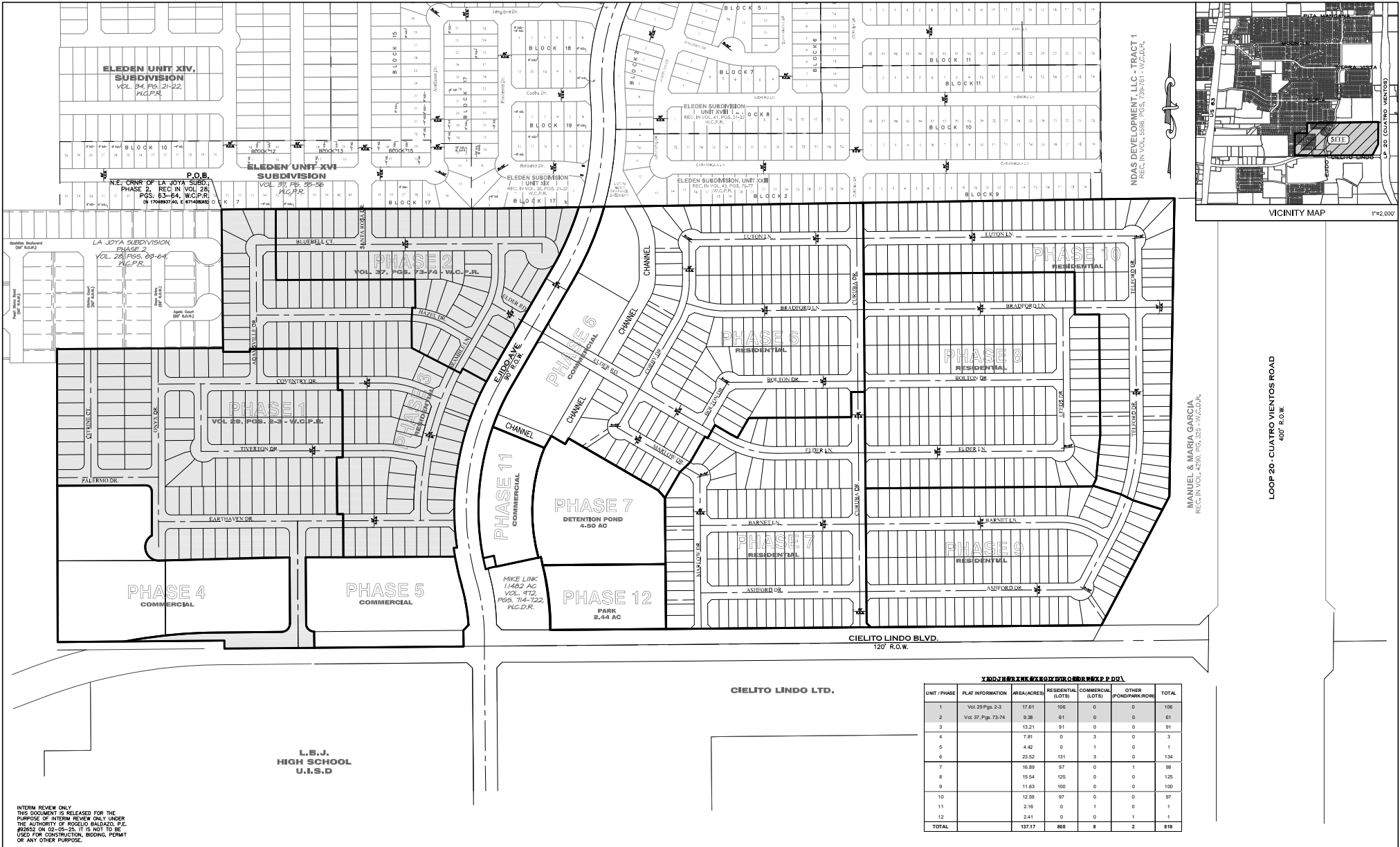
Planning:

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



**CURRENT MASTERPLAN  
APPROVED BY P&Z ON 02-19-2025**



MANUEL & MARIA GARCIA  
REC. IN VOL. 4259, PGS. 25-44, 2003A

LOOP 20 - CUATRO VIENTOS ROAD  
400' R.O.W.

L.B.J. HIGH SCHOOL  
U.I.S.D

**YIELD TABLE (RESIDENTIAL, COMMERCIAL, POND, PARK, ROW)**

UNIT / PHASE	PLAT INFORMATION	AREA (ACRES)	RESIDENTIAL (LOTS)	COMMERCIAL (LOTS)	OTHER (POND/PARK/ROW)	TOTAL
1	Vol. 29 Pgs. 2-3	17.61	106	0	0	106
2	Vol. 37, Pgs. 73-74	9.38	61	0	0	61
3		13.21	91	0	0	91
4		7.81	0	3	0	3
5		4.42	0	1	0	1
6		23.42	131	3	0	134
7		10.80	97	0	1	98
8		15.54	125	0	0	125
9		11.63	100	0	0	100
10		12.50	97	0	0	97
11		2.16	0	1	0	1
12		2.41	0	0	1	1
<b>TOTAL</b>		<b>137.17</b>	<b>868</b>	<b>8</b>	<b>2</b>	<b>878</b>

INTERIM REVIEW ONLY  
THIS DOCUMENT IS RELEASED FOR THE  
PURPOSE OF INTERIM REVIEW ONLY UNDER  
THE AUTHORITY OF HOUSTON MALDONADO P.E.  
#26652 ON 02-05-25. IT IS NOT TO BE  
USED FOR CONSTRUCTION, BIDDING, PERMIT  
OR ANY OTHER PURPOSE.

DATE : 02-05-25	REVISIONS :	VERTICAL SCALE : ---	HORIZONTAL SCALE : 1"=100'	DRAWN : D.M.	CHECKED : W.N.	APPROVED : W.N.	FIELD BOOK : ---
		<b>LEGEND:</b> R.O.W. RIGHT OF WAY P.O.B. POINT OF BEGINNING W.C.P.R. WEBB COUNTY PLAT RECORDS W.C.D.R. WEBB COUNTY DEED RECORDS B.S. BUILDING SETBACK U.E. UTILITY EASEMENT W.L. WATER LINE W.M.E. WASTE WATER EASEMENT D.E. DRAINAGE EASEMENT S.O.C. SPECIAL DRAINAGE EASEMENT				304 E. CALTON LAREDO, TEXAS 78041 (956) F-6206 CORPORATION P.O. BOX 1825 LAREDO, TEXAS 78044 (956) 724-8469 OFFICE (956) 724-8307 WWW.PORRASNANCE.COM	

**PORRAS NANCE ENGINEERING**

OWNER:  
SALINAS VILLAGE DEVELOPMENT CORPORATION  
P.O. BOX 1825  
LAREDO, TEXAS 78044  
(956) 724-8469

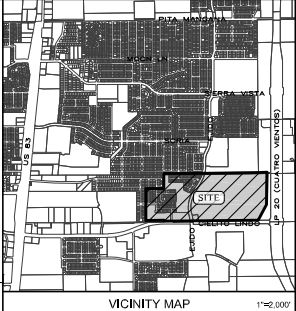
ENGINEER/SURVEYOR:  
PORRAS NANCE ENGINEERING  
304 E. CALTON RD.  
LAREDO, TEXAS 78041  
(956) 724-3097 PH  
(956) 724-9208 FX

PROJECT DATA:  
ACRES : 137.17  
LOTS : 878  
R.O.W. : VARIES  
B/S : VARIES

PLAT OF:  
**VILLAGE SOUTH SUBDIVISION  
MASTER PLAN**

SHEET:  
1 OF 1

**MASTERPLAN REVISION  
SUBMITTED**



**MANUEL & MARIA GARCIA**  
REC. IN VOL. 4588, PGS. 285-286D.P.A.

**LOOP 20 - CUATRO VIENTOS ROAD**  
400' R.O.W.

**VILLAGE SOUTH SUBDIVISION - LOT SUMMARY**

UNIT / PHASE	PLAT INFORMATION	AREA (ACRES)	RESIDENTIAL (LOTS)	COMMERCIAL (LOTS)	OTHER (POND/PARK/ROW)	TOTAL
1	Vol. 28 Pgs. 2-3	17.61	106	0	0	106
2	Vol. 37, Pgs. 73-74	9.38	61	0	0	61
3		13.21	91	0	0	91
4		7.81	0	3	0	3
5	Under Construction	3.69	0	3	0	3
6	Under Construction	23.74	131	3	0	134
7		9.53	67	0	0	67
8		10.51	85	0	0	85
9		13.70	105	0	0	105
10		11.63	100	0	0	100
11		7.00	52	0	0	52
12		2.09	0	1	0	1
13		4.17	0	0	1	1
14		2.41	0	0	1	1
<b>TOTAL</b>		<b>136.48</b>	<b>798</b>	<b>16</b>	<b>2</b>	<b>816</b>

INTERIM REVIEW ONLY  
THIS DOCUMENT IS RELEASED FOR THE  
PURPOSE OF INTERIM REVIEW ONLY UNDER  
THE AUTHORITY OF HOUSTON MALDONADO P.E.C.  
#26562 ON 04-22-26. IT IS NOT TO BE  
USED FOR CONSTRUCTION, BIDDING, PERMIT  
OR ANY OTHER PURPOSE.

GRAPHIC SCALE IN FEET  
VERTICAL SCALE : 1"=10'  
HORIZONTAL SCALE: 1"=100'  
DRAWN : D.M.  
CHECKED : W.N.  
APPROVED : W.N.  
FIELD BOOK : 1

**PORRAS NANCE ENGINEERING**

304 E. CALTON LAREDO, TEXAS 78041  
REG. F-6205  
P.O. BOX 1825 LAREDO, TEXAS 78044  
OFFICE (956) 724-3097  
WWW.PORRASNANCE.COM

**OWNER:**  
SALINAS VILLAGE DEVELOPMENT CORPORATION  
P.O. BOX 1825 LAREDO, TEXAS 78044  
(956) 724-8469

**ENGINEER/SURVEYOR:**  
PORRAS NANCE ENGINEERING  
304 E. CALTON RD. LAREDO, TEXAS 78041  
(956) 724-3097 PH  
(956) 724-9208 FX

**PROJECT DATA:**  
ACRES : 136.48  
LOTS : 816  
R.O.W. : VARIES  
B/S : VARIES

**PLAT OF:**  
**VILLAGE SOUTH SUBDIVISION  
MASTER PLAN**

**SHEET:**  
1 OF 1

# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 5/7/2026

**Preliminary Plats and Replats 9A**

---

### **SUBJECT**

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

PL-099-2026

District I - Cm. Gilbert Gonzalez

### **BACKGROUND**

APPLICANT: Village 83 South, Ltd.

ENGINEER: Porras Nance Engineering

### **PROPERTY INFORMATION:**

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

Size: Approximately 9.5310 acres, more or less

Proposed Development: 77 lots

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

Council District: District I - Cm. Gilbert Gonzalez

### **STAFF RECOMMENDATION**

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. 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).

2. Identify all easements.

3. All improvements as per the Subdivision Ordinance.

Traffic Safety:

1. Block lengths shall not exceed one thousand two hundred feet (1,200) or be less than three hundred (300) feet, except as may be required by the Commission in the proper projection of existing major thoroughfares, and on existing platted blocks. (As per Subdivision Ordinance Handbook Section 3-2).

a. Block lengths and street lengths may be waived by the Planning and Zoning Commission provided that the waiver is requested in writing, incorporates traffic impact mitigation measures into a site plan, which is then submitted in conjunction with a preliminary plat/replat application.

b. No block length waiver may be granted by the Planning and Zoning Commission unless traffic

impact mitigation measures comply with standards (herein adopted as minimum standards) of the Institute of Transportation Engineers (Latest Edition) and as set out in the "Transportation and Land Development Manual (Latest Edition)".

c. No block length waiver may be granted which modifies the City of Laredo Comprehensive Plan or the Thoroughfare Plan of the Comprehensive Plan addressing thoroughfares, highways, arterials, and collectors, or of the proper extension of any street.

d. A block length waiver shall not compromise safety.

2. "L-shaped" type intersection shall have an interior angle not less than 72 degrees and not greater than 120 degrees (As per Subdivision Ordinance Handbook, Chapter III).

3. Streets shall be laid out so as to intersect at right angle (As per Subdivision Ordinance Handbook, Section 3-2 H).

4. Subdivision Ordinance Handbook Section 3-2: Streets and Alleys

Streets in a subdivision shall:

(a) Provide for the continuation of appropriate projection of existing principal streets in surrounding areas; or

(b) Conform to a plan for the neighborhood to meet a particular situation where topographical or other conditions make continuance or conformance to existing streets impracticable.

C. Local streets on which single family housing is the majority use shall be so laid out that their use by through traffic will be discouraged, and that significant amounts of internal traffic will not be generated.

L. The system of streets designated for the subdivision, except in unusual cases, must connect with streets already dedicated in adjacent subdivisions; and where adjacent connections are not platted, must in general be the reasonable projection of streets in the nearest subdivided tracts, and must be continued to the boundaries of the tract subdivided, so that other sub-dividers may connect therewith. Reserve strips of land controlling access to or egress from other property from any street or alley or having the effect of restricting or damaging the adjoining property for subdivision purposes or which will not be taxable or accessible for special improvements shall not be permitted in any subdivision unless such reserve strips are conveyed to the City in fee simple.

There are 2 access on Cuatro Vientos. Align the Master Plan to the existing access to work as collectors

5. Follow functional hierarchy of roads. Curuba will work as a collector, ROW of a local collector shall be 60 feet (As per AASHTO Chapter 1)

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.

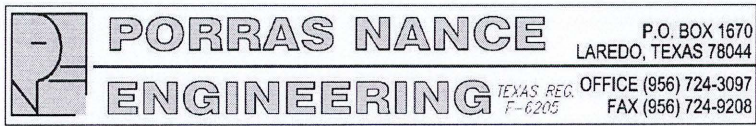
NOTICE TO THE DEVELOPER:

Planning:

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





April 21<sup>st</sup>, 2026

Ms. Vanessa Guerra, AICP  
Director  
City of Laredo Planning & Zoning Dept.  
1120 San Bernardo Ave.  
Laredo, Texas 78040

Ms. Daniella Sada Paz  
Commission Chair  
City of Laredo Planning & Zoning Commission  
1110 Houston Street 2<sup>nd</sup> Floor  
Laredo, Texas 78040

**Re: Village South Subdivision, Phase 7**

Ms. Guerra & Ms. Sada Paz,

Please be advised that we are requesting to install utilities within a front yard utility easement on the above referenced project. We are providing this letter as our written notice of such per City of Laredo Subdivision Ordinance requirements.

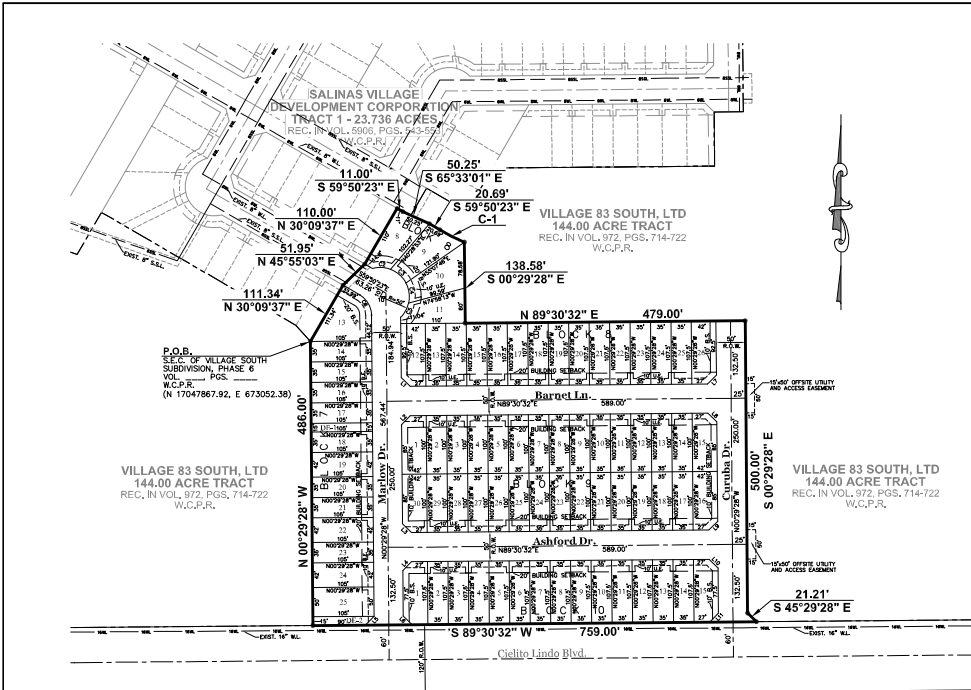
Please call me if you should have any questions or need additional information.

Sincerely,

Rogelio Baldazo, P.E .  
Project Manager

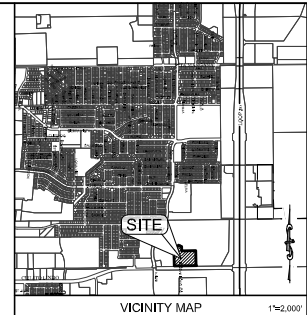
## NOTES:

- 1.-MAINTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF APPENDIX F-2 OF SECTION 24-83 OF THE LAREDO LAND DEVELOPMENT CODE.
- 2.-THE SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
- 3.-DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- 4.-ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- 5.-BASIS OF BEARINGS & DISTANCES: GPS NAD 83 (2011 ADJ.) TEXAS STATE PLANE, 4205 SOUTH ZONE GRID COORDINATES.
- 6.-P.O.B. COORDINATES REFERENCED TO NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE ARE PROVIDED FOR GENERAL LOCATIVE PURPOSES.
- 7.-LOTS 1-15, BLOCK 10; SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH CIELITO LINDO BLVD.
- 8.-THIS PLAT IS SUBJECT TO A RUNOFF ACCEPTANCE LETTER FOR DRAINAGE RUNOFF DISCHARGE AS RECORDED IN VOLUME \_\_\_\_\_, PAGES \_\_\_\_\_, OF THE OFFICIAL PUBLIC RECORDS, WEBB COUNTY TEXAS. PRE-DEVELOPMENT AND POST-DEVELOPMENT RUNOFF WILL BE CONVEYED BY THE PROPOSED STREETS AND STORM DRAINAGE SYSTEM AND ULTIMATELY DETAINED ON EXISTING AND FUTURE DETENTION POND FACILITIES.



**NOTES:**

- 1.-MAINTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF APPENDIX F-2 OF SECTION 24-83 OF THE LAREDO LAND DEVELOPMENT CODE.
- 2.-THE SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24-7.1 OF THE LAREDO LAND DEVELOPMENT CODE.
- 3.-DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- 4.-ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO ZONING ORDINANCE.
- 5.-BASIS OF BEARINGS & DISTANCES: GPS NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE GRID COORDINATES.
- 6.-P.O.B. COORDINATES REFERENCED TO NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE ARE PROVIDED FOR GENERAL LOCATIVE PURPOSES.
- 7.-LOTS 1-15, BLOCK 10, SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH CIELITO LINDO BLVD.
- 8.-THIS PLAT IS SUBJECT TO A RUNOFF ACCEPTANCE LETTER FOR ORANGE RUNOFF DISCHARGE AS RECORDED IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS, WEBB COUNTY TEXAS. PRE-DEVELOPMENT AND POST-DEVELOPMENT RUNOFF WILL BE CONVEYED BY THE PROPOSED STREETS AND STORM DRAINAGE SYSTEM AND ULTIMATELY DETAINED ON EXISTING AND FUTURE DETENTION POND FACILITIES.



LOT AREAS				LINE DATA		
LOT AREA (S.F.)	LOT AREA (S.F.)	LOT AREA (S.F.)	LOT AREA (S.F.)	CLIP	DISTANCE	BEARING
BLOCK 7	BLOCK 8	BLOCK 9	BLOCK 5	L1	21.21'	S 45°29'28" E
13 6,364	8 3,366	11 2,900	1 2,900	L2	21.21'	S 44°30'32" E
14 3,675	9 5,113	2 1,500	2 1,763	L3	21.21'	S 45°29'28" E
15 3,675	10 5,606	3 3,763	3 3,763	L4	21.21'	S 44°30'32" E
16 3,675	11 4,856	4 3,500	4 3,763	L5	21.21'	N 44°30'32" E
17 3,675	12 4,263	5 3,500	5 3,763	L6	21.21'	S 45°29'28" E
18 3,675	13 4,263	6 3,500	6 3,763	L7	21.21'	N 44°30'32" E
19 4,410	14 3,763	7 3,500	7 3,763	L8	21.21'	S 45°29'28" E
20 3,675	15 3,763	8 3,500	8 3,763	L9	21.21'	N 44°30'32" E
21 3,675	16 3,763	9 3,500	9 3,763	L10	21.21'	S 45°29'28" E
22 4,410	17 3,763	10 3,500	10 3,763	L11	21.21'	N 44°30'32" E
23 3,675	18 3,763	11 3,500	11 3,763			
24 4,410	19 3,763	12 3,500	12 3,763			
25 5,250	20 3,763	13 3,500	13 3,763			
	21 3,763	14 3,500	14 3,763			
	22 3,763	15 4,088	15 4,290			
	23 3,763	16 4,088				
	24 3,763	17 4,088				
	25 3,763	18 5,500				
	26 3,763	19 5,500				
	27 3,763	20 5,500				
	28 3,763	21 5,500				
	29 3,763	22 5,500				
	30 4,088					

CURVE DATA			
CURVE	DELTA ANGLE	RADIUS	CHORD
C1	07°09'38"	375.00'	46.87'
C2	38°53'44"	50.00'	31.30'
C3	40°58'29"	50.00'	35.76'
C4	40°58'29"	50.00'	35.76'
C5	31°59'09"	50.00'	27.91'
C6	69°20'55"	48.50'	41.95'

TOTAL RESIDENTIAL LOTS : 77  
DRAINAGE EASEMENT : 2

**METES AND BOUNDS DESCRIPTION**

9.5310 ACRE TRACT  
Being out and part of  
Parcel 38 - Abstract 472 - Toledo Sanchez, Original Grantee  
Within the limits of the  
City of Laredo, Webb County, Texas

Being a tract of land found to contain 9.5310 Acres more or less, situated in Block 7, Tract 1, 23.736 Acres, Original Grantee, within the limits of the City of Laredo, in Webb County, Texas, and 8.5310 Acre tract being out and part of Village 83 South, Ltd. (144.00 Acre tract), as recorded in Volume 972, Page 714-722 of the Webb County Deed Records, Webb County Texas, and more particularly described by metes and bounds as follows, to-wit:

BEGINSING at a Point 'X' from rod for the Southwest corner of Village South Subdivision, Phase 6, as recorded in Volume 972, Page 714-722 of the Webb County Deed Records, Webb County Texas, and more particularly described by metes and bounds as follows, to-wit:

THENCE along the Northern boundary line of the herein described tract, as follows:  
North 30°09'37" East, 111.34 Feet, to a found 'X' iron rod for an exterior deflection corner to the left of this tract;  
North 30°09'37" East, 110.00 Feet, to a found 'X' iron rod for an exterior deflection corner to the right of this tract;  
South 89°30'32" East, 11.00 Feet, to a set 'X' iron rod for an exterior deflection corner to the left of this tract;  
South 89°30'32" East, 50.25 Feet, to a set 'X' iron rod for an exterior deflection corner to the right of this tract;  
South 89°30'32" East, 20.69 Feet, to a set 'X' iron rod for a point of curvature to the left of this tract;  
C-1 curve, delta angle of 46.87 degrees, with radii of 375.00 feet, bearing of 07°09'38" E, to a set 'X' iron rod for the end of this curve and an exterior deflection corner to the right of this tract;  
C-2 curve, delta angle of 31°59'09" E, with radii of 50.00 feet, bearing of 31°59'09" E, to a set 'X' iron rod for the end of this curve and an exterior deflection corner to the left of this tract;  
C-3 curve, delta angle of 38°53'44" E, with radii of 50.00 feet, bearing of 38°53'44" E, to a set 'X' iron rod for the end of this curve and an exterior deflection corner to the right of this tract;  
C-4 curve, delta angle of 40°58'29" E, with radii of 50.00 feet, bearing of 40°58'29" E, to a set 'X' iron rod for the end of this curve and an exterior deflection corner to the left of this tract;  
C-5 curve, delta angle of 40°58'29" E, with radii of 50.00 feet, bearing of 40°58'29" E, to a set 'X' iron rod for the end of this curve and an exterior deflection corner to the right of this tract;  
C-6 curve, delta angle of 69°20'55" E, with radii of 48.50 feet, bearing of 69°20'55" E, to a set 'X' iron rod for the end of this curve and an exterior deflection corner to the left of this tract;

THENCE along the Eastern boundary line of the herein described tract, as follows:  
South 02°29'28" East, 500.00 Feet, to a set 'X' iron rod for an interior deflection corner to the left of this tract;  
South 42°29'28" East, 21.21 Feet, to a set 'X' iron rod for a point on the North right-of-way line of Cielito Lindo Blvd. and the Southeast corner of this tract;

THENCE South 89°30'32" West, 759.00 Feet, along said North right-of-way line of Cielito Lindo Blvd., being the South boundary line of the herein described tract, to a set 'X' iron rod for the Northeast corner of this tract;

THENCE North 02°29'28" West, 486.00 Feet, along the West boundary line of the herein described tract, to the Southeast corner of parcel 38, as recorded in Volume 972, Page 714-722 of the Webb County Deed Records, Webb County Texas, and an exterior deflection corner of this tract and the POINT OF BEGINNING.

Base of Bearings: GPS NAD 83 (2011 ADJ.), Texas State Plane, 4205 South Zone

**CERTIFICATE OF OWNER**

STATE OF TEXAS §  
COUNTY OF WEBB §  
I, GERARDO G.S. SALINAS, MANAGER OF VILLAGE 83 SOUTH, LTD., OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS VILLAGE SOUTH SUBDIVISION, PHASE 7, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBMITTED HEREIN, HEREBY DECLARE TO THE USE OF THE PUBLIC FOR ALL THE PURPOSES AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION HEREIN CORRECTED VILLAGE 83 SOUTH, LTD. - OWNER

**CERTIFICATE OF NOTARY PUBLIC**

STATE OF TEXAS §  
COUNTY OF WEBB §  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ NAME \_\_\_\_\_ TITLE \_\_\_\_\_ FRANKLIN INSTITUTION KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBMITTED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

**CERTIFICATE OF LIENHOLDER**

THIS SUBDIVISION MAP IS HEREBY APPROVED AND ADOPTED BY THE UNDERSIGNED LIEN HOLDER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

**CERTIFICATE OF NOTARY PUBLIC**

STATE OF TEXAS §  
COUNTY OF WEBB §  
BEFORE ME, THE UNDERSIGNED 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 AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

**CERTIFICATE OF ENGINEER**

STATE OF TEXAS §  
COUNTY OF WEBB §  
I, ROSOLIO BALDIZO, THE UNDERSIGNED LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE MATTERS OF STREETS, LOTS, WATER, SEWER AND APPURTENANCES AND DRAINAGE LAYOUTS 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, TEXAS.

**CERTIFICATE OF CITY ENGINEER**

STATE OF TEXAS §  
COUNTY OF WEBB §  
I, ELIUD DE LOS SANTOS, P.E., CITY ENGINEER, HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS VILLAGE SOUTH SUBDIVISION, PHASE 7, PREPARED BY ROSOLIO BALDIZO, LICENSED PROFESSIONAL ENGINEER NO. 92950, AND DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, WITH THE LAST REVISION DATE OF \_\_\_\_\_, 20\_\_\_\_, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

**ATTESTMENT OF PLANNING COMMISSION APPROVAL**

STATE OF TEXAS §  
COUNTY OF WEBB §  
I, VANESSA GERRERA, AICP PLANNING DIRECTOR, OF THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING OF RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, THE MINUTES OF SAID MEETING REFLECT SAID APPROVAL. \_\_\_\_\_ AT \_\_\_\_\_

**CERTIFICATE OF COUNTY CLERK**

STATE OF TEXAS §  
COUNTY OF WEBB §  
I, MARCE RIVERA IBARRA, CLERK OF THE COUNTY COURT IN AND FOR WEBB COUNTY, DO HEREBY CERTIFY THE FOREGOING INSTRUMENT DATED \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_

**PLANNING COMMISSION APPROVAL**

STATE OF TEXAS §  
COUNTY OF WEBB §  
THIS PLAT, VILLAGE SOUTH SUBDIVISION, PHASE 7 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\_\_\_\_.

DATE \_\_\_\_\_

DATE \_\_\_\_\_

**PRELIMINARY**

GRAPHIC SCALE IN FEET: 0, 50, 100, 200  
VERICAL SCALE: 1"=100'  
HORIZONTAL SCALE: 1"=100'  
DRAWN: R.B.  
CHECKED: T.P.N./M.N.  
APPROVED: R.B./M.N.  
FIELD BOOK: \_\_\_\_\_

**PORRAS NANCE ENGINEERING**  
304 E. CALTON RD.  
LAREDO, TEXAS 78041  
TYPE F-6205  
TBRLS F-10888  
OFFICE (956) 724-3007  
WWW.PORRASNANCE.COM

OWNER: VILLAGE 83 SOUTH, LTD., 5904 WEST DR - SUITE 12 LAREDO, TEXAS 78041 (956) 724-8469  
ENGINEER/SURVEYOR: PORRAS NANCE ENGINEERING 304 E. CALTON RD. SUITE 12 LAREDO, TEXAS 78041 P.O. BOX 1610 LAREDO, TEXAS 78044 (956) 724-3097 PH (956) 724-9208 FX

PROJECT DATA: ACRES: 9.5310 ACRES LOTS: 77 RES. LOTS B/B: 31'  
PLAT OF: VILLAGE SOUTH SUBDIVISION, PHASE 7  
OUT OF VILLAGE 83 SOUTH, LTD 144.00 ACRE TRACT AS RECORDED IN VOL. 972, PGS. 714-722, W.C.D.R. PARCEL 38 - ABSTRACT 472, TOLEDO SANCHEZ, ORIGINAL GRANTEE CITY OF LAREDO, WEBB COUNTY, TEXAS  
SHEET: 1 OF 1

# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 5/7/2026

**Preliminary Plats and Replats 9B**

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### **SUBJECT**

Preliminary consideration of the replat of Lot 12, Block 2, The New Trade Center, Phase 4 into Lot 12A and Lot 12B, Block 2, The New Trade Center, Phase 4. The purpose of this replat is to subdivide Lot 12 into two (2) lots. The property is an existing industrial site.

PL-104-2026

District VII - Cm. Vanessa Perez

### **BACKGROUND**

APPLICANT: Interamerica Industrial Realestate, LLC

ENGINEER: KCI Technologies, Inc.

### **PROPERTY INFORMATION:**

Location: South of Trade Center Boulevard and west of Atlanta Drive (4113 Free Trade Street)

Size: Approximately 22.20 acres

Proposed Development: Replat of Lot 12 into two (2) lots (12A and 12B)

Current Zoning: M-1 (Light Manufacturing District) - existing industrial site

Council District: District VII - Cm. Vanessa Perez

### **STAFF RECOMMENDATION**

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Identify all easements.

2. All improvements as per the Subdivision Ordinance.

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:**

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.
-

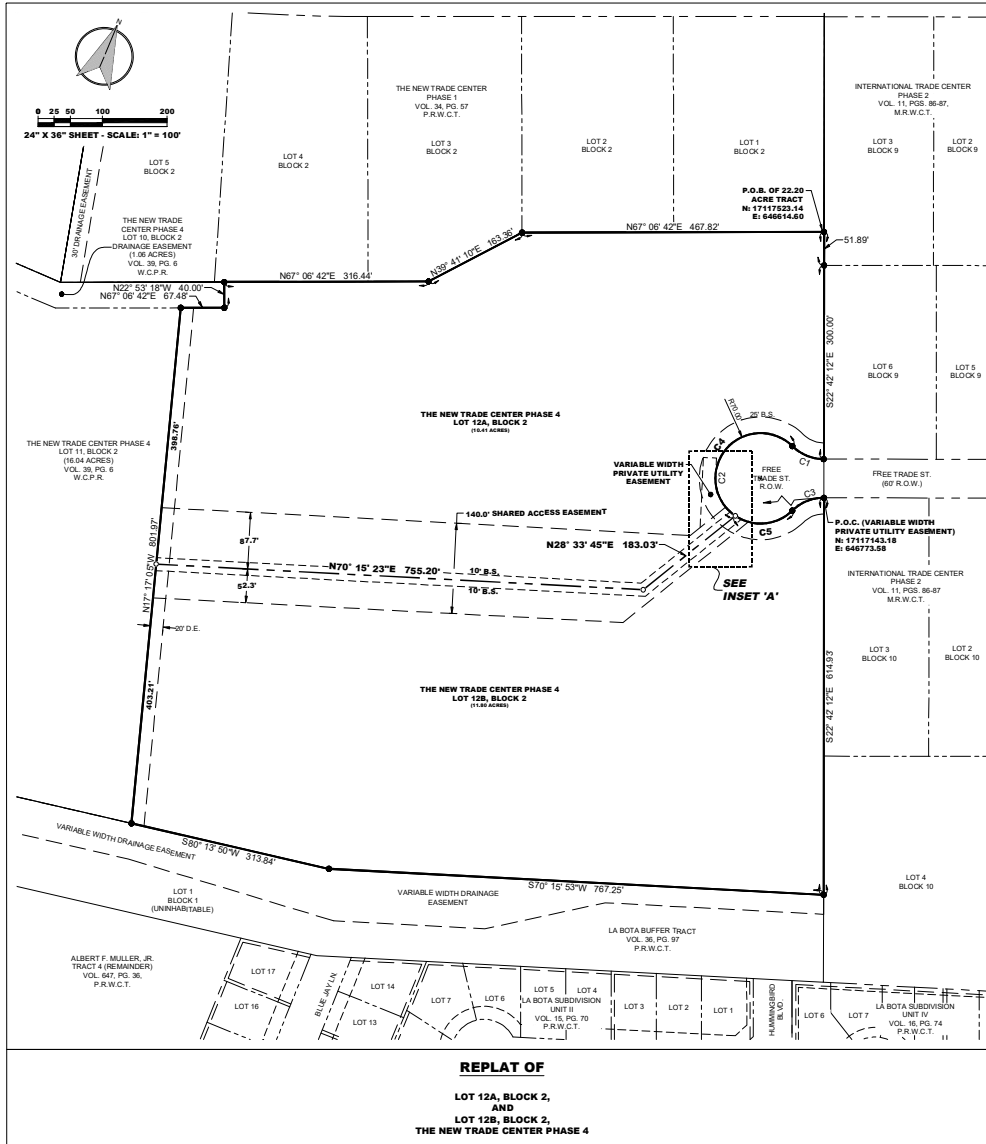
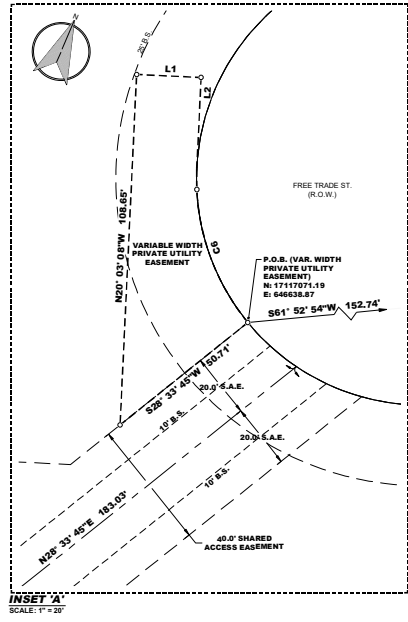
# AERIAL LOCATION MAP



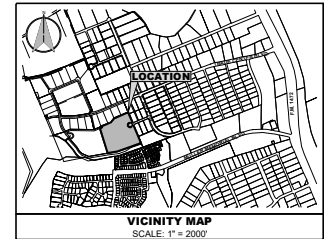
## NOTES

1. THE PURPOSE OF THIS REPLAT IS TO RECONFIGURE ONE (1) PLATTED LOT INTO TWO (2) LOTS.
2. THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS. NO PORTION OF THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTION TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.
3. ALL 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 LAREDO LAND DEVELOPMENT CODE.
4. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
5. EXISTING NON-CONFORMING STRUCTURES ENCROACHING WITHIN SETBACKS, MAY NOT ENCROACH FURTHER IN THE SETBACKS. SHOULD THE EXISTING STRUCTURE(S) BE DEMOLISHED, NEW CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF LAREDO LAND DEVELOPMENT CODE ORDINANCES.
6. THE OWNERS OF LOT 12A, BLOCK 2 AND LOT 12B, BLOCK 2 (THE 'PARTIES') HEREBY AGREE THAT ALL COSTS FOR THE OPERATION, MAINTENANCE, AND REPAIR OF THE SHARED, EXTERNAL FIRE PROTECTION SYSTEM SHALL BE SHARED EQUALLY. EACH PARTY GRANTS TO THE OTHER A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR MUTUAL ACCESS ACROSS THEIR RESPECTIVE PROPERTIES FOR THE SOLE PURPOSES OF INSPECTING, MAINTAINING, AND REPAIRING SAID UTILITIES. NEITHER PARTY SHALL PLACE ANY IMPROVEMENTS OR OBSTRUCTIONS THAT INTERFERE WITH THESE RIGHTS OF ACCESS OR THE INTEGRITY OF THE SHARED, EXTERNAL FIRE PROTECTION SYSTEM. THIS AGREEMENT IS A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE PARTIES, THEIR HEIRS, SUCCESSORS, AND ASSIGNS.





