

# **City of Laredo**

## **REGULAR MEETING AGENDA**

**Thursday, June 18, 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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**This governmental body may allow participation in meetings by video conference in accordance with Texas Government Code § 551.127, provided a quorum is present at the posted location.**

**1. Call to Order**

**2. Roll Call**

**3. Pledge of Allegiance**

**4. Texas Pledge**

**5. Approval Of Minutes Of:**

**5A** Regular Meeting of May 21, 2026

[26-P&Z-612](#)

**5B** Regular Meeting of June 4, 2026

[26-P&Z-613](#)

**6. Citizen Comments**

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

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

**7A** Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a conditional use permit for a plant nursery on Lots 5, 6, 7, and 8, Block 911, Western Division, located at 2001 Baltimore Street.

[26-P&Z-603](#)

ZC-019-2026  
District VIII

**7B** Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a conditional use permit for a convenience store and gas station (serving alcohol with on-premise consumption) on Lot 1A, Block 2, Lago Del Mar Subdivision, located at 2501 East Del Mar Boulevard.

[26-P&Z-598](#)

ZC-046-2026  
District V

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- 7C** Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a conditional use permit for a convenience store and gas station (serving alcohol with on-premise consumption) on Lot 1, Block 8A, Las Brisas Del Mar Subdivision, located at 8612 McPherson Road. [26-P&Z-599](#)
- ZC-047-2026  
District V
- 7D** Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a conditional use permit for a convenience store and gas station (serving alcohol with on-premise consumption) on Lot 2, Block 5, Del Mar Village Subdivision, located at 101 West Del Mar Boulevard. [26-P&Z-600](#)
- ZC-048-2026  
District V
- 7E** Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a conditional use permit for a convenience store and gas station (serving alcohol with on-premise consumption) on Lot 3A, Block 1B, Emerald Valley Subdivision, Phase II, located at 4506 Ben-Cha Road. [26-P&Z-604](#)
- ZC-051-2026  
District III
- 7F** Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Planned Unit Development for apartments for approximately 3.08 acre tract of land, as further described by metes and bounds in Exhibit A, located south of Cerralvo Drive and west of Riverbank Drive, from R-1A (Single Family Reduced Area District) to R-2 P.U.D. (Multi-Family Residential District - Planned Unit Development). [26-P&Z-605](#)
- ZC-056-2026  
District VII
- 7G** Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 2, 4, 6, and 8, Block 544, Western Division, located at 2303 Santa Rita Avenue, from R-3 (Mixed Residential District) to M-1 (Light Manufacturing District). [26-P&Z-601](#)
- ZC-058-2026  
District VIII

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- 7H** Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 20, Block 12, Lomas del Sur Subdivision, Unit V, located at 3115 Lomas del Sur Boulevard, from B-1 (Limited Business District) to B-3 (Community Business District). [26-P&Z-608](#)
- ZC-060-2026  
District II
- 7I** Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 5, Block 367, Western Division, located at 1812 Santa Ursula Avenue, from B-3 (Community Business District) to B-4 (Highway Commercial District). [26-P&Z-602](#)
- ZC-061-2026  
District VIII
- 7J** Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Block 1005, Eastern Division, located at 1007 South Meadow Avenue, from B-1 (Limited Business District) to B-3 (Community Business District). [26-P&Z-606](#)
- ZC-062-2026  
District II
- 7K** Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a conditional use permit for a plant nursery on Lot 6, Block 196, Eastern Division, located at 4019 Sanders Avenue. [26-P&Z-607](#)
- ZC-063-2026  
District VIII

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

- 8A** Preliminary consideration of the replat of North Webb Industrial Park, Phase 1, Block 2, Lots 3 & 6 into North Webb Industrial Park, Phase 1, Block 2, Lots 3A & 6A. The site is an existing warehouse. [26-P&Z-591](#)
- PL-126-2026  
District VII - Cm. Vanessa Perez
- 8B** Preliminary consideration of the plat of Shiloh Crossing Subdivision, Phase 6, Block 1, Lot 1. The intent is multifamily. [26-P&Z-592](#)
- PL-128-2026  
District VI - Cm. Dr. Tyler King

- 8C** Preliminary consideration of the plat of Ponderosa Commercial Subdivision, Unit 3A - Phase 2. The intent is commercial. [26-P&Z-593](#)

PL-127-2026  
District IV - Cm. Ricardo "Rick" Garza

- 8D** Preliminary consideration of the plat of Gator Pointe Subdivision, Phase 4. The intent is residential. [26-P&Z-594](#)

PL-129-2026  
District III - Cm. Melissa Cigarroa

- 8E** Preliminary consideration of the plat of South Commercial Subdivision, Phase 1 at Buena Vista Ranch. The intent is commercial. [26-P&Z-614](#)

PL-130-2026  
District I - Cm. Gilbert Gonzalez

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

- 9A** Final consideration of the replat of Lot 1400, Block 85, Del Mar Hills into Lot 1400A, Block 85, Del Mar Hills. The intent is residential. [26-P&Z-596](#)

PL-131-2026  
District V - Cm. Ruben Gutierrez Jr.

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

- 10A** Consideration of Model Rule Subdivision Compliance of the plat of Cielo Vista, Phase 2. The intent is residential. [26-P&Z-597](#)

PL-133-2026  
District II - Cm. Ricardo "Richie" Rangel Jr.

**11. Discussion And Possible Action:**

- 11A** Discussion and possible action regarding the creation and scheduling of Planning and Zoning Commission subcommittee(s) for the purpose of analyzing, reviewing, and making recommendations for the drafting of the final version of ReCode Laredo (Unified Development Code), and any matters incident thereto. [26-P&Z-611](#)

**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, June 12, 2026 by 6:00 P.M.

# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 6/18/2026  
**Ordinance 5A**

**Public Hearing and Recommendation of an**

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**CITY OF LAREDO  
PLANNING AND ZONING COMMISSION**

**MEETING MINUTES OF MAY 21, 2026**

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, May 21, 2026, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

**COMMISSIONERS PRESENT:**

Daniela Sada Paz, Chair  
Rolando Cazares  
Cindy E. Cantu  
Mercurio Martinez, III  
John D. Beckelhymer  
Regina Portillo  
Hector “Tito” Garcia  
Adolfo Martinez

**COMMISSIONERS EXCUSED:**

Michael Barron, Vice Chair

**STAFF PRESENT:**

Vanessa Guerra, Planning Director  
Rafael Vidaurri, Planner  
Deidre Garcia, Planner  
Laura Garza, Planner  
Stephanie Prado, Planner  
Vanessa Fresnillo, Planner  
Xavier Charles, Legal Department  
Ruben Dominguez, Fire Department  
Elizabeth Carrera, Parks Planner  
Lauren Bluestone, Animal Care Services

**OTHERS PRESENT:**

Francisco Ramos	Wayne Nance
Abe Gonzalez	Frank Estrada
Henry Flores	Oscar Monroy
Maria Clarissa Mendez	Francisco Ramirez
Pat Murphy	Cesar Lombrana
Michal Galo	Sylvia Lombrana
Maria Pilar Monroy	Jaime Mendez
Sandra Rocha Taylor	Laura A. Herrera
Victor Linares	Martin Herrera
Jerry Pinzon	

**1. CALL TO ORDER**

Planning & Zoning Commission  
Minutes  
May 21, 2026

Commissioner A. Martinez called the Planning and Zoning Commission meeting to order at 6:12 p.m.

## 2. ROLL CALL

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

Commissioner M. Martinez stepped out of the meeting at 6:12 p.m. during roll call.

## 3. PLEDGE OF ALLEGIANCE

## 4. TEXAS PLEDGE

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

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

Motion Carried Unanimously

Vice Chair Sada Paz arrived at the meeting at 6:13 p.m.

Commissioner M. Martinez stepped back into the meeting at 6:13 p.m.

## 5. CITIZEN COMMENTS

None.

## 6. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE.

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

**ZC-035-2026**

**District V**

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

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

Mr. Francisco Ramos, representing Ramos Engineering, informed the Commission that the subject property consists of approximately 3.3 acres located at the end of Don Beto Drive. He stated that the item had previously been tabled to allow additional time to finalize the site plan and meet with neighboring property owners to address concerns regarding the proposed development.

Mr. Ramos explained that due to the property's location at a dead-end street, a traditional through street and cul-de-sac configuration would exceed the maximum allowable street length. As a result, the proposed development includes an internal cul-de-sac design, a 60-foot right-of-way cul-de-sac at the entrance, and a turnaround area to accommodate emergency vehicles. He further clarified that the proposed development consists of townhomes and would remain residential in nature rather than apartments.

Mr. Abe Gonzalez, representing Quantum Building Services, informed the Commission that meetings had been held with nearby residents to discuss the project. He stated that the development was intended to function as a private residential community and was not expected to generate significant traffic impacts.

Commissioner Portillo inquired about parking requirements. Mr. Gonzalez stated that each unit would provide private parking and comply with City parking requirements. Ms. Vanessa Guerra, Planning Director, clarified that a minimum of two parking spaces is required for each single-family dwelling.

