

# **City of Laredo**

## **REGULAR MEETING AGENDA**

**Thursday, January 8, 2026**

**6:00 PM**

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

**Planning & Zoning Commission**

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City Of Laredo  
Planning & Zoning Commission  
Council Chambers  
1110 Houston St.  
Laredo, Texas 78040  
January 8, 2026  
6:00 P.M.

**1. Call to Order**

**2. Roll Call**

**3. Pledge of Allegiance**

**4. Approval Of Minutes**

**4A** Regular Meeting of December 4, 2025.

[25-P&Z-372](#)

**4B** Regular Meeting of December 18, 2025.

[25-P&Z-371](#)

**5. Citizen Comments**

Citizens are required to fill out a witness card and submit it to a City Planner, or designee, no later than 5:45 p.m. and identify themselves at the microphone. Comments are limited to three (3) minutes per speaker. No more than three (3) persons will be allowed to speak on any side of an issue. Should there be more than three (3) people who wish to speak on a particular issue, they need to select not more than three (3) representatives to speak for them and the presiding officer may limit the public comments further in the interest of an orderly meeting. Speakers may not pass their minutes to any other speaker. Comments should be relevant to City business and delivered in a professional manner. No derogatory remarks will be permitted.

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

**6A** Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 1.3 acres, as further described by metes and bounds in attached "Exhibit A", located south of Avenida Los Presidentes and west of Lone Star Loop, from R-1 (Single Family Residential District) to B-1 (Limited Business District).

[25-P&Z-359](#)

ZC-006-2026  
District III



- 6B** Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 2, Block 624, Western Division, located at 2416 Ventura Street, from R-2 Multi-Family Residential District) to R-3 (Mixed Residential District). [25-P&Z-360](#)

ZC-009-2026  
District VIII

- 6C** Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a special use permit for a restaurant serving alcohol on Lots 1 and 2, Block 1, Buitron/Ramos Subdivision, located at 7101 and 7105 McPherson Road. [25-P&Z-345](#)

ZC-010-2026  
District V

- 6D** Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 31.64 acres, as further described by metes and bounds in attached "Exhibit A", located south of Facultad Boulevard and west of US Highway 83, from R-1MH (Single Family Manufactured Housing District) to R-1B (Single Family High Density District). [25-P&Z-352](#)

ZC-011-2026  
District II

**7. Review and Consideration Of The Following Master Plan:**

- 7A** Review and consideration of the Bela Vista Commercial masterplan. The intent is commercial. [25-P&Z-365](#)

PL-035-2026  
District I - Cm. Gilbert Gonzalez

- 7B** Review and consideration of the Los Cielos at Cielito Lindo masterplan. The intent is residential. [25-P&Z-366](#)

PL-038-2026  
District I - Cm. Gilbert Gonzalez

**8. Consideration Of The Following Preliminary Plats And Replats:**

- 8A** Preliminary consideration of the plat of Bela Vista Commercial, Phase 1. The intent is commercial. [25-P&Z-367](#)

PL-036-2026  
District I - Cm. Gilbert Gonzalez

- 8B** Preliminary consideration of the plat of Los Cielos at Cielito Lindo Subdivision, Phase I. The intent is residential. [25-P&Z-368](#)

PL-039-2026  
District I - Cm. Gilbert Gonzalez

- 8C** Preliminary consideration of the plat of Los Cielos at Cielito Lindo Subdivision, Phase II. The intent is residential. [25-P&Z-369](#)

PL-040-2026  
District I - Cm. Gilbert Gonzalez

- 8D** Preliminary consideration of the replat of Lot 7, Block 8, Aquero Subdivision, Phase I into Lot 7A, Block 8, Aquero Subdivision, Phase I. The intent is residential. [25-P&Z-361](#)

PL-029-2026  
District VII - Cm. Vanessa Perez

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

- 9A** Final consideration of the plat of Villas at Sunset Subdivision, Phase 1. The intent is residential. [25-P&Z-362](#)

PL-032-2026  
District VII - Cm. Vanessa Perez

- 9B** Final consideration of the replat of Lot 5, Block 1, D&J Alexander Crossing Plaza into Alexander Villas at Alexander Subdivision. The intent is residential. [25-P&Z-370](#)

PL-037-2026  
District V - Cm. Ruben Gutierrez Jr.

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

- 10A** Consideration of a six (6) month extension to the final plat approval of the replat of Lot 2A, Block 1, Amended Laredo Arena Subdivision, Unit 4 into Lots 2B & 2C, Block 1, Laredo Arena Subdivision, Unit 4. The intent is commercial. The request is to extend the scheduled expiration date from January 6, 2026 to July 6, 2026. [25-P&Z-363](#)

PL-033-2026  
District V - Cm. Ruben Gutierrez.

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

- 11A** Consideration of Model Rule Subdivision Compliance of the plat of [25-P&Z-364](#)  
Aquero Subdivision, Phase V. The intent is residential.

PL-030-2026

District VII - Cm. Vanessa Perez

**12. Adjournment**

This notice was posted at the municipal government office, 1110 Houston St, Laredo , Texas,  
At a place convenient and readily accessible to the public at all times. This notice was posted  
on Friday, January 2, 2026.

# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 1/8/2026  
**Ordinance 4A**

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**Public Hearing and Recommendation of an**

**CITY OF LAREDO  
PLANNING AND ZONING COMMISSION**

**MEETING MINUTES OF DECEMBER 4, 2025**

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, December 4, 2025, 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 6:08 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:**

Vanessa Guerra, Planning Director  
Rafael Vidaurri, Planner  
Luis Vazquez, Planner  
Vanessa Fresnillo, Planner  
Ruben Dominguez, Fire Department

**OTHERS PRESENT:**

Oscar Ramirez  
Ricardo Villarreal  
Oscar Castillo  
Edwin Garcia

**1. CALL TO ORDER**

Chair Sada Paz called the Planning and Zoning Commission meeting to order at 5:59 p.m.

**2. ROLL CALL**

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

Chair Sada Paz requested a motion to excuse Commissioners not present.

**MOTION:** Commissioner M. Martinez made a motion to excuse the Commissioner(s) not present.

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

Motion Carried Unanimously

### **3. PLEDGE OF ALLEGIANCE**

Commissioner Garcia stepped out of the meeting at 5:59 p.m.

### **4. APPROVAL OF MINUTES OF:**

#### **A. Regular Meeting of November 6, 2025**

#### **B. Regular Meeting of November 20, 2025**

**MOTION:** Commissioner A. Martinez made a motion to approve the minutes of November 6, 2025 and November 20, 2025.

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

Motion Carried Unanimously

### **5. CITIZEN COMMENTS**

None.

Commissioner Garcia stepped back into the meeting at 6:00 p.m.

### **6. CONSIDERATION OF THE FOLLOWING PRELIMINARY PLATS AND REPLATS:**

#### **A. Preliminary consideration of the replat of Lot 3, Block 7, SINE Las Palmas Subdivision, Phase 2 into Angulo SINE Residential Subdivision. The intent is residential.**

**PL-028-2026**

**District VI – Councilmember Dr. David Tyler King**

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

Oscar Ramirez, PEUA Consulting, informed the Commission that he concurred with Staff comments.

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

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

Motion Carried Unanimously

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

**Planning:**

1. A zone change will be required for the intended use. Please note that all zone change requests are subject to City Council discretion and are not guaranteed. Should the request be denied, a plat revision will be required.
2. The developer has submitted a notice of intention to place utilities in the front of the lot. The front- of-lot utility layout/schematics, as prepared by the Developer's engineer, shall be submitted to plan review (Section 3-4 B.2 - Subdivision Ordinance).
3. Provide a plat note stating that the lots adjacent to Cavatina Drive (Lots 1-9) will not have access to said Cavatina Drive, as double frontage lots should be avoided (Section 3.3 D. - Subdivision Ordinance).
4. Provide block numbers on the sketch (Section 2-3.2 (b)(1)(xvi) - Subdivision Ordinance).
5. Identify the purpose of Lot 10, Block 1, and include said lot in the Lot Summary Table.
6. Clarify the lot numbering as there is a substantial jump in the numerical sequence from Lot 9 to Lot 34.
7. Clarify if this is a phased development and label the plat accordingly.
8. Should this be a phased subdivision, provide a masterplan of the entire development that is being proposed in Lots 3 and 2, Block 7 San Isidro Northeast Las Palmas Subdivision, Phase 2, as this proposed replat appears to be part of a phased development. Masterplan should provide special consideration to intersection placement along Cavatina Drive due to the existing curve and potential street jogs.
9. Adjust the intersection at Montes De Oca Loop and Cavatina Drive as it creates a street jog with Fulgor Drive. "Street jogs with centerline effects of less than three hundred (300) feet shall be avoided" (Section 3-2 F. - Subdivision Ordinance).
10. Provide a plat note stating the purpose of the replat.
11. Provide a different street name for the street facing Lots 1-9 by the entrance.
12. Revise the Planning and Zoning Commission Approval Certificate to reflect Danela Sada Paz as the Chairman.
13. Revise the City Engineer Approval Certificate to reflect Eliud De Los Santos, P.E. as the City Engineer.
14. Revise the Planning Director's signature block to include "AICP".

15. Provide the recording information from the plat records for the adjacent tracts (Section 2-3.2 (b) (1)(xiii) - Subdivision Ordinance).
16. Identify all easements.
17. All improvements as per the Subdivision Ordinance.

**Traffic:**

1. Block length shall not be less than 300 feet. Existing street Fulgor is too closed to proposed street Montes de Oca Loop (As per Subdivision Ordinance Handbook Section 3-2.)
2. Submit Master Plan (As per Subdivision Ordinance Handbook, Chapter II).
3. Avoid Street jogs with centerline effect of less than 300 feet. Existing street Fulgor is not align to proposed street Montes de Oca Loop (As per Subdivision Ordinance Handbook, Chapter III Section 3- 2, F).
4. Subdivision Ordinance Handbook Section 3-2: Streets and Alleys

Streets in a subdivision shall:

- 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.

N. Blocks and Street Lengths

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.
  - 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/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:**

1. Masterplan showing adjoining phase for this plat needs to be approved before this plat can be approved. Due to requirement of 2<sup>nd</sup> exit and distance between exits (half of diagonal distance of property served).
2. Fire hydrants are required every 500ft for residential development. (Ordinance 2012-O-183, IDC 2018 Section 507.5., where required. Fire hydrants shall be required along public and private streets at every 500ft for residential development.)
3. temporary turnarounds will be required for dead-end roads over 150 feet. (96-foot cul de sac, 120- foot hammerhead, 60-foot “y”).

**Parks & Leisure:** 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. Preliminary consideration of the plat of D & J Alexander Commercial, Phase 15 – Alexander Garden Homes. The intent is residential.**

**PL-027-2026**

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

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

Ricardo Villarreal, Top Site Civil Group, provided background with regards to the cul-de-sac that is still owned by the City. He advised that Planning Staff had directed him to the Real Estate Department in order to determine if the land would revert to the owner automatically or require Council action. The plat would be adjusted accordingly. He continued addressing the commission by advising that Arthur Miller Ct was not part of this plat and had already received final plat approval, with construction to begin within 30 to 45 days. Therefore, the street length comment does not need to be stricken since it should not apply to this plat. R. Villarreal shifted discussion to the comment regarding the 300 foot street length and provided an aerial of the adjacent subdivision for use as an example, advising that due to typical lot depths, the standard could not be met. Additionally, he believed that there were no street jogs being created and that the Traffic comment regarding street lengths did not apply. He preferred that the items be resolved in the one-stop shop process.

Commissioner Barron arrived at 6:08 p.m.

Commissioner Garcia stepped out of the meeting at 6:13 p.m.

Commissioner Garcia stepped back into the meeting at 6:15 p.m.

Oscar Castillo, PEUA Consulting, agreed with Mr. Villarreal on Traffic Comment No. 3, N, 1, a, b, c, and d and stated that he spoke to Traffic and was told that the comment had to be mentioned but could be discussed at the meeting.

**MOTION:** Commissioner M. Martinez made a motion to approve the item subject to Staff comments and by striking Traffic Comment No. 3, N, 1, a, b, c, and d.

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

Motion Carried Unanimously

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

**Planning:**

1. This subdivision proposes residential lots over a portion of existing City of Laredo right-of-way (ROW) as dedicated in the recorded plat of Lots 4A, 4B, 4C, Block 3, D&J Alexander Commercial Subdivision, Phase 15 (Vol. 41, Pg. 1, W.C.P.R.). The developer must secure title to the impacted land/right-of-way through the formal abandonment process prior to final plat approval (§ 2-3.2. (b) (2)(viii) - Subdivision Ordinance). Should the abandonment of said right-of-way be approved by the City Council, include pertinent ordinance information on the face of the plat; otherwise a redesign of the subdivision will be required.
2. A zone change will be required for the area proposed for abandonment. Please note that all zone change requests are subject to City Council discretion and are not guaranteed. Should the request be denied, a plat revision will be required.
3. 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).
4. Development/Structures must comply with Airport Land Use Compatibility Chart, Section 24-65.4, Land Development and Airport Noise District Ordinance, Section 24-68, Land Development Code

5. There is a street jog between “Street B” and Harper Lee Drive (approx. 250ft). Pursuant to Section 3-2 F of the Subdivision Ordinance "Street jogs with centerline effects of less than three hundred (300) feet shall be avoided". Adjust accordingly.
6. Reconfigure the block numbers as there are duplicate block numbers on the sketch (e.g., block 1). In addition, renumber the Lot Summary Table in numerical order.
7. This plat currently does not have access to a public street. Recordation of this plat is contingent upon the recordation and construction of Arthur Miller St (Arthur Miller Extension Plat) (§ 3.3 C - Subdivision Ordinance).
8. Provide street names.
9. Ensure all bearings are identified on the sketch (§2.3.2 (b)(2)(iii) - Subdivision Ordinance)
10. Provide a plat note stating that the lots adjacent to Arthur Miller Street shall have no direct access to Arthur Miller Street (§ 3-3 D - Subdivision Ordinance - Double frontage lots).
11. Provide a masterplan amendment as the land use identified on the current masterplan (approved on 12-19-2024) for this portion of Phase 15 is “Commercial”, and is being revised to “Single Family Residential”. Please note that this change in land use is considered a "substantial alteration" (§ 2-3.5(f) - Subdivision Ordinance). Therefore, this will be considered the first in a new series of permits (Chapter 245 Texas Local Government Code)."
12. Identify all easements.
13. All improvements as per the Subdivision Ordinance.

### **Traffic:**

1. Block length shall not be less than 300 feet. Existing street Arthur Miller is too closed to proposed street “A” (As per Subdivision Ordinance Handbook Section 3-2).
2. Submit corrected Master Plan (As per Subdivision Ordinance Handbook, Chapter II).
3. Avoid Street jogs with centerline effect of less than 300 feet. street Arthur Miller is too closed to proposed street “A” (As per Subdivision Ordinance Handbook, Chapter III Section 3-2,F).

### **N. Blocks and Street Lengths**

- ~~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.~~
  - ~~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/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:**

1. 96-foot minimum width required for cul-de-sacs.
2. Fire hydrants are required every 500ft for residential development. (Ordinance 2012-O-183, IFC 2018 Section 5-7.5., where required. Fire hydrants shall be required along public and private streets at every 500ft for residential development.)

**Parks & Leisure:** 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.

**7. CONSIDERATION OF THE FOLLOWING FINAL PLATS REPLATS:**

- A. Final consideration of the plat of San Isidro Southwest Corner Retail Plat, Phase 2, The intent is commercial.**

**PL-026-2026**

**District VI – Councilmember Dr. David Tyler King**

Vanessa Fresnillo, Planner, provided a brief overview on the item.

Edwin Garcia, Slay Engineering, informed the Commission he was available to answer questions.

**MOTION:** Vice Chair Barron made a motion to **approve** the item.

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

Motion Carried Unanimously

- B. Final consideration of the replat of Lot 3, Block 1, Canseco Subdivision, Unit 3 and an adjacent unplatted 11.1784-acre tract into Lot 1A, Block 1, Crown Enterprises Subdivision. The intent is industrial.**

**PL-024-2026**

**District VII – Councilmember Vanessa Perez**

Vanessa Fresnillo, Planner, provided a brief overview on the item.

Vice Chair Sada Paz, informed the Commission that a letter was received from the Engineer requesting the approval.

**MOTION:** Vice Chair Barron made a motion to **approve** the item.

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

Motion Carried Unanimously

**8. CONSIDERATION OF MODEL SUBDIVISION COMPLAINT:**

- A. Consideration of Model Rule Subdivision Compliance of the plat of Monteverde Subdivision, Phase II. The intent is residential.**

**PL-025-2026**

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

Vanessa Fresnillo, Planner, provided a brief overview on the item.

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

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

Motion Carried Unanimously

**9. ADJOURNMENT:**

**MOTION:** Commissioner A. Martinez made a motion to **adjourn** the meeting at 6:22 p.m.

Second: Commissioner Cantu  
In Favor: 8  
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:** 1/8/2026  
**Ordinance 4B**

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**Public Hearing and Recommendation of an**

**CITY OF LAREDO  
PLANNING AND ZONING COMMISSION**

**MEETING MINUTES OF DECEMBER 18, 2025**

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, December 18, 2025, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

**COMMISSIONERS PRESENT:**

Rolando Cazares  
Mercurio Martinez, III  
John D. Beckelhymer  
Hector “Tito” Garcia

**COMMISSIONERS EXCUSED:**

Daniela Sada Paz, Chair  
Michael Barron, Vice Chair  
Cindy E. Cantu (Will arrive in 15 min.)  
Regina Portillo  
Adolfo Martinez

**STAFF PRESENT:**

Vanessa Guerra, Planning Director  
Rafael Vidaurri, Planner  
Deidre Garcia, Planner  
Stephanie Prado, Planner  
Ruben Dominguez, Fire Department

**OTHERS PRESENT:**

Javier Adrian Gonzalez  
Aleli Elizabeth Cazares

**1. CALL TO ORDER**

Cm. M. Martinez called the Planning and Zoning Commission meeting to order at 6:04 p.m.

**2. ROLL CALL**

Vanessa Guerra, Planning Director, called roll and confirmed no quorum was present.

Due to lack of quorum and waiting on Cm. Cantu to arrive, the Commission recessed for 15 minutes.

Back from recess at 6:16 p.m., Cm. M. Martinez asked if a quorum was present, to which Vanessa Guerra, Planning Director, informed that no quorum was present.



Cm. M. Martinez, thanked and apologized to the people present.

Vanessa Guerra, Planning Director, thanked the Commission for their continued commitment and wished them Happy Holidays.

Meeting ended at 6:18 p.m.

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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:** 1/8/2026  
**Ordinance 6A**

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**Public Hearing and Recommendation of an**

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### **SUBJECT**

Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 1.3 acres, as further described by metes and bounds in attached "Exhibit A", located south of Avenida Los Presidentes and west of Lone Star Loop, from R-1 (Single Family Residential District) to B-1 (Limited Business District).

ZC-006-2026  
District III

### **PREVIOUS COUNCIL ACTION**

None.

### **BACKGROUND**

Initiated by: AV Homes, L.C., Owner; Circle K Stores, Inc., Applicant; Marcella Rocha/Circle K Stores, Inc., Representative

Council District: III - Cm. Melissa R. Cigarroa

Proposed Use: The proposed use is for a convenience store with fuel sales (gasoline service station).

Site: The site is currently vacant undeveloped land.

Surrounding Land Uses: To the north of the site is Avenida Los Presidentes, vacant developed land, Concord Hills Boulevard, and single-family residential uses. To the east of the site is Lone Star Loop, Avenida Los Presidentes, vacant undeveloped land, and single-family residential uses. To the south of the site is primarily vacant land and single-family residential uses. To the west of the site is Pedernales Drive, Dallas Drive, single-family residential uses, and vacant developed land.

Comprehensive Plan: The Future Land Use Map recognizes this area as Neighborhood Mixed-Use.  
[https://www.openlaredo.com/planning/2017\\_Comprehensive\\_Plan-Viva\\_Laredo.pdf#page=39](https://www.openlaredo.com/planning/2017_Comprehensive_Plan-Viva_Laredo.pdf#page=39)

Transportation Plan: The Long Range Thoroughfare Plan identifies Avenida Los Presidentes as a Proposed Minor Arterial and Concord Hills Boulevard as a Collector.  
<https://www.cityoflaredo.com/home/showpublisheddocument/17680/638703100333370000>

Letters sent to surrounding property owners: 7   In Favor: 0   Opposed: 0

Staff supports the proposed zone change for the following reasons:

1. The proposed zone change is in conformance with the Comprehensive Plan's designation as Neighborhood Mixed-Use (All Except, M-1, M-2, AH, AN, FH OG, B-4 allowed with exceptions\*\*\*), which includes B-1 zoning districts.
2. The proposed zone change is appropriate at this location since it's at the intersection of two major roads, Concord Hills and Avenida Los Presidentes, which are both proposed minor arterials.
3. The proposed use is compatible at this location, as a convenience store with fuel sales (gasoline service station) will provide additional amenities to the surrounding area.

Notice to the owner/applicant:

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

#### **COMMITTEE RECOMMENDATION**

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

#### **STAFF RECOMMENDATION**

##### **IMPACT ANALYSIS**

B-1. The purpose of the B-1 Limited Business District is to provide for business and commercial development serving a limited geographic area or neighborhood.

Is this change contrary to the established land use pattern?

The vicinity of the site is primarily vacant land and single-family residential uses.

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

Yes. The proposed zone will create an isolated zoning district. However, there is a large B-3 zoning directly across Avenida Los Presidentes.

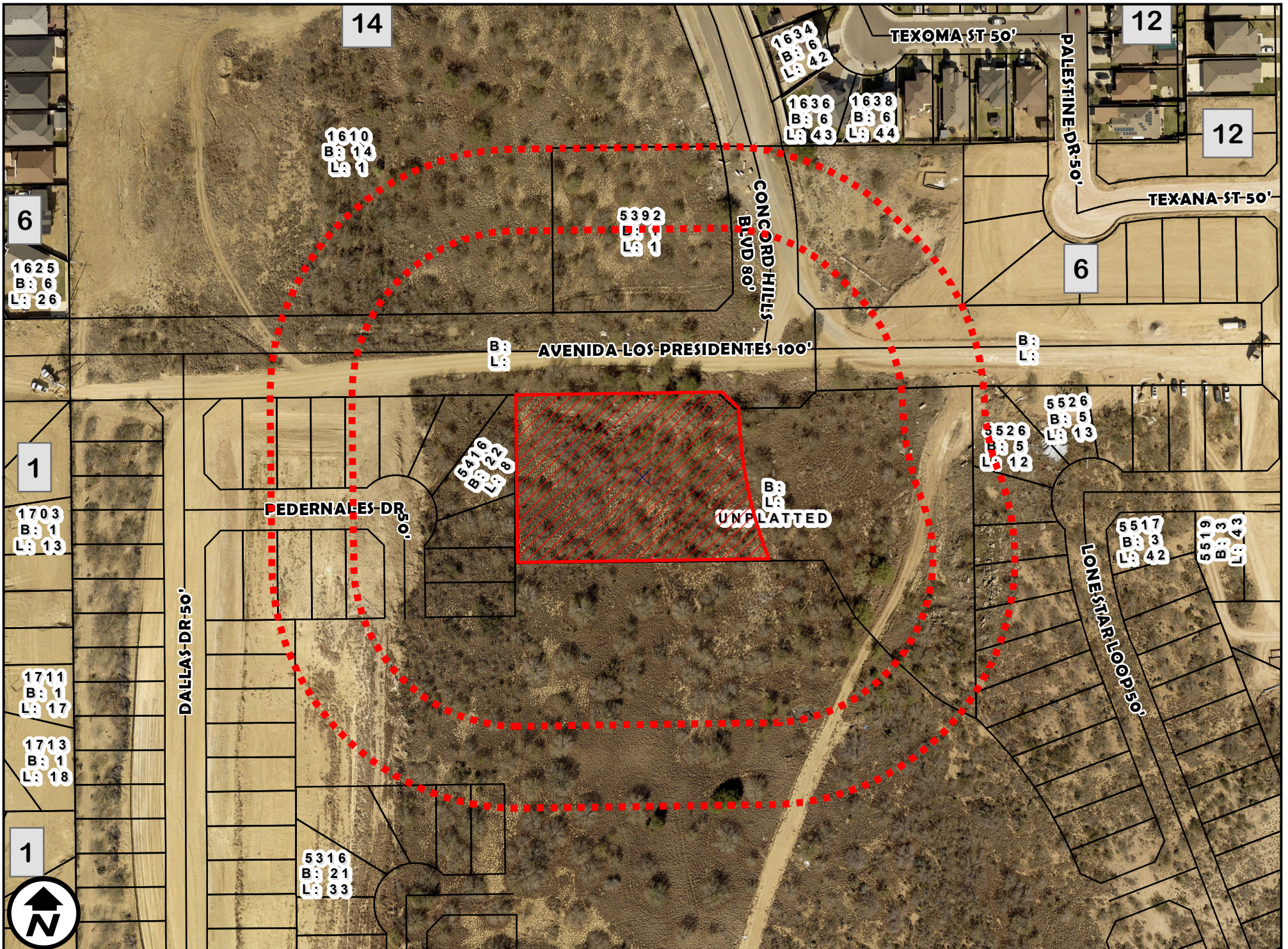
Will change adversely influence living conditions in the neighborhoods?

No. The proposed zone change is not anticipated to have a negative impact with the surrounding area or neighborhoods.

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

Yes. The existing zone does not allow for a convenience store with fuel sales (gasoline service station) as intended by the applicant.





AERIAL MAP

ZC-006-2026

APPLICATION FC 22

COUNCIL DISTRICT 3

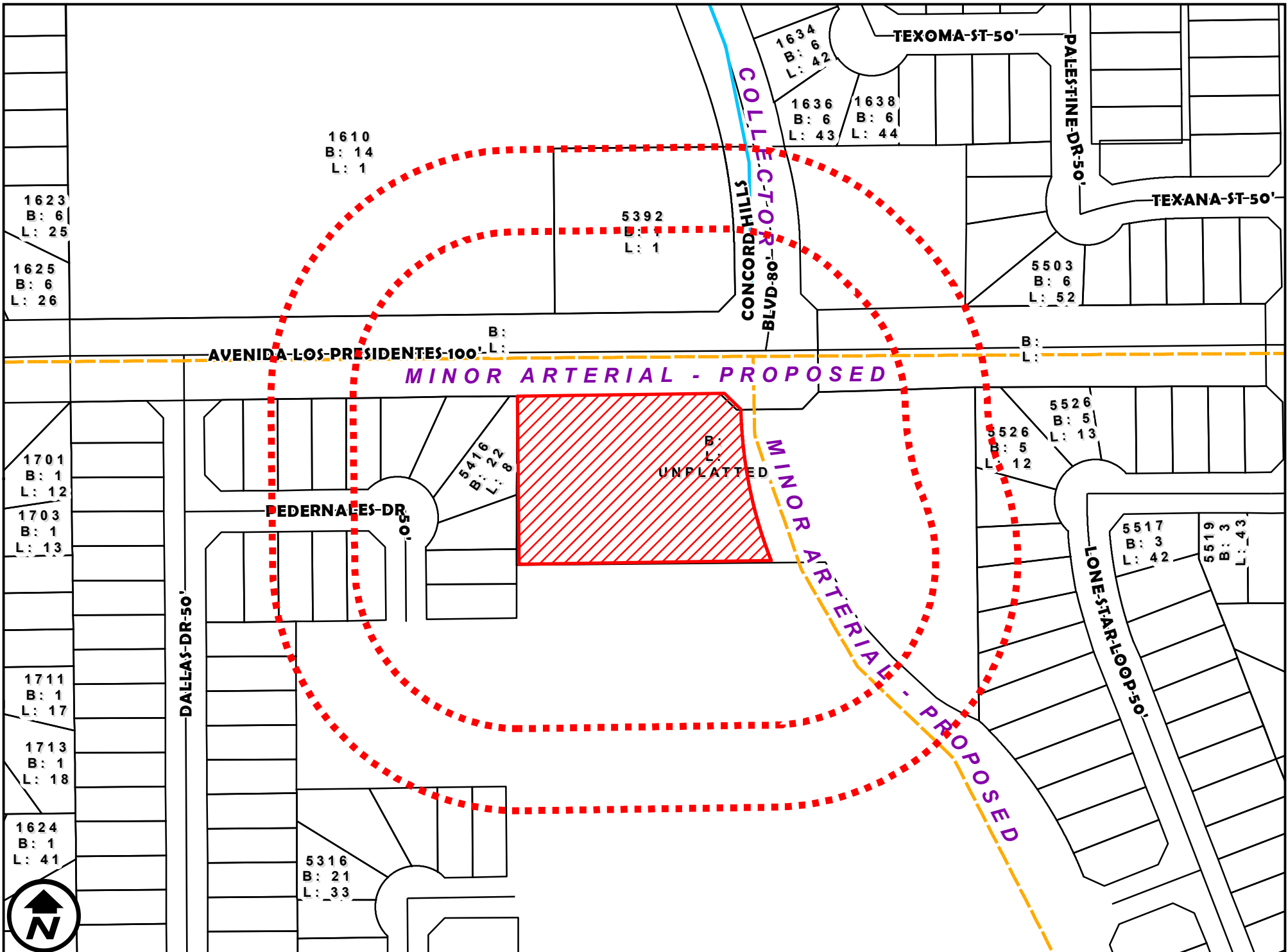
R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) T-1

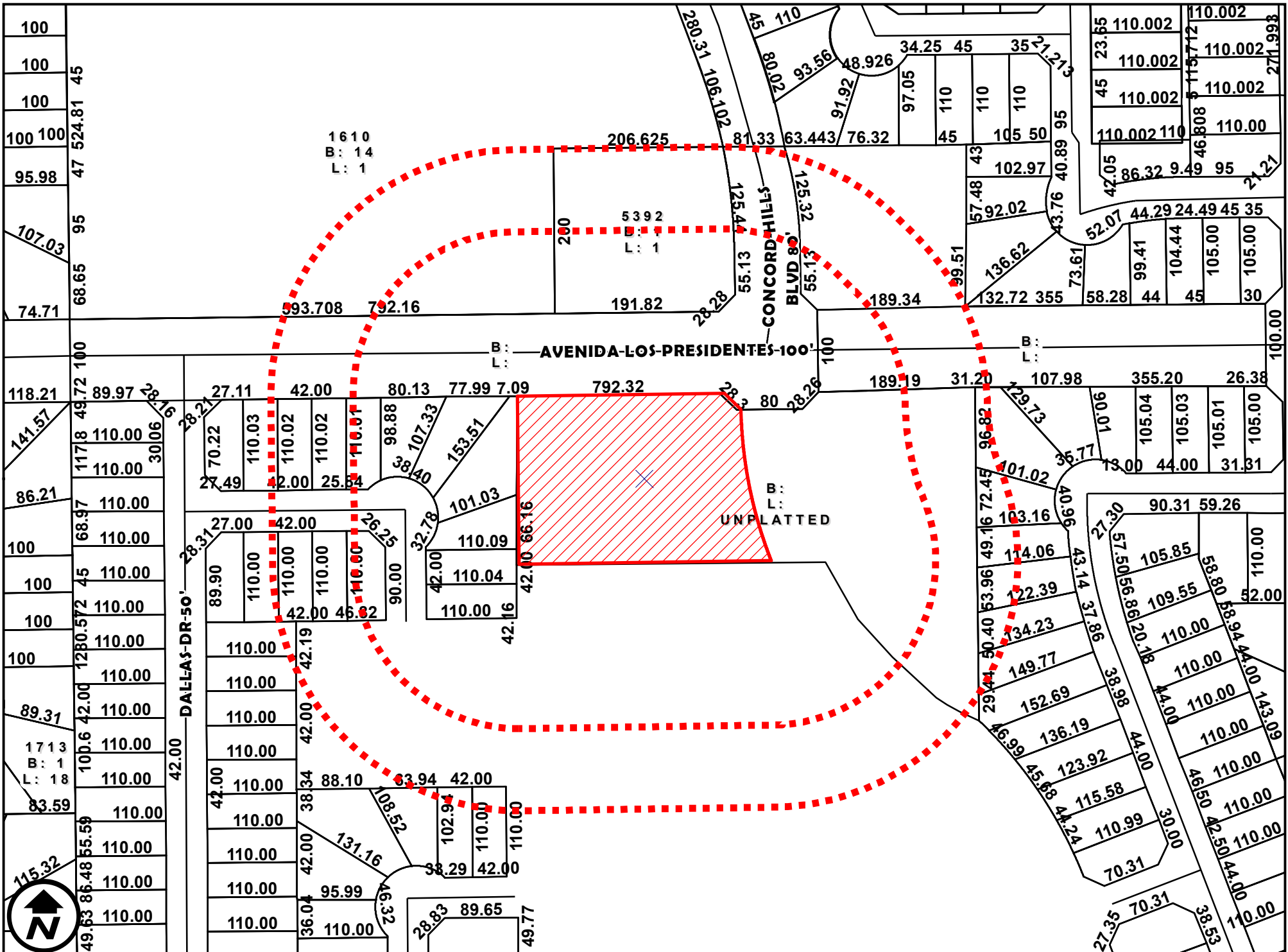
1 inch = 150 feet

SOUTH OF AVENIDA LOS PRESIDENTES AND WEST OF LONE STAR LOOP

B-1 (LIMITED BUSINESS DISTRICT)