**REPLAT OF**  
**LOT 12A, BLOCK 2,**  
**AND**  
**LOT 12B, BLOCK 2,**  
**THE NEW TRADE CENTER PHASE 4**



**LEGEND**

- PLAT BOUNDARY LINE
- LOT LINE
- BUILDING SETBACK LINE
- EASEMENT LINE
- EXISTING RIGHT-OF-WAY LINE
- VARIABLE WIDTH UTILITY EASEMENT LINE
- EXISTING BUILDING SETBACK LINE
- EXISTING EASEMENT LINE
- EXISTING LOT LINE
- SET 1/2\"/> IRON ROD
- FOUND 1/2\"/> IRON ROD
- POINT OF BEGINNING
- P.O.C.
- POINT OF COMMENCING

**ABBREVIATIONS:**  
R.O.W. = RIGHT-OF-WAY  
B.S. = BUILDING SETBACK  
S.A.E. = SHARED ACCESS EASEMENT  
U.E. = UTILITY EASEMENT  
D.E. = DRAINAGE EASEMENT

#	LENGTH	RADIUS	CH. LENGTH	CH. BEARING
C1	54.20'	70.00'	52.90'	S89° 32' 34\"/> W
C2	338.44'	70.00'	100.00'	N22° 40' 18\"/> W
C3	54.28'	70.00'	52.93'	S45° 07' 38\"/> W

LINE #	LENGTH	BEARING
L1	30.00'	N69° 50' 52\"/> E
L2	28.21'	S20° 03' 09\"/> E

#	LENGTH	RADIUS	CH. LENGTH	CH. BEARING
C4	232.73'	70.00'	139.47'	S18° 29' 15\"/> W
C5	95.68'	70.00'	88.41'	S82° 04' 20\"/> W
C6	91.41'	70.00'	50.27'	S41° 05' 37\"/> E

PROJECT:	LOT DATE/TIME:
STATUS:	
DRAWN BY:	CHECKED BY:
J.U.C.	E.L.O.
DATE:	FILE:
REVISIONS:	DATE:
	BY:
	DATE:

ENGINEER SURVEYOR  
 KCI  
 7100 N. BARTLETT AVE., SUITE 201  
 LARDO, TEXAS 78041  
 PHONE: (957) 727-7844  
 FAX: (957) 727-7844  
 TOLL FREE: (800) 451-8455

**REPLAT OF**  
**LOT 12, BLOCK 2 THE NEW TRADE CENTER PHASE 4**  
**VOL. 39, PGS. 6, P.R.W.C.T.**  
**INTO**  
**LOT 12A, BLOCK 2, AND LOT 12B, BLOCK 2,**  
**THE NEW TRADE CENTER PHASE 4**

**2**

SHEET

2 OF 3

**ENGINEER SURVEYOR:**  
 KCI TECHNOLOGIES, INC.  
 7100 N. BARTLETT AVE., SUITE 201  
 LARDO, TEXAS 78041  
 (957) 727-7844

**OWNER:**  
 INTERAMERICA INDUSTRIAL REAL ESTATE, LLC  
 4113 FREE TRADE STREET  
 LARDO, TX 78049

LEGAL DESCRIPTION OF THE NEW TRADE CENTER PHASE 4 LOT 12, BLOCK 2, 22.20 ACRE TRACT

A TRACT OF LAND CONTAINING 22.20 ACRES, MORE OR LESS, SITUATED IN DOLORES GARCIA PORCION 16, ABSTRACT 46, WEBB COUNTY, TEXAS, BEING OUT OF A TRACT OF LAND CALLED TO CONTAIN 126.83 ACRES, AS DESCRIBED IN WARRANTY DEED DATED OCTOBER 11, 1991 TO ROBERT MULLER, LTD., RECORDED IN VOLUME 1616, PAGES 440-443, REAL PROPERTY RECORDS OF WEBB COUNTY, TEXAS, THIS 41.88 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD FOR THE SOUTHEASTERN CORNER OF LOT 1, BLOCK 2 OF THE NEW TRADE CENTER, PHASE 1, RECORDED IN VOLUME 34, PAGE 57, PLAT RECORDS OF WEBB COUNTY, TEXAS, BEING A POINT ON THE WESTERN BOUNDARY LINE OF LOT 3, BLOCK 9 OF INTERNATIONAL TRADE CENTER PHASE 2, RECORDED IN VOLUME 11, PAGES 86-87, MAP RECORDS OF WEBB COUNTY, TEXAS, AND BEING THE NORTHEASTERN CORNER OF THIS TRACT HEREOF;

THENCE, **SOUTH 22° 42' 12" EAST**, ALONG THE WESTERN BOUNDARY LINE OF SAID LOT 3, BLOCK 9, AT A DISTANCE OF 51.89 FEET TO A **FOUND 1/2" IRON ROD** FOR THE SOUTHWESTERN CORNER OF SAID LOT 3, BLOCK 9, AND NORTHWESTERN CORNER OF LOT 6, BLOCK 9 OF SAID INTERNATIONAL TRADE CENTER, PHASE 2, AND CONTINUING FOR A TOTAL DISTANCE OF **306 FEET** TO A **FOUND 1/2" IRON ROD** FOUND AT SOUTHWESTERN CORNER OF LOT 6, BLOCK 9, OF SAID INTERNATIONAL TRADE CENTER, PHASE 2, AND BEING THE SOUTHEASTERN CORNER AND POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE, ALONG A CURVE TO THE RIGHT HAVING A **RADIUS OF 70.00 FEET**, AN **ARCH LENGTH OF 54.25 FEET**, A **CHORD BEARING OF SOUTH 69° 32' 34" WEST**, AND A **CHORD DISTANCE OF 52.90 FEET**, TO A **FOUND 1/2" IRON ROD**, TO A POINT OF TANGENCY HEREOF;

THENCE, ALONG A CURVE TO THE RIGHT HAVING A **RADIUS OF 70.00 FEET**, AN **ARCH LENGTH OF 328.44 FEET**, A **CHORD BEARING OF NORTH 22° 40' 18" WEST**, AND A **CHORD DISTANCE OF 100.00 FEET**, TO A **FOUND 1/2" IRON ROD**, FOR A POINT OF TANGENCY HEREOF;

THENCE, ALONG A CURVE TO THE RIGHT HAVING A **RADIUS OF 70.00 FEET**, AN **ARCH LENGTH OF 54.28 FEET**, A **CHORD BEARING OF SOUTH 45° 07' 38" WEST**, AND A **CHORD DISTANCE OF 52.83 FEET**, TO A **FOUND 1/2" IRON ROD**, FOR A POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE, **SOUTH 22° 42' 12" EAST**, ALONG THE EASTERN BOUNDARY LINE TO A POINT FOR THE NORTHWESTERN CORNER OF LOT 3, BLOCK 10 OF INTERNATIONAL TRADE CENTER PHASE 2, RECORDED IN VOLUME 11, PAGES 86-87, MAP RECORDS OF WEBB COUNTY, TEXAS, AND CONTINUING FOR A DISTANCE OF **644.8 FEET**, TO A **FOUND 1/2" IRON ROD**, FOR THE NORTHEAST CORNER OF LOT 1, BLOCK 1, LA BOTA BUFFER TRACT, RECORDED IN VOLUME 36, PAGE 97, PLAT RECORDS OF WEBB COUNTY, TEXAS, BEING THE SOUTHEASTERN CORNER AND A POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE, ALONG THE NORTHERN BOUNDARY LINE OF SAID LOT 1, BLOCK 1 OF SAID LA BOTA BUFFER TRACT WITH THE FOLLOWING BEARING AND DISTANCES:

**SOUTH 70° 15' 53" WEST - 707.25 FEET** TO A **FOUND 1/2" IRON ROD** FOR A POINT OF DEFLECTION TO THE RIGHT HEREOF;

**SOUTH 89° 12' 50" WEST - 714.84 FEET** TO A **FOUND 1/2" IRON ROD** FOUND AT A SOUTHEASTERN CORNER OF LOT 11, BLOCK 2 OF THE NEW TRADE CENTER PHASE 4, RECORDED IN VOLUME 39, PAGE 6, MAP RECORDS OF WEBB COUNTY, TEXAS, AND BEING THE SOUTHWESTERN CORNER AND POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE, **NORTH 17° 17' 03" WEST**, ALONG THE EASTERN BOUNDARY LINE OF LOT 1, BLOCK 2 OF THE NEW TRADE CENTER PHASE 4, RECORDED IN VOLUME 39, PAGE 6, MAP RECORDS OF WEBB COUNTY, TEXAS, FOR A DISTANCE OF **801.97 FEET**, AND BEING THE NORTHWESTERN CORNER AND POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE, **NORTH 07° 04' 42" EAST**, ALONG SOUTHEASTERN CORNER OF LOT 10, BLOCK 2 OF THE NEW TRADE CENTER PHASE 4 DRAINAGE EASEMENT, FOR A DISTANCE OF **67.48 FEET** TO A **FOUND 1/2" IRON ROD** FOR A DEFLECTION TO THE LEFT HEREOF;

THENCE, **NORTH 22° 53' 18" WEST**, ALONG SAID SOUTHEASTERN CORNER OF LOT 10, BLOCK 2 OF THE NEW TRADE CENTER PHASE 4 DRAINAGE EASEMENT, FOR A DISTANCE OF **48.00 FEET** TO A **FOUND 1/2" IRON ROD** AT THE SOUTHWESTERN CORNER OF LOT 4, BLOCK 2 OF THE NEW TRADE CENTER PHASE 1, RECORDED IN VOLUME 34, PAGE 57, MAP RECORDS OF WEBB COUNTY, TEXAS, AND BEING THE NORTHWESTERN CORNER AND POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE, **NORTH 07° 06' 42" EAST**, ALONG SAID SOUTHWESTERN CORNER OF LOT 4, BLOCK 2 OF THE NEW TRADE CENTER PHASE 1, FOR A DISTANCE OF **316.44 FEET** TO A **FOUND 1/2" IRON ROD** FOR THE POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE, **NORTH 39° 41' 10" EAST**, ALONG THE SOUTHERN BOUNDARY LINE OF LOT 3, BLOCK 2 OF SAID THE NEW TRADE CENTER PHASE 1, FOR A DISTANCE OF **163.36 FEET** TO **FOUND 1/2" IRON ROD** FOR THE SOUTHEASTERN CORNER OF LOT 3, BLOCK 2 AND SOUTHWESTERN CORNER OF LOT 2, BLOCK 2 OF SAID THE NEW TRADE CENTER, PHASE 1, BEING A POINT OF DEFLECTION TO THE RIGHT HEREOF;

THENCE, **NORTH 07° 06' 42" EAST**, ALONG THE SOUTHERN BOUNDARY LINE OF SAID LOT 2, BLOCK 2 FOR A DISTANCE OF **467.82 FEET** TO THE **POINT OF BEGINNING**, AND CONTAINING 41.68 ACRES, MORE OR LESS;

**BASIS OF BEARING:** BASED ON NAD83 TEXAS PLANES, SOUTH ZONE 4205, U.S. FOOT, AND BEING A FOUND 1/2" IRON ROD FOR THE SOUTHEAST CORNER OF LOT 1, BLOCK 2, OF THE NEW TRADE CENTER, PHASE 1, RECORDED IN VOLUME 34, PAGE 57, PLAT RECORDS OF WEBB COUNTY, TEXAS; AND A FOUND 1/2" IRON ROD FOR THE NORTHEAST CORNER OF LOT 1, BLOCK 1, OF LA BOTA BUFFER TRACT RECORDED IN VOLUME 36, PAGE 97, PLAT RECORDS OF WEBB COUNTY, TEXAS;

CALL: **SOUTH 24° 42' 12" EAST - 1028.82 FEET**

MEASURED: **SOUTH 22° 42' 12" EAST - 1028.82 FEET**

- NOTES**
- THE PURPOSE OF THIS REPLAT IS TO RECONFIGURE ONE (1) PLATTED LOT INTO TWO (2) LOTS.
  - THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS. NO PORTION OF THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTION TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.
  - ALL 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 LAREDO LAND DEVELOPMENT CODE.
  - ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
  - EXISTING NON-CONFORMING STRUCTURES ENCRoACHING WITHIN SETBACKS, MAY NOT ENCRoACH FURTHER IN THE SETBACKS, SHOULD THE EXISTING STRUCTURES BE DEMOLISHED. NEW CONSTRUCTION SHALL COMPLY WITH THE CURRENT CITY OF LAREDO LAND DEVELOPMENT CODE ORDINANCES.
  - THE OWNERS OF LOT 12A, BLOCK 2 AND LOT 12B, BLOCK 2 (THE "PARTIES") HEREBY AGREE THAT ALL COSTS FOR THE OPERATION, MAINTENANCE, AND REPAIR OF THE SHARED, EXTERNAL FIRE PROTECTION SYSTEM SHALL BE SHARED EQUALLY. EACH PARTY GRANTS TO THE OTHER A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR MUTUAL ACCESS ACROSS THEIR RESPECTIVE PROPERTIES FOR THE SOLE PURPOSES OF INSPECTING, MAINTAINING, AND REPAIRING SAID UTILITIES. NEITHER PARTY SHALL PLACE ANY IMPROVEMENTS OR OBSTRUCTIONS THAT INTERFERE WITH THESE RIGHTS OF ACCESS OR THE INTEGRITY OF THE SHARED, EXTERNAL FIRE PROTECTION SYSTEM. THIS AGREEMENT IS A COVENANT RUNNING WITH THE LAND AND SHALL BE BINDING UPON THE PARTIES, THEIR HEIRS, SUCCESSORS, AND ASSIGNS.

**CERTIFICATE OF OWNER**

STATE OF TEXAS  
COUNTY OF WEBB

I, **LUIS R. ZAMUDIO**, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS REPLAT, AND DESIGNATED HEREIN AS REPLAT OF **LOT 12, BLOCK 2, INTO LOTS 12A AND 12B, BLOCK 2, THE NEW TRADE CENTER PHASE 4**, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS AND EASEMENTS THEREON SHOWN, FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

LUIS R. ZAMUDIO \_\_\_\_\_ DATE \_\_\_\_\_  
PRESIDENT

STATE OF TEXAS  
COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE PERSON EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

**CERTIFICATE OF ENGINEER**

STATE OF TEXAS  
COUNTY OF WEBB

I, **EDWARD L. OCHOA**, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS REPLAT TO THE MATTERS OF STREETS, LOTS, WATER, SEWER AND APPURTENANCES AND DRAINAGE LAYOUT; AND TO THE BEST OF MY KNOWLEDGE THIS REPLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

EDWARD L. OCHOA, P.E. #92596 \_\_\_\_\_ DATE \_\_\_\_\_



**PLAT APPROVAL - CITY ENGINEER**

I HAVE REVIEWED THIS REPLAT OF **LOT 12, BLOCK 2, INTO LOTS 12A AND 12B, BLOCK 2, THE NEW TRADE CENTER PHASE 4** PREPARED BY EDWARD L. OCHOA, P.E. No. 92596, AND DATED THE 22ND DAY OF APRIL, 2026 WITH THE LAST REVISION DATE ON \_\_\_\_\_ DAY OF 2026, AND FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ELIUD DE LOS SANTOS, P.E. \_\_\_\_\_ DATE \_\_\_\_\_  
CITY ENGINEER

**PLANNING COMMISSION APPROVAL**

THIS REPLAT OF **LOT 12, BLOCK 2, INTO LOTS 12A AND 12B, BLOCK 2, THE NEW TRADE CENTER PHASE 4**, 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 \_\_\_\_\_.

DANIELLA SADA PAZ \_\_\_\_\_ DATE \_\_\_\_\_  
CHAIR



**CERTIFICATE OF COUNTY CLERK**

STATE OF TEXAS  
COUNTY OF WEBB

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

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

COUNTY CLERK \_\_\_\_\_ DEPUTY \_\_\_\_\_  
WEBB COUNTY, TEXAS

**ATTESTMENT OF PLANNING COMMISSION APPROVAL**

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

VANESSA GUERRA, AICP \_\_\_\_\_ DATE \_\_\_\_\_  
PLANNING DIRECTOR

ENGINEER/SURVEYOR  
KCI TECHNOLOGIES, INC  
710 N. BARTLETT AVE. SUITE 201  
LAREDO, TEXAS 78041  
(980) 120-1844

OWNER  
INTERAMERICA INDUSTRIAL REAL ESTATE, LLC  
415 FREE TRADE STREET  
LAREDO, TEXAS 78045

PROJECT	PLAT DATE/TITLE
STATUS	
DRAWN BY	FILED BY
J.J.C.	E.L.O.

NO.	DATE	REVISION DESCRIPTION

EXAMINER  
PLANNING COMMISSION  
7100th Street Avenue, Suite 201  
Laredo, Texas 78041  
Phone: (980) 729-7868 Fax: (980) 729-7869  
TDS Form No. 10194-935

**REPLAT OF**  
**LOT 12, BLOCK 2 THE NEW TRADE CENTER PHASE 4**  
**VOL. 39, PGS. 6, P.R.W.C.T.**  
**INTO**  
**LOT 12A, BLOCK 2, AND LOT 12B, BLOCK 2,**  
**THE NEW TRADE CENTER PHASE 4**

# City of Laredo

## Planning & Zoning Commission

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Meeting Date: 5/7/2026

Preliminary Plats and Replats 9C

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### SUBJECT

Preliminary consideration of the plat of D&J Alexander Commercial Phase 15, Block 4, Lot 5A & 5B, Alexander Crossing Plaza. The intent is commercial.

PL-096-2026

District V - Cm. Ruben Gutierrez Jr.

### BACKGROUND

APPLICANT: D&J Alexander Investments, LLC

ENGINEER: Top Site Civil Group

### PROPERTY INFORMATION:

Location: East of N. Bartlett Avenue and south of University Boulevard

Size: Approximately 2.00 acres, more or less

Proposed Development: 2 lots

Current Zoning: B-3 (Community Business District)

Council District: District V - Cm. Ruben Gutierrez Jr

### STAFF RECOMMENDATION

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Revise the vicinity map to accurately reflect the location of the subject tract.
2. A portion of the proposed subdivision is located within Subdistrict C (65 Ldn to 70 Ldn) of the Airport Noise Specific Use Zoning Overlay District. Provide the required avigation easement, contour line(s), and include the following plat note: "This property (or a part thereof) is located within an area subject to potentially excessive airport noise levels. All uses and construction shall conform to the noise mitigation standards included in Appendix N - Noise Attenuation Performance Standards for Structures Located within the Airport Noise Specific Use Zoning Overlay District of the City of Laredo, incorporated herein and made a part hereof for all purposes." (Section 24.68.5, Land Development Code).
3. Coordinate with the Traffic Safety Division for driveway spacing.
4. Identify all easements.
5. All improvements as per the Subdivision Ordinance.

Traffic Safety:

1. Restrict access thru lot 5A to reduce the potential for collisions by reducing the number of conflict points and increasing the distance between conflict points. AASHTO A Policy on Geometric Design of Highways and Streets

2. Revise Master Plan (As per Subdivision Ordinance Handbook, Chapter II).

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:

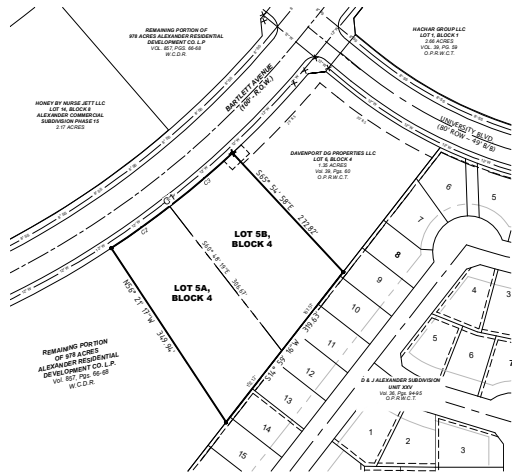
1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.

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

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## PLAT NOTES & RESTRICTIONS

1. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. THIS SUBJECT PROPERTY IS LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP No. 48479C, PANEL No. 1205C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
4. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
5. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
6. P.O.B.: SET IRON ROD ALONG BARTLETT AVE. (N:1707706.2884, E: 673934.2313)
7. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.
8. ACCESS TO BARTLETT AVENUE.



Curve #	Arc Length	Radius	Delta	Bearing	Length
C3	138.289	1549.590	5.1132	S26° 40' 51.37\"W	138.243
C2	120.411	1549.590	4.4522	N31° 27' 49.05\"E	120.381
C1	258.700	1549.590	9.9554	S28° 54' 25.28\"W	258.400

CERTIFICATE OF OWNER: PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, LOT 5A & 5B, BLOCK 4

STATE OF TEXAS §  
WEBB COUNTY §

I, \_\_\_\_\_, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, LOT 5A & 5B, BLOCK 4," IN COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
D & J ALEXANDER INVESTMENTS, LLC DATE

STATE OF TEXAS §  
WEBB COUNTY §

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

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE WEBB COUNTY, TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS "PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, LOT 5A & 5B, BLOCK 4," PREPARED BY RICARDO VILLARREAL, REGISTERED PROFESSIONAL ENGINEER NO. 101308, AND DATED THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_%, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
ELIUD DE LOS SANTOS, P.E.  
CITY ENGINEER DATE

CERTIFICATE OF ENGINEER

STATE OF TEXAS:  
COUNTY OF WEBB:

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

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
RICARDO VILLARREAL, P.E. No. 101308-TEXAS DATE



CERTIFICATE OF SURVEYOR

STATE OF TEXAS:  
COUNTY OF WEBB:

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

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
RICARDO VILLARREAL, R.P.L.S. No. 6242  
TPLS FIRM REG. NO. 10194666 DATE



PLANNING COMMISSION APPROVAL

THIS PLAT OF "PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, LOT 5A & 5B, BLOCK 4," CITY OF LAREDO, TEXAS, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
DANIELLA SADA PAZ,  
PLANNING AND ZONING COMMISSION CHAIR DATE

ATTESTMENT OF PLANNING COMMISSION APPROVAL

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_%. THE MINUTES OF THE SAID MEETING REFLECT SUCH APPROVAL.

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
VANESSA GUERRA, ACP  
DIRECTOR OF PLANNING DEPARTMENT  
CITY OF LAREDO, TEXAS DATE

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS:  
COUNTY OF WEBB:

I, MARGIE RAMIREZ BARRA, CLERK OF THE COUNTY COURT OF WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED \_\_\_\_ DAY OF \_\_\_\_\_, 2026, WITH ITS CERTIFICATE OF AUTHENTICATION, HEREBY DESIGNATED AS "PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, LOT 5A & 5B, BLOCK 4," WAS 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 \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_%.

\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
HON. MARGIE RAMIREZ BARRA,  
COUNTY CLERK, WEBB COUNTY, TEXAS DATE

LEGAL DESCRIPTION:  
2.00 ACRE TRACT OF LAND

A TRACT OF LAND CONTAINING 2.00 ACRES, MORE OR LESS, OUT OF A 1,450-ACRE TRACT OF LAND CONVEYED TO DELFINA ALEXANDER OCHOA AND JOSEPHINA ALEXANDER GONZALEZ, AS INSTRUMENT RECORDED ON DECEMBER 17, 1971, IN VOL. 414, PAGES 502-506, DEED RECORDED WEBB COUNTY TEXAS AS PER CORRECTION WARRANTY DEED RECORDED IN VOLUME 4284, PAGES 455-458, OFFICIAL PUBLIC RECORDS WEBB COUNTY TEXAS, AND SITUATED IN PORCION 26, AGUSTIN SANCHEZ ORIGINAL GRANTEE, ABSTRACT 282, CITY OF LAREDO, WEBB COUNTY TEXAS, SAID 2.00 ACRE TRACT OF LAND, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A SET 11' IRON ROD ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF BARTLETT AVENUE (100' ROW), RECORDED IN VOLUME 35, PAGE 10, PLAT RECORDS WEBB COUNTY TEXAS, AND THE WESTERN CORNER, HEREOF;

**THENCE** S65° 54' 58" E, A DISTANCE OF 272.82 FEET TO A POINT ALONG THE SOUTHERN BOUNDARY LINE OF LOT 6, BLOCK 4, RECORDED IN VOLUME 0039, PAGE 0600, PUBLIC RECORDS WEBB COUNTY, TEXAS, BEING THE EASTERN CORNER, HEREOF;

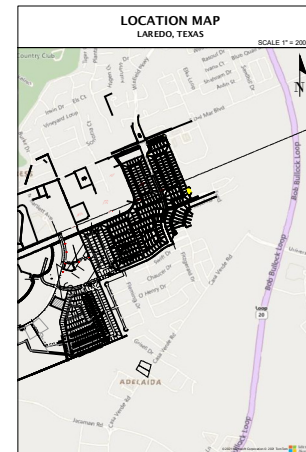
**THENCE** S14° 59' 46" W, A DISTANCE OF 318.69 FEET TO POINT OF DEFLECTION TO THE RIGHT, ALONG THE COMMON BOUNDARY LINE OF LOT 35, BLOCK 2, D & J ALEXANDER SUBDIVISION UNIT XXV, RECORDED IN VOL. 36, PAGES 94-95, HEREOF;

**THENCE** N 50° 21' 37" W, A DISTANCE OF 349.94 FEET, TO A POINT OF DEFLECTION, ALONG A NON-TANGIBLE CURVE ON THE SOUTHERN RIGHT-OF-WAY OF SAID BARTLETT AVENUE, HEREOF;

**THENCE** ALONG THE NON-TANGIBLE CURVE TO THE RIGHT, ON THE EASTERN RIGHT-OF-WAY LINE OF SAID BARTLETT AVE. HAVING A RADIUS OF 1949.99', WITH A BEARING N28° 54' 25.28" E, AN ARC LENGTH 258.70 FEET, TO A SET IRON ROD, BEING ON THE SOUTHWESTERN CORNER OF LOT 6, BLOCK 4, D & J ALEXANDER SUBDIVISION PHASE 15, ALEXANDER CROSSING PLAZA, AND THE NORTHWESTERN CORNER, BEING THE POINT OF BEGINNING AND CONTAINING 2.00 ACRES, MORE OR LESS.

NOTES:

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



PLAT NOTES & RESTRICTIONS

1. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. THIS SUBJECT PROPERTY IS LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP NO. 48477C, PANEL NO. 1205C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
4. SEFBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
5. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
6. P.O.B.: SET IRON ROD ALONG BARTLETT AVE. (N-1707706.2884, E-673934.2313)
7. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OF FIDAL (INCS) CONTROL.
8. ACCESS TO BARTLETT AVENUE.

OWNER:  
D&J ALEXANDER INVESTMENTS, LLC  
1302 CALLE DEL NORTE, SUITE 1  
LAREDO, TEXAS 78041

PLAT OF D & J ALEXANDER COMMERCIAL PHASE 15,  
ALEXANDER CROSSING PLAZA, LOT 5A & 5B, BLOCK 4  
A TRACT OF LAND CONTAINING 2.00 ACRES, MORE OR LESS, OUT OF A 1,450-ACRE TRACT OF LAND CONVEYED TO DELFINA ALEXANDER OCHOA AND JOSEPHINA ALEXANDER GONZALEZ, AS INSTRUMENT RECORDED ON DECEMBER 17, 1971, IN VOL. 414, PAGES 502-506, DEED RECORDED WEBB COUNTY TEXAS AS PER CORRECTION WARRANTY DEED RECORDED IN VOLUME 4284, PAGES 455-458, OFFICIAL PUBLIC RECORDS WEBB COUNTY TEXAS, AND SITUATED IN PORCION 26, AGUSTIN SANCHEZ ORIGINAL GRANTEE, ABSTRACT 282, CITY OF LAREDO, WEBB COUNTY TEXAS

PROJECT #	
REVISIONS	None
DRAWN BY	K.J.C.
APPROVED	R.R.U.
DATE	10/13/2026
SCALE	1" = 100'

ENGINEER: RICARDO M. VILLARREAL, P.E.  
TOP-SITE CIVIL GROUP, LLC  
6282 M'PHERSON RD., STE. 206  
LAREDO, TEXAS 78041  
(956) 726-9257

SURVEYOR: RICARDO M. VILLARREAL, R.P.L.S.  
TOP-SITE CIVIL GROUP, LLC  
6282 M'PHERSON RD., STE. 206  
LAREDO, TEXAS 78041  
(956) 726-9257



10/13/2026 10:58:00 AM  
10/13/2026 10:58:00 AM  
10/13/2026 10:58:00 AM  
10/13/2026 10:58:00 AM

PRELIMINARY

1.0

# City of Laredo

## Planning & Zoning Commission

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Meeting Date: 5/7/2026

Preliminary Plats and Replats 9D

---

### SUBJECT

Preliminary consideration of the plat of D&J Alexander Commercial Phase 15, Block 4, Lot 2, Alexander Crossing Plaza. The intent is commercial.

PL-095-2026

District V - Cm. Ruben Gutierrez Jr.

### BACKGROUND

APPLICANT: D&J Alexander Investments, LLC

ENGINEER: Top Site Civil Group

### PROPERTY INFORMATION:

Location: East of Bartlett Avenue and south of University Boulevard

Size: Approximately 0.87 acres, more or less

Proposed Development: 1 lot

Current Zoning: B-3 (Community Business District)

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

### STAFF RECOMMENDATION

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Remove Plat Note No. 3 as the subject tract is not located within the flood plain.

2. A portion of the proposed subdivision is located within Subdistrict C (65 Ldn to 70 Ldn) of the Airport Noise Specific Use Zoning Overlay District. Provide the required avigation easement, contour line(s), and include the following plat note: "This property (or a part thereof) is located within an area subject to potentially excessive airport noise levels. All uses and construction shall conform to the noise mitigation standards included in Appendix N - Noise Attenuation Performance Standards for Structures Located within the Airport Noise Specific Use Zoning Overlay District of the City of Laredo, incorporated herein and made a part hereof for all purposes." (Section 24.68.5, Land Development Code).

3. Coordinate with the Traffic Safety Division for driveway spacing/placement and shared access to the adjacent tracts.

4. Clarify Plat Note 8 regarding access to Bartlett Ave.

5. Identify all easements.

6. All improvements as per the Subdivision Ordinance.

Traffic Safety:

1. Revise Master Plan (As per Subdivision Ordinance Handbook, Chapter II).

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:

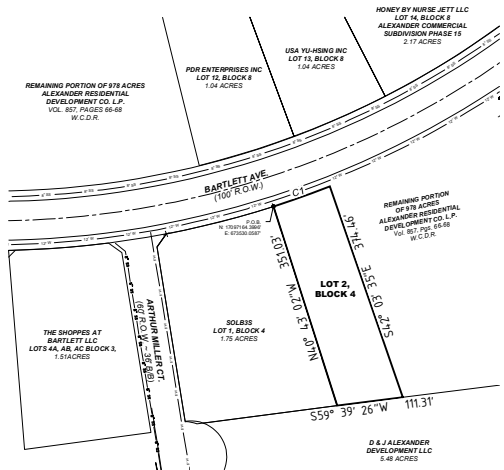
1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.

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

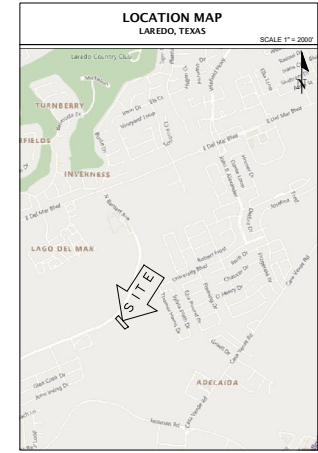
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## **PLAT NOTES & RESTRICTIONS**

1. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. THIS SUBJECT PROPERTY IS LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP No. 48479C, PANEL No. 1205C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
4. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
5. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
6. P.O.B.: SET IRON ROD BEING THE NORTHWEST CORNER (N: 17097164.3996, E: 673530.0587)
7. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.
8. ACCESS TO BARTLETT AVE.



Curve Table					
Curve	Arc Length	Radius	Delta	Bearing	Length
CT	100.785	1550.000	3.7255	NL* 24° 46.78'E	100.787



**LEGAL DESCRIPTION: 0.87 ACRE TRACT OF LAND**

A TRACT OF LAND CONTAINING 0.87 ACRES, MORE OR LESS, OUT OF A LARGO ACRE TRACT OF LAND CONVEYED TO DELFINA ALEXANDER SORON AND JOSEPHINA ALEXANDER GONZALEZ, AS INSTRUMENT RECORDED ON DECEMBER 17, 1971, IN VOL. 414, PAGES 502-506. DEED RECORDS WEBB COUNTY TEXAS PER CORRECTION WARRANTY DEED RECORDED IN VOLUME 4236, PAGES 455-458. OFFICIAL PUBLIC RECORDS WEBB COUNTY TEXAS. AND SITUATED IN PORCION 26, AGUSTIN SANCHEZ ORIGINAL GRANTEE, ABSTRACT 282, CITY OF LAREDO, WEBB COUNTY TEXAS, SAID 0.87 ACRE TRACT OF LAND, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING** AT A SET 10" IRON ROD ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF SAID BARTLETT AVENUE AND NORTHEASTERN CORNER OF LOT 1, BLOCK 4 OF D & J ALEXANDER PHASE 15, CROSSING PLAZA RECORDED IN VOL. 44, PG. 13, PUBLIC RECORDS WEBB COUNTY TEXAS, A POINT OF CURVATURE, BEING THE NORTHWESTERN CORNER OF THIS SAID 0.87 ACRE TRACT OF LAND, HEREOF;
- THENCE** ALONG A TANGENT CURVE TO THE RIGHT, CONTINUING WITH THE SOUTHER RIGHT-OF-WAY OF SAID BARTLETT AVE, A RADIUS OF 1550.0', A CHORD WITH A BEARING OF N 47° 24' 46" E, FOR A DISTANCE OF 100.77', AN ARC LENGTH OF 100.79' TO A POINT OF TANGENCY, HEREOF;
- THENCE** S 42° 03' 35" E, A DISTANCE OF 1376.46 FEET TO A POINT OF DEFLECTION, BEING THE SOUTH EASTERN CORNER, HEREOF;
- THENCE** S 59° 39' 26" W, A DISTANCE OF 111.31 FEET TO A POINT OF DEFLECTION, HEREOF;
- THENCE** N 40° 43' 02" W, A DISTANCE OF 351.03 FEET ALONG THE EASTERN BOUNDARY LINE OF SAID D & J ALEXANDER SUBDIVISION, LOT 1, BLOCK 4, BEING THE POINT OF BEGINNING AND CONTAINING 0.87 ACRES, MORE OR LESS.

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

**PLAT NOTES & RESTRICTIONS**

- SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- THIS SUBJECT PROPERTY IS LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP NO. 48474C, PANEL No. 1205C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
- SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
- ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
- P.O.B.: SET IRON ROD BEING THE NORTHWEST CORNER IN: 13097164.3996, E: 873530.0587
- GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL INGS CONTROL.
- ACCESS TO BARTLETT AVE.

**CERTIFICATE OF OWNER: PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, LOT 2, BLOCK 4**

STATE OF TEXAS & WEBB COUNTY &  
 I, \_\_\_\_\_, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, LOT 2, BLOCK 4" IN COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.  
 D & J ALEXANDER INVESTMENTS, LLC \_\_\_\_\_ DATE \_\_\_\_\_

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

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

**PLAT-APPROVAL CITY ENGINEER**

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, LOT 2, BLOCK 4, PREPARED BY RICARDO VILLARREAL REGISTERED PROFESSIONAL ENGINEER NO. 101308, AND DATED THE DAY OF \_\_\_\_\_, 2016, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ELIUD DE LOS SANTOS, P.E. \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY ENGINEER

**CERTIFICATE OF ENGINEER**

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

RICARDO VILLARREAL, P.E. No. 101308-TEXAS \_\_\_\_\_ DATE \_\_\_\_\_



**CERTIFICATE OF SURVEYOR**

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

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



**PLANNING COMMISSION APPROVAL**

THIS PLAT OF PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, LOT 2, BLOCK 4 CITY OF LAREDO, TEXAS HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

DANIELLA SADA PAZ, \_\_\_\_\_ DATE \_\_\_\_\_  
 PLANNING AND ZONING COMMISSION CHAIR

**ATTESTMENT OF PLANNING COMMISSION APPROVAL**

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

VANESSA GUERRA, ACP  
 DIRECTOR OF PLANNING DEPARTMENT  
 CITY OF LAREDO, TEXAS \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATE OF COUNTY CLERK**

STATE OF TEXAS: COUNTY OF WEBB:  
 I, MARGIE RAMIREZ IBARRA, CLERK OF THE COUNTY COURT OF WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, WITH ITS CERTIFICATE OF AUTHENTICATION, HEREBY DESIGNATED AS: PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, LOT 2, BLOCK 4, WAS 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 \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

HON. MARGIE RAMIREZ IBARRA \_\_\_\_\_ DATE \_\_\_\_\_  
 COUNTY CLERK, WEBB COUNTY, TEXAS

**ENGINEER:**  
 RICARDO M. VILLARREAL, P.E.  
 TOP-SITE CIVIL GROUP, LLC  
 6282 MAPHERSON RD., STE. 206  
 LAREDO, TEXAS 78041  
 (956) 726-6057

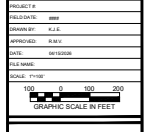
**SURVEYOR:**  
 RICARDO M. VILLARREAL, R.P.L.S.  
 TOP-SITE CIVIL GROUP, LLC  
 6282 MAPHERSON RD., STE. 206  
 LAREDO, TEXAS 78041  
 (956) 726-6057

**PRELIMINARY**

OWNER:  
**D&J ALEXANDER INVESTMENTS, LLC**  
 1302 CALLE DEL NORTE, SUITE 1  
 LAREDO, TEXAS 78041

**PLAT OF D & J ALEXANDER COMMERCIAL PHASE 15, ALEXANDER CROSSING PLAZA, LOT 2, BLOCK 4**

A TRACT OF LAND CONTAINING 0.87 ACRES, MORE OR LESS, OUT OF A LARGO ACRE TRACT OF LAND CONVEYED TO DELFINA ALEXANDER OCHOA AND JOSEPHINA ALEXANDER GONZALEZ, AS INSTRUMENT RECORDED ON DECEMBER 17, 1971, IN VOL. 414, PAGES 502-506. DEED RECORDS WEBB COUNTY TEXAS, AS PER CORRECTION WARRANTY DEED RECORDED IN VOLUME 4236, PAGES 455-458. OFFICIAL PUBLIC RECORDS WEBB COUNTY TEXAS. AND SITUATED IN PORCION 26, AGUSTIN SANCHEZ ORIGINAL GRANTEE, ABSTRACT 282, CITY OF LAREDO, WEBB COUNTY TEXAS.



**TOPSITE**  
 Civil Group

1000 West 12th Street  
 Laredo, Texas 78041  
 (956) 726-6057  
 www.topsitecivil.com

**1.0**

# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 5/7/2026

**Preliminary Plats and Replats 9E**

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### **SUBJECT**

Preliminary consideration of the plat of Cielito Lindo Ejido Plat. The intent is commercial.

PL-102-2026

District I - Cm. Gilbert Gonzalez

### **BACKGROUND**

APPLICANT: Lasco Development Co.

ENGINEER: KCI Technologies

### **PROPERTY INFORMATION:**

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

Size: Approximately 2.00 acres, more or less

Proposed Development: 1 lot

Current Zoning: B-3 (Community Business District)

Council District: District I - Cm. Gilbert Gonzalez

### **STAFF RECOMMENDATION**

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide a 5-foot right-of-way (ROW) reserve along Ejido Avenue to comply with the Future Thoroughfare Plan, which designates Ejido Avenue as a Principal Arterial (100-120 feet).

2. Identify all easements.

3. All improvements as per the Subdivision Ordinance.

Traffic Safety:

1. Ejido ROW shall be from 100 to 120 feet being that it is designated on the Thoroughfare Plan as a principal arterial (As per Viva Laredo Future Thoroughfare Plan, Subdivision Ordinance Handbook, Section 3-2: Streets and Alleys)

A. The arrangement, character, extent, width, grade, access to, and location of all streets shall conform to the City Comprehensive Plan and shall be considered in their relation to existing and planned streets, to topographical conditions, to public convenience and safety, and in their appropriate relation to the proposed uses of the land to be served by such streets (As per Subdivision Ordinance Handbook, Section 3-2: Streets and Alleys)

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.

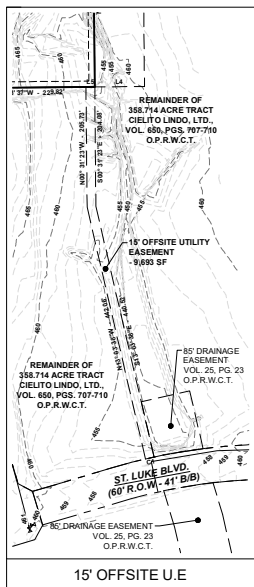
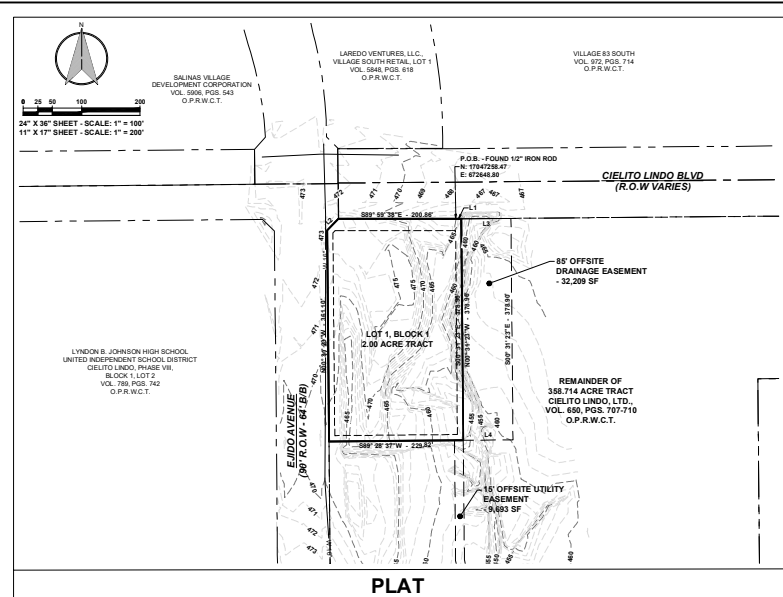
**NOTICE TO THE DEVELOPER:**

**Planning:**

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.
-

## NOTES

1. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
2. DRIVEWAYS WILL BE INSTALLED AT THE TIME OF ISSUANCE OF THE BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
3. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
4. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING DISTRICT IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
5. BASIS OF BEARING, DISTANCES AND P.O.B. GRID COORDINATES : NAD 83 (2011 ADJ.) TEXAS STATE PLANE, 4205 SOUTH ZONE. COORDINATES PROVIDED FOR GENERAL LOCATIVE PURPOSES AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.
6. STORM WATER DETENTION IMPROVEMENTS SHALL BE REVIEWED BY THE ENGINEERING DEPARTMENT AS PART OF THE BUILDING PERMIT APPROVAL AND SHALL BE THE RESPONSIBILITY OF THE LAND OWNER TO COMPLY WITH THE STORM WATER MANAGEMENT ORDINANCE.