Commissioner Garcia asked whether Staff's recommendation had changed based on the revisions presented. Ms. Guerra responded that Staff continued to support maintaining the existing R-1 zoning designation, citing concerns regarding increased residential density and traffic on a local residential street. She further noted that a Conditional Use Permit (CUP) for condominiums could provide an alternative development option while allowing for a development pattern more compatible with the surrounding neighborhood.

**MOTION:** Commissioner Portillo made a motion to close the public hearing, go against Staff recommendation and approve the item.

Second:	Commissioner Cantu
In Favor:	7
Opposed:	1      Commissioner Garcia
Abstained:	0

Motion Carried

**B. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 3.08-acre tract of land, further described by metes and bounds in attached Exhibit A, located south of Cerralvo Drive and west of Riverbank Drive, from R-1A (Single-Family Reduced Area District) to R-2 (Multi-Family Residential District).**

**ZC-037-2026**

**District VII**

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

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

Mr. Henry Flores, representing Madhouse Development Services, addressed the Commission in support of the zone change request. He thanked Staff for their assistance and provided a brief overview of the organization's mission and services. Mr. Flores stated that the organization partners with nonprofit entities to provide housing opportunities for working families and noted that this project represents their second development initiative within the community.

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

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

Motion Carried Unanimously

**C. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 5, 6, 7, and 8, Block 911, Western Division, located at 2001 Baltimore Street, from R-3 (Mixed Residential District) to B-1 (Limited Business District).**

**ZC-045-2026**

**District VIII**

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

Ms. Vanessa Guerra, Planning Director, informed the Commission that the applicant had requested the item be tabled. However, because several members of the public were present to provide testimony, Staff requested that the public hearing be opened to allow them an opportunity to speak.

Ms. Stephanie Prado, Planner, provided a brief overview of the request.

Ms. Maria, speaking on behalf of several neighboring property owners, addressed the Commission in opposition to the proposed zone change. She stated that the plant nursery has operated in the area for many years and expressed concerns regarding its impacts on nearby residences and public spaces. She cited issues related to humidity, mold, pesticide use, and mosquito activity, which she stated have negatively affected the health, safety, and quality of life of area residents.

Commissioner M. Martinez inquired about the nursery's operational history and the reason for the current zoning request. Ms. Guerra explained that the business had recently received a citation, which prompted the zone change application. She further stated that the applicant had not provided documentation demonstrating that the use existed prior to the adoption of the zoning ordinance in 1983.

Commissioner M. Martinez noted that a use operating prior to the adoption of the zoning ordinance could qualify as a legal nonconforming use. Mr. Xavier Charles of the Legal Department concurred, stating that evidence of operation prior to 1983 would be required to establish legal nonconforming status.

Ms. Maria also shared concerns regarding mosquito activity in the area and its impacts on residents. Ms. Guerra advised that mosquito-related complaints may be directed to the Environmental Division of the Health Department for investigation.

**MOTION:** Commissioner Beckelhymer made a motion to close the public hearing, and **table** the item time certain.

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

Motion Carried Unanimously

**D. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 119B and 119C, Block 3, San Isidro Southwest-Antler Crossing Subdivision, Phase 5, located at 9814 and 9820 Springfield Avenue, from B-3 (Community Business District) and B-4 (Highway Commercial District).**

**ZC-050-2026**

**District VI**

Commissioner Portillo stepped out of the meeting at 6:37 p.m.

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

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

Commissioner Portillo stepped back into the meeting at 6:39 p.m.

Commissioner Cantu left the meeting at 6:39 p.m.

Mr. Pat Murphy, representing San Isidro Ranch, addressed the Commission in support of the zone change request. He stated that the proposal consists of a hospital and emergency care facility totaling approximately 20,000 square feet on two lots comprising approximately 2.2 acres. The facility is proposed to contain 13 beds.

Mr. Murphy addressed Staff's concerns regarding the request, stating that the subject property does not directly abut R-1 residential zoning districts but is adjacent to R-2 zoned properties. He further stated that, based on the performance of similar medical facilities in the San Isidro area, he did not anticipate significant traffic impacts. Additionally, he noted that restrictive covenants could be incorporated into the deed restrictions to prohibit undesirable B-4 uses in the future.

Commissioner Beckelhymer inquired whether the property had originally been designed for a hospital use. Mr. Murphy explained that the property had been purchased by a group of physicians who intended to develop a hospital facility but later discovered that the existing B-3 zoning district did not permit the proposed use.

Commissioner Portillo asked Mr. Murphy to elaborate on the decision to pursue a zone change rather than a Conditional Use Permit (CUP), as suggested by Staff. Mr. Murphy stated that he had discussed the CUP option with the property owner and advised that it may be a simpler process; however, the owner elected to proceed with the requested B-4 zoning designation.

At the request of Commissioner Beckelhymer, Ms. Vanessa Guerra, Planning Director, explained Staff's opposition to the request. She stated that Staff's concerns centered on the broader range of intensive commercial uses permitted within the B-4 zoning district and the potential impacts such uses could have on nearby residential properties. Ms. Guerra noted that a CUP would allow Staff and the Commission to evaluate the proposed hospital use while limiting the potential for other incompatible uses in the future.

**MOTION:** Commissioner Garcia made a motion to close the public hearing, support Staff recommendation and **deny** the item but recommend they apply for a CUP.

Second:	Commissioner Beckelhymer
In Favor:	5
Opposed:	2 Commissioner Portillo and Commissioner M. Martinez
Abstained:	0

Motion Carried

**E. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Block 4, Larga Vista Subdivision, located at 5602 State Highway 359, from B-1 (Limited Business District) to B-3 (Community Business District).**

**ZC-052-2026**

**District III**

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

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

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

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

Motion Carried Unanimously

**F. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, Block 881, Eastern Division, located at 1600 Clark Boulevard, from R-1 (Single Family Residential District) to B-1 (Limited Business District).**

**ZC-053-2026**

**District IV**

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

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

Commission A. Martinez stepped out of the meeting at 7:03 p.m.

Andres Rubio, KCI Technologies, addressed the Commission in support of the proposed zone change. He stated that the proposed development is a 7-Eleven gas station and explained that the developer is responsible for numerous 7-Eleven locations throughout Texas and potentially across the United States. Mr. Rubio presented a preliminary site plan and noted that revisions were still being made regarding driveway spacing requirements. He pointed out that the fuel storage tanks and venting systems are oriented toward Clark Boulevard and acknowledged that a pending ordinance amendment may affect vent location requirements. He stated that the project team is taking those potential changes into consideration during the design process.

Commissioner Portillo requested clarification regarding Mr. Rubio's statement that the project would comply with the proposed ordinance amendment.

Mr. Rubio explained that the vent lines are oriented toward Clark Boulevard and that the roadway contains more than ninety (90) feet of right-of-way. He stated that the development would maintain the required one hundred (100) foot separation from adjacent residential properties and noted that the vent lines could be relocated, if necessary, to comply with spacing requirements from nearby streets and properties.

Michael Galo, resident, addressed the Commission in opposition to the proposed zone change. He stated that a Valero gas station already operates approximately one block from the subject property and has served the area for several years. Mr. Galo expressed that an additional gas station is unnecessary and stated that the Heights neighborhood is experiencing residential improvements, including the construction of new homes. He expressed concern that the proposed gas station would negatively impact the character and appearance of the area.

Maria Pilar Monroy, resident of over twenty-two (22) years, addressed the Commission on her own behalf and on behalf of neighboring residents. She informed the Commission that she had submitted a list of residents opposed to the proposed zone change.

Commissioner A. Martinez returned to the meeting at 7:08 p.m.

Sandra Rocha Taylor addressed the Commission in opposition to the proposed zone change. She stated that, in her opinion, there are already sufficient gas stations in the area and that an additional facility is not needed.

Commissioner M. Martinez asked Staff to explain the basis for its recommendation in support of the proposed zone change.

Vanessa Guerra, Planning Director, informed the Commission that Staff's recommendation was based on the property's location at the intersection of two high-traffic roadways. She stated that Clark Boulevard carries approximately seventeen thousand (17,000) vehicle trips per day, while Meadow Avenue carries approximately eight thousand three hundred seventy-eight (8,378) vehicle trips per day. Ms. Guerra further noted that Gustavus Street is proposed to be added to the Thoroughfare Plan as an industrial collector roadway, consisting of a two-lane signalized street, based on a recommendation from the Traffic Department.

