

City of Laredo

REGULAR MEETING AGENDA

Thursday, April 2, 2026

6:00 PM

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

Planning & Zoning Commission

City Of Laredo
Planning & Zoning Commission
Council Chambers
1110 Houston St.
Laredo, Texas 78040
April 2, 2026
6:00 P.M.

1. Call to Order
2. Roll Call
3. Pledge of Allegiance
4. Texas Pledge
5. Citizen Comments

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

6. Public Hearing And Recommendation Of An Ordinance:

- 6A** Amending the Zoning Ordinance (Map) of the City of Laredo by [26-P&Z-462](#)
amending Ordinance 2023-O-011 which authorized a conditional
use permit for an amusement redemption machine establishment
on Lot 1A, Block 1, Anil Associates, Limited Liability Company,
Phase 1, located at 9110 McPherson Road, Suite 1 (10,800 square
feet) in order to remove the current parties and issue the
conditional use permit to the property and to extend the current
expiration date of the conditional use permit.
- ZC-028-2026
District VI
- 6B** Public hearing and discussion of an ordinance amending the City of [26-P&Z-471](#)
Laredo Subdivision Ordinance, Chapter III, Section 3.2 Entitled
"Streets and Alleys," by adding definitions for block length and
block width; providing that this ordinance shall be cumulative;
providing for severability clause; and providing for publication and
effective date.

7. Consideration Of The Following Preliminary Plats And Replats:

- 7A** Preliminary consideration of the plat of Villas Del Rincon Subdivision. The intent is residential. [26-P&Z-469](#)

PL-080-2026
District VII - Cm. Vanessa Perez

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

- 8A** Preliminary and final consideration of the replat of Southern Development, Unit 1 - Midtown Commercial Plaza. The intent is for commercial. [26-P&Z-470](#)

PL-078-2026
District III - Cm. Melissa R. Cigarroa

9. Consideration Of The Following Final Plats And Replats:

- 9A** Final consideration of the plat of The Coves at Winfield Phase 6C. The intent is residential. [26-P&Z-473](#)

PL-081-2026
District VI - Cm. Dr. David Tyler King

10. Consideration Of Model Subdivision Compliance:

- 10A** Consideration of Model Rule Subdivision Compliance of the replat of Lot 5, Block 1, D&J Alexander Crossing Plaza into Alexander Villas at Alexander Subdivision. The intent is residential. [26-P&Z-474](#)

PL-077-2026
District V - Cm. Ruben Gutierrez Jr.

11. Adjournment

This notice was posted at the municipal government office, 1110 Houston St, Laredo , Texas, At a place convenient and readily accessible to the public at all times. This notice was posted on Friday, March 27, 2026 by 6:00 P.M.

City of Laredo

Planning & Zoning Commission

Meeting Date: 4/2/2026
Ordinance 6A

Public Hearing and Recommendation of an

SUBJECT

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

ZC-028-2026
District VI

PREVIOUS COUNCIL ACTION

On July 20, 2009, City Council made a motion to approve a conditional use permit for an amusement redemption machine establishment for a one-year date of issuance.

On June 6, 2011, City Council made a motion to approve a conditional use permit amendment for an amusement redemption machine establishment for a five-year date of issuance.

On May 31, 2016, City Council made a motion to approve a conditional use permit amendment for an amusement redemption machine establishment for a ten-year date of issuance.

On September 14, 2016, City Council made a motion to approve a conditional use permit amendment for an amusement redemption machine establishment for Suite 2.

On September 30, 2016, City Council made a motion to approve a conditional use permit amendment for an amusement redemption machine establishment for Suite 1.

On August 6, 2018, City Council made a motion to approve a conditional use permit amendment for an amusement redemption machine establishment in Suite 2 in order to change the tenant.

On February 6, 2023, City Council made a motion to approve a conditional use permit amendment for an amusement redemption machine establishment in Suite 1 in order to change the tenant.

BACKGROUND

Initiated by: Anil Gupta, Owner/Representative

Council District: VI - Dr. David Tyler King

Proposed Use: The proposed use is for an amusement redemption machine establishment.

Site: The site is currently occupied by a commercial structure (amusement redemption machine establishment and Crecer Daycare).

Surrounding Land Uses: To the north of the site is Tuscany Luxury Apartments, McPherson Road, O'Reilly Auto Parts, and a commercial structure that includes Jordan & Rullan Certified Public Accountants, Swisher and Martin Realty, Sonia's Beauty Salon, Relax Message, 50 Stars Nail & Spa, and other commercial businesses. To the east of the site is McPherson Road, Family Dollar, Yumm! Convenience Store, and single family residential uses. To the south of the site is Whataburger, Shiloh Drive, multi-family and single family residential uses, and a commercial structure that includes Domino's Pizza, Pino Hamburger, Mario's Discount Liquid Store #3, and other commercial businesses. To the west of the site is vacant undeveloped land, We'll Wash Laundromat, and a commercial structure that includes Leonelo Cruz Real Estate, Laredo Family Foot Center, Ace Cleaners, and other commercial businesses.

Comprehensive Plan: The Future Land Use Map recognizes this area as Neighborhood Mixed-Use.
https://www.openlaredo.com/planning/2017_Comprehensive_Plan-Viva_Laredo.pdf#page=39

Transportation Plan: The Long Range Thoroughfare Plan identifies McPherson Road as a Major Arterial.
<https://www.cityoflaredo.com/home/showpublisheddocument/17680/638703100333370000>

Letters sent to surrounding property owners: 12 In Favor: 0 Opposed: 0

A Conditional Use Permit is intended to provide for those land uses where additional regulation is necessary to protect the property and surrounding area. It is primarily intended for property located in older section of the city and is intended to promote development and/or redevelopment of such property, which is consistent with the land use patterns of surrounding property. The property is zoned a B-3 (Community Business District) zoning district.

Staff supports the proposed conditional use permit amendment to extend the current expiration date for the following reasons:

1. All conditions other than the amendment of the conditional use permit issuance extension shall remain the same.
2. No citations have been issued to this location for non-compliance with the existing conditions on the conditional use permit.

However, staff does not support removing the current parties from the conditional use permit for the following reasons:

1. Leaving the current owner and tenant names on the permit ensures continuity of accountability and aligns with the intent of the Code of Ordinances, providing clear identification of the responsible

parties for compliance and enforcement purposes.

2. The Code of Ordinances, Section 18-2.4(f) - Restrictions, regulations, controls, and limitations, states, "The owner, operator, or manager of the licensed premises must be present to supervise the operation of the amusement redemption machine establishment..." This requirement ensures all activities conducted on the premises comply with applicable laws, regulations, and permit conditions.

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.

If approved, Staff recommends the continuance of the following provisions from the existing Ordinance 2023-O-011, except the CUP extension:

1. The C.U.P. shall be issued to Anil Gupta and Jorge Vicencio Barcenas, and shall be transferable only with the approval of the City Council, and shall be subject to all conditions of the initial approval, and such other conditions as the City Council may require.

2. REMOVE: The C.U.P. is restricted to operating hours from 11:00 a.m. through 2:00 a.m.
ADD: The C.U.P. is restricted to operating hours from 10:00 a.m. through 11:00 p.m.

3. The C.U.P. is restricted to 10,800 square feet located within Suite 1 as per the site plan, Exhibit B, which is made part hereof for all purposes.

4. Signage is limited to that allowed in a B-3 District.

5. Owner shall provide parking places in compliance with Section 24.78 of the Laredo Land Development Code. ADA-compliant parking space(s) shall be required.

6. Off-site parking is prohibited.

7. Owner shall provide and maintain trees and shrubs in compliance with Section 24.83 of the Laredo Land Development Code.

8. Owner shall provide an opaque fence wall of not less than seven feet in height along property lines which abut or adjoin residential property or residential zoning district, in compliance with Section 24.79 of the Laredo Land Development Code.

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

10. Outdoor music and speakers shall be prohibited and there shall be no ground vibrations created or sustained on this site which are perceptible without instruments at any point on any property adjoining this property.

11. The sale and consumption of alcohol on premises is prohibited.

12. Owner shall make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.

13. Owner shall comply with all Building, Fire and Life Safety Code Regulations as required.

14. Strobe lights, flashing lights, and any other outdoor lighting designed to attract attention are prohibited.

15. Banners and window signs are prohibited.

16. REMOVE: The C.U.P. shall be issued for ten (10) years from date of issuance.

ADD: The C.U.P. amendment shall be extended for an additional ten (10) years from the date of issuance.

COMMITTEE RECOMMENDATION

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

STAFF RECOMMENDATION

IMPACT ANALYSIS

Is this change contrary to the established land use pattern?

No. There is an array of different commercial uses near the location of the proposed use.

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

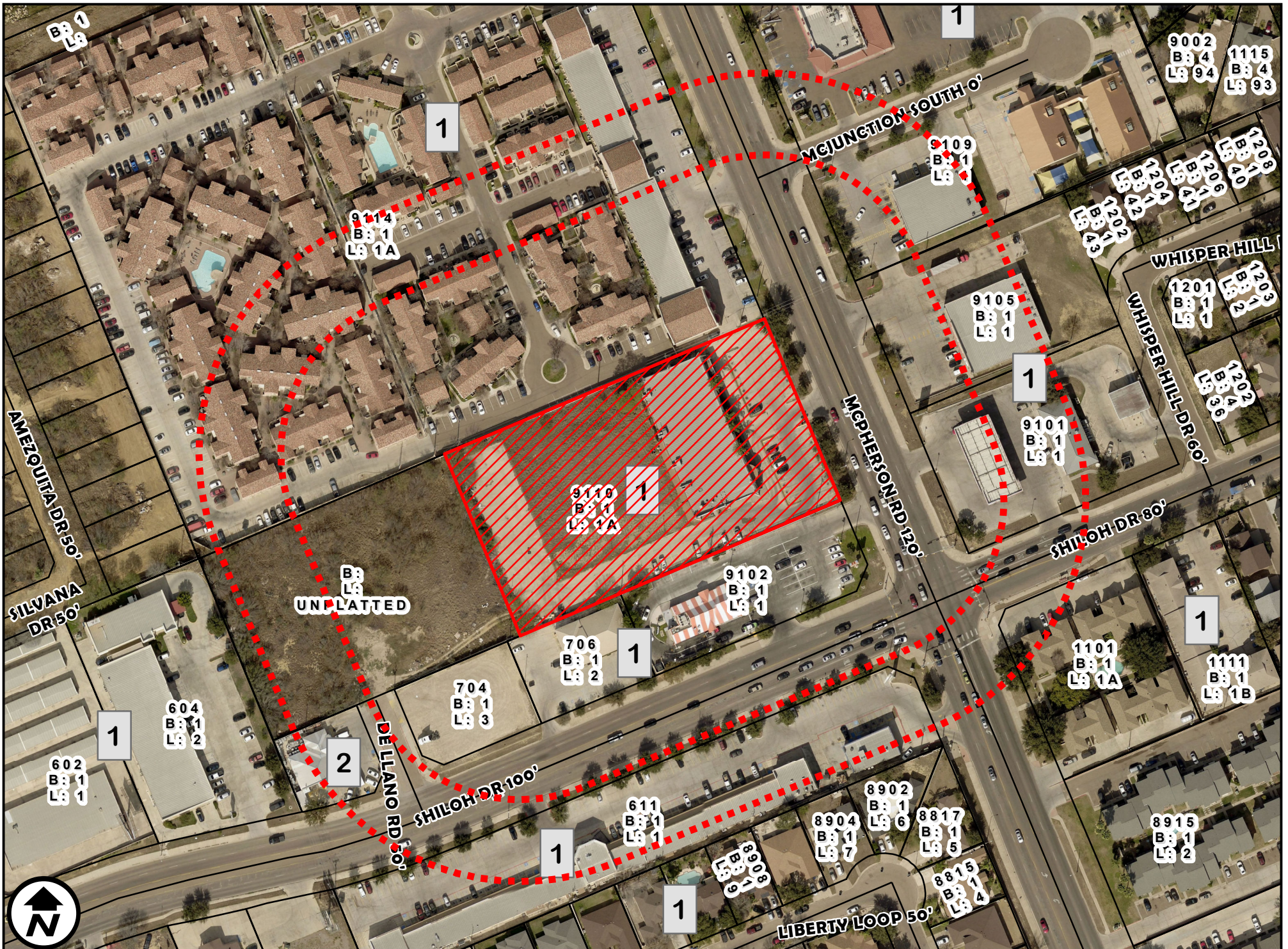
No. The zone will not change.