**LINE TABLE**

LINE #	LENGTH	BEARING
L1	9.24'	N89°30'54"E
L2	27.89'	N44°28'33"E
L3	85.00'	N89°30'54"E
L4	85.00'	S89°28'37"W
L5	15.00'	N89°28'37"E

**LEGEND**

- PLAT BOUNDARY LINE
- PROPERTY LOT LINES
- BUILDING SETBACK (B.S.)
- EASEMENT
- CENTERLINE
- SET 12" IRON ROD
- FOUND 12" IRON ROD
- POINT OF BEGINNING
- BUILDING SETBACK
- UTILITY EASEMENT

**CURVE TABLE**

#	LENGTH	RADIUS	CH LENGTH	CH BEARING
C1	15.00'	980.00'	15.00'	S77°22'48"W

**METER & BOUNDS DESCRIPTION**  
2.00 ACRE TRACT

BEING A TRACT OF LAND CONTAINING 2.00 ACRES, MORE OR LESS, BEING OUT OF A 358.714 ACRE TRACT, CONVEYED BY DEED TO CIELITO LINDO, LTD., RECORDED IN VOLUME 660, PAGE(S) 707-710, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, SITUATED IN PORCION 38, ABSTRACT 472, TAZO SANCHEZ ORIGINAL GRANTEE. THIS 2.00 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A FOUND 12" IRON ROD, BEING A POINT ALONG THE SOUTHERN RIGHT OF WAY LINE OF CIELITO LINDO BOULEVARD, CALLED TRACT 1, CONVEYED BY DEED TO THE CITY OF LAREDO, RECORDED IN VOLUME 3881, PAGE 758-772, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, AND BEING A POINT OF DEFLECTION TO THE RIGHT HEREOF;

**THENCE, NORTH 85° 30' 54" EAST,** ALONG THE SOUTHERN RIGHT OF WAY LINE OF CIELITO LINDO BOULEVARD, A DISTANCE OF 9.24 FEET, TO A SET 12" IRON ROD, BEING THE **NORTHEAST CORNER** AND A POINT OF DEFLECTION TO THE RIGHT HEREOF;

**THENCE, SOUTH 89° 31' 23" EAST,** A DISTANCE OF 378.26 FEET, TO A SET 12" IRON ROD, BEING THE **SOUTHWEST CORNER** AND A POINT OF DEFLECTION TO THE RIGHT HEREOF;

**THENCE, SOUTH 89° 28' 37" WEST,** FOR A DISTANCE OF 28.82 FEET, TO A SET 12" IRON ROD, ALONG THE EASTERN RIGHT OF WAY LINE OF EUIDO AVENUE, AND BEING THE **SOUTHWEST CORNER** AND A POINT OF DEFLECTION TO THE RIGHT HEREOF;

**THENCE, NORTH 89° 31' 23" WEST,** ALONG THE EAST RIGHT OF WAY LINE OF EUIDO AVENUE, A DISTANCE OF 381.5 FEET, TO A SET 12" IRON ROD, BEING THE SOUTHWESTERN POINT OF THE SOUTHEAST CORNER CLIP OF CIELITO LINDO BOULEVARD & EUIDO AVENUE, AND BEING A POINT OF DEFLECTION TO THE LEFT HEREOF;

**THENCE, NORTH 87° 33' 12" EAST,** ALONG THE SOUTHEAST CORNER CLIP OF CIELITO LINDO BOULEVARD & EUIDO AVENUE, A DISTANCE OF 27.89 FEET, TO A SET 12" IRON ROD, BEING THE NORTHEASTERN POINT OF THE SOUTHEAST CORNER CLIP OF CIELITO LINDO BOULEVARD & EUIDO AVENUE, AND BEING A POINT OF DEFLECTION TO THE LEFT HEREOF;

**THENCE, SOUTH 89° 28' 37" EAST,** A DISTANCE OF 28.82 FEET, TO THE POINT OF BEGINNING AND CONTAINING 2.00 ACRES OF LAND, MORE OR LESS.

**BASES OF BEARING:** BASED ON NAD83, TEXAS STATE PLANES, SOUTH ZONE 4205, U.S. FOOT.

**METER & BOUNDS DESCRIPTION**  
15' OFFSITE UTILITY EASEMENT (9,893 SQUARE FEET)

BEING A UTILITY EASEMENT CONTAINING 9,893 SQUARE FEET, MORE OR LESS, BEING OUT OF A 358.714 ACRE TRACT, CONVEYED BY DEED TO CIELITO LINDO, LTD., RECORDED IN VOLUME 660, PAGE(S) 707-710, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, SITUATED IN PORCION 38, ABSTRACT 472, TAZO SANCHEZ ORIGINAL GRANTEE. THIS 9,893 SQUARE FEET UTILITY EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A FOUND 12" IRON ROD, BEING A POINT ALONG THE SOUTHERN RIGHT OF WAY LINE OF CIELITO LINDO BOULEVARD, CALLED TRACT 1, CONVEYED BY DEED TO THE CITY OF LAREDO, RECORDED IN VOLUME 3881, PAGE 758-772, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, AND BEING A POINT OF DEFLECTION TO THE RIGHT HEREOF;

**THENCE, SOUTH 89° 31' 23" EAST,** A DISTANCE OF 28.82 FEET, TO A POINT, BEING AN INTERIOR CORNER AND POINT OF DEFLECTION TO THE LEFT HEREOF;

**THENCE, SOUTH 17° 03' 38" EAST,** A DISTANCE OF 48.92 FEET, TO A POINT, BEING THE SOUTHWEST CORNER AND BEING A NON-TANGENT POINT OF A CURVE TO THE RIGHT HEREOF;

**THENCE, ALONG SAID CURVE HAVING A RADIUS OF 980.00 FEET, AN ARC LENGTH OF 15.00 FEET, A CHORD BEARING OF SOUTH 77° 22' 48" WEST, AND A CHORD DISTANCE OF 14.8 FEET, TO A POINT, BEING THE SOUTHWEST CORNER AND POINT OF DEFLECTION TO THE RIGHT HEREOF;**

**THENCE, NORTH 17° 03' 38" WEST,** FOR A DISTANCE OF 442.86 FEET, TO A POINT, BEING AN INTERIOR CORNER AND A POINT OF DEFLECTION TO THE LEFT HEREOF;

**THENCE, NORTH 89° 31' 23" WEST,** A DISTANCE OF 381.5 FEET, TO A POINT, BEING THE NORTHWEST CORNER AND POINT OF DEFLECTION TO THE RIGHT HEREOF;

**THENCE, NORTH 87° 33' 12" EAST,** A DISTANCE OF 18.00 FEET, TO THE POINT OF BEGINNING AND CONTAINING 9,893 SQUARE FEET, MORE OR LESS.

**BASES OF BEARING:** BASED ON NAD83, TEXAS STATE PLANES, SOUTH ZONE 4205, U.S. FOOT.

**METER & BOUNDS DESCRIPTION**  
85' OFFSITE DRAINAGE EASEMENT (32,209 SQUARE FEET)

BEING A DRAINAGE EASEMENT CONTAINING 32,209 SQUARE FEET, MORE OR LESS, BEING OUT OF A 358.714 ACRE TRACT, CONVEYED BY DEED TO CIELITO LINDO, LTD., RECORDED IN VOLUME 660, PAGE(S) 707-710, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, SITUATED IN PORCION 38, ABSTRACT 472, TAZO SANCHEZ ORIGINAL GRANTEE. THIS 32,209 SQUARE FEET DRAINAGE EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT A FOUND 12" IRON ROD, BEING A POINT ALONG THE SOUTHERN RIGHT OF WAY LINE OF CIELITO LINDO BOULEVARD, CALLED TRACT 1, CONVEYED BY DEED TO THE CITY OF LAREDO, RECORDED IN VOLUME 3881, PAGE 758-772, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, AND BEING A POINT OF DEFLECTION TO THE RIGHT HEREOF;

**THENCE, NORTH 89° 31' 23" EAST,** ALONG THE SOUTHERN RIGHT OF WAY LINE OF CIELITO LINDO BOULEVARD, A DISTANCE OF 84.96 FEET, TO A POINT, BEING THE NORTHEAST CORNER AND A POINT OF DEFLECTION TO THE RIGHT HEREOF;

**THENCE, SOUTH 89° 28' 37" EAST,** A DISTANCE OF 378.26 FEET, TO A POINT, BEING THE SOUTHWEST CORNER AND A POINT OF DEFLECTION TO THE RIGHT HEREOF;

**THENCE, SOUTH 89° 28' 37" WEST,** FOR A DISTANCE OF 88.00 FEET, TO A POINT, BEING THE SOUTHWEST CORNER AND A POINT OF DEFLECTION TO THE RIGHT HEREOF;

**THENCE, NORTH 89° 31' 23" WEST,** A DISTANCE OF 88.00 FEET, TO THE POINT OF BEGINNING AND CONTAINING 32,209 SQUARE FEET, MORE OR LESS.

**BASES OF BEARING:** BASED ON NAD83, TEXAS STATE PLANES, SOUTH ZONE 4205, U.S. FOOT.

**ENGINEER/SURVEYOR:**  
KCI TECHNOLOGIES, INC.  
718 W. BARTLETT AVE SUITE 201  
LAREDO, TEXAS 78841  
(956) 729-7844

**OWNER:**  
CIELITO LINDO LTD.  
SIGIFREDO PEREZ

**CERTIFICATE OF OWNER**

STATE OF TEXAS  
COUNTY OF WEBB

I, \_\_\_\_\_, THE UNDERSIGNED AUTHORIZED AGENT FOR CIELITO LINDO, LTD., THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS **CIELITO LINDO PLAT**, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DESIGNATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS AND EASEMENTS THEREON SHOWN, FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

SIGIFREDO PEREZ - MANAGER FOR CIELITO LINDO, LTD. DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE PERSON SIGNATURED THIS SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS  
COUNTY OF WEBB

I, **JEFFREY G. PAUL**, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED BY AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN THEREON WERE FOUND OR WILL BE PROPERLY PLACED UNDER MY SUPERVISION.

JEFFREY G. PAUL, R.P.L.S. #5691 DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF WEBB

STATE OF TEXAS  
COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE PERSON SIGNATURED THIS SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS

MY COMMISSION EXPIRES: \_\_\_\_\_

**ATTESTMENT OF PLANNING COMMISSION APPROVAL**

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT OF \_\_\_\_\_ AT A PUBLIC MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

WENESSA GUERRA, ACP PLANNING DEPARTMENT DATE \_\_\_\_\_

**CERTIFICATE OF COUNTY CLERK**

STATE OF TEXAS  
COUNTY OF WEBB

I, \_\_\_\_\_, CLERK OF THE COUNTY COURT IN AND FOR WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FORGOING INSTRUMENT DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, WITH THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M IN VOLUME \_\_\_\_\_ PAGE(S) \_\_\_\_\_ OF THE PLAT RECORDS OF SAID COUNTY.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

COUNTY CLERK \_\_\_\_\_ DEPUTY \_\_\_\_\_ WEBB COUNTY, TEXAS

**CERTIFICATE OF ENGINEER**

STATE OF TEXAS  
COUNTY OF WEBB

I, **ANDRES A. RUBIO**, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, WATER, SEWERS 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.

ANDRES A. RUBIO, P.E. #13496 DATE \_\_\_\_\_

**PLAT APPROVAL - CITY ENGINEER**

I HAVE REVIEWED THE PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS **CIELITO LINDO EUIDO PLAT**, PREPARED BY ANDRES A. RUBIO REGISTERED PROFESSIONAL ENGINEER, AND DESIGNATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, AND FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

EUIDO LOS SANTOS, P.E. DATE \_\_\_\_\_  
CITY ENGINEER

**PLANNING COMMISSION APPROVAL**

THIS PLAT OF **CIELITO LINDO EUIDO PLAT**, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

DANIELA SADA PAZ CHAIRMAN DATE \_\_\_\_\_

00055072\_001

4/22/2026 11:56 AM

PRELIMINARY

APPROVED BY: R.H. PEREZ FOR A.R.

NO. DATE REVISION DESCRIPTION

1.00 04/22/2026

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**CIELITO LINDO EUIDO PLAT**

A 2.00 ACRE TRACT OF LAND, MORE OR LESS, BEING OUT OF A 358.714 ACRE TRACT, CONVEYED BY DEED TO CIELITO LINDO, LTD., RECORDED IN VOLUME 660, PAGE(S) 707-710, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.

**PLAT**

**1**

SHEET

1 OF 1

# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 5/7/2026

**Extension of Preliminary plats and replats 10A**

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### **SUBJECT**

Consideration of a six (6) month extension to the final plat approval of the plat of Needmore Dolores Tract 4 Industrial Subdivision, Phase 1. The intent is industrial. The request is to extend the scheduled expiration date from June 7, 2026 to December 7, 2026.

PL-103-2026

Extra-Territorial Jurisdiction (ETJ)

### **BACKGROUND**

APPLICANT: Needmore Ranch II, Ltd.

ENGINEER: KCI Technologies, Inc.

### **PROPERTY INFORMATION:**

Location: north adjacent to State Highway 255 (Camino Colombia Road) and west of FM 1472 (Mines Road)

Size: Approximately 12.08 acres, more or less

Proposed Development: 1 lot

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

Council District: N/A

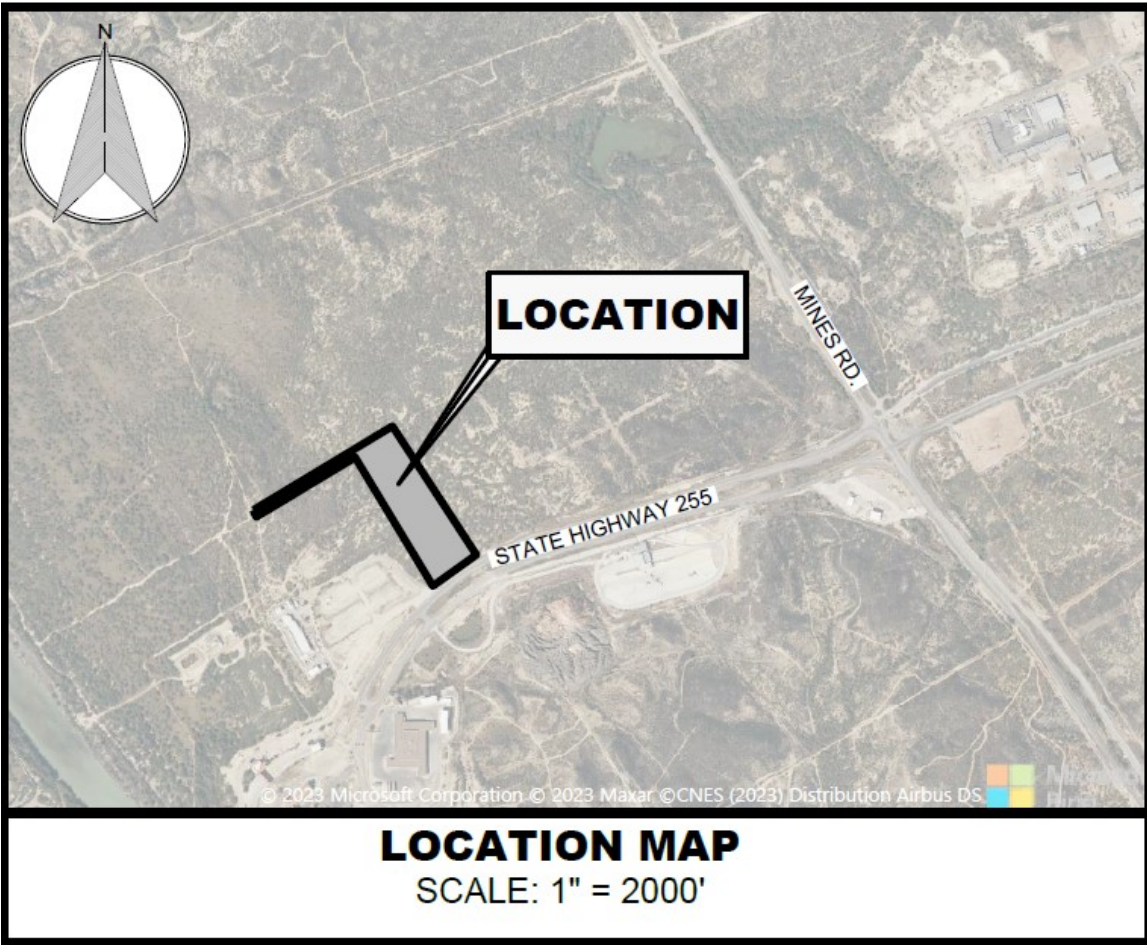
### **STAFF RECOMMENDATION**

APPROVAL

### **NOTICE TO THE DEVELOPER:**

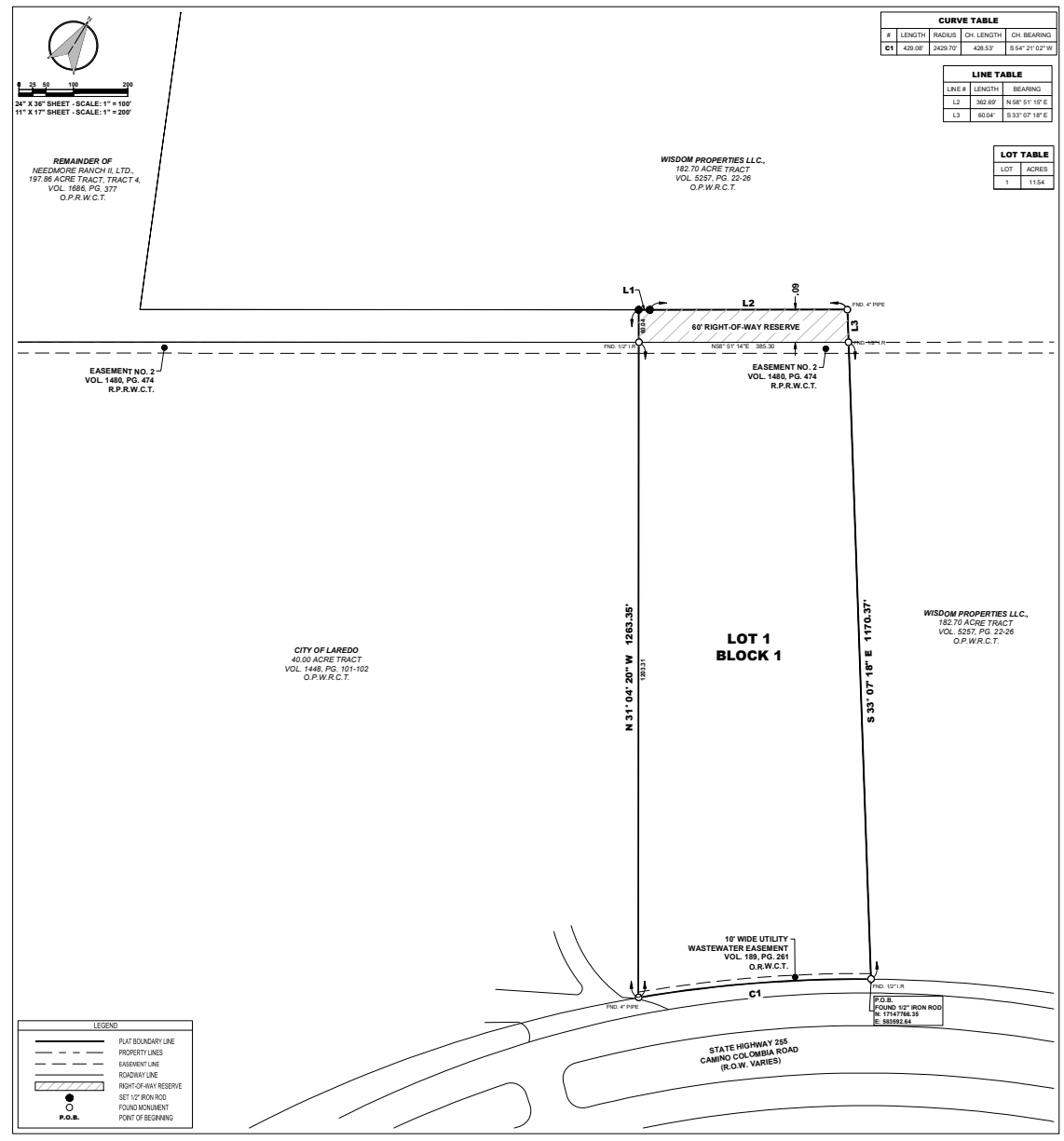
N/A

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## NOTES

1. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
2. DRIVEWAYS WILL BE INSTALLED AT THE TIME OF ISSUANCE OF THE BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
3. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
4. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING DISTRICT IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
5. BASIS OF BEARING, DISTANCES AND P.O.B. GRID COORDINATES : NAD 83 (2011 ADJ.) TEXAS STATE PLANE, 4205 SOUTH ZONE. COORDINATES PROVIDED FOR GENERAL LOCATIVE PURPOSES AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL



**CURVE TABLE**

#	LENGTH	RADIUS	CH. LENGTH	CH. BEARING
C1	429.59	2429.79	428.57	S 54° 27' 02" W

**LINE TABLE**

LINE #	LENGTH	BEARING
L2	362.69	N 58° 51' 10" E
L3	60.04	S 33° 07' 18" E

**LOT TABLE**

LOT	ACRES
1	11.54

**LEGAL DESCRIPTION**  
**NEEDMORE DOLORES TRACT 4 PLAT**  
 (11.54 ACRES)

A TRACT OF LAND CONTAINING 11.54 ACRES (567,920 SQ.FT.), MORE OR LESS, OUT OF A 197.86 ACRE TRACT, TRACT 4, RECORDED IN VOLUME 1688, PAGE 377, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, SITUATED IN WEBB COUNTY SCHOOL LAND, PARCELS 1462, ABSTRACT 502, WEBB COUNTY, TEXAS, THIS 12.08 ACRE (567,920 SQ.FT.) TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A FOUND 1/2" IRON ROD BEING A POINT ALONG THE NORTHERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 255, SAME BEING THE SOUTHWEST CORNER OF A 162.70 ACRE TRACT, CONVEYED TO WISDOM PROPERTIES LLC, RECORDED IN VOLUME 1537, PAGE 22-26, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, BEING THE POINT OF BEGINNING AND SOUTHWEST CORNER OF THIS 12.08 ACRE TRACT HEREOF;

**THENCE** ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2,429.79 FEET, AN ARCH LENGTH OF 428.57 FEET, A CHORD BEARING OF SOUTH 54° 27' 02" WEST, AND A CHORD DISTANCE OF 428.53 FEET, TO FOUND 4" PIPE, BEING A NON-TANGENT POINT OF SAID CURVE, BEING THE SOUTHWEST CORNER AND POINT OF DEFLECTION TO THE RIGHT HEREOF;

**THENCE** NORTH 31° 04' 20" WEST, FOR A DISTANCE OF 1,283.35 FEET TO A FOUND 1/2" IRON ROD, BEING THE NORTHWEST CORNER AND POINT OF DEFLECTION TO THE LEFT HEREOF;

**THENCE** NORTH 58° 51' 10" EAST, FOR A DISTANCE OF 20.47 FEET TO A SET 1/2" IRON ROD, BEING A POINT OF DEFLECTION TO THE RIGHT HEREOF;

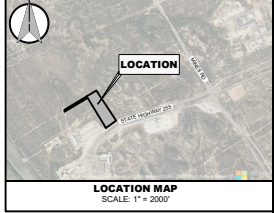
**THENCE** NORTH 58° 51' 10" EAST, FOR A DISTANCE OF 362.69 FEET TO A SET 1/2" IRON ROD, BEING A POINT OF DEFLECTION TO THE RIGHT HEREOF;

**THENCE** SOUTH 33° 07' 18" EAST, FOR A DISTANCE OF 60.04 FEET TO A SET 1/2" IRON ROD, BEING A POINT OF DEFLECTION TO THE RIGHT HEREOF;

**THENCE** SOUTH 33° 07' 18" EAST, FOR A DISTANCE OF 1170.37 FEET TO A FOUND 4" PIPE, BEING A POINT OF DEFLECTION TO THE RIGHT HEREOF;

**BASIS OF BEARING:**  
 BASED ON NAD83 TEXAS STATE PLANE, SOUTH ZONE 4005, U.S. FOOT, BEING A FOUND 1/2" IRON ROD ALONG THE NORTHERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 255 AND BEING A CORNER ALONG THE BOUNDARY LINE OF A 162.70 ACRE TRACT, TRACT 4, RECORDED IN VOLUME 1688, PAGE 377, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, SITUATED IN WEBB COUNTY SCHOOL LAND, PARCELS 1462, ABSTRACT 502, WEBB COUNTY, TEXAS, AND A FOUND 1/2" IRON ROD ALONG THE BOUNDARY LINE OF SAID 197.86 ACRE TRACT.

CALLED: SOUTH 31° 04' 20" WEST = 1,170.37  
 MEASURED: SOUTH 31° 04' 20" WEST = 1,170.37



- NOTES**
- THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
  - DRIVEWAYS WILL BE INSTALLED AT THE TIME OF ISSUANCE OF THE BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
  - ALL CURVE CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
  - SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING DISTRICT IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
  - BASIS OF BEARING, DISTANCES AND P.O.B. GRID COORDINATES (NAD 83 2011 ADJ) TEXAS STATE PLANE, 4005 SOUTH ZONE, COORDINATES PROVIDED FOR GENERAL LOCATIVE PURPOSES AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.

PROJECT: 7623008899  
 LOT: 1  
 DATE: 11/30/2023 3:14 PM  
**PRELIMINARY**  
 DRAWN BY: J.G.P.  
 CHECKED BY: J.G.P.  
 TITLE: PRELIMINARY PLAT  
 DATE: 11/30/2023  
 SHEET: 1 OF 2

**NEEDMORE DOLORES TRACT 4 INDUSTRIAL SUBDIVISION - PH 1**

**PRELIMINARY PLAT**

1 SHEET

2

D:\wfp\1203\_107823008899\_Plat\_Measure\_Plan\_0716\_107823008899\_Preliminary\_Plat.dwg



# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 5/7/2026

**Final Plats and replats 11A**

---

### **SUBJECT**

Final consideration of the plat of Embarcadero Southeast Quadrant - Phase 6. The intent is commercial.

PL-100-2026

District VII - Cm. Vanessa Perez

### **BACKGROUND**

APPLICANT: Farias Development, Ltd.

ENGINEER: Camacho-Hernandez & Associates

### **PROPERTY INFORMATION:**

Location: northeast corner of FM 1472 and Bob Bullock Loop (Loop 20)

Size: Approximately 16.5597 acres, more or less

Proposed Development: 1 lot

Current Zoning: B-3 (Highway Commercial District)

Council District: District VII - Cm. Vanessa Perez

### **STAFF RECOMMENDATION**

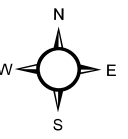
APPROVAL

### **NOTICE TO THE DEVELOPER:**

N/A

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# AERIAL LOCATION MAP



## NOTES:

1. ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE.
2. ACCESS ONTO LOOP 20 (BOB BULLOCK LOOP) AND F.M. 1472 (MINES ROAD) SHALL BE APPROVED BY TxDOT.
3. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
4. SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE CITY OF LAREDO LAND DEVELOPMENT CODE.
5. LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF THE APPENDIX F-2, SECTION 24-83, OF THE CITY OF LAREDO LAND DEVELOPMENT CODE.
6. EXISTING FLOODPLAIN LINES WILL BE UTILIZED FOR THE PURPOSE OF ISSUING BUILDING PERMITS UNTIL A LETTER OF MAP REVISION (LOMR) IS GRANTED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

**CERTIFICATION OF OWNER**  
(FARIAS DEVELOPMENT, LTD.)

STATE OF TEXAS  
COUNTY OF MIDLAND

I, **CHARLES F. HEDGES, JR.**, the SENIOR VICE PRESIDENT, OF FARIAS DEVELOPMENT, LTD., THE GENERAL PARTNER OF FARIAS DEVELOPMENT, LTD., DO HEREBY CERTIFY THAT THE INFORMATION CONTAINED HEREIN IS TRUE AND CORRECT AND THAT I AM THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND I AM NOT PROVIDING THIS INFORMATION FOR THE PURPOSES OF THE CITY OF LAREDO LAND DEVELOPMENT CODE.

FARIAS DEVELOPMENT, LTD., A TEXAS LIMITED LIABILITY COMPANY BY ITS GENERAL PARTNER, FARIAS DEVELOPMENT, LTD., A TEXAS LIMITED LIABILITY COMPANY.

PRINT NAME: CHARLES F. HEDGES, JR.  
PRINT TITLE: SENIOR VICE PRESIDENT

**NOTES:**

- ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE.
- ACCESS ONTO LOOP 20 (BOB BULLOCK LOOP) AND F.M. 1472 (MINES ROAD) SHALL BE APPROVED BY TADOT.
- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- CURB CUTS SHALL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE CITY OF LAREDO LAND DEVELOPMENT CODE.
- LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF THE APPENDIX F-2, SECTION 24-83, OF THE CITY OF LAREDO LAND DEVELOPMENT CODE.
- EXISTING FLOODPLAIN LINES WILL BE UTILIZED FOR THE PURPOSE OF ISSUING BUILDING PERMITS. A LETTER OF MAP REVISION (LOMR) IS GRANTED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

**LEGEND**

- IRON PIN FOUND
- 1/2" IRON ROD W/ CAP SET
- R.O.W. RIGHT-OF-WAY
- BSZ BUILDING SETBACK LINE
- U.E. UTILITY EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- V.R.C.V.E. VARIABLE-WIDTH CLEAR-VISION EASEMENT
- P.R.W.C.T. PLAT RECORDS OF WEBB COUNTY, TEXAS
- O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS
- FEMA FLOODPLAIN

**SWPPP NOTE**

EROSION, SEDIMENT, AND STORM WATER CONTROLS ARE REQUIRED FOR ALL LOT CONSTRUCTION, INCLUDING SINGLE-FAMILY, DUPLEX, MULTI-FAMILY, AND COMMERCIAL PROJECTS, DURING THE BUILDING PERMIT PROCESS. THE LOT OWNER OR BUILDER IS RESPONSIBLE FOR INSTALLING AND MAINTAINING BEST MANAGEMENT PRACTICES (BMPs), Silt Fence, Tree Protection, and Temporary Erosion Controls as part of the building permit process, prior to starting any site work. Where required by law, a storm water pollution prevention plan (SWPPP) must also be prepared and implemented for the building permit activities. All controls must remain in place until the site is stabilized and permanent vegetation is established.

**DETENTION NOTE**

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 1, BLOCK 2, EMBARCADERO SOUTHEAST QUADRANT - PHASE 1, RECORDED IN VOLUME \_\_\_\_\_, PAGES \_\_\_\_\_, PLAT RECORDS OF WEBB COUNTY, TEXAS.

STATE OF TEXAS  
COUNTY OF MIDLAND  
BEFORE ME, THE UNDEPUTED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **CHARLES F. HEDGES, JR.**, the SENIOR VICE PRESIDENT, OF FARIAS DEVELOPMENT, LTD., the GENERAL PARTNER OF FARIAS DEVELOPMENT, LTD., who appeared to be the PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTES THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED, GIVEN MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

NOTARY PUBLIC IN AND FOR THE MIDLAND COUNTY, TEXAS  
MY COMMISSION EXPIRES: \_\_\_\_\_

**CERTIFICATE OF ENGINEER**

STATE OF TEXAS  
COUNTY OF BEZAR  
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, WATER, SEWER AND APPURTENANCES AND ENGINEERING AND TO THE MATTERS OF ANY KNOWLEDGE OF THE ENGINEER THAT MAY BE GRANTED BY THE PLANNING COMMISSION OF THE CITY.

**ARTURO CAMACHO JR.**  
REGISTERED PROFESSIONAL ENGINEER NO. 91711



**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS  
COUNTY OF WEBB  
I, **ROBERT J. GILPIN**, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY CERTIFY THAT THIS PLAT CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING.

**ROBERT J. GILPIN**  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5944



**PLAT-APPROVAL CITY ENGINEER**

I HAVE REVIEWED THE PLAT AND ACCORDING TO THE CONSTRUCTION DRAWINGS IDENTIFIED BY THE REGISTERED PROFESSIONAL ENGINEER, I HEREBY APPROVE THIS PLAT AND I DO NOT HAVE ANY COMMENTS TO MAKE AT THIS TIME.

**ELIUD DE LOS SANTOS, P.E.**  
CITY ENGINEER

**PLANNING COMMISSION APPROVAL**

THIS PLAT, EMBARCADERO SOUTHEAST QUADRANT - PHASE 6, 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 \_\_\_\_\_, 2025.

**DANIELA SADA PAZ**  
CHAIRMAN

**ATTESTMENT OF PLANNING COMMISSION APPROVAL**

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE PLAT FOR RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

**ENGINEERING AND PLANNING DEPARTMENT**

DATE: \_\_\_\_\_

**CERTIFICATION OF COUNTY CLERK**

FILED OF RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

DEPUTY: \_\_\_\_\_ COUNTY CLERK, WEBB COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF WEBB

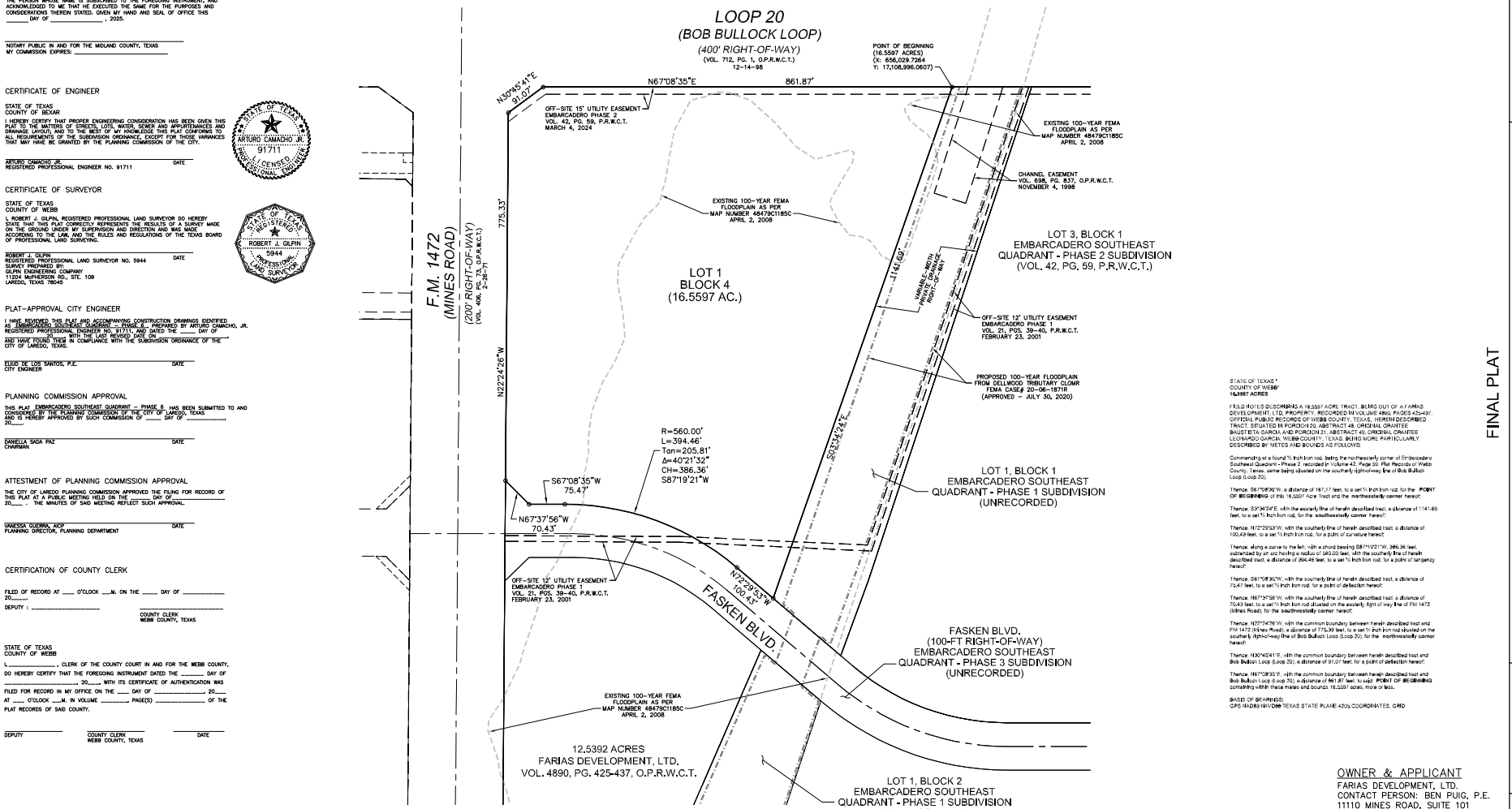
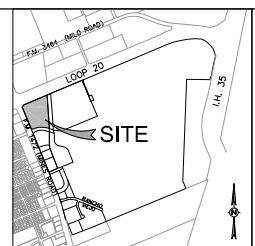
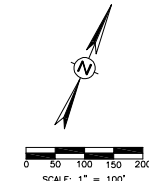
I, \_\_\_\_\_, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, WITH ITS CERTIFICATE OF AUTHENTICATION HAS BEEN FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN VOLUME \_\_\_\_\_, PAGE(S) \_\_\_\_\_ OF THE PLAT RECORDS OF SAID COUNTY.

DEPUTY: \_\_\_\_\_ COUNTY CLERK, WEBB COUNTY, TEXAS

**AREA BEING PLATTED**

BEING 16.5597 ACRES AND ESTABLISHING LOT 1, BLOCK 4, OUT OF A 1,530.61 ACRE PARCEL, FASKEN, LTD., RECORDED IN VOLUME 370, PAGES 77-82, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, AND TRANSFERRED TO FARIAS DEVELOPMENT, LTD. IN VOLUME 4890, PAGES 425-437, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS. SITUATED IN ABSTRACT 48, PORCION 20, ORIGINAL GRANTEE BAUTISTA GARCIA, ABSTRACT 49, PORCION 21, ORIGINAL GRANTEE LEONARDO GARCIA, ABSTRACT 3294, SURVEY 2415, ORIGINAL GRANTEE F & I, FARIAS, AND ABSTRACT 277, PORCION 22, ORIGINAL GRANTEE MARIA DE JESUS SANCHEZ, CITY OF LAREDO, TEXAS.