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

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

Motion Carried Unanimously

**G. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a conditional use permit for a Heavy Machinery Sales/Display (Outdoor) and Truck/Trailer Rental on Lot 1, Block 1, DCAF Mines Road Plat, located at 16111 FM 1472.**

**ZC-054-2026**

## District VII

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

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

1. The Conditional Use Permit is restricted to the site plan, "Exhibit A", which is made part hereof for all purposes.
2. The hours of operation shall be limited to, Monday to Saturday, 8:00am to 6:00pm.
3. The repair, servicing, dismantling, painting, body work, lubrication, welding, or mechanical work of heavy trucks, trailers, heavy machinery, or commercial vehicles shall be prohibited on the property.
4. Vehicle access shall be limited exclusively to FM 1472 (Mines Road). Access through Spearhead Lane or adjacent residential streets shall be prohibited.
5. No outdoor storage of discarded parts, tires, fluids, scrap materials, or inoperable vehicles shall be permitted.
6. Owner shall comply with all notes and restrictions listed on the recorded plat entitled "DCAF Mines Road Plat", recorded in Volume 492, Pages 732-761, Deed Records, Webb County, Texas, including all the notes related to the drainage easement.
  - Lot 1 Block 1 shall receive surface runoff from Lot 2 and Lot 3 Block 1 through drainage easement. Lot 2 shall receive surface runoff from Lot 3 through drainage easement. No improvements shall be constructed in such a way as to impede the drainage flow. If fence/wall which has the potential to block drainage runoff must be constructed, it must have adequate number and size of opening to permit surface water runoff to continue to flow.
  - The pond of this plat is subject to a maintenance and monitoring agreement dated 02/19/2020 between the City of Laredo and DCAF properties L.L.C. said agreement as recorded in Volume 4741 Pages 0181-0191, Official Public Records of Webb County Texas.
  - Lot 1, 2, and the west part of Lot 3 Block 1 will drain towards the back of the lot. 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. Fence/wall which has the potential to block drainage runoff must be constructed with adequate number and size of openings to permit surface water runoff to continue to flow.
7. The paving or use of the drainage easement area for the parking or placement of heavy trucks, trailers, heavy machinery, storage, commercial vehicles, or similar equipment shall be prohibited at all times.
8. The establishment shall be kept in a sanitary condition.
9. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
10. Landscaping shall be provided in accordance with the City of Laredo Land Development Code.
11. The owner shall provide an opaque block fence or wall of not less than 7 (seven) feet in height along any side or rear property lines 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.
12. Plywood, sheet metal, and corrugated steel fencing is prohibited.
13. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.

14. Signage shall be consistent with the City's Sign Ordinance.
15. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
16. There shall be no ground vibrations created or sustained on the site which are perceptible without instruments at any point on any property adjoining the subject property. Any outdoor music shall be at the decibel levels stated in the City of Laredo Code of Ordinances, Article IX, Noise Nuisances.
17. The proposed use shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load issued to the CUP business holder.
18. The proposed use 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.
19. The proposed use shall undergo an annual Fire Inspection.
20. 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.
21. Owner shall comply with Building, Health, Safety, Fire, Environmental, and all applicable codes and regulations as required.

Commissioner Garcia stepped out of the meeting at 7:18 p.m.

Victor Linares, Sabio Engineering, informed the Commission he is in support of the proposed conditional use permit (CUP).

Commissioner Portillo asked Mr. Linares if he agreed with Staff comments, to which he replied they had reviewed the Staff comments and had no issues.

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

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

Motion Carried Unanimously

Commission Garcia stepped back into the meeting at 7:20 p.m.

**H. Amending the Zoning Ordinance (Map) of the City of Laredo by amending Ordinance 2022-O-185, which authorized a special use permit for a restaurant serving alcohol on Lot 5A, Block 1, Encino Plaza Subdivision, Unit 2A, located at 7518 McPherson Road, Ste. 510, (4,176 square feet) in order to remove Cosmos Bar and Grill and Encino Plaza,**

**Incorporated and replace with Cosmos Bar & Grill-Lombraña Properties as the Parties to whom the permit is issued and to amend the site plan to add additional square footage.**

**ZC-055-2026**

**District V**

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

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

If approved, Staff recommends the continuance of the following provisions from the existing Ordinance 2022-O-185, except the whom the SUP is issued to and the addition of the square footage:

1. REMOVE: The Special Use Permit is issued to Cosmos Bar & Grill and Encino Plaza, Inc., and is non-transferable.  
ADD: The Special Use Permit is issued to Cosmos Bar & Grill - Lombraña Properties, and is non-transferable.
2. REMOVE: The Special Use Permit is restricted to 3,700 S.F. of area on Building C, Suite 510, as per the site plan, Exhibit “A”, which is made part hereof for all purposes.  
ADD: The Special Use Permit is restricted to 4,176 square feet of area on Building C, Suite 510, as per the site plan, “Exhibit A-1”, which is made part hereof for all purposes.
3. The Special Use Permit is restricted to a restaurant serving alcohol and hours of operation from Monday through Sunday from 11:00 a.m. through 2:00 a.m.
4. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
5. Signage shall be consistent with the City's Sign Ordinance and TABC rules or regulations.
6. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
7. REMOVE: Ambient low-level music is permitted. KEEP: Live music and speakers shall be prohibited and there shall be no ground vibrations created or sustained on the site which are perceptible without instruments at any point on any property adjoining the subject property.  
ADD: 8. There shall not be any outdoor amplified music, use of any outdoor amplified sound system, excessively loud generators, outdoor speakers, and/or any outdoor moving or flashing lights. The applicant must comply with all city noise ordinances and all provisions of the City of Laredo Code of Ordinances.
9. At all times the restaurant is open to the public for business; it shall continually maintain and serve food from its full-service menu.
10. The restaurant shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load issued to SUP business holder.
11. 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.
12. The restaurant shall undergo an annual Fire Inspection.
13. 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 Food Manager License (annual), Food Handler's Permit (annual), and Certificate of occupancy with Occupant Load, Occupant Load being the approved capacity of a building or portion thereof.

- 14. Landscaping of property shall be provided in accordance with the City of Laredo Land Development Code.
- 15. Lighting of property shall be screened and face inward to avoid adverse impact on adjacent residential neighborhoods.
- 16. Owner shall provide a 7' high opaque fence along property lines which abut or adjoin any residential zones/uses.
- 17. Owner shall comply with, Building, Health, Life and 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 to exceed the required alcohol sales percentages).
- 19. The restaurant shall provide the City of Laredo, Planning Department with a copy of the current

Jerry Pinzon, Representative, informed the Commission he is in support of the special use permit (SUP) and agreed with Staff comments.

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

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

Motion Carried Unanimously

**I. Amending the Zoning Ordinance (Map) of the City of Laredo by amending Ordinance 2025-O-223, which authorized a conditional use permit for an Animal Care Substation (Office) on Lot 20, Block 5, Sierra Vista Police Station Plat, located at 140 Ceniso Loop in order to convert the approved office use into an Animal Care Substation with indoor and outdoor animal confinement.**

**ZC-057-2026**

**District I**

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

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

If approved, Staff suggests the following conditions

- 1. AMENDED: The primary use shall serve as an Animal Care Substation.

2. The Conditional Use Permit is restricted to Exhibit A, which is made part hereof for all purposes.
3. AMENDED: The kennel structure shall consist of a single large enclosure, as shown in the attached Exhibit A, up to a total of 880 square feet.
4. The kennel structure shall consist of a combination of indoor and outdoor enclosures. One (1) indoor enclosure and one (1) outdoor enclosure shall be considered as one (1) kennel.
5. AMENDED: The use of each kennel shall be limited to one (1) animal at a time, with a maximum of fourteen (14) kennels permitted in total. An exception shall apply in the case of a mother with her litter, which will be considered as one (1) animal.
6. AMENDED: There shall be no more than fourteen (14) animals on site, with the exception of a mother with their litter, which will be considered as one (1) animal.
7. Kennels shall be sized and spaced appropriately to allow the animal to stand, turn around, and lie down in a natural position.
8. REMOVE: The proposed use shall not house animals overnight. Long-term boarding or sheltering shall be prohibited on site.
9. AMENDED: Outdoor confinement of animals shall be permitted only between the hours of 8:00 a.m. and 5:00 p.m. All animals shall remain indoors after 5:00 p.m.
10. The kennel structure location shall not abut the residential property to the north.
11. The operating characteristics of the use shall not create a nuisance and the impacts of the use on surrounding properties shall be minimized with respect to noise, odors, and any other similar conditions.
12. REMOVE: The property shall remain staffed and monitored during operational hours to ensure proper animal care and safety, only if there are animals on premise.
13. Waste removal and soiled bedding shall be disposed of promptly and properly to control odor and diseases.
14. There shall be adequate ventilation systems on site.
15. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
16. Landscaping shall be provided and maintained for the complete duration in accordance with the City of Laredo Land Development Code.
17. AMENDED: The owner shall provide an opaque fence or wall of not less than 7 (seven) feet in height along the east side property line and not less than 6 (six) feet in height along the north property line where such property lines 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 the zoning district in which they occur.
18. The establishment must make provisions to keep litter (trash) to a minimum, and to keep it from blowing onto adjacent streets and properties.
19. Signage shall be consistent with the City's Sign Ordinance.
20. On-site parking shall be provided in accordance with the City of Laredo Land Development Code.
21. The proposed use shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load issued to the CUP business holder.
22. The proposed use 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.