Will change adversely influence living conditions in the neighborhoods?

No. The proposed conditional use permit amendment is not anticipated to have a negative impact with the surrounding area or neighborhoods as the proposed use has been in existence for more than 10 years.

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

Yes. The existing zone does not allow for an amusement redemption machine establishment and needs to a conditional use permit amendment as intended by the applicant.



AERIAL MAP

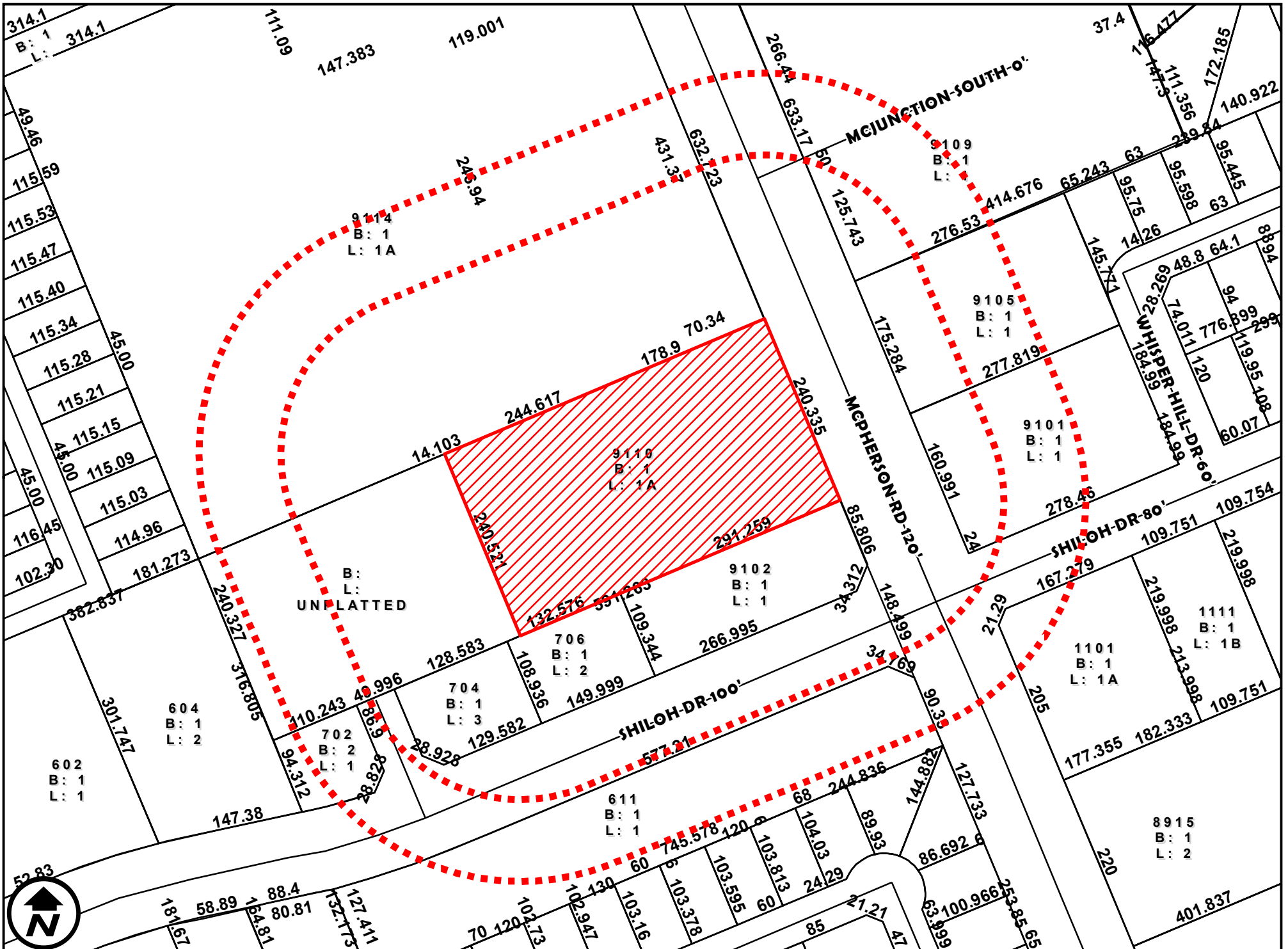
ZC-028-2026

APPLICATION FOR 8

1 inch = 150 feet

COUNCIL DISTRICT 6
9110 MCPHERSON ROAD, SUITE 1

B-3 (COMMUNITY BUSINESS DISTRICT) TO
C.U.P. FOR AMUSEMENT REDEMPTION MACHINE ESTABLISHMENT

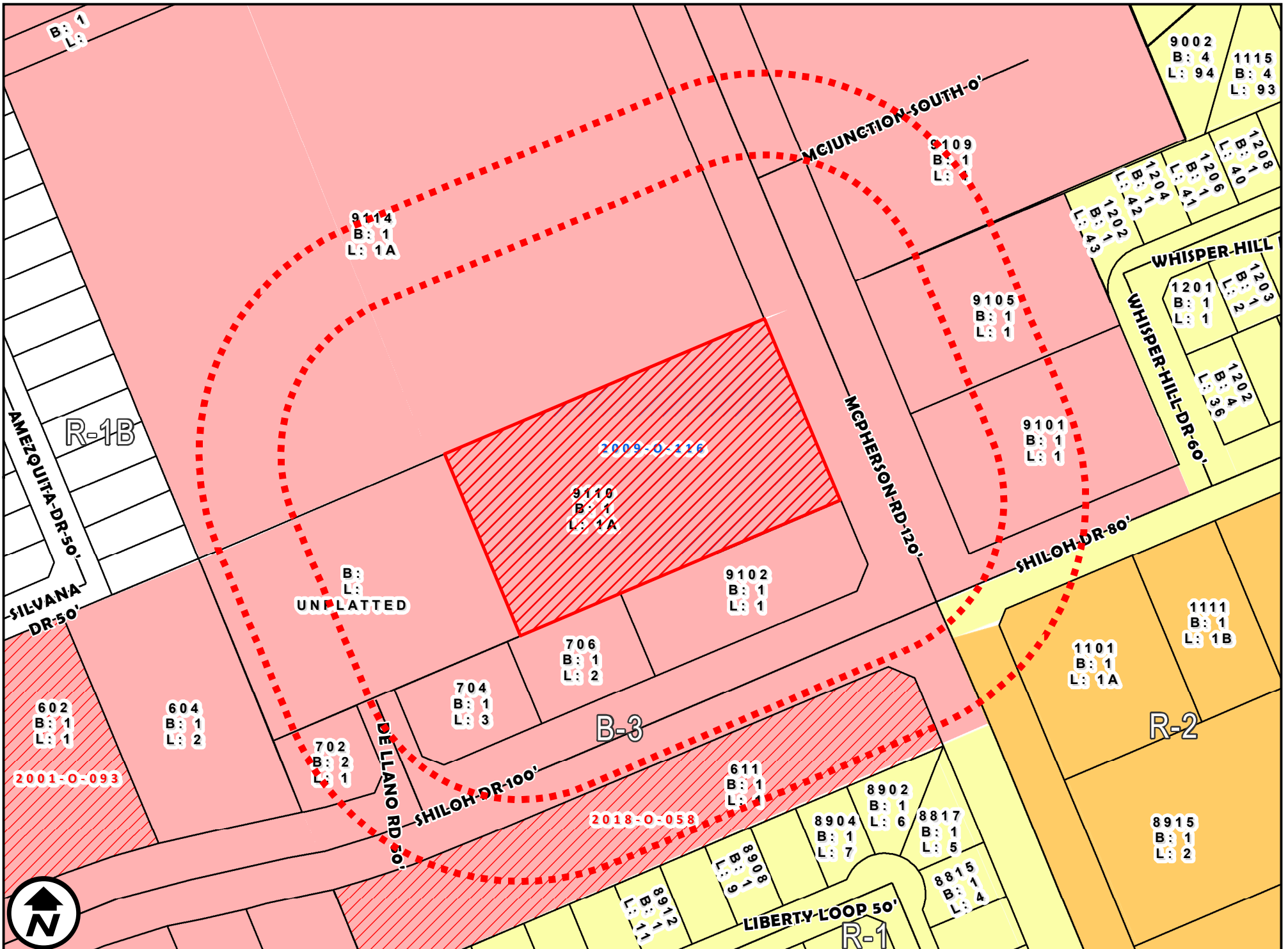


DIMENSIONS MAP

1 inch = 150 feet

ZC-028-2026
 COUNCIL DISTRICT 6
 9110 MCPHERSON ROAD, SUITE 1

APPLICATION FOR
 B-3 (COMMUNITY BUSINESS DISTRICT) TO
 C.U.P. FOR AMUSEMENT REDEMPTION MACHINE ESTABLISHMENT



ZONING MAP

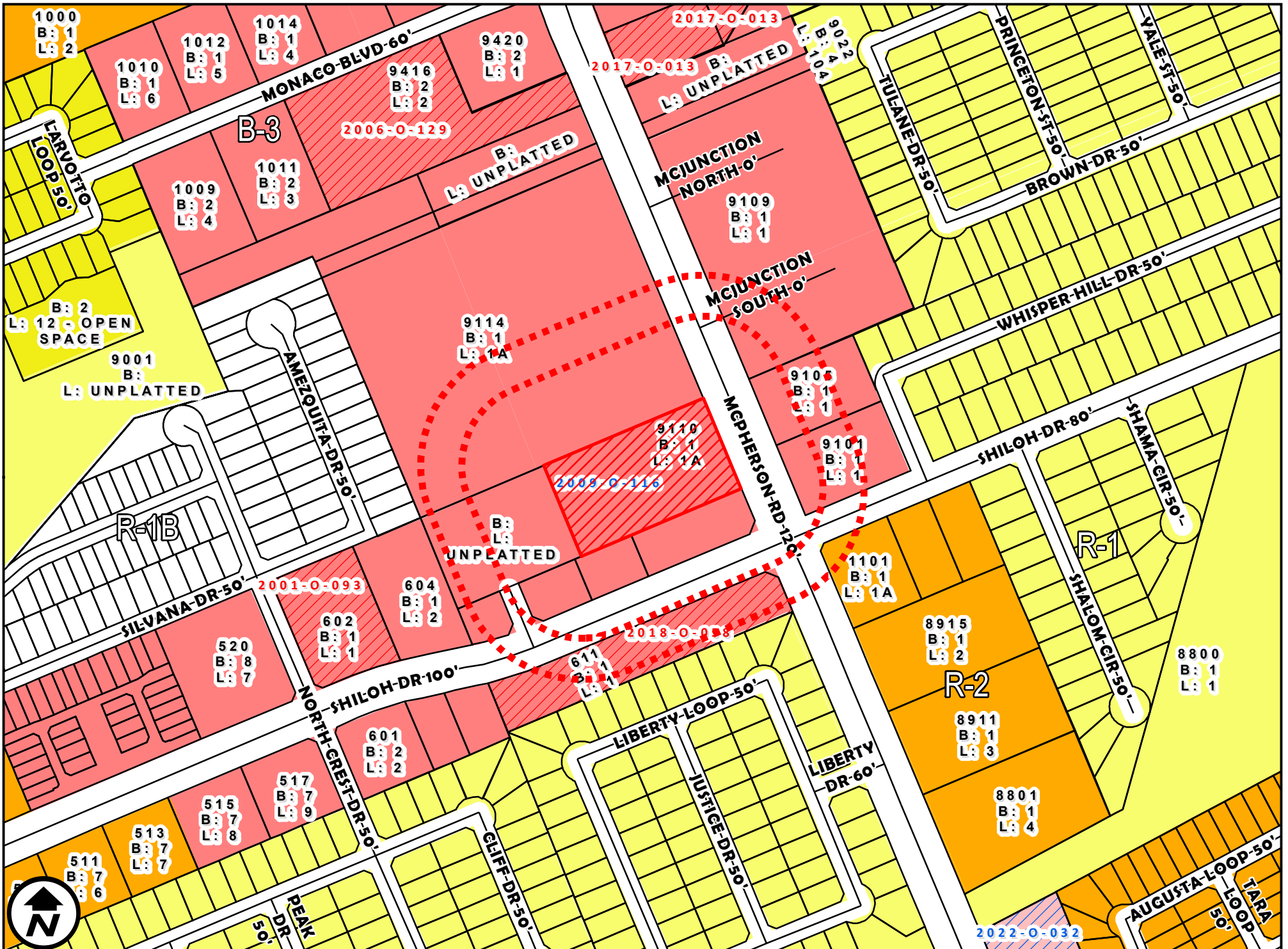
1 inch = 150 feet

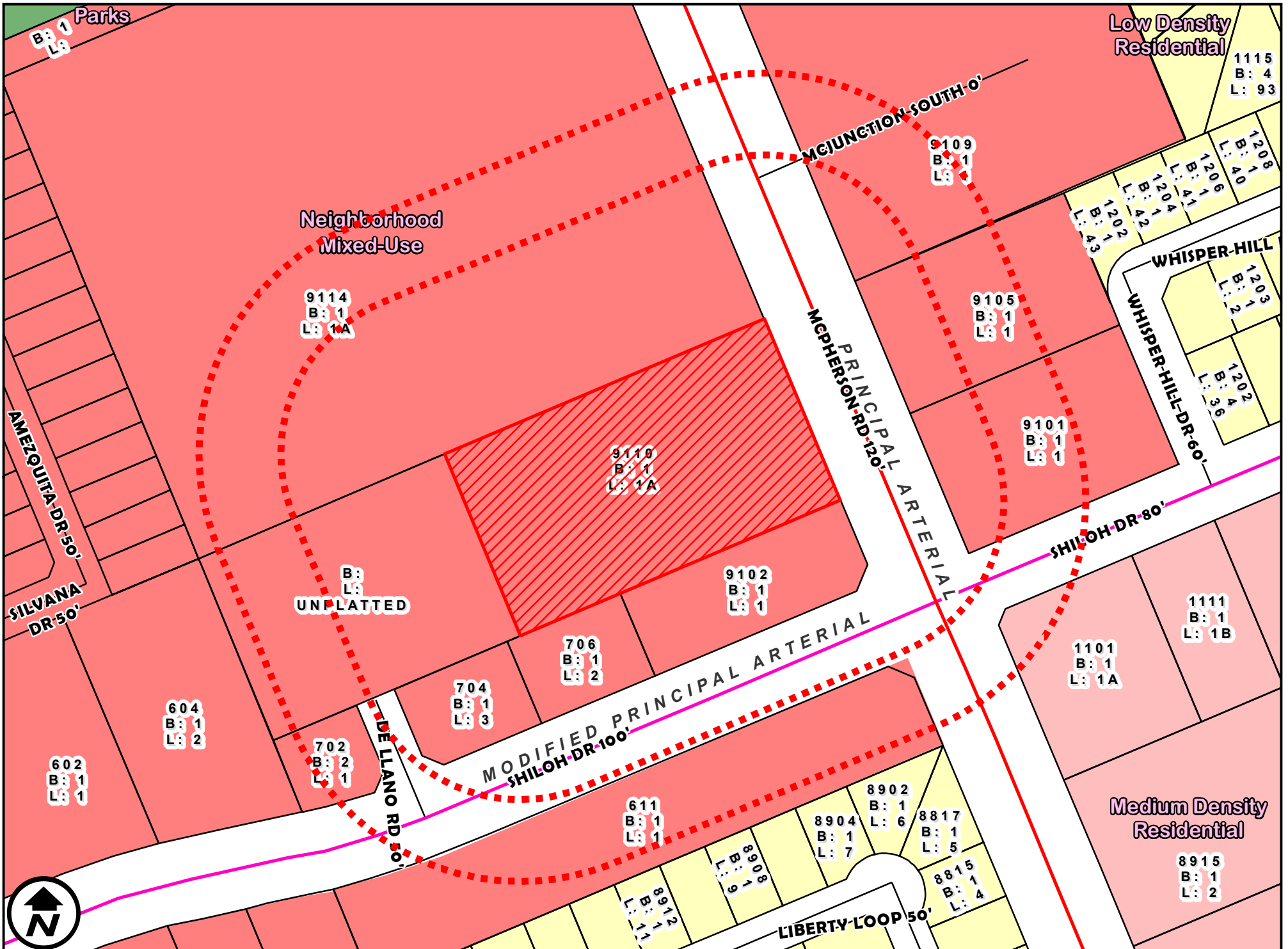
ZC-028-2026