**GILPIN ENGINEERING COMPANY**  
1100 W. UNIVERSITY BLVD., SUITE 102  
LAREDO, TEXAS 78045  
PHONE: (361) 344-2000 FAX: (361) 344-8300  
TBE: Firm No. F-4878

**GILPIN ENGINEERING COMPANY**  
1100 W. UNIVERSITY BLVD., SUITE 102  
LAREDO, TEXAS 78045  
PHONE: (361) 344-2000 FAX: (361) 344-8300  
TBE: Firm No. F-4878

**FINAL PLAT**  
**EMBARCADERO SOUTHEAST QUADRANT - PHASE 6**  
**SUBDIVISION PLAT**  
**LAREDO, TEXAS**

STATE OF TEXAS  
COUNTY OF WEBB  
HARVEY ACRES

FIELD NOTES CONCERNING A 16,559.7 ACRES TRACT BEING OUT OF A FARIAS DEVELOPMENT, LTD. PROPERTY, RECORDED IN VOLUME 4890, PAGES 425-437, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, HEREIN DESCRIBED TRACT, SITUATED IN PORCION 20, ABSTRACT 48, ORIGINAL GRANTEE BAUTISTA GARCIA AND PORCION 21, ABSTRACT 49, ORIGINAL GRANTEE LEONARDO GARCIA, WEBB COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY NOTES AND DRAWINGS AS FOLLOWS:

Commencement of a four (4) inch rod, being the northeasterly corner of EMBARCADERO SOUTHEAST QUADRANT - PHASE 2, recorded in Volume 42, Page 59, Plat Records of Webb County; thence, same being observed on the southerly 1/4th of way line of Bob Bullock Loop (Loop 20);

Thence S67°08'35"W, a distance of 161.17 feet, to a set (1) inch iron rod, for the POINT OF BEGINNING of this 16,559.7 acre tract and the northeasterly corner hereof;

Thence S2°34'24"E, with the westerly line of herein described tract, a distance of 144.63 feet, to a set (1) inch iron rod, for the southeasterly corner hereof;

Thence W12°02'30"W, with the southerly line of herein described tract, a distance of 100.00 feet, to a set (1) inch iron rod, for a point of section hereof;

Thence along a curve to the left, with a chord bearing S87°12'21"W, 386.36 feet, subtended by an arc bearing S84°20'20"W, with the southerly line of herein described tract, a distance of 266.49 feet, to a set (1) inch iron rod, for a point of section hereof;

Thence S81°08'20"W, with the southerly line of herein described tract, a distance of 72.47 feet, to a set (1) inch iron rod, for a point of section hereof;

Thence N61°37'56"W, with the southerly line of herein described tract, a distance of 70.43 feet, to a set (1) inch iron rod, for the southeasterly corner hereof;

Thence N32°54'24"E, with the common boundary between herein described tract and Bob Bullock Loop (Loop 20), a distance of 10.07 feet, for a point of section hereof;

Thence N61°37'56"W, with the common boundary between herein described tract and the N1/2 1/4th of Mines Road, a distance of 176.20 feet, to a set (1) inch iron rod, being the southerly 1/4th of way line of Bob Bullock Loop (Loop 20);

Thence along a curve to the left, with a chord bearing S87°12'21"W, 386.36 feet, subtended by an arc bearing S84°20'20"W, with the southerly line of herein described tract, a distance of 266.49 feet, to a set (1) inch iron rod, for a point of section hereof;

Thence N32°54'24"E, with the common boundary between herein described tract and Bob Bullock Loop (Loop 20), a distance of 10.07 feet, for a point of section hereof;

Thence N61°37'56"W, with the common boundary between herein described tract and the N1/2 1/4th of Mines Road, a distance of 176.20 feet, to a set (1) inch iron rod, being the southerly 1/4th of way line of Bob Bullock Loop (Loop 20);

BASED UPON: 8/4/19/2025  
GPS IN THE MIDDLE TEXAS STATE PLANE 4203 COORDINATES, GND

DATE: 4/22/26  
DRAWN BY: P.A.L.  
DESIGNED BY: P.A.L.  
CHECKED BY: A.C.  
REVIEWED BY: A.C.  
PROJECT NUMBER: 33004-109

**SHEET 1 OF 1**

**OWNER & APPLICANT**  
FARIAS DEVELOPMENT, LTD.  
CONTACT PERSON: BEN PUIG, P.E.  
11110 MINES ROAD, SUITE 101  
LAREDO, TEXAS 78045  
TEL: (361) 791-5000  
FAX: (361) 791-5055

# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 5/7/2026

**Final Plats and replats 11B**

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### **SUBJECT**

Final consideration of the plat of San Isidro Northeast La Paz Subdivision, Phase 2. The intent is residential.

PL-105-2026

District VI - Cm. Dr. David Tyler King

### **BACKGROUND**

APPLICANT: San Isidro Northeast, LTD

ENGINEER: Slay Engineering Company, Inc.

### **PROPERTY INFORMATION:**

Location: east of International Boulevard and northwest of Cavatina Drive

Size: Approximately 13.67 acres, more or less

Proposed Development: 50 lots

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

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

### **STAFF RECOMMENDATION**

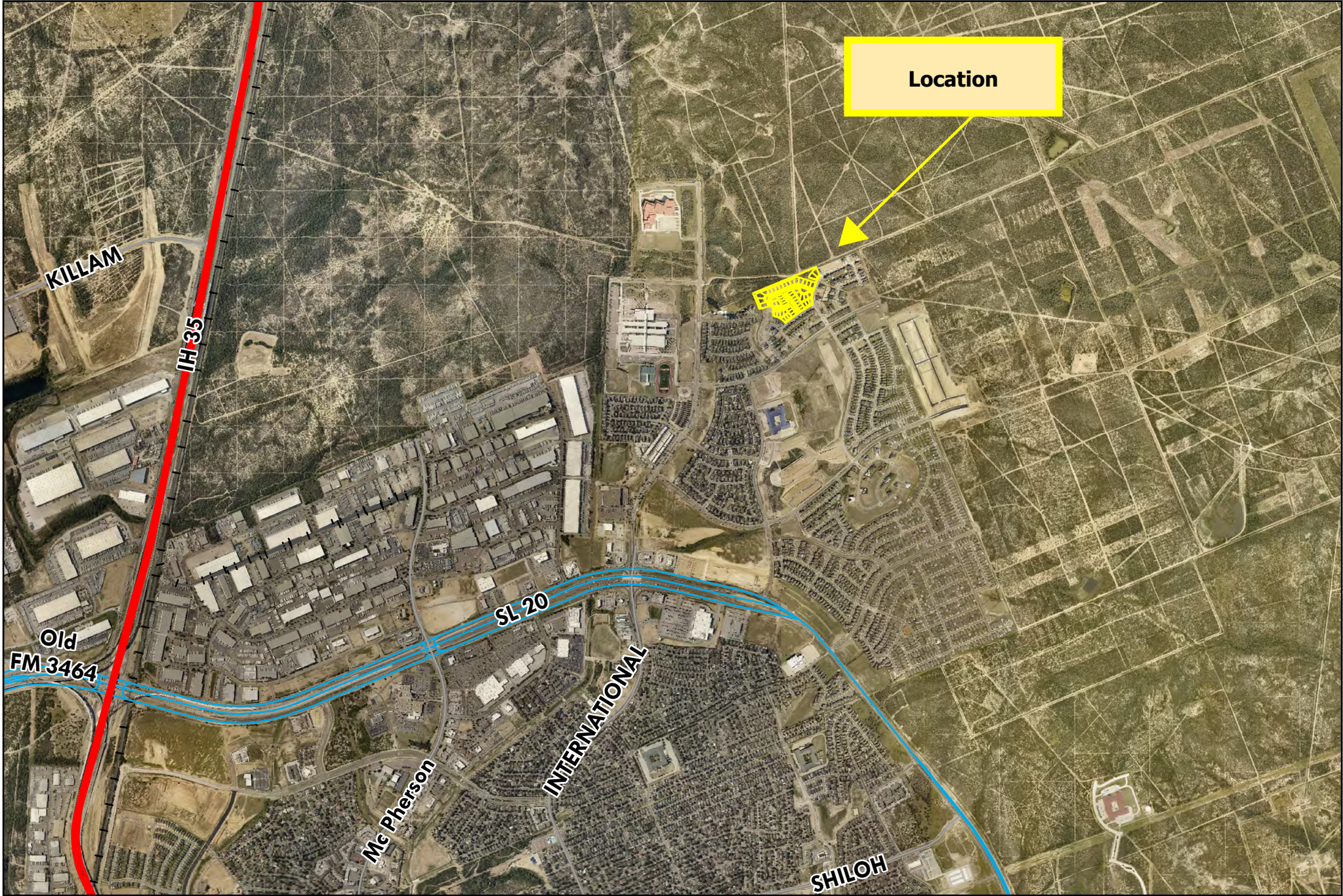
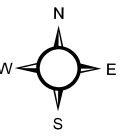
APPROVAL

### **NOTICE TO THE DEVELOPER:**

N/A

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# AERIAL LOCATION MAP



NOTES:

1. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED, AS REQUIRED, 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. THE POINT OF BEGINNING FOR THIS SUBDIVISION IS A FOUND 1/2 INCH ROD SITUATED ON THE NORTHEAST CORNER OF PALM LAKE SUBDIVISION, PHASE 1. N: 17117570.94 E: 673615.66
4. HOMEOWNER SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW. FENCE/WALL WHICH HAS THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZE OF OPENINGS TO PERMIT SURFACE WATER RUNOFF TO CONTINUE TO FLOW.
5. LOTS 12 AND 13 BLOCK 1, LOT 7 BLOCK 2, AND LOTS 9-11 BLOCK 4 DRAIN TO THE BACK OF EACH RESPECTIVE LOT. ADEQUATE OPENINGS ON FENCES FOR THESE LOTS SHALL BE MADE TO ALLOW FOR RUNOFF TO LEAVE THE LOT.
6. LOTS 11 AND 12 BLOCK 2 WILL RECEIVE THE RUNOFF FROM LOT 7 BLOCK 2. LOTS 3-5 BLOCK 4 WILL RECEIVE THE RUNOFF FROM LOTS 9 AND 10 BLOCK 4. LOTS 13-15 BLOCK 4 WILL RECEIVE THE RUNOFF FROM LOTS 10 AND 11 BLOCK 4.
7. LOT 4 BLOCK 2, DRAINS PARTIALLY TO THE SIDE. OCIO DR. WILL RECEIVE THE RUNOFF FROM LOT 4 BLOCK 2. LOTS 5 AND 6 BLOCK 2, DRAIN PARTIALLY TO THE BACK. LOT 6 BLOCK 2, WILL PARTIALLY RECEIVE THE RUNOFF FROM LOT 5. LOTS 12 AND 13 BLOCK 2, WILL PARTIALLY RECEIVE THE RUNOFF FROM LOT 6.
8. LOT 30, BLOCK 1 IS UNINHABITABLE.
9. LOT 8, BLOCK 4 ROAD ACCESS WILL ONLY BE THROUGH OCIO DR. ON THE SIDE PART OF THE LOT. LOT 8 SHALL NOT HAVE ACCESS TO THE CUL-DE-SAC ON THE FRONT OF THE LOT.
10. WITHIN THE VISIBILITY TRIANGLE ON LOT 8 BLOCK 4, NO SHRUB, TREE, PLANT, OR STRUCTURE SHALL BE PERMITTED TO EXCEED A HEIGHT OF TWENTY-FOUR (24) INCHES, AS MEASURED FROM THE CENTERLINE OF THE ADJACENT ROADWAY.

Table with columns: Curve Table, Curve Length, Chord Direction, Chord Length. Contains curve data for various lots.

Table with columns: Curve Table, Curve Length, Radius, Delta, Chord Length. Contains curve data for various lots.

STATE OF TEXAS COUNTY OF WEBB 15.673 ACRES FIELD NOTES DESCRIBING AN 15.673 ACRE TRACT, BEING OUT OF A 580.50 ACRE TRACT, RECORDED IN VOLUME 1405, PAGE 174-175, OF THE PUBLIC RECORDS OF WEBB COUNTY, TEXAS. HEREBY DESCRIBED TRACT 15.673 ACRES AS ABSTRACT OF ORIGINAL CENSUS PLATS GARCIA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

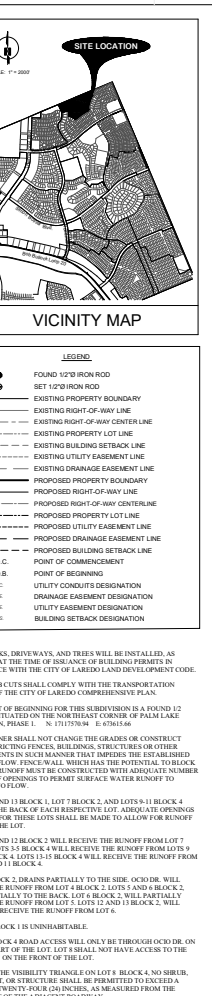
Table with columns: Block, Lot, Acreage, SQ.FT. Lists lots 1 through 33 with their respective acreages and square footages.

Table with columns: Block, Lot, Acreage, SQ.FT. Lists lots 3 through 11 with their respective acreages and square footages.

Table with columns: Block, Lot, Acreage, SQ.FT. Lists lots 12 through 21 with their respective acreages and square footages.

Table with columns: Block, Lot, Acreage, SQ.FT. Lists lots 22 through 30 with their respective acreages and square footages.

Table with columns: Block, Lot, Acreage, SQ.FT. Lists lots 31 through 33 with their respective acreages and square footages.



San Isidro Northeast, Ltd. 9901 McPherson Road, Suite 101 Laredo, Texas 78045 (956) 796-1121. S-LAY ENGINEERING, Inc. 9901 McPherson Road, Suite 101 Laredo, Texas 78045 (956) 796-1121. LEGEND: FOUND 1/2\"/>

CERTIFICATE OF OWNER STATE OF TEXAS COUNTY OF WEBB I, San Isidro Northeast, Ltd., the undersigned owner of the land shown on this plat, designated herein as San Isidro Northeast La Paz Subdivision, Phase 2 in the City of Laredo, County of Webb, Texas, whose name is subscribed herein, hereby declare that the public forces all taxes, debts, claims, liens, encumbrances, and other claims or interests, in and to the property and construction thereon, for the purpose and consideration therein expressed.

LIEN HOLDER CERTIFICATE STATE OF TEXAS COUNTY OF WEBB This subdivision map is hereby approved and adopted by the undersigned lien holder this \_\_\_\_ day of \_\_\_\_\_, 2020. By: \_\_\_\_\_, Vice President of San Isidro Northeast, Ltd. (NAME) (TITLE) (FURNISH INSTITUTION)

CERTIFICATE OF ENGINEER I, Ramiro Barba, a Registered Professional Engineer in the State of Texas, hereby certify that proper engineering consideration has been given to the matters of stress, load, water, sewer and appliances and drainage layout, and to the best of my knowledge this plat conforms to all requirements of this subdivision ordinance, except for those variances that may be granted by the Planning Commission of the City of Laredo, Texas.

PLAT APPROVAL-CITY ENGINEER I have reviewed this plat and accompanying construction drawings identified as San Isidro Northeast La Paz Subdivision, Phase 2 prepared by S-Lay Engineering Company, Inc., Ramiro Barba, Registered Professional Engineer No. 109961, and dated the \_\_\_\_\_ day of \_\_\_\_\_, 2020, which, as a \_\_\_\_\_, I have found them to be in compliance with the Subdivision Ordinance of the City of Laredo, Texas.

ATTENTION 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 \_\_\_\_\_, 2020, at \_\_\_\_\_ o'clock, \_\_\_\_\_, at \_\_\_\_\_, and I have found them to be in compliance with the Subdivision Ordinance of the City of Laredo, Texas.

CERTIFICATE OF COUNTY CLERK STATE OF TEXAS COUNTY OF WEBB I, \_\_\_\_\_, Clerk of the County Court and for Webb County, Texas, do hereby certify that the foregoing instrument dated the \_\_\_\_\_ day of \_\_\_\_\_, 2020, with the certificate of authorization was filed of record in my office on the \_\_\_\_\_ day of \_\_\_\_\_, 2020, at \_\_\_\_\_ o'clock, \_\_\_\_\_, in \_\_\_\_\_ Page(s) of the map records of said County. WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

San Isidro Northeast La Paz Subdivision, Phase 2 a 15.673 acre tract of land being out of a 582.4237 acre tract of land being out of a 1,612.1747 acre tract of land being out of a 1,612.1747 acre tract of land recorded in vol. 3355, p. 170-178 W.C.D.R. PLAT 01 - 01 2.0

# City of Laredo

## Planning & Zoning Commission

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Meeting Date: 5/7/2026

Final Plats and replats 11C

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### **SUBJECT**

Final consideration of the plat of Lago Del Valle Subdivision, Phase XI. The intent is residential.

PL-106-2026

District III - Cm. Melissa Cigarroa

### **BACKGROUND**

APPLICANT: Agave Investments, LLC

ENGINEER: Crane Engineering

### **PROPERTY INFORMATION:**

Location: east of Cuatro Vientos and southeast of Avenida Los Presidentes Boulevard and Brownwood Street

Size: Approximately 10.39 acres, more or less

Proposed Development: 60 lots

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

Council District: District III - Cm. Melissa Cigarroa

### **STAFF RECOMMENDATION**

APPROVAL

### **NOTICE TO THE DEVELOPER:**

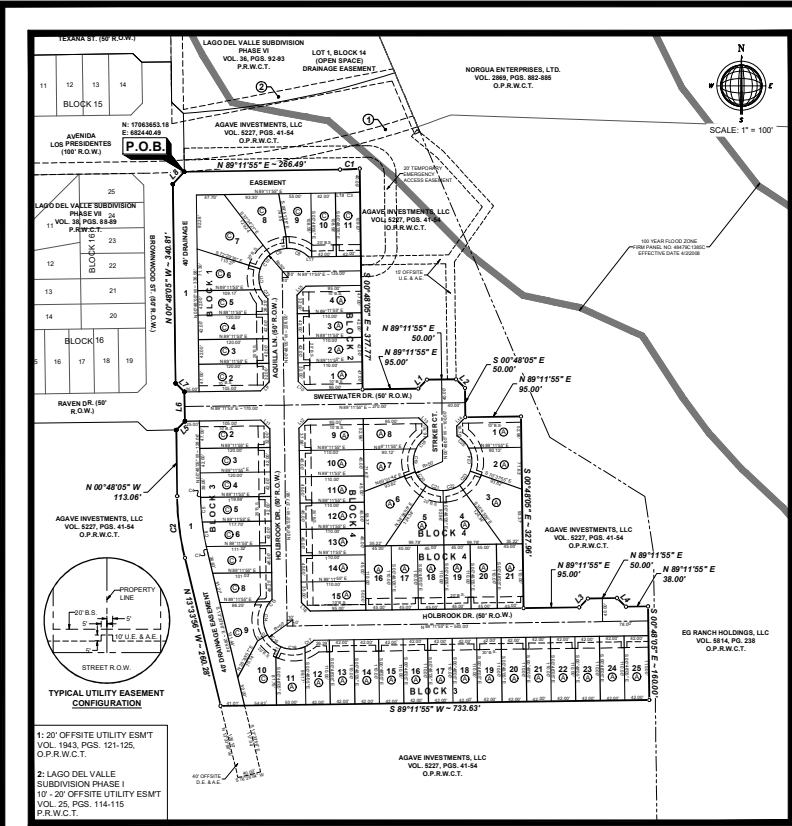
N/A

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## 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: 17063653.18 E: 682440.49
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.
6. Lot 1, Block 1 and Lot 1, Block 3 are unbuildable lots, are to be used as drainage easements, and will be maintained by Webb County Drainage District No. 1.
7. Erosion, sediment, and stormwater controls are required for all lot construction, including single-family, duplex, multifamily, and commercial projects, during the building permit process. The lot owner or builder is responsible for installing and maintaining best management practices (BMPs), silt fence, tree protection, and temporary erosion controls as part of the building permit process, prior to starting any site work. Where required by law, a storm water pollution prevention plan (SW3P) must also be prepared and implemented for the building permit activities. All controls must remain in place until the site is stabilized and permanent vegetation is established.
8. The 20' wide temporary emergency access easement shall remain until a second access is constructed.



**LEGAL DESCRIPTION - 10.50 ACRE TRACT**

Being a 10.50 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 an exterior 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:

- North 89 degrees 11 minutes 55 seconds East, 265.49 feet to a 1/2" iron rod set for the beginning of a curve to the left with a radius of 475.00 feet, for a point of curvature hereat;
- Along said curve to the left a distance of 33.56 feet (Chord bearing: North 87 degrees 10 minutes 39 seconds East, 33.55 feet) to a 1/2" iron rod set for the most northerly southeast corner hereat;
- North 09 degrees 48 minutes 05 seconds East, 377.77 feet to a 1/2" iron rod set for an exterior corner hereat;
- North 09 degrees 11 minutes 55 seconds East, 95.00 feet to a 1/2" iron rod set for a point of deflection hereat;
- North 44 degrees 17 minutes 55 seconds East, 21.21 feet to a 1/2" iron rod set for a point of deflection hereat;
- North 09 degrees 11 minutes 55 seconds East, 50.00 feet to a 1/2" iron rod set for a point of deflection hereat;
- South 45 degrees 48 minutes 05 seconds East, 21.21 feet to a 1/2" iron rod set for a point of deflection hereat;
- South 00 degrees 48 minutes 05 seconds East, 50.00 feet to a 1/2" iron rod set for an interior corner hereat;
- North 09 degrees 11 minutes 55 seconds East, 95.00 feet to a 1/2" iron rod set for an interior corner hereat;
- South 00 degrees 48 minutes 05 seconds East, 327.96 feet to a 1/2" iron rod set for an interior corner hereat;
- North 09 degrees 11 minutes 55 seconds East, 95.00 feet to a 1/2" iron rod set for a point of deflection hereat;
- North 44 degrees 17 minutes 55 seconds East, 21.21 feet to a 1/2" iron rod set for a point of deflection hereat;
- North 09 degrees 11 minutes 55 seconds East, 38.00 feet to a 1/2" iron rod set for a point of deflection hereat;
- South 00 degrees 48 minutes 05 seconds East, 160.00 feet to a 1/2" iron rod set for the most southerly southwest corner hereat;
- North 09 degrees 11 minutes 55 seconds East, 327.96 feet to a 1/2" iron rod set for the most southerly southwest corner hereat;
- North 13 degrees 23 minutes 56 seconds West, 240.28 feet to a 1/2" iron rod set for the beginning of a curve to the right with a radius of 480.00 feet, for a point of curvature hereat;
- Along said curve to the right a distance of 108.93 feet (Chord bearing: North 07 degrees 11 minutes 01 seconds West, 108.71 feet) to a 1/2" iron rod set for a point of tangency hereat;
- North 00 degrees 48 minutes 05 seconds West, 113.00 feet to a 1/2" iron rod found at the most southerly southeast corner of said Lago Del Valle Subdivision, Phase VII for an exterior corner hereat;

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

- North 44 degrees 17 minutes 55 seconds East, 21.21 feet to a 1/2" iron rod set for an interior corner hereat;
- North 00 degrees 48 minutes 05 seconds West, 50.00 feet to a 1/2" iron rod found for an interior corner hereat;
- North 45 degrees 48 minutes 05 seconds West, 21.21 feet to a 1/2" iron rod set for an exterior corner hereat;
- North 00 degrees 48 minutes 05 seconds East, 340.81 feet to a 1/2" iron rod found for an interior corner hereat;
- North 43 degrees 05 minutes 22 seconds East, 28.83 feet to a 1/2" POINT OF BEGINNING and containing 10.50 acre of land, more or less.

**LEGAL DESCRIPTION - 40' OFFSITE DRAINAGE EASEMENT**

Being a 0.11 acre tract of land 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:

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

**THENCE**, over and across Agave Investments, LLC tract, South 03 degrees 53 minutes 32 seconds East, 915.87 feet to a 1/2" iron rod set for the **POINT OF BEGINNING** and exterior corner hereat;

- North 89 degrees 11 minutes 55 seconds East, 41.01 feet to a 1/2" iron rod set for an exterior corner hereat;
- North 13 degrees 23 minutes 56 seconds East, 117.04 feet to a 1/2" iron rod set for an exterior corner hereat;
- North 70 degrees 28 minutes 54 seconds West, 40.00 feet to a 1/2" iron rod set for an exterior corner hereat;
- North 13 degrees 23 minutes 56 seconds West, 126.10 feet, to the **POINT OF BEGINNING** and containing 0.11 acres of land, more or less.

**LEGAL DESCRIPTION - 15' OFFSITE UTILITY AND ACCESS EASEMENT**

Being a 0.22 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 the EG Ranch Holdings, LLC tract recorded in Volume 5814, Page 238, Official Public Records, Webb County, Texas and being more particularly described by metes and bounds as follows to wit:

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

**THENCE**, over and across Agave Investments, LLC tract, South 44 degrees 27 minutes 17 seconds East, 134.73 feet to a 1/2" iron rod set for the **POINT OF BEGINNING** and exterior corner hereat;

**THENCE**, over and across said Agave Investments, LLC tract, and EG Ranch Holdings, LLC tract, the following courses and distances:

- North 89 degrees 11 minutes 55 seconds East, 150.18 feet to a point of deflection;
- North 34 degrees 55 minutes 56 seconds East, 100.55 feet to a point of deflection;
- North 42 degrees 31 minutes 46 seconds West, 113.56 feet to a point of deflection;
- North 09 degrees 48 minutes 05 seconds West, 158.00 feet to a point of deflection;
- North 39 degrees 25 minutes 34 seconds East, 15.00 feet to a point of deflection;
- South 45 degrees 34 minutes 26 seconds East, 55.58 feet to a point of deflection;
- South 42 degrees 31 minutes 46 seconds West, 126.65 feet to a point of deflection;
- South 34 degrees 55 minutes 56 seconds West, 116.62 feet to a point of deflection;
- South 00 degrees 48 minutes 05 seconds East, 200.96 feet to a point of deflection;
- South 08 degrees 11 minutes 55 seconds West, 15.00 feet to a point of deflection;
- North 00 degrees 48 minutes 05 seconds West, 158.00 feet to a point of deflection;
- South 09 degrees 11 minutes 55 seconds West, 15.00 feet to a point of deflection;
- North 00 degrees 48 minutes 05 seconds East, 15.00 feet to a **POINT OF BEGINNING** and containing 0.22 acres of land, more or less.

**LEGAL DESCRIPTION - 20' TEMPORARY EMERGENCY ACCESS EASEMENT**

Being a 0.26 acre tract of land 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:

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

**THENCE**, over and across Agave Investments, LLC tract, South 62 degrees 17 minutes 01 seconds East, 145.00 feet to a 1/2" iron rod set for the **POINT OF BEGINNING** and exterior corner hereat;

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

- North 89 degrees 11 minutes 55 seconds East, 14.00 feet to the beginning of a curve concave northeasterly, said curve has a radius of 28.00 feet;
- Northeasterly along said curve through a central angle of 90°00'00" an arc distance of 43.98 feet to a point of tangency;
- Northeasterly along said curve through a central angle of 90°00'00" an arc distance of 43.98 feet to a point of tangency;
- North 09 degrees 11 minutes 55 seconds West, 127.89 feet to the beginning of a curve concave southeasterly, said curve has a radius of 28.00 feet;
- Northeasterly along said curve through a central angle of 90°00'00" an arc distance of 43.98 feet to a point of tangency;
- North 09 degrees 11 minutes 55 seconds West, 20.00 feet to a point of deflection;
- North 09 degrees 11 minutes 55 seconds East, 31.422 feet to the beginning of a curve concave southeasterly, said curve has a radius of 48.00 feet;
- Southeasterly along said curve through a central angle of 90°00'00" an arc distance of 117.49 feet to a point of tangency;
- North 09 degrees 48 minutes 05 seconds East, 127.89 feet to the beginning of a curve concave northeasterly, said curve has a radius of 48.00 feet;
- Southeasterly along said curve through a central angle of 90°00'00" an arc distance of 73.40 feet to a point of tangency;
- South 89 degrees 11 minutes 55 seconds West, 44.00 feet to a point of deflection;
- North 00 degrees 48 minutes 05 seconds West, 26.00 feet to the **POINT OF BEGINNING** and containing 0.26 acres of land, more or less.

**LOT SUMMARY**

Block 1			
Lot #	Area (SF)	Lot #	Area (SF)
1	25,944.17	17	9,514.28
2	5,927.50	8	9,033.28
3	5,040.00	9	4,720.02
4	5,040.00	10	4,560.39
5	4,943.28	11	4,572.80
6	5,703.74		

**Block 2**

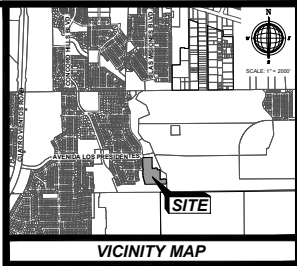
Lot #	Area (SF)	Lot #	Area (SF)
1	5,057.50	3	4,620.00
2	4,620.00	4	5,057.20

**Block 3**

Lot #	Area (SF)	Lot #	Area (SF)
1	19,701.35	14	4,620.00
2	5,527.50	15	4,620.00
3	5,040.00	16	4,620.00
4	5,039.99	17	4,620.00
5	5,057.57	18	4,620.00
6	4,824.93	19	4,620.00
7	4,866.74	20	4,620.00
8	4,761.77	21	4,620.00
9	6,126.26	22	4,620.00
10	6,102.89	23	4,620.00
11	4,775.02	24	4,620.00
12	4,523.28	25	4,620.00
13	4,620.00		

**Block 4**

Lot #	Area (SF)	Lot #	Area (SF)
1	5,459.25	12	4,950.00
2	4,817.74	13	4,950.00
3	8,057.74	14	4,950.00
4	6,370.88	15	5,387.50
5	6,370.88	16	4,950.00
6	6,057.74	17	4,950.00
7	4,817.74	18	4,950.00
8	5,459.25	19	4,950.00
9	5,712.72	20	4,950.00
10	4,950.00	21	4,950.00
11	4,950.00		



**NOTES**

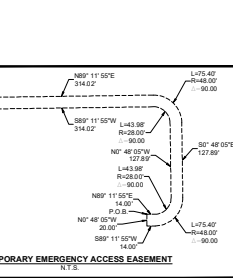
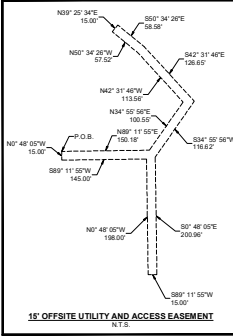
- Driveways, sidewalks, and trees will be installed at the time of issuance of building permits in accordance with the City of Laredo Land Development Code.
- All curb cuts shall comply with the transportation element of the City of Laredo Comprehensive Plan.
- No garage or carport which receives access from side yard on any corner lot shall be located less than twenty (20) feet from property line.
- GPS coordinate for Point of Beginning is N: 17063653.18 E: 682440.49
- 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.
- Lot 1, Block 1 and Lot 1, Block 3 are unbuildable lots, are to be used as drainage easements, and will be maintained by Webb County Drainage District No. 1.
- Erosion, sediment, and stormwater controls are required for all lot construction, including single-family, duplex, multifamily, and commercial projects, during the building permit process. The lot owner or builder is responsible for installing and maintaining best management practices (BMPs), all fence, tree protection, and temporary erosion controls as part of the building permit process, prior to starting any site work. Where required by law, a storm water pollution prevention plan (SWPP) must also be prepared and implemented for the building permit activities. All controls must remain in place until the site is stabilized and permanent vegetation is established.
- The 20' wide temporary emergency access easement shall remain until a second wide access is constructed.

**LINE DATA TABLE**

LINE#	LENGTH	BEARING
L1	21.21'	N 44°11'55" E
L2	21.21'	S 45°48'05" E
L3	21.21'	N 44°11'55" E
L4	21.21'	S 45°48'05" E
L5	21.21'	N 44°11'55" E
L6	50.00'	N 00°48'05" W
L7	21.21'	N 45°48'05" W
L8	28.83'	N 43°05'22" E
L9	21.21'	N 44°11'55" E
L10	21.21'	S 45°48'05" E
L11	21.21'	S 45°48'05" E
L12	21.21'	N 44°11'55" E
L13	21.21'	S 45°48'05" E
L14	21.21'	N 44°11'55" E
L15	21.21'	N 44°11'55" E
L16	21.21'	S 45°48'05" E
L17	5.25'	S 89°11'55" W
L18	8.47'	N 89°11'55" E
L19	20.00'	S 02°39'28" E
L20	20.00'	N 59°29'27" E
L21	20.00'	N 24°34'32" E

**CURVE DATA TABLE**

CURVE#	RADIUS	ANGLE	TANGENT	CHORD LENGTH	CHORD DISTANCE	CHORD DIRECTION
C1	475.00'	04°02'51"	16.78'	33.56'	33.55'	N 87°10'39" E
C2	480.00'	12°45'11"	53.69'	106.93'	106.71'	N 87°10'11" W
C3	515.00'	03°43'58"	16.78'	33.55'	33.55'	N 87°19'56" E
C4	440.00'	35°37'01"	1.47'	2.94'	2.94'	N 00°39'35" W
C5	440.00'	05°28'46"	21.08'	42.09'	42.09'	N 06°05'27" W
C6	440.00'	05°32'02"	21.27'	42.50'	42.48'	N 04°29'51" W
C7	440.00'	01°22'04"	5.25'	10.50'	10.50'	N 12°52'54" W
C8	50.00'	47°29'44"	21.98'	41.39'	40.22'	N 69°58'34" W
C9	50.00'	34°54'55"	15.72'	30.47'	30.00'	S 69°07'08" W
C10	50.00'	34°54'55"	15.72'	30.47'	30.00'	S 34°58'11" W
C11	50.00'	41°53'11"	19.14'	36.56'	35.75'	S 03°26'01" E
C12	50.00'	21°59'41"	9.72'	19.19'	19.08'	S 35°25'39" E
C13	50.00'	05°50'45"	2.55'	5.10'	5.10'	S 01°50'55" W
C14	50.00'	69°28'08"	34.64'	60.59'	56.95'	S 04°12'29" W
C15	50.00'	34°54'55"	15.72'	30.47'	30.00'	S 47°58'01" E
C16	50.00'	48°57'18"	22.78'	42.72'	41.43'	N 69°54'00" E
C17	50.00'	05°50'45"	2.55'	5.10'	5.10'	S 01°50'55" W
C18	50.00'	33°50'28"	15.21'	29.53'	29.10'	S 42°16'42" W
C19	50.00'	46°19'44"	21.39'	40.43'	39.34'	S 02°11'37" W
C20	50.00'	34°54'55"	15.72'	30.47'	30.00'	S 38°25'43" E
C21	50.00'	34°54'55"	15.72'	30.47'	30.00'	S 73°28'28" E
C22	50.00'	34°54'55"	15.72'	30.47'	30.00'	N 01°14'28" E
C23	50.00'	34°54'55"	15.72'	30.47'	30.00'	N 38°49'33" E
C24	50.00'	46°19'44"	21.39'	40.43'	39.34'	N 03°47'47" W
C25	50.00'	33°50'28"	15.21'	29.53'	29.10'	N 03°52'52" W



**SUMMARY TABLE**

SUBDIVISION SUMMARY  
10.50 ACRES  
59 SINGLE FAMILY LOTS  
2 UNBUILDABLE LOTS  
4 BLOCKS

**LEGEND**

● 1/2" I.R. FOUND  
○ 1/2" I.R. SET

**BASIS OF BEARINGS**

TEXAS STATE PLANE  
SOUTH ZONE - 4205  
NAD83

**RECOMMENDED MINIMUM FINISHED FLOOR ELEVATIONS**

BLOCK	LOT	FF ELEVATION
1	2	494.02
1	3	494.20
1	4	493.83
1	5	494.28
1	6	494.45
1	7	494.02
1	8	494.39
1	9	494.71
1	10	494.30
1	11	493.88
2	1	494.77
3	2	493.80
3	3	494.80
3	4	495.72
3	5	495.16
3	6	496.89
3	7	497.58
3	8	496.34
3	9	496.25
3	10	500.45
4	9	495.24

**SURVYOR:**  
JJ RUIZ LAND SURVEYING  
JULIAN JAVIER RUIZ, R.P.I.S.  
312 W. JONQUIL AVE.  
McALLEN, TX 78501  
956-568-4470

*Final Plat*  
*June 18, 2025*

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

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

*Lago Del Valle Subdivision  
Phase XI*

**P1**

**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 XI, 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 thereon shown for the purpose and consideration therein expressed.

\_\_\_\_\_  
GERARDO G. S. SALINAS  
MANAGING MEMBER

\_\_\_\_\_  
DATE

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, PHASE XI

STATE OF TEXAS  
COUNTY OF WEBB

Before me, the undersigned authority personally appeared

\_\_\_\_\_  
(NAME) (TITLE)  
\_\_\_\_\_  
(FINANCIAL INSTITUTION)

Known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated. WITNESS MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
NOTARY

**CERTIFICATE OF ENGINEER**

STATE OF TEXAS  
COUNTY OF WEBB

I Herely 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. 123303

\_\_\_\_\_  
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 PLAT and accompanying drawings identified as PLAT OF LAGO DEL VALLE SUBDIVISION, PHASE XI prepared by ALFREDO MARTINEZ, Licensed Professional Engineer No. 123303, and dated the 18th day of June 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**

This PLAT OF LAGO DEL VALLE SUBDIVISION, PHASE XI has been submitted to and considered by the Planning Commission of the City of Laredo, Texas, and is hereby approved by such Commission on \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
DANIELLA SADA PAZ  
Chairwoman

\_\_\_\_\_  
DATE

**ATTESTMENT OF PLANNING COMMISSION**

The City of Laredo Planning Commission approved the filing for record of this PLAT OF LAGO DEL VALLE SUBDIVISION, PHASE XI, at 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  
956-668-4470

*Final Plat*

*June 18, 2025*

**ENGINEER:**  
 **CRANE ENGINEERING CORP.**  
1310 JUNCTION DRIVE SUITE B  
LAREDO, TX 78041 956-712-1996  
FIRM REGISTRATION NO. F-33353

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

*Lago Del Valle Subdivision*  
*Phase XI*

**P2**

# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 5/7/2026

**Final Plats and replats 11D**

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### **SUBJECT**

Final consideration of the replat of Lot 5, Block 1, Highway 359 Vinateria Subdivision into Lot 5A, 5B & 5C, Block 1 Highway 359 Vinateria Subdivision. The intent is industrial and residential.

PL-101-2026

Extra-Territorial Jurisdiction (ETJ)

### **BACKGROUND**

APPLICANT: Murillo Guadalupe Etal

ENGINEER: Howland Engineering & Surveying Co.