- 23. The proposed use shall undergo an annual Fire Inspection.
- 24. 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.
- 25. Owner shall comply with Building, Health, Safety, Fire, Environmental, and all applicable codes and regulations as required.
- 26. The use authorized by the conditional use permit is required to abide by all relevant municipal codes.
- 27. Indoor animal kennels shall have noise reduction.

Ms. Lauren Bluestone, representing Animal Care Services, informed the Commission that the request is intended to increase the number of kennels on the property. She stated that no other operational changes are proposed, animals will not be housed outdoors or overnight, and the facility is considering prefabricated indoor/outdoor kennel units to accommodate the expansion.

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

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

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

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

**PL-098-2026**

**District I – Councilmember Gilbert Gonzalez**

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

Mr. Wayne Nance, representing Porras Nance Engineering, informed the Commission that he concurred with Staff's comments and recommendations. However, he requested that Traffic Safety comments numbered 1, 7, 10, and 11 be removed, stating that the proposed master plan remains unchanged and that the application only involves the renumbering of development phases.

**MOTION:** Commissioner Garcia made a motion to approve the item subject to Staff comments and by removing Traffic Safety Comments No's. 1, 7, 10 and 11.

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

Motion Carried Unanimously

**Planning:**

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

**Traffic Safety:**

- ~~1. Show access easement to phase 13. Access easements intended for primary access to a proposed lot or building shall be 50' wide with a 30' paving section. (As per Subdivision Ordinance Handbook, Section 3-2).~~
  - ~~C. Each lot shall be provided with adequate access to an existing public street by frontage along such street or through connection of a new street or a permanent easement to an existing street (As per Subdivision Ordinance Handbook, Section 3-3, C).~~
2. Check sight distance (as per Subdivision Ordinance Handbook Section 3-2).
3. Block lengths shall not exceed one thousand two hundred feet (1,200) or be less than three hundred (300) feet, except as may be required by the Commission in the proper projection of existing major thoroughfares, and on existing platted blocks. (As per Subdivision Ordinance Handbook Section 3-2).
  - a. Block lengths and street lengths may be waived by the Planning and Zoning Commission provided that the waiver is requested in writing, incorporates traffic impact mitigation measures into a site plan, which is then submitted in conjunction with a preliminary plat/replat application.
  - b. No block length waiver may be granted by the Planning and Zoning Commission unless traffic impact mitigation measures comply with standards (herein adopted as minimum standards) of the Institute of Transportation Engineers (Latest Edition) and as set out in the "Transportation and Land Development Manual (Latest Edition)".
  - c. No block length waiver may be granted which modifies the City of Laredo Comprehensive Plan or the Thoroughfare Plan of the Comprehensive Plan addressing thoroughfares, highways, arterials, and collectors, or of the proper extension of any street.
  - d. A block length waiver shall not compromise safety.
4. "L-shaped" type intersection shall have an interior angle not less than 72 degrees and not greater than 120 degrees (As per Subdivision Ordinance Handbook, Chapter III).
5. Ensure that proposed curves can handle a speed of 30 mph (as per Subdivision Ordinance Handbook, Section 3-2)
6. AASHTO (Street curves should be design with as large radius curve as practical, with a minimum radius of 100 feet).
- ~~7. Ejido ROW shall be from 100 to 120 feet being that it is designated on the Thoroughfare Plan~~

as a principal arterial (As per Viva Laredo Future Thoroughfare Plan, Subdivision Ordinance Handbook, Section 3-2: Streets and Alleys)

- A. ~~The arrangement, character, extent, width, grade, access to, and location of all streets shall conform to the City Comprehensive Plan and shall be considered in their relation to existing and planned streets, to topographical conditions, to public convenience and safety, and in their appropriate relation to the proposed uses of the land to be served by such streets (As per Subdivision Ordinance Handbook, Section 3-2: Streets and Alleys)~~
- 8. Submit a TIA (As per Land Development Code Section 24.62.8)
- 9. Streets shall be laid out so as to intersect at right angle (As per Subdivision Ordinance Handbook, Section 3-2 H).
- 10. ~~There are two exiting access on Cuatro Vientos. Connect the proposed streets to these 2 access~~  
~~Subdivision Ordinance Handbook Section 3-2: Streets and Alleys~~  
~~Streets in a subdivision shall:~~
  - (a) ~~Provide for the continuation of appropriate projection of existing principal streets in surrounding areas; or~~
  - (b) ~~Conform to a plan for the neighborhood to meet a particular situation where topographical or other conditions make continuance or conformance to existing streets impracticable.~~
- C. ~~Local streets on which single family housing is the majority use shall be so laid out that their use by through traffic will be discouraged, and that significant amounts of internal traffic will not be generated.~~
- L. ~~The system of streets designated for the subdivision, except in unusual cases, must connect with streets already dedicated in adjacent subdivisions; and where adjacent connections are not platted, must in general be the reasonable projection of streets in the nearest subdivided tracts, and must be continued to the boundaries of the tract subdivided, so that other subdividers may connect therewith. Reserve strips of land controlling access to or egress from other property from any street or alley or having the effect of restricting or damaging the adjoining property for subdivision purposes or which will not be taxable or accessible for special improvements shall not be permitted in any subdivision unless such reserve strips are conveyed to the City in fee simple.~~  
~~Continue street Bradford to connect to Cuatro Vientos as previously proposed in old Master Plan.~~
- 11. ~~Street Curuba will work as a collector, increase the ROW to 60 feet. Follow functional hierarchy of roads (As per AASHTO Chapter 1)~~

**Fire:** No comments submitted.

**Engineering:** No comments submitted.

**Environmental:** No comments submitted.

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

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

**AEP Engineers:** No comments submitted.

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

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

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

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

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

**PL-099-2026**

**District I – Councilmember Gilbert Gonzalez**

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

Mr. Wayne Nance, representing Porras Nance Engineering, informed the Commission that he concurred with Staff's comments and recommendations; however, he requested that Traffic Safety Comment No. 5 be removed.

**MOTION:** Commissioner Portillo made a motion to approve the item subject to Staff comments and by removing Traffic Safety Comments No. 5.

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

Motion Carried Unanimously

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

**Planning:**

1. The developer has submitted a notice of intention to place utilities in the front of the lot. The front- of-lot utility layout/schematics, as prepared by the Developer's engineer, shall be submitted to plan review (Section 3-4 B.2 - Subdivision Ordinance).
2. Identify all easements.
3. All improvements as per the Subdivision Ordinance.

**Traffic Safety:**

1. Block lengths shall not exceed one thousand two hundred feet (1,200) or be less than three hundred (300) feet, except as may be required by the Commission in the proper projection of existing major thoroughfares, and on existing platted blocks. (As per Subdivision Ordinance Handbook Section 3-2).
  - a. Block lengths and street lengths may be waived by the Planning and Zoning Commission provided that the waiver is requested in writing, incorporates traffic impact mitigation measures into a site plan, which is then submitted in conjunction with a preliminary plat/replat application.
  - b. No block length waiver may be granted by the Planning and Zoning Commission unless

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

- c. No block length waiver may be granted which modifies the City of Laredo Comprehensive Plan or the Thoroughfare Plan of the Comprehensive Plan addressing thoroughfares, highways, arterials, and collectors, or of the proper extension of any street.
  - d. A block length waiver shall not compromise safety.
  - 2. "L-shaped" type intersection shall have an interior angle not less than 72 degrees and not greater than 120 degrees (As per Subdivision Ordinance Handbook, Chapter III).
  - 3. Streets shall be laid out so as to intersect at right angle (As per Subdivision Ordinance Handbook, Section 3-2 H).
  - 4. Subdivision Ordinance Handbook Section 3-2: Streets and Alleys Streets in a subdivision shall:
    - (a) Provide for the continuation of appropriate projection of existing principal streets in surrounding areas; or
    - (b) Conform to a plan for the neighborhood to meet a particular situation where topographical or other conditions make continuance or conformance to existing streets impracticable.
  - C. Local streets on which single family housing is the majority use shall be so laid out that their use by through traffic will be discouraged, and that significant amounts of internal traffic will not be generated.
  - L. The system of streets designated for the subdivision, except in unusual cases, must connect with streets already dedicated in adjacent subdivisions; and where adjacent connections are not platted, must in general be the reasonable projection of streets in the nearest subdivided tracts, and must be continued to the boundaries of the tract subdivided, so that other subdividers may connect therewith. Reserve strips of land controlling access to or egress from other property from any street or alley or having the effect of restricting or damaging the adjoining property for subdivision purposes or which will not be taxable or accessible for special improvements shall not be permitted in any subdivision unless such reserve strips are conveyed to the City in fee simple.  
There are 2 access on Cuatro Vientos. Align the Master Plan to the existing access to work as collectors
5. ~~Follow functional hierarchy of roads. Curuba will work as a collector, ROW of a local collector shall be 60 feet (As per AASHTO Chapter 1)~~

**Fire:** No comments submitted.

**Engineering:** No comments submitted.

**Environmental:** No comments submitted.

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

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

**AEP Engineers:** No comments submitted.

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

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

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

**B. Preliminary consideration of the plat of Parkview at Century South Park Subdivision, Phase II. The intent is residential.**

**PL-072-2026**

**District I – Councilmember Gilbert Gonzalez**

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

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

Frank Estrada, Sherfey Engineering, informed the Commission he concurs with all of Staff comments.