DIMENSIONS MAP

ZC-006-2026

APPLICATION FC 24

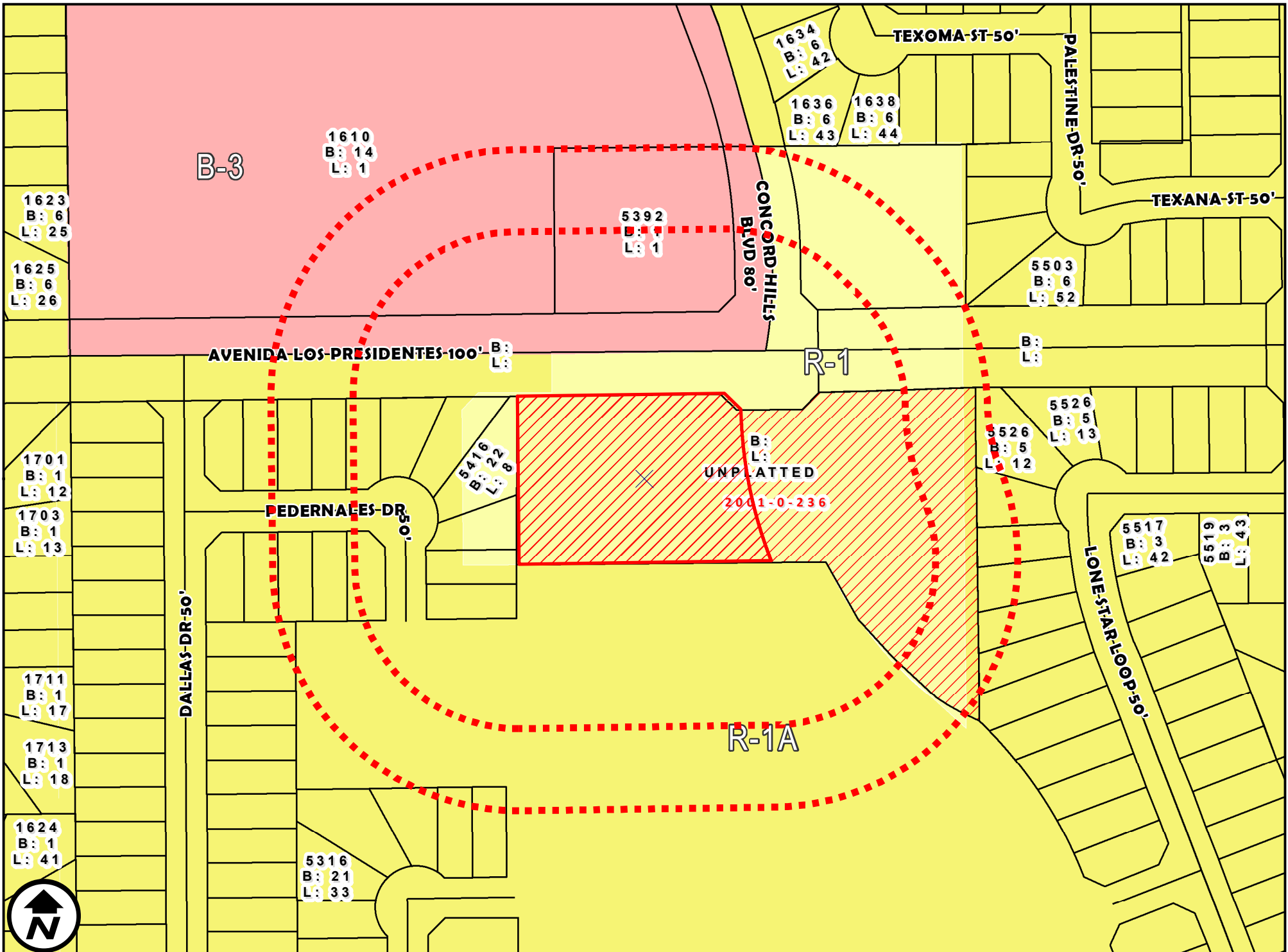
COUNCIL DISTRICT 3

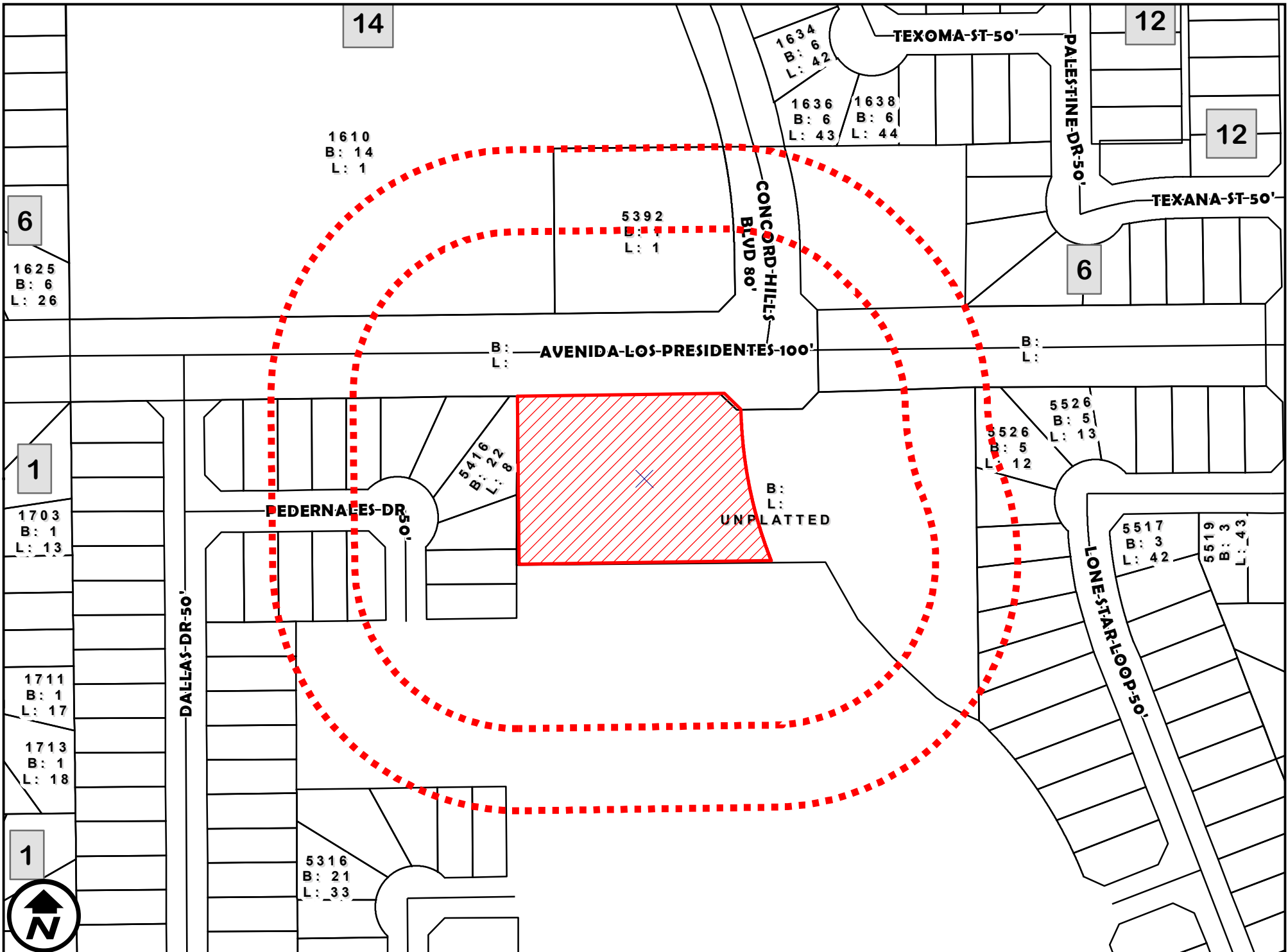
R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) T-1

1 inch = 150 feet

SOUTH OF AVENIDA LOS PRESIDENTES AND WEST OF LONE STAR LOOP

B-1 (LIMITED BUSINESS DISTRICT)





SURVEY MAP

ZC-006-2026

APPLICATION FC 26

COUNCIL DISTRICT 3

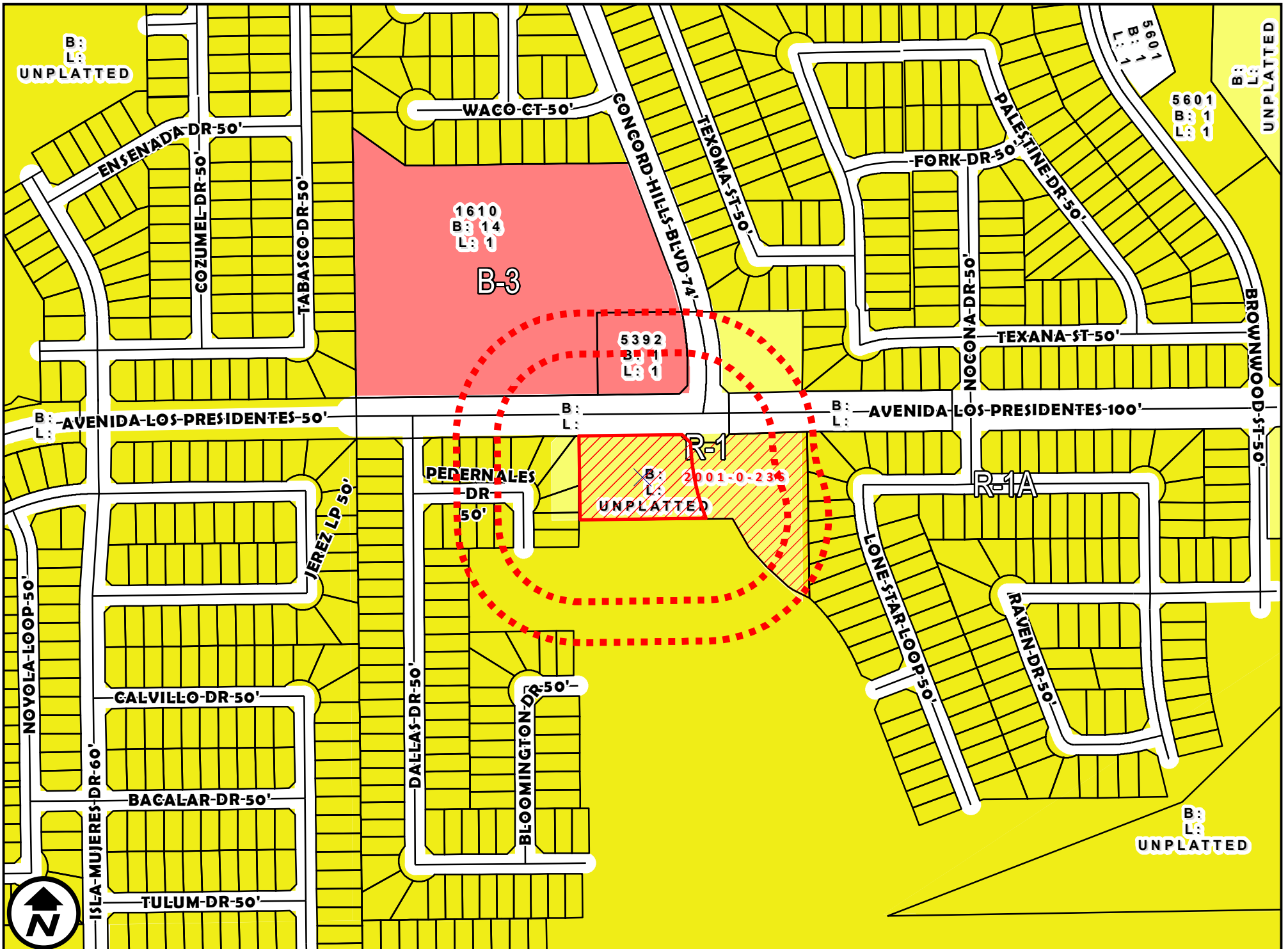
R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) T

1 inch = 150 feet

SOUTH OF AVENIDA LOS PRESIDENTES AND WEST OF LONE STAR LOOP

B-1 (LIMITED BUSINESS DISTRICT)





ZONING OVERVIEW

ZC-006-2026

APPLICATION FC 27

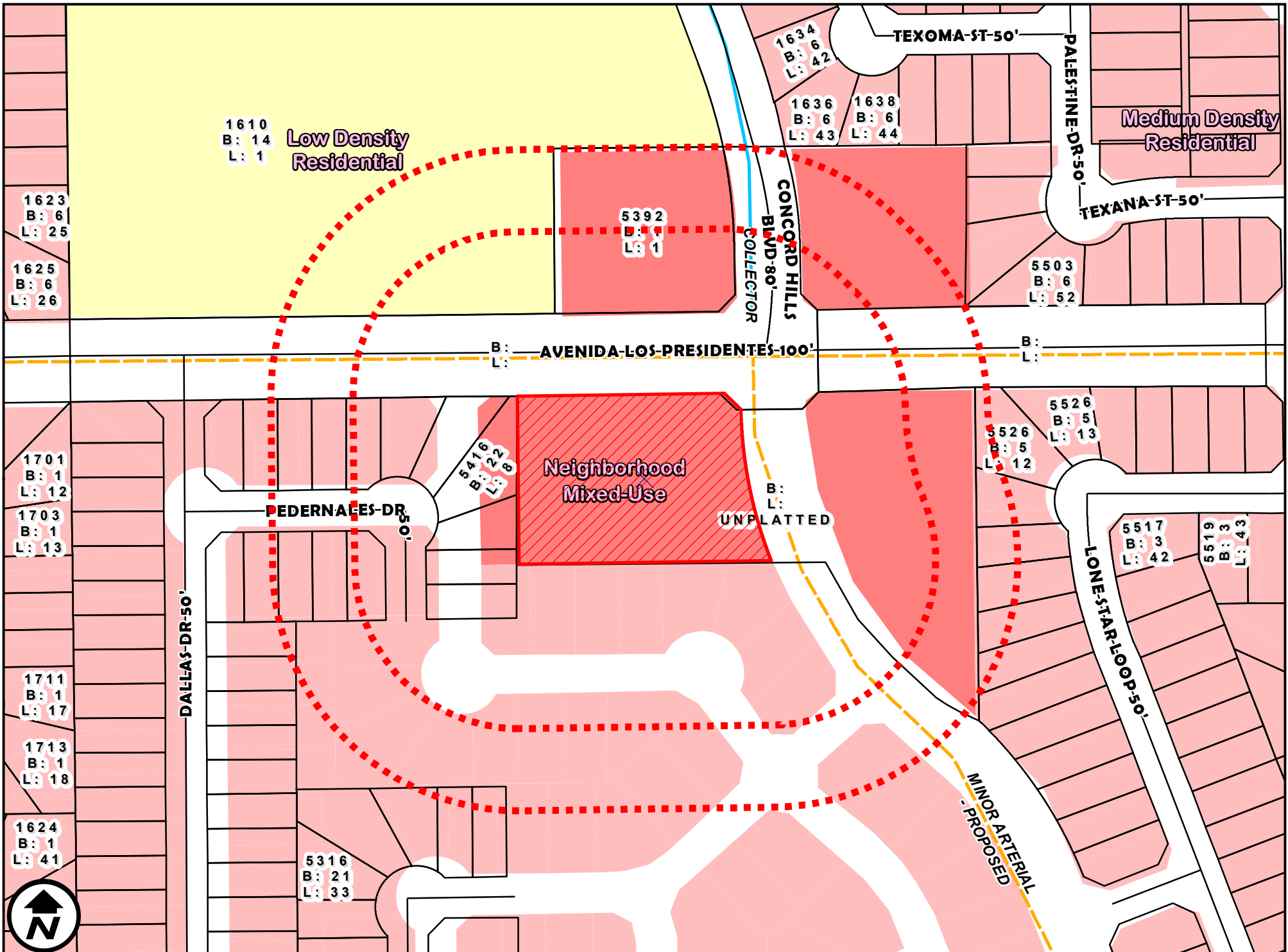
COUNCIL DISTRICT 3

R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) 1C

1 inch = 300 feet

SOUTH OF AVENIDA LOS PRESIDENTES AND WEST OF LONE STAR LOOP

B-1 (LIMITED BUSINESS DISTRICT)



FUTURE LANDUSE

ZC-006-2026

APPLICATION FC 28

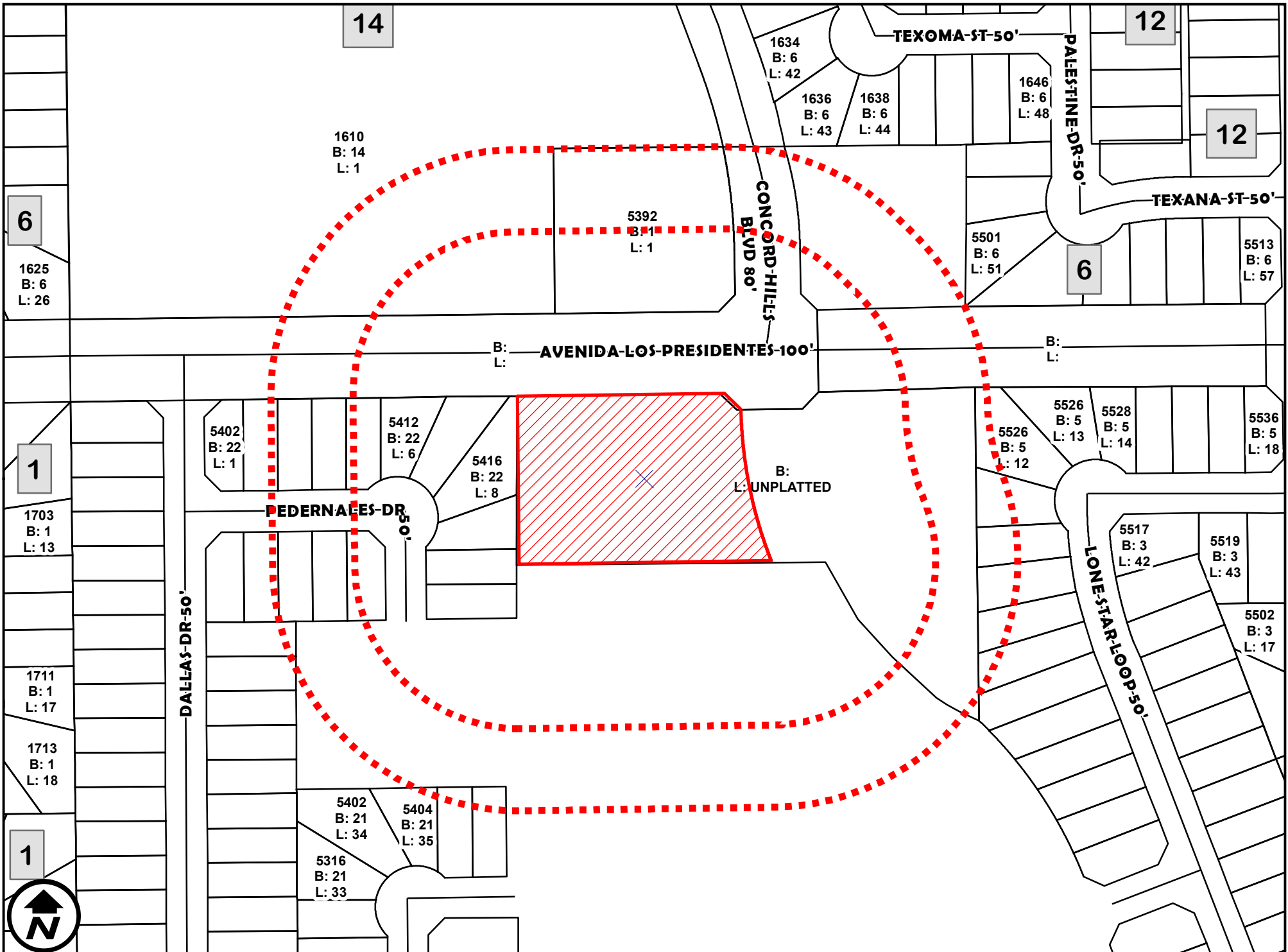
COUNCIL DISTRICT 3

R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) T

1 inch = 150 feet

SOUTH OF AVENIDA LOS PRESIDENTES AND WEST OF LONE STAR LOOP

B-1 (LIMITED BUSINESS DISTRICT)



200' AND 300' NOTIFICATION

ZC-006-2026

APPLICATION FC 29

COUNCIL DISTRICT 3

R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TC

1 inch = 150 feet

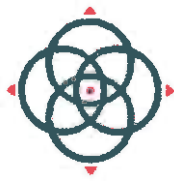
SOUTH OF AVENIDA LOS PRESIDENTES AND WEST OF LONE STAR LOOP

B-1 (LIMITED BUSINESS DISTRICT)









**WINDROSE**  
LAND SURVEYING | PLATTING

## DESCRIPTION OF 1.324 ACRES OR 57,672 SQ. FT.

A TRACT OR PARCEL CONTAINING 1.324 ACRES OR 57,672 SQUARE FEET OF LAND, SITUATED IN THE JOSE DIONISIO TREVINO SURVEY NO. 33, ABSTRACT NO. 3084, WEBB COUNTY, TEXAS, BEING ALL OF A CALLED 1.35 ACRE TRACT (TRACT 2) OF LAND DESCRIBED TO AV HOMES, L.C., AS RECORDED IN DOCUMENT (DOC.) NUMBER (NO.) 1463799, OF THE OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS (O.P.R.W.C.T.), WITH SAID 1.324 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH ZONE (NAD 83):

**BEGINNING** AT AN X CUT FOUND ON THE SOUTH RIGHT-OF-WAY (R.O.W.) LINE OF AVENIDA LOS PRESIDENTES (100 FOOT WIDE), AS RECORDED IN VOLUME (VOL.) 39, PAGE (PG.) 88 OF THE PLAT RECORDS OF WEBB COUNTY, TEXAS (P.R.W.C.T.), BEING THE NORTHEAST CORNER OF LOT 8, BLOCK 22 OF THE LAGO DEL VALLE PHASE X SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOL. 43, PG. 73, P.R.W.C.T., AND BEING THE NORTHWEST CORNER OF SAID 1.35 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

**THENCE**, NORTH 89 DEG. 12 MIN. 24 SEC. EAST, WITH THE SOUTH R.O.W. LINE OF SAID AVENIDA LOS PRESIDENTES, A DISTANCE OF 252.01 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE NORTHERLY CUTBACK CORNER AT THE INTERSECTION OF THE SOUTH R.O.W. LINE OF SAID AVENIDA LOS PRESIDENTES AND THE WEST R.O.W. LINE OF CONCORD HILLS BOULEVARD (80 FOOT WIDE), AS RECORDED IN SAID VOL. 43, PG. 73, BEING AN ANGLE POINT OF SAID 1.35 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT;

**THENCE**, SOUTH 45 DEG. 49 MIN. 53 SEC. EAST (CALLED SOUTH 46 DEG. 40 MIN. 21 SEC. EAST), WITH SAID CUTBACK, A DISTANCE OF 28.30 FEET (CALLED 28.83 FEET) TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTHWEST CORNER OF SAID CONCORD HILLS BOULEVARD, BEING THE NORTHWEST CORNER OF A CALLED 16.31 ACRE TRACT DESCRIBED TO ARIVA, LTD., AS RECORDED IN DOC. NO. 1530906, O.P.R.W.C.T., AND BEING THE MOST EASTERLY NORTHEAST CORNER OF SAID 1.35 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 16.31 ACRE TRACT BEARS, NORTH 89 DEG. 12 MIN. 26 SEC. EAST, A DISTANCE OF 80.00 FEET;

**THENCE**, WITH THE COMMON LINE OF SAID 1.35 ACRE TRACT AND OF SAID 16.31 ACRE TRACT THE FOLLOWING THREE (3) COURSES AND DISTANCES;

1. SOUTH 02 DEG. 41 MIN. 14 SEC. EAST (CALLED SOUTH 02 DEG. 41 MIN. 06 SEC. EAST), A DISTANCE OF 12.89 FEET TO A 5/8 INCH CAPPED IRON ROD STAMPED "WINDROSE" SET FOR AN ANGLE POINT OF SAID 1.35 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT, BEING THE BEGINNING OF A CURVE TO THE LEFT;
2. WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 534.37 FEET, A CENTRAL ANGLE OF 18 DEG. 50 MIN. 51 SEC., AN ARC LENGTH OF 175.78 FEET, AND A CHORD BEARING AND DISTANCE OF SOUTH 12 DEG. 01 MIN. 45 SEC. EAST, - 174.99 FEET TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET FOR THE SOUTHEAST CORNER OF SAID 1.35 ACRE TRACT, AND THE HEREIN DESCRIBED TRACT, ALSO BEING AN INTERIOR CORNER OF SAID 16.31 ACRE TRACT;
3. SOUTH 89 DEG. 11 MIN. 26 SEC. WEST (CALLED SOUTH 89 DEG. 11 MIN. 34 SEC. WEST), A DISTANCE OF 307.18 FEET (CALLED 312.32 FEET) TO A CAPPED 5/8 INCH IRON ROD STAMPED "WINDROSE" SET ON THE EAST LINE OF LOT 10 OF AFORESAID LAGO DEL VALLE PHASE X SUBDIVISION, BEING A NORTHWESTERLY CORNER OF SAID 16.31 ACRE TRACT, AND BEING THE SOUTHWEST CORNER OF SAID 1.35 ACRE TRACT AND OF THE HEREIN DESCRIBED TRACT, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR THE SOUTHEAST CORNER OF LOT 11 OF SAID LAGO DEL VALLE PHASE X SUBDIVISION BEARS SOUTH 00 DEG. 37 MIN. 10 SEC. EAST, A DISTANCE OF 64.31 FEET;

**THENCE**, NORTH 00 DEG. 37 MIN. 10 SEC. WEST, WITH THE COMMON LINE OF SAID 1.35 ACRE TRACT AND OF SAID LAGO DEL VALLE PHASE X SUBDIVISION A DISTANCE OF 204.60 FEET (CALLED 204.79 FEET) TO THE **POINT OF BEGINNING** AND CONTAINING 1.324 ACRES OR 57,672 SQUARE FEET OF LAND, AS SHOWN ON JOB NO. 60601 PREPARED BY WINDROSE.

C. PAUL JONES, SR.  
R.P.L.S. NO. 5480  
STATE OF TEXAS  
FIRM REGISTRATION NO. 10108800



11/14/2025  
DATE

# City of Laredo

## Planning & Zoning Commission

---

**Meeting Date:** 1/8/2026  
**Ordinance 6B**

---

**Public Hearing and Recommendation of an**

---

### **SUBJECT**

Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 2, Block 624, Western Division, located at 2416 Ventura Street, from R-2 Multi-Family Residential District) to R-3 (Mixed Residential District).

ZC-009-2026  
District VIII

### **PREVIOUS COUNCIL ACTION**

None.

### **BACKGROUND**

Initiated by: Luis Castillo, Owner/Applicant

Council District: VIII - Cm. Alyssa Cigarroa

Proposed Use: The proposed use is for an existing manufactured home and to add a single-family detached residential dwelling.

Site: The site is currently occupied by a manufactured home.

Background: On March 7, 2016, the City Council made a motion to approve a conditional use permit for the temporary placement of a manufactured home during the construction of a single-family residential structure.

Surrounding Land Uses: To the north is Water Street and mixed residential uses. To the east is Headen Avenue and mixed residential uses. To the south is Ventura Street, single-family residential uses, and vacant land. To the west is North Wilhelm Avenue, single-family residential uses, and vacant land.

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

[https://www.openlaredo.com/planning/2017\\_Comprehensive\\_Plan-Viva\\_Laredo.pdf#page=39](https://www.openlaredo.com/planning/2017_Comprehensive_Plan-Viva_Laredo.pdf#page=39)

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

Letters sent to surrounding property owners: 30 In Favor: 0 Opposed: 0

Staff supports the proposed zone change for the following reasons:

1. The proposed use is compatible at this location, as there are similar uses, such as manufactured homes, within the surrounding area.
2. The proposed zone change is appropriate at this location since there are R-3 zoning districts within the vicinity of the site.
3. Although, the proposed zone change is not in conformance with the Comprehensive Plan's designation as Medium Density Residential (R-1, R-O, R-2, B-1R, R-1B), it is not anticipated to have a negative impact with the surrounding area or neighborhoods, as the proposed zone change and proposed use already exist in the area.

Notice to the owner/applicant:

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

#### **COMMITTEE RECOMMENDATION**

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

#### **STAFF RECOMMENDATION**

##### **IMPACT ANALYSIS**

R-3. The purpose of the R-3 (Mixed Residential District) is to provide an area for higher density residential uses, the use of mobile homes on single lots, and those public and semi-public uses normally considered an integral part of the neighborhood they serve.

Is this change contrary to the established land use pattern?

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

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

No. There are R-3 zoning districts to the east and southwest of the site.

Will change adversely influence living conditions in the neighborhoods?

No. The proposed zone change is not anticipated to have a negative impact with the surrounding area or neighborhoods.

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

Yes. The existing zone does not allow for a mobile home and a single-family detached residential use as intended by the applicant.