### **PROPERTY INFORMATION:**

Location: north adjacent to State Highway 359 and west adjacent to Colonia Pueblo Nuevo

Size: Approximately 50.469 acres, more or less

Proposed Development: 3 lot

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

Council District: N/A

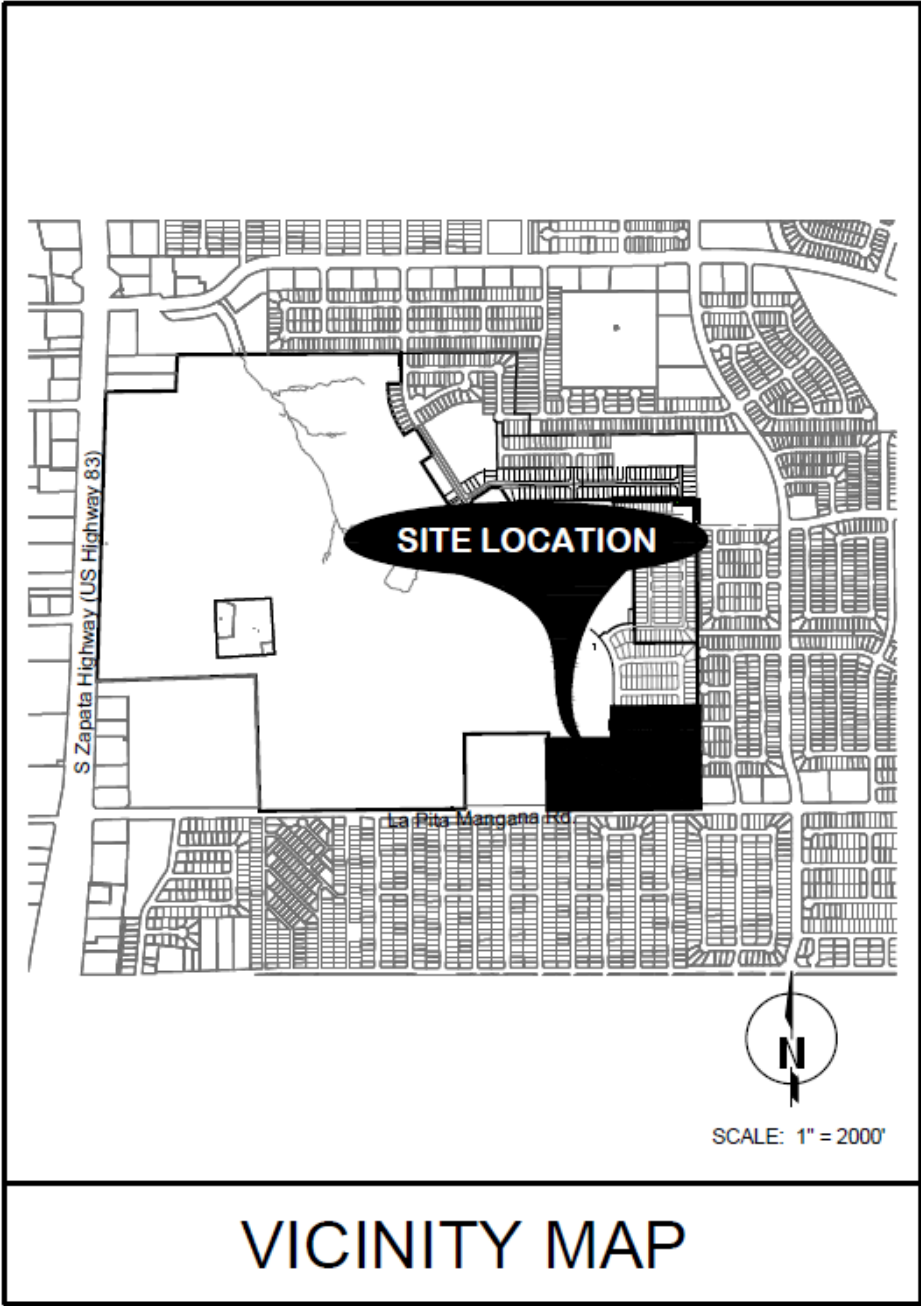
### **STAFF RECOMMENDATION**

APPROVAL

### **NOTICE TO THE DEVELOPER:**

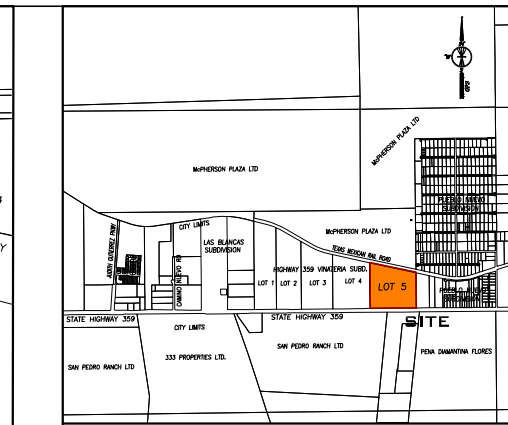
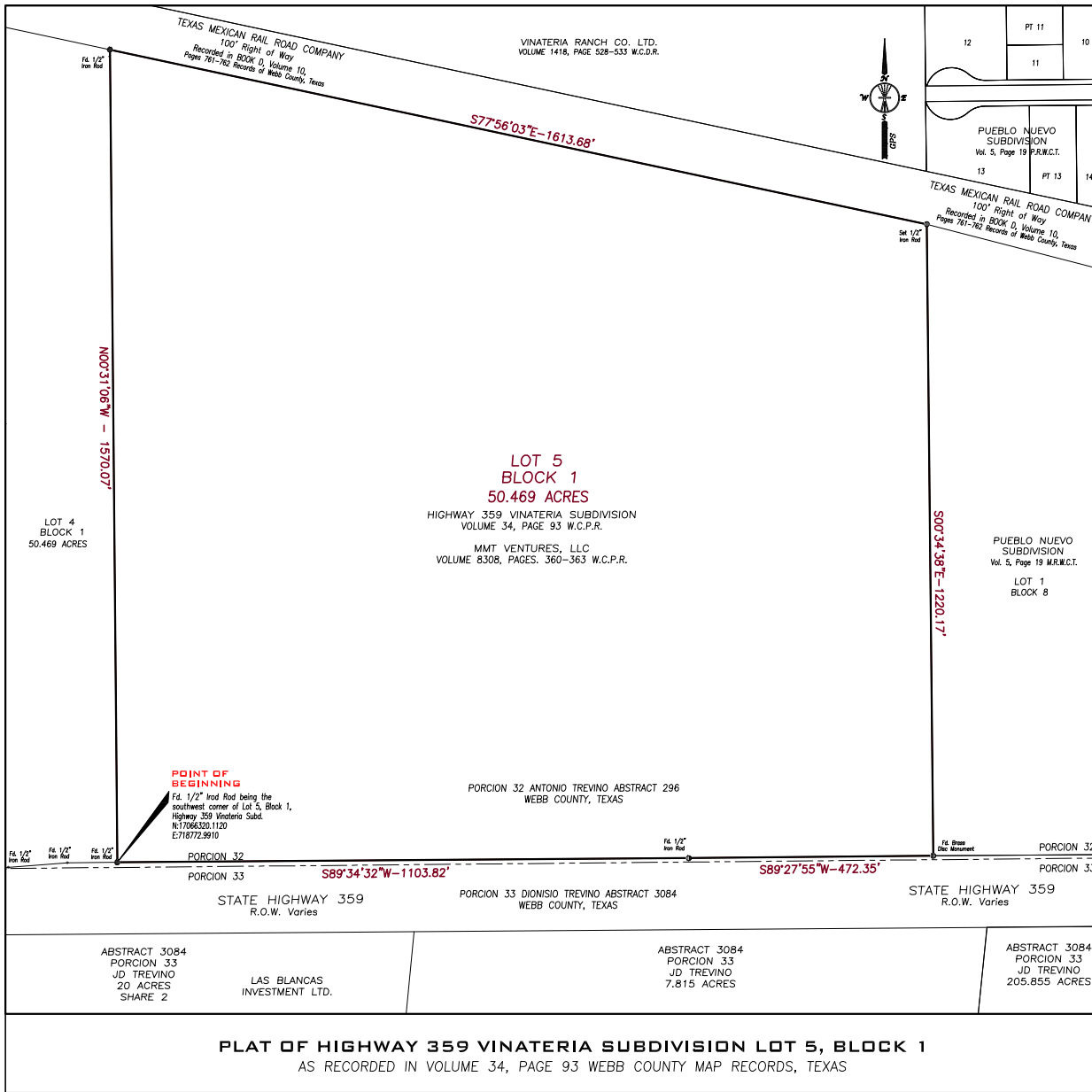
N/A

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## NOTES:

1. THIS SUBDIVISION DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS RECORDED OR AS MAY BE AMENDED IN W.C.D.R AND IS IN WEBB COUNTY BUT NOT IN THE CITY OF LAREDO LIMITS.
2. ACCESS TO TRACTS 5A, 5B & 5C IS TO STATE HIGHWAY 359 R.O.W.
3. NO NEW ROADS ARE DEDICATED FOR PUBLIC USE OR FOR THE USE OF OWNERS, PURCHASERS, OR OTHER PERSONS DESIRING TO USE THIS PROPERTY.
4. NO SIDEWALKS ARE PROPOSED WITH THE SUBDIVISION PLAT.
5. THESE REPLATTED TRACTS ARE NOT REQUIRED TO BE SERVICED BY A PORTABLE WATER AS A RESULT OF THIS PLAT IN WEBB COUNTY. THERE IS AN EXISTING CITY OF LAREDO WATER LINE IN FRONT OF THESE REPLATTED LOTS. OWNER WILL HAVE TO GO INTO CONTRACT WITH THE CITY OF LAREDO TO BE ABLE TO CONNECT TO WATER LINE FOR INDUSTRIAL USE.
6. THE SUBDIVIDED TRACTS RESULTING FROM THIS PLAT ARE NOT SERVICED BY A PUBLIC SANITARY SEWER SYSTEM AS A RESULT OF THIS PLAT. THESE TRACTS ARE NOT REQUIRED TO BE SERVICED BY A PUBLIC SANITARY SEWER SYSTEM IN WEBB COUNTY. NO SANITARY SEWER EFFLUENT SHALL BE GENERATED ON ANY PART OF THIS PLAT, EXCEPT WHERE OWNER GENERATES SANITARY SEWER IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS. THERE IS NO CITY OF LAREDO GRAVITY SANITARY SEWER LINE WITHIN 200'-300' OF THESE TRACTS AT THIS TIME.
7. THIS PLAT DOES NOT INDICATE OR IMPLY THAT THIS SUBDIVISION IS SUITABLE FOR THE CONSTRUCTION OF AN ON-SITE SANITARY SEWER FACILITY. IN THE EVENT THAT AN OWNER, RENTER OR LICENSEE DESIRES TO CONSTRUCT A PRIVATE ON-SITE SANITARY SEWER FACILITY, THEN A PERMIT TO CONSTRUCT THIS FACILITY MUST BE SERVED, IN ACCORDANCE WITH WEBB COUNTY PERMIT REQUIREMENTS. REVIEW OF THROUGH THIS PERMIT DOES NOT INDICATE THAT POTABLE WATER IS OBTAINABLE ON SITE OR IN THE VICINITY.
8. IT IS THE OWNER'S RESPONSIBILITY TO APPLY AND OBTAIN A LICENCED ON-SITE SEWER FACILITY THROUGH WEBB COUNTY SANITARIAN.
9. POST DEVELOPED RUNOFF FROM LOTS 5A & 5B HAS THE CAPACITY WITHIN THE EXISTING DETENTION POND (160,233 CU.FT.). THE CALCULATED VOLUME FOR LOTS 5A & LOT 5B IS 158,023 CU.FT (FOR INDUSTRIAL USE). LOT 5C POST DEVELOPED RUNOFF WILL BE DETAINED IN FUTURE DEVELOPMENT, AT TIME OF ACQUIRING A BUILDING PERMIT. THE REQUIRED VOLUME FOR LOT 5C IS 310,397 CU.FT (FOR INDUSTRIAL USE).
10. SEPTIC TANKS TO BE INSTALLED PER PLATTED LOTS AT TIME OF BUILDING PERMIT.
11. THIS PROPERTY KNOWN AS THE PLAT OF HIGHWAY 359 VINATERIA SUBDIVISION, LOTS 5A, 5B & 5C IS NOT IN THE REGULATED SPECIAL FLOOD HAZARD AREA.  
  
BASED ON FEMA FLOOD INSURANCE RATE MAP PANEL NO. 48479C1405C, EFFECTIVE DATE APRIL 02, 2008. THIS PROPERTY IS NOT IN THE FLOODZONE
12. EROSION, SEDIMENT, AND STORMWATER CONTROLS ARE REQUIRED FOR ALL LOT CONSTRUCTION INCLUDING SINGLE-FAMILY, DUPLEX, MULTIFAMILY, AND COMMERCIAL PROJECTS, DURING THE BUILDING PERMIT PROCESS. THE LOT OWNER OR BUILDER IS RESPONSIBLE FOR INSTALLING AND MAINTAINING BEST MANAGEMENT PRACTICES (BPMS), SILT FENCE, TREE PROTECTION, AND TEMPORARY EROSION CONTROLS AS PART OF THE BUILDING PERMIT PROCESS, PRIOR TO STARTING ANY SITE WORK. WHERE REQUIRED BY LAW, A STORM WATER POLLUTION PREVENTION PLAN (SW3p) MUST ALSO BE PREPARED AND IMPLEMENTED FOR THE BUILDING PERMIT ACTIVITIES. ALL CONTROLS MUST REMAIN IN PLACE UNTIL THE SITE IS STABILIZED AND PERMANENT VEGETATION IS ESTABLISHED.
13. THIS PLAT RESTRICTS THE LOTS AGAINST RESIDENTIAL USE UNTIL SUCH TIME AS THEY ARE REPLATTED IN CONFORMANCE WITH THE MODEL SUBDIVISION RULES.
14. THE PURPOSE OF THIS RE-PLAT IS TO DEVELOP INDUSTRIAL LOTS ON THE PROPERTY.
15. ACCESS ONTO STATE HIGHWAY 359 IS SUBJECT TO REVIEW APPROVAL BY TEXAS DEPARTMENT OF TRANSPORTATION.



**LOCATION MAP**  
SCALE: 1"=2000'

**LEGAL DESCRIPTION**  
A 50.469 acre tract of land, more or less, situated in Porcion 32, Antonio Trevino, Original Grantor, Abstract 296, Webb County, Texas, Being All of Lot 5, Block 1, HIGHWAY 359 VINATERIA SUBDIVISION as recorded in volume 34, page 93 of the Webb County Map Records, Texas. This 50.469 acre tract being more particularly described as follows:

**BEGINNING** at a found 1/2" iron rod being the southwest corner of said Lot 5 from the southwest corner of this tract;

**THENCE**, N 00°31'06" W, along the west boundary line of said Lot 5, a distance of 1570.07 FEET to a found 1/2" iron rod, being the northwest corner of said Lot 5 also being on the south right of way line of Texas Mexican Rail Road Company, for the northwest corner hereof;

**THENCE**, S 77°56'03" E, along the south boundary line of said Lot 5 also being the south right of way line of said rail road, a distance of 1613.68 FEET to a found 1/2" iron rod, to the northeast corner of said Lot 5, for the northeast corner of this tract;

**THENCE**, S 00°34'38" E, along the east boundary line of said Lot 5 also being the west boundary line of Pueblo Nueva Subdivision as per Plat recorded in volume 5, Page 19 P.R.W.C.T., a distance of 1200.17 FEET to a found Brass Disc Monument, being the southeast corner of said Lot 5, the southwest corner of said Pueblo Nueva Subd. and the north right of way line of State Highway 359, for the southeast corner hereof;

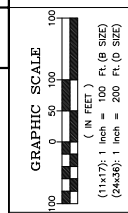
**THENCE**, S 89°27'55" W, along the fourth boundary line of said Lot 5 also being the north right of way line of said State Highway 359, a distance of 472.35 FEET to a found 1/2" iron rod, being a deflection corner of said Lot 5 and said State Highway 359, for a deflection point hereof;

**THENCE**, S 89°27'55" W, containing along the north boundary line of said Lot 5 also being the north right of way line of said State Highway 359, a distance of 1103.82 FEET to the POINT OF BEGINNING of this 50.469 acre tract, more or less.

- NOTES:**
1. THIS SUBDIVISION DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS RECORDED OR AS MAY BE AMENDED IN W.C.O.R. AND IS IN WEBB COUNTY BUT NOT IN THE CITY OF LAREDO.
  2. ACCESS TO TRACTS 5A, 5B & 5C IS TO STATE HIGHWAY 359 R.O.W.
  3. ALL NEW ROADS ARE DEDICATED FOR PUBLIC USE OR FOR THE USE OF OWNERS, PURCHASERS, OR OTHER PERSONS DESIRING TO USE THIS PROPERTY.
  4. NO SIDEWALKS ARE PROPOSED WITH THE SUBDIVISION PLAT.
  5. THESE RELATED TRACTS ARE NOT REQUIRED TO BE SERVICED BY A PORTABLE WATER AS A RESULT OF THIS PLAT IN WEBB COUNTY. THERE IS AN EXISTING CITY OF LAREDO WATER LINE IN FRONT OF THESE RELATED LOTS. OWNER WILL HAVE TO GO INTO CONTRACT WITH THE CITY OF LAREDO TO BE ABLE TO CONNECT TO WATER LINE FOR INDUSTRIAL USE.
  6. THE SUBDIVISION TRACTS RESULTING FROM THIS PLAT ARE NOT SERVICED BY A PUBLIC SANITARY SEWER SYSTEM AS A RESULT OF THIS PLAT. THESE TRACTS ARE NOT REQUIRED TO BE SERVICED BY A PUBLIC SANITARY SEWER SYSTEM IN WEBB COUNTY. NO SANITARY SEWER EFFLUENT SHALL BE GENERATED ON ANY PART OF THIS PLAT, EXCEPT WHERE OWNER GENERATES SANITARY SEWER IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS. THERE IS NO CITY OF LAREDO COUNTY SANITARY SEWER LINE WITHIN 200'-300' OF THESE TRACTS AT THIS TIME.
  7. THIS PLAT DOES NOT INDICATE OR IMPLY THAT THIS SUBDIVISION IS SUITABLE FOR THE CONSTRUCTION OF AN ON-SITE SANITARY SEWER FACILITY. IN THE EVENT THAT AN OWNER, REVIEWER OR LICENSEE DESIRES TO CONSTRUCT A PRIVATE ON-SITE SANITARY SEWER FACILITY, THEN A PERMIT TO CONSTRUCT THIS FACILITY MUST BE OBTAINED IN ACCORDANCE WITH WEBB COUNTY PERMIT REQUIREMENTS. REVIEW OF THROUGH THIS PERMIT DOES NOT INDICATE THAT PORTABLE WATER IS OBTAINABLE ON SITE OR IN THE VICINITY.
  8. IT IS THE OWNER'S RESPONSIBILITY TO APPLY AND OBTAIN A LICENSED ON-SITE SEWER FACILITY THROUGH WEBB COUNTY SANITARY.
  9. PERMITS DEVELOPED RAINOFF FROM LOTS 5A & 5B HAS THE CAPACITY WITHIN THE EXISTING DETENTION POND (160,233 CU FT.). THE CALCULATED VOLUME FOR LOTS 5A & 5B IS 10,000 CU FT. FOR INDUSTRIAL USE. LOT 5C POST DEVELOPED RAINOFF WILL BE RETAINED IN FUTURE DEVELOPMENT, AT THE TIME OF ACQUIRING A BUILDING PERMIT. THE REQUIRED VOLUME FOR LOT 5C IS 310,397 CU FT. (FOR INDUSTRIAL USE).
  10. SEPTIC TANKS TO BE INSTALLED PER PLATTED LOTS AT TIME OF BUILDING PERMIT.
  11. THIS PROPERTY KNOW AS THE PLAT OF HIGHWAY 359 VINATERIA SUBDIVISION, LOTS 5A, 5B & 5C IS NOT IN THE REGULATED SPECIAL FLOOD HAZARD AREA.
  12. BASED ON FEMA FLOOD INSURANCE RATE MAP PANEL NO. 48479C1405C, EFFECTIVE DATE APRIL 02, 2008. THIS PROPERTY IS NOT IN THE FLOODZONE.
  13. EROSION, SEDIMENT, AND STORMWATER CONTROLS ARE REQUIRED FOR ALL LOT CONSTRUCTION INCLUDING SINGLE-FAMILY, DUPLEX, MULTIFAMILY, AND COMMERCIAL PROJECTS, DURING THE BUILDING PERMIT PROCESS. THE LOT OWNER OR BUILDER IS RESPONSIBLE FOR INSTALLING AND MAINTAINING BEST MANAGEMENT PRACTICES (BMPs), SILT FENCE, TREE PROTECTION, AND TEMPORARY EROSION CONTROLS AS PART OF THE BUILDING PERMIT PROCESS, PRIOR TO STARTING ANY SITE WORK, WHERE REQUIRED BY LAW. A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MUST ALSO BE PREPARED AND IMPLEMENTED FOR THE BUILDING PERMIT ACTIVITIES. ALL CONTROLS MUST REMAIN IN PLACE UNTIL THE SITE IS STABILIZED AND PERMANENT VEGETATION IS ESTABLISHED.
  14. THIS PLAT RESTRICTS THE LOTS AGAINST RESIDENTIAL USE UNTIL SUCH TIME AS THEY ARE REPLATED IN CONFORMANCE WITH THE MODEL SUBDIVISION RULES.
  15. ACCESS ONTO STATE HIGHWAY 359 IS SUBJECT TO REVIEW APPROVAL BY TEXAS DEPARTMENT OF TRANSPORTATION.

**HOWLAND**  
ENGINEERING AND SURVEYING CO.  
T.B.C.E. Firm Registration No. C-40677, T.B.C.S. Firm Registration No. 1046420  
7615 N. Ballpark Avenue, Laredo, TX, 78041  
P. 956.722.4411 F. 956.722.2414  
www.howlandcompanies.com

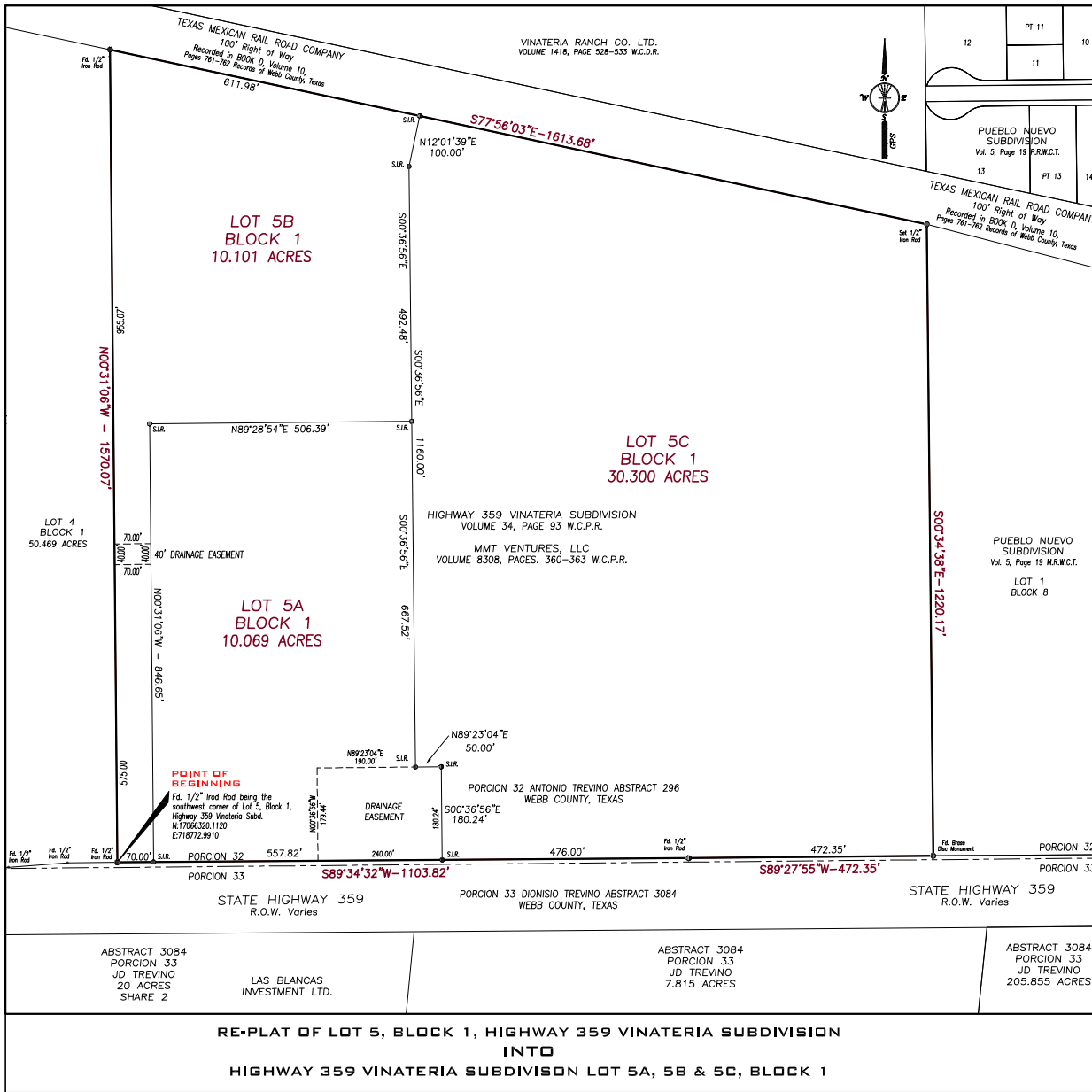
**PROPERTY OWNER:**  
MURLO GUADALUPE, ET AL.  
**ADDRESS:**  
108 WINDSOR ROAD,  
LAREDO, TX 78041



**RE-PLAT OF LOT 5, BLOCK 1, HIGHWAY 359 VINATERIA SUBDIVISION VOLUME 34, PAGE 93 W.C.M.R. INTO LOT 5A, 5B & 5C, BLOCK 1 HIGHWAY 359 VINATERIA SUBDIVISION,**

**DRAWN BY:** B.F.S.  
**CHECKED BY:** B.F.S.  
**DESIGN DATE:** 2/09/2026  
**PLOTTED DATE:**  
**JOB No.:** MANU/SH 359  
**FILE NAME:**  
**STATUS:** SURVEY  
**AS-BUILT:**  
**REVISED DATE:** 04.08.2026  
**SCALE:** ( 24x36" ) SHEET  
**HOR:** 1"=100' VER.  
**SCALE:** ( 11x17" ) SHEET  
**HOR:** 1"=200' VER.  
**SHEET** 1 **TOTAL** 2

**PLAT OF HIGHWAY 359 VINATERIA SUBDIVISION LOT 5, BLOCK 1**  
AS RECORDED IN VOLUME 34, PAGE 93 WEBB COUNTY MAP RECORDS, TEXAS



CERTIFICATE OF OWNER

STATE OF TEXAS:  
COUNTY OF WEBB:

I, MURILLO MURILLO DE MURILLO GUADALUPE, ETAL, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS "HIGHWAY 359 VINATERIA SUBDIVISION LOT 5, BLOCK 1", IN THE COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL CURRENT APPLICABLE REQUIREMENTS WITHIN THE COUNTY OF WEBB, TEXAS, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE COUNTY OF WEBB.

DATE: \_\_\_\_\_

STATE OF TEXAS:  
COUNTY OF WEBB:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

NOTARY PUBLIC IN AND FOR THE \_\_\_\_\_ 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 FOR THE MATTERS OF 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.

BERNAL F. SLIGHT, P.E. NO. 77981 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 WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN THEREON WHERE FOUND OR WILL BE PROPERLY PLACED UNDER MY SUPERVISION.

BERNAL F. SLIGHT, R.P.L.S. NO. 5328 DATE: \_\_\_\_\_

PLAT-APPROVAL CITY ENGINEER

I, ELIUD DE LOS SANTOS, HAVE REVIEWED THIS PLAT OF \_\_\_\_\_ CITY OF LAREDO, TEXAS, PREPARED BY BERNAL F. SLIGHT, REGISTERED PROFESSIONAL ENGINEER, NO. 77981 AND DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ELIUD DE LOS SANTOS, P.E. CITY ENGINEER DATE: \_\_\_\_\_

PLANNING COMMISSION APPROVAL

THIS PLAT OF \_\_\_\_\_ CITY OF LAREDO, TEXAS, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_ DATE: \_\_\_\_\_  
DANIELLA SAGA PAZ  
PLANNING & ZONING CHAIR

ATTENTION 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 \_\_\_\_\_, 2026, THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

\_\_\_\_\_ DATE: \_\_\_\_\_  
VANESSA GUERRA, ACP  
DIRECTOR OF PLANNING

STATE OF TEXAS:  
COUNTY OF WEBB:

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

DEPUTY \_\_\_\_\_ DATE: \_\_\_\_\_  
COUNTY CLERK  
WEBB COUNTY, TEXAS

MULTI-JURISDICTIONAL APPROVAL

WE HEREBY CERTIFY THAT THIS PLAT, DESIGNATED AS "LOT 5A, 5B & 5C, BLOCK 1 OF HIGHWAY 359 VINATERIA SUBDIVISION LOT 5, BLOCK 1", WAS APPROVED BY THE WEBB COUNTY COMMISSIONER'S COURT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ AND MY FILED IN THE PLAT RECORDS OF WEBB COUNTY BY THE COUNTY CLERK.

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

HONORABLE TANO E. TUERINA DATE: \_\_\_\_\_  
WEBB COUNTY JUDGE

HONORABLE JESSE GONZALEZ DATE: \_\_\_\_\_  
COMMISSIONER PRECINCT 1

HONORABLE ROSAURA "MAMI" TUERINA DATE: \_\_\_\_\_  
COMMISSIONER PRECINCT 2

HONORABLE JOHN C. CALO DATE: \_\_\_\_\_  
COMMISSIONER PRECINCT 3

HONORABLE RICARDO A. JAIMÉ DATE: \_\_\_\_\_  
COMMISSIONER PRECINCT 4

ATTESTED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
HONORABLE MARGIE RAMÍREZ IBARRA  
COUNTY CLERK WEBB COUNTY, TEXAS

APPROVED BY THE WEBB COUNTY COMMISSIONER'S COURT  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PROPERTY OWNER:  
MURILLO GUADALUPE, ET AL.

ADDRESS:  
108 WINDSOR ROAD,  
LAREDO, TX 78041

GRAPHIC SCALE  
0 50 100 150 200  
(1 inch = 100 FT. (B SIZE))  
(1 1/4 inch = 200 FT. (D SIZE))

RE-PLAT OF LOT 5, BLOCK 1,  
HIGHWAY 359 VINATERIA SUBDIVISION  
VOLUME 34, PAGE 93 W.C.M.R.

INTO  
LOT 5A, 5B & 5C, BLOCK 1  
HIGHWAY 359 VINATERIA SUBDIVISION,

DRAWN BY: B.F.S.  
CHECKED BY: B.F.S.  
DRAWN DATE: 2.09.2026  
PLOTTED DATE: \_\_\_\_\_  
JOB No. MANU/SH 359  
FILE NAME: \_\_\_\_\_  
STATUS: SURVEY  
AS-BUILT: \_\_\_\_\_  
REVISED DATE: 04.08.2026

SCALE: ( 24"x36" ) SHEET  
HOR: 1"=100' VER.  
SCALE: ( 11"x17" ) SHEET  
HOR: 1"=200' VER.  
TOTAL  
SHEET \_\_\_\_\_ OF 2

**HOWLAND**  
ENGINEERING AND SURVEYING CO.  
TBRF Firm Registration No. F-40677 | TBRF'S Firm Registration No. 10946400  
7615 N. Bullard Avenue | Laredo, TX 78041  
P. 956.222.4411 | F. 956.222.5414  
www.howlandcompanies.com

# City of Laredo

## Planning & Zoning Commission

---

**Meeting Date:** 5/7/2026

**Model Subdivision Compliance 12A**

---

### **SUBJECT**

Consideration of Model Rule Subdivision Compliance of plat of Gator Pointe Subdivision, Phase 3.  
The intent is residential.

PL-110-2026

District III - Cm. Melissa Cigarroa

### **BACKGROUND**

APPLICANT: Martinez Land Development, LLC

ENGINEER: Top Site Civil Group

### **PROPERTY INFORMATION:**

Location: north of State Highway 359 and west of Delphina Avenue

Size: Approximately 24.13 acres, more or less

Proposed Development: 147 lots

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

Council District: District III - Cm. Melissa Cigarroa

### **STAFF RECOMMENDATION**

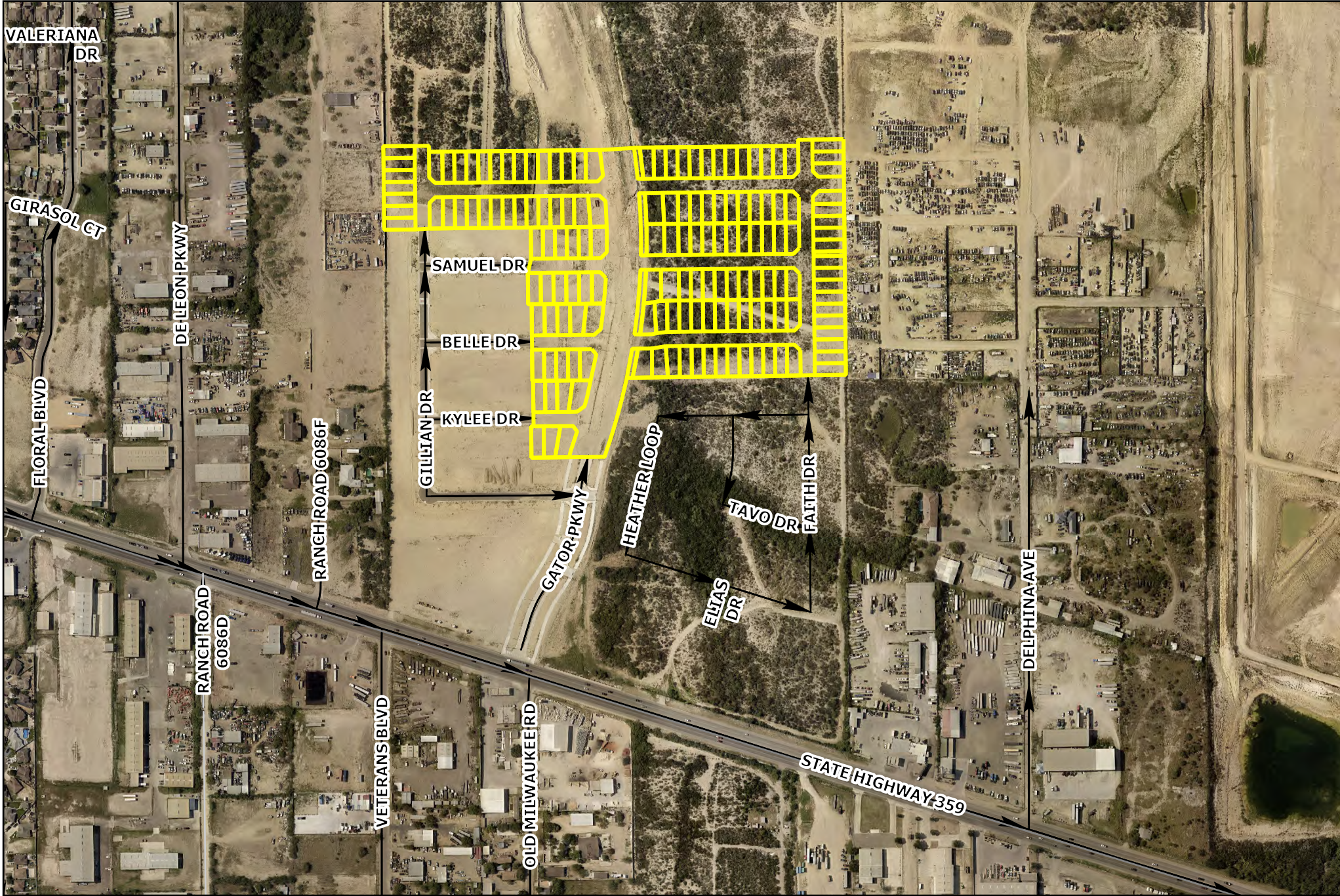
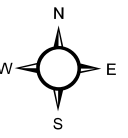
APPROVAL

### **NOTICE TO THE DEVELOPER:**

N/A

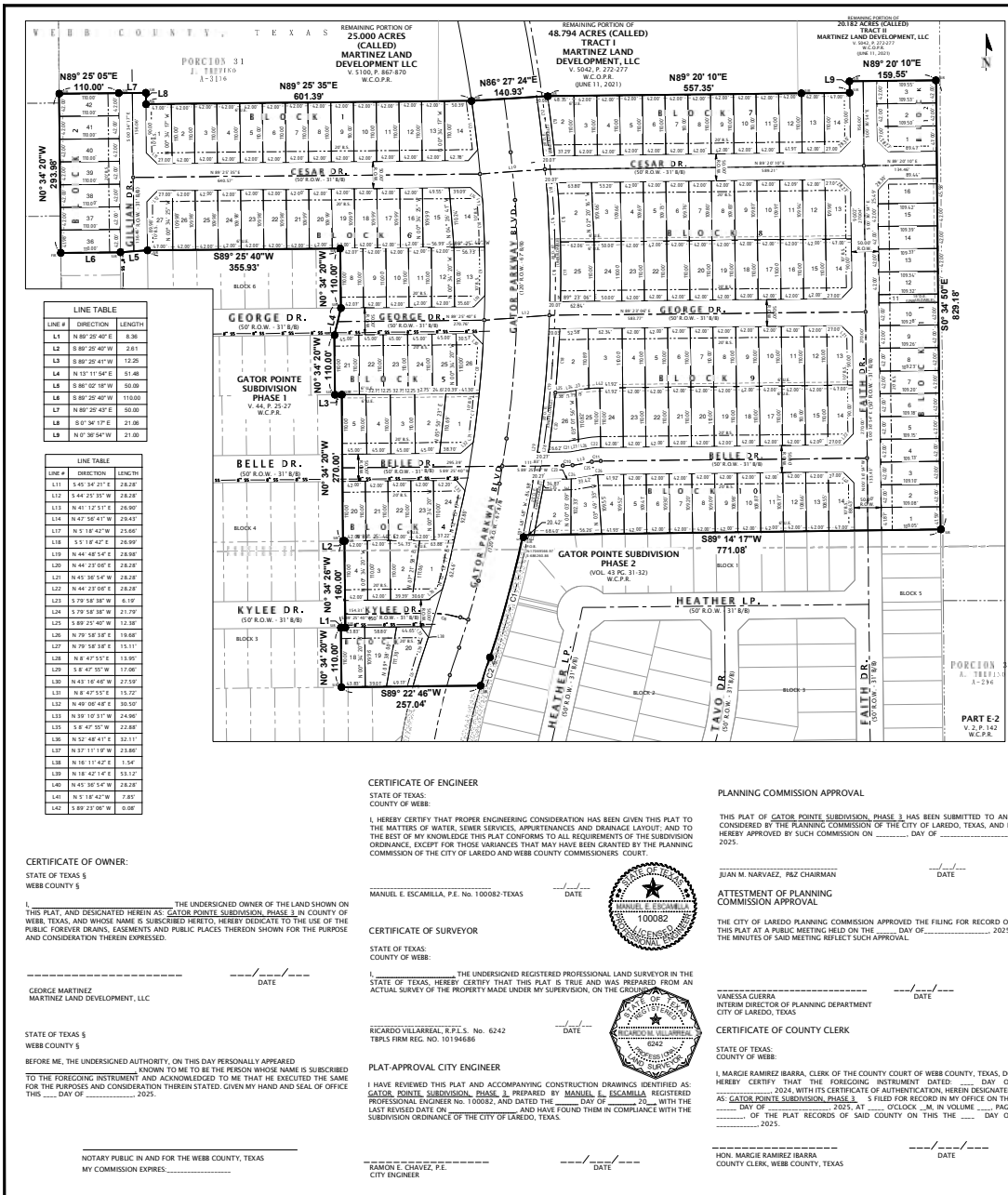
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# AERIAL LOCATION MAP



## 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. NO GARAGE OR CARPORT, WHICH RECEIVES ACCESS FROM THE SIDE YARD ON ANY CORNER LOT SHALL BE LOCATED LESS THAN 20 FEET FROM THE PROPERTY LINE.
3. AVOID PLACING CORNER LOT DRIVEWAYS ON THE SIDE OF THE CORNER CLIP.
4. OWNER SHALL NOT CHANGE GRADES NOR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH A MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW. FENCE/WALL WHICH HAS THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZE OF OPENINGS TO ALLOW SURFACE WATER RUNOFF TO CONTINUE.
5. 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.
6. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
7. ALL LOT CONFIGURATIONS SHOWN, INCLUDING MINIMUM LOT AREA(S) SHALL MEET DIMENSIONAL STANDARDS OF THE LAND DEVELOPMENT CODE FOR AN R-1A ZONE.
8. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
9. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.
10. LOT 1, BLOCK 7, LOT 1, BLOCK 8, AND LOT 1, BLOCK 9, AND LOT 1, BLOCK 10, ARE UN-BUILDABLE DRAINAGE LOTS.
11. LOTS 1-14, BLOCK 1; LOTS 1 AND 2, BLOCK 4; LOTS 1-5, BLOCK 5; LOTS 8-13, BLOCK 6; LOTS 2-10, BLOCK 7; LOTS 14-25, BLOCK 8; AND LOTS 14-26, BLOCK 9 WILL HAVE SOME SURFACE WATER DRAINING TOWARDS THE BACK OF THE LOT.
12. LOTS 18-20, BLOCK 3; LOTS 20-24, BLOCK 4; LOTS 21-26, BLOCK 5; LOTS 14-27, BLOCK 6; LOTS 2-5, BLOCK 8; LOTS 2 - 13, BLOCK 9; LOTS 2-14 BLOCK 10 WILL RECEIVE SURFACE WATER FROM THE ADJACENT BACK LOTS; HOME OWNER SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, IN SUCH MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW. FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF ACROSS THE PROPERTY LINE.
13. LOTS 36-42, BLOCK 2; LOTS 18-20, BLOCK 3; LOTS 3-4 AND 20-24, BLOCK 4; LOTS 21-26, BLOCK 5; LOTS 14-27, BLOCK 6; LOTS 11-14, BLOCK 7; LOTS 2-9 AND 14-21, BLOCK 8; LOTS 2-13, BLOCK 9; LOTS 2-14, BLOCK 10; LOTS 1-10 AND 12-16, BLOCK 11; AND LOTS 1-3, BLOCK 12 WILL HAVE LOT GRADING TYPE "A", AS SHOWN ON SHEET 2 OF 2 OF THIS PLAT.
14. LOTS 1-14, BLOCK 1; LOTS 1 AND 2, BLOCK 4; LOTS 1-5, BLOCK 5; LOTS 8-13, BLOCK 6; LOTS 10-22, BLOCK 8; AND LOTS 14-26, BLOCK 9 WILL HAVE LOT GRADING TYPE "B", AS SHOWN ON SHEET 2 OF 2 OF THIS PLAT.
15. THIS PLAT IS SUBJECT TO A CERTIFICATE OF ADJOINING LANDOWNER RUNOFF DISCHARGE AS RECORDED IN VOL. \_\_\_\_\_, PG. \_\_\_\_\_, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.
16. A 6' HIGH BLOCK WALL SHALL BE CONSTRUCTED ALONG THE COMMON BOUNDARY LINE OF THE 20' DRAINAGE EASEMENT AND THE ADJACENT RESIDENTIAL LOTS DURING THE BUILDING PERMIT PHASE. SAID WALL SHALL NOT PREVENT RUNOFF FROM ADJACENT LOTS TO BE DISCHARGED ONTO SAID DRAINAGE EASEMENT.