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

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

Motion Carried Unanimously

**Planning:**

1. Provide a lot summary table with square footage of each lot.
2. Provide a plat note prohibiting access to White Spruce Drive from Lots 27 and 26, Block 4 as double frontage lots should be avoided (Section 3.3 D. - Subdivision Ordinance).
3. Add a plat note indicating that the finished floor and all mechanical equipment must be elevated 18’ above the Base Flood Elevation (Section 24.69.5 A & Section 24.69.7 B - Land Development Code).
4. Include setback lines on Lot 25, Block 4.
5. 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).
6. Coordinate with the Environmental Department and comply with the vegetative buffering requirements of the Land Development Code as a first order stream impacts portions of this tract (Section 24-57, Land Development Code).
7. Identify all easements.
8. All improvements as per the Subdivision Ordinance.

**Fire:**

1. Fire hydrants required every 500ft for residential development. (Ordinance 2012-O-183, IFC 2012 Section 507.5.1, where required. Fire hydrants shall be required along public and private

streets at every 500 feet for residential development).

**Traffic Safety:** No comments submitted.

**Engineering:** No comments submitted.

**Environmental:** No comments submitted.

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

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

**AEP Engineers:** No comments submitted.

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

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

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

**C. Preliminary consideration of the replat of Lots 6-8, Block 4, North American Industrial Park, Phase II into Lot 6A, Block 4, North America Industrial Park, Phase II. The purpose of this replat is to reconfigure Lots 6-8, Block 4 into Lot 6A, Block 4. The intent is industrial.**

**PL-112-2026**

**District VII – Councilmember Vanessa Perez**

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

**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

**Planning:**

1. 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.
2. Provide the Base Flood Elevations (BFE’s) and identify the floodway and Zone X boundary as shown on the original recorded plat.
3. Coordinate with the Environmental Department to determine the vegetative buffer zone along the Rio Grande in accordance with Section 24-57.4 (c) of the Land Development Code, which

requires the buffer zone boundary to be the 100-year floodplain or 200 feet from the Ordinary High-Water Mark (OHWM), whichever is less.

4. Coordinate with the Engineering Department regarding options for the dedications of protected vegetative buffer, reserves, and the recordation of covenants regarding restrictions and the private maintenance thereof (Section 24-57.8(D) Land Development Code).
5. Clearly showing the extent of any vegetative buffer on the final plat (Section 24-57.8 (C) Land Development Code)
6. Place the following Plat Note: “In the event of flooding, the property owner shall be responsible for removing all trailers from the lot shown on this plat.”
7. Revise certificate blocks by removing the word “Amending”, as it is not an amending plat.
8. Include the Planning and Zoning Commission certificate block.
9. Identify all easements.
10. All improvements as per the Subdivision Ordinance.

**Traffic Safety:** No comments submitted.

**Fire:** No comments submitted.

**Engineering:** No comments submitted.

**Environmental:** No comments submitted.

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

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

**AEP Engineers:** No comments submitted.

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

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

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

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

**MOTION:** Commissioner M. Martinez made a motion to **hear** items 9A, 9B, and 10A together.

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

Motion Carried Unanimously

**A. Final reconsideration of the plat of Lot 1, Block 2, Alexander Crossing Plaza, D & J Alexander Commercial, Phase 15. The intent is commercial.**

**PL-115-2026**

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

**B. Final reconsideration of the plat of Adriani Plaza Subdivision. The intent is residential.**

**PL-111-2026**

**District III – Councilmember Melissa Cigarroa**

**10. CONSIDERATION OF AN EXTENSION TO THE FOLLOWING FINAL PLATS AND REPLATS:**

**A. Consideration of a six (6) month extension to the final plat approval of the plat of San Pedro Ranch, Phase 1 – Unit 1. The intent is commercial. The request is to extend the scheduled expiration date from June 7, 2026 to December 7, 2026.**

**PL-114-2026**

**District III – Councilmember Melissa Cigarroa**

Vanessa Fresnillo, Planner read in items 9A, 9B, and 10A to the record.

**MOTION:** Commissioner Cazares made a motion to **approve** items 9A, 9B, and 10A.

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

Motion Carried Unanimously

**11. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:**

**A. Consideration of Model Rule Subdivision Compliance of the replat of Lot 1, Block 1, Lago del Valle, Phase III and Tract II of Mezquite Land Development, Inc. into Lot 1A, Block 1 & Lots 1-15, Block 2, Lago del Valle, Phase III. The intent is residential.**

**PL-113-2026**

**District III – Councilmember Melissa Cigarroa**

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

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

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

Motion Carried Unanimously

**12. STAFF REPORT:**

**A. Staff report regarding “video conference call”/virtual meeting option for Planning and Zoning Commission Meetings.**

Mr. Rafael Vidaurri, Planner, informed the Commission that the City Secretary's Office had provided updated guidance regarding virtual participation in meetings. He advised that future agendas will include language stating that participation by videoconference may be permitted in accordance with Texas Government Code § 551.127, provided a quorum is physically present at the posted meeting location.

Mr. Xavier Charles, representing the Legal Department, explained that because the Commission is a decision-making body, the same requirements applicable to City Council and other governing bodies apply. He stated that a quorum must be physically present at the meeting location for virtual participation to be allowed and noted that additional requirements must be met for remote participants, including continuous audio and video access.

Mr. Vidaurri further advised Commission members to notify Staff at least three business days in advance if they intend to participate virtually to allow sufficient time for the necessary arrangements.

**13. ADJOURNMENT:**

**MOTION:** Commissioner A. Garcia made a motion to adjourn the meeting at 7:43 p.m.

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

Motion Carried Unanimously

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Vanessa Guerra, AICP, MPA  
Planning Director

Planning & Zoning Commission  
Minutes  
May 21, 2026

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Daniella Sada Paz, Chair  
Planning & Zoning Commission

# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 6/18/2026  
**Ordinance 5B**

**Public Hearing and Recommendation of an**

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# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 6/18/2026  
**Ordinance 7A**

**Public Hearing and Recommendation of an**

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### **SUBJECT**

Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a conditional use permit for a plant nursery on Lots 5, 6, 7, and 8, Block 911, Western Division, located at 2001 Baltimore Street.

ZC-019-2026  
District VIII

### **PREVIOUS COUNCIL ACTION**

None.

### **BACKGROUND**

Initiated By: Mireya Galvan and Fernando Galvan, Owner and applicant; and George J. Algelt, Representative

Council District: VIII - Cm. Alyssa Cigarroa

Proposed use: The proposed use is for a plant nursery.

Site: The site is occupied by a residential dwelling and a plant nursery.

Citations, Warnings, and/or Complaints:

1. On 4/16/2025 a 311 complaint was submitted to the Building and Zoning Department regarding the operation of a business within a residentially zoned district (R-3 zoning district). No citation was issued; the property owner was advised to contact the Planning and Zoning Division to pursue the appropriate process for operating the business in compliance with the zoning regulations.
2. On 4/16/2025 a 311 complaint was submitted to Environmental Services alleging the pesticide used at the plant nursery was adversely affecting neighboring residents' animals. An investigation was conducted over several consecutive days. No citation was issued, as no violations, unusual odors, or unauthorized discharges were identified.
3. On 12/23/2024 a 311 complaint was submitted to the Building and Zoning Department concerning the operation of a plant nursery within an R-3 residential zoning district. Following the investigation, a citation was issued.
4. On 12/23/2024 a 311 complaint related to a nuisance/code compliance matter was submitted to the City Community Development Department. No citation was issued.
5. On 10/1/2024 a 311 complaint was submitted to the Building and Zoning Department regarding the operation of a business within a residential zoning district. No citation was issued; the property owner

- was advised to contact the Planning and Zoning Division to pursue the appropriate process for operating the business in compliance with the zoning regulations.
6. On 11/16/2020 a 311 complaint was submitted to the Health Department regarding concerns about a significant mosquito presence in the area. Upon investigation, no significant mosquito activity was observed. As a result, no citation was issued.
  7. On 11/16/2020 a 311 complaint was submitted to the Building and Zoning Department regarding mosquito-related concerns. Upon investigation, no significant mosquito activity was observed. As a result, no citation was issued.
  8. On 1/17/2020 a 311 complaint was submitted to the City Solid Waste Department regarding branch collection services. No citation was issued.
  9. On 1/4/2019 a 311 complaint was submitted to the City Solid Waste Department regarding branch collection services. No citation was issued.
  10. On 5/9/2018 a 311 complaint was submitted to the Building and Zoning Department for investigation. No citation was issued.
  11. On 6/10/2016 a 311 complaint was submitted to the City Solid Waste Department regarding branch collection services. No citation was issued.
  12. On 5/24/2011 a 311 complaint was submitted to the City Solid Waste Department regarding branch collection services. No citation was issued.