AERIAL MAP

1 inch = 100 feet

ZC-009-2026  
COUNCIL DISTRICT 8  
2416 VENTURA STREET

APPLICATION FC 35  
R-2 (MULTI-FAMILY RESIDENTIAL DISTRICT) TC  
R-3 (MIXED RESIDENTIAL DISTRICT)

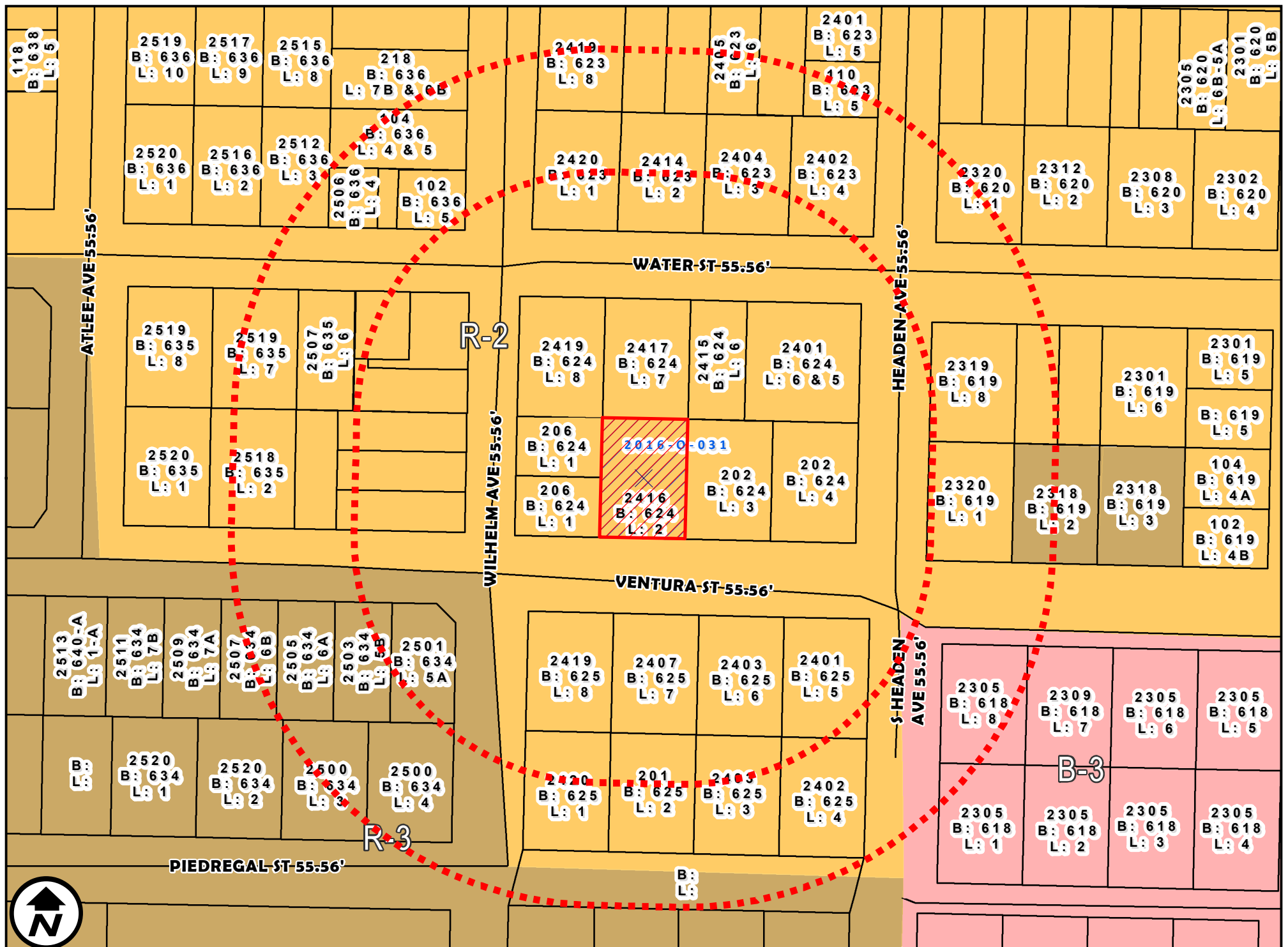




1 inch = 100 feet

**ZC-009-2026**  
**COUNCIL DISTRICT 8**  
**2416 VENTURA STREET**

APPLICATION FC 36  
R-2 (MULTI-FAMILY RESIDENTIAL DISTRICT) 1  
R-3 (MIXED RESIDENTIAL DISTRICT)

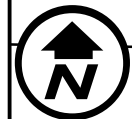
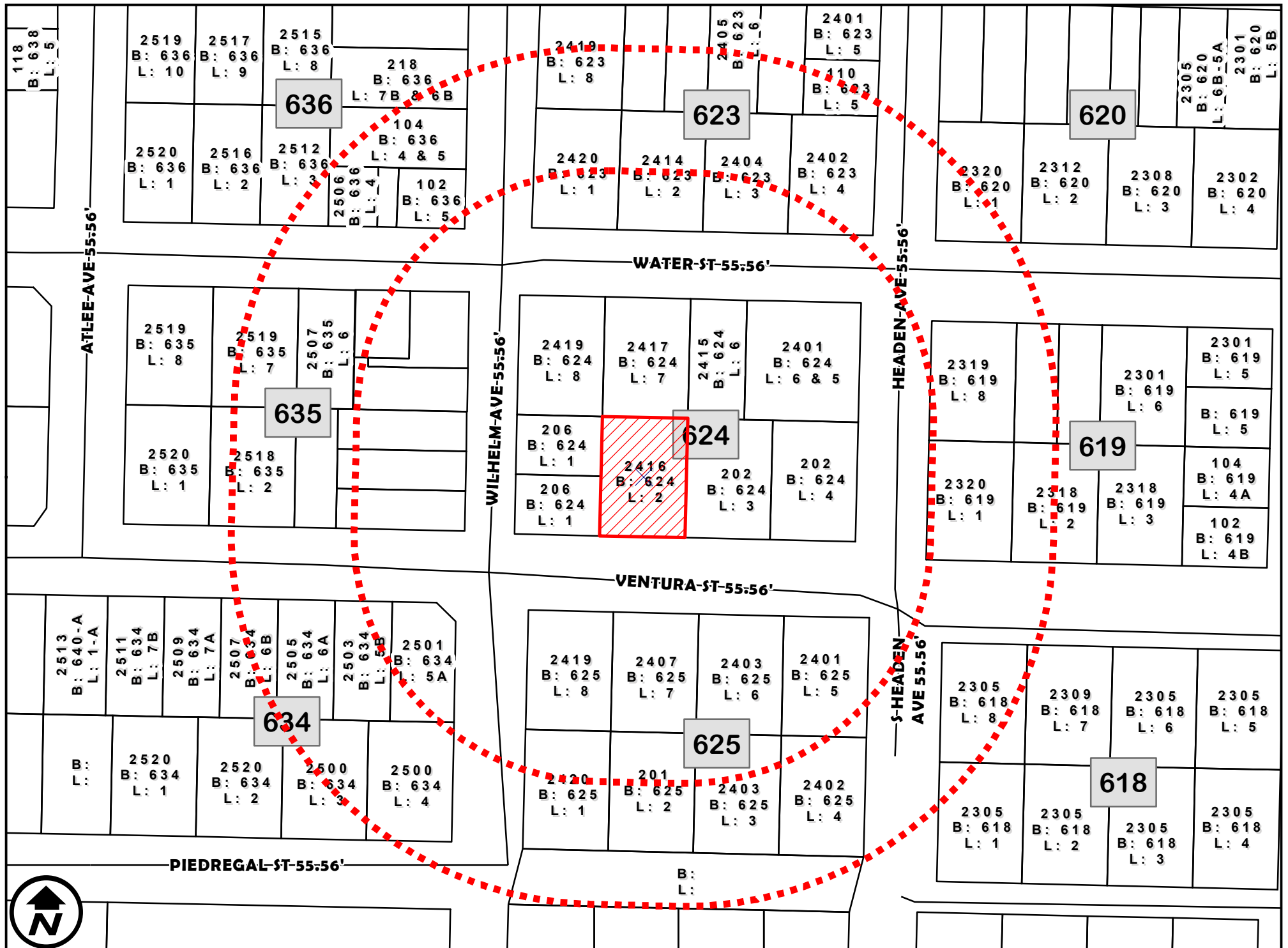


ZONING MAP

1 inch = 100 feet

ZC-009-2026  
 COUNCIL DISTRICT 8  
 2416 VENTURA STREET

APPLICATION FC 37  
 R-2 (MULTI-FAMILY RESIDENTIAL DISTRICT) 1C  
 R-3 (MIXED RESIDENTIAL DISTRICT)



SURVEY MAP

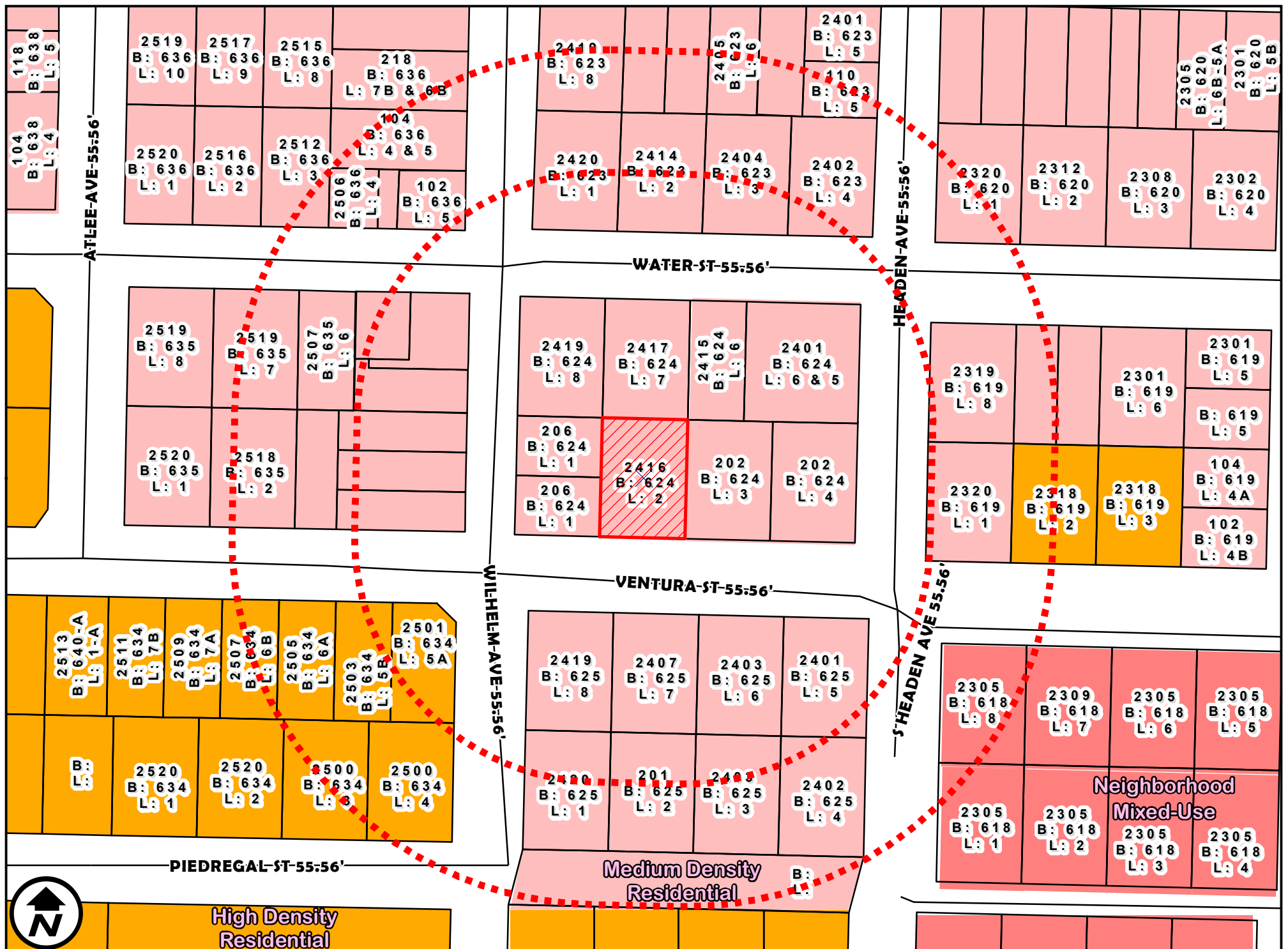
1 inch = 100 feet

ZC-009-2026  
COUNCIL DISTRICT 8  
2416 VENTURA STREET

APPLICATION FC 38  
R-2 (MULTI-FAMILY RESIDENTIAL DISTRICT) TC  
R-3 (MIXED RESIDENTIAL DISTRICT)







FUTURE LANDUSE

1 inch = 100 feet

ZC-009-2026  
 COUNCIL DISTRICT 8  
 2416 VENTURA STREET

APPLICATION FC 40  
 R-2 (MULTI-FAMILY RESIDENTIAL DISTRICT) 1C  
 R-3 (MIXED RESIDENTIAL DISTRICT)



200' AND 300' NOTIFICATION

1 inch = 100 feet

ZC-009-2026  
COUNCIL DISTRICT 8  
2416 VENTURA STREET

APPLICATION FC 41  
R-2 (MULTI-FAMILY RESIDENTIAL DISTRICT) T  
R-3 (MIXED RESIDENTIAL DISTRICT)

## ORDINANCE NO. 2016-O-031

AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF LAREDO BY AUTHORIZING A CONDITIONAL USE PERMIT FOR THE TEMPORARY PLACEMENT OF A MANUFACTURED HOME DURING THE CONSTRUCTION OF A SINGLE-FAMILY RESIDENTIAL STRUCTURE ON LOT 2, BLOCK 624, WESTERN DIVISION, LOCATED AT 2416 VENTURA STREET; PROVIDING FOR EFFECTIVE DATE AND PUBLICATION.

WHEREAS, a request has been received for the issuance of a Conditional Use Permit for the temporary placement of a manufactured home during the construction of a single-family residential structure on Lot 2, Block 624, Western Division, located at 2416 Ventura Street; and,

WHEREAS, the required written notices were sent to surrounding property owners at least ten (10) days before the public hearing held before the Planning and Zoning Commission on December 17, 2015; and,

WHEREAS, the Planning and Zoning Commission, after a public hearing, has recommended **approval** of the Conditional Use Permit; and,

WHEREAS, notice of the zone change request was advertised in the newspaper at least fifteen (15) days prior to the public hearing held before the City of Laredo City Council on this matter; and,

WHEREAS, the City Council has held a public hearing on February 16, 2016, on the request and finds the Conditional Use Permit appropriate and consistent with the General Plan of the City of Laredo; and,

WHEREAS, all conditions imposed by the Conditional Use Permit, and all pertinent requirements the Laredo Land Development Code shall be met before the activity sanctioned by the Conditional Use Permit may commence; and,

WHEREAS, the City Council does not consider the impact, if any, of private covenants and deed restrictions on the subject property with the adoption of this ordinance; and,

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

Section 1: The Zoning Map of the City of Laredo be and is hereby amended by authorizing the issuance of a Conditional Use Permit for the temporary placement of a manufactured home during the construction of a single-family residential structure on Lot 2, Block 624, Western Division, located at 2416 Ventura Street.

Section 2: The Conditional Use Permit is further restricted to the following provision herewith adopted by the City Council:

1. The C.U.P. shall be issued to Luis Castillo and is nontransferable.
2. The C.U.P is restricted to the temporary placement of a manufactured home during the construction of a single-family residential structure.
3. The manufactured home must be removed upon final inspection approval of the single-family residential home.
4. This permit is issued for a period of ten (10) years.
5. Owner shall comply with all Building, Fire and Life Safety Code Regulations as required.
6. Owner must comply with minimum building setbacks as per the City of Laredo Land Development



Code.

7. Owner shall make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
8. The C.U.P. is restricted to the site plan, Exhibit "A", which is made part hereof for all purposes.
9. Owner must obtain all necessary building permits for placement of manufactured home and construction of single-family residential structure.

Section 3: This ordinance shall be published in a manner provided by Section 2.09 (D) of the Charter of the City of Laredo.

Section 4: This ordinance shall become effective as and from the date of publication specified in Section 3.

Section 5: The Conditional Use Permit authorized by this ordinance shall be revoked pursuant to the Laredo Land Development Code, section 24.94.10, entitled "Revocation," according to the criteria and procedures described therein and below:

#### 1. Criteria

Any Conditional Use Permit, authorized by City Council, shall be considered in noncompliance and shall be revoked and removed from the City of Laredo Zoning Map, in the event a court of law finds the use in violation of any of the following conditions:

- A. The use established on site does not conform, at any time, with any or all permit condition(s) approved by the City Council and or any local, state, or federal law.
- B. The activity authorized by the Conditional Use Permit commences prior to the institution of all conditions imposed by the Conditional Use Permit.
- C. Discontinuance of the Council approved conditional use for a period of six (6) consecutive months.
- D. The use of which the Conditional Use Permit was authorized does not commence within six months of City Council's final approval date.


#### 2. Procedures

Should City of Laredo Enforcement Official inspection reveal noncompliance with Laredo Land Development Code, Subsection 24.94.10, Conditional Use Permit revocation procedures shall commence as below stipulated:


- A. A Zoning Officer shall, upon discovery of conditional use permit noncompliance as per Subsection 24.94.10, issue a written warning, granting a grace period of a minimum of ten (10) working days, within which time the use may be brought into compliance with the current City Council approved Conditional Use Permit for that location.
- B. If noncompliance persists after the conclusion of the warning grace period, a Zoning Enforcement Official shall issue a written citation.
- C. Should the citation result in a guilty verdict, the City of Laredo shall consider the Conditional Use Permit revoked and proceed with its removal from the City of Laredo Zoning Map.
- D. The Planning Director shall then issue the permit holder written notification of the Conditional Use Permit's official revocation and removal from the City of Laredo Zoning Map.
- E. In the event of discontinuance or failure to commence as stipulated in Subsection 24.94.10.1 D and E of this Ordinance, Zoning Enforcement Staff will issue written notification of same. Ten days after issuance of Zoning Enforcement notification of discontinuance

or failure to commence, the Planning Director shall then issue the permit holder written notification of the Conditional Use Permit's official revocation and removal from the City of Laredo Zoning Map.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS THE  
7th DAY OF March, 2016.

  
\_\_\_\_\_  
PETE SAENZ  
MAYOR

ATTEST:

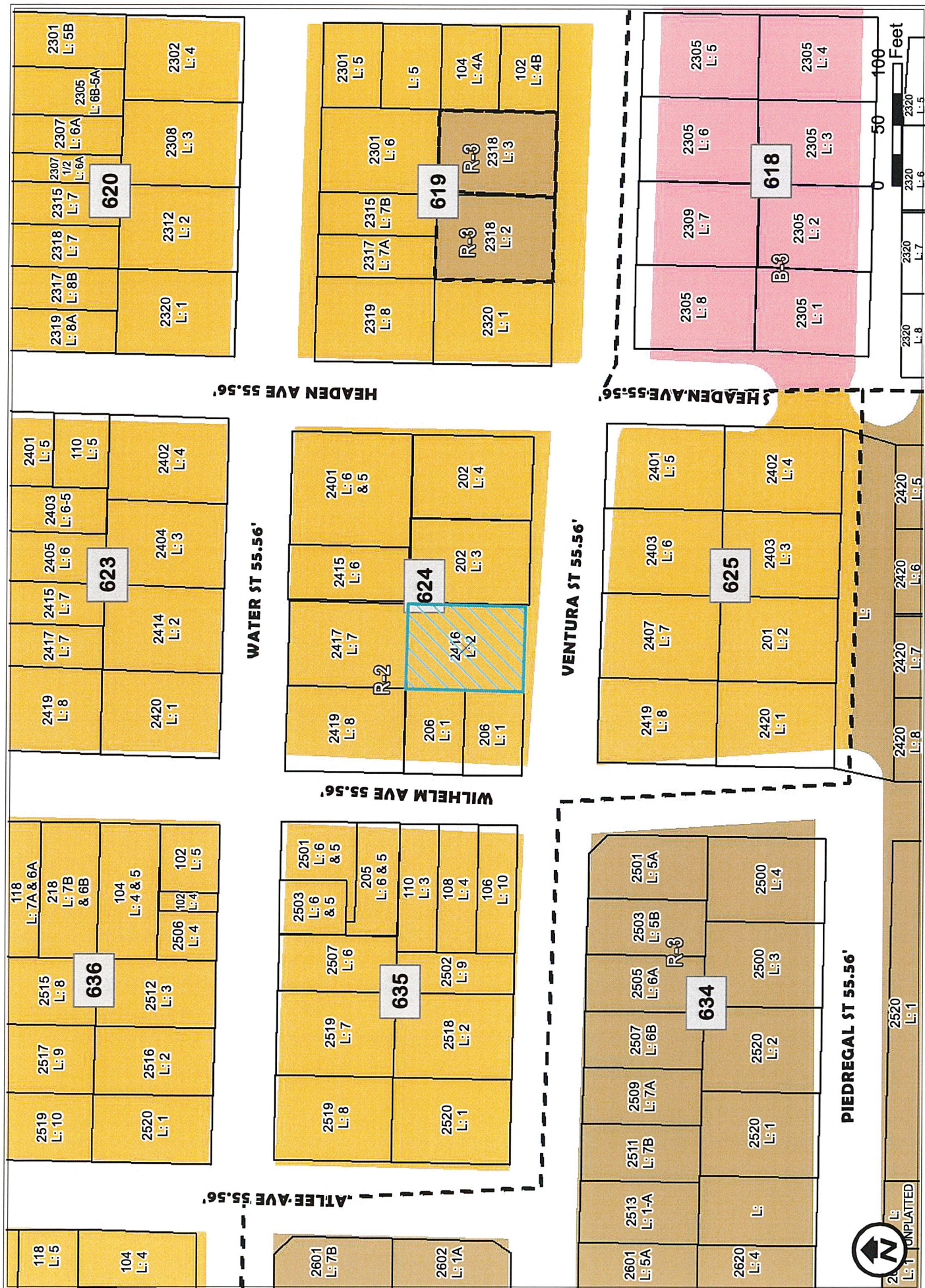
  
\_\_\_\_\_  
DOANH "ZONE" T. NGUYEN  
ACTING CITY SECRETARY



APPROVED AS TO FORM:  
RAUL CASSO, CITY ATTORNEY

  
\_\_\_\_\_  
KRISTINA LAUREL HALE  
ASSISTANT CITY ATTORNEY





**ZONING MAP**  
 ZC-06-2016  
 COUNCIL DISTRICT 8  
 2416 VENTURA ST

**REZONE FROM**  
 R2 (MULTI-FAMILY RESIDENTIAL DISTRICT)  
 -> R3 (MIXED RESIDENTIAL DISTRICT)

**Legend:**  
 [Yellow Box] S.U.P. (SPECIAL USE PERMITS)  
 [Pink Box] C.U.P. (CONDITIONAL USE PERMITS)  
 [Brown Box] S.U.P. & C.U.P.





REZONE FROM  
R2 (MULTI-FAMILY RESIDENTIAL DISTRICT)  
-> R3 (MIXED RESIDENTIAL DISTRICT)

ZC-06-2016  
COUNCIL DISTRICT 8  
2416 VENTURA ST

AERIAL MAP  
1 inch = 100 feet  
Date: 12/2/2015









Date: 12/2/2015

**REZONE FROM  
R2 (MULTI-FAMILY RESIDENTIAL DISTRICT)  
-> R3 (MIXED RESIDENTIAL DISTRICT)**



**2416 Ventura Street**  
**R-2 (Multi-Family Residential District) to R-3 (Mixed Residential District)**  
**ZC-06-2016**

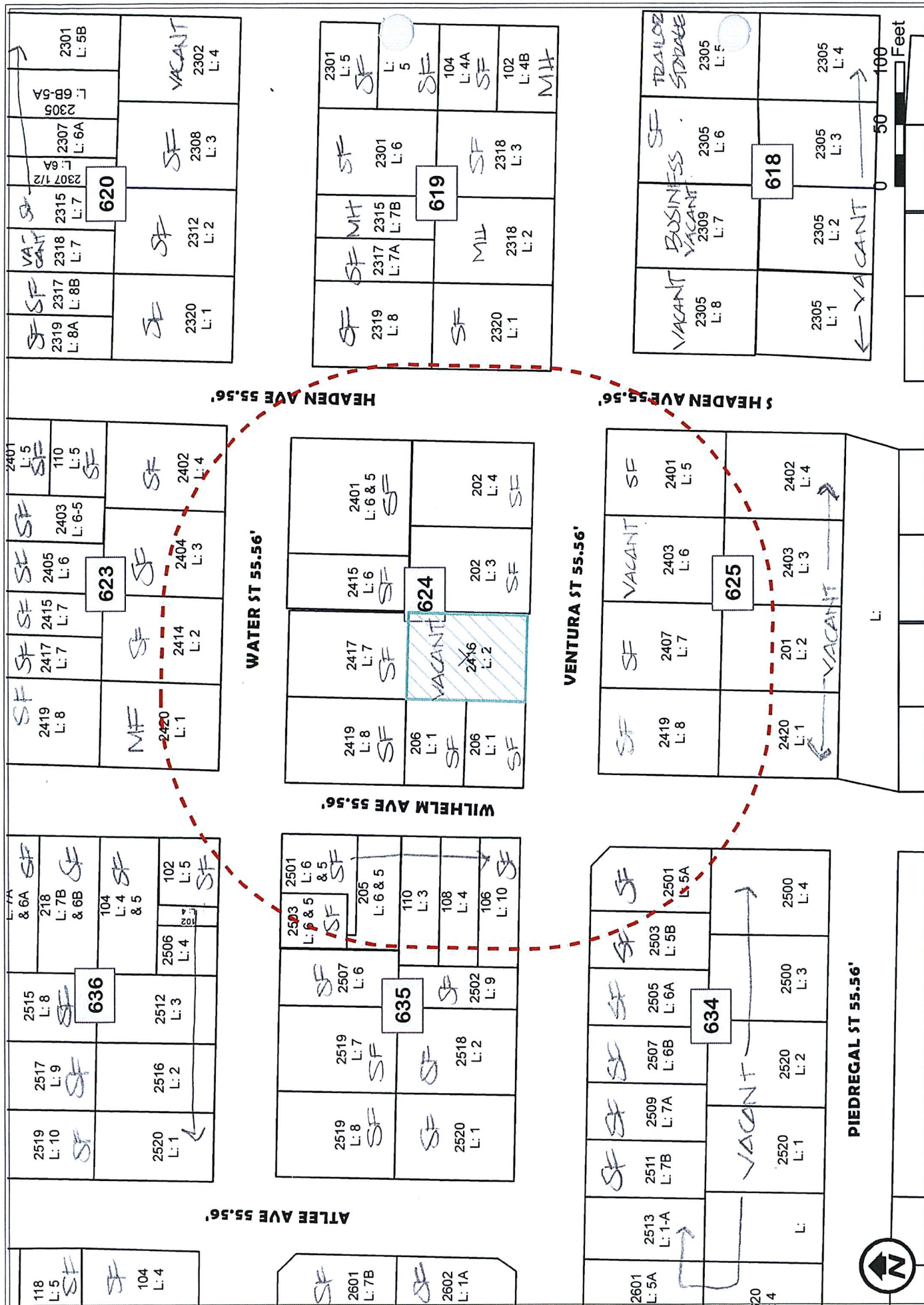




**2416 Ventura Street**  
**R-2 (Multi-Family Residential District) to R-3 (Mixed Residential District)**  
**ZC-06-2016**







REZONE FROM  
R2 (MULTI-FAMILY RESIDENTIAL DISTRICT)  
→ R3 (MIXED RESIDENTIAL DISTRICT)

ZC-06-2016  
COUNCIL DISTRICT 8  
2416 VENTURA ST

200' NOTIFICATION  
1 inch = 100 feet  
Date: 12/2/2015

Councilman,

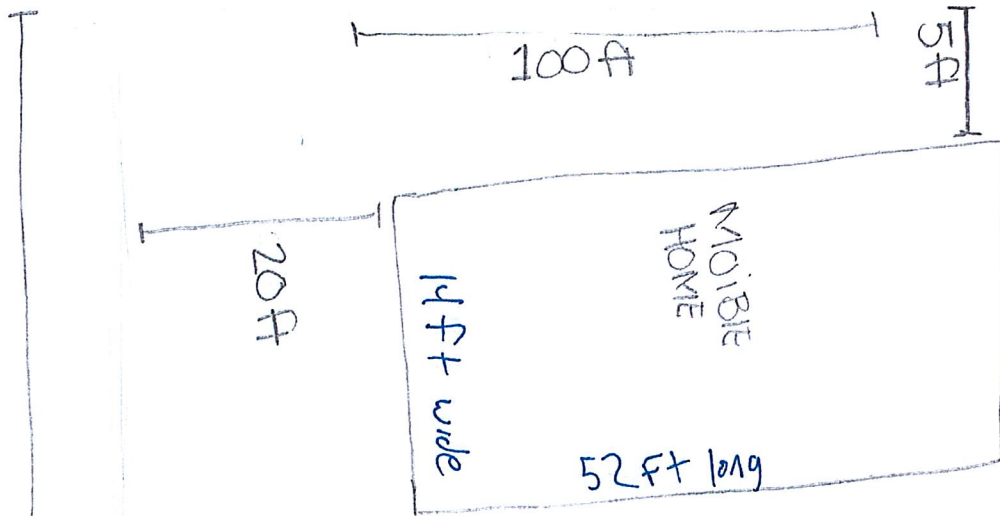
My name is Luis Alfredo Castillo, I want to inform you about my ideas towards the lot, if you approve my recommendation. The first thing in my agenda is to pay off the lot which would take me around a year to do so.

Then, I would start saving money to begin to construct my new home. I calculate to finish in seven years I know I am asking too much time but I want to be free from owing too much money to banks. I want to take advantage of not paying rent somewhere else. My family and I will be very thankful if we get approved.



Thank you,  
Luis A. Castillo

Wilhelm st.



7 mis 60000

## Final Reading of Ordinances 7.

### City Council-Regular

**Meeting Date:** 03/07/2016

**Initiated By:** Horacio De Leon, Assistant City Manager

**Initiated By:** Luis Castillo, owner

**Staff Source:** Nathan R. Bratton, Planning Director

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### SUBJECT

**2016-O-031** Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing a Conditional Use Permit for the temporary placement of a manufactured home during the construction of a single-family residential structure on Lot 2, Block 624, Western Division, located at 2416 Ventura Street; providing for publication and effective date. District VIII

### PREVIOUS COUNCIL ACTION

This item was introduced by the Honorable Roberto Balli at the regular meeting of February 16, 2016.

### BACKGROUND

**Council District:** VIII – The Honorable Roberto Balli

**Proposed use:** Manufactured home

**Site:** vacant lot

**Surrounding land uses:** The properties to the north include single-family residences, multi-family residential and vacant lots. To the east are single-family residences, manufactured homes, vacant lots, vacant commercial structures and tractor trailer storage. To the west are single-family residences and vacant lots. To the south are single-family residential residences and vacant lots.

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

**Transportation Plan:** The Long Range Thoroughfare Plan does not identify Ventura Street.

**Letters sent to surrounding property owners:** 35 In Favor: 0 Opposed: 0

### STAFF COMMENTS

Staff recommends approval of the proposed Conditional Use Permit for the following reasons:

1. The proposed use is appropriate at this location because it is compatible with the residential uses in the immediate area.
2. The proposed use is in conformance with the existing low density residential land use pattern in the neighborhood.

Staff recommends the following conditions:

1. The C.U.P. shall be issued to Luis Castillo and is nontransferable.
2. The C.U.P is restricted to the temporary placement of a manufactured home during the construction of a single-family residential structure.
3. The manufactured home must be removed upon final inspection approval of the single-family residential home.
4. This permit is issued for a period of two (2) years.
5. Owner shall comply with all Building, Fire and Life Safety Code Regulations as required.
6. Owner must comply with minimum building setbacks as per the City of Laredo Land Development Code.
7. Owner shall make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
8. The C.U.P. is restricted to the site plan, Exhibit "A", which is made part hereof for all purposes.
9. Owner must obtain all necessary building permits for placement of manufactured home and construction of single-family residential structure.

#### **COMMITTEE RECOMMENDATION**

The P & Z Commission, in a 7 to 0 vote, recommended approval of the zone change.

#### **STAFF RECOMMENDATION**

Staff supports the proposed Conditional Use Permit.

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#### **Fiscal Impact**

**Fiscal Year:**

**Budgeted Y/N?:**

**Source of Funds:**

**Account #:**

**Change Order: Exceeds 25% Y/N:**

**FINANCIAL IMPACT:**

N/A

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## **Attachments**

Ordinance

Zoning Map

Aerial Map

Future Land Use Map

Zoning Overview Map

Pictures

Survey

Exhibits

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# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 1/8/2026  
**Ordinance 6C**

---

**Public Hearing and Recommendation of an**

---

### **SUBJECT**

Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a special use permit for a restaurant serving alcohol on Lots 1 and 2, Block 1, Buitron/Ramos Subdivision, located at 7101 and 7105 McPherson Road.

ZC-010-2026  
District V

### **PREVIOUS COUNCIL ACTION**

None.

### **BACKGROUND**

Initiated by: The Prime House, LLC, Owner; and Javier Adrian Gonzalez and Aleli Elizabeth Cazares, Applicant

Council District: V- Ruben Gutierrez, Jr.

Proposed Use: The proposed use is a special use permit for a Restaurant Serving Alcohol (Remolinos snack & grill)

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

Current Zoning: The current zoning at this location is B-3 (Community Business District) zoning district.

Site: The site is currently vacant developed land.

Surrounding Land Uses: To the north of the site is Trey Drive, vacant developed land, Ana Cantu (nurse practitioner), Vantage Bank Texas, and multi-family residential uses. To the east of the site is Rocio Drive, multi-family residential uses, MBA Mortgage Solutions, LLC, Laredo Pilates Studio, Eloy Gutierrez, PPLC (accounting firm), Tere Santos Real Estate (real estate agency), AXIS Direct Care (medical clinic), Trautmann & Garcia, Attorneys at Law, LLC (law firm), and Farmers Insurance. To the south of the site is La Frontera Nursing & Rehabilitation (nursing home), New Land Kindergarten (daycare center), Greta (restaurant), Legno Contemporary Furniture (furniture store), and vacant developed land. To the west of the site is McPherson Road, Laredo Federal Credit Union (credit union), and LMC North Outpatient Diagnostic and Surgical Center.

Citations: No citations have been issued at this location.



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

[https://www.openlaredo.com/planning/2017\\_Comprehensive\\_Plan-Viva\\_Laredo.pdf#page=39](https://www.openlaredo.com/planning/2017_Comprehensive_Plan-Viva_Laredo.pdf#page=39)

Transportation Plan: The Long Range Thoroughfare Plan identifies McPherson Road as a Major Arterial.

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

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

**STAFF COMMENTS:**

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

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

1. The site meets the minimum distance requirement of 300 feet as per the Laredo Land Development Code Section 24.93.7, subsection (1). The measurement is to be made from the front door of the establishment serving alcohol to the nearest property line (by shortest route) to the front door of the church, public school, entrance to the public park, front door of the residential structure or zoning district boundary and in a direct line across intersections wherever they occur and consistent with the measurement methodology as has been adopted by the Texas Alcoholic Beverage Commission.

- The distance to the nearest residential structure is approximately 370 feet.

2. It is not anticipated to have a negative impact in the surrounding area or neighborhood because there will be no outdoor patio.

If approved, Staff suggests the following conditions:

1. The Special Use Permit is issued to Javier Adrian Gonzalez, and may only be transferred upon application to and with the express permission of the City Council.
2. The Special Use Permit is restricted to 4,910 square feet located, with no outside patio, as per Exhibit A, which is made part hereof for all purposes.
3. The hours of operation shall be limited to, Sunday through Wednesday 9:00 a.m. to 2:00 a.m. and Thursday through Saturday 9:00 a.m. to 3 a.m.

4. The building identified as a warehouse is intended solely for storage and office use associated for the restaurant.

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

6. Landscaping shall be provided in accordance with the City of Laredo Land Development Code.

-The site plan shall identify a total number of 7 trees and 28 shrubs for the surface parking:

\*Formula: One (1) tree for every ten (10) parking spaces, as per section 24.83.3 (1)

.67 total parking spaces / 10 = 6.7 trees

.Total number of trees required: 7 Trees

\*Formula: The length of the public street or thoroughfare measured in linear feet at the centerline of the street and adjacent to the property (152.46 Linear Feet, LF) divided by 30.

.Length of the public street 152.46 LF / 30 =5.082 trees

.Total number of trees required: 5 Trees

\*Formula: The number of shrubs required shall be equal to the total number of trees required multiplied by four (4), as per section 24.83.3 (2).

.7 trees + 5 trees =12 trees

.12 trees X 4shrubs = 48 shrubs

.Total number of Shrubs required: 48 Shrubs

7. The owner shall provide an opaque fence or wall of not less than 7 (seven) feet in height along any side or rear property lines in which abut or adjoin property containing a residential use or residential zoning district. Apartment complexes, residential condominiums or residential townhomes shall be similarly screened irrespective of which zoning district they occur in.

8. Establishments must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.

9. Signage shall be consistent with the City's Sign Ordinance and TABC rule or regulation.

10. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.

11. Outdoor music and speakers are prohibited. The property owner must comply with all City Noise Ordinances provisions of the City of Laredo Code of Ordinances.

12. At all times the restaurant is open to the public for business, it shall continually maintain and serve food from its full-service menu.

13. The restaurant shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load.

14. The restaurant shall, during all hours of operation, maintain, free from obstruction or impediment to full instant use in the case of fire or other emergency, all exit accesses, exits or exit discharges.

15. The restaurant shall undergo an annual Fire Inspection.

16. All permits, licenses, certifications and inspections required by the codes and ordinances of the City of Laredo shall be kept up to date and current including but not limited to: a. Food Manager License (annual) b. Food Handler's Permit (annual), c. Certificate of Occupancy with Occupant Load. Occupant Load being the approved capacity of a building or portion thereof.