**LEGAL DESCRIPTION**  
**GATOR POINTE SUBDIVISION, PHASE 3**  
 25,732 ACRES

TRACT A  
 MARTINEZ LAND DEVELOPMENT, LLC  
 V. 5642, P. 272-277  
 W.C.P.R.  
 (JUNE 11, 2021)

TRACT B  
 MARTINEZ LAND DEVELOPMENT, LLC  
 V. 5642, P. 272-277  
 W.C.P.R.  
 (JUNE 11, 2021)

TRACT C  
 MARTINEZ LAND DEVELOPMENT, LLC  
 V. 5642, P. 272-277  
 W.C.P.R.  
 (JUNE 11, 2021)

TRACT D  
 MARTINEZ LAND DEVELOPMENT, LLC  
 V. 5642, P. 272-277  
 W.C.P.R.  
 (JUNE 11, 2021)

TRACT E  
 MARTINEZ LAND DEVELOPMENT, LLC  
 V. 5642, P. 272-277  
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 (JUNE 11, 2021)

TRACT F  
 MARTINEZ LAND DEVELOPMENT, LLC  
 V. 5642, P. 272-277  
 W.C.P.R.  
 (JUNE 11, 2021)

TRACT G  
 MARTINEZ LAND DEVELOPMENT, LLC  
 V. 5642, P. 272-277  
 W.C.P.R.  
 (JUNE 11, 2021)

TRACT H  
 MARTINEZ LAND DEVELOPMENT, LLC  
 V. 5642, P. 272-277  
 W.C.P.R.  
 (JUNE 11, 2021)

TRACT I  
 MARTINEZ LAND DEVELOPMENT, LLC  
 V. 5642, P. 272-277  
 W.C.P.R.  
 (JUNE 11, 2021)

TRACT J  
 MARTINEZ LAND DEVELOPMENT, LLC  
 V. 5642, P. 272-277  
 W.C.P.R.  
 (JUNE 11, 2021)

TRACT K  
 MARTINEZ LAND DEVELOPMENT, LLC  
 V. 5642, P. 272-277  
 W.C.P.R.  
 (JUNE 11, 2021)

TRACT L  
 MARTINEZ LAND DEVELOPMENT, LLC  
 V. 5642, P. 272-277  
 W.C.P.R.  
 (JUNE 11, 2021)

TRACT M  
 MARTINEZ LAND DEVELOPMENT, LLC  
 V. 5642, P. 272-277  
 W.C.P.R.  
 (JUNE 11, 2021)

TRACT N  
 MARTINEZ LAND DEVELOPMENT, LLC  
 V. 5642, P. 272-277  
 W.C.P.R.  
 (JUNE 11, 2021)

TRACT O  
 MARTINEZ LAND DEVELOPMENT, LLC  
 V. 5642, P. 272-277  
 W.C.P.R.  
 (JUNE 11, 2021)

TRACT P  
 MARTINEZ LAND DEVELOPMENT, LLC  
 V. 5642, P. 272-277  
 W.C.P.R.  
 (JUNE 11, 2021)

TRACT Q  
 MARTINEZ LAND DEVELOPMENT, LLC  
 V. 5642, P. 272-277  
 W.C.P.R.  
 (JUNE 11, 2021)

TRACT R  
 MARTINEZ LAND DEVELOPMENT, LLC  
 V. 5642, P. 272-277  
 W.C.P.R.  
 (JUNE 11, 2021)

TRACT S  
 MARTINEZ LAND DEVELOPMENT, LLC  
 V. 5642, P. 272-277  
 W.C.P.R.  
 (JUNE 11, 2021)

TRACT T  
 MARTINEZ LAND DEVELOPMENT, LLC  
 V. 5642, P. 272-277  
 W.C.P.R.  
 (JUNE 11, 2021)

TRACT U  
 MARTINEZ LAND DEVELOPMENT, LLC  
 V. 5642, P. 272-277  
 W.C.P.R.  
 (JUNE 11, 2021)

TRACT V  
 MARTINEZ LAND DEVELOPMENT, LLC  
 V. 5642, P. 272-277  
 W.C.P.R.  
 (JUNE 11, 2021)

TRACT W  
 MARTINEZ LAND DEVELOPMENT, LLC  
 V. 5642, P. 272-277  
 W.C.P.R.  
 (JUNE 11, 2021)

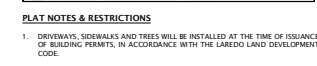
TRACT X  
 MARTINEZ LAND DEVELOPMENT, LLC  
 V. 5642, P. 272-277  
 W.C.P.R.  
 (JUNE 11, 2021)

TRACT Y  
 MARTINEZ LAND DEVELOPMENT, LLC  
 V. 5642, P. 272-277  
 W.C.P.R.  
 (JUNE 11, 2021)

TRACT Z  
 MARTINEZ LAND DEVELOPMENT, LLC  
 V. 5642, P. 272-277  
 W.C.P.R.  
 (JUNE 11, 2021)

**PLAT NOTES & RESTRICTIONS**

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2. NO GARAGE OR CARPORT, WHICH RECEIVES ACCESS FROM THE SIDE YARD OR ANY CORNER LOT SHALL BE LOCATED LESS THAN 20 FEET FROM THE ADJACENT LOT.
3. AVOID PLACING CORNER LOT DRIVEWAYS ON THE SIDE OF THE CORNER CLIP.
4. OWNER SHALL NOT CHANGE GRASS OR OTHER CONSTRUCTIVE FLOOR RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH A MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW. FENCE/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZE OF OPENINGS TO ALLOW SURFACE WATER RUNOFF TO CONTINUE.
5. THIS SUBJECT PROPERTY IS NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP NO. 48479C, PANEL NO. 1185C, WITH EFFECTIVE DATE OF APRIL 01, 2006.
6. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING, IN ACCORDANCE TO SECTION 24.7.7.1 OF THE LAREDO LAND DEVELOPMENT CODE.
7. ALL LOT CONFIGURATIONS SHOWN, INCLUDING MINIMUM LOT AREAS, SHALL MEET DIMENSIONAL STANDARDS OF THE LAND DEVELOPMENT CODE FOR AN A-1A ZONE.
8. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
9. GRID COORDINATES: NAD83 (2011 ADL), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCAL PURPOSE AND DO NOT REPRESENT OFFICIAL INCH CONTROL.
10. LOT 1, BLOCK 7, LOT 1, BLOCK 8, AND LOT 1, BLOCK 9, AND LOT 1, BLOCK 10, ARE UNBUILDABLE DRAINAGE LOTS.
11. LOTS 1-14, BLOCK 1; LOTS 1 AND 2, BLOCK 4; LOTS 1-5, BLOCK 5; LOTS 8-13, BLOCK 6; LOTS 2-10, BLOCK 7; LOTS 14-23, BLOCK 8; AND LOTS 1-14, BLOCK 9 WILL HAVE SOME SURFACE WATER DRAINING TOWARDS THE BACK OF THE LOT.
12. LOTS 18-20, BLOCK 3; LOTS 20-24, BLOCK 4; LOTS 21-26, BLOCK 5; LOTS 14-27, BLOCK 6; LOTS 2-5, BLOCK 8; LOTS 2-11, BLOCK 9; LOTS 2-14, BLOCK 10 WILL RECEIVE SURFACE WATER FROM THE ADJACENT BACK LOTS. HOME OWNERS SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOOR RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, IN SUCH A MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW. FENCE/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE WATER RUNOFF ACROSS THE PROPERTY LINE.
13. LOTS 3-4-2, BLOCK 2; LOTS 18-20, BLOCK 3; LOTS 3-4 AND 20-24, BLOCK 4; LOTS 21-26, BLOCK 5; LOTS 14-27, BLOCK 6; LOTS 11-14, BLOCK 7; LOTS 2-9 AND 14-21, BLOCK 8; LOTS 2-13, BLOCK 9; LOTS 2-14, BLOCK 10; LOTS 1-10 AND 12-16, BLOCK 11; AND LOTS 1-3, BLOCK 12 WILL HAVE LOT GRADING TYPE "A" AS SHOWN ON SHEET 2 OF 2 OF THIS PLAT.
14. LOTS 1-14, BLOCK 1; LOTS 1 AND 2, BLOCK 4; LOTS 1-5, BLOCK 5; LOTS 8-13, BLOCK 6; LOTS 10-23, BLOCK 8; AND LOTS 10-26, BLOCK 9 WILL HAVE LOT GRADING TYPE "B" AS SHOWN ON SHEET 2 OF 2 OF THIS PLAT.
15. THIS PLAT IS SUBJECT TO A CERTIFICATE OF ADDITIONAL LANDRUNOFF RUNOFF DISCHARGE AS RECORDED IN VOLUME \_\_\_\_\_ PG. \_\_\_\_\_ OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.
16. A 6" HIGH BLOCK WALL SHALL BE CONSTRUCTED ALONG THE COMMON BOUNDARY LINE OF THE 20' DRAINAGE EASEMENT AND THE ADJACENT RESIDENTIAL LOTS DURING THE BUILDING PERMIT PHASE. SAID WALL SHALL NOT PREVENT RUNOFF FROM ADJACENT LOTS TO BE DISCHARGED ONTO SAID DRAINAGE EASEMENT.



**LOT AREA TABLE**

LOT NO.	PHASE	BLOCK	AREA (sq. ft.)	LOT NO.	PHASE	BLOCK	AREA (sq. ft.)	LOT NO.	PHASE	BLOCK	AREA (sq. ft.)
1	BLOCK 1	4970.00	8	BLOCK 6	4627.98	1	BLOCK 9	4581.00			
2	BLOCK 1	4620.00	9	BLOCK 6	4620.00	2	BLOCK 9	5508.00			
3	BLOCK 1	4620.00	10	BLOCK 6	4620.00	3	BLOCK 9	6863.99			
4	BLOCK 1	4620.00	11	BLOCK 6	4620.00	4	BLOCK 9	4620.00			
5	BLOCK 1	4620.00	12	BLOCK 6	4620.00	5	BLOCK 9	4620.00			
6	BLOCK 1	4620.00	13	BLOCK 6	6033.48	6	BLOCK 9	4620.00			
7	BLOCK 1	4620.00	14	BLOCK 6	6247.68	7	BLOCK 9	4620.00			
8	BLOCK 1	4620.00	15	BLOCK 6	4620.00	8	BLOCK 9	4620.00			
9	BLOCK 1	4620.00	16	BLOCK 6	4618.58	9	BLOCK 9	4620.00			
10	BLOCK 1	4620.00	17	BLOCK 6	4618.58	10	BLOCK 9	4620.00			
11	BLOCK 1	4620.00	18	BLOCK 6	4618.58	11	BLOCK 9	4620.00			
12	BLOCK 1	4620.00	19	BLOCK 6	4618.58	12	BLOCK 9	4620.00			
13	BLOCK 1	4620.00	20	BLOCK 6	4618.58	13	BLOCK 9	4620.00			
14	BLOCK 1	6057.26	21	BLOCK 6	4618.58	14	BLOCK 9	4970.00			
22	BLOCK 2	4618.16	15	BLOCK 6	4618.16	15	BLOCK 9	4620.00			
23	BLOCK 2	4618.16	16	BLOCK 6	4618.16	16	BLOCK 9	4620.00			
24	BLOCK 2	4618.16	17	BLOCK 6	4618.16	17	BLOCK 9	4620.00			
25	BLOCK 2	4618.16	18	BLOCK 6	4618.16	18	BLOCK 9	4620.00			
26	BLOCK 2	4620.00	19	BLOCK 6	4618.16	19	BLOCK 9	4620.00			
27	BLOCK 2	4620.00	20	BLOCK 6	4618.16	20	BLOCK 9	4620.00			
28	BLOCK 2	4620.00	21	BLOCK 6	4618.16	21	BLOCK 9	4620.00			
29	BLOCK 2	4620.00	22	BLOCK 6	4618.16	22	BLOCK 9	4620.00			
30	BLOCK 2	4620.00	23	BLOCK 6	4618.16	23	BLOCK 9	4620.00			
31	BLOCK 2	4620.00	24	BLOCK 6	4618.16	24	BLOCK 9	4620.00			
32	BLOCK 2	4620.00	25	BLOCK 6	4618.16	25	BLOCK 9	4620.00			
33	BLOCK 2	4620.00	26	BLOCK 6	4618.16	26	BLOCK 9	4620.00			
34	BLOCK 2	4620.00	27	BLOCK 6	4618.16	27	BLOCK 9	4620.00			
35	BLOCK 2	4618.66	28	BLOCK 6	4618.16	28	BLOCK 9	4620.00			
36	BLOCK 2	4618.66	29	BLOCK 6	4618.16	29	BLOCK 9	4620.00			
37	BLOCK 2	4620.00	30	BLOCK 6	4618.16	30	BLOCK 9	4620.00			
38	BLOCK 2	4620.00	31	BLOCK 6	4618.16	31	BLOCK 9	4620.00			
39	BLOCK 2	4620.00	32	BLOCK 6	4618.16	32	BLOCK 9	4620.00			
40	BLOCK 2	4620.00	33	BLOCK 6	4618.16	33	BLOCK 9	4620.00			
41	BLOCK 2	4620.00	34	BLOCK 6	4618.16	34	BLOCK 9	4620.00			
42	BLOCK 2	4620.00	35	BLOCK 6	4618.16	35	BLOCK 9	4620.00			
43	BLOCK 2	4620.00	36	BLOCK 6	4618.16	36	BLOCK 9	4620.00			
44	BLOCK 2	4620.00	37	BLOCK 6	4618.16	37	BLOCK 9	4620.00			
45	BLOCK 2	4620.00	38	BLOCK 6	4618.16	38	BLOCK 9	4620.00			
46	BLOCK 2	4620.00	39	BLOCK 6	4618.16	39	BLOCK 9	4620.00			
47	BLOCK 2	4620.00	40	BLOCK 6	4618.16	40	BLOCK 9	4620.00			
48	BLOCK 2	4620.00	41	BLOCK 6	4618.16	41	BLOCK 9	4620.00			
49	BLOCK 2	4620.00	42	BLOCK 6	4618.16	42	BLOCK 9	4620.00			
50	BLOCK 2	4620.00	43	BLOCK 6	4618.16	43	BLOCK 9	4620.00			
51	BLOCK 2	4620.00	44	BLOCK 6	4618.16	44	BLOCK 9	4620.00			
52	BLOCK 2	4620.00	45	BLOCK 6	4618.16	45	BLOCK 9	4620.00			
53	BLOCK 2	4620.00	46	BLOCK 6	4618.16	46	BLOCK 9	4620.00			
54	BLOCK 2	4620.00	47	BLOCK 6	4618.16	47	BLOCK 9	4620.00			
55	BLOCK 2	4620.00	48	BLOCK 6	4618.16	48	BLOCK 9	4620.00			
56	BLOCK 2	4620.00	49	BLOCK 6	4618.16	49	BLOCK 9	4620.00			
57	BLOCK 2	4620.00	50	BLOCK 6	4618.16	50	BLOCK 9	4620.00			
58	BLOCK 2	4620.00	51	BLOCK 6	4618.16	51	BLOCK 9	4620.00			
59	BLOCK 2	4620.00	52	BLOCK 6	4618.16	52	BLOCK 9	4620.00			
60	BLOCK 2	4620.00	53	BLOCK 6	4618.16	53	BLOCK 9	4620.00			
61	BLOCK 2	4620.00	54	BLOCK 6	4618.16	54	BLOCK 9	4620.00			
62	BLOCK 2	4620.00	55	BLOCK 6	4618.16	55	BLOCK 9	4620.00			
63	BLOCK 2	4620.00	56	BLOCK 6	4618.16	56	BLOCK 9	4620.00			
64	BLOCK 2	4620.00	57	BLOCK 6	4618.16	57	BLOCK 9	4620.00			
65	BLOCK 2	4620.00	58	BLOCK 6	4618.16	58	BLOCK 9	4620.00			
66	BLOCK 2	4620.00	59	BLOCK 6	4618.16	59	BLOCK 9	4620.00			
67	BLOCK 2	4620.00	60	BLOCK 6	4618.16	60	BLOCK 9	4620.00			
68	BLOCK 2	4620.00	61	BLOCK 6	4618.16	61	BLOCK 9	4620.00			
69	BLOCK 2	4620.00	62	BLOCK 6	4618.16	62	BLOCK 9	4620.00			
70	BLOCK 2	4620.00	63	BLOCK 6	4618.16	63	BLOCK 9	4620.00			
71	BLOCK 2	4620.00	64	BLOCK 6	4618.16	64	BLOCK 9	4620.00			
72	BLOCK 2	4620.00	65	BLOCK 6	4618.16	65	BLOCK 9	4620.00			
73	BLOCK 2	4620.00	66	BLOCK 6	4618.16	66	BLOCK 9	4620.00			
74	BLOCK 2	4620.00	67	BLOCK 6	4618.16	67	BLOCK 9	4620.00			
75	BLOCK 2	4620.00	68	BLOCK 6	4618.16	68	BLOCK 9	4620.00			
76	BLOCK 2	4620.00	69	BLOCK 6	4618.16	69	BLOCK 9	4620.00			
77	BLOCK 2	4620.00	70	BLOCK 6	4618.16	70	BLOCK 9	4620.00			
78	BLOCK 2	4620.00	71	BLOCK 6	4618.16	71	BLOCK 9	4620.00			
79	BLOCK 2	4620.00	72	BLOCK 6	4618.16	72	BLOCK 9	4620.00			
80	BLOCK 2	4620.00	73	BLOCK 6	4618.16	73	BLOCK 9	4620.00			
81	BLOCK 2	4620.00	74	BLOCK 6	4618.16	74	BLOCK 9	4620.00			
82	BLOCK 2	4620.00	75	BLOCK 6	4618.16	75	BLOCK 9	4620.00			
83	BLOCK 2	4620.00	76	BLOCK 6	4618.16	76	BLOCK 9	4620.00			
84	BLOCK 2	4620.00	77	BLOCK 6	4618.16	77	BLOCK 9	4620.00			
85	BLOCK 2	4620.00	78	BLOCK 6	4618.16	78	BLOCK 9	4620.00			
86	BLOCK 2	4620.00	79	BLOCK 6	4618.16	79	BLOCK 9	4620.00			
87	BLOCK 2	4620.00	80	BLOCK 6	4618.16	80	BLOCK 9	4620.00			
88	BLOCK 2	4620.00	81	BLOCK 6	4618.16	81	BLOCK 9	4620.00			
89	BLOCK 2	4620.00	82	BLOCK 6	4618.16	82	BLOCK 9	4620.00			
90	BLOCK 2	4620.00	83	BLOCK 6	4618.16	83	BLOCK 9	4620.00			
91	BLOCK 2	4620.00	84	BLOCK 6	4618.16	84	BLOCK 9	4620.00			
92	BLOCK 2	4620.00	85	BLOCK 6	4618.16	85	BLOCK 9	4620.00			
93	BLOCK 2	4620.00	86	BLOCK 6	4618.16	86	BLOCK 9	4620.00			
94	BLOCK 2	4620.00	87	BLOCK 6	4618.16	87	BLOCK 9	4620.00			
95	BLOCK 2	4620.00	88	BLOCK 6	4618.16	88	BLOCK 9	4620.00			
96	BLOCK 2	4620.00	89	BLOCK 6	4618.16	89	BLOCK 9	4620.00			
97	BLOCK 2	4620.00	90	BLOCK 6	4618.16	90	BLOCK 9	4620.00			
98	BLOCK 2	4620.00	91	BLOCK 6	4618.16	91	BLOCK 9	4620.00			
99	BLOCK 2	4620.00	92	BLOCK 6	4618.16	92	BLOCK 9	4620.00			
100	BLOCK 2	4620.00	93	BLOCK 6	4618.16	93	BLOCK 9	4620.00			
101	BLOCK 2	4620.00	94	BLOCK 6	4618.16	94	BLOCK 9	4620.00			
102	BLOCK 2	4620.00	95	BLOCK 6	4618.16	95	BLOCK 9	4620.00			
103	BLOCK 2	4620.00	96	BLOCK 6	4618.16	96	BLOCK 9	4620.00			
104	BLOCK 2	4620.00	97	BLOCK 6	4618.16	97	BLOCK 9	4620.00			
105	BLOCK 2	4620.00	98	BLOCK 6	4618.16	98	BLOCK 9	4620.00			
106	BLOCK 2	4620.00	99	BLOCK 6	4618.16	99	BLOCK 9	4620.00			
107	BLOCK 2	4620.00	100	BLOCK 6	4618.16	100	BLOCK 9	4620.00			
108	BLOCK 2	4620.00	101	BLOCK 6	4618.16	101	BLOCK 9	4620.00			
109	BLOCK 2	4620.00	102	BLOCK 6	4618.16	102	BLOCK 9	4620.00			
110	BLOCK 2	4620.00	103	BLOCK 6	4618.16	103	BLOCK 9	4620.00			
111	BLOCK 2	4620.00	104	BLOCK 6							

## WATER SERVICE AGREEMENT

### AGREEMENT REGARDING WATER SERVICE FOR THE PLAT OF GATOR POINTE SUBDIVISION PHASE 3

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

The Subdivider is Martinez Land Development LLC, who are the owners of a tract of land in Webb County, Texas that has been proposed to be divided into a subdivision (the Subdivision) Known as Gator Pointe Subdivision Phase 3.

**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 under the fully built-out conditions (the anticipated water flow) to be 52 gallons per minute approximately 208 gallons per minute (peak factor of 4).

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 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 rights and title to the water distribution system.

The Subdivider has paid the Utility the sum of \$212,438 which represents the total costs of fees for water availability, and annexation.

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 4-20, 2026.

City of Laredo Utilities Department

By: Tareq Al-Zubab

Printed Name:

Office or Position: Director Utilities Department

Date: 4/20/26

The Subdivider:

By: George Martinez

Printed Name: GEORGE MARTINEZ

Office or Position: 4/17/2026

## WASTEWATER SERVICE AGREEMENT

### AGREEMENT REGARDING WASTEWATER SERVICE FOR THE PLAT OF GATOR POINTE SUBDIVISION PHASE 3

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 the City of Laredo Water Utilities Department.

The Subdivider is MARTINEZ LAND DEVELOPMENT LLC who are the owners of a tract of land in Webb County, Texas, that has been proposed to be divided into a subdivision (the Subdivision) known as: GATOR POINTE SUBDIVISION PHASE 3

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 40 gallons per minute 160 (peak factor of 4).

The Utility covenants that it has or will have the capacity to treat the projected wastewater flow and that it will treat that wastewater for at least thirty years. These covenants will be in effect until thirty years after the plat of the Subdivision has been recorded and the Subdivision's wastewater collection system has been connected to the Utility's wastewater treatment plant.

The Subdivider covenants that the wastewater collection system will be constructed as shown in the Plans and as provided for through the plat approval process so that the residents of the lots of the Subdivision may receive wastewater treatment service from the Utility. Upon completion of the wastewater collection system and upon its approval and acceptance by the Utility, the Subdivider will convey to the Utility all right and title to the wastewater collection system.

The Subdivider has paid the Utility the sum of \$275,724 which represents the total cost of fees for annexation.

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 4-20-, 2024

City of Laredo Utilities Department

By: Tareq Al-Zabed

Printed Name:

Office or Position: Director Utilities Department

Date: 4/20/24

The Subdivider: \_\_\_\_\_

By: George Martinez

Printed Name: GEORGE MARTINEZ

Office or Position: Managing Member

Date: 4/17/2024

# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 5/7/2026

**Model Subdivision Compliance 12B**

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### **SUBJECT**

Consideration of Model Rule Subdivision Compliance of the plat of Loma Veranos Subdivision. The intent is residential.

PL-107-2026

District I - Cm. Gilbert Gonzalez

### **BACKGROUND**

APPLICANT: Republic Land & Development Company

ENGINEER: Porras Nance Engineering

### **PROPERTY INFORMATION:**

Location: west of Cuatro Vientos Road and north of Dorado Avenue

Size: Approximately 16.005 acres, more or less

Proposed Development: 87 lots

Current Zoning: R-1B (Single-Family High-Density District) and R-2 (Multi-Family District)

Council District: District I - Cm. Gilbert Gonzalez

### **STAFF RECOMMENDATION**

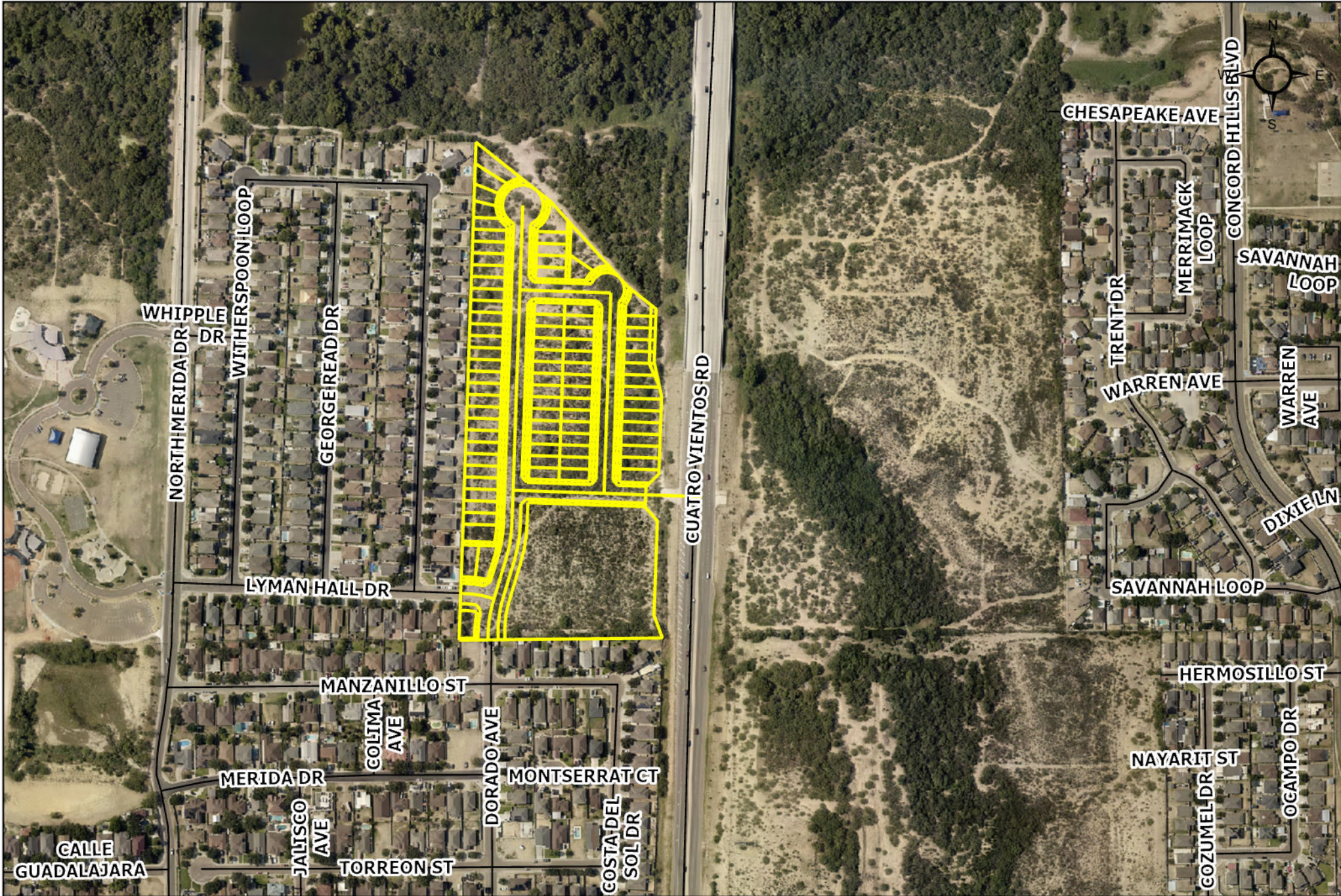
APPROVAL

NOTICE TO THE DEVELOPER:

N/A

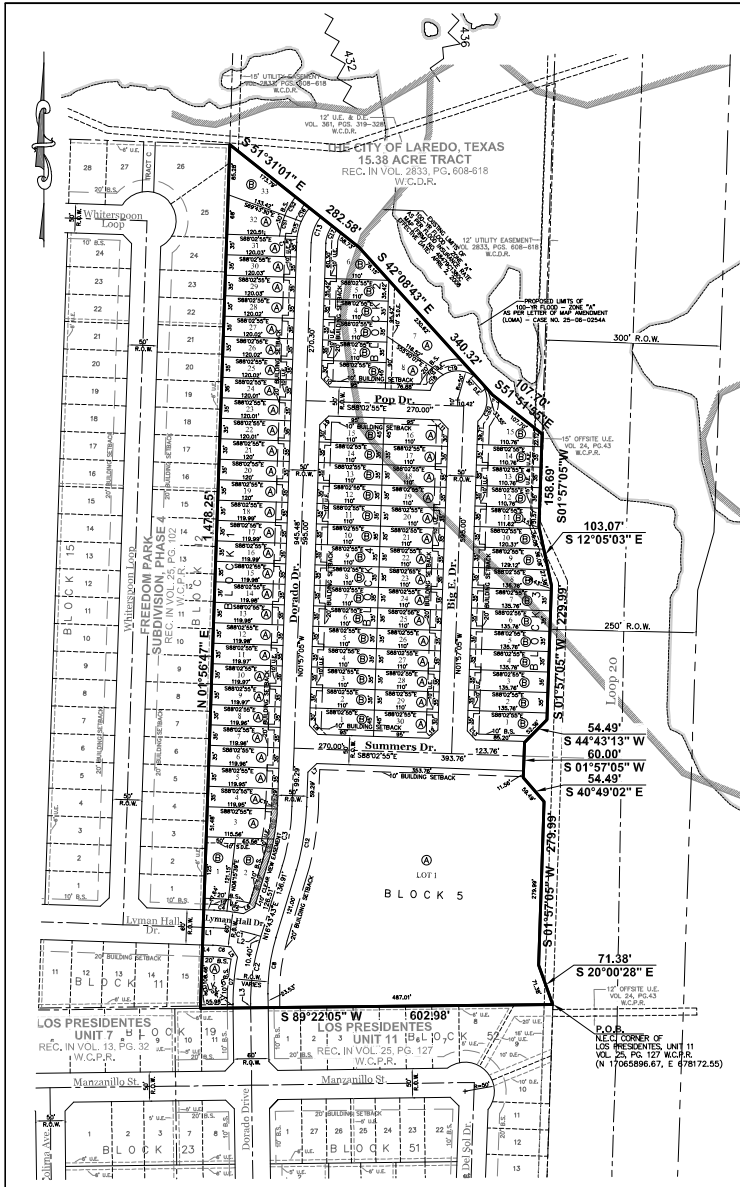
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# AERIAL LOCATION MAP



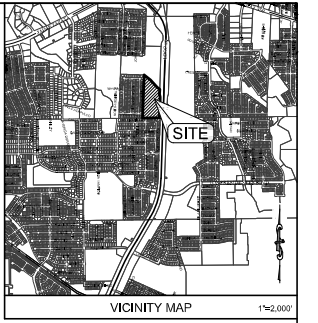
## NOTES:

- 1.-MAINTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF APPENDIX F-2 OF SECTION 24-83 OF THE LAREDO LAND DEVELOPMENT CODE.
- 2.-THE SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
- 3.-DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- 4.-ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- 5.-BASIS OF BEARINGS & DISTANCES:GPS NAD 83 (2011 ADJ.) TEXAS STATE PLANE, 4205 SOUTH ZONE GRID COORDINATES.
- 6.-P.O.B. COORDINATES REFERENCED TO NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE ARE PROVIDED FOR GENERAL LOCATIVE PURPOSES.
- 7.-ACCESS TO LOOP 20 IS SUBJECT TO TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) REVIEW AND APPROVAL.
- 8.-LOTS 1-15, BLOCK 3; SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH LOOP 20.
- 9.-LOTS 1, 2 & 33, BLOCK 1; LOTS 1-6, BLOCK 2; LOTS 1-15, BLOCK 3 AND LOTS 1-15, BLOCK 4 WILL HAVE SOME SURFACE WATER DRAINING TOWARDS THE BACK OF THE LOT. LOT 2, BLOCK 1; LOTS 7-8, BLOCK 2 AND LOTS 16-30, BLOCK 4 WILL RECEIVE SURFACE WATER RUNOFF FROM ADJACENT LOTS. HOME OWNER SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, IN SUCH MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW. FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW.
- 10.-LOTS 3-32, BLOCK 1; LOTS 7-8, BLOCK 2; LOTS 16-30, BLOCK 4; LOT 1, BLOCK 5 AND LOT 1, BLOCK 6 WILL HAVE LOT GRADING TYPE "A"; LOTS 1, 2 & 33, BLOCK 1; LOTS 1-6, BLOCK 2; LOTS 1-15, BLOCK 3 AND LOTS 1-15, BLOCK 4 WILL HAVE LOT GRADING TYPE "B"; AS SHOWN ON SHEET 2 OF 2 OF THIS PLAT.
- 11.-STRUCTURES ON LOT 7, BLOCK 2 AND LOT 15, BLOCK 3 SHALL HAVE A MINIMUM FINISH FLOOR ELEVATION OF 443.00
- 12.-NO PLANTING, STRUCTURE, FENCE, WALL, BERM OR OTHER OBSTRUCTION TO VISION EXCEEDING THREE (3) FEET IN HEIGHT SHALL BE INSTALLED, CONSTRUCTED OR MAINTAINED AS TO OBSTRUCT CROSS-VISIBILITY IN THE CLEAR VIEW EASEMENT (C.V.E.), AS SHOWN ON LOTS 2-4, BLOCK 1.
- 13.-THIS PLAT IS SUBJECT TO A RUNOFF ACCEPTANCE LETTER FOR DRAINAGE RUNOFF DISCHARGE AS RECORDED IN VOLUME 2833, PAGES 608-618, OF THE OFFICIAL PUBLIC RECORDS, WEBB COUNTY TEXAS. PRE-DEVELOPMENT AND POST-DEVELOPMENT RUNOFF WILL BE CONVEYED BY THE PROPOSED STREETS AND STORM DRAINAGE SYSTEM AND ULTIMATELY DETAINED ON EXISTING AND FUTURE DETENTION POND FACILITIES



**METES AND BOUNDS DESCRIPTION**  
16.005 ACRE TRACT  
Being out and part of  
Parcelion 32 - Abstract 296 - Antonio Treviño, Original Grantee  
Within the limits of the  
City of Laredo, Webb County, Texas  
Being a 16.005 acre tract of land, more or less, situated in Parcelion 32, Abstract 296, Antonio Treviño, Original Grantee, within the limits of the City of Laredo, in Webb County, Texas, said 16.005 acre tract being out and part of Summerville Family Partnership 77.5361 Acre Tract, as recorded in Volume 2833, Pages 608-618 of the Webb County Deed Records, Webb County Texas; and more particularly described by metes and bounds as follows, to-wit:  
BEGINNING at a found  $1/4$  iron rod for the Northeast corner of Los Presidentes Unit 11 (amended), as recorded in Volume 25, Page 127 of the Webb County Deed Records, being a point on the Western right-of-way line of Loop 20 (Custro Venette Rd.), the Southeast corner of the herein described tract and the POINT OF BEGINNING;  
THENCE South 89°22'05" West, 602.98 Feet, along the North Boundary line of said Los Presidentes, Unit 11, to a set  $3/4$  iron rod for the Southeast corner of this tract;  
THENCE North 01°57'05" East, of 13.56 feet passing the Southeast corner of Freedom Park Subdivision, Phase 4, as recorded in Volume 25, Page 102 of the Webb County Deed Records, continuing along the common boundary line with said Freedom Park Subdivision, Phase 4, for a total distance of 1478.25 feet, to a set  $3/4$  iron rod for the Southeast corner of the City of Laredo, Texas 15.38 Acre Tract, as recorded in Volume 2833, Pages 608-618 of the Webb County Deed Records and the Northwest corner of this tract;  
THENCE along the Southwesterly boundary line of said 15.38 Acre tract, being the Northerly boundary line of the herein described tract, as follows:  
South 51°31'01" East, 282.58 Feet, to a set  $3/4$  iron rod for an exterior deflection corner to the right of this tract;  
South 42°08'43" East, 340.32 Feet, to a set  $3/4$  iron rod for an exterior deflection corner to the left of this tract;  
South 01°51'50" East, 107.70 Feet, to a set  $3/4$  iron rod for the Southeast corner of aforesaid 15.38 Acre tract, a point on the Western right-of-way line of Loop 20 and the Northeast corner of this tract;  
THENCE along said Western right-of-way line of Loop 20, being the Easterly boundary line of the herein described tract, as follows:  
South 01°57'05" West, 158.69 Feet, to a found T&OD disc monument for and exterior deflection corner to the left of this tract;  
South 12°03'03" East, 103.07 Feet, to a found T&OD disc monument for and exterior deflection corner to the right of this tract;  
South 01°57'05" West, 229.99 Feet, to a found T&OD disc monument for and exterior deflection corner to the right of this tract;  
South 44°43'13" East, 54.49 Feet, to a found T&OD disc monument for and exterior deflection corner to the left of this tract;  
South 01°57'05" West, 60.00 Feet, to a found T&OD disc monument for and exterior deflection corner to the left of this tract;  
South 40°49'02" East, 54.49 Feet, to a found T&OD disc monument for and exterior deflection corner to the right of this tract;  
South 01°57'05" West, 278.99 Feet, to a found T&OD disc monument for and exterior deflection corner to the left of this tract;  
South 20°02'28" East, 71.38 Feet, to the Northeast corner of aforesaid Los Presidentes Unit 11, the Southeast corner of this tract and the POINT OF BEGINNING.  
Base of Bearings  
GPS NAD 83 (2011 ADJ.), Texas State Plane, 4205 South Zone, Grid Coord

- NOTES:**
- 1.-MAINTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF APPENDIX F-2 OF SECTION 24-83 OF THE LAREDO LAND DEVELOPMENT CODE.
  - 2.-THE SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
  - 3.-SIDEWALKS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
  - 4.-ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
  - 5.-ALL UTILITIES SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
  - 6.-P.O.B. COORDINATES REFERENCED TO NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE ARE PROVIDED FOR GENERAL PURPOSES.
  - 7.-ACCESS TO LOOP 20 IS SUBJECT TO TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) REVIEW AND APPROVAL.
  - 8.-LOTS 1-15, BLOCK 3, SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH LOOP 20.
  - 9.-LOTS 1, 2 & 3, BLOCK 1; LOTS 1-6, BLOCK 2; LOTS 1-15, BLOCK 3 AND LOTS 1-15, BLOCK 4 WILL HAVE SOME SURFACE WATER DRAINING TOWARDS THE BACK OF THE LOTS. THE GRADES OR CONSTRUCTION FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, IN SUCH MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW. FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW.
  - 10.-LOTS 3-32, BLOCK 1; LOTS 7-8, BLOCK 2; LOTS 16-30, BLOCK 4; LOT 1, BLOCK 5 AND LOT 1, BLOCK 6 WILL HAVE LOT GRADING TYPE "A"; LOTS 1, 2 & 3, BLOCK 1; LOTS 1-6, BLOCK 2; LOTS 1-15, BLOCK 3 AND LOTS 1-15, BLOCK 4 WILL HAVE LOT GRADING TYPE "B", AS SHOWN ON SHEET 2 OF 2 OF THIS PLAN.
  - 11.-STRUCTURES ON LOT 7, BLOCK 2 AND LOT 15, BLOCK 3 SHALL HAVE A MINIMUM FINISH FLOOR ELEVATION OF 443.00.
  - 12.-NO PLANTING, STRUCTURE, FENCE, WALL, BERM OR OTHER OBSTRUCTION TO VISION EXCEEDING THREE (3) FEET IN HEIGHT SHALL BE INSTALLED, CONSTRUCTED OR MAINTAINED AS TO OBSTRUCT CROSS-VISIBILITY IN THE CLEAR VIEW EASEMENT.
  - 13.-IF IT IS DETERMINED THAT A RAINFALL ACCEPTANCE LETTER FOR DRAINAGE RUNOFF DISCHARGE AS RECORDED IN VOLUME 2833, PAGES 608-618, OF THE OFFICIAL PUBLIC RECORDS, WEBB COUNTY TEXAS, FIRE-DEVELOPMENT AND DRAINAGE RUNOFF WILL BE CONVEYED BY THE PROPOSED STREETS AND STORM DRAINAGE SYSTEM AND ULTIMATELY DETAINED ON EXISTING AND FUTURE DETENTION POND FACILITIES.