Surrounding land uses: To the north of the site is Baltimore Street, Imperial Equipment Industries, Inc. (forklift dealer), a railroad, and single family residential uses. To the east of the site is Vidaurri Avenue, single family residential uses, vacant developed land, and a grocery store. To the south of the site is Lafayette Street, single family residential use, and vacant developed land. To the west of the site is a railroad, Santa Isabel Avenue, single family residential uses, and manufactured homes.

Comprehensive Plan: The Future Land Use Map recognizes this area as High Density Residential.  
<https://www.cityoflaredo.com/LaredoPlanning/wp-content/uploads/2021/03/viva-laredo-city-of-laredo-comprehensive-plan.pdf#page=39>

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

Letters sent to surrounding property owners: 25    In Favor: 0    Opposed: 1

**COMMITTEE RECOMMENDATION**

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

**STAFF RECOMMENDATION**

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 R-3 (Mixed Residential District) zoning district.

Staff supports the proposed conditional use permit for the following reasons:

1. The proposed site is located in proximity to the Mixed-Use Development District (MXD), where surrounding commercial development supports light commercial activity. Additionally, the site's adjacency to the Union Pacific Railroad contributes to the existing land use character and development pattern of the area.
2. According to the submitted narrative, the proposed plant nursery will not be open to the public and will operate exclusively for growing plants. No retail sales will occur on-site; therefore, traffic generation is expected to be limited to employees and a vehicle associated with the loading and unloading of plants. (See attached narrative identifying the proposed business's operating characteristics.)

If approved, Staff suggests the following conditions

1. The C.U.P. shall be issued to Fernando Galvan and Mireya Galvan, 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. The hours of operation shall be limited to, Saturday and Sunday, from 6:00 a.m. to 6:00 p.m.  
- Loading and unloading activities associated with the plant nursery shall be permitted to a maximum of three (3) hours per day between 8:00 a.m. and 6:00 p.m.
3. The plant nursery shall be limited to the growing and cultivation of plants. Retail sales, wholesale sales, and customer transactions conducted on the premises shall be prohibited unless otherwise approved by the City through a separate permit or authorization.
4. The property owner shall implement and maintain a mosquito abatement procedures. Standing water shall not be permitted to remain on the property for more than seventy-two (72) hours unless actively managed through circulation, approved larvicide treatment, or other mosquito-control measures.
5. All fertilizers, pesticides, herbicides, and other materials shall be stored in covered and secured areas designed to prevent exposure to precipitation and stormwater runoff. Soil, mulch, compost, and similar materials shall be stored in an orderly manner and shall not create odor, dust, insect, or rodent nuisances for adjacent properties.
6. The property owner shall maintain the site free of litter, debris, dead vegetation, and other materials that may create visual blight, harbor pests, or negatively impact adjacent properties. All outdoor storage areas shall be maintained in an orderly condition at all times.
7. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
8. All plant waste, landscaping debris, dead vegetation, soil materials, and related nursery byproducts

shall be collected and disposed of properly on a regular basis. There shall be no outdoor burning of materials, and all waste shall be managed in a manner that prevents the accumulation of standing water, odors, insects, rodents, or other nuisances to adjacent properties.

9. There shall be no hazardous chemical storage on the property. The determination of hazardous material shall be made by the Fire Chief as per the Laredo Land Development Code, Section 24.74.3 (d). Hazardous materials are defined as stated in the City of Laredo Code of Ordinances, Sec. 33-20.

10. The proposed use shall be limited to one (1) box truck. The box truck may be parked on the subject property or along the public right-of-way adjacent to the property's frontage and shall be used solely for the loading, unloading, and transportation of plants associated with the proposed use. No additional commercial vehicles shall be permitted as per the City of Laredo Land Development Code, Section 24-65.0(a), General Supplemental Provisions, Residential.

- No commercial vehicle exceeding sixteen thousand (16,000) pounds manufacturer's Gross Vehicle Weight Rating (GVWR) or having more than two (2) axles, and no commercial or farm trailer exceeding twelve (12) feet in length, shall be parked or stored on the subject property.
- No commercial vehicle exceeding one (1) ton manufacturer's GVWR, having more than two (2) axles, or any commercial, farm, or utility trailer shall be parked or stored within the public right-of-way adjacent to the subject property.

11. Parking on the sidewalk is prohibited.

12. Lighting of property shall be screened to avoid adverse impact on adjacent residential uses or neighborhoods.

13. Landscaping shall be provided and maintained for the entire duration of the proposed use in accordance with the City of Laredo Land Development Code.

14. 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 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.

16. The proposed use shall comply with the City's Sign Ordinance, as per Sections 28-38.a, Permitted Sign Dimensions-Freestanding and 28-38.b Permitted Sign Dimensions-, Attached, and shall be limited to the sign types and dimensions permitted within the R-3 zoning district for church, public park, public recreational facility school, library, art gallery, or cultural facility.

- Electronic Message Display signs and CEVMS shall be prohibited.

17. The property owner must comply with all City Noise Ordinances provisions of the City of Laredo Code of Ordinances.

18. The operating characteristics of the use shall not create a nuisance and the impacts of the use on surrounding properties shall be minimized with respect to noise, odors, vibrations, glare, and any other similar conditions.

- All equipment and activities must be operated/conducted in a manner that minimizes noise impacts to surrounding residential uses to the maximum extent practicable.

19. The proposed use shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy.

20. The proposed use 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.

21. The proposed use shall undergo an annual Fire Inspection.

22. 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.

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

Notice to the owner/applicant:

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

#### IMPACT ANALYSIS

Is this change contrary to the established land use pattern?

Yes, while there are no other plant nurseries in the area, the site is located adjacent to a more intensive commercial use to the north (a forklift sales dealer).

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

The zoning will not change.

Will change adversely influence living conditions in the neighborhood?

The proposed use 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 R-3 does not allow for a plant nursery as intended by the applicant and requires a conditional use permit to obtain the proposed use.