COUNCIL DISTRICT 6
9110 MCPHERSON ROAD, SUITE 1

APPLICATION FC 10

B-3 (COMMUNITY BUSINESS DISTRICT) TO
C.U.P. FOR AMUSEMENT REDEMPTION MACHINE ESTABLISHMENT





FUTURE LANDUSE

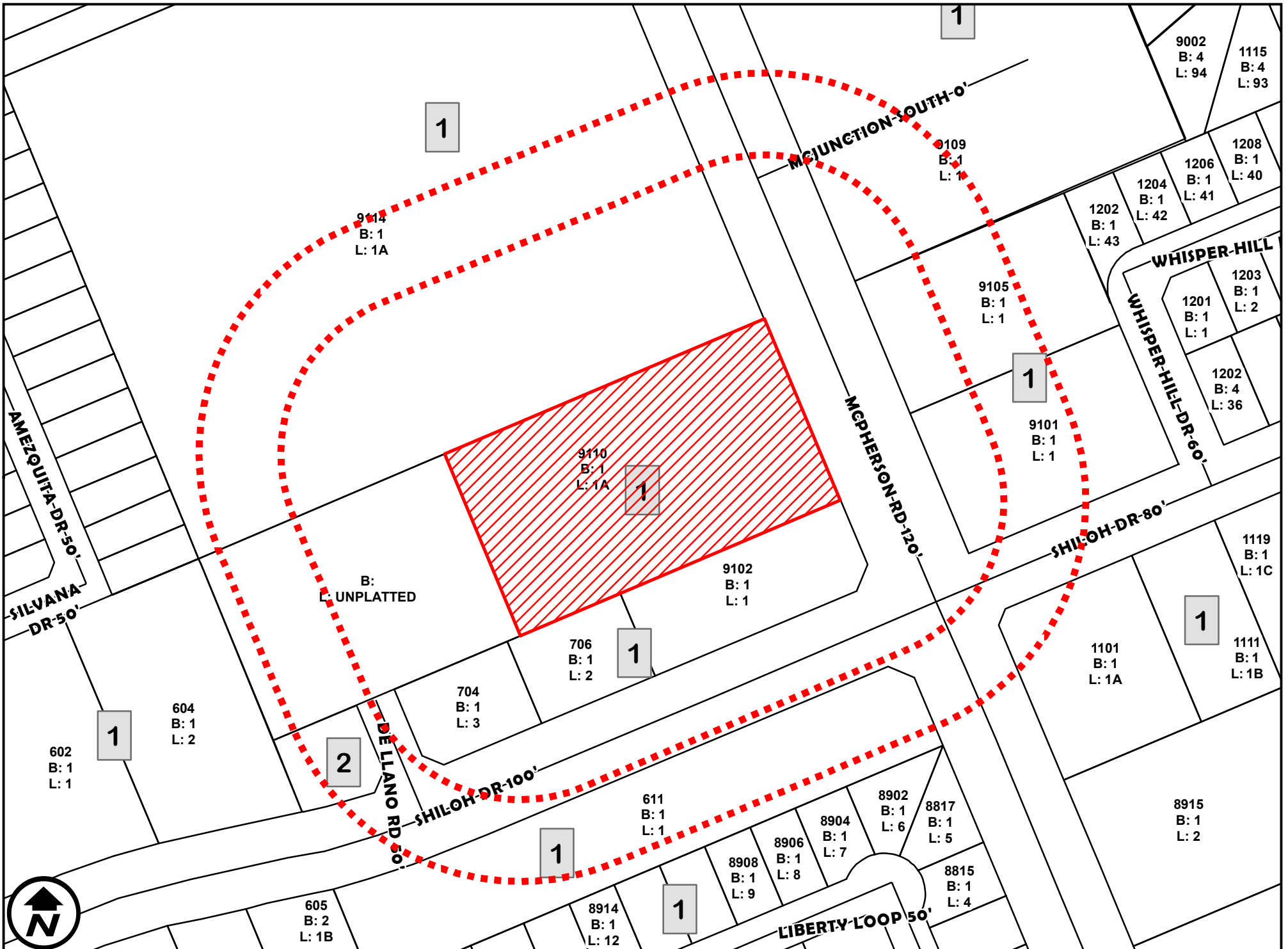
1 inch = 150 feet

ZC-028-2026

COUNCIL DISTRICT 6
9110 MCPHERSON ROAD, SUITE 1

APPLICATION FC 13

B-3 (COMMUNITY BUSINESS DISTRICT) TO
C.U.P. FOR AMUSEMENT REDEMPTION MACHINE ESTABLISHMENT

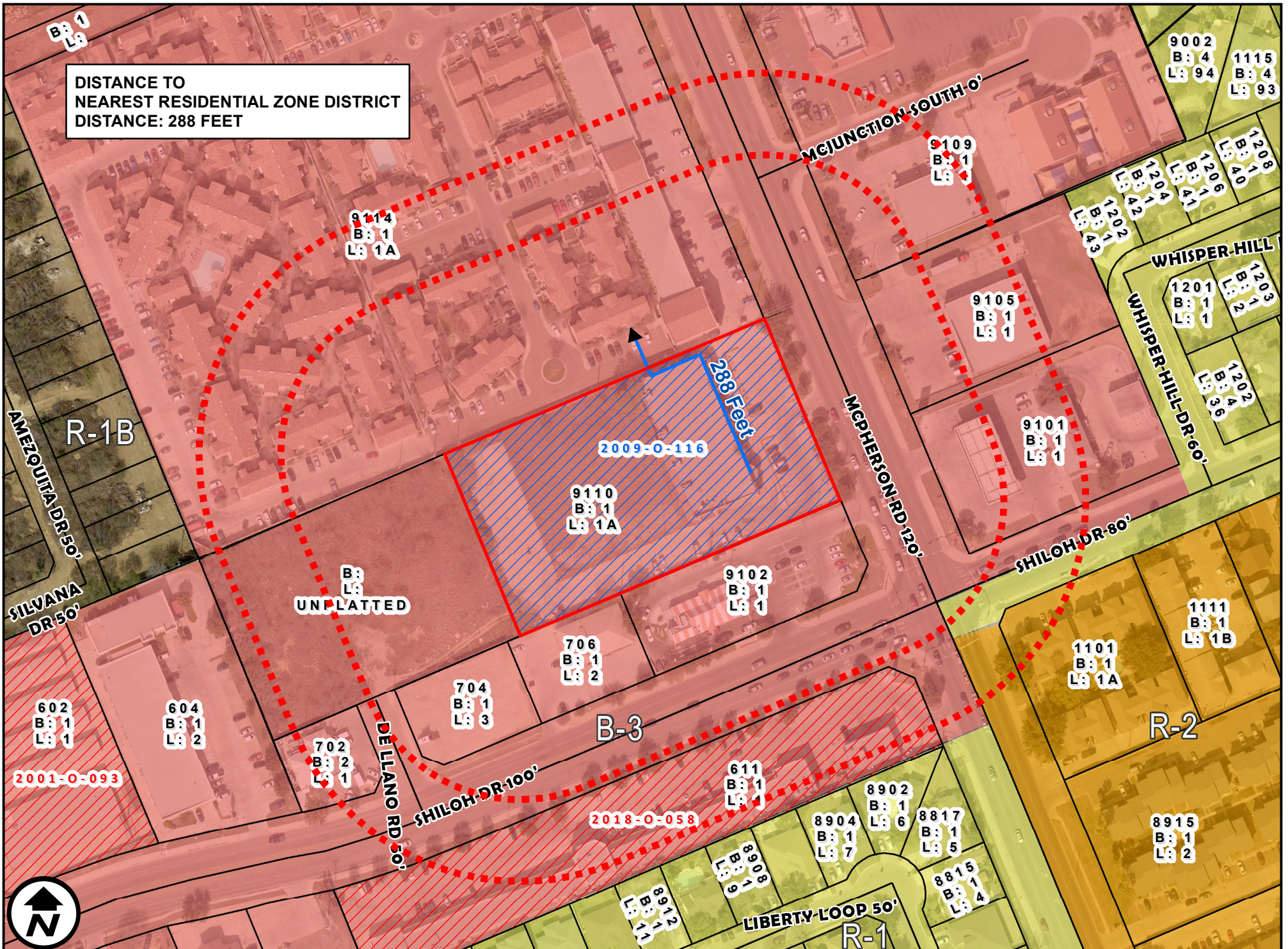


200' AND 300' NOTIFICATION

1 inch = 150 feet

ZC-028-2026
 COUNCIL DISTRICT 6
 9110 MCPHERSON ROAD, SUITE 1

APPLICATION FC 14
 B-3 (COMMUNITY BUSINESS DISTRICT) T
 C.U.P. FOR AMUSEMENT REDEMPTION MACHINE ESTABLISHMENT



DISTANCE MAP

1 inch = 150 feet

ZC-028-2026

COUNCIL DISTRICT 6
9110 MCPHERSON ROAD, SUITE 1

APPLICATION FC 15

B-3 (COMMUNITY BUSINESS DISTRICT) TO
C.U.P. FOR AMUSEMENT REDEMPTION MACHINE ESTABLISHMENT

February 26th, 2026

To whom it may concern,

I, Anil Gupta, am requesting an amendment for the location 91190 Mcpherson Road. I am requesting ordinance No. 2023-0-011 to remove who the CUP is issued to and have the CUP issued to the property.

