

June 23, 2026

Members of the Planning & Zoning Commission
c/o City of Laredo Planning Dept.
1413 Houston St.
Laredo, Texas 78040

RE: The Coves at Winfield Phase 9 – Preliminary Plat– Request for Variance

Dear Ms. Guerra and Members of the Planning & Zoning Commission:

Mesquite Engineering has submitted, for your approval, the preliminary plat for the above referenced project. This 23.49-acre subdivision consists of seventy-five (75) residential lots and is located east of Bob Bullock Loop (Loop 20) and southeast of the intersection of Inspiration Parkway and Champions Way; its intent is residential.

The Code of Ordinances – City of Laredo, Texas, Appendix B, Chapter III, Section 3-2: Streets and Alleys states as follows:

“J. Dead End Streets, designed to be so permanently, shall not be longer than five hundred (500) feet or twenty-four dwelling units, and shall be provided at the closed end with a turn-around having an outside roadway diameter of at least one hundred (100) feet, and a street property line diameter of at least one hundred and twenty (120) feet.”

We respectfully request a variance to increase the maximum dead end block length from 500 linear feet to 700 linear feet running from the centerline of Champions Way along the centerline of Valor Dr. (50' R.O.W.) to the center of the proposed Cul-de-Sac.

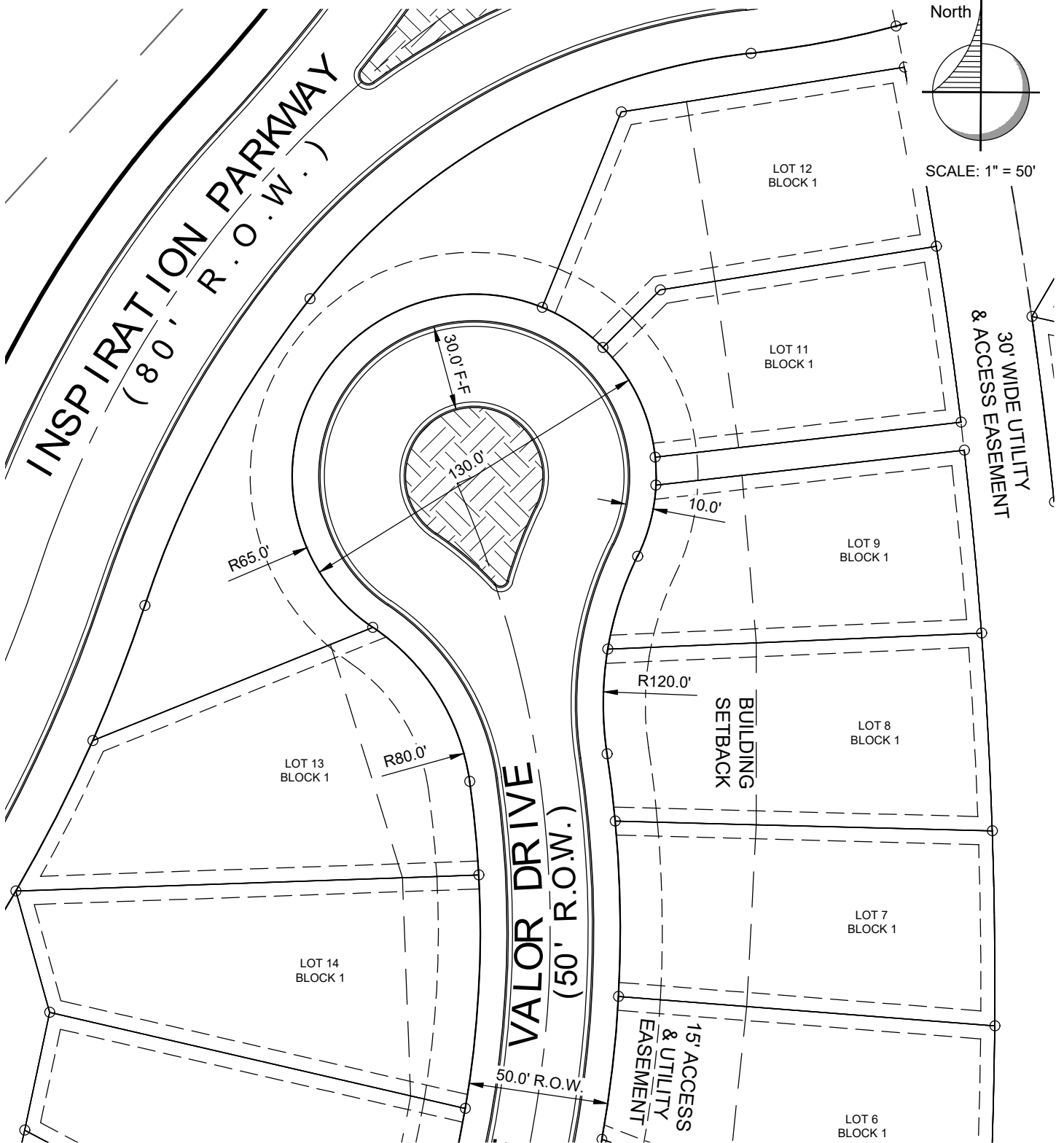
Please be advised that the proposed Cul-de-Sac will be designed to provide continuous traffic flow through the Cul-de-Sac via a 30-foot-wide traffic lane around an island (see attached). And, as required, no more than 24 residential dwelling units along these streets are being proposed. The final layout will be coordinated with the Traffic and Fire Department during the design phase as we proceed thru the One-Stop-Shop process, as required.

Your prompt attention to our request is greatly appreciated. Should you have any questions, please call.

Sincerely,



Chris Burns, PE,
Civil Engineer



EXHIBIT

PROJECT: VALOR DRIVE - CUL-DE-SAC DIMENSIONS



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TBPE FIRM REGISTRATION No. F-23558