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

18. The restaurant shall maintain and comply with the BLUE Gun Sign regulations as per TABC (not exceed the required alcohol sales percentage).
19. The restaurant shall provide the City of Laredo, Building Development Services Department with a copy of the current TABC License to include but not limited to any renewals or amendments as they occur.
20. A business entity, which has been granted an SUP, is required to report (on a form approved by the Building Official of designee) any change in the entity's ownership status which occurs by virtue of the transfer of a majority of its stock or a majority of its membership interest to the City of Laredo Building Services Building Official or designee. Any change in ownership interest shall be deemed a transfer of the business and shall require Council approval of the transfer of the existing SUP.
21. Failure to comply (# 19 condition) above, shall render the existing SUP null, void and of no force or effect.
22. The use authorized by the special use permit is required to abide by all relevant municipal codes.

Notice to the owner/applicant:

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

### **COMMITTEE RECOMMENDATION**

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

### **STAFF RECOMMENDATION**

#### **IMPACT ANALYSIS**

Is this change contrary to the established land use pattern?

Yes, there are multi-family residential uses to the east and a nursing home to the south of the site.

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

No, the zone will not change.

Will change adversely influence living conditions in the neighborhoods?

No, it is not anticipated to have a negative impact in the surrounding area or neighborhood because there will be no outdoor patio.

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

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





1 inch = 150 feet

**ZC-010-2026**

APPLICATION FC<sub>62</sub>







ZONING MAP

1 inch = 150 feet

ZC-010-2026  
COUNCIL DISTRICT 5  
7101 AND 7105 MCPHERSON ROAD

APPLICATION FC 64  
B-3 (COMMUNITY BUSINESS DISTRICT) TC  
S.U.P. FOR RESTAURANT SERVING ALCOHOL

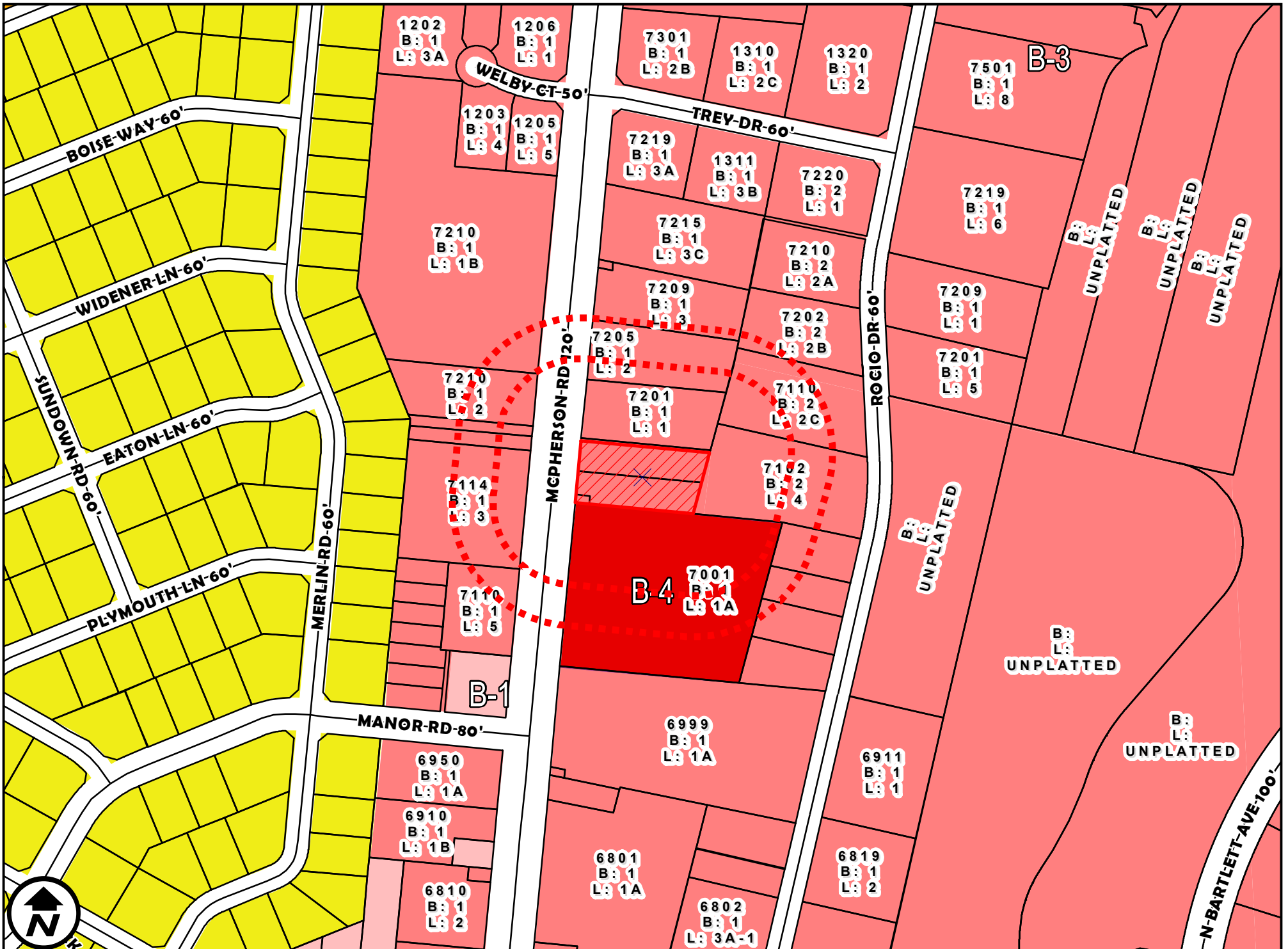


1 inch = 150 feet

**ZC-010-2026**  
**COUNCIL DISTRICT 5**  
**7101 AND 7105 MCPHERSON ROAD**

APPLICATION FC 65  
B-3 (COMMUNITY BUSINESS DISTRICT) 1  
S.U.P. FOR RESTAURANT SERVING ALCOHOL





ZONING OVERVIEW

ZC-010-2026

COUNCIL DISTRICT 5

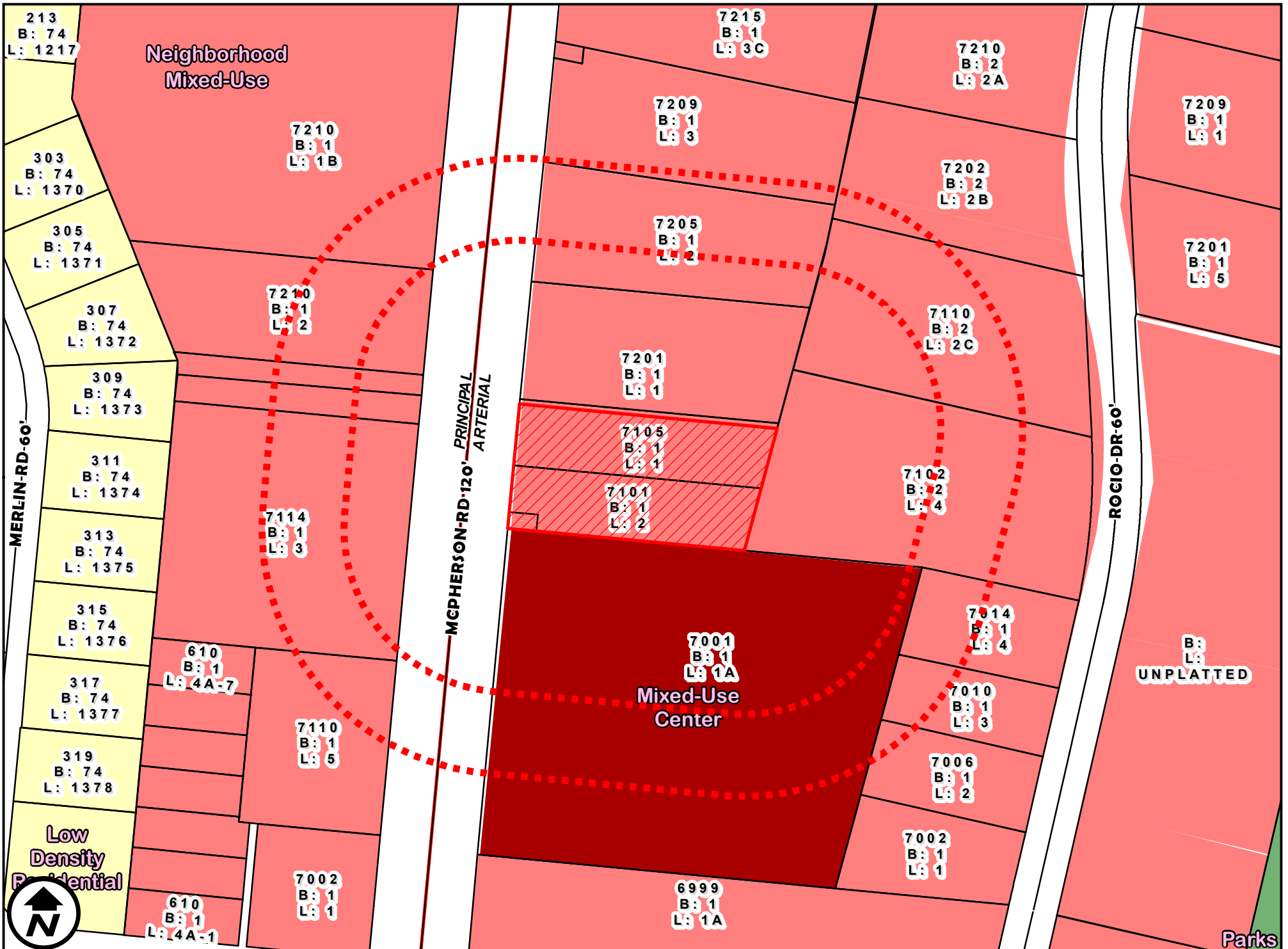
7101 AND 7105 MCPHERSON ROAD

APPLICATION FC 66

B-3 (COMMUNITY BUSINESS DISTRICT) T

S.U.P. FOR RESTAURANT SERVING ALCOHOL

1 inch = 300 feet



FUTURE LANDUSE

1 inch = 150 feet

ZC-010-2026

COUNCIL DISTRICT 5

7101 AND 7105 MCPHERSON ROAD

APPLICATION FC 67

B-3 (COMMUNITY BUSINESS DISTRICT) 1C  
S.U.P. FOR RESTAURANT SERVING ALCOHOL

## 200' AND 300' NOTIFICATION

1 inch = 150 feet

**ZC-010-2026**

**COUNCIL DISTRICT 5**  
**7101 AND 7105 MCPHERSON ROAD**

APPLICATION FC<sub>68</sub>

**B-3 (COMMUNITY BUSINESS DISTRICT) 1<sup>00</sup>  
S.U.P. FOR RESTAURANT SERVING ALCOHOL**





# EXHIBIT A

## GENERAL SITE NOTES

1- SITE AND LANDSCAPING DETAILS WILL NOT BE PROVIDED. DETAILS PROVIDED BY DEVELOPER. THE DESIGN IS FOR PAD AREA ONLY.

## LANDSCAPE NOTES

1- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.

2- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.

3- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

4- CONTRACTOR TO PROVIDE A MIN 2% SLOPE AWAY FROM STRUCTURE ON ALL SIDES.

5- ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL NEED BE INSTALLED ADJACENT TO CURBS OR SIDEWALKS.

6- ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.

7- ALL LAWN AREAS TO BE SOLID 500 BERNUDA GRASS, U.N.O.

8- ALL IRRIGATION SYSTEM DESIGN AND INSTALLATION TO BE PERFORMED BY LICENSED INSTALLER IN THE STATE OF TEXAS.

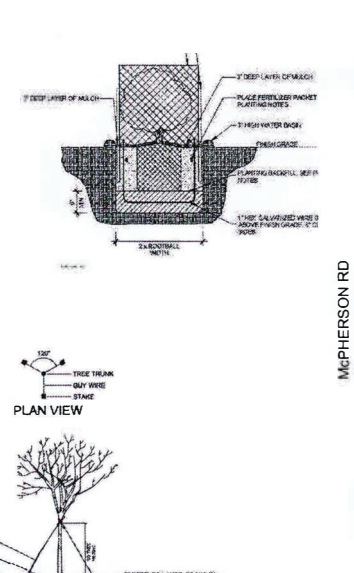
9- ALL LANDSCAPING TO COMPLY WITH THE MINIMUM REQUIREMENTS OF THE CITY OF LAREDO AND WITH THE CONDOMINIUM REGIME OF THE DEVELOPMENT.

### LANDSCAPE NOTES, R.D.C. SECTION 24.03 (L-1)

- (A) GENERAL PLANTING AND MAINTENANCE STANDARDS
- (1) ALL TREES SHALL BE PLANTED IN HOLES TWO (2) TO FIVE (5) TIMES WIDER THAN THE ROOTBALL DIAMETER. THE DEPTH OF THE HOLE SHOULD BE NO DEEPER THAN NECESSARY TO SET THE PLANT AT THE SAME DEPTH IT WAS IN THE NURSERY. ALL SHRUBS SHALL BE PLANTED IN HOLES A MINIMUM OF 36" (3) INCHES WIDER ON EACH SIDE THAN THEIR ROOT SPREAD. WHETHER CONTAINER GROWN OR BALLED AND BURLAP WRAPPED, THESE SHALL BE PLANTED TO EXTEND THE SMALL ROOTS IN THE FIRST FEW WEEKS IN THE GROUND.
- (2) PLACE THE TREE OR SHRUB IN THE HOLE IF THE TREE IS CONTAINER GROWN. PULL THE CONTAINER AWAY FROM THE ROOTBALL. DO NOT PULL THE TREE BY ITS TRUNK. PULLING THE TREE OUT OF THE CONTAINER BY ITS TRUNK WILL DAMAGE THE SMALL ROOTS WITHIN THE BALL. PLACE THE TREE OR SHRUB IN THE CENTER OF THE HOLE AND ADJUST IT SO THAT IT IS STRAIGHT AND AT THE PROPER LEVEL.
- (3) FOR BALLED AND BURLAP-WRAPPED PLANTS, PULL THE TOP AND SIDES OF THE BURLAP AWAY FROM THE BALL AFTER THE HOLE HAS BEEN PARTIALLY BACKFILLED BUT BEFORE WATERING. DO NOT ATTEMPT TO PULL THE BURLAP OUT FROM AROUND THE BALL UNDER ANY CIRCUMSTANCES. ALL WIRE AND SAMPLES BINDING FROM THE TOP AND SIDES OF THE BALL SHOULD BE REMOVED.
- (4) BACKFILL WITH THE ORIGINAL SOIL AND FIRMATE SOIL UNTIL APPROXIMATELY TWO-THIRDS (2/3) FULL. BEFORE COMPLETING, RILL THE HOLE WITH WATER AND ALLOW THE SOIL TO SETTLE AROUND THE ROOTS. AFTER THE WATER HAS BEEN ABSORBED, ADD TOPSOIL TO BRING UP TO GRADE AND FORM A WATERING BASIN AROUND THE TREE.
- (5) ANTI-EROSION BASIN, APPROXIMATELY FOUR (4) INCHES IN HEIGHT, SHALL BE FORMED AROUND THE TREE OR SHRUB WITH TOPSOIL. RETAIN WATER AND PROTECT THE TRUNK FROM FLOOD DAMAGE. INDIVIDUAL PLANT PITS SHALL BE COMPLETELY FENCED BY THE BASIN. EXCEPT ON STEEP SLOPES WHERE THE BASIN IS FORMED ON THE DOWNHILL SIDE TO SERVE AS A DAM.
- (6) TREES TALLER THAN FOUR (4) FEET MAY NEED TO BE STAKED. RUBBER HOSE SHALL BE USED TO PROTECT THE TREE FROM THE STAKING WIRE.
- (7) THE TREES AND SHRUBS MUST BE WATERED IMMEDIATELY AFTER PLANTING AND AS NEEDED DURING THE FIRST TWO (2) GROWING SEASONS. A THOROUGH SOAKING IS PREFERRED OVER LIGHT, FREQUENT SOAKINGS.
- (8) THE ENTIRE AREA FORMED WITHIN THE BASIN SHALL BE FILLED WITH 3 TO 4 INCHES OF MULCH TO HELP CONSERVE MOISTURE AND REDUCE COMPETITION FROM WEEDS.
- (9) ALL TREES AND SHRUBS SHALL BE PLANTED IN INDIVIDUAL HOLES WITH THE EXCEPTION OF HEDGES. HEDGES MAY BE PLANTED IN A CONTINUOUS TRENCH AS LONG AS ADEQUATE ROOM IS ALLOWED FOR ROOT DEVELOPMENT.
- (A) STAKING, GUYING AND WRAPPING
- (1) ALL EVERGREEN AND DECIDUOUS TREES OVER FOUR (4) FEET TALL NEED TO BE SUPPORTED BY AN ACCEPTABLE METHOD TO KEEP THE TREE TRUNK IN AN UPRIGHT POSITION IMMEDIATELY AFTER PLANTING. BRACING PREVENTS THE TREE FROM BEING DAMAGED BY STRONG WINDS WHICH LOOSENS THE SOIL AROUND THE BASE OF THE TREE AND INJURES THE ROOTING SYSTEM.
- (2) THE BRACING SYSTEMS SHALL BE DESIGNED AND CALIBRATED IN ORDER TO THOROUGHLY SOAK THE ROOT AREA OF THE PLANT AREA WITH THE FREQUENCY NECESSARY TO ESTABLISH NEWLY PLANTED TREES AND SHRUBS AND TO OBTAIN THERMAL HEALTHY GROWTH.
- (3) THE SYSTEM USED SHALL BE DESIGNED TO MINIMIZE THE AMOUNT OF SPRAY THAT WILL FALL ON SIDEWALKS, NEIGHBORING PROPERTIES AND ADJACENT BUILDINGS IN ORDER TO ACHIEVE WATER CONSERVATION.
- (4) THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR IRRIGATION AS WELL AS REGULAR MAINTENANCE OF THE TREES AND SHRUBS.
- (5) IRRIGATION REQUIREMENTS
- (A) THE INSTALLATION OF A SUPPLEMENTAL IRRIGATION SYSTEM IS REQUIRED TO GIVE THE TREES AND SHRUBS AN ADEQUATE AMOUNT OF WATER WITHOUT WASTE. ALL REQUIRED LANDSCAPING SHALL BE IRRIGATED BY OTHER AN UNDERGROUND SPRINKLING SYSTEM. DRIP IRRIGATION SYSTEM ON A HOSE ATTACHMENT WITHIN 100 FEET (30') OF THE LANDSCAPED AREA.
- (B) THE IRRIGATION SYSTEMS SHALL BE DESIGNED AND CALIBRATED IN ORDER TO THOROUGHLY SOAK THE ROOT AREA OF THE PLANT AREA WITH THE FREQUENCY NECESSARY TO ESTABLISH NEWLY PLANTED TREES AND SHRUBS AND TO OBTAIN THERMAL HEALTHY GROWTH.
- (C) IF THE TREE HAS SPARSE FOLIAGE AND IS EXPOSED TO FULL SUN, THE TRUNK SHALL BE WRAPPED WITH AN APPROPRIATE MATERIAL TO PREVENT SUN SCALING. SPECIAL TREE WRAP PAPER IS AVAILABLE, HOWEVER STRIPS OF BURLAP AND ALUMINUM FOLILWILL ALSO PROTECT THE TREE.
- (D) THE TREES ARE TO BE WATERED WITH BUBBLERS AND TO BE ON THEIR OWN SEPARATE IRRIGATION ZONE.
- (E) MOUNTAIN LAUREL IS ON THE PLAN, BUT OTHER SPECIFY A VARIETY OF DIFFERENT NATIVE TREES, OR SPECIFY THAT THEY CAN BE LATER SUBSTITUTED BY DIFFERENT NATIVE TREE SPECIES FROM APPENDIX F-1 GIVEN AVAILABILITY.

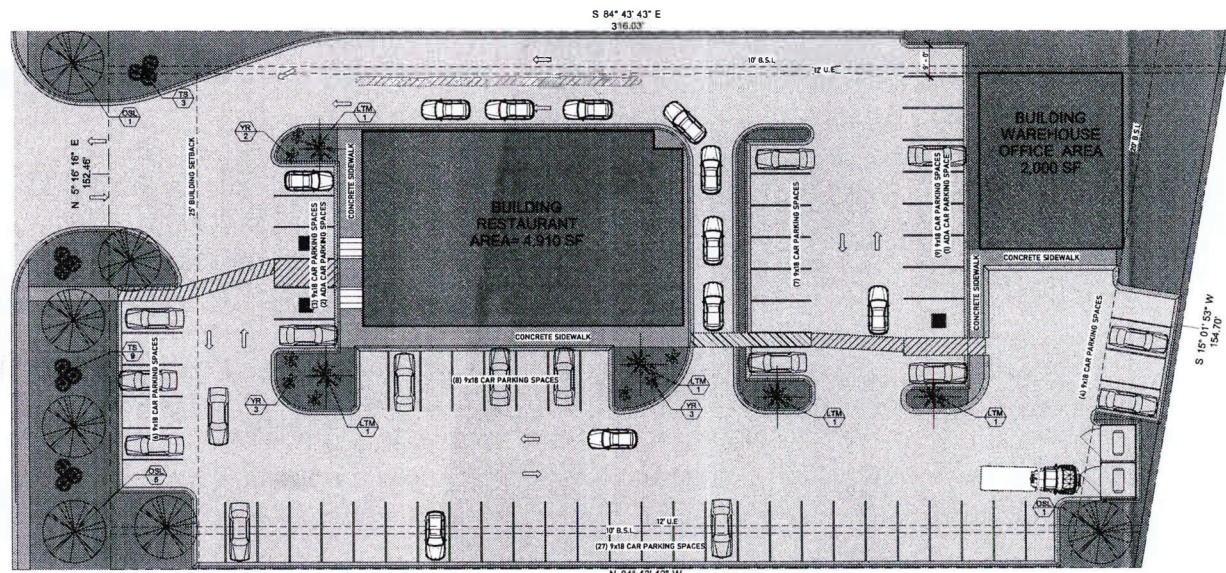
ALL TREES ARE TO BE WATERED WITH BUBBLERS AND TO BE ON THEIR OWN SEPARATE IRRIGATION ZONE.

MOUNTAIN LAUREL IS ON THE PLAN, BUT OTHER SPECIFY A VARIETY OF DIFFERENT NATIVE TREES, OR SPECIFY THAT THEY CAN BE LATER SUBSTITUTED BY DIFFERENT NATIVE TREE SPECIES FROM APPENDIX F-1 GIVEN AVAILABILITY.



LANDSCAPE PLAN  
1/16" = 1'-0"

NOTE: THE TOTAL CALIPER OF ALL TREES BE AT LEAST 14 INCHES.



LANDSCAPE PLAN  
1/16" = 1'-0"

NOTE: THE TOTAL CALIPER OF ALL TREES BE AT LEAST 14 INCHES.

**M Spacios**  
LANDSCAPE ARCHITECTS  
M.A. SPACIOS DESIGN, LLC  
MARIO ALBERTO SALAS, RAS 1440  
1407 CALLE DEL NORTE, STE 113  
LAREDO, TEXAS 78041  
954.7446365  
MASPACIOS@GMAIL.COM  
Consultants

Owner Name  
JAVIER ADRIAN GONZALEZ  
Owner

Project Name  
MCPHERSON RESTAURANT  
7101 MCPHERSON RD, LAREDO, TX 78045  
BLOCK 1, LOT 2, BUITRON/RAMOS  
Project

Date	Description	Revision Number
12/02/2025	LANDSCAPE PLAN	1

CONTRACTOR SHALL THESE PLANS AND THEIR USE ARE THE PROPERTY OF THE DESIGNER. THESE PLANS ARE FOR CONSTRUCTION OF THIS BUILDING ONLY. POSSESSION OF THESE PLANS DOES NOT AUTHORIZE COPIED OR REPRODUCTION OF THESE PLANS FOR ANY OTHER PROJECT. NOT TO BE COPIED WITHOUT THE WRITTEN PERMISSION OF THE DESIGNER. RETURN ALL COMMON LAW, MATERIALS AND OTHER RESOURCES TO THE DESIGNER IN ADDITION TO THE CONTRACT.

M.A. SALAS  
Drawn by  
M.A. SALAS  
Checked by

571225  
Project #  
As indicated  
Scale

01 DEC.2025  
Date

LANDSCAPE PLAN  
Sheet Title

L100  
Dwg.No.



Building Warehouse & Office Area

Se utilizara para almacen de herramientas

de cocina (Platos, Vasos, Plasticos,

Bandejas y Articulos no perecederos.

Se utilizara como Oficina para llevar

la administracion e inventario de operaciones.

Javier Adrian Gonzalez

NOVEMBER 12, 2025

To whom it may concern,

We are writing this letter of intent to the City of Laredo to request an application to get a permit for sale of alcohol for our future restaurant project, which be in 7101 & 7105 Mcpherson Rd. Laredo Tx. 78045.

I am an entrepreneur, I started with my wife our first location back in 2016, in 1001 Bristol Rd., we started selling only snacks, then all kind of Mexican food, and 3 years ago I requested a permit for alcohol sale, which only sell beer. Now a day our business has not had any problems, and all tax payments and licensing have been made.

We are focused on this new project that for many years we have in our minds and goals to have our own place for our family, and for all the Laredo ´s family.

Through this letter, we wish to express our interest in creating our project for a family-friendly restaurant, complying with the requirements established by the City of Laredo. The project includes a restaurant area, a children-s play area and a menu of home-style Mexican meals and beverages for all ages.

This, with your support and collaboration, will help generate more than 25 jobs in this commercial area, currently in zone B3.

Therefore, that ´s what I am here to request a special use permit for beverage and liquors to continue the properly development, design (with whom I am working with Alberto Salas who is part of MA Spacios) and engineering with Daniel Gomez who is part of Daniel Gomez Engingeering, P.C.) for the restaurant project for the comfort of our customers.

A handwritten signature in dark ink, appearing to read 'Javier Adrian Gonzalez', with a long horizontal line extending to the right.

Sincerely

Javier Adrian Gonzalez

# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 1/8/2026  
**Ordinance 6D**

---

**Public Hearing and Recommendation of an**

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### **SUBJECT**

Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 31.64 acres, as further described by metes and bounds in attached "Exhibit A", located south of Facultad Boulevard and west of US Highway 83, from R-1MH (Single Family Manufactured Housing District) to R-1B (Single Family High Density District).

ZC-011-2026  
District II

### **PREVIOUS COUNCIL ACTION**

On February 20, 2024, City Council made a motion to approve a zone change from AG (Agricultural District) to R-1MH (Single-Family Manufactured Housing District). (Ordinance Number 2024-O-015)

### **BACKGROUND**

Initiated by: Hapo Development, LLC, Owner; Porras Nance Engineering, Applicant and Representative

Council District: II - Ricardo Richie Rangel, Jr.

Proposed Use: The proposed use is Residential - Single Family Residential.

Site: The site is currently vacant undeveloped land.

Surrounding Land Uses: To the north of the site is Facultad Boulevard, vacant undeveloped land, and single family residential use. To the east of the site is US Highway 83 and vacant undeveloped land. To the south of the site is vacant undeveloped land. To the west of the site is vacant undeveloped land.

Comprehensive Plan: The Future Land Use Map recognizes this area as Agricultural/Rural

[https://www.openlaredo.com/planning/2017\\_Comprehensive\\_Plan-Viva\\_Laredo.pdf#page=39](https://www.openlaredo.com/planning/2017_Comprehensive_Plan-Viva_Laredo.pdf#page=39)

Transportation Plan: The Long Range Thoroughfare Plan identifies US Highway 83 as an Expressway and Facultad Boulevard as a Local Street.

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

Letters sent to surrounding property owners: 3    In Favor: 0    Opposed: 0

Staff supports the proposed zone change for the following reasons:

1.     The proposed zone change meets the Laredo Land Development Code, Section 24.65.9, R-1B Single Family High Density District requirement, stating R-1B zoning districts shall be for new subdivision developments.
2.     The proposed zone change is abutting R-1B zoning districts to the north of the site.
3.     The proposed zone change is not anticipated to have a negative impact in the surrounding area or neighborhood.

Notice to the owner/applicant:

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

**COMMITTEE RECOMMENDATION**

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

**STAFF RECOMMENDATION**

**IMPACT ANALYSIS**

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

Is this change contrary to the established land use pattern?

No, there are residential uses to the north of the site.

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

No, the proposed site is abutting R-1B zoning districts.

Will change adversely influence living conditions in the neighborhoods?

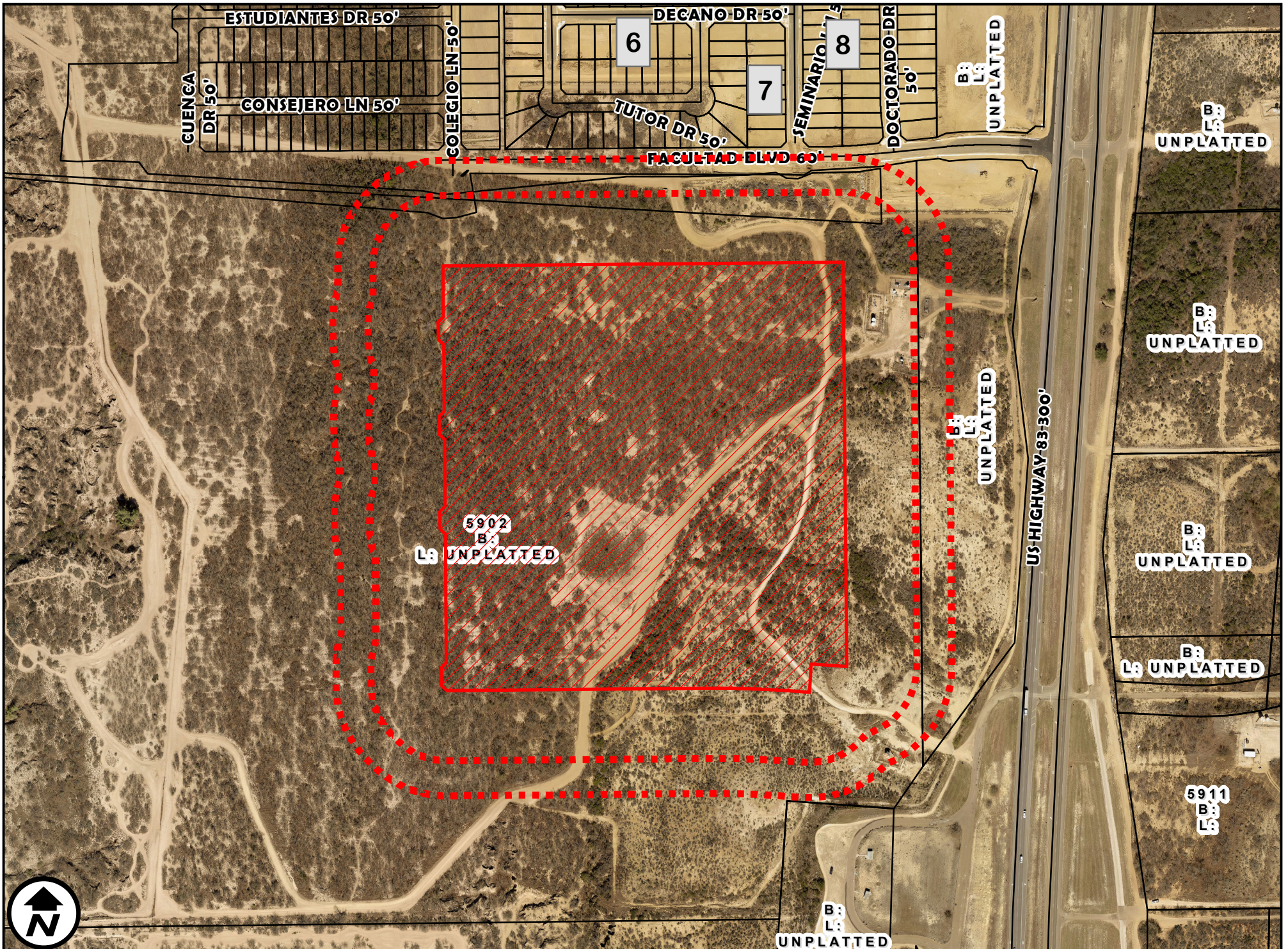
No, it is not anticipated to have a negative impact in the surrounding area or neighborhood.

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

Yes, the existing zone does not allow for R-1B lots as intended by the applicant.