There will be approximately 10-15 employees hired. The hours of operations will be daily from 10:00 am to 11:00pm

Should you have any questions, please don't hesitate to call me at (956)206-7711



Anil Gupta

Per email correspondence, the applicant is also requesting an amendment to the condition to allow an extension of the existing conditional use permit. - DG

9110 MCPHERSON RD



EXHIBIT B



City of Laredo

Planning & Zoning Commission

Meeting Date: 4/2/2026
Ordinance 6B

Public Hearing and Recommendation of an

SUBJECT

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

BACKGROUND

The current Subdivision Ordinance establishes minimum and maximum block length requirements for subdivisions. However, it does not define how block length is to be measured, nor does it distinguish block length from block width, which is not currently defined.

As a result, the absence of clear measurement standards has led to potential inconsistencies in interpretation and application of the ordinance. Therefore, the City finds it necessary to amend the Subdivision Ordinance to define block length and block width and establish a consistent methodology for measurement, thereby ensuring uniform administration and enforcement of subdivision regulations.

STAFF COMMENTS:

Pursuant to Chapter 6, Section 6-1 of the Subdivision Ordinance, the public hearing shall be recessed and continued to a time and date certain, which shall be not less than ten (10) days after the initial hearing. Upon completion of the continued public hearing, the Planning and Zoning Commission shall forward its recommendation to the City Council.

COMMITTEE RECOMMENDATION

In accordance with Chapter 6, Section 6-1 of the Subdivision Ordinance, the Planning and Zoning Commission will provide its recommendation at the subsequent meeting of April 16, 2026.

STAFF RECOMMENDATION

Staff recommends approval of the proposed amendment to the Subdivision Ordinance to define block length and block width and establish a consistent methodology for measurement, as it will provide clarity and ensure uniform interpretation and administration of subdivision regulations.

Fiscal Impact

Fiscal Year:	Click or tap here to enter text.
Budgeted Y/N?:	Click or tap here to enter text.
Source of Funds:	Click or tap here to enter text.

Meeting Date: 4/2/2026
Ordinance 6B

Public Hearing and Recommendation of an

Account #:

Click or tap here to enter text.

Change Order: Exceeds 25% Y/N:

Click or tap here to enter text.

FINANCIAL IMPACT:

Click or tap here to enter text.

ORDINANCE NO. 2026-O-XX

AMENDING THE CITY OF LAREDO SUBDIVISION ORDINANCE, CHAPTER III, SECTION 3.2 ENTITLED “STREETS AND ALLEYS,” BY ADDING DEFINITIONS FOR BLOCK LENGTH AND BLOCK WIDTH; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING FOR SEVERABILITY CLAUSE; AND PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

WHEREAS, the City of Laredo Subdivision Ordinance regulates the subdivision of land with the corporate limits and extra territorial jurisdiction (ETJ) of the City of Laredo;

WHEREAS, Section 3.2 N. 1. of the Subdivision Ordinance establishes minimum and maximum block length requirements for subdivision; and

WHEREAS, the Subdivision Ordinance, however, does not currently define how block length is to be measured nor distinguish it from block width, which is not presently defined in the ordinance; and

WHEREAS, the City finds it necessary to amend the Subdivision Ordinance to clarify the definitions of block length and block width in order to provide consistent interpretation and administration of the subdivision regulations; and

WHEREAS, notice of the ordinance amendment was advertised in the newspaper at least three (3) days prior to the public hearing held before the Planning and Zoning Commission on this matter;

WHEREAS, on [] the Planning and Zoning Commission held a public hearing which was subsequently recessed and reconvened on [], at which time the Planning and Zoning Commission recommended approval of the ordinance amendment;

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

WHEREAS, the City Council held a public hearing on [], and found the proposed ordinance amendment appropriate, necessary and consistent with the Laredo Comprehensive Plan, and in the best interest of the public health, safety and welfare.

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

Section 1: Chapter III, Section 3.2 N. 1. of the Laredo Subdivision Ordinance is hereby amended to read as follows:

N. Blocks and Street Lengths.

1. Block Lengths shall be measured from property corner to property corner along the block face having the greatest dimension or along the block face on which the greatest number of lots face, whichever is greater (See Figure 1). In the case of a dead-end street, the block length shall be measured from the point at which the centerlines at the nearest intersecting street converges then along the centerline of the dead-end street to the center point of the cul-de-sac (See figure 2).

Block widths shall be measured from property corner to property corner along the block face having the least dimension or along the block face on which the fewest number of lots face, whichever is less (See Figure 1).

- a. 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.] b. Block lengths and street lengths may be waived by the Planning and Zoning Commission provided that the waiver is requested in writing, incorporates traffic impact mitigation measures into a site plan, which is then submitted in conjunction with a preliminary plat/replat application.
- [b] c. 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] d. 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] e. A block length waiver shall not compromise safety.

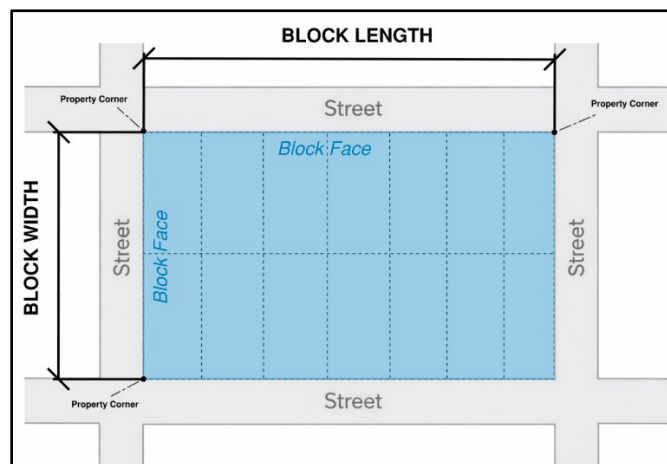


Figure 1

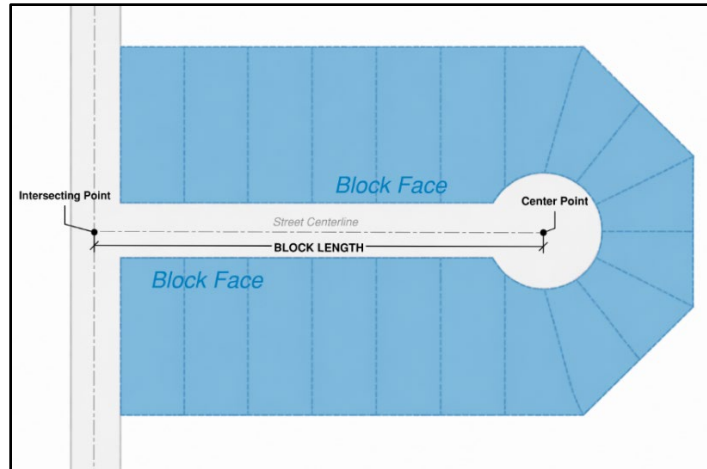


Figure 2

Section 2. The City Secretary of the City of Laredo is hereby directed to publish the proposed Ordinance as required by Section 2.09 of the Charter of the City of Laredo.

Section 3. The publishers of the City Code of Laredo, Texas are authorized to amend said code to reflect the changes adopted herein and to correct typographical errors and to index, format and number paragraphs to conform to the existing code.

Section 4. This Ordinance shall become effective from and after its adoption and publication in accordance with the provisions of the Charter of the City of Laredo.

Section 5. Cumulative - This ordinance shall be cumulative of all provisions of ordinances of the City of Laredo Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

Section 6. Severability - It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

Section 7. Open Meeting – The City Council officially finds, determines, recites and declares that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall of the City for the time required by law preceding this meeting as required by the Open Meeting Law, Article 6252-17, Texas Revised Civil Statutes Annotated; and that this meeting has been open to the public as required by law at all times during the which this ordinance and the subject matter was

considered and approves confirms such written notice and the contents and posting hereof.

**PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS THE
_____ DAY OF _____, 2026.**

**DR. VICTOR D. TREVIÑO
MAYOR**

ATTEST:

**MARIO MALDONADO, JR.
CITY SECRETARY**

APPROVED AS TO FORM:

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

City of Laredo

Planning & Zoning Commission

Meeting Date: 4/2/2026

Preliminary Plats and Replats 7A

SUBJECT

Preliminary consideration of the plat of Villas Del Rincon Subdivision. The intent is residential.

PL-080-2026

District VII - Cm. Vanessa Perez

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Juan Carlos Cerda & Susana E. Rivera

ENGINEER: Victor J. Linares, P.E.

SITE: This 4.067-acre tract of land is located west of Puig Dr. and south of Siller Loop. The zoning for this 11-lot development is AG (Agricultural). This tract is located in District VII - Cm. Vanessa Perez.

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide a connection to the adjacent tract to the west in accordance with Section 3.2 L. of the Subdivision Ordinance.
2. Ensure that Lot 1, Block 2 has direct access to Puig Drive. Revise the plat accordingly.
3. Verify and confirm the width of the AEP easement, as the adjacent Palm View Subdivision identifies the easement as 75 feet.
4. A zone change will be required for the proposed use. Please note that preliminary plat approval does not constitute a staff position on zone change requests. Staff's official position will be provided only upon formal submittal of a zone change application. 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.
5. Identify all easements.
6. All improvements as per the Subdivision Ordinance.

Engineering:

1. Show primary access easement for Block 2, Lot 1. Provide details during the review phase to demonstrate that the access complies with City of Laredo Requirements.

Fire:

1. Fire hydrants required every 500ft for residential development. (Ordinance 2012-O-183, IFC 2018 Section 507.5, where required. Fire hydrants shall be required along public and private streets at every 500ft for residential development).

Traffic Safety:

1. Block 2 does not has access thru any of City Streets. Show access easements or street connection

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

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

Streets in a subdivision shall:

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

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.

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.

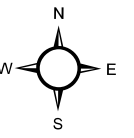
NOTICE TO THE DEVELOPER:

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

1. THIS PLAT DOES NOT ATTEMPT TO ALTER AMEND OR REMOVE ANY COVENANT OR RESTRICTIONS.
2. LOT IS ZONED X-X, INTENDED FOR RESIDENTIAL USE.
3. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
4. POINT OF BEGINNING
N: 17102714.1309
E: 663882.4936
5. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
6. THE BUILDING SETBACKS SHALL BE DETERMINED BASED ON THE ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
7. ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE (§ 3-1B - SUBDIVISION ORDINANCE).