**CERTIFICATE OF OWNER**

STATE OF TEXAS  
COUNTY OF WEBB

I, **JESUS J. RUIZ**, PRESIDENT OF HOME MART, INC. A TEXAS CORPORATION, OWNER OF THE LAND SHOWN ON THE DESIGNATED HEREIN AS LOMA VERANOS SUBDIVISION, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOR ALL STREETS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

**JESUS J. RUIZ** DATE

**CERTIFICATE OF NOTARY PUBLIC**

STATE OF TEXAS  
COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **JESUS J. RUIZ**, 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_

NOTARY PUBLIC  
WEBB COUNTY, TEXAS  
My Commission Expires the \_\_\_\_ day of \_\_\_\_ 20\_\_

**CERTIFICATE OF ENGINEER**

STATE OF TEXAS  
COUNTY OF WEBB

I, **ROSELIO BALDAZO**, THE UNDERSIGNED LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAN TO THE MATTERS OF STREETS, LOTS, WATER, SEWER AND APPURTENANCES AND DRAINAGE LAYOUT AND TO THE BEST OF MY KNOWLEDGE THIS PLAN 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, TEXAS.

**ROSELIO BALDAZO** DATE  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REG. NO. 92952

**CERTIFICATE OF LIENHOLDER**

THIS SUBDIVISION MAP IS HEREBY APPROVED AND ADOPTED BY THE UNDERSIGNED LIEN HOLDER THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_

BY: \_\_\_\_\_ AS AN ACT AND DEED OF \_\_\_\_\_

**CERTIFICATE OF NOTARY PUBLIC**

STATE OF TEXAS  
COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

FINANCIAL INSTITUTION:  
KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_

NOTARY PUBLIC  
WEBB COUNTY, TEXAS  
My Commission Expires the \_\_\_\_ day of \_\_\_\_ 20\_\_

**LINE DATA**

CBP	DISTANCE	BEARING
L1	17.65'	S 75°16'17" E
L2	17.65'	S 75°16'17" E
L3	17.65'	S 75°16'17" E
L4	17.65'	S 75°16'17" E
L5	17.65'	S 75°16'17" E
L6	17.65'	S 75°16'17" E
L7	21.21'	N 48°02'00" E
L8	21.21'	N 48°02'00" E
L9	21.21'	N 48°02'00" E
L10	21.21'	N 48°02'00" E
L11	21.21'	N 48°02'00" E
L12	21.21'	N 48°02'00" E
L13	21.21'	N 48°02'00" E
L14	21.21'	N 48°02'00" E
L15	21.21'	N 48°02'00" E

**CURVE DATA**

CURVE	DELTA ANGLE	RADIUS	ARC	TANG	CHORD	CHORD BEARING
C1	14.47°57"	276.00'	79.96'	38.66'	79.76'	S 80°34'44" E
C2	17°26'43"	350.00'	106.97'	53.70'	106.16'	N 08°50'21" W
C3	14.48°58"	400.00'	105.16'	51.67'	102.88'	N 09°05'16" E
C4	04°11'00"	305.00'	22.27'	11.14'	22.26'	S 85°52'50" E
C5	09°20'10"	305.00'	48.44'	14.23'	48.45'	S 81°13'00" E
C6	07°11'35"	245.00'	30.78'	15.40'	30.74'	S 84°27'33" E
C7	12°07'50"	360.00'	68.47'	40.38'	68.52'	N 02°02'00" E
C8	17°26'43"	350.00'	97.41'	49.10'	97.08'	N 08°50'21" W
C9	08°03'10"	375.00'	69.30'	19.67'	69.38'	N 13°44'14" E
C10	07°53'28"	375.00'	51.70'	25.89'	51.66'	N 08°42'27" E
C11	08°52'22"	375.00'	2.85'	5.71'	5.71'	N 02°51'16" E
C12	14°46'58"	425.00'	109.61'	58.11'	109.31'	N 09°20'24" E
C13	36°11'31"	475.00'	47.82'	24.76'	47.01'	N 02°14'02" E
C14	18°34'56"	100.00'	28.25'	15.61'	28.71'	N 16°18'25" E
C15	18°34'56"	100.00'	28.25'	15.61'	28.71'	N 16°18'25" E
C16	15°34'33"	100.00'	27.10'	13.08'	28.11'	N 30°41'25" E
C17	36°31'54"	50.00'	31.86'	16.50'	31.54'	N 02°14'02" E
C18	40°58'23"	50.00'	30.00'	18.68'	30.00'	N 02°14'02" E
C19	77°28'18"	50.00'	67.61'	40.11'	62.57'	S 80°52'51" E
C20	18°34'56"	100.00'	28.25'	15.61'	28.71'	N 16°18'25" E
C21	16°03'52"	130.00'	36.45'	18.34'	36.31'	N 14°12'46" E
C22	10°11'17"	130.00'	36.73'	18.49'	36.38'	N 30°23'51" E

**CERTIFICATE OF CITY ENGINEER**

STATE OF TEXAS  
COUNTY OF WEBB

I, **RAMON E. CHAVEZ, P.E.**, CITY ENGINEER, HAVE REVIEWED THIS PLAN AND ACCOMPANYING CONSTRUCTION DRAWINGS PREPARED BY **ROSELIO BALDAZO**, LICENSED PROFESSIONAL ENGINEER, N. 92855, AND DATED THE \_\_\_\_ DAY OF \_\_\_\_ 20\_\_, WITH THE LAST REVIEWED DATE ON \_\_\_\_ 20\_\_, AND HAVE FOUND THEM TO BE IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS  
COUNTY OF WEBB

I, **WAYNE NANCE**, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN 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, TEXAS.

**WAYNE NANCE** DATE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REG. NO. 9258

**PLANNING COMMISSION APPROVAL**

STATE OF TEXAS  
COUNTY OF WEBB

I, **JUAN M. HARVEZ, JR.**, CHAIRMAN, HAVE REVIEWED THIS PLAN AND ACCOMPANYING CONSTRUCTION DRAWINGS PREPARED BY **ROSELIO BALDAZO**, LICENSED PROFESSIONAL ENGINEER, N. 92855, AND DATED THE \_\_\_\_ DAY OF \_\_\_\_ 20\_\_, WITH THE LAST REVIEWED DATE ON \_\_\_\_ 20\_\_, AND HAVE FOUND THEM TO BE IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

**LOT AREAS**

LOT AREA (S.F.)	LOT AREA (S.F.)	LOT AREA (S.F.)
<b>BLOCK 1</b>	<b>BLOCK 2</b>	<b>BLOCK 4</b>
1 2,041.2	1 3,880.2	1 2,850.0
2 2,041.2	2 3,880.2	2 2,850.0
3 2,041.2	3 3,880.2	3 2,850.0
4 2,041.2	4 3,880.2	4 2,850.0
5 2,041.2	5 3,880.2	5 2,850.0
6 2,041.2	6 3,880.2	6 2,850.0
7 2,041.2	7 3,880.2	7 2,850.0
8 2,041.2	8 3,880.2	8 2,850.0
9 2,041.2	9 3,880.2	9 2,850.0
10 2,041.2	10 3,880.2	10 2,850.0
11 2,041.2	11 3,880.2	11 2,850.0
12 2,041.2	12 3,880.2	12 2,850.0
13 2,041.2	13 3,880.2	13 2,850.0
14 2,041.2	14 3,880.2	14 2,850.0
15 2,041.2	15 3,880.2	15 2,850.0
16 2,041.2	16 3,880.2	16 2,850.0
17 2,041.2	17 3,880.2	17 2,850.0
18 2,041.2	18 3,880.2	18 2,850.0
19 2,041.2	19 3,880.2	19 2,850.0
20 2,041.2	20 3,880.2	20 2,850.0
21 2,041.2	21 3,880.2	21 2,850.0
22 2,041.2	22 3,880.2	22 2,850.0
23 2,041.2	23 3,880.2	23 2,850.0
24 2,041.2	24 3,880.2	24 2,850.0
25 2,041.2	25 3,880.2	25 2,850.0
26 2,041.2	26 3,880.2	26 2,850.0
27 2,041.2	27 3,880.2	27 2,850.0
28 2,041.2	28 3,880.2	28 2,850.0
29 2,041.2	29 3,880.2	29 2,850.0
30 2,041.2	30 3,880.2	30 2,850.0
31 2,041.2	31 3,880.2	31 2,850.0
32 2,041.2	32 3,880.2	32 2,850.0
33 2,721.0	33 1,758.488	33 1,584.0

TOTAL RESIDENTIAL LOTS 197

**ATTESTMENT OF PLANNING COMMISSION APPROVAL**

STATE OF TEXAS  
COUNTY OF WEBB

I, **VANESSA GUERRA, AICP**, PLANNING DIRECTOR, HAVE REVIEWED THIS PLAN AND ACCOMPANYING CONSTRUCTION DRAWINGS PREPARED BY **ROSELIO BALDAZO**, LICENSED PROFESSIONAL ENGINEER, N. 92855, AND DATED THE \_\_\_\_ DAY OF \_\_\_\_ 20\_\_, WITH THE LAST REVIEWED DATE ON \_\_\_\_ 20\_\_, AND HAVE FOUND THEM TO BE IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

**CERTIFICATE OF COUNTY CLERK**

STATE OF TEXAS  
COUNTY OF WEBB

I, **VANESSA GUERRA, AICP**, CLERK OF THE COUNTY CLERK AND FOR WEBB COUNTY, DO HEREBY CERTIFY THE FOREGOING INSTRUMENT DATED THE \_\_\_\_ DAY OF \_\_\_\_ 20\_\_, WITH THIS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE OF THE \_\_\_\_ O'LOCK \_\_\_\_ M ON \_\_\_\_ AT \_\_\_\_ DAY OF \_\_\_\_ 20\_\_.

**PLANNING COMMISSION APPROVAL**

STATE OF TEXAS  
COUNTY OF WEBB

I, **JUAN M. HARVEZ, JR.**, CHAIRMAN, HAVE REVIEWED THIS PLAN AND ACCOMPANYING CONSTRUCTION DRAWINGS PREPARED BY **ROSELIO BALDAZO**, LICENSED PROFESSIONAL ENGINEER, N. 92855, AND DATED THE \_\_\_\_ DAY OF \_\_\_\_ 20\_\_, WITH THE LAST REVIEWED DATE ON \_\_\_\_ 20\_\_, AND HAVE FOUND THEM TO BE IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

GRAPHIC SCALE IN FEET  
20 0 100 200

VERTICAL SCALE: 1"=100'  
HORIZONTAL SCALE: 1"=100'

DATE: 02-04-2026  
REVISIONS:

**PORRAS NANCE ENGINEERING**

304 E. CALTON RD.  
LAREDO, TEXAS 78041  
TYPE F-6205  
TBLPS F-10188  
OFFICE (956) 724-3097  
WWW.PORRASNANCE.COM

**OWNER:**  
REPUBLIC LAND AND DEVELOPMENT COMPANY, LP. & HOME MART, INC.  
11201 AMHERSTON RD - STE 110  
LAREDO, TEXAS 78045

**ENGINEER/SURVEYOR:**  
PORRAS NANCE ENGINEERING  
304 E. CALTON RD.  
P.O. BOX 1610  
LAREDO, TEXAS 78044  
(956) 724-3097 FX  
(956) 724-9208 FX

**PROJECT DATA:**  
ACRES: 16.005 ACRES  
R.O.W.: 50' - 60'  
B/B: 31' - 41'

**PLAT OF:**  
16.005 ACRE TRACT  
OUT OF SUMMERS FAMILY PARTNERSHIP 77.5361 ACRE TRACT  
AS RECORDED IN VOL. 2833, PGS. 592-596 W.C.D.R.  
PORCION 32 - ABSTRACT 296, ANTONIO TREVINO, ORIGINAL GRANTEE  
CITY OF LAREDO, WEBB COUNTY, TEXAS

**SHEET:**  
1 OF 2



## WATER SERVICE AGREEMENT

### AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED LOMA VERANOS SUBDIVISION

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

The Subdivider is Republic Land and Development Company L.P. and Home Mart, Inc. 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 Loma Veranos Subdivision.

**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 76,479 gallons daily.

The Utility covenants that it has or will have the ability to provide the anticipated water flow for at least thirty years, and that it will provide that water flow. These covenants will be in effect until thirty years after the plat of the subdivision has been recorded and the Subdivision's water distribution system has been connected to the Utility's water supply system.

The Subdivider covenants that the water distribution system will be constructed as shown in the Plans and as provided for through the plat-approval process so that the residents of the lots of the Subdivision may receive drinking water service from the Utility. Upon completion of the water distribution system and upon its approval and acceptance by the utility, the Subdivider will convey to the Utility all right and title to the water distribution system.


The Subdivider has paid the Utility the sum of \$29,100 which sum represents the total 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 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.

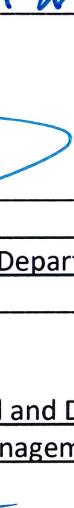
This Agreement is effective on 4-20-, 2026.

The Utility

By:   
Printed Name: Dr. Tareq Al-Zabet  
Office or Position: Director Utilities Department  
Date: 4/20/26

  
4/20/2026 ENRIQUE RANGEL, P.E.  
ENGINEERING MANAGER  
CITY UTILITIES DEPT.

The Subdivider: Republic Land and Development Company, L.P.  
By: Armadillo Management, LLC - General Partner

By:   
Printed Name: Robert P. Gutierrez  
Office or Position: Manager  
Date: \_\_\_\_\_

The Subdivider:   
Home Mart, Inc.

By: \_\_\_\_\_  
Printed Name: Jesus J. Ruiz  
Office or Position: President  
Date: \_\_\_\_\_

## WASTEWATER SERVICE AGREEMENT

### AGREEMENT REGARDING WASTEWATER SERVICE FOR THE PROPOSED LOMA VERANOS SUBDIVISION

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

The Subdivider is Republic Land and Development Company L.P. and Home Mart, Inc. who is the owner, or the authorized agent of the owner, of a tract of land in Webb County, Texas, that has been proposed to be divided into a subdivision (the Subdivision) know as Loma Veranos Subdivision.

TERMS: This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development Board's Economically Distressed Areas Program Model Subdivision Rules. The Subdivider has prepared a plat of the subdivision for submission to the City of Laredo for its approval. The Subdivider plans to construct for the Subdivision a wastewater collection system to be connected to the Utility's wastewater collection and treatment system. Such wastewater will consist of domestic sewage, i.e., waterborne human waste and waste from domestic activities such as bathing, washing, and food preparation. The Utility has reviewed the plans for the Subdivision (the Plans) and has estimated the wastewater flow project from the Subdivision under fully built-out conditions (the projected wastewater flow) to be approximately 58,830 gallons daily.

The Utility covenants that it has or will have the capacity to treat the projected wastewater flow and that it will treat that wastewater for at least thirty years. These covenants will be in effect until thirty years after the plat of the Subdivision has been recorded and the Subdivision's wastewater collection system has been connected to the Utility's wastewater treatment plant.

The Subdivider covenants that the wastewater collection system will be constructed as shown in the Plans and as provided for through the plat-approval process so that the residents of the lots of the Subdivision may receive wastewater treatment service from the Utility. Upon completion of the wastewater collection system and upon its approval and acceptance by the Utility, the Subdivider will convey to the Utility all right and title to the wastewater collection system.

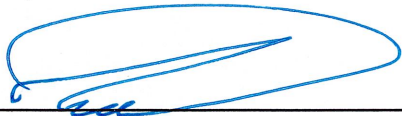
The Subdivider has paid the Utility the sum of \$28,775.25, which sum represents the total costs of wastewater GPM fees.


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

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


This Agreement is effective on 4-20-, 2026.

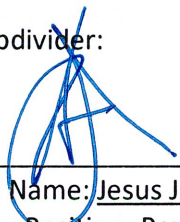
The Utility

By:   
Printed Name: Dr. Tareq Al-Zabet  
Office or Position: Director Utilities Department  
Date: 4/20/26

  
ENGINEERING MANAGER  
4/20/2026 UTILITIES  
DEPT.  
ENRIADO E. RANGEL, P.E.

The Subdivider: Republic Land and Development Company, L.P.  
By: Armadillo Management, LLC - General Partner

By:   
Printed Name: Robert P. Gutierrez  
Office or Position: Manager  
Date: \_\_\_\_\_

The Subdivider: Home Mart, Inc.  
By:   
Printed Name: Jesus J. Ruiz  
Office or Position: President  
Date: \_\_\_\_\_

# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 5/7/2026

**Model Subdivision Compliance 12C**

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### **SUBJECT**

Consideration of Model Rule Subdivision Compliance of the plat of Artesia Hills Subdivision, Phase I. The intent is residential.

PL-109-2026

District III - Cm. Melissa Cigarroa

### **BACKGROUND**

APPLICANT: EG Ranch Holdings, LLC

ENGINEER: Porras Nance Engineering

### **PROPERTY INFORMATION:**

Location: south adjacent of La Arboleda Boulevard and west of La Bores Drive

Size: Approximately 12.35 acres, more or less

Proposed Development: 98 lots

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

Council District: District III - Cm. Melissa Cigarroa

### **STAFF RECOMMENDATION**

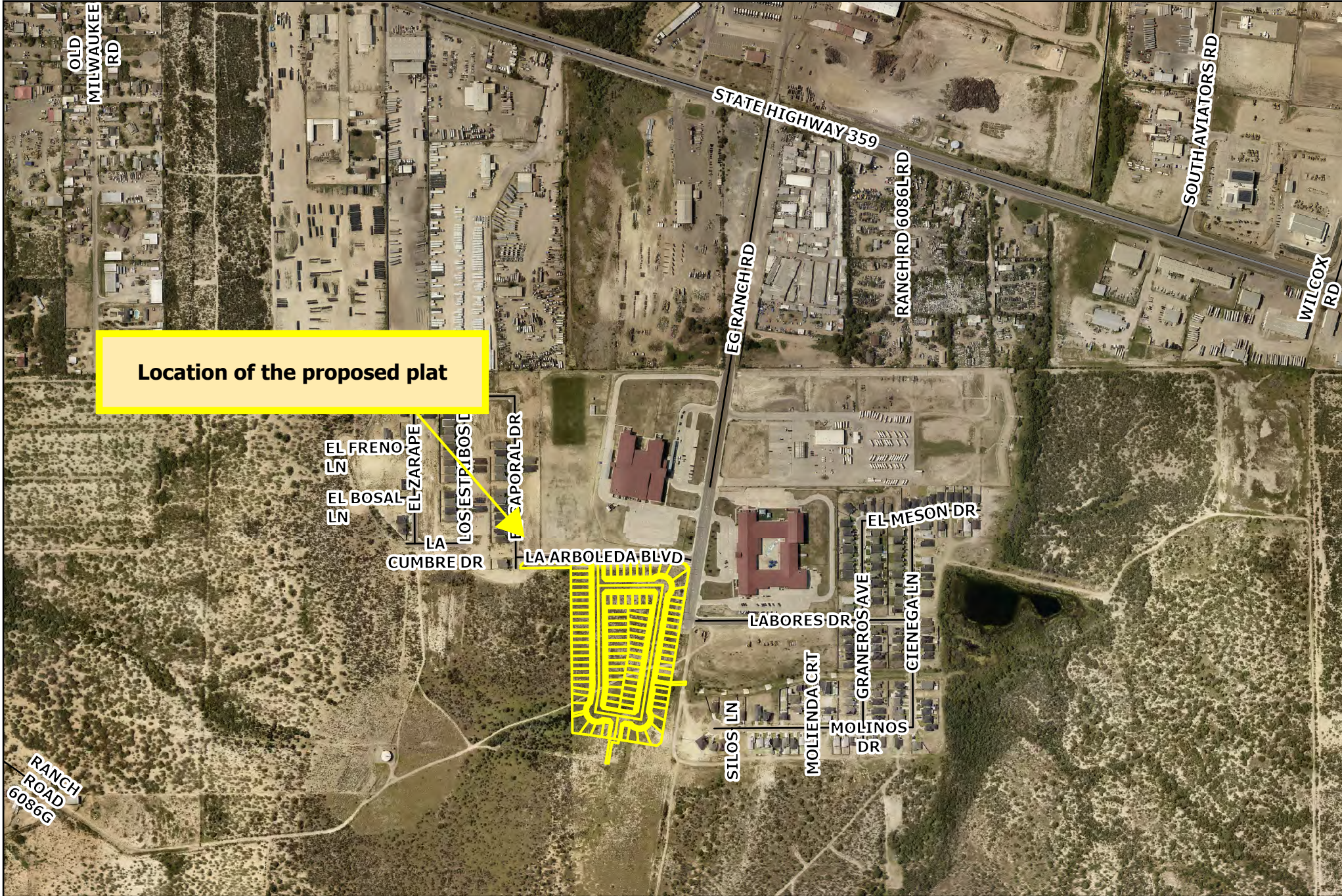
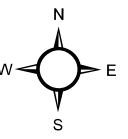
APPROVAL

### **NOTICE TO THE DEVELOPER:**

N/A

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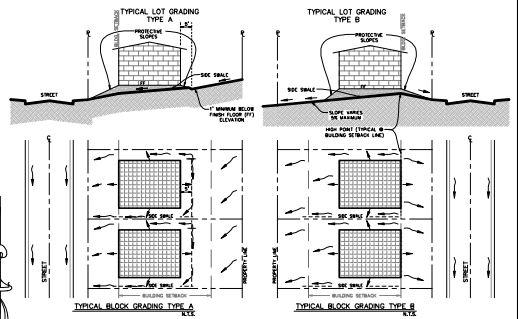
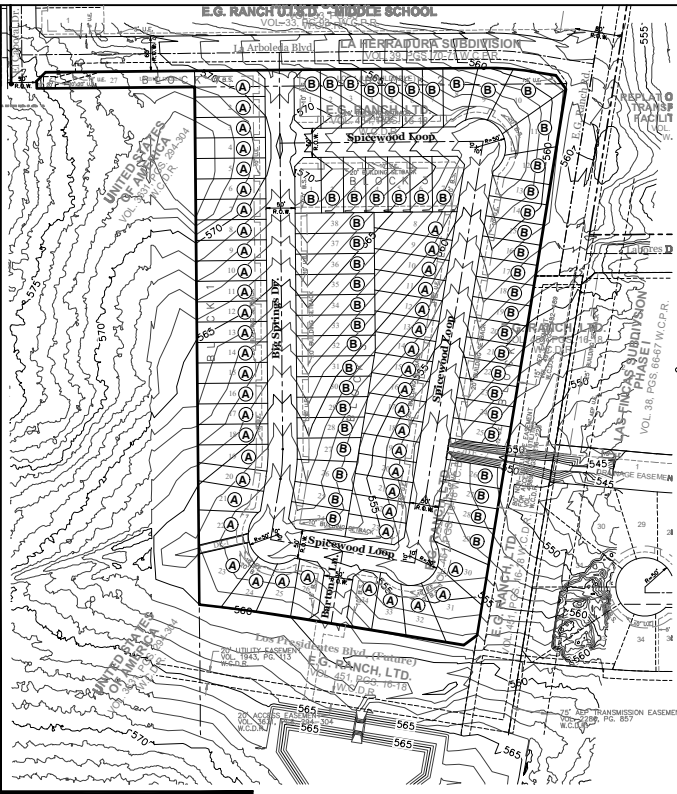
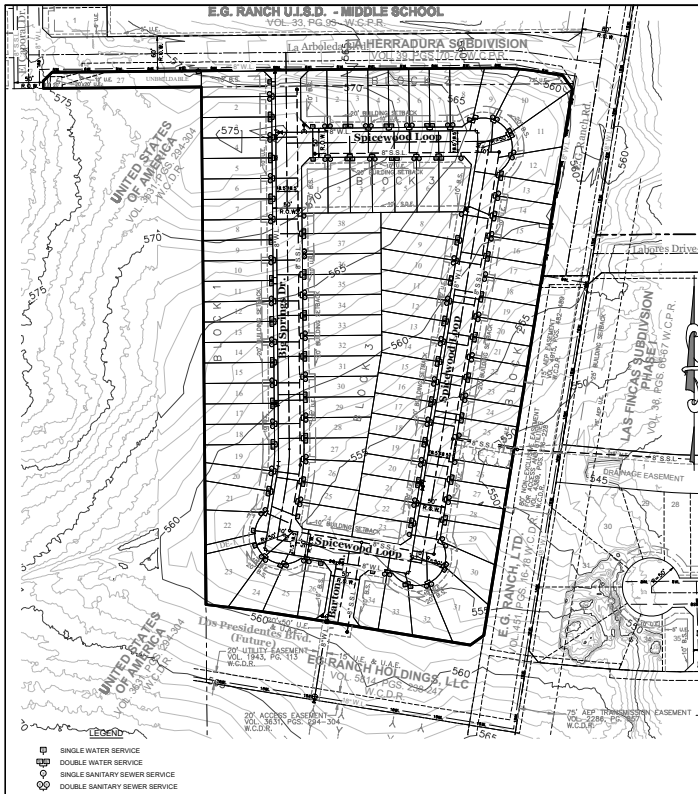
# AERIAL LOCATION MAP



## NOTES:

- 1.-MAINTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF APPENDIX F-2 OF SECTION 24-83 OF THE LAREDO LAND DEVELOPMENT CODE.
- 2.-THE SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
- 3.-DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- 4.-ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- 5.-BASIS OF BEARINGS & DISTANCES:GPS NAD 83 (2011 ADJ.) TEXAS STATE PLANE, 4205 SOUTH ZONE GRID COORDINATES.
- 6.-P.O.B. COORDINATES REFERENCED TO NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE ARE PROVIDED FOR GENERAL LOCATIVE PURPOSES.
- 7.-LOT 1, BLOCK 3 AND LOTS 1-10, BLOCK 2 SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH LA ARBOLEDA BLVD.
- 8.-LOTS 10-31, BLOCK 2 SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH E.G. RANCH RD.
- 9.-LOTS 23-26, BLOCK 1 AND LOTS 31-34, BLOCK 2 SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH LOS PRESIDENTES BLVD.
- 10.-LOTS 1-29, BLOCK 2 AND LOTS 1-7, 24-38, BLOCK 3 WILL HAVE SOME SURFACE WATER DRAINING TOWARDS THE BACK OF THE LOT. LOTS 1-23, BLOCK 3,WILL GET SOME SURFACE WATER FROM THE ADJACENT BACK/SIDE LOTS. HOME OWNER SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, IN SUCH MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW. FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW.
- 11.-LOTS 1-23, BLOCK 1; LOTS 30-34, BLOCK 2 AND LOTS 8-23, BLOCK 3; WILL HAVE LOT GRADING TYPE "A"; LOTS 1-29, BLOCK 2 AND LOTS 1-7,24-38, BLOCK 3; WILL HAVE LOT GRADING TYPE "B"; AS SHOWN ON SHEET 2 OF 2 OF THIS PLAT.
- 12.-STRUCTURES ON LOTS 25 & 26, BLOCK 2 SHALL HAVE A MINIMUM FINISH FLOOR ELEVATION OF 553.50.





NOTE: HOME BUILDERS/HOME OWNERS SHALL NOT CHANGE THE GRABES OR DRAINAGE FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH A WAY TO IMPROVE OR CHANGE THE ESTABLISHED DRAINAGE FLOW PATTERNS AS INDICATED ON THIS GRADING PLAN. FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW AS SHOWN ON THIS PLAN. THE TYPICAL LOT GRADING SHOWN ON THIS PLAN WILL BE DONE BY THE HOME BUILDER AS PART OF THE BUILDING PROCESS. ADDITIONAL LOT GRADING SHALL BE DONE BY THE HOME BUILDER AS PART OF THE BUILDING PROCESS. A 6" WIDE 800 STRIP ALONG THE ENTIRE REAR PROPERTY LINE OF LOTS DRAINING ONTO THE OTHER LOTS (10' STRIP ON UPGRADED LOTS & 10' ON DOWNGRAD LOTS).

(A) LOT GRADING TYPE "A"  
(B) LOT GRADING TYPE "B"

**Water Supply: Description, Costs and Operability Date**

Artesia Hills Subdivision, Phase I will be provided with potable water by the City of Laredo. The subdivider, and the City of Laredo have entered into a contract in which the City of Laredo has promised to provide sufficient water to the subdivision for at least 30 years and the City of Laredo has provided documentation to sufficiently establish the long term quantity and quality of the available water supplies to serve the full development of this subdivision. The City of Laredo has an 8" diameter water line running along the South side of the existing right-of-way of La Arboleda Blvd. and an off-lease 18" diameter water line along the South boundary line of this project. The water system for Artesia Hills Subdivision, Phase I consists of 8" diameter water lines running along Big Springs Dr., Spicewood Loop, and Barton Ln. inside this subdivision, which will be connected to said existing water lines. These lines will service a total of 98 residential lots through individual services consisting of a 1/2" diameter single service for individual lots and a 1" diameter dual service lines run to pairs of lots before splitting into two 1/2" diameter single service lines going to the water meter boxes for each lot.

The 8" water lines, gate valves, MJ fittings, fire hydrants, the 1" dual service lines, the 1/2" single service lines, and the meter boxes has already been installed, at a total cost of \$523,738 or \$5,344.27 per lot. The subdivider has in addition paid the City of Laredo the sum of \$39,950 which covers the cost per lot for the water availability and annexation fees.

**Sewer Facilities: Description, Costs and Operability Date**

Sewage from Artesia Hills Subdivision, Phase I will be disposed of through the sanitary sewer system of the City of Laredo. The subdivider, and the City of Laredo have entered into a contract in which the City of Laredo has promised to provide sufficient sewage disposal for the full development of this subdivision. The City of Laredo has an existing 8" diameter sanitary sewer main running along the existing 15-ft Utility Easement at Las Fincas Subdivision, Phase I flowing East. The sanitary sewer system for Artesia Hills Subdivision, Phase I consists of proposed 8" diameter sanitary sewer lines along Big Springs Dr., Spicewood Loop and Barton Ln. that connect to said existing 8" diameter sanitary sewer main. The sanitary sewer system will service a total of 98 residential lots through individual services consisting of a 6" diameter single service for individual lots and a 6" diameter dual service lines run to pairs of lots before splitting into two 6" diameter single service lines.

The 8" lines, the manholes, the clean-outs, the 6" dual service lines, and the 6" single service lines have already been installed, at a total cost of \$640,790.52 or \$6,538.28 per lot. The subdivider has in addition paid the City of Laredo the sum of \$19,975 which covers the cost per lot for the wastewater annexation fees.

**CERTIFICATE OF ENGINEER**

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

ROSELIO BALDADO  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REG. NO. 92652

DATE

**CERTIFICATE OF UTILITIES DIRECTOR**

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

ELIUD DE LOS SANTOS, P.E. UTILITIES DEPARTMENT  
INTERNAL UTILITIES DIRECTOR

DATE

DATE

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

GRAPHIC SCALE IN FEET 0 50 100 200	VERTICAL SCALE: --- HORIZONTAL SCALE: 1"=100'	LEGEND: G.O.B. RIGHT OF WAY P.O.B. POINT OF BEGINNING M.C.R. WEBB COUNTY PLAT RECORDS M.C.D.R. WEBB COUNTY DEED RECORDS B.S. BUILDING SETBACK W.L. WATER LINE S.S. SANITARY SEWER LINE S.D.E. SPECIAL DRAINAGE EASEMENT 1/2" #10 RIM
DATE: 05-16-2025	CHECKED: T.P.N./M.N.	DRAWN: R.B.
REVISIONS:	APPROVED: T.P.N./M.N.	FIELD BOOK: ---

**PORRAS NANCE ENGINEERING**

304 E. CALTON RD.  
LAREDO, TEXAS 78041  
TYPE F-4205

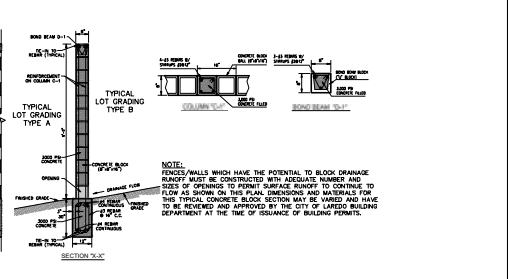
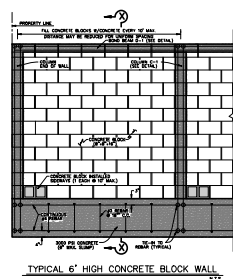
OWNER:  
EG RANCH HOLDINGS, LLC.  
211 CALLE DEL NORTE  
LAREDO, TX 78041

ENGINEER/SURVEYOR:  
PORRAS NANCE ENGINEERING  
304 E. CALTON RD.  
P.O. BOX 1670  
LAREDO, TEXAS 78044  
(956) 724-3097 PH  
(956) 724-8208 FX

PROJECT DATA:  
ACRES: 12.349 ACRES  
LOTS: 98 LOTS  
R.O.W.: 50'  
B/B: 31'

PLAT OF:  
**REPLAT OF**  
AS LOT 1, BLOCK 7 - LA HERRADURA SUBDIVISION  
AS RECORDED IN VOLUME 39, PAGES 71-74, W.C.D.R. AND  
AN 11,396 ACRE TRACT OUT OF E.G. RANCH, LTD. TRACT  
AS RECORDED IN VOLUME 46-1, PAGES 16-18, W.C.D.R.  
CITY OF LAREDO, WEBB COUNTY, TEXAS  
**INTO**  
ARTESIA HILLS SUBDIVISION, PHASE I  
CITY OF LAREDO, WEBB COUNTY, TEXAS

WWW.PORRASNANCE.COM



**POST DEVELOPMENT TOPOGRAPHY**  
SCALE: 1"=100'

ACRES: 12.349 ACRES	PLAT OF:	<b>REPLAT OF</b> AS LOT 1, BLOCK 7 - LA HERRADURA SUBDIVISION AS RECORDED IN VOLUME 39, PAGES 71-74, W.C.D.R. AND AN 11,396 ACRE TRACT OUT OF E.G. RANCH, LTD. TRACT AS RECORDED IN VOLUME 46-1, PAGES 16-18, W.C.D.R. CITY OF LAREDO, WEBB COUNTY, TEXAS <b>INTO</b> ARTESIA HILLS SUBDIVISION, PHASE I CITY OF LAREDO, WEBB COUNTY, TEXAS	SHEET:  2 OF 2
LOTS: 98 LOTS	R.O.W.: 50'		
B/B: 31'			

WATER SERVICE AGREEMENT

AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED ARTESIA HILLS  
SUBDIVISION, PHASE I

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

The Subdivider is BORDER CITY HOLDINGS, INC. 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 Artesia Hills Subdivision, Phase I.

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 47,138 gallons daily.

The Utility covenants that it has or will have the ability to provide the anticipated water flow for at least thirty years, and that it will provide that water flow. These covenants will be in effect until thirty years after the plat of the subdivision has been recorded and the Subdivision's water distribution system has been connected to the Utility's water supply system.

The Subdivider covenants that the water distribution system will be constructed as shown in the Plans and as provided for through the plat-approval process so that the residents of the lots of the Subdivision may receive drinking water service from the Utility. Upon completion of the water distribution system and upon its approval and acceptance by the utility, the Subdivider will convey to the Utility all right and title to the water distribution system.

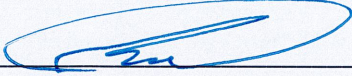
The Subdivider has paid the Utility the sum of \$40,200 which sum represents the total costs of water availability and annexation fees.

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.

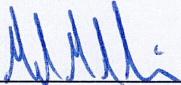
By affixing his or her signature to this Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized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

This Agreement is effective on 4-20-, 2026.

The Utility

By:   
Printed Name: Dr. Tareq Al-Zabet  
Office or Position: Director Utilities Department  
Date: \_\_\_\_\_

The Subdivider: Border City Holdings, Inc.

By:   
Printed Name: Gerardo G.S. Salinas  
Office or Position: President  
Date: 4/13/26

## WASTEWATER SERVICE AGREEMENT

### AGREEMENT REGARDING WASTEWATER SERVICE FOR THE PROPOSED ARTESIA HILLS SUBDIVISION, PHASE I

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

The Subdivider is BORDER CITY HOLDINGS, INC. who is the owner, or the authorized agent of the owner, of a tract of land in Webb County, Texas, that has been proposed to be divided into a subdivision (the Subdivision) know as Artesia Hills Subdivision, Phase I.

**TERMS:** This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development Board's Economically Distressed Areas Program Model Subdivision Rules. The Subdivider has prepared a plat of the subdivision for submission to the City of Laredo for its approval. The Subdivider plans to construct for the Subdivision a wastewater collection system to be connected to the Utility's wastewater collection and treatment system. Such wastewater will consist of domestic sewage, i.e., waterborne human waste and waste from domestic activities such as bathing, washing, and food preparation. The Utility has reviewed the plans for the Subdivision (the Plans) and has estimated the wastewater flow project from the Subdivision under fully built-out conditions (the projected wastewater flow) to be approximately 36,260 gallons daily.

The Utility covenants that it has or will have the capacity to treat the projected wastewater flow and that it will treat that wastewater for at least thirty years. These covenants will be in effect until thirty years after the plat of the Subdivision has been recorded and the Subdivision's wastewater collection system has been connected to the Utility's wastewater treatment plant.

The Subdivider covenants that the wastewater collection system will be constructed as shown in the Plans and as provided for through the plat-approval process so that the residents of the lots of the Subdivision may receive wastewater treatment service from the Utility. Upon completion of the wastewater collection system and upon its approval and acceptance by the Utility, the Subdivider will convey to the Utility all right and title to the wastewater collection system.