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AERIAL MAP

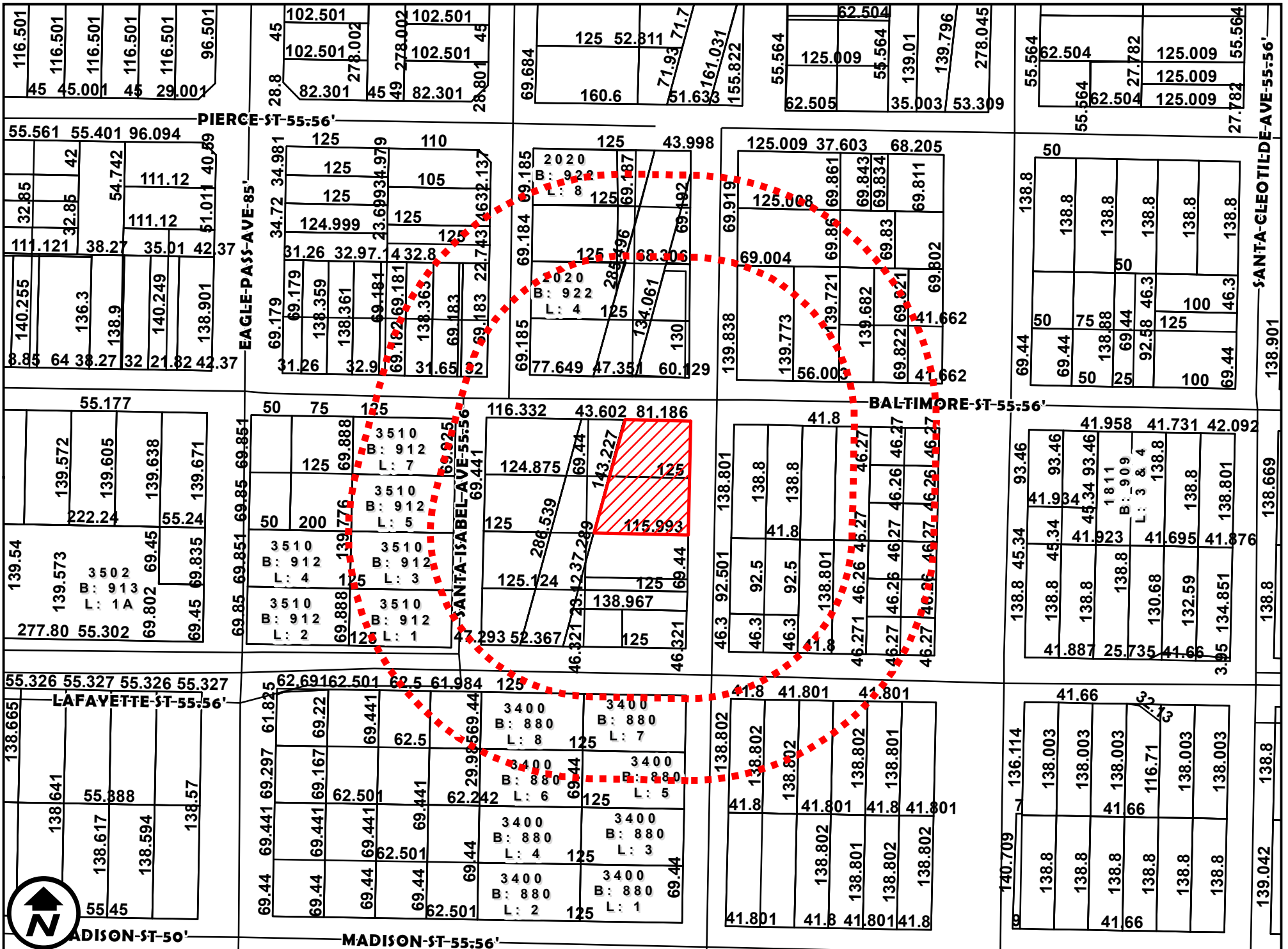
1 inch = 150 feet

ZC-019-2026

COUNCIL DISTRICT 8  
2001 BALTIMORE STREET

APPLICATION FC 36

R-3 (MIXED RESIDENTIAL DISTRICT) T  
C.U.P. FOR PLANT NURSERY

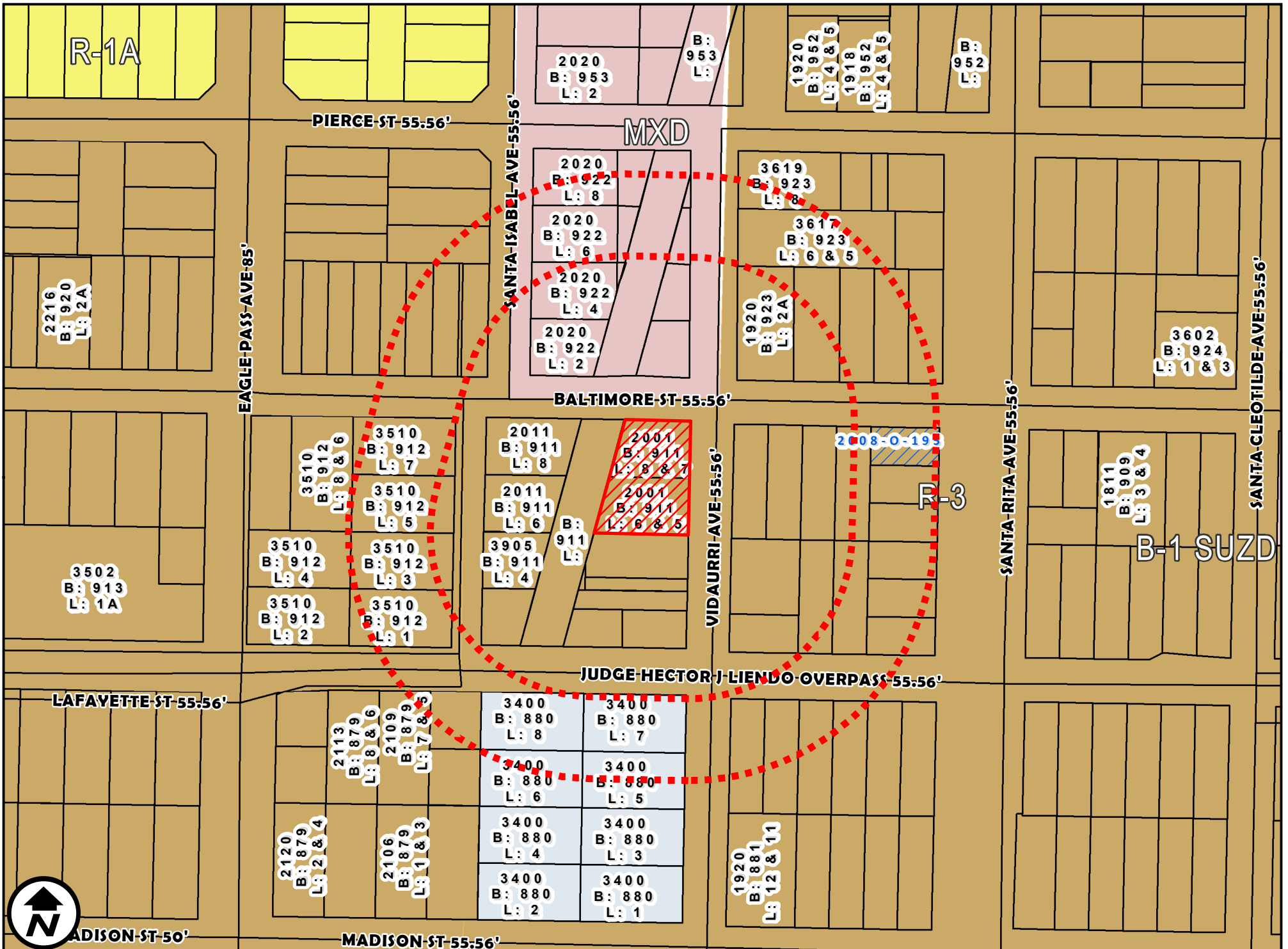


DIMENSIONS MAP

1 inch = 150 feet

ZC-019-2026  
 COUNCIL DISTRICT 8  
 2001 BALTIMORE STREET

APPLICATION FC 37  
 R-3 (MIXED RESIDENTIAL DISTRICT) T  
 C.U.P. FOR PLANT NURSERY

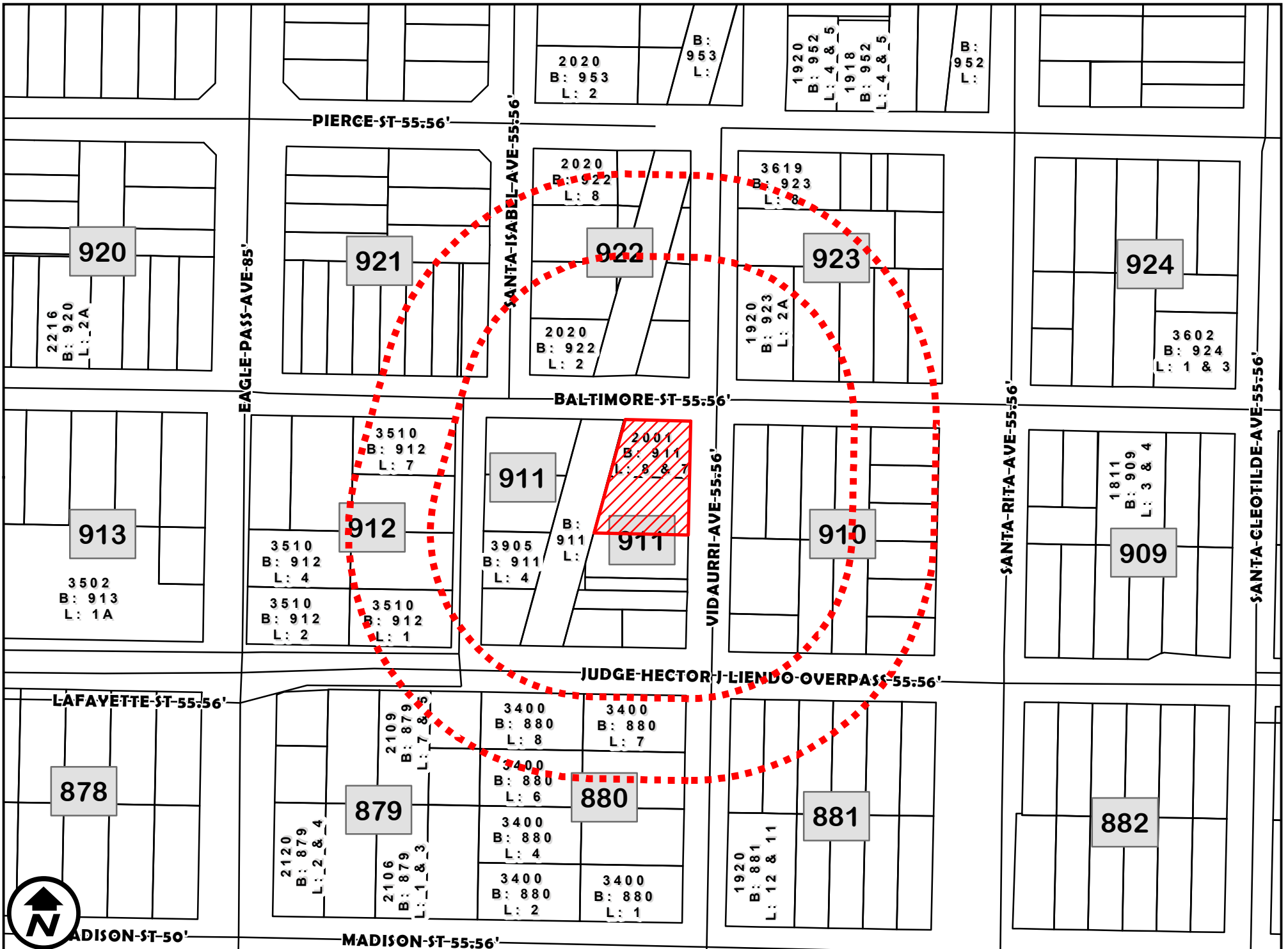


ZONING MAP

1 inch = 150 feet

ZC-019-2026  