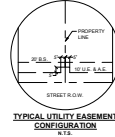
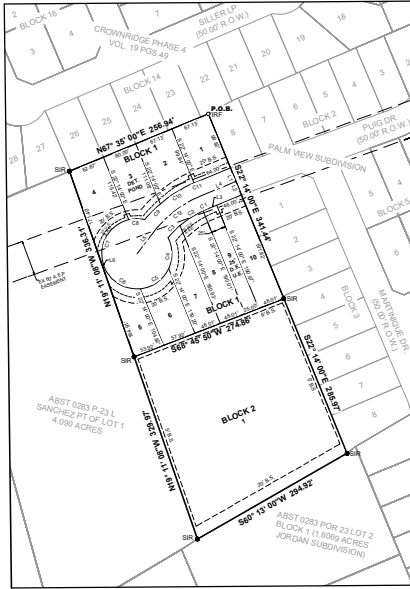
LEGAL DESCRIPTION

LOT SUMMARY

BLOCK 1		BLOCK 2	
LOT #	AREA	LOT #	AREA
1	6,701.05 S.F.	1	87,121.99 S.F.
2	6,962.01 S.F.		
3	7,114.06 S.F.		
4	8,354.14 S.F.		
5	6,231.01 S.F.		
6	6,169.88 S.F.		
7	7,253.67 S.F.		
8	8,580.52 S.F.		
9	4,759.99 S.F.		
10	8,752.68 S.F.		

DETENTION POND

25' D.E. & U.E.



VICINITY MAP
SCALE: 1" = 100'

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S22°14'00"E	25.00'
L2	S22°14'00"E	25.00'
L3	N67°50'00"E	17.84'
L4	N67°50'00"E	63.52'
L5	N37°35'40"E	46.12'
L6	S70°48'52"W	2.48'

CURVE TABLE					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	7.16	175.00	2.34	S66°24'41"W	7.16
C2	46.88	175.00	15.35	S57°33'55"W	46.74
C3	29.23	175.00	9.57	S45°08'24"W	29.19
C4	55.14	60.00	52.65	N11°14'45"W	53.22
C5	62.18	60.00	59.37	N54°48'06"E	59.43
C6	79.98	60.00	76.38	S57°21'54"E	74.18
C7	100.51	60.00	95.98	S28°48'16"W	89.16
C8	27.59	60.00	26.34	S89°57'59"W	27.35
C9	37.78	225.00	9.62	S44°34'04"W	37.74
C10	68.36	225.00	17.41	S58°04'57"W	68.10
C11	3.13	225.00	0.80	S67°11'06"W	3.13
C12	104.68	200.00	29.99	S52°35'20"W	103.49



TYPE: Reg. # F-23002
Office: (956) 251-2808
408 Shiner Dr., Ste. 1
Laredo, TX 78545

PLAT NOTES

- THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANT OR RESTRICTIONS.
- LOT 1 IS ZONED X-X, INTENDED FOR RESIDENTIAL USE.
- SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- POINT OF BEGINNING: N. 170274.1309 E. 465892.4936
- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- THE BUILDING SETBACKS SHALL BE DETERMINED BASED ON THE ZONING IN ACCORDANCE TO SECTION 24.71 OF THE LAREDO LAND DEVELOPMENT CODE.
- ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE (§ 3-18, SUBDIVISION ORDINANCE)

SET BACK REQUIREMENTS

FRONT	20 FT.
REAR	5 FT.
SIDE (CORNER)	10 FT.
SIDE (INTERIOR)	5 FT.

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, JUAN CARLOS CERDA & SUSANA E. RIVERA, THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED ERIN AS VILLAS DEL RINCON SUBDIVISION, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SURRENDERED HERETO, HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL STREETS, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: JUAN CARLOS CERDA DATE: _____
DEVELOPER: JUAN CARLOS CERDA

OWNER: SUSANA E. RIVERA DATE: _____
DEVELOPER: SUSANA E. RIVERA

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JUAN CARLOS CERDA & SUSANA E. RIVERA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SURRENDERED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED, OVER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2026.

NOTARY PUBLIC IN AND FOR THE WEBB COUNTY, MY COMMISSION EXPIRES: _____

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE CITY OF LAREDO PLANNING COMMISSION.

VICTOR J. LINARES, P.E. DATE: _____
LICENSED PROFESSIONAL ENGINEER
TEXAS NO. 107499

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN THEREON WHERE FOUND OR WILL BE PROPERLY PLACED UNDER MY SUPERVISION.

FRANCISCO RAMOS, R.P.L.S. DATE: _____
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 8273

PLAT APPROVAL - CITY ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS VILLAS DEL RINCON SUBDIVISION, PREPARED BY VICTOR J. LINARES, P.E., LICENSE PROFESSIONAL ENGINEER NO. 107499, AND DATED THE 13 DAY OF MARCH, 2026 WITH THE LAST REVISED DATE ON THE 13 DAY OF MARCH, 2026, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO.

ETIUD DE LOS SANTOS, P.E. DATE: _____
CITY ENGINEER

PLANNING COMMISSION APPROVAL

STATE OF TEXAS
COUNTY OF WEBB

THIS VILLAS DEL RINCON 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 _____, 2026.

DIANELLA SADA PAZ, (CHAIRMAN) DATE: _____
P&Z CHAIRMAN

ATTESTMENT OF PLANNING COMMISSION APPROVAL

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING OF THIS VILLAS DEL RINCON SUBDIVISION AT A PUBLIC MEETING HELD ON THE _____ DAY OF _____, 2026. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

WANESSA GUERRA, AICP DATE: _____
PLANNING DIRECTOR

CERTIFICATE OF COUNTY CLERK

FILED AND RECORDED AT _____ O'CLOCK _____ ON THE _____ DAY OF _____, 2026. THE MINUTES OF MEETING REFLECT SUCH APPROVAL.

DEPUTY _____ COUNTY CLERK WEBB COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WEBB

I, _____ CLERK OF THE COUNTY COURT IN AND FOR WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 2026 WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDS IN MY OFFICE ON THE _____ OF _____, 2026 AT _____ O'CLOCK _____ IN VOLUME _____ PAGE _____ OF THE MAP RECORDS OF SAID COUNTY.

DEPUTY _____ COUNTY CLERK WEBB COUNTY, TEXAS

Owner
JUAN CARLOS CERDA & SUSANA E. RIVERA
720 ALAMEDA DR.
LAREDO TX 78045-8364

Project Title

VILLAS DEL RINCON SUBDIVISION

Sheet Scale: 1" = 100' Date: 3/18/26

Project No. A-26.002 Date: PRELIMINARY

Sheet No. P1

City of Laredo

Planning & Zoning Commission

Meeting Date: 4/2/2026

Preliminary Plats and Replats 8A

SUBJECT

Preliminary and final consideration of the replat of Southern Development, Unit 1 - Midtown Commercial Plaza. The intent is for commercial.

PL-078-2026

District III - Cm. Melissa R. Cigarroa

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: AR Sanchez, Jr.

ENGINEER: Crane Engineering Corp.

SITE: This 44.34-acre tract of land is located south of State Highway 359, east of Concord Hills and west of Las Misiones. The zoning for this 3-lot development is M-1 (Light Manufacturing District). This tract is located in District III - Cm. Melissa R. Cigarroa.

COMMITTEE RECOMMENDATION

N/A

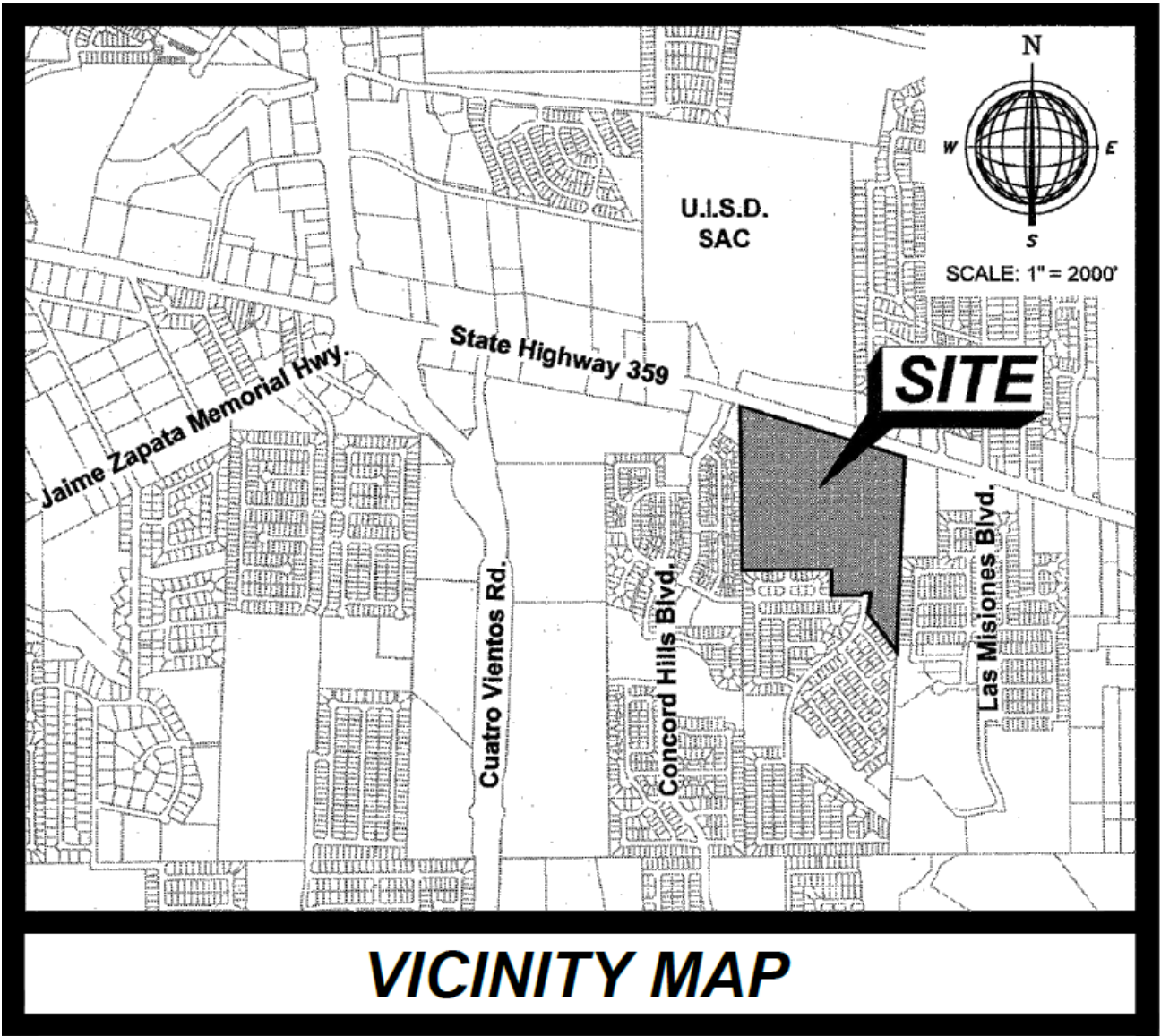
STAFF RECOMMENDATION

APPROVAL

NOTICE TO THE DEVELOPER:

Planning:

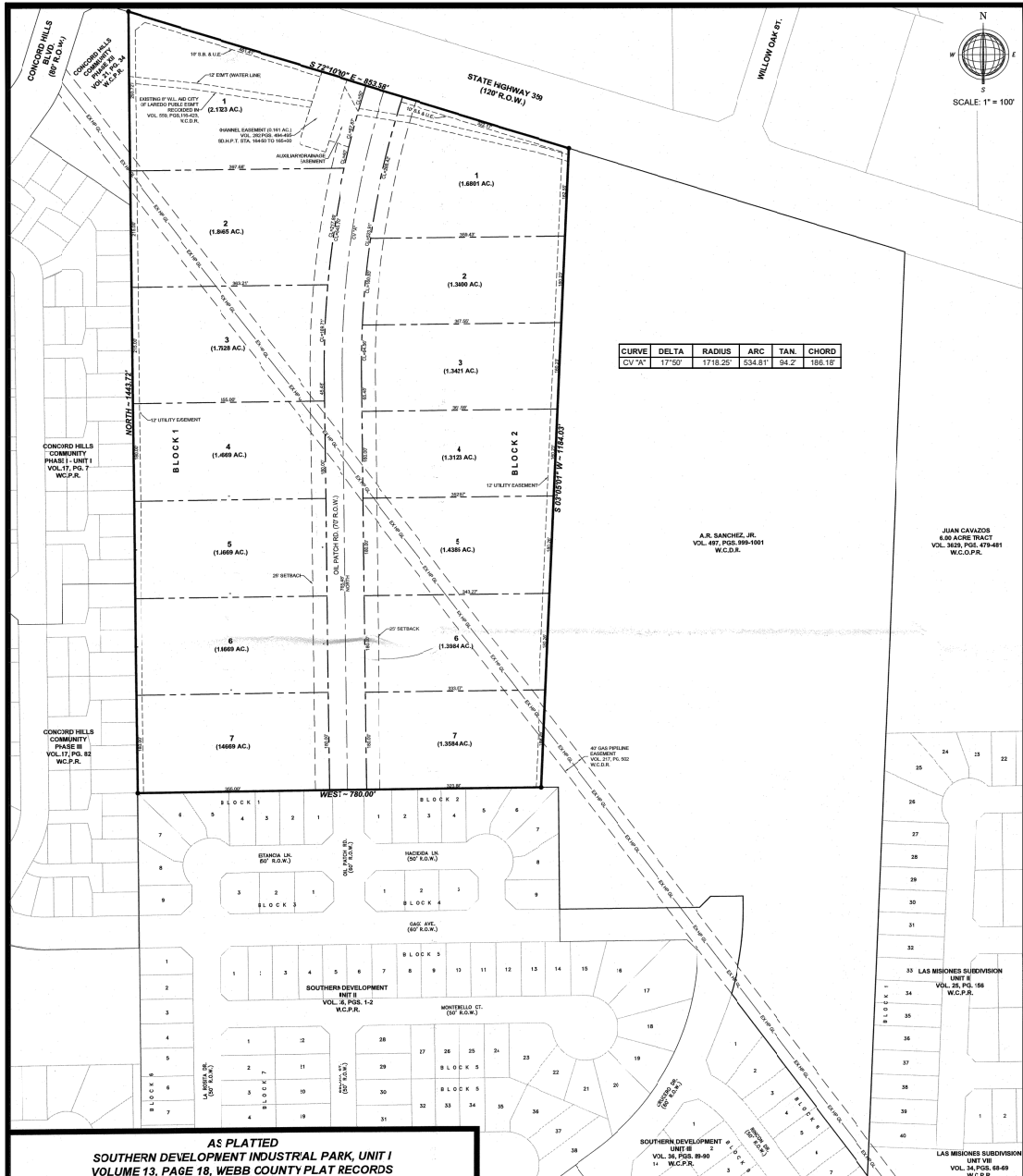
1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
 2. All comments set forth are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.
-



VICINITY MAP

NOTES

1. The Purpose of this Replat is to reconfigure Southern Development Industrial Park, Unit I and 20.71 acres of unplatted tract into commercial development.
2. GPS coordinate for Point of Beginning is: N: 17068440.2039 E: 680542.1910
3. The setback lines indicated on the plat shall be for reference only. The official setback line shall be determined based on the current zoning district in accordance to Section 24.77.1 of the City of Laredo Land Development Code.
4. Driveways, sidewalks, trees, and irrigation will be installed at the time of issuance of building permits in accordance with the City of Laredo Land Development Code.
5. All curb cuts shall comply with the transportation element of City of Laredo Comprehensive Plan.
6. This Replat does not attempt to alter, amend, or remove any covenants or restrictions.
7. Access to State Highway 359 subject to coordination with TxDOT on warranting additional driveways.



NOTES

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LOT SUMMARY

Lot #	Block #	Area (SF)	Area (AC)
1A	1	508,121.64	11.66
1A	2	763,759.53	17.39
1	3	497,017.31	10.72

CURVE	DELTA	RADIUS	ARC	TAN.	CHORD
CV 1A	17°50'	1718.25'	534.81'	94.2'	186.16'

CURVE TABLE

Curve #	Radius	Delta	Tangent	Length	Chord Direction	Chord Length
B-C1	550.50'	17°00'04"	82.28'	163.35'	N07°54'44"E	162.75'
C1	400.00'	17°52'21"	62.90'	124.77'	N08°20'53"E	124.27'
C2	400.00'	14°02'10"	49.24'	97.99'	N07°36'23"W	97.75'
C3	400.00'	14°02'10"	49.24'	97.99'	N07°36'23"W	97.75'
C4	370.00'	14°02'10"	45.55'	90.64'	N07°36'23"W	90.42'
C5	430.00'	14°02'10"	52.94'	105.34'	N07°36'23"W	105.08'
C6	430.00'	14°02'10"	52.94'	105.34'	N07°36'23"W	105.08'
C7	370.00'	14°02'10"	45.55'	90.64'	N07°36'23"W	90.42'
C8	435.00'	17°52'21"	68.40'	135.69'	N08°20'53"E	135.14'
CD	365.00'	17°52'21"	57.39'	113.86'	N08°20'53"E	113.39'
C10	1718.25'	17°50'03"	269.60'	534.83'	N08°19'43"W	532.68'
C11	1753.25'	17°50'03"	275.09'	545.73'	N08°19'43"W	543.53'
C12	1683.25'	17°50'03"	264.11'	523.94'	N08°19'43"W	521.83'

SUMMARY TABLE

SUBDIVISION SUMMARY
44.34 ACRES
3 LOTS
3 BLOCKS

BASIS OF BEARINGS

NAD83 TEXAS STATE PLANE,
4205 SOUTH ZONE,
US FOOT

LEGEND

- FOUND MONUMENT
- FENCE POST CORNER FOUND
- ▲ CONCRETE MONUMENT FOUND

LINE TABLE

Line #	Length	Direction
L1	43.24'	N17°17'04"E
L2	4.59'	S14°37'28"E
L3	39.91'	S00°35'17"E
L4	39.91'	S00°35'17"E
L5	39.91'	S00°35'17"E
L6	4.59'	S14°37'28"E
L7	4.59'	S14°37'28"E
L8	47.05'	S00°35'17"E
L9	47.05'	S00°35'17"E
L10	23.26'	N17°17'04"E
L11	23.22'	N17°17'04"E
L12	28.29'	N27°41'58"W
L13	28.29'	N27°41'58"W
L14	28.30'	N27°55'09"W
L15	28.20'	N27°04'30"E

LEGAL DESCRIPTION

A tract of land containing 44.34 acres, more or less, comprised of the Southern Development Industrial Park, Unit I, as recorded in Volume 13, Page 18, W.C.P.R., and 20.71 acres out of a 19.448-Acre Tract conveyed in deed to A.R. Sanchez, Jr., as recorded in Volume 497, Pages 999-1001, W.C.D.R., being known as "Share 74" of the Partition of the Antonio Cavazos 238.896 acre tract in Porciones No.31 and No.32, Webb County, Texas, being more fully described by metes and bounds in that certain copy of said agreement being of record in Volume 476, Pages 61-69, W.C.D.R., of this tract of land containing 44.34 acres, more or less, being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" iron rod at the southwest corner of the Southern Development Industrial Park, Unit I, as recorded in Volume 13, Page 18, W.C.P.R., same point being along the east boundary line of the Concord Hills Community Subdivision, Phase III, as recorded in Volume 17, Page 82, W.C.P.R., and the southwest corner hereof;

THENCE N00°35'17"W, along the common boundary between the Southern Development Industrial Park and the Concord Hills Community Subdivision, a distance of 1443.72 feet to a found 1/2" iron rod in concrete, same point being the northeast corner of the Concord Hills Community, Phase XII plat, as recorded in Volume 21, Page 34, W.C.P.R., and a point on the south right of way line of State Highway 359 and the northwest corner hereof;

THENCE S 72°45'17" W, along the common boundary between the Southern Development Industrial Park, Unit I and State Highway 359, a distance of 853.59 feet to a set 1/2" iron rod, same point being the northeast corner of the Southern Development Industrial Park, Unit I, and on the south right of way line of State Highway 359 and a point of deflection;

THENCE S 72°40'59" E, along the common boundary between the south right of way line of State Highway 359 and this tract, a distance of 650.93 feet to a set 1/2" iron rod, same point being the northwest corner of a Juan Cavazos 6.00 acre tract, as recorded in Volume 3629, Pages 479-481, W.C.O.P.R., and the northeast corner hereof;

THENCE S 02°21'24" W, along the common boundary between the Juan Cavazos 6.00 acre tract and this tract, a distance of 1955.64 feet to a found 1/2" iron rod, same point being the southwest corner of the Las Misiones Subdivision, Unit II, as recorded in Volume 25, Page 196, W.C.P.R. and the northeast corner of Las Misiones Subdivision, Unit VII, as recorded in Volume 34, Pages 68 - 69, W.C.P.R., and a point of deflection;

THENCE S 02°18'19" W, along the common boundary between the Las Misiones Subdivision and Southern Development Subdivision, through the interior of a 40 foot gas pipeline easement, recorded in Volume 317, Page 502, W.C.D.R., a distance of 55.32 feet to a found 1/2" iron rod, same point being the northeast corner of Southern Development Subdivision, Unit III, as recorded in Volume 36, Pages 89 - 90, W.C.P.R., and a point on the south boundary of the 40 foot gas easement, and the southeast corner hereof;

THENCE N 36°43'17" W, along the common boundary between the 40 foot gas easement and Southern Development Subdivision, Unit III, a distance of 421.53 feet to a found 1/2" iron rod, same point being a point on the north right of way of Cruero Drive and a point on the north boundary of Southern Development Subdivision, Unit III, and a point on the south boundary of the 40 foot gas easement, for a point of curvature left and exterior corner hereof;

Along said curve left, having a radius of 550.50 feet, delta angle of 17°00'04", tangent of 82.28 feet, chord bearing of N 07°54'44" E and chord distance of 162.75 feet, with a curve length of 163.36 feet to a found 1/2" diameter iron rod, same end point being a point on the east right of way line of Cruero Drive along the common boundary between Southern Development Subdivision, Unit III and this tract, and a point of deflection;

THENCE N 00°35'17" W, along the common boundary between the Southern Development Subdivision, Unit III, and this tract, a distance of 19.46 feet to a found 1/2" iron rod, same point being a point on the east right of way line of Cruero Drive and a point on the north boundary of Southern Development Subdivision, Unit III, and an interior corner hereof;

THENCE S 89°24'43" W, crossing the Cruero Drive right of way, along the common boundary between the Southern Development Subdivision, Unit III, and this tract, a distance of 60.00 feet to a found 1/2" iron rod on the west right of way line of Cruero Drive and a point on the north boundary of Southern Development Subdivision, Unit III, and an interior corner hereof;

THENCE S 44°24'43" W, along the common boundary between the Southern Development Subdivision, Unit III, and this tract, a distance of 28.28 feet to a found 1/2" iron rod, same point being a point on the north right of way line of Gage Avenue and a point on the north boundary of Southern Development Subdivision, Unit III, and an exterior corner hereof;

THENCE S 89°24'43" W, along the north right of way line of Gage Avenue and the common boundary between the Southern Development Subdivision, Unit III, and this tract, a distance of 269.62 feet to a found 1/2" iron rod, same point being a point on the north right of way line of Gage Avenue and a point on the north boundary of Southern Development Subdivision, Unit III, and an exterior corner hereof;

THENCE N 00°35'17" W, along the common boundary between the Southern Development Subdivision, Unit III, and this tract, a distance of 225.64 feet to a found 1/2" iron rod, same point being a point on the north boundary of Southern Development Subdivision, Unit III, and an interior corner hereof;

THENCE S 89°24'43" W, a distance of 780.00 feet to the POINT OF BEGINNING, containing within these metes and bounds, 44.34 acres, more or less.

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, A.R. SANCHEZ, JR., the undersigned Owner of the land shown on this PLAT, and designated herein as REPLAT OF SOUTHERN DEVELOPMENT INDUSTRIAL PARK, UNIT I & 20.71 ACRES OF UNPLATTED TRACT INTO SOUTHERN DEVELOPMENT UNIT I, MIDTOWN COMMERCIAL PLAZA, in the City of Laredo, County of Webb, Texas, and whose name is subscribed hereto, hereby dedicate the use of the public forever street, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

A.R. SANCHEZ, JR.