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AERIAL MAP

1 inch = 350 feet

ZC-011-2026

COUNCIL DISTRICT 2

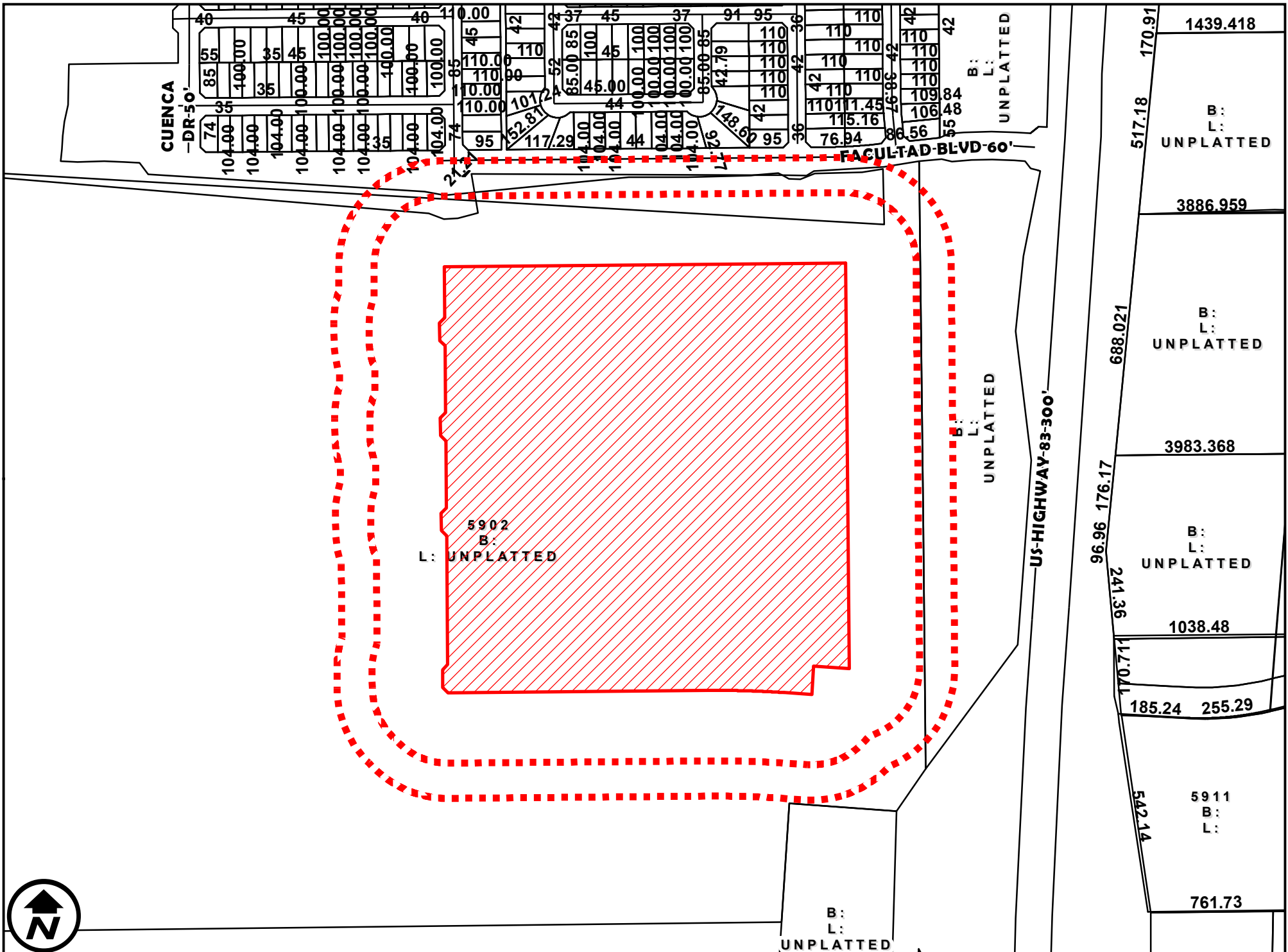
SOUTH OF FACULTAD BOULEVARD AND WEST OF US HIGHWAY 83

R-1-MH (SINGLE FAMILY MANUFACTURED HOUSING DISTRICT) T

R-1B (SINGLE FAMILY HIGH DENSITY DISTRICT)

APPLICATION FC 75





DIMENSIONS MAP

1 inch = 350 feet

ZC-011-2026

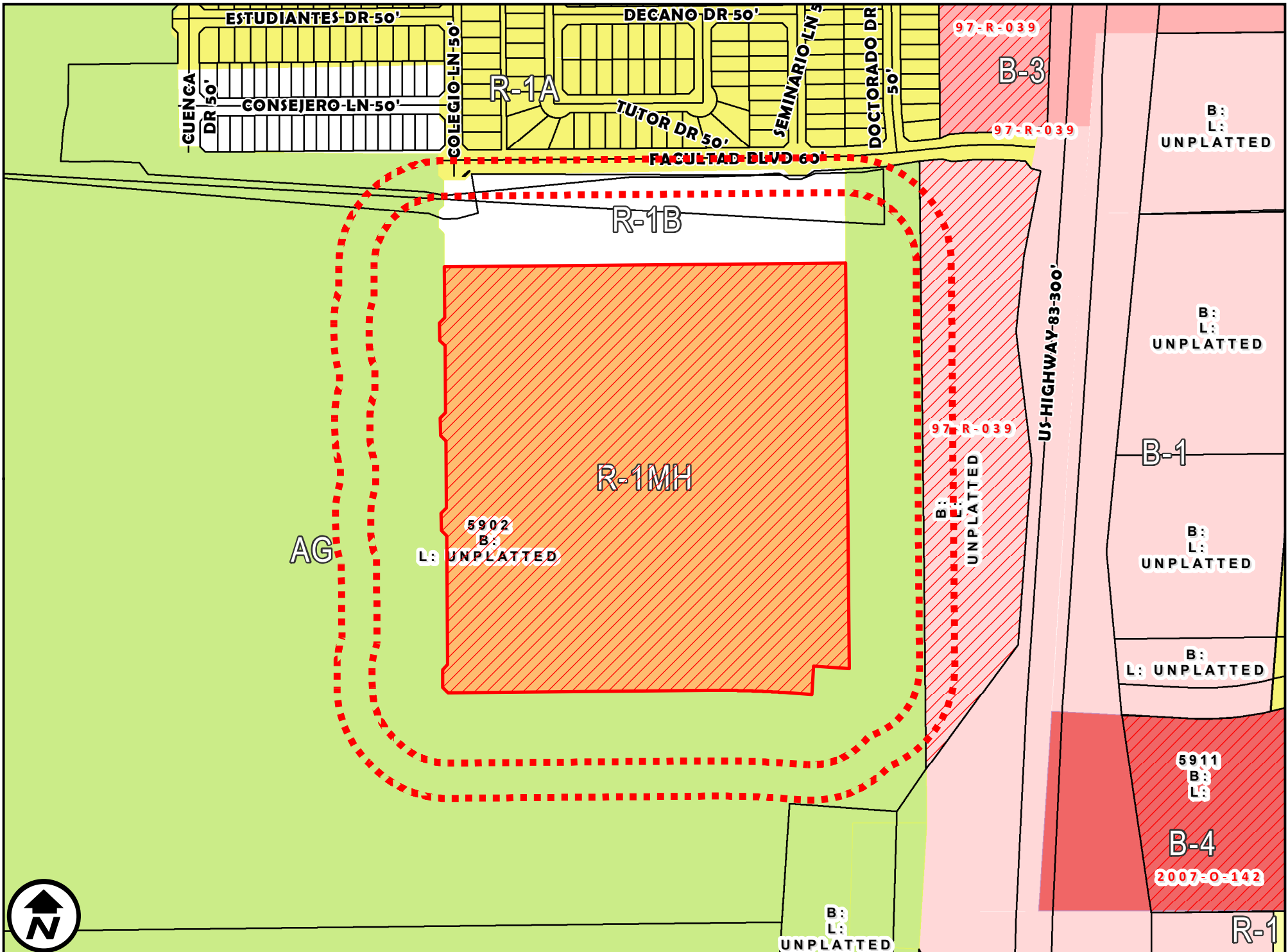
COUNCIL DISTRICT 2

SOUTH OF FACULTAD BOULEVARD AND WEST OF US HIGHWAY 83

R-1-MH (SINGLE FAMILY MANUFACTURED HOUSING DISTRICT) T1

R-1B (SINGLE FAMILY HIGH DENSITY DISTRICT)

APPLICATION FC 76



ZONING MAP

ZC-011-2026

COUNCIL DISTRICT 2

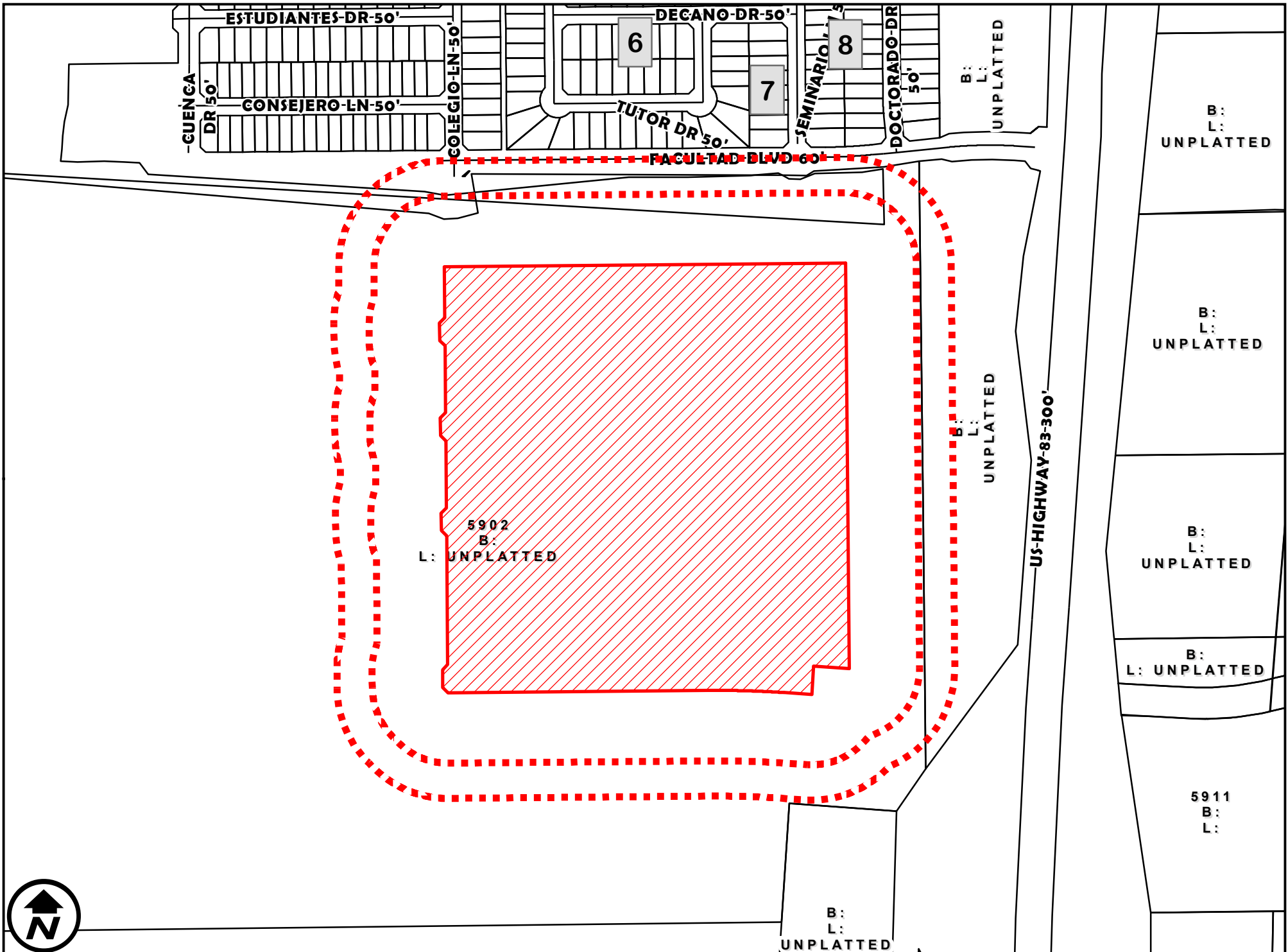
R-1-MH (SINGLE FAMILY MANUFACTURED HOUSING DISTRICT) 17

APPLICATION FC

1 inch = 350 feet

SOUTH OF FACULTAD BOULEVARD AND WEST OF US HIGHWAY 83

R-1B (SINGLE FAMILY HIGH DENSITY DISTRICT)



SURVEY MAP

1 inch = 350 feet

ZC-011-2026

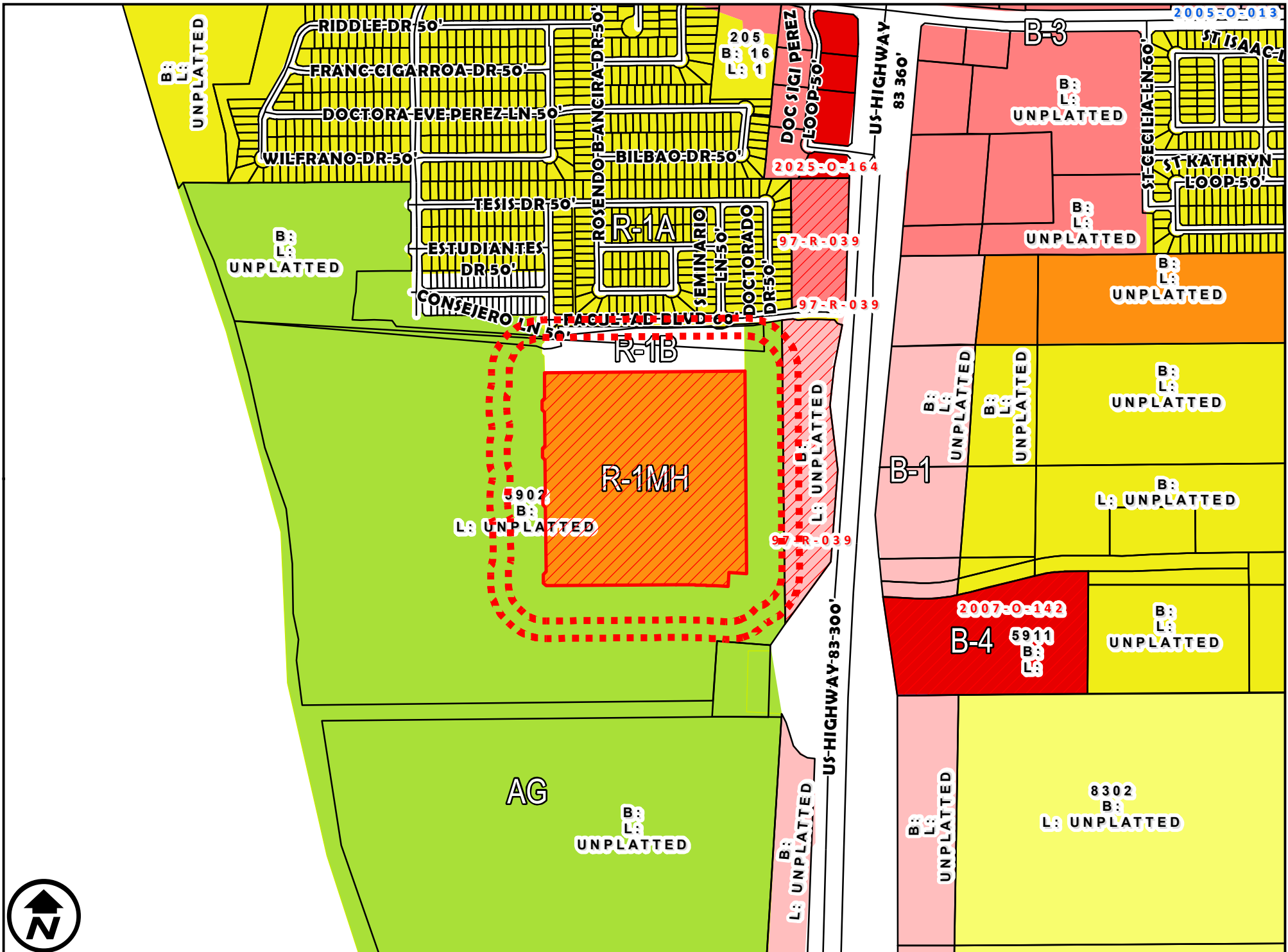
COUNCIL DISTRICT 2

SOUTH OF FACULTAD BOULEVARD AND WEST OF US HIGHWAY 83

R-1-MH (SINGLE FAMILY MANUFACTURED HOUSING DISTRICT) T

R-1B (SINGLE FAMILY HIGH DENSITY DISTRICT)

APPLICATION FC 78



ZONING OVERVIEW

ZC-011-2026

COUNCIL DISTRICT 2

R-1-MH (SINGLE FAMILY MANUFACTURED HOUSING DISTRICT) 10

APPLICATION FC 79

1 inch = 700 feet

SOUTH OF FACULTAD BOULEVARD AND WEST OF US HIGHWAY 83

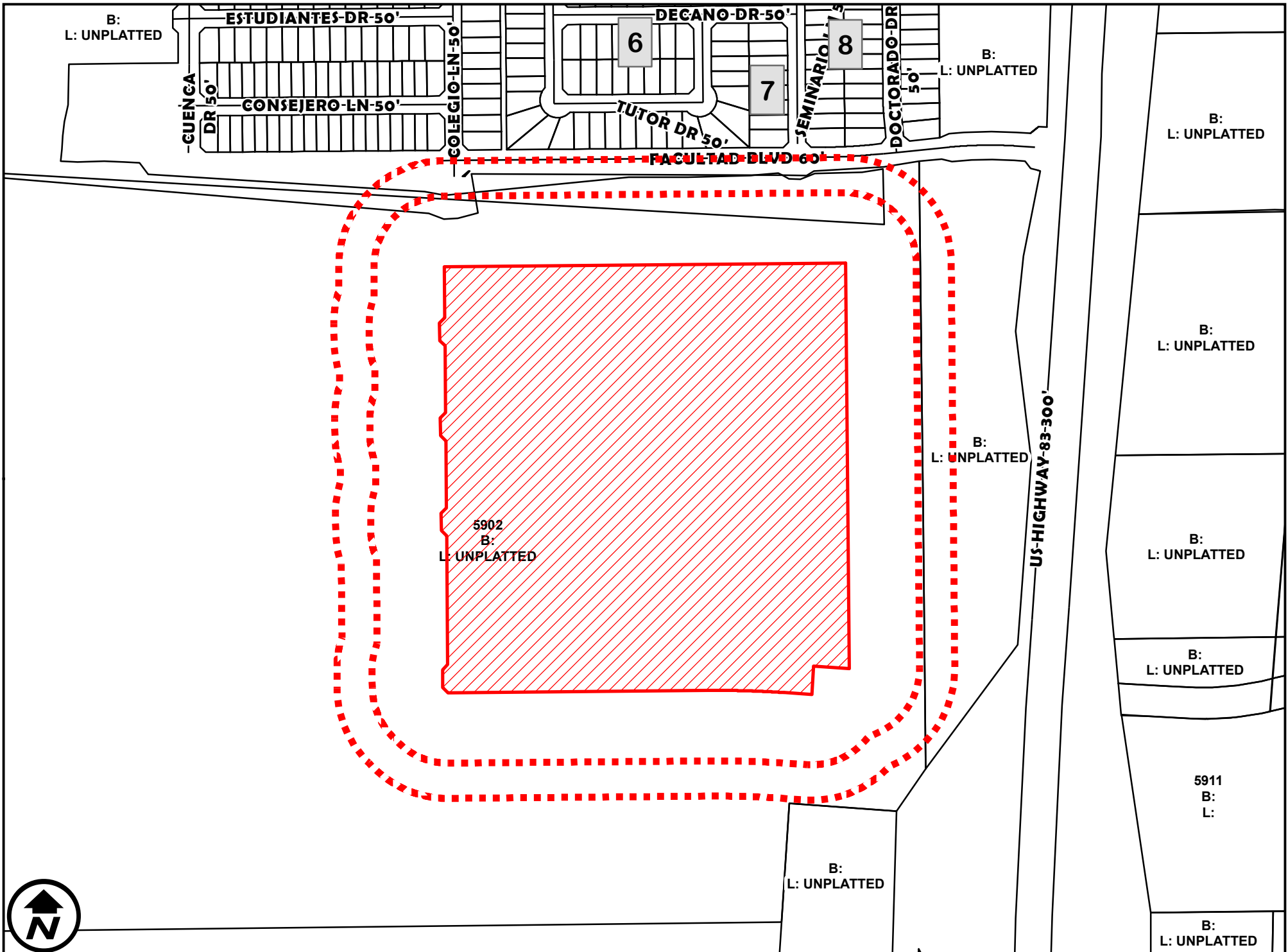
R-1B (SINGLE FAMILY HIGH DENSITY DISTRICT)



**R-1-MH (SINGLE FAMILY MANUFACTURED HOUSING DISTRICT) 1<sup>80</sup>**  
**R-1B (SINGLE FAMILY HIGH DENSITY DISTRICT)**

**SOUTH OF FACULTAD BOULEVARD AND WEST OF US HIGHWAY 83**











# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 1/8/2026

**Master Plan Consideration 7A**

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### **SUBJECT**

Review and consideration of the Bela Vista Commercial masterplan. The intent is commercial.

PL-035-2026

District I - Cm. Gilbert Gonzalez

### **PREVIOUS COUNCIL ACTION**

N/A

### **BACKGROUND**

APPLICANT: Newman A TS, LP

ENGINEER: Porras Nance Engineering

SITE: This 18.03-acre tract of land is located on the southeast corner of Cuatro Vientos Rd. and La Pita Mangana Rd. The zoning for this 2-lot development is R-1MH (Single Family Manufactured Housing District). This tract is located in District I - Cm. Gilbert Gonzalez.

### **COMMITTEE RECOMMENDATION**

N/A

### **STAFF RECOMMENDATION**

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. A zone change will be required for the intended use. Please note that all zone change requests are subject to City Council discretion and are not guaranteed. Should the request be denied, a plat revision will be required.
2. Access to Cuatro Vientos is subject to the review and approval by Texas Department of Transportation (TX-DOT).
3. Coordinate with the Traffic Department for driveway placement(s).
4. All improvements as per the Subdivision Ordinance.

Engineering: No comments submitted.

Environmental: No comments submitted.

Fire: No comments submitted.

Water & Utilities: No comments submitted.

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

**NOTICE TO THE DEVELOPER:**

**Planning:**

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

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

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# AERIAL LOCATION MAP







# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 1/8/2026

**Master Plan Consideration 7B**

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### **SUBJECT**

Review and consideration of the Los Cielos at Cielito Lindo masterplan. The intent is residential.

PL-038-2026

District I - Cm. Gilbert Gonzalez

### **PREVIOUS COUNCIL ACTION**

N/A

### **BACKGROUND**

APPLICANT: TDB Land Holdings, LTD

ENGINEER: Top Site Civil Group, LLC

SITE: This 80.48-acre tract of land is located south of Cielito Lindo Blvd. and west of Cuatro Vientos Blvd. The zoning for this 576-lot development is R-1A (Single Family Reduced Area District) and R-1B (Single-Family High-Density District). This tract is located in District I - Cm. Gilbert Gonzalez.

### **COMMITTEE RECOMMENDATION**

N/A

### **STAFF RECOMMENDATION**

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. The proposed master plan does not comply with the Future Thoroughfare Plan in that St. Luke Boulevard is to extend as a collector in a southerly direction followed by a westerly connection towards Ejido Avenue. Revise accordingly.
2. Phase I includes streets that exceed the maximum allowed continuous street length of 1,000 feet for local residential streets. Revise the street layout to comply with Section 3-2 N. 2. a. of the Subdivision Ordinance.
3. Phase I includes blocks that exceed the maximum allowable block length of 1,200 feet. Revise the layout accordingly to comply with Section 3-2 N. 1. of the Subdivision Ordinance.
4. The westernmost entrance of Phase I (Street F) creates a street jog with the westernmost entrance of Phase II (Street A). Revise the layout accordingly.
5. Provide stub out street connections in Phases 4 and 5 to the south and west for future extension

and connectivity to adjacent properties, in accordance with Section 3-2 (L) of the Subdivision Ordinance.

6. Identify all adjacent property owners (e.g., New Lake Investments, LTD to the south).

7. The master plan identifies TDB World Industrial Park, LLC as the owner. Update the face of the master plan to reflect the owner/developer as TDB Land Holdings, Ltd as per the application and deed.

8. Identify the proposed use of Block 14, Phase 4.

9. A zone change will be required for the proposed lot dimensions. Please note that all zone change requests are subject to City Council discretion and are not guaranteed. Should the request be denied, a plat revision will be required.

10. Access to Cuatro Vientos is subject to the review and approval by Texas Department of Transportation (TX-DOT).

11. All improvements as per the Subdivision Ordinance.

**Fire:**

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

Engineering: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: 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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# AERIAL LOCATION MAP







# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 1/8/2026

**Preliminary Plats and Replats 8A**

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### **SUBJECT**

Preliminary consideration of the plat of Bela Vista Commercial, Phase 1. The intent is commercial.

PL-036-2026

District I - Cm. Gilbert Gonzalez

### **PREVIOUS COUNCIL ACTION**

N/A

### **BACKGROUND**

APPLICANT: Newman A TS, LP

ENGINEER: Porras Nance Engineering

SITE: This 3.69-acre tract of land is located on the southeast corner of Cuatro Vientos Rd. and La Pita Mangana Rd. The zoning for this 1-lot development is R-1MH (Single Family Manufactured Housing District). This tract is located in District I - Cm. Gilbert Gonzalez.

### **COMMITTEE RECOMMENDATION**

N/A

### **STAFF RECOMMENDATION**

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. A zone change will be required for the intended use. Please note that all zone change requests are subject to City Council discretion and are not guaranteed. Should the request be denied, a plat revision will be required.
2. Access to Cuatro Vientos is subject to the review and approval by Texas Department of Transportation (TX-DOT).
3. Coordinate with the Traffic Department for driveway placement.
4. Provide a corner clip at the northwest corner of the tract.
5. Identify all easements.
6. All improvements as per the Subdivision Ordinance.



Traffic: No comments submitted.  
Fire: No comments submitted.  
Parks & Leisure: 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:**

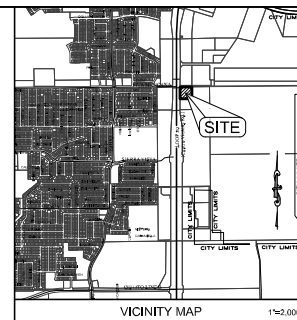
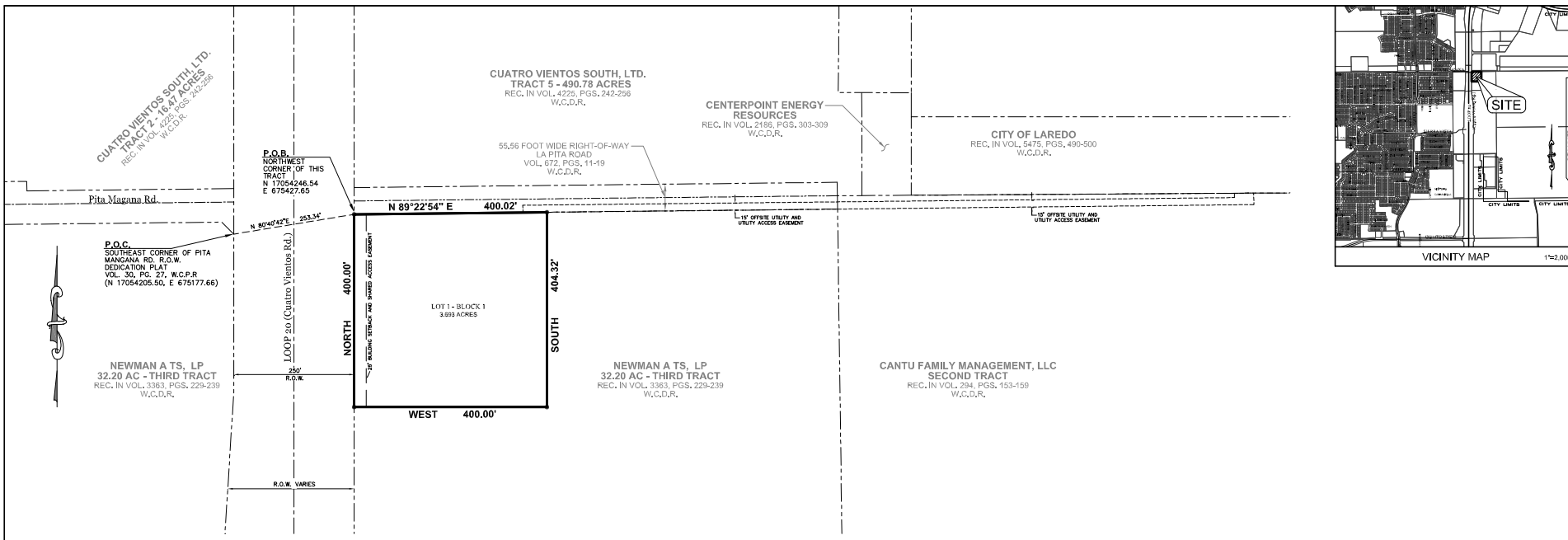
1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
  2. All comments set forth are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.
-



# AERIAL LOCATION MAP







<b>CERTIFICATE OF OWNER</b> STATE OF TEXAS COUNTY OF WEBB I, JAVIER DE ANDA, MANAGER FOR NEWMAN A TS, LP, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED THEREIN AS BELLA VISTA COMMERCIAL, PHASE I, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHERE NAME IS SUBMITTED HEREIN HEREBY AGREE TO THE USE OF THE PUBLIC FOR THE PLAT, DEDICATION, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED. NEWMAN A TS, LP - OWNER JAVIER DE ANDA, MANAGER DATE		<b>CERTIFICATE OF LIENHOLDER</b> 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 _____		<b>CERTIFICATE OF ENGINEER</b> STATE OF TEXAS COUNTY OF WEBB I, ROGELIO BALDAZO, THE UNDERSIGNED LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, UTILITIES, WATER, SEWER AND APPURTENANCES AND DRAINAGE, LAID OUT 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. ROGELIO BALDAZO LICENSED PROFESSIONAL ENGINEER TEXAS REG. NO. 92852 DATE		<b>CERTIFICATE OF CITY ENGINEER</b> STATE OF TEXAS COUNTY OF WEBB I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS BELLA VISTA COMMERCIAL, PHASE I, PREPARED BY ROGELIO BALDAZO, LICENSED PROFESSIONAL ENGINEER NO. 92852, AND DATED THE _____ DAY OF _____, 20____, WITH THE LAST REVISION MADE ON _____, 20____, AND HAVE FOUND THEM IN THE COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS. ELIUD DE LOS SANTOS, P.E. CITY ENGINEER DATE		<b>ATTESTMENT OF PLANNING COMMISSION APPROVAL</b> STATE OF TEXAS COUNTY OF WEBB THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE PLING FOR RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THE _____ DAY OF _____, 20____, AT _____, THE MINUTES OF SAID MEETING REFLECT SAID APPROVAL. VANESSA GUERRA, AICP PLANNING DIRECTOR DATE		<b>METES AND BOUNDS DESCRIPTION</b> 3.693 ACRE TRACT Being out and part of Parcelion 36 ~ Abstract 473 ~ Laureano Salinas, Original Grantee Within the limits of the City of Laredo, Webb County, Texas Being a 3.693 Acre tract of land, more or less, situated in Parcelion 36, Abstract 473, Laureano Salinas, Original Grantee, within the limits of the City of Laredo, in Webb County, Texas, said 3.693 Acre tract being out and part of Newman A TS, LP Third Tract as recorded in Volume 3363, Pages 229-239 of the Webb County Deed Records, Webb County Texas; and more particularly described by metes and bounds as follows, to wit: COMMENCING at a found 1/4" iron rod for the Southeast corner of Pita Mangana Rd. R.O.W. Dedication Plat, as recorded in Volume 30, Page 27 of the Webb County Plat Records and a point on the Westerly right-of-way line of Loop 20 (Cuatro Vientos Rd.), THENCE North 89°42'42" East, 253.34 feet to a set 1/2" iron rod for a point on the Easterly right-of-way line of Loop 20 (Cuatro Vientos Rd.), a point on the North boundary line of said Newman A TS, LP Third Tract, the Northwest corner of the herein described tract and the POINT OF BEGINNING; THENCE North 89°22'54" East, 400.02 feet, along the North boundary line of said Newman A TS, LP Tract and North boundary line of the herein described tract, to a set 1/2" iron rod for the Northeast corner of this tract; THENCE South, 404.32 feet, along the East boundary line of the herein described tract, to a set 1/2" iron rod for the Southeast corner of this tract; THENCE West, 400.00 feet, along the South boundary line of the herein described tract, to a set 1/2" iron rod for a point on the Easterly right-of-way line of Loop 20 (Cuatro Vientos Rd.) and the Southwest corner of this tract; THENCE North, 400.00 feet, along said Easterly right-of-way of Loop 20 (Cuatro Vientos Rd.), being the West boundary line of the herein described tract, to a point on the North boundary line of aforesaid Newman A TS, LP Third Tract, the Northwest corner of this tract and the POINT OF BEGINNING.							
<b>CERTIFICATE OF NOTARY PUBLIC</b> 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. GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS _____ DAY OF _____, 20____. NOTARY PUBLIC WEBB COUNTY, TEXAS My Commission Expires the _____ day of _____, 20____.		<b>CERTIFICATE OF NOTARY PUBLIC</b> STATE OF TEXAS COUNTY OF WEBB BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ NAME: _____ TITLE: _____ FINANCIAL INSTITUTION: _____ KNOWING 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____.		<b>CERTIFICATE OF SURVEYOR</b> STATE OF TEXAS COUNTY OF WEBB I, WAYNE NANCE, 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 MORE OR LESS SUPERVISOR OF THE SURVEY AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION. WAYNE NANCE REGISTERED PROFESSIONAL LAND SURVEYOR-TEXAS REG. NO. 6235 DATE		<b>PLANNING COMMISSION APPROVAL</b> STATE OF TEXAS COUNTY OF WEBB THIS PLAT, BELLA VISTA COMMERCIAL, PHASE I, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON _____ DAY OF _____, 20____. DANIELLA SADA PAZ COMMISSION CHAIR DATE		<b>CERTIFICATE OF COUNTY CLERK</b> STATE OF TEXAS COUNTY OF WEBB I, VANESSA GUERRA, CLERK OF THE COUNTY COURT IN AND FOR WEBB COUNTY, DO HEREBY CERTIFY THE FOREGOING INSTRUMENT DATED _____ DAY OF _____, 20____, WITH ITS DEED OF OFFICE OF JURISDICTION WAS FILED FOR RECORD BY MY OFFICE ON THE _____ DAY OF _____, 20____, AT _____, IN VOLUME _____, PAGE _____ OF THE MAP RECORD OF SAID COUNTY. DEPUTY _____ COUNTY CLERK, TEXAS FILED FOR RECORD AT _____ O'CLOCK _____ M ON THE _____ DAY OF _____, 20____. DEPUTY _____ COUNTY CLERK, TEXAS									
<b>GRAPHIC SCALE IN FEET</b> 20 0 50 100 200 DATE : 12-17-25 REVISIONS :		<b>VERTICAL SCALE</b> HORIZONTAL SCALE: 1"=100' DRAWN : R.B. CHECKED : T.P.N./W.N. APPROVED : R.B./W.N. FIELD BOOK : _____		<b>LEGEND:</b> R.O.W. RIGHT OF WAY P.O.B. POINT OF BEGINNING M.C.P.R. WEBB COUNTY PLAT RECORDS W.C.D.R. WEBB COUNTY DEED RECORDS B.L. BUILDING SETBACK U.L. UTILITY EASEMENT W.L. WATER LINE S.S.L. SANITARY SEWER LINE D.L. DRAINAGE EASEMENT U.A.E. UTILITY ACCESS EASEMENT		<b>PORRAS NANCE ENGINEERING</b> 304 E. CALTON RD. LAREDO, TEXAS 78041 TBPE F-6205 TBPLS F-101888 OFFICE (956) 724-3097 WWW.PORRASNANCE.COM		<b>OWNER:</b> NEWMAN A TS, LP 2801 MONTGOMERY STREET LAREDO, TEXAS 78043 (956) 722-8021		<b>ENGINEER/SURVEYOR:</b> PORRAS NANCE ENGINEERING 304 E. CALTON RD. P.O. BOX 1670 LAREDO, TEXAS 78044 (956) 724-3097 PH (956) 724-9208 FX		<b>PROJECT DATA:</b> ACRES : 3.693 ACRES LOTS : 1 LOT R.O.W. : N/A B/B : N/A		<b>PLAT OF:</b> <b>BELA VISTA COMMERCIAL, PHASE 1</b> 3.693 ACRE TRACT BEING OUT OF NEWMAN A TS, LP, THIRD TRACT RECORDED IN VOLUME 3363, PAGES 229-239, W.C.D.R. PORCION 36 ~ ABSTRACT 473, LAUREANO SALINAS, ORIGINAL GRANTEE CITY OF LAREDO, WEBB COUNTY, TEXAS		<b>SHEET:</b> 1 OF 1	



# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 1/8/2026

**Preliminary Plats and Replats 8B**

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### **SUBJECT**

Preliminary consideration of the plat of Los Cielos at Cielito Lindo Subdivision, Phase I. The intent is residential.