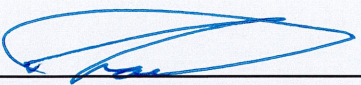
The Subdivider has paid the Utility the sum of \$37,610.22 which sum represents the total costs of wastewater annexation and GPM's fees.

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

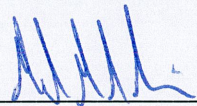
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This Agreement is effective on 4-20-, 2026.

The Utility

By:   
Printed Name: Dr. Tareq Al-Zabet  
Office or Position: Director Utilities Department  
Date: 4/17/26

The Subdivider: Border City Holdings, Inc.

By:   
Printed Name: Gerardo G.S. Salinas  
Office or Position: President  
Date: 4/13/2026

# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 5/7/2026

**Model Subdivision Compliance 12D**

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### **SUBJECT**

Consideration of Model Rule Subdivision Compliance of the plat of Cuatro Vientos Sur Subdivision, Phase XII. The intent is residential.

PL-108-2026

District I - Cm. Gilbert Gonzalez

### **BACKGROUND**

APPLICANT: 4V Holdings

ENGINEER: Porras Nance Engineering

### **PROPERTY INFORMATION:**

Location: west of Cuatro Vientos Road and east of Bianka Lane

Size: Approximately 8.7218 acres, more or less

Proposed Development: 67 lots

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

Council District: District I - Cm. Gilbert Gonzalez

### **STAFF RECOMMENDATION**

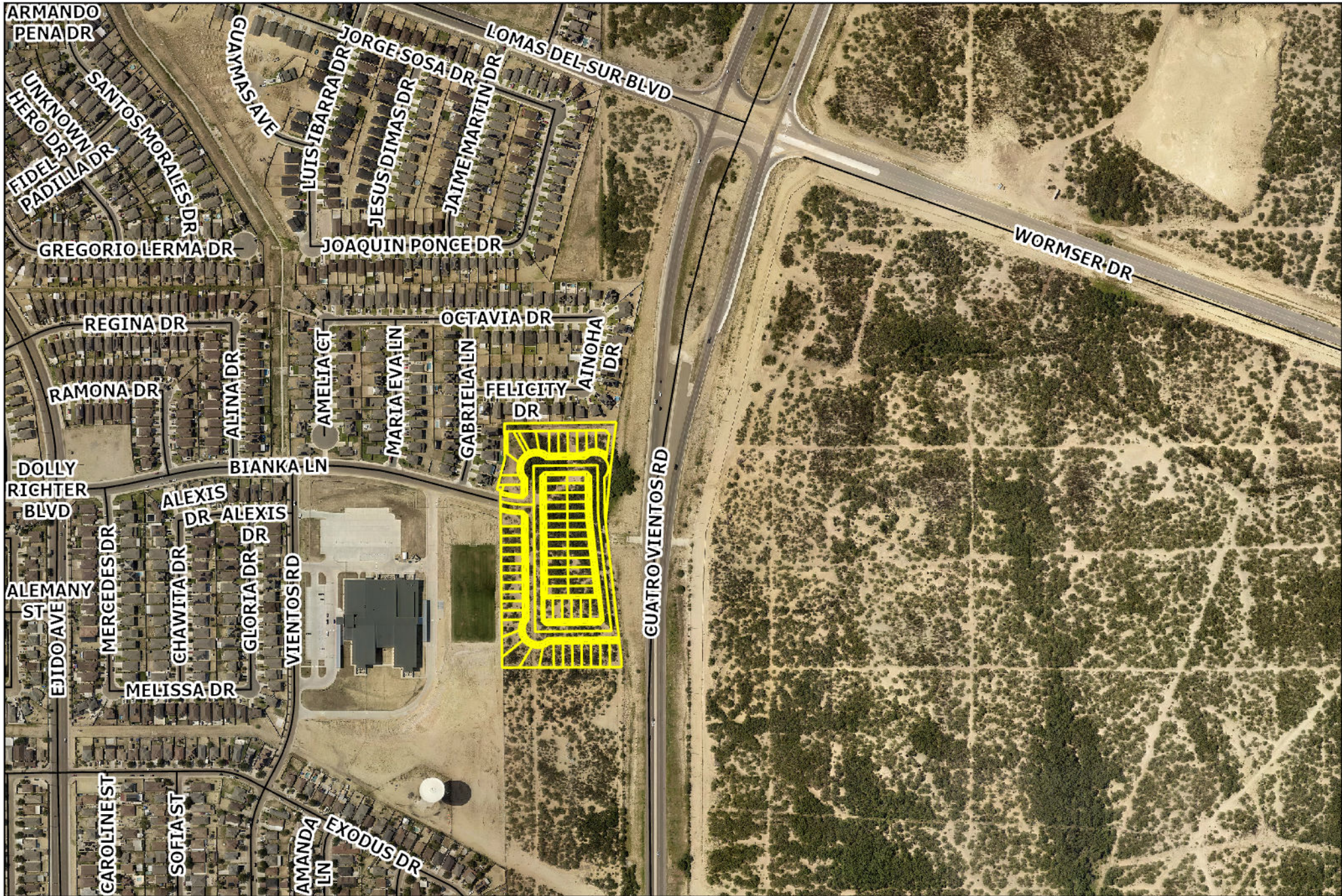
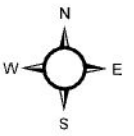
APPROVAL

NOTICE TO THE DEVELOPER:

N/A

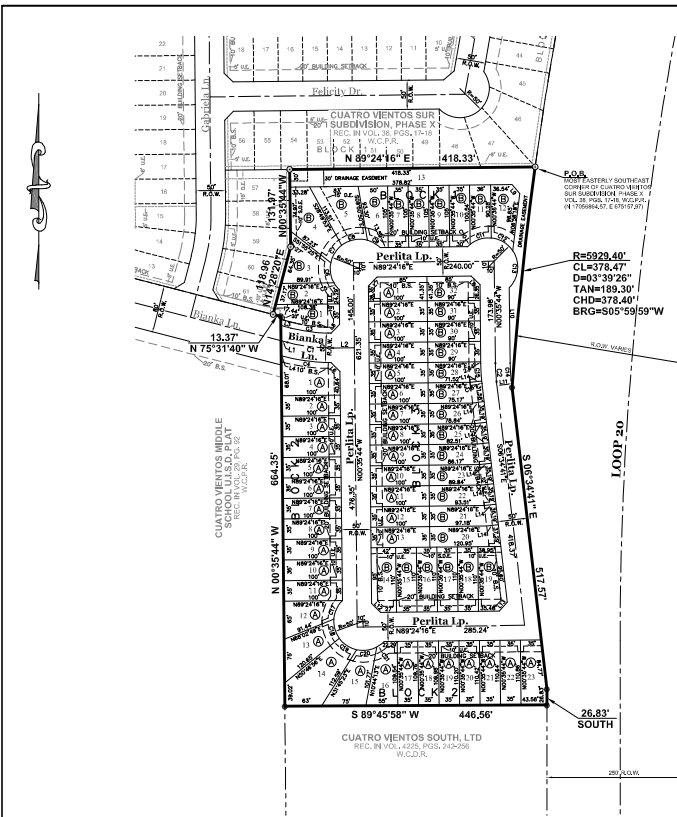
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# AERIAL LOCATION MAP



## NOTES:

- 1.-MAINTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF APPENDIX F-2 OF SECTION 24-83 OF THE LAREDO LAND DEVELOPMENT CODE.
- 2.-THE SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
- 3.-DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- 4.-ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- 5.-BASIS OF BEARINGS & DISTANCES: GPS NAD 83 (2011 ADJ.) TEXAS STATE PLANE, 4205 SOUTH ZONE GRID COORDINATES.
- 6.-P.O.B. COORDINATES REFERENCED TO NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE ARE PROVIDED FOR GENERAL LOCATIVE PURPOSES.
- 7.-LOT 1, BLOCK 1 AND LOT 1, BLOCK 2 SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH BIANKA LN.
- 8.-LOT 23, BLOCK 2; SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH LOOP 20.
- 9.-LOTS 1-12, BLOCK 1; LOTS 14-32 AND LOTS 14-32, BLOCK 3 WILL HAVE SOME SURFACE WATER DRAINING TOWARDS THE BACK OF THE LOT. LOTS 1, 2 & 4, BLOCK 1 AND LOTS 1-19, BLOCK 3 WILL GET SOME SURFACE WATER FROM THE ADJACENT BACK/SIDE LOTS; HOME OWNER SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, IN SUCH MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW. FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW.
- 10.-LOTS 1-23, BLOCK 2 AND LOTS 1-13, BLOCK 3 WILL HAVE LOT GRADING TYPE "A"; LOTS 1-12, BLOCK 1 AND LOTS 14-32, BLOCK 3; WILL HAVE LOT GRADING TYPE "B"; AS SHOWN ON SHEET 2 OF 2 OF THIS PLAT.
- 11.-STRUCTURES ON LOTS 4 & 5, BLOCK 1 SHALL HAVE A MINIMUM FINISH FLOOR ELEVATION OF 533.00. STRUCTURES ON LOT 12, BLOCK 1 SHALL HAVE A MINIMUM FINISH FLOOR ELEVATION OF 541.00.



**METES AND BOUNDS DESCRIPTION**

8.7218 ACRE TRACT  
Being out and part of  
Parcel 35 -- Abstract 546 -- Jose Miguel Diaz, Original Grantee  
Within the limits of the  
City of Laredo, Webb County, Texas

Being an 8.7218 Acre tract of land, more or less, situated in Parcel 35, Abstract 546, Jose Miguel Diaz, Original Grantee, within the limits of the City of Laredo, in Webb County, Texas, said 8.7218 Acre tract being out and part of 4V Holdings, Ltd. Tract IV (117.78 Acres) and Tract V (20 Acres), as recorded in Volume 3702, Pages 643-646 of the Webb County deed records, Webb County Texas; and more particularly described by metes and bounds as follows, to wit:

BEGINNING at a found concrete monument for the most Easterly Southeast corner of Cuatro Vientos Sur Subdivision, Phase X, as recorded in Volume 36, Pages 17-18 of the Webb County Plat Records, being a point on a curve to the left in the Westerly right-of-way line of Loop 20, the Northwest corner of the herein described tract, and the POINT OF BEGINNING;

THENCE along said Westerly right-of-way line of Loop 20 and Easterly boundary line of the herein described tract, as follows:  
A curve line distance of 378.47 feet, with said curve having the following characteristics: Central Angle=03°29'28", R=929.40 feet, Ch=378.47 feet, TAN=193.39 feet, CHD=378.40 feet, CSD, Bearing = S 09°59'59" W, to a found 1/2" iron rod for a non-tangent interior deflection corner to the left of this tract;

South 06°34'41" East, 517.57 feet, to a found 1/2" iron rod for an exterior deflection corner to the right of this tract;

South, 26.83 feet, to a found disc monument for a point on the Southerly boundary line of said Tract IV (117.78 Acres) and the Southeast corner of this tract;

THENCE South 89°45'58" West, 446.56 feet, along said Southerly boundary line of Tract IV (117.78 Acres) and the South boundary line of the herein described tract, to a set 1/2" iron rod for the Southwest corner of Same Tract IV (117.78 Acres), a point on the Easterly boundary line of Cuatro Vientos Middle School U.S.S. Plat, as recorded in Volume 29, Page 92 of the Webb County Plat Records and the Southwest corner of this tract;

THENCE along the Westerly boundary line of the herein described tract, as follows:  
North 00°35'44" West, 664.35 Feet, to a set 1/2" iron rod for a point on the Northerly right-of-way line of Blanca Ln, and an interior deflection corner to the left of this tract;

North 79°31'40" West, 13.37 Feet, along said Northerly right-of-way line of Blanca Ln, to a found 1/2" iron rod for an exterior corner of aforesaid Cuatro Vientos Sur Subdivision, Phase X and an exterior deflection corner to the right of this tract;

North 14°29'20" East, 118.98 Feet, along the common boundary with said Cuatro Vientos Sur Subdivision, Phase X, to a set 1/2" iron rod for an interior deflection corner to the left of this tract;

North 00°35'44" West, 131.97 Feet, continuing along the common boundary with said Cuatro Vientos Sur Subdivision, Phase X, to a set nail for an interior corner of same Phase X and the Northwest corner of this tract;

THENCE North 89°24'16" East, 418.33 Feet, continuing along the common boundary with said Cuatro Vientos Sur Subdivision, Phase X and North boundary line of the herein described tract, to a set the most Easterly Southeast corner of same Phase X, a point on the Westerly right-of-way line of Loop 20, the Northwest corner of this tract and the POINT OF BEGINNING.

Basis of Bearings:  
GPS NAD 83 (2011 ADJ.), Texas State Plane, 4205 South Zone, Grid Coord

**LOT AREAS**

LOT AREA (S.F.)	LOT AREA (S.F.)	LOT AREA (S.F.)
1 4,650	1 5,816	1 4,022
2 2,724	2 3,500	2 3,500
3 6,364	4 3,500	4 3,500
4 6,067	5 3,500	5 3,500
5 3,675	6 3,500	6 3,500
6 3,675	7 3,500	7 3,500
7 3,675	8 3,500	8 3,500
8 3,675	9 3,500	9 3,500
9 3,675	10 3,500	10 3,500
10 3,675	11 3,500	11 3,500
11 3,675	12 3,500	12 3,500
12 3,675	13 3,500	13 3,500
13 3,675	14 3,500	14 3,500
14 3,675	15 3,500	15 3,500
15 3,675	16 3,500	16 3,500
16 3,675	17 3,500	17 3,500
17 3,675	18 3,500	18 3,500
18 3,675	19 3,500	19 3,500
19 3,675	20 3,500	20 3,500
20 3,675	21 3,500	21 3,500
21 3,675	22 3,500	22 3,500
22 3,675	23 3,500	23 3,500
23 3,675	24 3,500	24 3,500
24 3,675	25 3,500	25 3,500
25 3,675	26 3,500	26 3,500
26 3,675	27 3,500	27 3,500
27 3,675	28 3,500	28 3,500
28 3,675	29 3,500	29 3,500
29 3,675	30 3,500	30 3,500
30 3,675	31 3,500	31 3,500
31 3,675	32 3,500	32 3,500

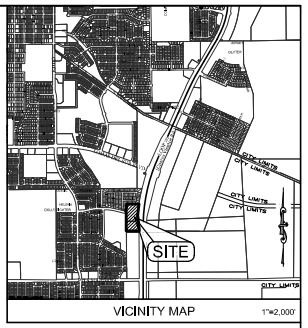
TOTAL RESIDENTIAL LOTS : 67  
%RESIDUAL EASEMENT : 1

**CURVE DATA**

CURVE	DELTA ANGLE	RADIUS	ARC	TANG	CHORD	CHORD BEARING
C1	15°04'05"	300.00'	78.90'	39.88'	78.67'	S 83°03'41" E
C2	05°58'03"	300.00'	31.32'	15.68'	31.31'	S 89°24'16" E
C3	14°14'52"	275.00'	68.39'	34.87'	68.22'	S 82°39'07" E
C4	14°52'51"	325.00'	81.64'	40.96'	81.33'	S 82°42'54" E
C5	16°14'47"	50.00'	14.61'	7.36'	14.56'	S 37°47'43" E
C6	05°58'03"	50.00'	5.26'	2.63'	5.26'	S 89°24'16" E
C7	40°58'29"	50.00'	35.76'	18.68'	35.00'	N 32°02'23" E
C8	53°29'15"	50.00'	46.28'	25.20'	45.00'	N 79°16'14" E
C9	28°57'48"	50.00'	28.57'	12.31'	25.01'	S 50°50'50" E
C10	07°41'00"	50.00'	6.70'	3.36'	6.70'	N 47°40'23" E
C11	43°52'58"	50.00'	38.37'	20.18'	37.43'	N 72°28'53" E
C12	50°48'44"	50.00'	44.31'	23.73'	42.88'	S 59°07'46" E
C13	78°43'03"	50.00'	68.68'	41.01'	63.42'	S 08°37'07" W
C14	05°58'03"	275.00'	38.71'	14.37'	28.70'	S 03°16'13" E
C15	05°58'03"	325.00'	50.32'	25.17'	30.51'	S 01°28'16" E
C16	00°38'14"	325.00'	3.61'	1.81'	3.61'	S 06°15'34" E
C17	41°58'29"	50.00'	35.76'	18.68'	35.00'	N 32°02'23" E
C18	40°01'49"	50.00'	34.63'	18.21'	34.23'	S 16°00'44" E
C19	40°58'29"	50.00'	35.76'	18.68'	35.00'	N 32°02'23" E
C20	40°58'29"	50.00'	35.76'	18.68'	35.00'	N 32°02'23" E
C21	18°11'31"	50.00'	15.68'	8.01'	15.61'	N 52°55'38" E

**LINE DATA**

CLIP	DISTANCE	BEARING
L1	11.32'	S 79°31'39" E
L2	18.05'	S 89°24'16" E
L3	18.05'	S 79°31'39" E
L4	4.40'	S 79°31'39" E
L5	21.19'	N 44°27'29" E
L6	21.23'	S 79°31'39" E
L7	21.21'	N 44°24'16" E
L8	19.27'	S 41°48'43" E
L9	19.27'	S 02°55'44" E
L10	128.28'	S 02°55'44" E
L11	13.30'	S 06°34'41" E
L12	21.21'	S 52°58'44" E
L13	20.08'	N 41°24'47" E
L14	20.00'	N 89°25'19" E



**CERTIFICATE OF OWNER**

STATE OF TEXAS §  
COUNTY OF WEBB §

ROGELIO BALBAZO, MANAGER FOR LAREDO CUATRO VIENTOS, LLC, GENERAL PARTNER OF LAREDO FOUR WINDS, LTD., OWNER OF THE LAND SHOWN ON THIS PLAN AND DESIGNATED HEREIN AS CUATRO VIENTOS SUR SUBDIVISION, PHASE III, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DECLARE TO THE USE OF THE PUBLIC FOR ALL STREET EASEMENTS, CLEAR WAY EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

LAREDO FOUR WINDS, INC. - OWNER  
871 LAREDO CUATRO VIENTOS, LLC, GENERAL PARTNER

RICHARD M. HACHAR \_\_\_\_\_ DATE  
MANAGER

**CERTIFICATE OF NOTARY PUBLIC**

STATE OF TEXAS §  
COUNTY OF WEBB §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ NAME, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_

NOTARY PUBLIC  
WEBB COUNTY, TEXAS  
My Commission Expires the \_\_\_\_ day of \_\_\_\_ 20\_\_

**CERTIFICATE OF LIENHOLDER**

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 \_\_\_\_\_

**CERTIFICATE OF NOTARY PUBLIC**

STATE OF TEXAS §  
COUNTY OF WEBB §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ NAME, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_

NOTARY PUBLIC  
WEBB COUNTY, TEXAS  
My Commission Expires the \_\_\_\_ day of \_\_\_\_ 20\_\_

**CERTIFICATE OF ENGINEER**

STATE OF TEXAS §  
COUNTY OF WEBB §

ROGELIO BALBAZO, THE UNDERSIGNED LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAN TO THE MATTERS OF STREETS, LOTS, WATER, SEWER AND APPURTENANCES AND DRAINAGE LAYOUT AND TO THE BEST OF MY KNOWLEDGE THIS PLAN CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

ROGELIO BALBAZO  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REG. NO. 92852

DATE \_\_\_\_\_

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS §  
COUNTY OF WEBB §

I, WAYNE NANCE, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE DATE AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

WAYNE NANCE  
REGISTERED PROFESSIONAL LAND SURVEYOR  
TEXAS REG. NO. 6238

DATE \_\_\_\_\_

**CERTIFICATE OF CITY ENGINEER**

STATE OF TEXAS §  
COUNTY OF WEBB §

I HAVE REVIEWED THIS PLAN AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS CUATRO VIENTOS SUR SUBDIVISION, PHASE III, PREPARED BY ROGELIO BALBAZO, LICENSED PROFESSIONAL ENGINEER NO. 92852, AND DATED THE \_\_\_\_ DAY OF \_\_\_\_ 20\_\_, 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. \_\_\_\_\_ DATE \_\_\_\_\_

**PLANNING COMMISSION APPROVAL**

STATE OF TEXAS §  
COUNTY OF WEBB §

THIS PLAN, CUATRO VIENTOS SUR SUBDIVISION, PHASE III, 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\_\_.

JUAN M. NARVAEZ, JR., CHAIRMAN \_\_\_\_\_ DATE \_\_\_\_\_

**ATTESTMENT OF PLANNING COMMISSION APPROVAL**

STATE OF TEXAS §  
COUNTY OF WEBB §

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILMS FOR RECORD OF THIS PLAN AT A PUBLIC MEETING HELD ON THE \_\_\_\_ DAY OF \_\_\_\_ 20\_\_, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR THE SAID MEETING FILED SAID APPROVAL.

VANESSA GUERRA, AICP  
PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATE OF COUNTY CLERK**

STATE OF TEXAS §  
COUNTY OF WEBB §

I, MARJORIE RAMBERZ BARRIA, CLERK OF THE COUNTY COURT IN AND FOR WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_ DAY OF \_\_\_\_ 20\_\_, WAS RECORDED IN MY OFFICE ON \_\_\_\_ 20\_\_, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR THE SAID MEETING FILED SAID APPROVAL.

DEPUTY \_\_\_\_\_ COUNTY CLERK  
WEBB COUNTY, TEXAS

FILED FOR RECORD AT \_\_\_\_ O'CLOCK \_\_\_\_ M ON THE \_\_\_\_ DAY OF \_\_\_\_ 20\_\_

DEPUTY \_\_\_\_\_ COUNTY CLERK  
WEBB COUNTY, TEXAS

GRAPHIC SCALE IN FEET  
0 20 40 60 80 100 120 140 160 180 200

VERTICAL SCALE : 1"=100'  
HORIZONTAL SCALE : 1"=100'  
DRAWN : R. B.  
CHECKED : T.P.N./W.N.  
APPROVED : R. B./W.N.  
FIELD BOOK

LEGEND:  
R.O.W. POINT OF BEGINNING  
W.C.P.A. WEBB COUNTY PLAT RECORDS  
R.C.P.R. WEBB COUNTY DEED RECORDS  
B.L.S. BURNING BOOK  
U.E. UTILITY EASEMENT  
W.L. WATER LINE  
S.L. SANITARY SEWER LINE  
1/2" IRON ROD

304 E. CALTON RD.  
LAREDO, TEXAS 78041  
TPE F-6205  
TRF F-101888  
OFFICE (956) 724-3097  
(956) 724-3097 FAX  
www.porrasnance.com

OWNER:  
4V HOLDINGS, LTD.  
3302 CUATRO VIENTOS DR.  
LAREDO, TEXAS 78046  
(956) 718-2882 OFF.  
(956) 718-2057 FAX

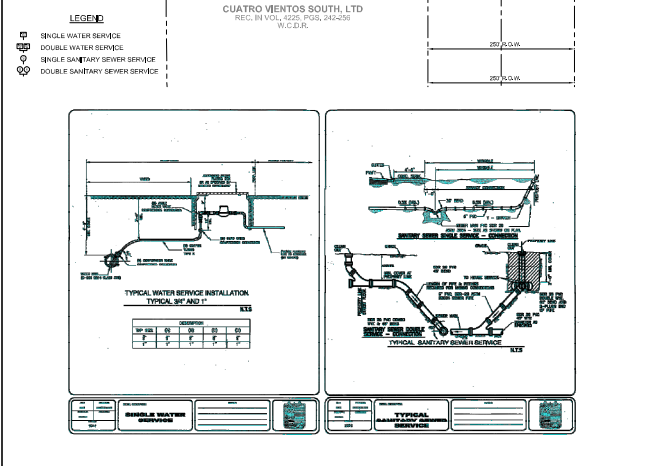
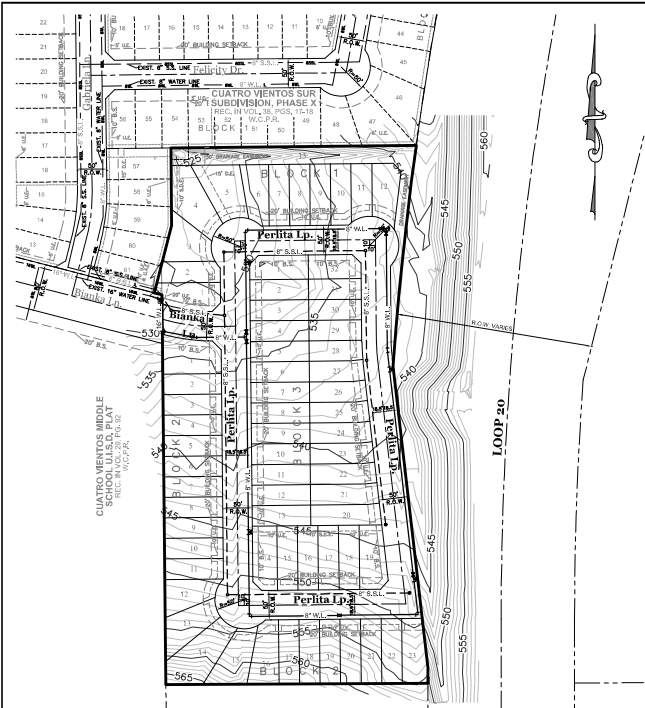
ENGINEER/SURVEYOR:  
PORRAS NANCE ENGINEERING  
304 E. CALTON RD.  
P.O. BOX 1674  
LAREDO, TEXAS 78044  
(956) 724-3097 PH  
(956) 724-9208 FX

PROJECT DATA:  
ACRES : 8.7218 ACRES  
LOTS : 67 LOTS  
R.O.W. : 30'  
B/B : 31'

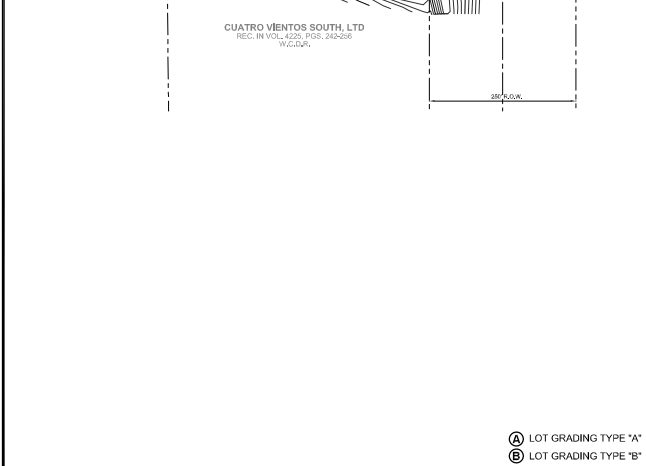
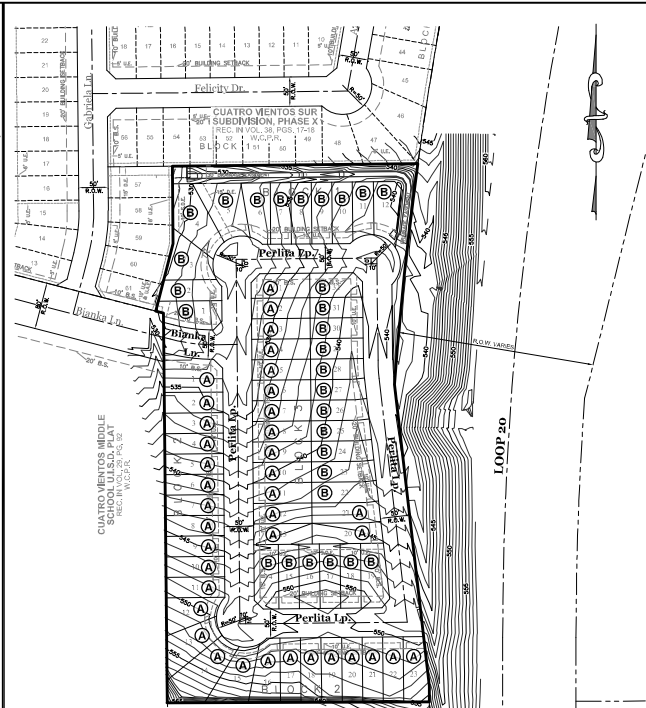
PLAT OF: **CUATRO VIENTOS SUR SUBDIVISION PHASE III**

8.7218 ACRE TRACT OUT OF 4V HOLDINGS, LTD. TRACT IV (117.78 ACRES) AND TRACT V (20 ACRES), AS RECORDED IN VOL. 3702, PGS. 643-646 W.C.D.R. PARCEL 35 -- ABSTRACT 546 -- JOSE MIGUEL DIAZ, ORIGINAL GRANTEE CITY OF LAREDO, WEBB COUNTY, TEXAS

SHEET: 1 OF 2



WATER DISTRIBUTION SYSTEM AND SANITARY SEWER SYSTEM		POST DEVELOPMENT TOPOGRAPHY	
SCALE: 1"=100'		SCALE: 1"=100'	
<p>GRAPHIC SCALE IN FEET</p> <p>0 50 100 200</p> <p>DATE: 12-10-24</p> <p>REVISIONS:</p>	<p>LEGEND:</p> <p>— RIGHT OF WAY</p> <p>— POINT OF BEGINNING</p> <p>— COUNTY PLAT RECORDS</p> <p>— COUNTY DEED RECORDS</p> <p>— UTILITY EXISTENT</p> <p>— BUILDING SETBACK</p> <p>— SANITARY SEWER LINE</p> <p>— 1/2" IRON R/W</p>	<p>304 E. CALTON RD. LAREDO, TEXAS 78041</p> <p>OWNER: 4V HOLDINGS, LTD. 3302 CUATRO VIENTOS DR. SUITE 236 LAREDO, TEXAS 78046</p> <p>ENGINEER/SURVEYOR: PORRAS NANCE ENGINEERING 304 E. CALTON RD. P.O. BOX 1670 LAREDO, TEXAS 78044</p> <p>PROJECT DATA: ACRES: 8.7218 ACRES LOTS: 67 LOTS R.O.W.: B/B DATE: 31'</p>	<p>PLAT OF: CUATRO VIENTOS SUR SUBDIVISION PHASE XII</p> <p>8.7218 ACRE TRACT OUT OF 4V HOLDINGS, LTD. TRACT IV (117.78 ACRES) AND TRACT V (70 ACRES) AS RECORDED IN VOL. 3702, PGS. 543-546 H.B. 10, PORCION 35 - ABSTRACT 546, JOSE MIGUEL DIAZ, ORIGINAL GRANTEE CITY OF LAREDO, WEBB COUNTY, TEXAS</p> <p>SHEET: 2 OF 2</p>



WATER SUPPLY, DESCRIPTION, COSTS AND OPERABILITY DATA		SEWER FACILITIES, DESCRIPTION, COSTS AND OPERABILITY DATA	
<p>STATE OF TEXAS</p> <p>COUNTY OF WEBB</p> <p>ROGELIO BALDAZO</p> <p>LICENSED PROFESSIONAL ENGINEER</p> <p>TEXAS REG. NO. 92952</p>	<p>CERTIFICATE OF ENGINEER</p> <p>DATE</p>	<p>STATE OF TEXAS</p> <p>COUNTY OF WEBB</p> <p>WALTER PISHKUR</p> <p>EXECUTIVE DIRECTOR UTILITIES DEPARTMENT</p>	<p>CERTIFICATE OF UTILITIES DIRECTOR</p> <p>DATE</p>

**Water Supply, Description, Costs and Operability Data**

Cuatro Vientos Sur Subdivision, Phase XII will be provided with potable water by the City of Laredo. The subdivisor, and the City of Laredo has entered into a contract in which the City of Laredo has promised to provide sufficient water to the subdivisor for at least 30 years and the City of Laredo has provided documentation to sufficiently establish the long term quantity and quality of the available water supplies to serve the full development of this subdivision. The City of Laredo has a 16" diameter water line running along the North side of the existing right-of-way of Blanca Ln. The water system for Cuatro Vientos Sur Subdivision, Phase XII consists of the extension of the existing 16" diameter water line along Blanca Ln, and 8" diameter water lines running along Perilla Loop inside this subdivision. These lines will serve a total of 67 residential lots through individual service lines consisting of a 1/2" diameter single service for individual lots and a 1" diameter dual service lines run to pairs of lots before splitting into two 1/2" diameter single service lines going to the water meter boxes for each lot.

The 16" and 8" water lines, gate valves, MJ fittings, the hydrants, the 1" dual service lines, the 1/2" single service lines, and the meter boxes have already been installed, at a total cost of \$259,925 or \$4,327.24 per lot. The subdivisor has in addition paid the City of Laredo the sum of \$20,700 which covers the cost per lot for the water availability fees.

**Sewer Facilities, Description, Costs and Operability Data**

Sewage from Cuatro Vientos Sur Subdivision, Phase XII will be disposed of through the sanitary sewer system of the City of Laredo. The subdivisor, and the City of Laredo has entered into a contract in which the City of Laredo has promised to provide sufficient sewage disposal for the full development of this subdivision. The City of Laredo has an existing 6" diameter sanitary sewer main running along the North side of the existing right-of-way of Blanca Ln, (within an easement) flowing West. The sanitary sewer system for Cuatro Vientos Sur Subdivision, Phase XII consists of proposed 6" diameter sanitary sewer lines along Blanca Ln, and Perilla Loop that connect to each existing 6" diameter sanitary sewer main. The sanitary sewer system will serve a total of 67 residential lots through individual service lines consisting of a 6" diameter single service for individual lots and a 6" diameter dual service lines run to pairs of lots before splitting into two 6" diameter single service lines.

The 6" lines, the manholes, the clean-outs, the 6" dual service lines, and the 6" single service lines have already been installed, at a total cost of \$349,090.72 or \$5,210.31 per lot.

**CERTIFICATE OF ENGINEER**

STATE OF TEXAS  
COUNTY OF WEBB

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

ROGELIO BALDAZO  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REG. NO. 92952

DATE

**CERTIFICATE OF UTILITIES DIRECTOR**

STATE OF TEXAS  
COUNTY OF WEBB

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

WALTER PISHKUR  
EXECUTIVE DIRECTOR UTILITIES DEPARTMENT

DATE

**TYPICAL LOT GRADING TYPE A**

**TYPICAL LOT GRADING TYPE B**

**TYPICAL BLOCK GRADING TYPE A**

**TYPICAL BLOCK GRADING TYPE B**

**TYPICAL WATER SERVICE INSTALLATION**

**TYPICAL SANITARY SEWER SERVICE**

**TYPICAL 6" HIGH CONCRETE BLOCK WALL**

**NOTE:** HOME SUBSEPARATE OWNERS SHALL NOT CHANGE THE GRASSES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH A WAY TO INTERFERE OR CHANGE THE ESTABLISHED DRAINAGE PATTERN AS INDICATED ON THIS GRADING PLAN. FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE PROOF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZE OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW AS SHOWN ON THIS PLAN. TYPICAL LOT GRADING SHOWN ON THIS PLAN WILL BE DONE BY THE BUILDER AS PART OF THE BUILDING PERMIT. ADDITIONALLY THE HOME BUILDER SHALL INSTALL A 30" WIDE DOD STRIP ALONG THE ENTIRE REAR PROPERTY LINE OF LOTS DRAINING ONTO THE OTHER LOTS (1/2" STRIP ON UPGRADED LOTS & 1/2" ON DOWNGRADED LOTS).

**NOTE:** FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE PROOF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZE OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW AS SHOWN ON THE PLAN. OPENINGS AND MATERIALS TO BE REVIEWED AND APPROVED BY THE CITY OF LAREDO BUILDING DEPARTMENT AT THE TIME OF ISSUANCE OF BUILDING PERMITS.

## WATER SERVICE AGREEMENT

### AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED CUATRO VIENTOS SUR 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 drinking water known as the City of Laredo Water Utilities Department.

The Subdivider is Laredo Four Winds, Ltd. 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 Cuatro Vientos Sur 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 32,227 gallons daily.

The Utility covenants that it has or will have the ability to provide the anticipated water flow for at least thirty years, and that it will provide that water flow. These covenants will be in effect until thirty years after the plat of the subdivision has been recorded and the Subdivision's water distribution system has been connected to the Utility's water supply system.

The Subdivider covenants that the water distribution system will be constructed as shown in the Plans and as provided for through the plat-approval process so that the residents of the lots of the Subdivision may receive drinking water service from the Utility. Upon completion of the water distribution system and upon its approval and acceptance by the utility, the Subdivider will convey to the Utility all right and title to the water distribution system.

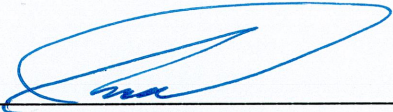
The Subdivider has paid the Utility the sum of \$20,700 which sum represents the total costs of water availability fees.

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.

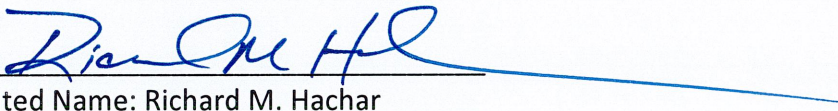
By affixing his or her signature to this Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized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

This Agreement is effective on 4-20-, 2026.

The Utility

By:   
Printed Name: Dr. Tareq Al-Zabet  
Office or Position: Director Utilities Department  
Date: 4/17/26

The Subdivider: Laredo Four Winds, Ltd.  
By: Laredo Cuatro Vientos, LLC – General Partner

By:   
Printed Name: Richard M. Hachar  
Office or Position: Manager  
Date: 4/15/26

## WASTEWATER SERVICE AGREEMENT

### AGREEMENT REGARDING WASTEWATER SERVICE FOR THE PROPOSED CUATRO VIENTOS SUR SUBDIVISION, PHASE XII

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

The Subdivider is Laredo Four Winds, Ltd. who is the owner, or the authorized agent of the owner, of a tract of land in Webb County, Texas, that has been proposed to be divided into a subdivision (the Subdivision) know as Cuatro Vientos Sur 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 project from the Subdivision under fully built-out conditions (the projected wastewater flow) to be approximately 24,790 gallons daily.

The Utility covenants that it has or will have the capacity to treat the projected wastewater flow and that it will treat that wastewater for at least thirty years. These covenants will be in effect until thirty years after the plat of the Subdivision has been recorded and the Subdivision's wastewater collection system has been connected to the Utility's wastewater treatment plant.

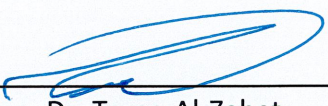
The Subdivider covenants that the wastewater collection system will be constructed as shown in the Plans and as provided for through the plat-approval process so that the residents of the lots of the Subdivision may receive wastewater treatment service from the Utility. Upon completion of the wastewater collection system and upon its approval and acceptance by the Utility, the Subdivider will convey to the Utility all right and title to the wastewater collection system.

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

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

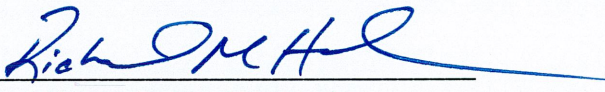
This Agreement is effective on 4-20-26, 2026.

The Utility

By:   
Printed Name: Dr. Tareq Al-Zabet  
Office or Position: Director Utilities Department  
Date: 4/17/26

The Subdivider: Laredo Four Winds, Ltd.

By: Laredo Cuatro Vientos, LLC – General Partner

By:   
Printed Name: Richard M. Hachar  
Office or Position: Manager  
Date: 4/15/26

# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 5/7/2026

**Model Subdivision Compliance 13A**

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### **SUBJECT**

Discussion and possible action regarding the scheduling of Planning and Zoning Commission Workshops for the ReCode Laredo - Unified Development Code Project.

### **PREVIOUS COUNCIL ACTION**

N/A

### **BACKGROUND**

The ReCode Laredo - Unified Development Code Project is in the final stages of development. These workshops will provide a forum to discuss the project, major changes, answer questions, and final steps for the recommendations and ultimate adoption of the UDC.

Version six (6) of the ReCode - Unified Development Code Document is available for viewing at: <https://www.cityoflaredo.com/departments/planning-and-zoning/projects/recode-laredo>

### **COMMITTEE RECOMMENDATION**

Click or tap here to enter text.

### **STAFF RECOMMENDATION**

Staff requests possible dates and times from the Commission for the future scheduling of the workshops.

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