DATE

STATE OF TEXAS
COUNTY OF WEBB

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

NOTARY

AS PLATTED
SOUTHERN DEVELOPMENT INDUSTRIAL PARK, UNIT I
VOLUME 13, PAGE 18, WEBB COUNTY PLAT RECORDS

SURVEYOR:
JJ RUIZ LAND SURVEYING
JULIAN JAVIER RUIZ, R.P.L.S.
312 W. JONQUILL AVE.
MCALLEN, TEXAS
956-568-4470

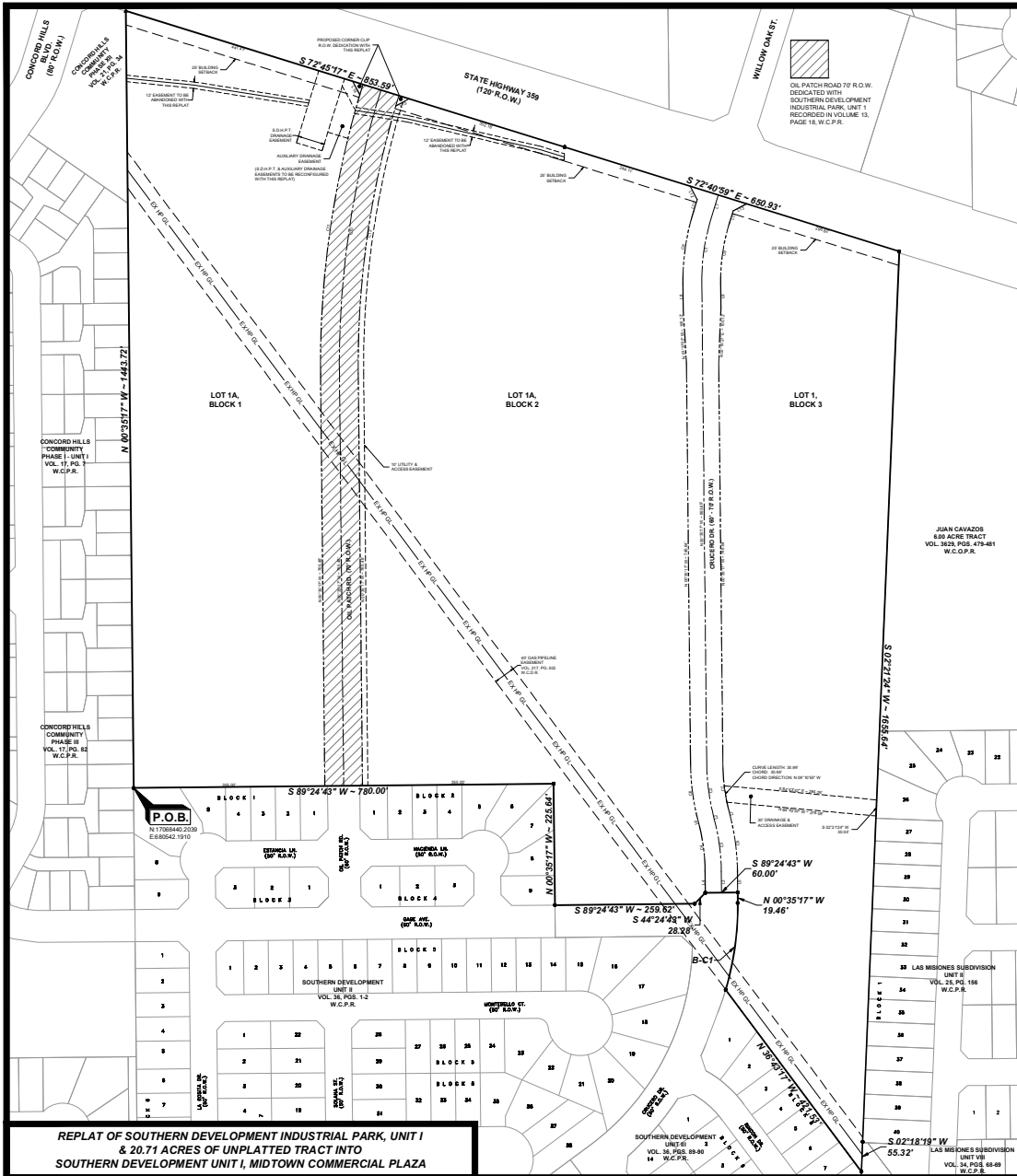
Preliminary Replat *March 18, 2026*

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

OWNER:
A.R. Sanchez, Jr.
10410 Medical Loop, Suite 5B
Laredo, TX 78045

Replat of Southern Development Industrial Park, Unit I & 20.71 acres of unplatted tract into Southern Development Unit I, Midtown Commercial Plaza

P1



CERTIFICATE OF ENGINEER
STATE OF TEXAS
COUNTY OF WEBB

I hereby certify that proper engineering consideration has been given this PLAT to the matters of streets, lots, drainage, water, sewer and appurtenances layout, and to the best of my knowledge this PLAT conforms to all requirements of the Subdivision Ordinance, except for those variances that may have been granted by the Planning Commission of the City.

ALFREDO MARTINEZ, P.E.
Licensed Professional Engineer
Texas No. 123303

DATE _____

CERTIFICATE OF SURVEYOR
STATE OF TEXAS
COUNTY OF WEBB

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

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

DATE _____

PLAT APPROVAL - CITY ENGINEER

I have reviewed this PLAT and accompanying drawings identified as REPLAT OF SOUTHERN DEVELOPMENT INDUSTRIAL PARK, UNIT I & 20.71 ACRES OF UNPLATTED TRACT INTO SOUTHERN DEVELOPMENT UNIT I, MIDTOWN COMMERCIAL PLAZA prepared by ALFREDO MARTINEZ, Licensed Professional Engineer No. 123303, and dated the 18th day of March 2026, with the last revised date of _____ and have found them in compliance with the Subdivision Ordinance of the City of Laredo, Texas.

ELIUD DE LOS SANTOS, P.E.
City Engineer

DATE _____

PLANNING COMMISSION APPROVAL

This REPLAT OF SOUTHERN DEVELOPMENT INDUSTRIAL PARK, UNIT I & 20.71 ACRES OF UNPLATTED TRACT INTO SOUTHERN DEVELOPMENT UNIT I, MIDTOWN COMMERCIAL PLAZA has been submitted to and considered by the Planning Commission of the City of Laredo, Texas, and is hereby approved by such Commission on ____ day of _____, 20____.

DANIELA SADAPAZ
Chairman

DATE _____

ATTESTMENT OF PLANNING COMMISSION

The City of Laredo Planning Commission approved the filing for record of this REPLAT OF SOUTHERN DEVELOPMENT INDUSTRIAL PARK, UNIT I & 20.71 ACRES OF UNPLATTED TRACT INTO SOUTHERN DEVELOPMENT UNIT I, MIDTOWN COMMERCIAL PLAZA at a public meeting held on the ____ day of _____, 20____. The minutes of said meeting reflect such approval.

VANESSA GUERRA AICP
Planning Director

DATE _____

CERTIFICATE OF COUNTY CLERK

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

DEPUTY _____ COUNTY CLERK
WEBB COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WEBB

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

DEPUTY _____ COUNTY CLERK
WEBB COUNTY, TEXAS

REPLAT OF SOUTHERN DEVELOPMENT INDUSTRIAL PARK, UNIT I & 20.71 ACRES OF UNPLATTED TRACT INTO SOUTHERN DEVELOPMENT UNIT I, MIDTOWN COMMERCIAL PLAZA

SURVEYOR: JJ RUIZ LAND SURVEYING
JULIAN JAVIER RUIZ, R.P.L.S.
312 W. JONQUIL AVE.
MCALLEN, TEXAS
956-568-4470

Preliminary Replat
March 18, 2026

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

OWNER: A.R. Sanchez, Jr.
10410 Medical Loop, Suite 5B
Laredo, TX 78045

Replat of Southern Development Industrial Park, Unit I & 20.71 acres of unplatted tract into Southern Development Unit I, Midtown Commercial Plaza

P2

City of Laredo

Planning & Zoning Commission

Meeting Date: 4/2/2026

Final Plats and replats 9A

SUBJECT

Final consideration of the plat of The Coves at Winfield Phase 6C. The intent is residential.

PL-081-2026

District VI - Cm. Dr. David Tyler King

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Charco Land Sales, LLC

ENGINEER: Mesquite Engineering

SITE: This 36.96-acre tract of land is located northeast of Victory Drive and Persistence Road. The zoning for this 98-lot development is R-1 (Single Family Residential District). This tract is located in District VI - Cm. Dr. David Tyler King.

COMMITTEE RECOMMENDATION

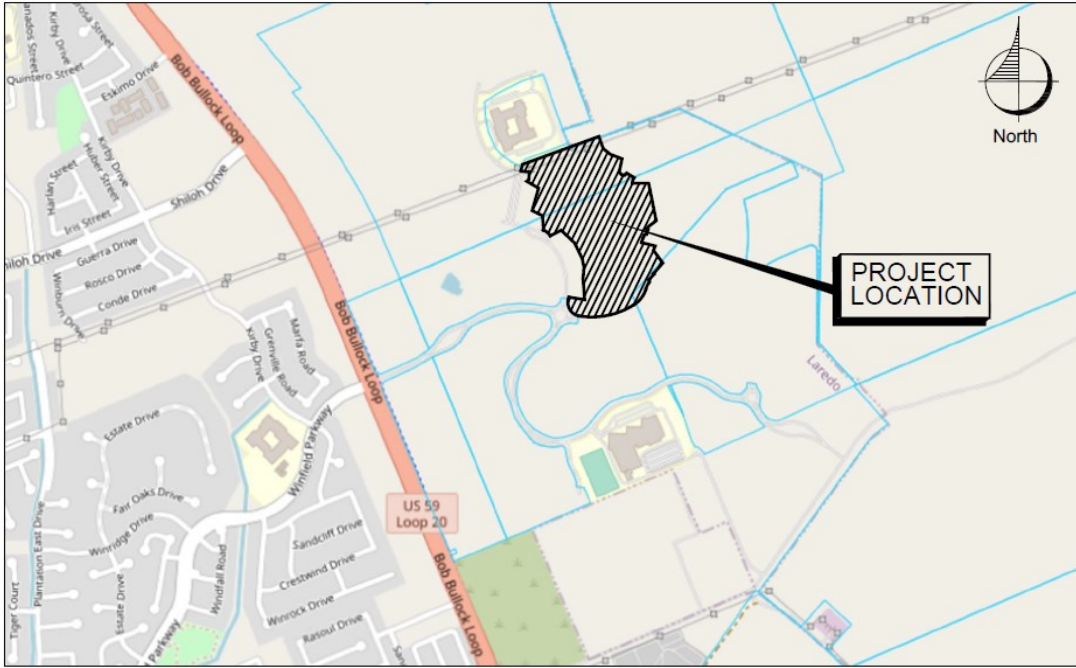
N/A

STAFF RECOMMENDATION

APPROVAL

NOTICE TO THE DEVELOPER:

N/A



VICINITY MAP

SCALE: 1" = 2000'