PL-039-2026

District I - Cm. Gilbert Gonzalez

### **PREVIOUS COUNCIL ACTION**

N/A

### **BACKGROUND**

APPLICANT: TDB Land Holdings, LTD

ENGINEER: Top Site Civil Group, LLC

**SITE:** This 23.64-acre tract of land is located east of St. Luke and Solomon Casseb Rd. The zoning for this 165-lot development is R-1B (Single-Family High-Density District). This tract is located in District I - Cm. Gilbert Gonzalez.

### **COMMITTEE RECOMMENDATION**

N/A

### **STAFF RECOMMENDATION**

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. The proposed subdivision does not comply with the Future Thoroughfare Plan in that St. Luke Boulevard is to extend as a collector in a southerly direction followed by a westerly connection towards Ejido Avenue. Revise accordingly.
2. Phase I includes streets that exceed the maximum allowed continuous street length of 1,000 feet for local residential streets. Revise the street layout to comply with Section 3-2 N. 2. a. of the Subdivision Ordinance.
3. Phase I includes blocks that exceed the maximum allowable block length of 1,200 feet. Revise the layout accordingly to comply with Section 3-2 N. 1. of the Subdivision Ordinance.
4. The westernmost entrance of Phase I (Street F) creates a street jog with the westernmost entrance of Phase II (Street A). Revise the layout accordingly.

5. Provide street names.
6. Provide lot dimensions for all lots.
7. Provide a Lot Summary Table.
8. Provide a scale on the vicinity map and ensure the scale is 1" = 2000'.
9. Add a plat note prohibiting direct access to St. Luke Boulevard from Lot 1, Block 10.
10. Ensure all text (bearings and distances) is legible on the drawing, particularly at the intersection of Street H and Street L, where text appears to overlap.
11. Revise the title block to reflect Porcion 39, Abstract 250, and not Survey 39.
12. Identify the purpose of the line running in a north-south direction traversing Block 16.
13. Label Lot 13, Block 8 to reference Plat Note 12, identifying it as a drainage easement and unbuildable.
14. Coordinate with the Traffic Department for the driveway placement for Lot 1, Block 10, due to its close proximity to St. Luke Boulevard. An increase in lot width may be necessary.
15. The subdivision identifies TDB World Industrial Park, LLC as the owner within the title block. Update the owner/developer as TDB Land Holdings, Ltd as per the application and deed.
16. Access to Cuatro Vientos is subject to the review and approval by the Texas Department of Transportation (TX-DOT).
17. Identify all easements.
18. All improvements as per the Subdivision Ordinance.

**Fire:**

1. Fire hydrants required every 500 feet for residential development.
2. Temporary turnaround required for dead end roads over 150 feet (96-foot cul de sac, 120-foot hammerhead, 60-foot Y).

**Traffic:** No comments submitted.

**Parks & Leisure:** No comments submitted.

**Engineering:** No comments submitted.

**Environmental:** No comments submitted.

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

**NOTICE TO THE DEVELOPER:**

**Planning:**

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



## AERIAL LOCATION MAP





## **PLAT NOTES & 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. ACCESS TO BE PROVIDED FOR ALL UTILITY EASEMENTS IN ORDER TO MAINTAIN AND MONITOR THE INFRASTRUCTURE.
4. CORNER LOT DRIVEWAYS SHALL BE PLACED AWAY FROM CORNER CLIP SIDE OF PROPERTY.
5. ACCESS TO LOTS 1-12 AND LOT 14, BLOCK 8, SHALL BE PROHIBITED FROM ST. LUKE BLVD.
6. THE RESPONSIBILITY FOR THE MAINTENANCE AND UPKEEP OF RETAINING WALLS IN A SAFE AND PROPER CONDITION SHALL REST SOLELY WITH THE PROPERTY OWNERS, THE HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS. THE CITY OF LAREDO SHALL BEAR NO RESPONSIBILITY OR LIABILITY FOR SAID MAINTENANCE.
7. 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.
8. THIS SUBJECT PROPERTY IS NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP No. 48479C1390C, PANEL No. 1390, WITH EFFECTIVE DATE OF 04/02/2008.
9. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
10. ALL LOT CONFIGURATIONS SHOWN, INCLUDING MINIMUM LOT AREA(S) SHALL MEET DIMENSIONAL STANDARDS OF THE LAND DEVELOPMENT CODE FOR AN R1-B ZONE.
11. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
12. LOT 13, BLOCK 8 IS UN-BUILDABLE AND DESIGNATED AS A DRAINAGE EASEMENT.
13. ALL OFF-SITE AND ON-SITE DRAINAGE EASEMENTS OF LOS CIELOS AT CIELITO LINDO - PHASE 1 IS SUBJECT TO A MAINTENANCE AND MONITORING AGREEMENT RECORDED IN VOLUME \_\_\_\_\_, PAGES \_\_\_\_\_ O.P.R.W.C.T.
14. P.O.B.: FOUND IRON ROD BEING THE EAST CORNER OF LOT 1, BLOCK 1, U.I.S.D. CIELITO LINDO MIDDLE SCHOOL, (N: 17046283.90, E: 674170.14)
15. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.





CERTIFICATE OF OWNER

STATE OF TEXAS §  
WEBB COUNTY §

I, \_\_\_\_\_, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS: LOS CIELOS AT CIELITO LINDO - PHASE I, IN COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER DRAIN, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

\_\_\_\_\_  
TDB LAND HOLDINGS LTD

\_\_\_\_\_  
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 \_\_\_\_\_, 2026.

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

LIEN HOLDER CERTIFICATE

THIS SUBDIVISION MAP IS HEREBY APPROVED AND ACCEPTED BY THE LIEN HOLDER, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026. TITLE: \_\_\_\_\_  
AS AN ACT AND DEED OF \_\_\_\_\_

\_\_\_\_\_  
FINANCIAL INSTITUTION

\_\_\_\_\_  
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 \_\_\_\_\_, 2026.

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

CERTIFICATE OF ENGINEER

STATE OF TEXAS §  
WEBB COUNTY §

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 M. VILLARREAL, P.E. No. 101308-TEXAS  
TSPE FIRM REG. No. 22574

\_\_\_\_\_  
DATE



CERTIFICATE OF SURVEYOR

STATE OF TEXAS §  
WEBB COUNTY §

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 M. VILLARREAL, R.P.L.S. No. 6242-TEXAS  
TSPLS FIRM REG. No. 10194666

\_\_\_\_\_  
DATE



PLAT APPROVAL - CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS: LOS CIELOS AT CIELITO LINDO - PHASE I, PREPARED BY RICARDO M. VILLARREAL, REGISTERED PROFESSIONAL ENGINEER No. 101308, AND DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

\_\_\_\_\_  
ELUID DE LOS SANTOS, P.E.  
CITY ENGINEER  
CITY OF LAREDO, TEXAS

\_\_\_\_\_  
DATE

PLANNING COMMISSION APPROVAL

THIS PLAT OF LOS CIELOS AT CIELITO LINDO - PHASE I, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

\_\_\_\_\_  
DANIELLA SADA PAZ, P&Z CHAIRMAN

\_\_\_\_\_  
DATE

ATTESTMENT OF PLANNING COMMISSION APPROVAL

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

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

\_\_\_\_\_  
DATE

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS:  
COUNTY OF WEBB:

I, MARJORIE RAMIREZ IBARRA, CLERK OF THE COUNTY COURT OF WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, WITH ITS CERTIFICATE OF AUTHENTICATION, HEREIN DESIGNATED AS: LOS CIELOS AT CIELITO LINDO - PHASE I, WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE PLAT RECORDS OF SAID COUNTY ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

\_\_\_\_\_  
HON. MARJORIE RAMIREZ IBARRA  
COUNTY CLERK, WEBB COUNTY, TEXAS  
CITY OF LAREDO, TEXAS

\_\_\_\_\_  
DATE

**PRELIMINARY  
NOT FOR RECORDATION**

**ENGINEER:**  
RICARDO M. VILLARREAL, P.E.  
TOP SITE CIVIL GROUP, LLC  
6262 McPHERSON RD., STE. 206  
LAREDO, TEXAS 78041  
(956) 725-5557

**SURVEYOR:**  
RICARDO M. VILLARREAL, R.P.L.S.  
TOP SITE CIVIL GROUP, LLC  
6262 McPHERSON RD., STE. 206  
LAREDO, TEXAS 78041  
(956) 725-5557

OWNER:  
TDB WORLD  
INDUSTRIAL PARK, LLC  
5810 SAN BERNARDO AVE  
LAREDO, TEXAS 78041

PRELIMINARY PLAT OF  
**LOS CIELOS AT CIELITO LINDO - PHASE 1**  
SURVEY 39  
CITY OF LAREDO, WEBB COUNTY, TEXAS

PROJECT #:  
FILED DATE: LOS CIELOS AT CIELITO LINDO - PHASE 1  
DRAWN BY: J.P.G.  
CHECKED BY: J.P.G.  
DATE: 10/20/2025  
FILE NAME: Area Los Cielos Phase 1.dwg  
SCALE: 1"=100'  
  
**TOPSITE**  
Civil Group  
TOP SITE CIVIL GROUP, LLC  
6262 McPHERSON RD., STE. 206  
LAREDO, TEXAS 78041  
(956) 725-5557  
www.topsitecivil.com

# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 1/8/2026

**Preliminary Plats and Replats 8C**

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### **SUBJECT**

Preliminary consideration of the plat of Los Cielos at Cielito Lindo Subdivision, Phase II. The intent is residential.

PL-040-2026

District I - Cm. Gilbert Gonzalez

### **PREVIOUS COUNCIL ACTION**

N/A

### **BACKGROUND**

APPLICANT: TDB Land Holdings, LTD

ENGINEER: Top Site Civil Group, LLC

**SITE:** This 23.64-acre tract of land is located east of St. Luke and Solomon Casseb Rd. The zoning for this 165-lot development is R-1A (Single Family Reduced Area District). This tract is located in District I - Cm. Gilbert Gonzalez.

### **COMMITTEE RECOMMENDATION**

N/A

### **STAFF RECOMMENDATION**

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Reconfigure the lots in Block 7; Lot 1, Block 1; Lot 2, Block 1; and Lot 22, Block 1, as they do not appear to meet the minimum lot width and minimum lot area requirements of the dimensional standards for the R-1B zoning district.
2. The westernmost entrance of Phase I (Street F) create a street jog with the westernmost entrance of Phase II (Street A). Revise the layout accordingly.
3. Revise the title block to reflect Porcion 39, Abstract 250, and Porcion 38, Abstract 472, and not Survey 39 and 38.
4. Provide street names.
5. Provide a Lot Summary Table.

6. Provide a scale on the vicinity map and ensure the scale is 1" = 2000'.
7. The subdivision identifies TDB World Industrial Park, LLC as the owner within the title block. Update the owner/developer as TDB Land Holdings, Ltd as per the application and deed.
8. A zone change will be required for the proposed lot dimensions. Please note that all zone change requests are subject to City Council discretion and are not guaranteed. Should the request be denied, a plat revision will be required.
9. Identify all easements.
10. All improvements as per the Subdivision Ordinance.

**Fire:**

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

Traffic: No comments submitted.

Parks & Leisure: No comments submitted.

Engineering: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

AT&T: No comments submitted.

**NOTICE TO THE DEVELOPER:**

**Planning:**

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



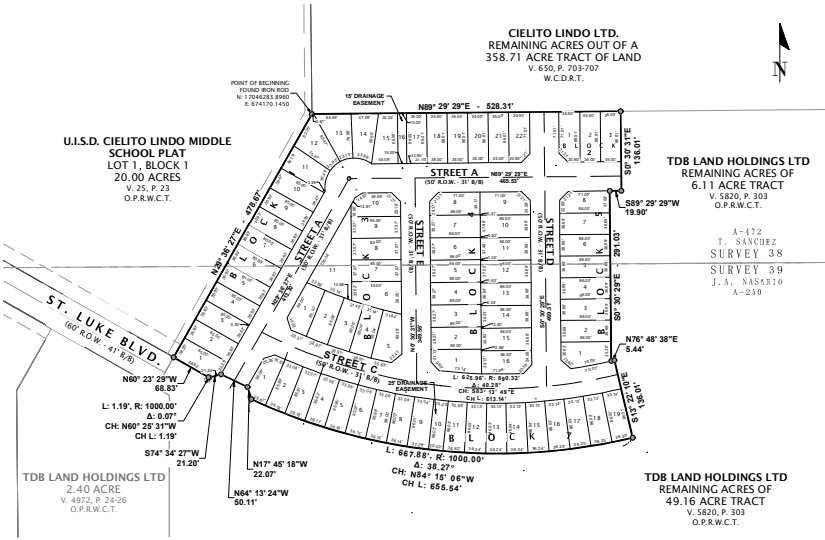
# AERIAL LOCATION MAP





## **PLAT NOTES & 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. ACCESS TO BE PROVIDED FOR ALL UTILITY EASEMENTS IN ORDER TO MAINTAIN AND MONITOR THE INFRASTRUCTURE.
4. CORNER LOT DRIVEWAYS SHALL BE PLACED AWAY FROM CORNER CLIP SIDE OF PROPERTY.
5. ACCESS TO LOTS 1-19, BLOCK 7, SHALL BE PROHIBITED FROM ST. LUKE BLVD.
6. THE RESPONSIBILITY FOR THE MAINTENANCE AND UPKEEP OF RETAINING WALLS IN A SAFE AND PROPER CONDITION SHALL REST SOLELY WITH THE PROPERTY OWNERS, THE HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS. THE CITY OF LAREDO SHALL BEAR NO RESPONSIBILITY OR LIABILITY FOR SAID MAINTENANCE.
7. 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.
8. THIS SUBJECT PROPERTY IS NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP No. 48479C1390C, PANEL No. 1390, WITH EFFECTIVE DATE OF 04/02/2008.
9. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
10. ALL LOT CONFIGURATIONS SHOWN, INCLUDING MINIMUM LOT AREA(S) SHALL MEET DIMENSIONAL STANDARDS OF THE LAND DEVELOPMENT CODE FOR AN R1-B ZONE.
11. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
12. LOT 16, BLOCK 1 AND LOT 10, BLOCK 7 ARE UN-BUILDABLE AND DESIGNATED AS DRAINAGE EASEMENTS.
13. ALL OFF-SITE AND ON-SITE DRAINAGE EASEMENTS OF LOS CIELOS AT CIELITO LINDO - PHASE 2 ARE SUBJECT TO A MAINTENANCE AND MONITORING AGREEMENT RECORDED IN VOLUME \_\_\_\_\_, PAGES \_\_\_\_\_ O.P.R.W.C.T.
14. P.O.B.: FOUND IRON ROD BEING THE EAST CORNER OF LOT 1, BLOCK 1, U.I.S.D CIELITO LINDO MIDDLE SCHOOL PLAT (N: 17046283.90, E: 647170.15)
15. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.



**LEGAL DESCRIPTION**  
**LOS CIELOS AT CIELITO LINDO - PHASE 2**  
**8.2544 ACRES**

BEING A TRACT OF LAND CONTAINING 8.2544 ACRES, MORE OR LESS, OUT OF A 49.16 ACRES TRACT AND A 6.11 ACRES TRACT, CONVEYED TO TDB LAND HOLDINGS LTD, RECORDED IN VOLUME 1820, PAGE 303, OFFICIAL PLAT RECORDS OF WEBB COUNTY TEXAS, SITUATED IN SURVEYS 38 AND 39, WEBB COUNTY, TEXAS, SAID 8.2544 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A FOUND IRON ROD BEING THE COMMON CORNER OF U.I.S.D. CIELITO LINDO MIDDLE SCHOOL PLAT, RECORDED IN VOL. 25, PAGE 23, OFFICIAL PLAT RECORDS OF WEBB COUNTY TEXAS, CIELITO LINDO LTD, RECORDED IN VOL. 410, PG. 703, WEBB COUNTY DEED RECORDS TEXAS, AND TDB LAND HOLDINGS LTD, RECORDED IN VOL. 1820, P. 303, OFFICIAL PLAT RECORDS OF WEBB COUNTY TEXAS, THENCE N 89° 29' 29" E, ALONG THE COMMON BOUNDARY LINE OF SAID CIELITO LINDO LTD TRACT AND TDB LAND HOLDINGS LTD 6.11 ACRES TRACT, A DISTANCE 528.31 FEET FOR AN INTERIOR CORNER HEREOF;

THENCE S 60° 30' 31" E, A DISTANCE OF 136.01 FEET TO A SET IRON ROD FOR AN INTERIOR CORNER, HEREOF;  
THENCE S 89° 29' 29" W, A DISTANCE OF 19.90 FEET TO A SET IRON ROD FOR AN EXTERIOR CORNER, HEREOF;  
THENCE S 60° 30' 29" E, A DISTANCE OF 291.8 FEET TO A SET IRON ROD FOR AN EXTERIOR CORNER, HEREOF;  
THENCE N 76° 48' 38" E, A DISTANCE OF 5.11 FEET TO A SET IRON ROD FOR AN INTERIOR CORNER, HEREOF;  
THENCE S 13° 22' 01" E, A DISTANCE OF 136.01 FEET TO A SET IRON ROD FOR AN INTERIOR CORNER, HEREOF;  
THENCE S 89° 30' 31" E, A DISTANCE OF 136.01 FEET TO A SET IRON ROD FOR A NON-TANGENTIAL CURVE TO THE RIGHT, HEREOF;

THENCE, CONTINUING ALONG SAID CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 1000.00 FEET, A CHORD BEARING OF N 84° 15' 06" W, A CHORD LENGTH OF 655.54 FEET, AND AN ARC LENGTH OF 667.88 FEET TO A SET IRON ROD FOR AN INTERIOR CORNER HEREOF;

THENCE N 17° 45' 17" W, A DISTANCE OF 22.80 FEET TO A SET IRON ROD FOR AN EXTERIOR CORNER, HEREOF;  
THENCE N 84° 13' 24" W, A DISTANCE OF 50.13 FEET TO A SET IRON ROD FOR AN EXTERIOR CORNER, HEREOF;  
THENCE S 74° 34' 27" W, A DISTANCE OF 21.20 FEET TO A SET IRON ROD FOR AN INTERIOR CORNER, HEREOF;  
THENCE N 60° 23' 20" W, A DISTANCE OF 68.88 FEET TO A SET IRON ROD FOR THE NORTH BOUNDARY RIGHT-OF-WAY LINE OF ST. LUKE BLVD., AND AN INTERIOR CORNER, HEREOF;

THENCE N 29° 36' 27" E, ALONG THE SOUTHEAST BOUNDARY LINE OF SAID U.I.S.D. CIELITO LINDO MIDDLE SCHOOL PLAT, A DISTANCE OF 478.67 FEET TO THE POINT OF BEGINNING, CONTAINING 8.2544 ACRES (55953.51), MORE OR LESS.

NOTES:  
1. BASE 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.

**CERTIFICATE OF OWNER**

STATE OF TEXAS &  
WEBB COUNTY &  
I, \_\_\_\_\_, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS CIELITO LINDO - PHASE 2 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 THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

TDB LAND HOLDINGS LTD  
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 \_\_\_\_\_, 2026.

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

**LIEN HOLDER CERTIFICATE**

THIS SUBDIVISION MAP IS HEREBY APPROVED AND ACCEPTED BY THE LIEN HOLDER, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026. TITLE: \_\_\_\_\_ AS AN ACT AND DEED OF \_\_\_\_\_

FINANCIAL INSTITUTION \_\_\_\_\_ 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 \_\_\_\_\_, 2026.

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

**CERTIFICATE OF ENGINEER**

STATE OF TEXAS &  
WEBB COUNTY &  
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 M. VILLARREAL, P.E. No. 101308-TEXAS  
TYPE FIRM REG. No. 22574  
DATE \_\_\_\_\_

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS &  
WEBB COUNTY &  
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 M. VILLARREAL, R.P.L.S. No. 6242-TEXAS  
TYPE FIRM REG. No. 10194686  
DATE \_\_\_\_\_

**PLAT APPROVAL - CITY ENGINEER**

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS LOS CIELOS AT CIELITO LINDO - PHASE 2, PREPARED BY RICARDO M. VILLARREAL, REGISTERED PROFESSIONAL ENGINEER NO. 101308, 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  
CITY OF LAREDO, TEXAS  
DATE \_\_\_\_\_

**PLANNING COMMISSION APPROVAL**

THIS PLAT OF LOS CIELOS AT CIELITO LINDO - PHASE 2, 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, PBZ CHAIRMAN  
DATE \_\_\_\_\_

**ATTESTMENT OF PLANNING COMMISSION APPROVAL**

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

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

**CERTIFICATE OF COUNTY CLERK**

STATE OF TEXAS:  
COUNTY OF WEBB:  
I, MARGIE RAMIREZ 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, HEREIN DESIGNATED AS LOS CIELOS AT CIELITO LINDO - PHASE 2 W/S, FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE PLAT RECORDS OF SAID COUNTY ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

HON. MARGIE RAMIREZ BARRA  
COUNTY CLERK, WEBB COUNTY, TEXAS  
CITY OF LAREDO, TEXAS  
DATE \_\_\_\_\_



**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 OR ANY CORNER LOT SHALL BE LOCATED LESS THAN 20 FEET FROM THE PROPERTY LINE.
3. ACCESS TO BE PROVIDED FOR ALL UTILITY EASEMENTS IN ORDER TO MAINTAIN AND MONITOR THE INFRASTRUCTURE.
4. CORNER LOT DRIVEWAYS SHALL BE PLACED AWAY FROM CORNER CLIP SIDE OF PROPERTY.
5. ACCESS TO LOTS 1-18, BLOCK 1, SHALL BE PROHIBITED FROM ST. LUKE BLVD.
6. THE RESPONSIBILITY FOR THE MAINTENANCE AND UPKEEP OF RETAINING WALLS IN A SAFE AND PROPER CONDITION SHALL REST SOLELY WITH THE PROPERTY OWNER, THE HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS. THE CITY OF LAREDO SHALL BEAR NO RESPONSIBILITY OR LIABILITY FOR SAID MAINTENANCE.
7. 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.
8. THIS SUBJECT PROPERTY IS NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP NO. 48470C1500C, PANEL NO. 1386, WITH EFFECTIVE DATE OF 04/02/2008.
9. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 9A711 OF THE LAREDO LAND DEVELOPMENT CODE.
10. ALL LOT CONFIGURATIONS SHOWN, INCLUDING MINIMUM LOT AREAS, SHALL MEET DIMENSIONAL STANDARDS OF THE LAND DEVELOPMENT CODE FOR AN R1-B ZONE.
11. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
12. LOT 16, BLOCK 1 AND LOT 10, BLOCK 7 ARE UN-BUILDABLE AND DESIGNATED AS DRAINAGE EASEMENTS.
13. ALL OFF-SITE AND ON-SITE DRAINAGE EASEMENTS OF LOS CIELOS AT CIELITO LINDO - PHASE 2 ARE SUBJECT TO A MAINTENANCE AND MONITORING AGREEMENT RECORDED IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ OF P.R.W.C.T.
14. P.O.B.: FOUND IRON ROD BEING THE EAST CORNER OF LOT 1, BLOCK 1, U.I.S.D. CIELITO LINDO MIDDLE SCHOOL PLAT (N 1704283.00, E 647170.15)
15. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSES AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.

**PRELIMINARY**  
**NOT FOR RECORDATION**

**ENGINEER**  
RICARDO M. VILLARREAL, P.E.  
TOP SITE CIVIL GROUP, LLC  
6262 McPHERSON RD., STE. 206  
LAREDO, TEXAS 78041  
(956) 725-5557

**SURVEYOR**  
RICARDO M. VILLARREAL, R.P.L.S.  
TOP SITE CIVIL GROUP, LLC  
6262 McPHERSON RD., STE. 206  
LAREDO, TEXAS 78041  
(956) 725-5557

OWNER:  
TDB WORLD  
INDUSTRIAL PARK, LLC  
5810 S. BERNARDO AVE.  
LAREDO, TEXAS 78041

PRELIMINARY PLAT OF  
**LOS CIELOS AT CIELITO LINDO - PHASE 2**  
SURVEYS 38 AND 39  
CITY OF LAREDO, WEBB COUNTY, TEXAS

PROJECT # \_\_\_\_\_  
FILED DATE: LOS CIELOS AT CIELITO LINDO - PHASE 2  
DRAWN BY: J.P.G.  
CHECKED BY: J.P.G.  
DATE: 05/02/2026  
FILE NAME: Area Los Cielos Phase 2.dwg  
SCALE: 1"=80'

GRAPHIC SCALE IN FEET

**TOPSITE**  
Civil Group

1



# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 1/8/2026

**Preliminary Plats and Replats 8D**

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### **SUBJECT**

Preliminary consideration of the replat of Lot 7, Block 8, Aquero Subdivision, Phase I into Lot 7A, Block 8, Aquero Subdivision, Phase I. The intent is residential.

PL-029-2026

District VII - Cm. Vanessa Perez

### **PREVIOUS COUNCIL ACTION**

N/A

### **BACKGROUND**

APPLICANT: Aquero, LTD

ENGINEER: Porras Nance Engineering

**SITE:** This 1.828-acre tract of land is located on James Ct. south of Soubirous Rd. The zoning for this 1-lot development is R-1A (Single-Family Reduced Area District) and AG (Agricultural District). This tract is located in District VII - Cm. Vanessa Perez.

### **COMMITTEE RECOMMENDATION**

N/A

### **STAFF RECOMMENDATION**

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Identify the 0.900 Acres tract of land as "Unplatted" within the As Platted sketch.
2. Identify all easements.
3. All improvements as per the Subdivision Ordinance.

Traffic: No comments submitted.

Fire: No comments submitted.

Parks & Leisure: No comments submitted.

Engineering: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

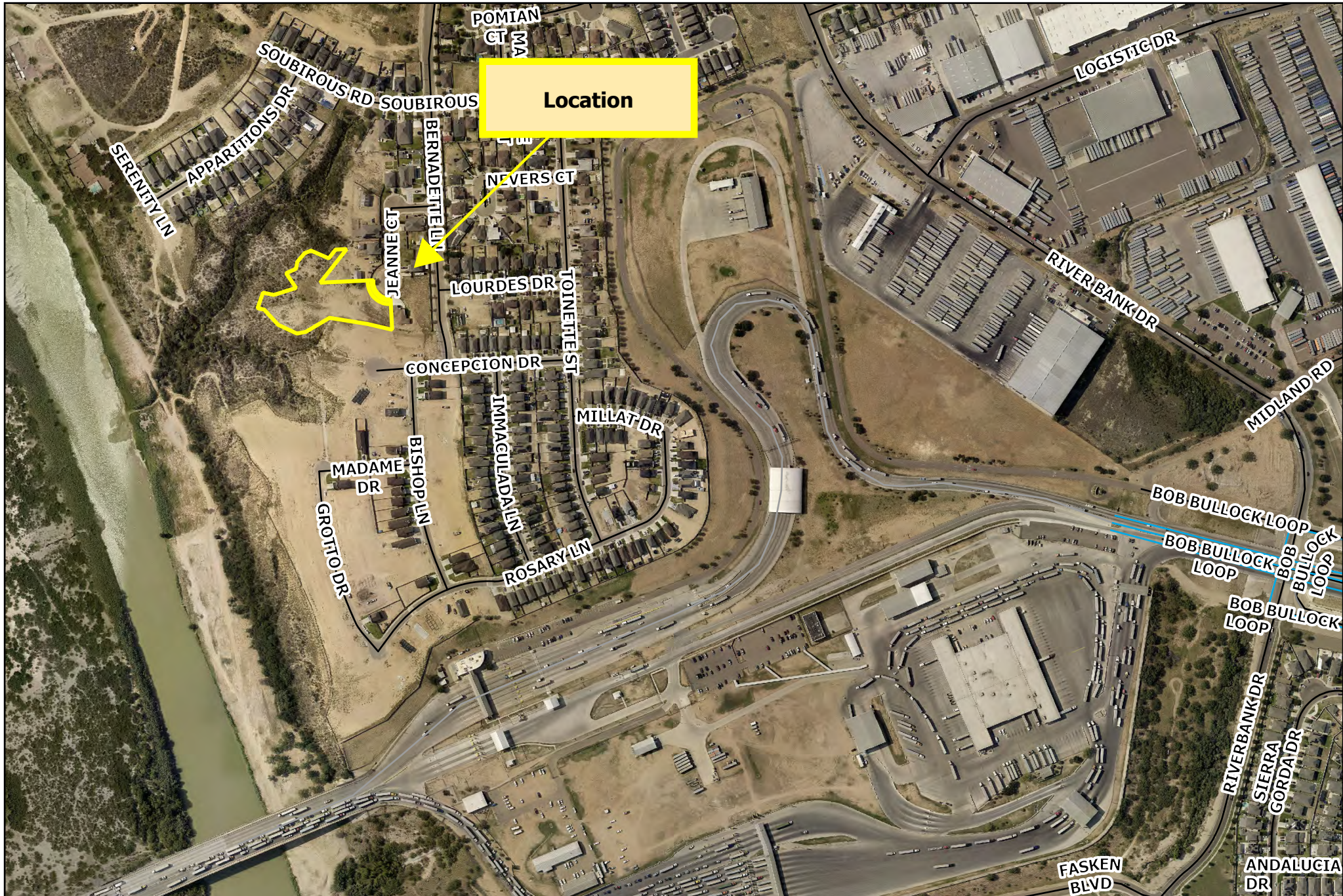
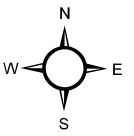
WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.  
U.I.S.D.: No comments submitted.  
L.I.S.D.: No comments submitted.

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# AERIAL LOCATION MAP

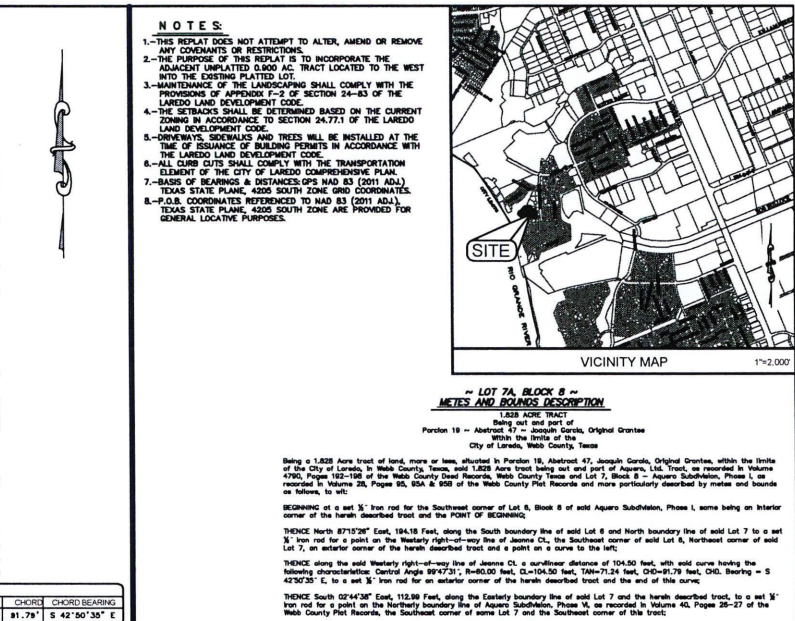
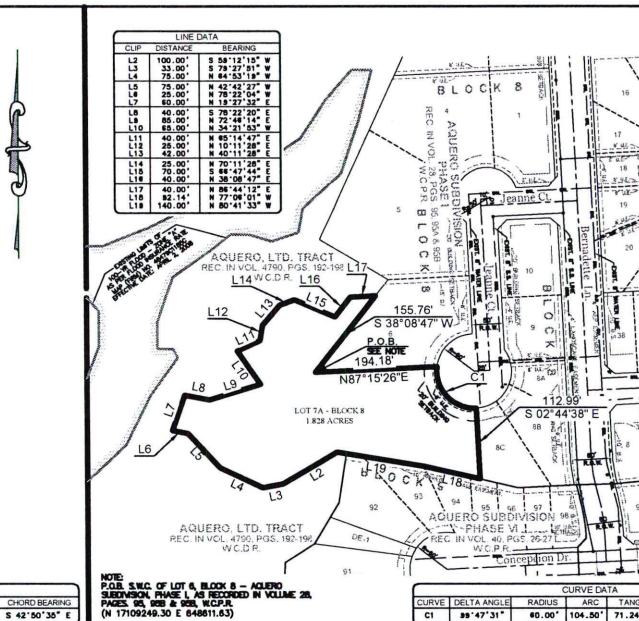
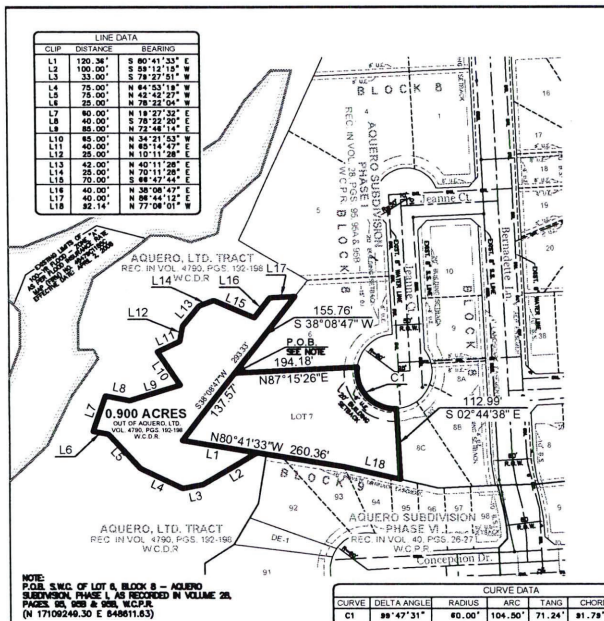




## **NOTES:**

- 1.-THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.
- 2.-THE PURPOSE OF THIS REPLAT IS TO INCORPORATE THE ADJACENT UNPLATTED 0.900 AC. TRACT LOCATED TO THE WEST INTO THE EXISTING PLATTED LOT.
- 3.-MAINTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF APPENDIX F-2 OF SECTION 24-83 OF THE LAREDO LAND DEVELOPMENT CODE.
- 4.-THE SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
- 5.-DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- 6.-ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- 7.-BASIS OF BEARINGS & DISTANCES: GPS NAD 83 (2011 ADJ.) TEXAS STATE PLANE, 4205 SOUTH ZONE GRID COORDINATES.
- 8.-P.O.B. COORDINATES REFERENCED TO NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE ARE PROVIDED FOR GENERAL LOCATIVE PURPOSES.





**AS PLATTED**  
**LOT 7, BLOCK 8 - AQUERO SUBDIVISION, PHASE I**  
**AS RECORDED IN VOLUME 28, PAGES 95, 96, 97, 98, W.C.P.R. AND**  
**A 0.900 ACRE TRACT OUT OF AQUERO LTD. TRACT**  
**AS RECORDED IN VOLUME 4790, PAGES 192-198, W.C.D.R.**  
**CITY OF LAREDO, WEBB COUNTY, TEXAS**

**REPLAT OF**  
**LOT 7, BLOCK 8 - AQUERO SUBDIVISION, PHASE I**  
**AS RECORDED IN VOLUME 28, PAGES 95, 96, 97, 98, W.C.P.R. AND**  
**A 0.900 ACRE TRACT OUT OF AQUERO LTD. TRACT**  
**AS RECORDED IN VOLUME 4790, PAGES 192-198, W.C.D.R.**  
**CITY OF LAREDO, WEBB COUNTY, TEXAS**

**NOTES:**  
 1.-THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.  
 2.-THE PURPOSE OF THIS REPLAT IS TO INCORPORATE THE ADJACENT UNPLATTED 0.900 AC. TRACT LOCATED TO THE WEST INTO THE EXISTING PLATTED LOT.  
 3.-MAINTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF APPENDIX F-2 OF SECTION 14-03 OF THE LAREDO LAND DEVELOPMENT CODE.  
 4.-THE SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.7.1 OF THE LAREDO LAND DEVELOPMENT CODE.  
 5.-DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF EGRESS OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.  
 6.-ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION DEPARTMENT OF THE CITY OF LAREDO COMPENSATION PLAN.  
 7.-BASIS OF BEARINGS & DISTANCES: GPS NAD 83 (2011 ADJ.)  
 8.-TEXAS STATE PLANE, 4205 SOUTH ZONE COORDINATES  
 9.-P.O.B. COORDINATES REFERENCED TO NAD 83 (2011 ADJ.)  
 10.-TEXAS STATE PLANE, 4205 SOUTH ZONE ARE PROVIDED FOR GENERAL LOCATING PURPOSES.

**CERTIFICATE OF LIENHOLDER**  
 THIS SUBDIVISION MAP IS HEREBY APPROVED AND ADOPTED BY THE UNDERSIGNED LIEN HOLDER THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.  
 BY: \_\_\_\_\_  
 TITLE: \_\_\_\_\_ AS AN ACT AND DEED OF \_\_\_\_\_

**CERTIFICATE OF OWNER**  
 STATE OF TEXAS: \_\_\_\_\_ COUNTY OF WEBB: \_\_\_\_\_  
 I, JESUS A. RUIZ, MANAGER FOR AQUERO MANAGEMENT, LLC GENERAL PARTNER OF AQUERO LTD. TRACT, OWNER OF THIS PLAT AND DESIGNER HEREIN AS REPLAT OF LOT 7A, BLOCK 8, AQUERO SUBDIVISION, PHASE I, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS AND WHICHE NAME IS SUBMITTED HEREIN, HEREBY DELEGATE TO THE USE OF THE PUBLIC FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.  
 AQUERO LTD. - OWNER

**CERTIFICATE OF NOTARY PUBLIC**  
 STATE OF TEXAS: \_\_\_\_\_ COUNTY OF WEBB: \_\_\_\_\_  
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_  
 NAME: \_\_\_\_\_  
 FINANCIAL 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 \_\_\_\_\_, 2023.  
 NOTARY PUBLIC: \_\_\_\_\_  
 COUNTY OF WEBB, TEXAS  
 My Commission Expires the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**CERTIFICATE OF ENGINEER**  
 STATE OF TEXAS: \_\_\_\_\_ COUNTY OF WEBB: \_\_\_\_\_  
 I, ROGELIO BALDADO, THE UNDERSIGNED LICENSED 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 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 VARIATIONS THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.  
 ROGELIO BALDADO  
 LICENSED PROFESSIONAL ENGINEER  
 TEXAS REG. NO. 92852

**CERTIFICATE OF CITY ENGINEER**  
 STATE OF TEXAS: \_\_\_\_\_ COUNTY OF WEBB: \_\_\_\_\_  
 THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE PLAT FOR RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023. THE MINUTES OF SAID MEETING REFLECT SAID APPROVAL.  
 VANESSA GUERRA, ACP  
 PLANNING DIRECTOR

**ATTESTMENT OF PLANNING COMMISSION APPROVAL**  
 STATE OF TEXAS: \_\_\_\_\_ COUNTY OF WEBB: \_\_\_\_\_  
 THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE PLAT FOR RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023. THE MINUTES OF SAID MEETING REFLECT SAID APPROVAL.  
 VANESSA GUERRA, ACP  
 PLANNING DIRECTOR

**CERTIFICATE OF NOTARY PUBLIC**  
 STATE OF TEXAS: \_\_\_\_\_ COUNTY OF WEBB: \_\_\_\_\_  
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_  
 NAME: \_\_\_\_\_  
 FINANCIAL 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 \_\_\_\_\_, 2023.  
 NOTARY PUBLIC: \_\_\_\_\_  
 COUNTY OF WEBB, TEXAS  
 My Commission Expires the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**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 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.  
 WAYNE NANCE  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 TEXAS REG. NO. 8235

**PLANNING COMMISSION APPROVAL**  
 STATE OF TEXAS: \_\_\_\_\_ COUNTY OF WEBB: \_\_\_\_\_  
 THIS PLAT: REPLAT OF LOTS 7A, BLOCK 8 - AQUERO SUBDIVISION, PHASE I, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.  
 DANIELA SADA PAZ  
 PLANNING AND ZONING COMMISSION CHAIR

**CERTIFICATE OF NOTARY PUBLIC**  
 STATE OF TEXAS: \_\_\_\_\_ COUNTY OF WEBB: \_\_\_\_\_  
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_  
 NAME: \_\_\_\_\_  
 FINANCIAL 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 \_\_\_\_\_, 2023.  
 NOTARY PUBLIC: \_\_\_\_\_  
 COUNTY OF WEBB, TEXAS  
 My Commission Expires the \_\_\_\_\_ day of \_\_\_\_\_, 2023.

**PLANNING COMMISSION APPROVAL**  
 STATE OF TEXAS: \_\_\_\_\_ COUNTY OF WEBB: \_\_\_\_\_  
 THIS PLAT: REPLAT OF LOTS 7A, BLOCK 8 - AQUERO SUBDIVISION, PHASE I, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.  
 DANIELA SADA PAZ  
 PLANNING AND ZONING COMMISSION CHAIR

**PLANNING COMMISSION APPROVAL**  
 STATE OF TEXAS: \_\_\_\_\_ COUNTY OF WEBB: \_\_\_\_\_  
 THIS PLAT: REPLAT OF LOTS 7A, BLOCK 8 - AQUERO SUBDIVISION, PHASE I, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.  
 DANIELA SADA PAZ  
 PLANNING AND ZONING COMMISSION CHAIR

**GRAPHIC SCALE IN FEET**  
 0 50 100 200  
**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.B. 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  
 S.S.L. SANITARY SEWER LINE  
 S.D.L. SPECIAL DRAINAGE EASEMENT  
 1/2" IRON ROD

**PROJECT DATA:**  
 ACRES: 1.828 ACRES  
 LOTS: 1 LOT  
 R.O.B.: N/A  
 B/S: N/A  
**PLAT OF:**  
**REPLAT OF**  
**LOT 7, BLOCK 8 - AQUERO SUBDIVISION, PHASE I**  
**AS RECORDED IN VOLUME 28, PAGES 95, 96, 97, 98, W.C.P.R. AND**  
**A 0.900 ACRE TRACT OUT OF AQUERO LTD. TRACT**  
**AS RECORDED IN VOLUME 4790, PAGES 192-198, W.C.D.R.**  
**CITY OF LAREDO, WEBB COUNTY, TEXAS**  
 LOT 7A, BLOCK 8 - AQUERO SUBDIVISION, PHASE I  
 CITY OF LAREDO, WEBB COUNTY, TEXAS

# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 1/8/2026

**Final Plats and replats 9A**

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### **SUBJECT**

Final consideration of the plat of Villas at Sunset Subdivision, Phase 1. The intent is residential.

PL-032-2026

District VII - Cm. Vanessa Perez

### **PREVIOUS COUNCIL ACTION**

N/A

### **BACKGROUND**

APPLICANT: Rhodes Development, Inc.

ENGINEER: Howland Engineering & Surveying Co.

SITE: This 8.243-acre tract of land is located northeast of La Bota Trails and northwest of Riverbank Drive. The zoning for this 63-lot development is R-1B (Single-Family High-Density District). This tract is located in District VII - Cm. Vanessa Perez.

### **COMMITTEE RECOMMENDATION**

N/A

### **STAFF RECOMMENDATION**

APPROVAL

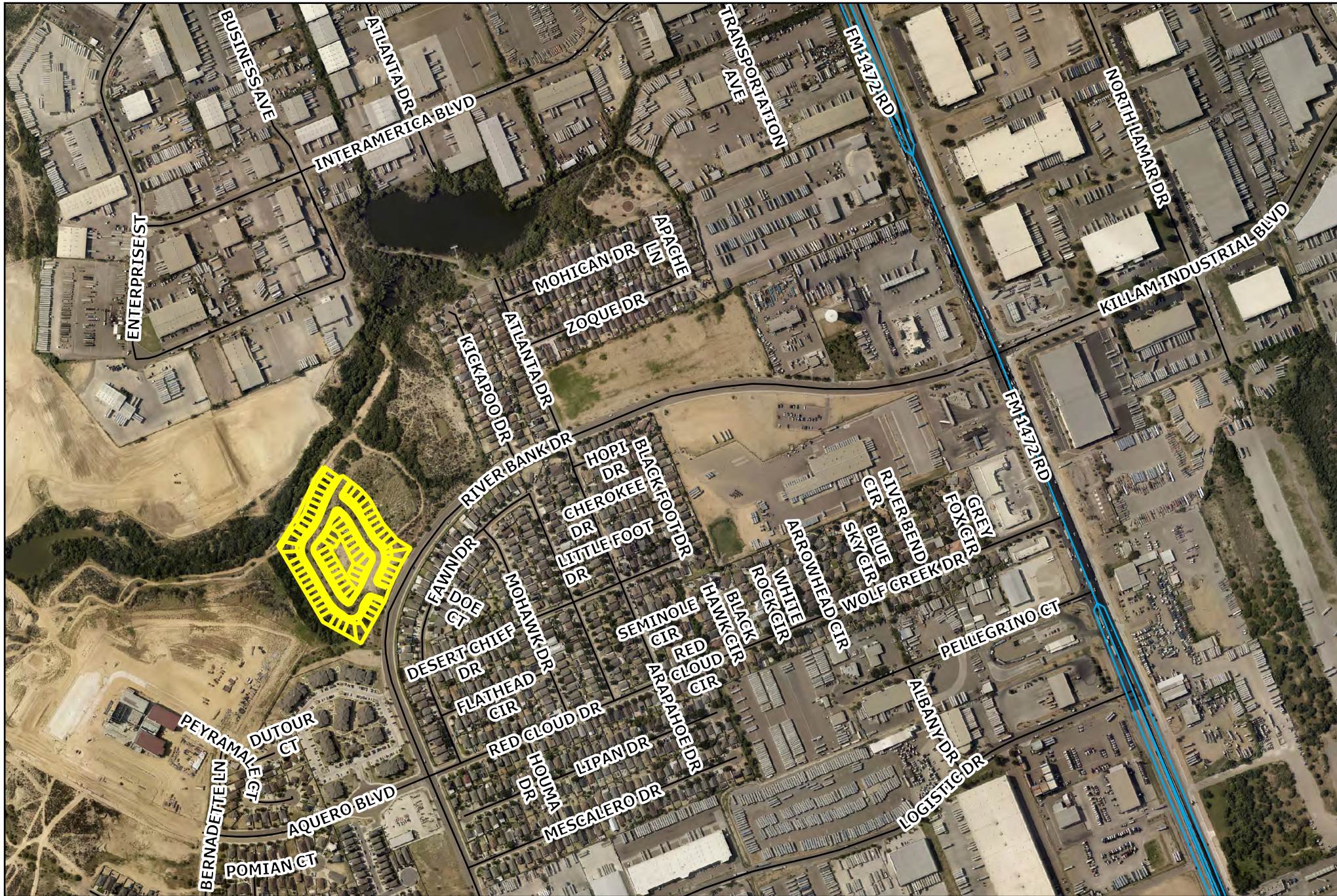
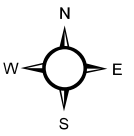
NOTICE TO THE DEVELOPER:

N/A

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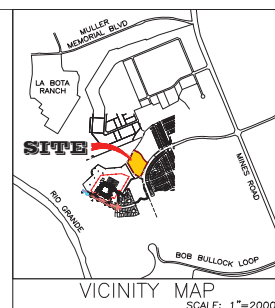
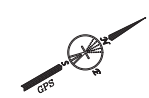
# AERIAL LOCATION MAP






## NOTES:

1. DRIVERS, 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. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
4. THE SETBACK SHALL BE DETERMINED BASED ON THIS PLAT DIMENSION ON THE SET BACK TABLE.
5. TO AVOID PLACING CORNER LOT DRIVEWAYS ON THE SIDE OF THE CORNER CLIP, SUCH DRIVEWAYS SHOULD BE ON THE SIDE OF, AND ADJACENT TO THE 5'X5' UTILITY EASEMENT DESIGNATED FOR FUTURE ELECTRICAL PEDESTAL LOCATION.
6. OWNER SHALL NOT CHANGE THE 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 OPENING TO ALLOW SURFACE WATER RUNOFF TO CONTINUE
7. THE RESPONSIBILITY FOR THE MAINTENANCE AND UPKEEP OF THE RETAINING WALLS IN A SAFE AND PROPER CONDITION SHALL REST SOLELY WITH THE PROPERTY OWNERS, THE HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS. THE CITY OF LAREDO SHALL BEAR NO RESPONSIBILITY OR LIABILITY FOR SUCH MAINTENANCE.
8. THIS DEVELOPMENT HAS A CERTIFICATE OF ADJOINING LANDOWNER FOR RUNOFF DISCHARGE RECORDED IN VOLUME \_\_\_\_\_, PAGES \_\_\_\_\_ OF THE WEBB COUNTY DEED RECORDS, TEXAS.
9. LOTS 22 & 30, BLOCK 1 & LOT 17, BLOCK 3 ARE UNINHABITABLE LOTS (GREEN SPACE AREAS) AND DESIGNED AS A DRAINAGE & UTILITY EASEMENT, NO FENCE SHALL BE PLACED ON TOP OF THE EASEMENT.
10. 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), TREE 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 ACTIVE ACTIVITIES. ALL CONTROLS MUST REMAIN IN PLACE UNTIL THE SITE IS STABILIZED AND PERMANENT VEGETATION IS ESTABLISHED.
11. RETAINING WALL WEEP HOLES WILL DRAIN TO LOWER LOTS.  
LOTS 1-9, BLOCK 3 AND LOTS 5-15, BLOCK 2.  
LOT OWNERS WILL NOT COVER, BLOCK OR RESTRICT WEEPS HOLES.



**BROWNDLAND**  
ENGINEERING AND SURVEYING CO.  
FIDUCES Film Registration No. F-6067 / Test-131 Film Registration No. 100368-00  
7015 N. Balliet, P.O. Box 100368, Dallas, TX 75210  
P 952 722 4141 / F 952 722 5414  
[www.browndland.companies.com](http://www.browndland.companies.com)

**GRAPHIC SCALE**



( IN FEET )

(11x17): 1 inch = 100 Ft. (B SIZE)

## VILLAS AT SUNSET - PHASE 1

DRAWN BY: B.F.S.
CHECKED BY: B.F.S.
DRAWN DATE: 06.18.20
PLOTTED DATE:
JOB No. E-341-
FILE NAME: RHODES
STATUS: PRELIM
AS-BUILT:
REVISED DATE: 12.12.20

SCALE: ( 24"x36" ) SH	
HOR: 1"=100'	VER. N/A
SCALE: ( 11"x17" ) SH	
HOR: 1"=200'	VER. N/A
SHEET 1	TOTAL OF 2

SHEET 1 OF TOTAL 2

1. DRIVERS, 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. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO'S COMPREHENSIVE LAND USE PLAN.
4. THE SETBACK SHALL BE DETERMINED BASED ON THIS PLAT DIMENSION ON THE SET BACK TABLE (SEE PAGE 2).
5. TO AVOID PLACING CORNER LOT DRIVEWAYS ON THE SIDE OF THE CORNER CUP, SUCH DRIVEWAYS SHOULD BE ON THE SIDE OF, AND ADJACENT TO THE 5'X5' UTILITY EASEMENT DESIGNATED FOR FUTURE ELECTRICAL PEDESTAL LOCATION.
6. OWNER SHALL NOT CHANGE THE GRADES NOR CONSTRUCT FLOOD RESTRICTING FENCES, WALLS, OR STRUCTURES, OR ANY OTHER OBSTACLE WHICH MAY IMPEDES THE ESTABLISHED DRAINAGE FLOW, FENCE/WALL WHICH HAS THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZE OF OPENING TO ALLOW SURFACE RUNOFF TO PASS THROUGH.
7. THE RESPONSIBILITY FOR THE MAINTENANCE AND UPKEEP OF THE RETAINING WALLS IN A SAFE AND PROPER CONDITION SHALL REST SOLELY WITH THE PROPERTY OWNERS, THE HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS, THE CITY OF LAREDO SHALL BEAR NO RESPONSIBILITY FOR THE MAINTENANCE OF SUCH WALLS.
8. THIS DEVELOPMENT HAS A CERTIFICATE OF ADJOINING LANDOWNER FOR RUNOFF DISCHARGE RECORDED IN VOLUME \_\_\_\_\_ PAGES OF THE WEBB COUNTY DEED RECORDS, TEXAS.
9. LOTS 22 & 30, BLOCK 1 & LOT 17, BLOCK 3 ARE UNHABITABLE LOTS (GREEN SPACE AREAS) AND DESIGNED AS A DRAINAGE & UTILITY EASEMENT, NO FENCE SHALL BE PLACE ON TOP OF THE EASEMENT.
10. EROSION, SEDIMENT AND STORMWATER CONTROLS ARE REQUIRED FOR ALL LOT DEVELOPMENT, 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), TREE PROTECTION AND EROSION CONTROL MEASURES, AND STORMWATER MANAGEMENT PREVENTION PLAN (SWPP) MUST ALSO BE PREPARED AND IMPLEMENTED FOR THE BUILDING PERMIT ACTIVE ACTIVITIES. ALL CONTROLS MUST REMAIN IN PLACE UNTIL THE SITE IS STABILIZED PERMANENTLY.
11. RETAINING WALL WEEP HOLES WILL DRAIN TO LOWER LOTS. LOTS 1-9, BLOCK 3 AND LOTS 5-15, BLOCK 2, LOT OWNERS WILL NOT COVER, BLOCK OR RESTRICT WEEPS HOLES.

LEGAL DESCRIPTION FOR OFF-SITE DRAINAGE EASEMENT  
0.3566 ACRE TRACT

A TRACT OF LAND CONTAINING 0.3566 ACRES (15,534 SF), more or less, situated in Survey 2143, Abstract 591, Abel Morgan, Original Grantee, City of Laredo, Webb County, Texas and Porcion 18, Abstract 21, Jose De Bustamante, Original Grantee, City of Laredo, Webb County, Texas. Being all of the 20.29 acre tract, as recorded in Volume 3773, Page 742, Webb County Official Public Records, Webb County, Texas. This 0.3566 Acre tract being more particularly described as follows:

BEGINNING at a ½" found iron rod being the most northwest corner of said 20.29 acre tract, THENCE, N 32°03'28" E, a distance of 787.55 FEET, to a 1/2" iron rod, being the TRUE POINT OF BEGINNING

THENCE, N 29°35'50" E, a distance of 16.26 FEET, to a point, for an exterior corner hereof;  
THENCE, S 59°30'05" E, a distance of 171.48 FEET, to a point, for a deflection hereof;

THENCE, S 50°45'46" E, a distance of 98.49 FEET, to a point, for a deflection hereof;

THENCE, S 50°21'00" E, a distance of 229.99 FEET, to a point, for an interior corner hereof;

THENCE, N 48°07'32" E, a distance of 125.80 FEET, to a point, for an exterior corner hereof;

THENCE, S 39°30'04" E, a distance of 156.27 FEET, to a point, being on a curve having a radius of 1,490.00 FEET, a chord of S50°40'04"W-20.00 feet, an exterior corner hereof;

boundary line of River Bank Drive, to a point, for an exterior corner hereof;

THENCE, S 48°07'32"W, a distance of 122.20 FEET, to a point, for an exterior corner hereof;

THENCE, N 50°21'00"W, a distance of 247.16 FEET, to a point, for a deflection hereof;

THENCE, N 50°45'46" W, a distance of 96.89 FEET, to a point, for a deflection hereof;

THENCE, N 35°35'52"W, a distance of 3.76 FEET, to a found  $\frac{1}{2}$ " iron rod, same being the POINT OF BEGINNING of this 0.3566 acre tract of land, more or less.

116





# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 1/8/2026

**Final Plats and replats 9B**

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### **SUBJECT**

Final consideration of the replat of Lot 5, Block 1, D&J Alexander Crossing Plaza into Alexander Villas at Alexander Subdivision. The intent is residential.

PL-037-2026

District V - Cm. Ruben Gutierrez Jr.

### **PREVIOUS COUNCIL ACTION**

N/A

### **BACKGROUND**

APPLICANT: Claudia J. Martinez Briones

ENGINEER: Premier Engineering Surveying

SITE: This 3.0-acre tract of land is located east of Bartlett Avenue and south adjacent to Ray Bradbury Dr. The zoning for this 28-lot development is R-1B (Single-Family High-Density District). This tract is located in District V - Cm. Ruben Gutierrez Jr.

### **COMMITTEE RECOMMENDATION**

N/A

### **STAFF RECOMMENDATION**

APPROVAL

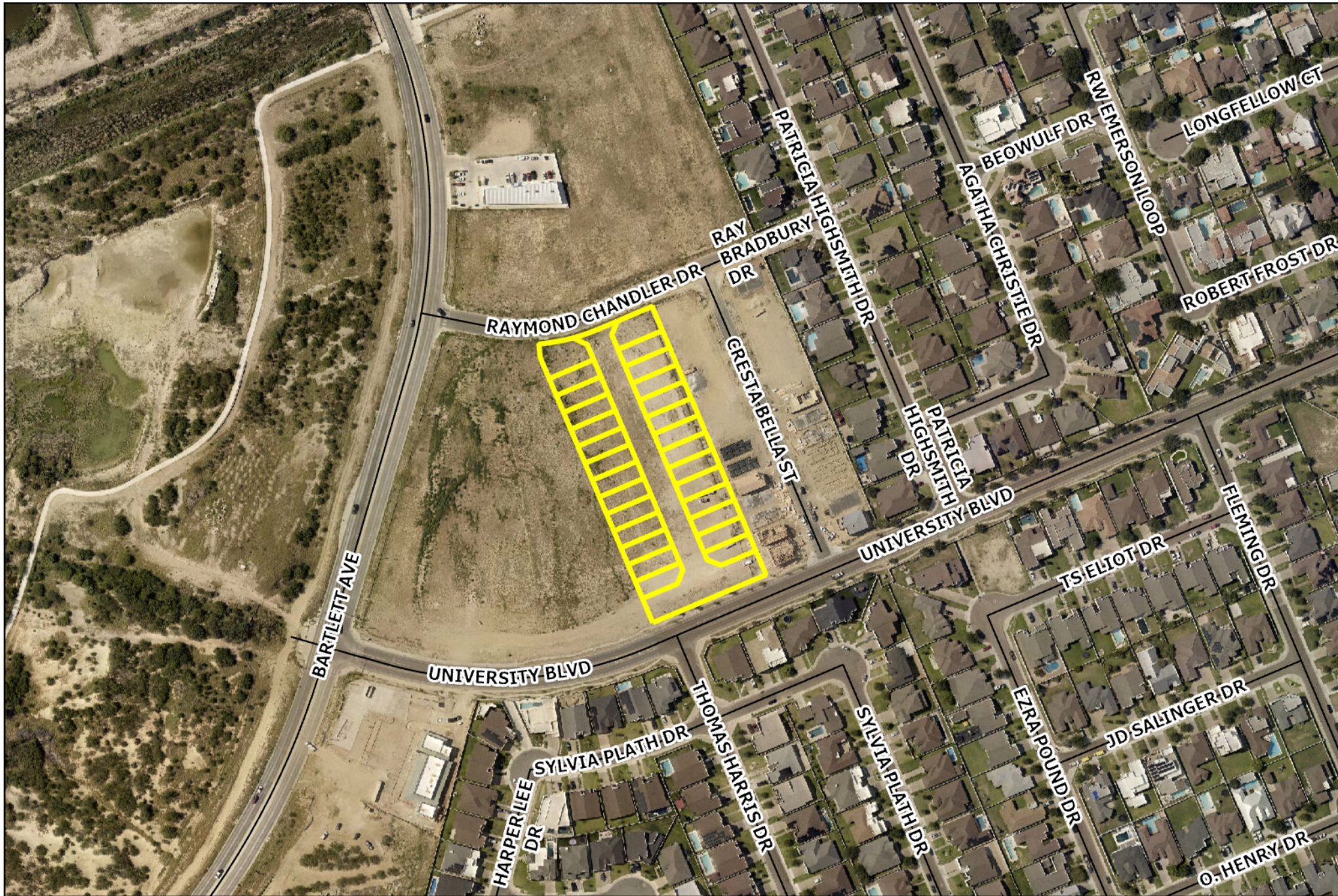
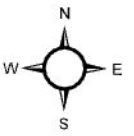
NOTICE TO THE DEVELOPER:

N/A

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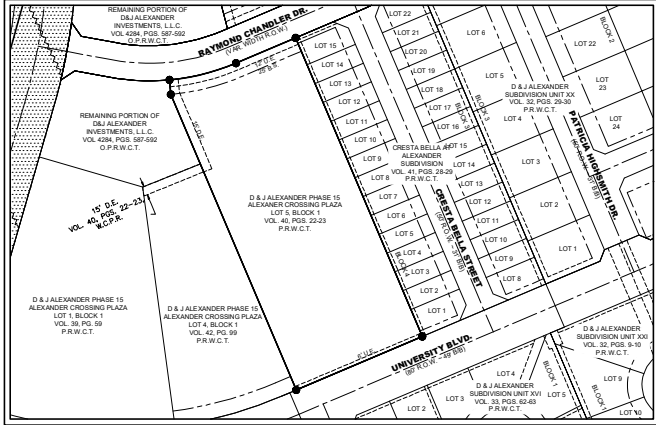
# AERIAL LOCATION MAP



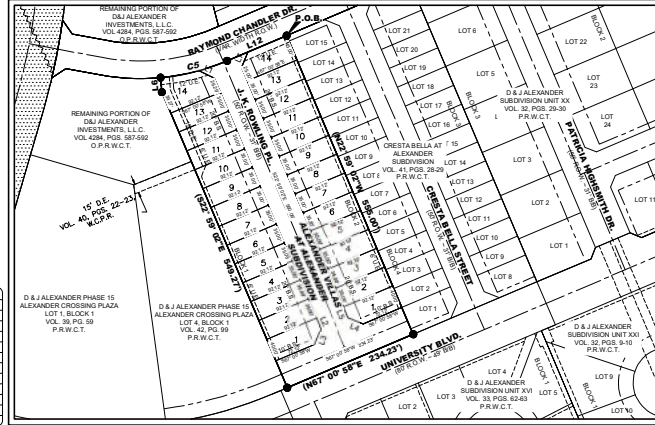


PLAT NOTES:

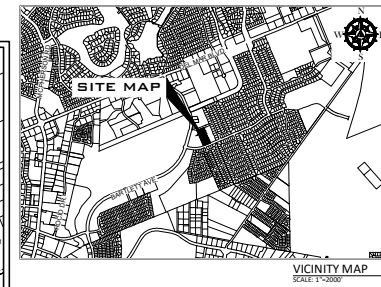
1. THE PURPOSE OF THIS RE-PLAT IS TO RE-PLAT LOT 5, BLOCK 1, INTO ALEXANDER VILLAS
2. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY CONVENIENCE OR RESTRICTIONS.
3. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IN ACCORDANCE TO THE LAREDO LAND DEVELOPMENT CODE.
4. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
5. THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE CITY OF LAREDO LAND DEVELOPMENT CODE.
6. DATUM BASED ON TEXAS STATE PLANES COORDINATE SYSTEM NAD83 TEXAS STATE PLANES, SOUTH ZONE, US FOOT. ELEVATIONS MEAN SEA LEVEL (MSL), DERIVED FROM GPS KINEMATIC OBSERVATIONS.
7. PROPERTY DOES NOT APPEAR TO BE LOCATED IN A FLOOD ZONE AS PER FEMA MAP NO. 48479C1205C. EFFECTIVE DATE: APRIL 2, 2008.
8. POINT OF BEGINNING HAS THE FOLLOWING COORDINATES:  
N:17098598.76  
E:674587.83



AS PLATTED:  
LOT 5, BLOCK 1  
D & J ALEXANDER PHASE 15, ALEXANDER CROSSING PLAZA  
CITY OF LAREDO, WEBB COUNTY, TEXAS



RE-PLAT:  
ALEXANDER VILLAS AT ALEXANDER SUBDIVISION  
CITY OF LAREDO, WEBB COUNTY, TEXAS



CERTIFICATE OF OWNER  
I, CLAUDIA J. MARTINEZ BRIONES, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS D & J ALEXANDER SUBDIVISION PHASE 15, ALEXANDER CROSSING PLAZA, LOT 5, BLOCK 1 IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, DOES HEREBY DELEGATE FOR THE USE OF THE PUBLIC FOREVER ALL STREETS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.  
BY: CLAUDIA J. MARTINEZ BRIONES DATE: / /

STATE OF TEXAS:  
COUNTY OF WEBB:  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CLAUDIA J. MARTINEZ BRIONES, 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 2020.  
NOTARY PUBLIC IN AND FOR THE WEBB COUNTY, TEXAS  
MY COMMISSION EXPIRES: / /

CERTIFICATE OF ENGINEER  
I, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS RE-PLAT TO THE MATTERS OF STREETS, LOTS, WATER, SEWER AND APURTANCES AND ORANGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.  
ARMANDO GUERRA, P.E. 104992 DATE: / /

CERTIFICATE OF SURVEYOR  
STATE OF TEXAS:  
COUNTY OF WEBB:  
I, EDUARDO J. GUTIERREZ, REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS PLAT CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND DIRECTION.  
VANESSA GUERRA, AICP PLANNING DIRECTOR DATE: / /

PLAT-APPROVAL CITY ENGINEER  
I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS RE-PLAT OF D & J ALEXANDER PHASE 15, ALEXANDER CROSSING PLAZA, LOT 5, BLOCK 1 INTO ALEXANDER VILLAS AT ALEXANDER SUBDIVISION, PREPARED BY ARMANDO GUERRA LICENSED PROFESSIONAL ENGINEER NO. 104992, AND DATED THE DAY OF WITH THE LAST REVISED DATE ON, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.  
EULIO DE LOS SANTOS, P.E. DATE: / /

PLANNING COMMISSION APPROVAL  
THIS PLAT RE-PLAT OF D & J ALEXANDER PHASE 15, ALEXANDER CROSSING PLAZA, LOT 5, BLOCK 1, INTO ALEXANDER VILLAS AT ALEXANDER SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON DAY OF 2020.  
DANIELA SADA FAZ PLANNING AND ZONING 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 2020, THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.  
COUNTY CLERK  
WEBB COUNTY, TEXAS  
STATE OF TEXAS:  
WEBB COUNTY:  
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 2020, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF 2020, AT O'CLOCK A.M. IN VOLUME PAGE(S) OF THE PLAT RECORDS OF SAID COUNTY.