PLAT NOTES

1. SIDEWALK, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. THE MINIMUM SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE. FRONT YARD SETBACKS PER PLAT.
4. BEGINNING POINT FOR 35.96 ACRE TRACT: A ½" IRON ROD FOUND AT THE EAST RIGHT-OF-WAY LINE OF PERSISTENCE ROAD (GPS: N:17108288.8332, E:679962.5706)
5. BY GRAPHICALLY PLOTTING, THIS PARCEL WAS DETERMINED TO NOT BE WITHIN A 100 YEAR FREQUENCY FLOOD ZONE AS PER FLOOD INSURANCE RATE MAPS FOR WEBB COUNTY, TEXAS COMMUNITY PANEL No. 48479C1205C & 48479C1210C WITH AN EFFECTIVE DATE: APRIL 2, 2008.
6. ANY IMPROVEMENTS WITHIN THE FLOODPLAIN MUST COMPLY WITH THE LAND DEVELOPMENT CODE CHAPTER 24, SECTION 24-69.
7. THIS PLAT IS SUBJECT TO A CERTIFICATE OF ADJOINING LANDOWNER RUNOFF DISCHARGE AS RECORDED IN VOL. _____, PG. _____, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.
8. FINISHED FLOOR ELEVATIONS, MECHANICAL EQUIPMENT, AND LOWEST STRUCTURAL MEMBER FOR LOTS WITHIN A FLOOD ZONE SHALL BE 18" ABOVE THE BASE FLOOD ELEVATION.
9. ALL SPECIAL DRAINAGE & UTILITY EASEMENTS ARE 10' WIDE (5' ON EACH SIDE OF LOT LINES) UNLESS SPECIFIED OTHERWISE. STRUCTURES MAY BE PLACED WITHIN THESE EASEMENTS.
10. All SPECIAL DRAINAGE EASEMENTS WILL BE MAINTAINED BY HOMEOWNER AND HOA.
11. REAR FENCES OF PROPERTIES ABUTTING SWALES SHALL BE CONSTRUCTED IN SUCH A WAY NOT TO IMPEDE FLOW.
12. THE HOMEOWNERS ASSOCIATION (HOA) WILL MAINTAIN UNBUILDABLE LOTS.
13. THE HOMEOWNERS ASSOCIATION (HOA) WILL MAINTAIN VEGETATION ON MEDIAN AT CHAMPION'S WAY.
14. THE HOMEOWNERS ASSOCIATION (HOA) WILL MAINTAIN ISLANDS ON CUL-DE-SACS.
15. THE HOMEOWNERS ASSOCIATION (HOA) WILL MAINTAIN THE NO PARKING, ONE WAY, AND RED CURB IMPROVEMENTS IN ALL THE CUL-DE-SACS PROPOSED MEDIANS.
16. ALL DRIVEWAYS ALONG CHAMPIONS WAY SHALL BE CONSTRUCTED IN SUCH A WAY THAT VEHICLES DO NOT REVERSE ON TO STREET, i.e. CIRCULAR, HAMMERHEADS, AND MUST BE APPROVED BY THE CITY OF LAREDO THROUGH THE BUILDING PERMITTING PROCESS.

City of Laredo

Planning & Zoning Commission

Meeting Date: 4/2/2026

Model Subdivision Compliance 10A

SUBJECT

Consideration of Model Rule Subdivision Compliance of the replat of Lot 5, Block 1, D&J Alexander Crossing Plaza into Alexander Villas at Alexander Subdivision. The intent is residential.

PL-077-2026

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

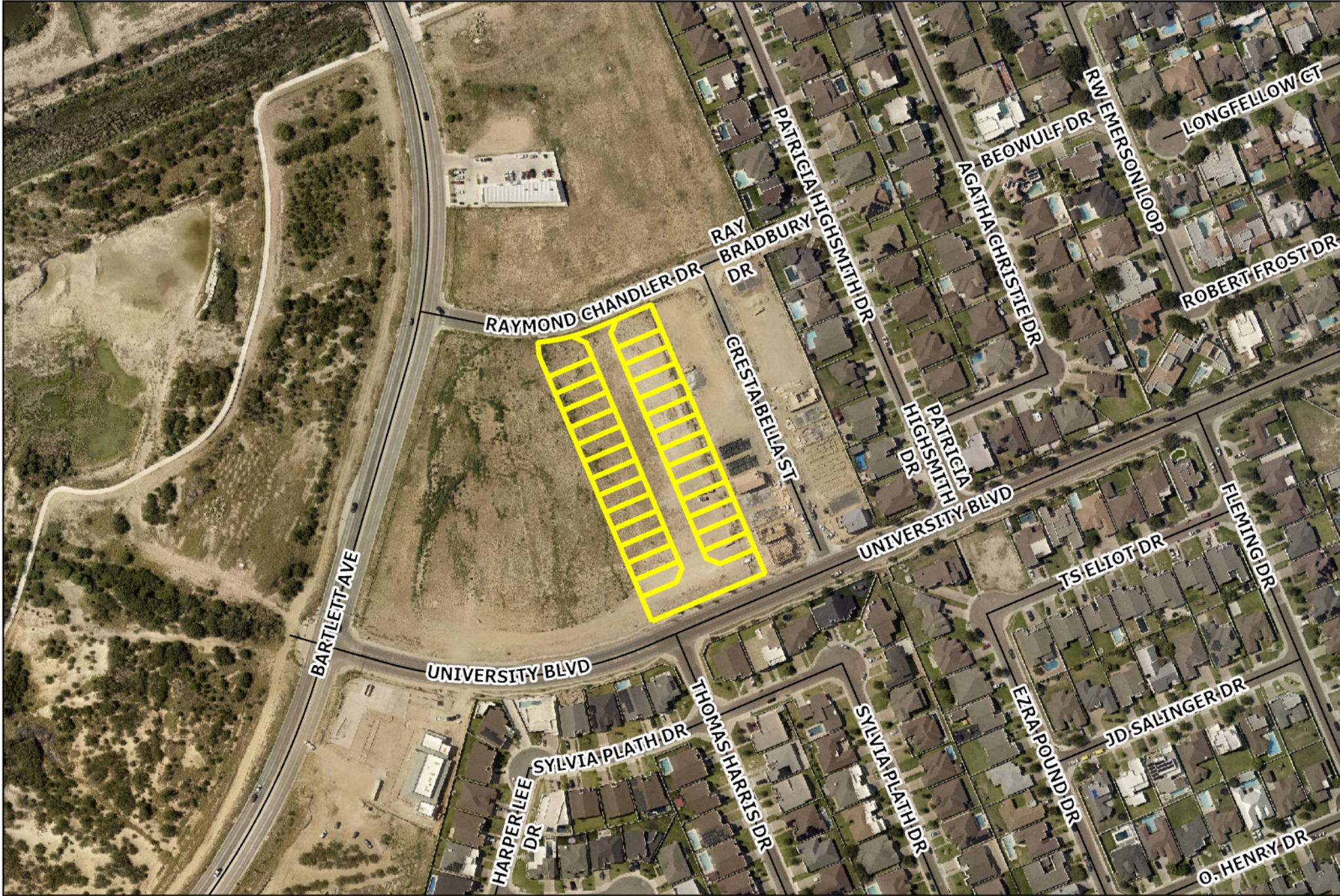
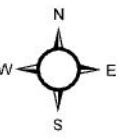
STAFF RECOMMENDATION

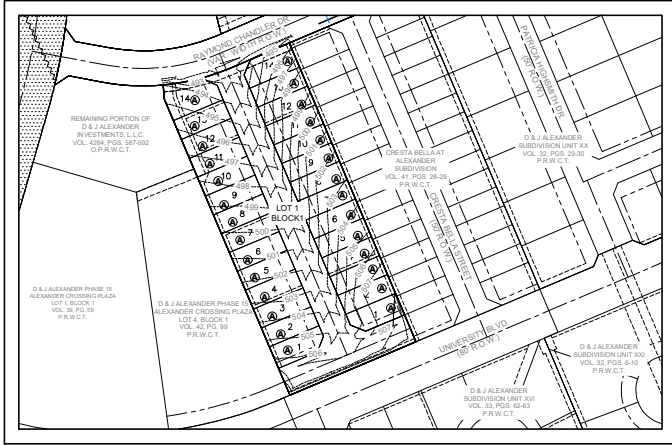
APPROVAL

NOTICE TO THE DEVELOPER:

N/A

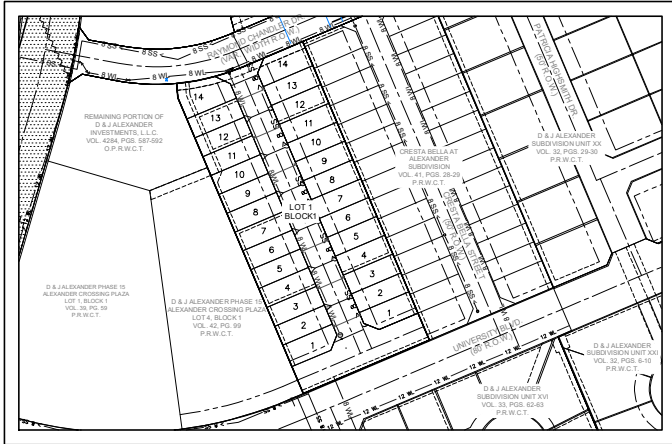
AERIAL LOCATION MAP





TOPOGRAPHY

SYMBOL	DESCRIPTION
—●—	SET IRON ROD
—●—	FOUND IRON ROD
---	EXISTING CONTOUR
—●—	EXIST 8" WATER LINE
—●—	EXIST 8" SANITARY SEWER
—●—	EXIST 8" FIRE HYDRANT
—●—	EXIST TELEPHONE FEED
—●—	EXIST WATER METER
—●—	EXIST CONTOUR



WATER AND SANITARY SEWER DISTRIBUTION MAP

LEGEND	
—●—	Water Line Single Service
—●—	Water Line Double Service
—●—	Sewer Line Single Service
—●—	Sewer Line Double Service
—●—	Gate Valve
—●—	Fire Hydrant
—●—	Blow off Hydrant
—●—	Water Plug
—●—	Water Line Tee
—●—	Clean Out
—●—	Man Hole
—●—	Existing Water Line
—●—	Existing Sewer Line
—●—	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 SUPPLIES TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION. THE CITY OF LAREDO 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 RUN ALONG JK ROWLING PL. AND CONNECT TO THE EXISTING 8 INCH WATER LINE ALONG RAYMOND CHANDLER DR. THE SERVICE LINES WITH METER BOXES HAS ALREADY BEEN INSTALLED AT A TOTAL COST OF \$105,203.00 OR \$3,757.25 PER LOT. THE SUBDIVIDER IN ADDITION PAID THE CITY OF LAREDO THE SUM OF \$40,500.00 WHICH COVERS THE COST FOR ALL LOTS FOR THE WATER AVAILABILITY AND WATER METERS.

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 28 SINGLE AND DOUBLE SERVICE CONNECTIONS ALONG JK ROWLING PL WHICH WILL CONNECT TO THE EXISTING 8" SANITARY SEWER LINE ALONG RAYMOND CHANDLER. THE SINGLE SERVICE LINES AND THE DOUBLE SERVICE LINES HAVE ALREADY BEEN INSTALLED AT A TOTAL COST OF \$ 159,703.56 OR \$5,703.70 PER LOT.

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.

CERTIFICATE OF UTILITY DIRECTOR

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.

DR. TAREQ AL-ZABET, UTILITIES DIRECTOR

UTILITIES DEPARTMENT

DATE

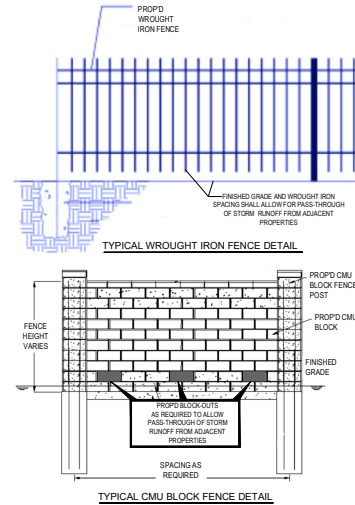
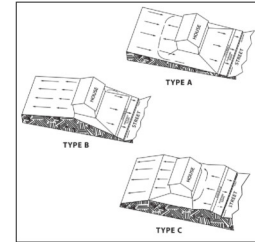
CERTIFICATE OF ENGINEER

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.

ARMANDO GUERRA,
P.E. No. 104992

DATE



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

PREMIER
PLANNING & ENGINEERING, L.L.C.
1902 Capital Mall, Ste. 2
Laredo, Texas 78041
Phone: (956) 715-1199
Fax: (956) 715-1199
Email: premier@premier.com
REGISTERED PROFESSIONAL ENGINEER
STATE OF TEXAS
NO. 104992

OWNER
NEW IDEE BUILDING
KACACH PROPERTIES
14110
LAREDO, TEXAS 78043

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

DRAWN BY: K.G.
CHECKED BY: A.G.
APPROVED BY: A.G.
DATE: 3-15-25
REVISED DATE: 3-5-24
SCALE 11 X 17: -
SCALE 24 X 36: 1"=100'
PROJECT #: 20216-24
FILE NAME: 20216-24-17200

2 of 2