DEPUTY COUNTY CLERK  
WEBB COUNTY, TEXAS  
DATE: / /

Line Table		
Line #	Length	Direction
L1	29.78'	S64° 51' 54"E
L2	20.00'	S22° 00' 58"W
L3	28.28'	S22° 00' 58"W
L4	28.28'	N67° 59' 02"W
L5	20.00'	N22° 59' 02"W
L6	25.00'	S05° 14' 12"E
L7	28.28'	N22° 00' 58"E
L12	110.78'	S67° 00' 58"W

Curve Table			
Curve #	Length	Radius	Chd. Direction
C5	117.70'	380.00'	S76° 53' 23"W 117.23'

Lot Table			Lot Table		
Lot #	Block #	Area (Sq. Ft.)	Lot #	Block #	Area (Sq. Ft.)
1	1	3484.68	8	2	3224.10
1	2	3484.68	9	1	3224.10
2	1	3224.10	9	2	3224.10
2	2	3224.10	10	1	3224.10
3	1	3224.10	10	2	3224.10
3	2	3224.10	11	1	3224.10
4	1	3224.10	11	2	3224.10
4	2	3224.10	12	1	3224.10
5	1	3224.10	12	2	3224.10
5	2	3224.10	13	1	3224.10
6	1	3224.10	13	2	3224.10
6	2	3224.10	14	2	3945.27
7	1	3224.10	14	1	4673.23
7	2	3224.10			
8	1	3224.10			

LEGAL DESCRIPTION  
D & J ALEXANDER PHASE 15, ALEXANDER CROSSING PLAZA, LOT 5, BLOCK 1

- PLAT NOTES:
- THE PURPOSE OF THIS RE-PLAT IS TO RE-PLAT LOT 5, BLOCK 1, INTO ALEXANDER VILLAS
  - THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY CONVEYANCE OR RESTRICTIONS.
  - SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IN ACCORDANCE TO THE LAREDO LAND DEVELOPMENT CODE.
  - ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
  - THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.7.7.1 OF THE CITY OF LAREDO LAND DEVELOPMENT CODE.
  - DATA BASED ON TEXAS STATE PLANES COORDINATE SYSTEM NAD83 TEXAS STATE PLANES, SOUTH ZONE, US FOOT. ELEVATIONS MEAN SEA LEVEL (MSL) DERIVED FROM GPS KINEMATIC OBSERVATIONS.
  - PROPERTY DOES NOT APPEAR TO BE LOCATED IN A FLOOD ZONE AS PER FEMA MAP NO. 4847C1205C, EFFECTIVE DATE: APRIL 2, 2008.
  - POINT OF BEGINNING HAS THE FOLLOWING COORDINATES:  
N: 1709898.76  
E: 614857.83

PROJECT TITLE  
**D & J ALEXANDER PHASE 15, ALEXANDER CROSSING PLAZA, LOT 5, BLOCK 1, INTO ALEXANDER VILLAS AT ALEXANDER SUBDIVISION**

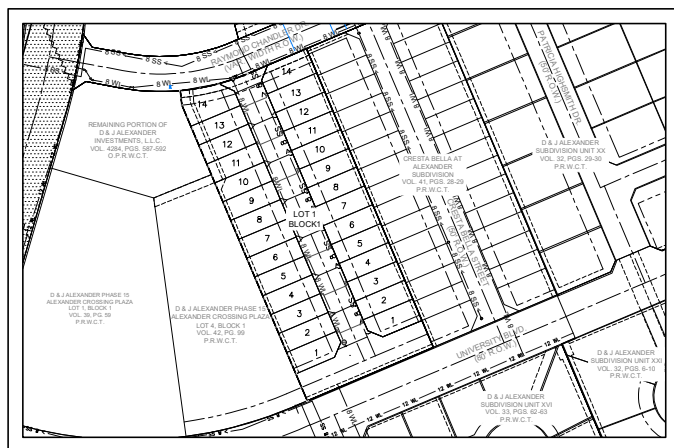
PREMIER  
1302 Castle of Nations, Ste. 2  
Laredo, Texas 78041  
Phone: (956) 717-1195  
Fax: (956) 717-1196  
Email: premier@premier.com










NEW LODGE BUILDING  
KNOX PROPERTIES  
1410 W. KNOX AVE.  
LAREDO, TX 78043
















RE-PLAT OF  
D & J ALEXANDER PHASE 15, ALEXANDER CROSSING PLAZA, LOT 5, BLOCK 1  
INTO  
ALEXANDER VILLAS AT ALEXANDER SUBDIVISION

DRAWN BY: K.G.  
CHECKED BY: A.G.  
APPROVED BY: A.G.  
DATE: 1-28-25  
REVISED DATE: ---  
SCALE 11 X 17: ---  
SCALE 24 X 36: 1"=100'  
PROJECT #: 20016-24  
FILE NAME: REPLAT151220

1 of 2



SYMBOL	LEGEND	DESCRIPTION
	SIR	SET IRON ROD
	FR	FOUND IRON ROD
	---	EXISTING CONTOUR
	8 W	EXIST. 8" WATER LINE
	8 S	EXIST. 8" SANITARY SEWER
	W	EXIST. FIRE HYDRANT
	W	EXIST. TELEPHONE PED
	W	EXIST. WATER METER
	---	EXIST. CONTOUR

LEGEND			
	Water Line Single Service		Water Plug
	Water Line Double Service		Water Line Tee
	Sewer Line Single Service		Clean Out
	Sewer Line Double Service		Man Hole
	Gate Valve		Existing Water Line
	Fire Hydrant		Existing Sewer Line
	Blow off Hydrant		Exist. 12.55 <
			Existing Sewer Line

WATER SUPPLY: DESCRIPTION, COSTS, AND OPERABILITY DATE

ALEXANDER VILLAS AT ALEXANDER SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY THE CITY OF LAREDO. THE SUBDIVIDER AND THE CITY OF LAREDO HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF LAREDO HAS AGREED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND THE CITY OF LAREDO HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND QUALITY OF THE AVAILABLE WATER. THE SUBDIVIDER HAS OBTAINED THE NECESSARY SUBDIVISION MAPS AND RECORDS WHICH HAS AN 8 INCH DIAMETER PVC WATER LINE AT THE SOUTH SIDE OF RAYMOND CHANDLER DR. THE WATER SYSTEM WILL CONSIST OF 28 SERVICE CONNECTIONS LINE WHICH WILL CONNECT TO THE EXISTING 8 INCH WATER LINE ALONG RAYMOND CHANDLER DR. THE SINGLE SERVICE LINE WITH METER BOX HAS ALREADY BEEN INSTALLED AT A TOTAL COST OF \$XXXX OR \$XXXX PER LOT. THE SUBDIVIDER IN ADDITION HAS OBTAINED A \$XXXX WHICH COVERS THE COST FOR ALL LOTS FOR THE WATER AVAILABILITY AND WATER METERS.

CERTIFICATE OF UTILITY DIRECTOR

STATE OF TEXAS:  
WEBB COUNTY:

STATE OF TEXAS:  
WEBB COUNTY:

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

WALTER PISHKUR  
EXECUTIVE UTILITIES DIRECTOR

DATE \_\_\_\_\_

SEWAGE FACILITIES: DESCRIPTION, COSTS, AND OPERABILITY DATE

SEWAGE FROM ALEXANDER VILLAS AT ALEXANDER SUBDIVISION WILL BE DISPOSED THROUGH THE SANITARY SEWER COLLECTION SYSTEM OF THE CITY OF LAREDO. THE SUBDIVIDER AND THE CITY OF LAREDO HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF LAREDO HAS AGREED TO PROVIDE SUFFICIENT SEWAGE CAPACITY FOR THE FULL DEVELOPMENT OF THIS SUBDIVISION. THE CITY OF LAREDO HAS AN EXISTING 8 INCH DIAMETER SEWER LINE ALONG THE NORTH SIDE OF RAYMOND CHANDLER DR. THE SEWER SYSTEM WILL CONSIST OF 20 SINGLE AND DOUBLE SERVICE COWS WHICH WILL CONNECT TO THE EXISTING 8 INCH DIAMETER SANITARY SEWER LINE ALONG RAYMOND CHANDLER DR. THE TOTAL COST OF THE 20 SINGLE AND DOUBLE SERVICE LINES HAVE ALREADY BEEN INSTALLED AT A TOTAL COST OF \$3000 OR \$150 PER FOOT.

CERTIFICATE OF ENGINEER

STATE OF TEXAS:

STATE OF TEXAS:

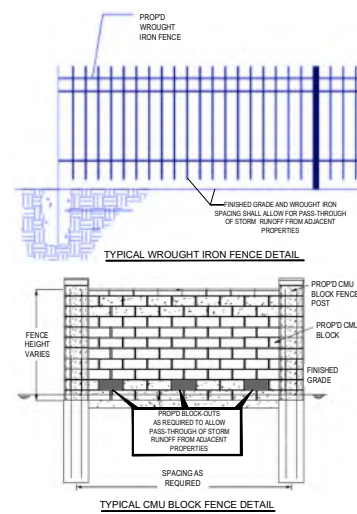
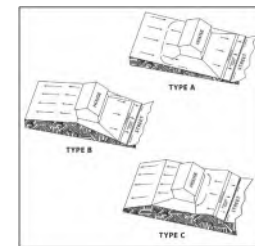
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWERAGE SERVICE DESCRIBED ABOVE SHALL BE PROVIDED IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

ARMANDO GUERRA,  
P.E. No.104992

DATE        /        /       

LOT DRAINAGE NOTES:

HOME OWNERS OF ANY LOTS WHICH WILL RECEIVE RUNOFF FROM ADJACENT LOTS, SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH MANNER THAT IMPEDE 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 FLOWING. GENERAL EXAMPLES OF SUCH FENCES ARE SHOWN BELOW:



RE-PLAT OF  
D & J ALEXANDER PHASE 15,  
ALEXANDER CROSSING PLAZA, LOT 5,  
BLOCK 1  
INTO  
ALEXANDER VILLAS AT ALEXANDER  
SUBDIVISION

**PREMIER**  
 CONSTRUCTION  
 Phone: (866) 372-1199  
 Fax: (866) 372-1506  
 E-Mail: [info@premier6010.com](mailto:info@premier6010.com)

WINER  
NEW EDGE BUILDING  
SOLUTIONS INC.  
KOACH PROPERTIES  
4110 TRANSPORTATION A  
LAREDO, TX 78043

RE-PLAT OF  
D & J ALEXANDER PHASE 15,  
ALEXANDER CROSSING PLAZA,  
LOT 5, BLOCK 1  
INTO  
ALEXANDER VILLAS AT ALEXANDER SUBDIVISION

DRAWN BY:	K.G.
CHECKED BY:	A.G.
APPROVED BY:	A.G.
DATE:	2-10-25
REVISED DATE:	---
SCALE 11 X 17 :	-
SCALE 24 X 36 :	1"=100'
PROJECT #:	20016-24
FILE NAME:	20016-24.dwg

SHEET  
2 OF 2



# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 1/8/2026

**Final Plats and replats 10A**

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### **SUBJECT**

Consideration of a six (6) month extension to the final plat approval of the replat of Lot 2A, Block 1, Amended Laredo Arena Subdivision, Unit 4 into Lots 2B & 2C, Block 1, Laredo Arena Subdivision, Unit 4. The intent is commercial. The request is to extend the scheduled expiration date from January 6, 2026 to July 6, 2026.

PL-033-2026

District V - Cm. Ruben Gutierrez.

### **PREVIOUS COUNCIL ACTION**

N/A

### **BACKGROUND**

APPLICANT: BH 2401 Jacaman, LLC

ENGINEER: Top Site Civil Group

SITE: This 2.6-acre tract of land is located adjacent to Jacaman Rd. and east of Sinatra Parkway. The zoning for this 2-lot development B-4 (Highway Commercial District). This tract is located in District V - Cm. Ruben Gutierrez.

### **COMMITTEE RECOMMENDATION**

N/A

### **STAFF RECOMMENDATION**

APPROVAL

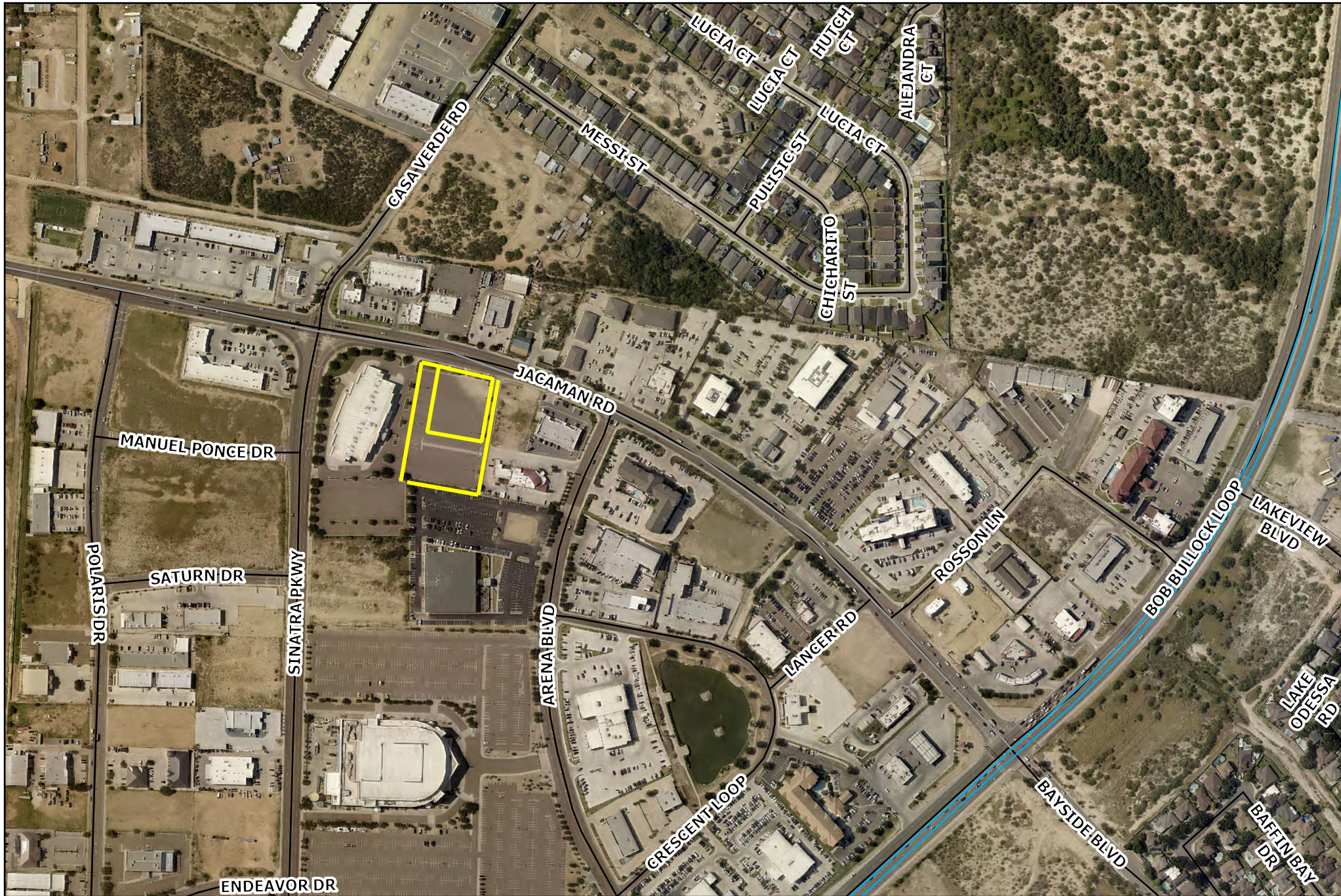
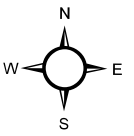
NOTICE TO THE DEVELOPER:

N/A

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# AERIAL LOCATION MAP

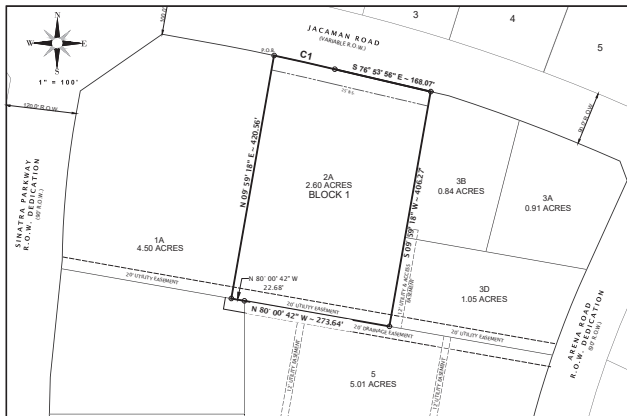




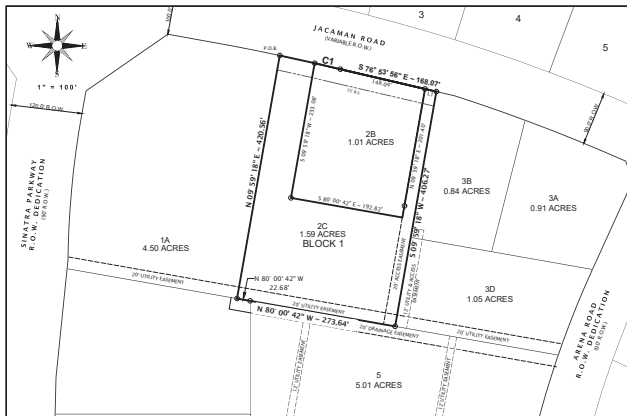
## **PLAT NOTES & RESTRICTIONS**

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. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. THIS SUBJECT PROPERTY IS NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP No. 48479C, PANEL No. 1205C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
4. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
5. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
6. THE PURPOSE OF THIS REPLAT IS SUBDIVIDE ONE LOT INTO TWO.
7. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
8. P.O.B. (X: 675712.2224, Y: 17094316.7346)

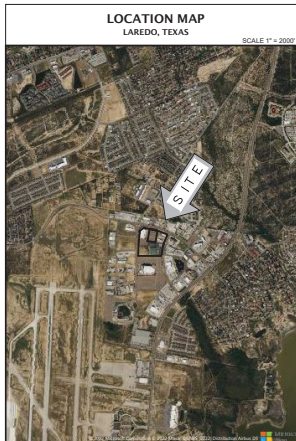




AS PLATTED  
LOTS 2A, BLOCK 1  
AMENDED LAREDO ARENA SUBDIVISION  
UNIT 4  
AS RECORDED IN  
VOL. 25, PGS. 50 W.C.P.R.



REPLAT INTO  
LOTS 2B & 2C, BLOCK 1  
LAREDO ARENA SUBDIVISION  
UNIT 4



- 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. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
  3. THIS SUBJECT PROPERTY IS NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP NO. 48479C, PANEL NO. 1205C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
  4. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.7.7.1 OF THE LAREDO LAND DEVELOPMENT CODE.
  5. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
  6. THE PURPOSE OF THIS REPLAT IS SUBDIVIDE ONE LOT INTO TWO.
  7. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
  8. P.O.B. (X: 875712.2224, Y: 17094316.7346)

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 M. 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 M. VILLARREAL, R.P.L.S. No. 6242  
TSPS FIRM REG. NO. 10194686  
DATE: \_\_\_\_\_

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 \_\_\_\_\_, 2023.

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: REPLAT OF LOT 2A, BLOCK 1, AMENDED LAREDO ARENA SUBDIVISION UNIT 4 INTO LOT 2B & 2C, BLOCK 1, LAREDO ARENA SUBDIVISION UNIT 4, PREPARED BY RICARDO M. VILLARREAL, REGISTERED PROFESSIONAL ENGINEER NO. 101308, AND DATED THE \_\_\_\_ DAY OF \_\_\_\_\_, 2023, WITH THE LAST REVISED DATE ON \_\_\_\_\_, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

RAMON C. CHAVEZ P.E.  
CITY ENGINEER  
DATE: \_\_\_\_\_

PLANNING COMMISSION APPROVAL  
THIS PLAT OF REPLAT OF LOT 2A, BLOCK 1, AMENDED LAREDO ARENA SUBDIVISION UNIT 4 INTO LOT 2B & 2C, BLOCK 1, LAREDO ARENA SUBDIVISION UNIT 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 \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

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 \_\_\_\_\_, 2023. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

RICARDO M. VILLARREAL, P.E.  
TOP SITE CIVIL GROUP, LLC  
6282 McPHERSON RD., STE. 206  
LAREDO, TEXAS 78041  
(956) 725-5057

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 \_\_\_\_\_, 2021, WITH ITS CERTIFICATE OF AUTHENTICATION, HEREIN DESIGNATED AS: REPLAT OF LOT 2A, BLOCK 1, AMENDED LAREDO ARENA SUBDIVISION UNIT 4 INTO LOT 2B & 2C, BLOCK 1, LAREDO ARENA SUBDIVISION UNIT 4, WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2022, AT \_\_\_\_ O'CLOCK \_\_\_\_ A.M. IN VOLUME \_\_\_\_ PAGE \_\_\_\_ OF THE PLAT RECORDS OF SAID COUNTY ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2023.

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

LEGEND

—	PROPERTY LINE
---	LOT LINE
---	CONVEYANCE LINE
---	BOUNDARY LINE
---	FOUND BOUNDARY
---	FOUND BOUNDARY
---	POINT OF BEGINNING

LINE TABLE

LINE	BEARING	DISTANCE
1-2	S 89° 00' 42" W	22.6' W

CURVE TABLE

CHORD	ARC	ANGLE	CHORD BEG.	CHORD END
10.00	10.00	90.00	0.00	0.00

**ENGINEER**  
RICARDO M. VILLARREAL, P.E.  
TOP SITE CIVIL GROUP, LLC  
6282 McPHERSON RD., STE. 206  
LAREDO, TEXAS 78041  
(956) 725-5057

**SURVEYOR**  
RICARDO M. VILLARREAL, R.P.L.S.  
TOP SITE CIVIL GROUP, LLC  
6282 McPHERSON RD., STE. 206  
LAREDO, TEXAS 78041  
(956) 725-5057

**OWNER:**  
BH 2401 JACAMAN LLC,  
15721 PARK ROW, SUITE 100  
HOUSTON, TEXAS 77084  
(281) 247-5987

OWNER:  
BH 2401 JACAMAN LLC,  
15721 PARK ROW, SUITE 100  
HOUSTON, TEXAS 77084

REPLAT INTO LOTS 2B & 2C, BLOCK 1  
LAREDO ARENA SUBDIVISION - UNIT 4

**TOPSITE**  
Civil Group

TopSite Civil Group, LLC  
11111 North Loop West, Suite 100  
Houston, Texas 77057  
P: 281-247-5987  
F: 281-247-5988  
info@topsitecivil.com  
www.topsitecivil.com

2.0

# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 1/8/2026

**Model Subdivision Compliance 11A**

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### **SUBJECT**

Consideration of Model Rule Subdivision Compliance of the plat of Aquero Subdivision, Phase V. The intent is residential.

PL-030-2026

District VII - Cm. Vanessa Perez

### **PREVIOUS COUNCIL ACTION**

N/A

### **BACKGROUND**

APPLICANT: Aquero, LTD

ENGINEER: Porras Nance Engineering

**SITE:** This 17.819-acre tract of land is located west of River Bank Drive and south of Aquero Boulevard. The zoning for this 101-lot development is R-1A (Single Family Reduced Area District). This tract is located in District VII - Cm. Vanessa Perez.

### **COMMITTEE RECOMMENDATION**

N/A

### **STAFF RECOMMENDATION**

APPROVAL

**NOTICE TO THE DEVELOPER:**

N/A

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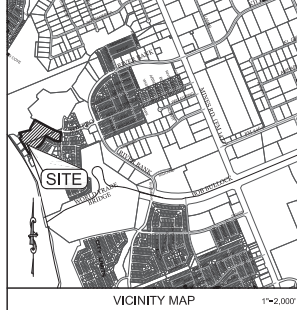






## **NOTES:**

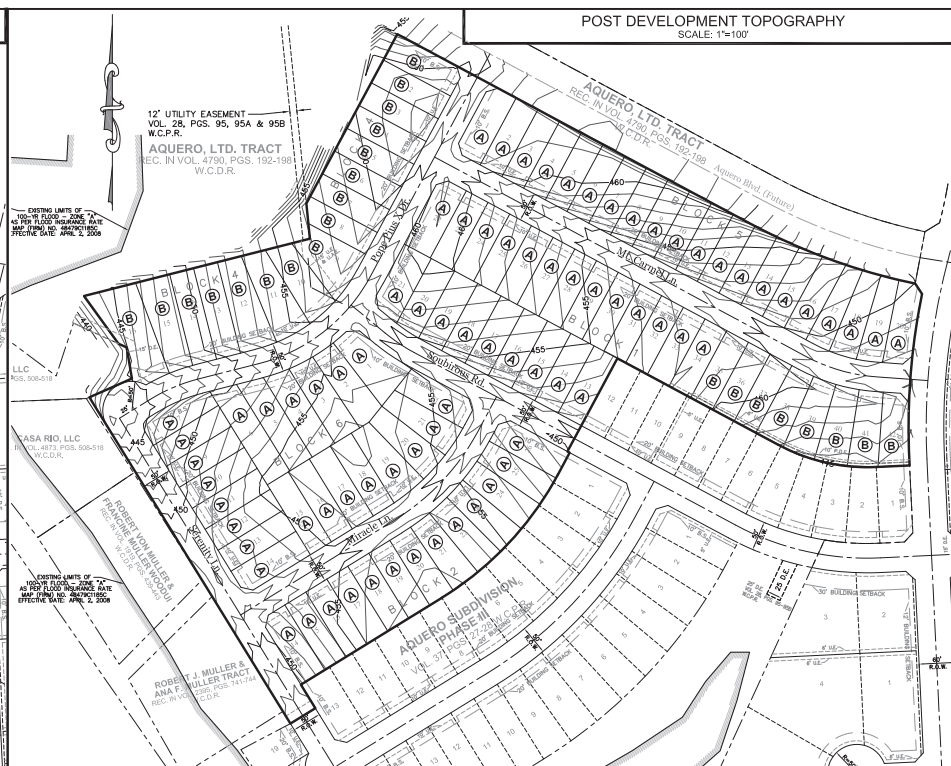
- 1.- MAINTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF APPENDIX F-2 OF SECTION 24-83 OF THE LAREDO LAND DEVELOPMENT CODE.
- 2.- THE SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE, UNLESS DICTATED BY THE DEVELOPER AT THE TIME OF PLATTING.
- 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.- NO MORE THAN ONE SINGLE FAMILY DETACH DWELLING UNIT SHALL BE LOCATED ON AN INDIVIDUAL LOT.
- 5.- ALL CURB CUTS 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 LOCATIVE PURPOSES AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.
- 7.-LOT 1, BLOCK 4 AND LOTS 1-20, BLOCK 5 SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH AQUERO BLVD.
- 8.-LOT 42, BLOCK 1 AND LOT 20, BLOCK 5 SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH BERNADETTE LN.
- 9.-PORTION WITHIN THIS PLAT OF A 12' OFFSITE UTILITY EASEMENT AS RECORDED ON AQUERO SUBDIVISION, PHASE I PLAT ON VOLUME 28, PAGES 95, 95A & 95B OF THE WEBB COUNTY PLAT RECORDS WILL BE ABANDONED AS PART OF THIS PLAT.
- 10.-LOTS 1-16, BLOCK 4 AND LOTS 35-42, BLOCK 1 WILL HAVE SOME SURFACE WATER DRAINING TOWARDS THE BACK OF THE LOT; 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 35-42, BLOCK 1; WILL GET SOME SURFACE WATER FROM THE ADJACENT SIDE LOTS. HOME OWNER SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS ALONG THE 10' PRIVATE DRAINAGE EASEMENT, 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.
- 12.-LOTS 13-34, BLOCK 1; LOTS 14-26, BLOCK 2; LOTS 1-20, BLOCK 5 AND LOTS 11-22, BLOCK 6 WILL HAVE LOT GRADING TYPE "A"; LOTS 35-42, BLOCK 1; AND LOTS 1-16, BLOCK 4 WILL HAVE LOT GRADING TYPE "B"; AS SHOWN ON SHEET 2 OF 2 OF THIS PLAT.
- 13.-STRUCTURES ON LOTS 16, BLOCK 4 SHALL HAVE A MINIMUM FINISH FLOOR ELEVATION OF 447.25
- 14.-THIS PLAT IS SUBJECT TO A CERTIFICATE OF ADJOINING LANDOWNER RUNOFF DISCHARGE AS RECORDED IN VOL.\_\_\_\_, PG.\_\_\_\_, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.



feet, TAN=86.65 feet, CHD=170.86 feet,  
feet, TAN=149.41 feet, CHD=286.54 feet,  
feet, TAN=150.97 feet, CHD=298.84  
to the left of this tract and the most  
feet, TAN=142.79 feet, CHD=283.38 feet,

SHEET:  
1 OF 2





DATE \_\_\_\_\_

004

[illegible]

SHEET:

LEGEND:

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
P.D.E.	PRIVATE DRAINAGE EASEMENT
U.A.E.	UTILITY ACCESS EASEMENT
D.E.	DRAINAGE EASEMENT

304 E. CALTON  
LAREDO, TEXAS 78041  
TBPE F-6205  
TBPLS F-101888  
OFFICE (956) 724-3097  
[www.porrasnance.com](http://www.porrasnance.com)

ENGINEER/SURVEYOR:  
PORRAS NANCE ENGINEERING  
304 E. CALTON RD.  
P.O. BOX 1670  
LAREDO, TEXAS 78044  
(956) 724-3097 PH  
(956) 724-9208 FX

PROJECT DATA:  
ACRES : 17.822 ACRES  
LOTS : 101 RESIDENTIAL LOTS  
R.O.W. : 50'  
B/B : 31'

PLAT OF:

**AQUERO SUBDIVISION, PHASE V**  
 17.822 ACRE TRACT  
 BEING OUT OF  
 AS RECORDED IN VOLUME 4790, PAGES 192-198, W.C.D.R.  
 SURVEY 2143 ~ ABSTRACT 5041, ABEL MORGAN, ORIGINAL GRANTEE AND  
 PORCION 19 ~ ABSTRACT 47, JOAQUIN GARCIA, ORIGINAL GRANTEE  
 CITY OF LAREDO,  
 WEBB COUNTY, TEXAS

SHEET:  
2 OF 2



## WASTEWATER SERVICE AGREEMENT

### AGREEMENT REGARDING WASTEWATER SERVICE FOR THE PROPOSED AQUERO SUBDIVISION, PHASE V

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 Aquero, 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 Aquero Subdivision, Phase V.

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 37,370 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 \$10,100 which sum represents the total costs of wastewater annexation fees.

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

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

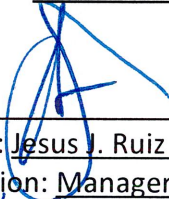
This Agreement is effective on 12-2-, 2025.

The Utility

By:   
Printed Name: Dr. Tareq Al-Zabet  
Office or Position: Director Utilities Department  
Date: \_\_\_\_\_

The Subdivider: Aquero, Ltd.

By: Aquero Management, LLC  
General Partner

By:   
Printed Name: Jesus J. Ruiz  
Office or Position: Manager  
Date: 12/01/25

## WATER SERVICE AGREEMENT

### AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED AQUERO SUBDIVISION, PHASE V

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

The Subdivider is Aquero, 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 Aquero Subdivision, Phase V.

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 48,581 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 \$52,700 which sum represents the total costs of water availability and water annexation fees.


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



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

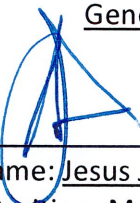
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The Utility

By:   
Printed Name: Dr. Tareq Al-Zabet  
Office or Position: Director Utilities Department  
Date: \_\_\_\_\_

The Subdivider: Aquero, Ltd.

By: Aquero Management, LLC  
General Partner

By:   
Printed Name: Jesus J. Ruiz  
Office or Position: Manager  
Date: 12/2/25