 COUNCIL DISTRICT 8  
 2001 BALTIMORE STREET

APPLICATION FC 38  
 R-3 (MIXED RESIDENTIAL DISTRICT) T  
 C.U.P. FOR PLANT NURSERY

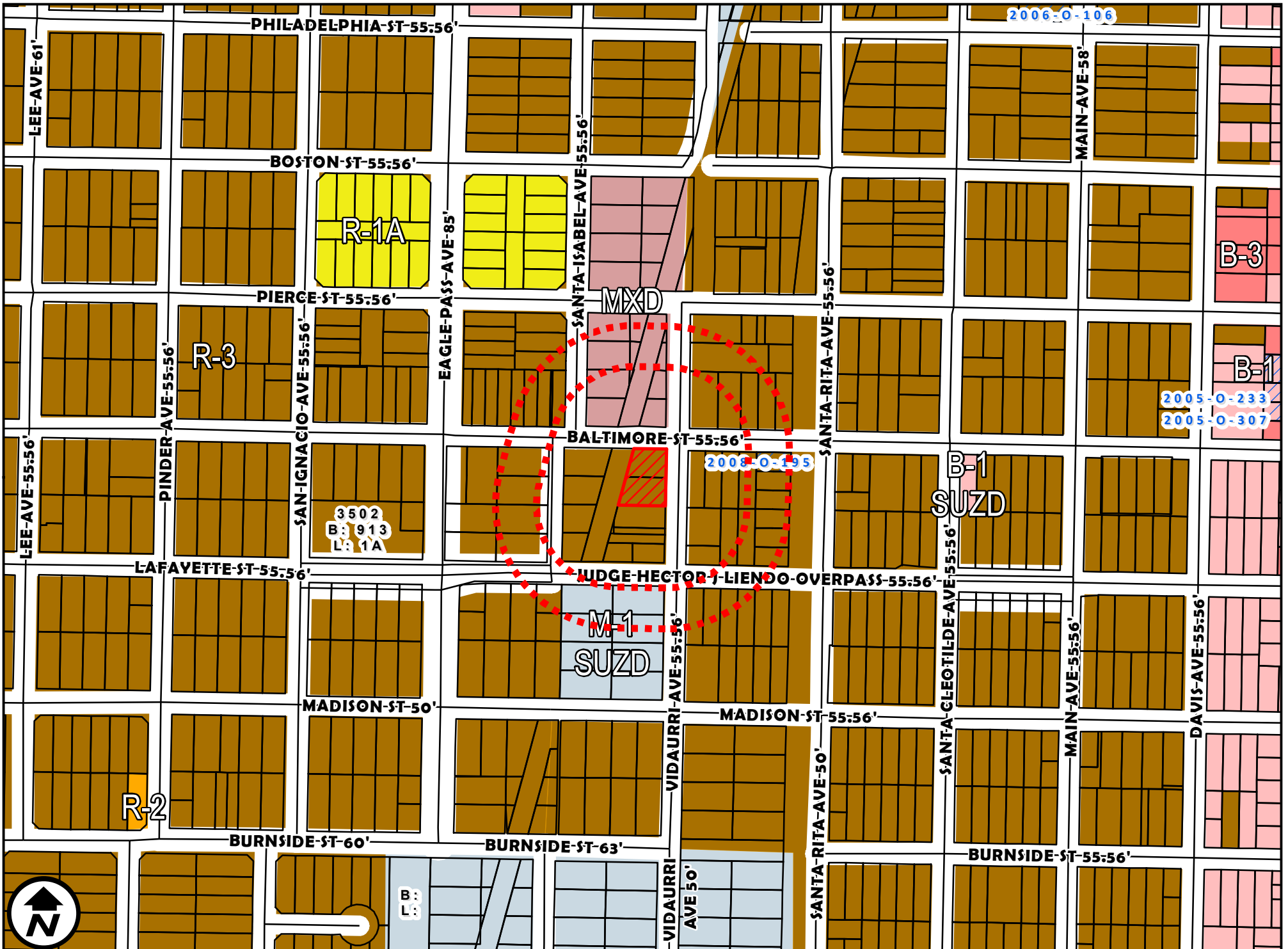


SURVEY MAP

1 inch = 150 feet

ZC-019-2026  
 COUNCIL DISTRICT 8  
 2001 BALTIMORE STREET

APPLICATION FC 39  
 R-3 (MIXED RESIDENTIAL DISTRICT) T  
 C.U.P. FOR PLANT NURSERY

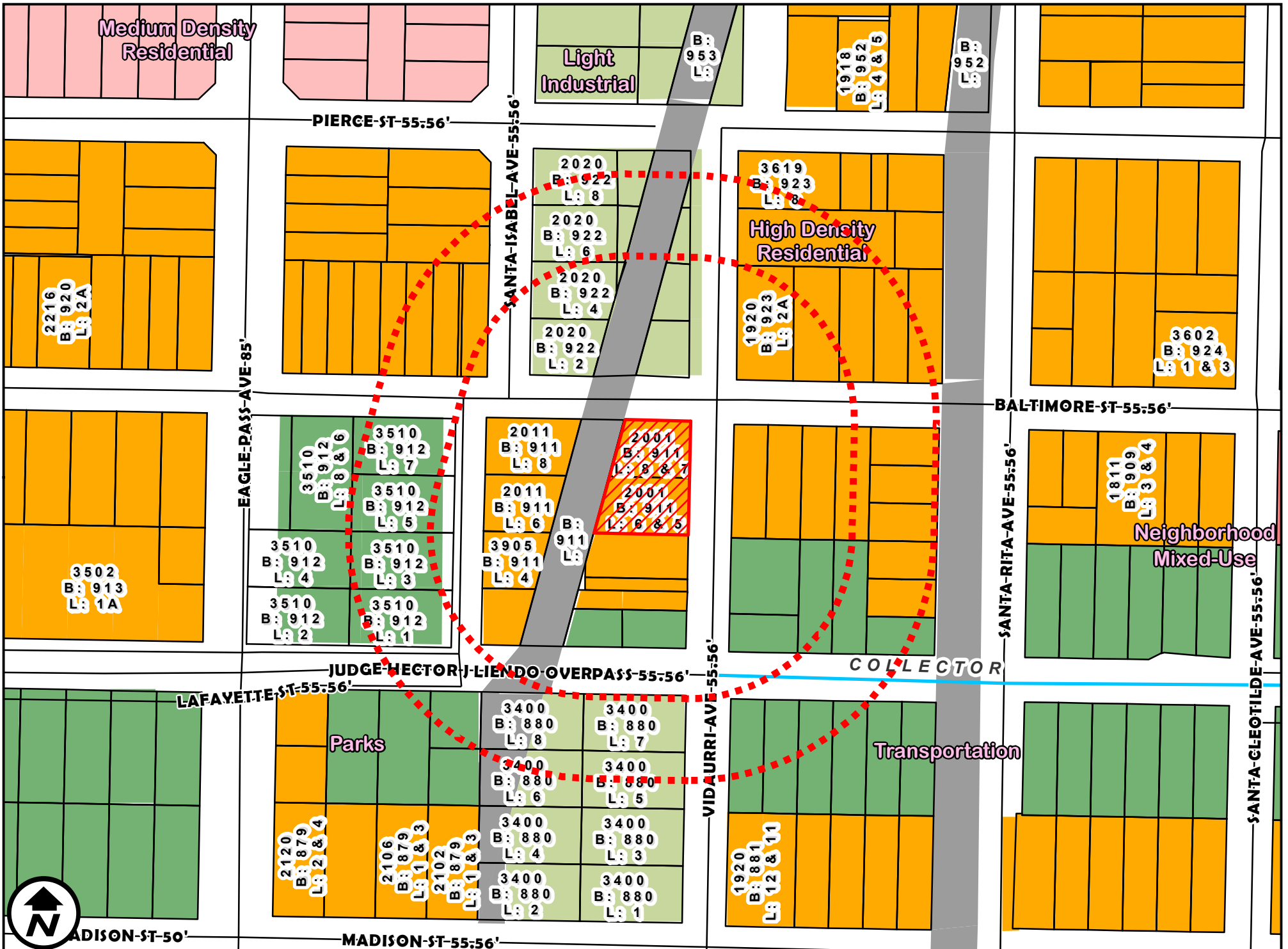


ZONING OVERVIEW

1 inch = 300 feet

ZC-019-2026  
COUNCIL DISTRICT 8  
2001 BALTIMORE STREET

APPLICATION FC 40  
R-3 (MIXED RESIDENTIAL DISTRICT) T  
C.U.P. FOR PLANT NURSERY

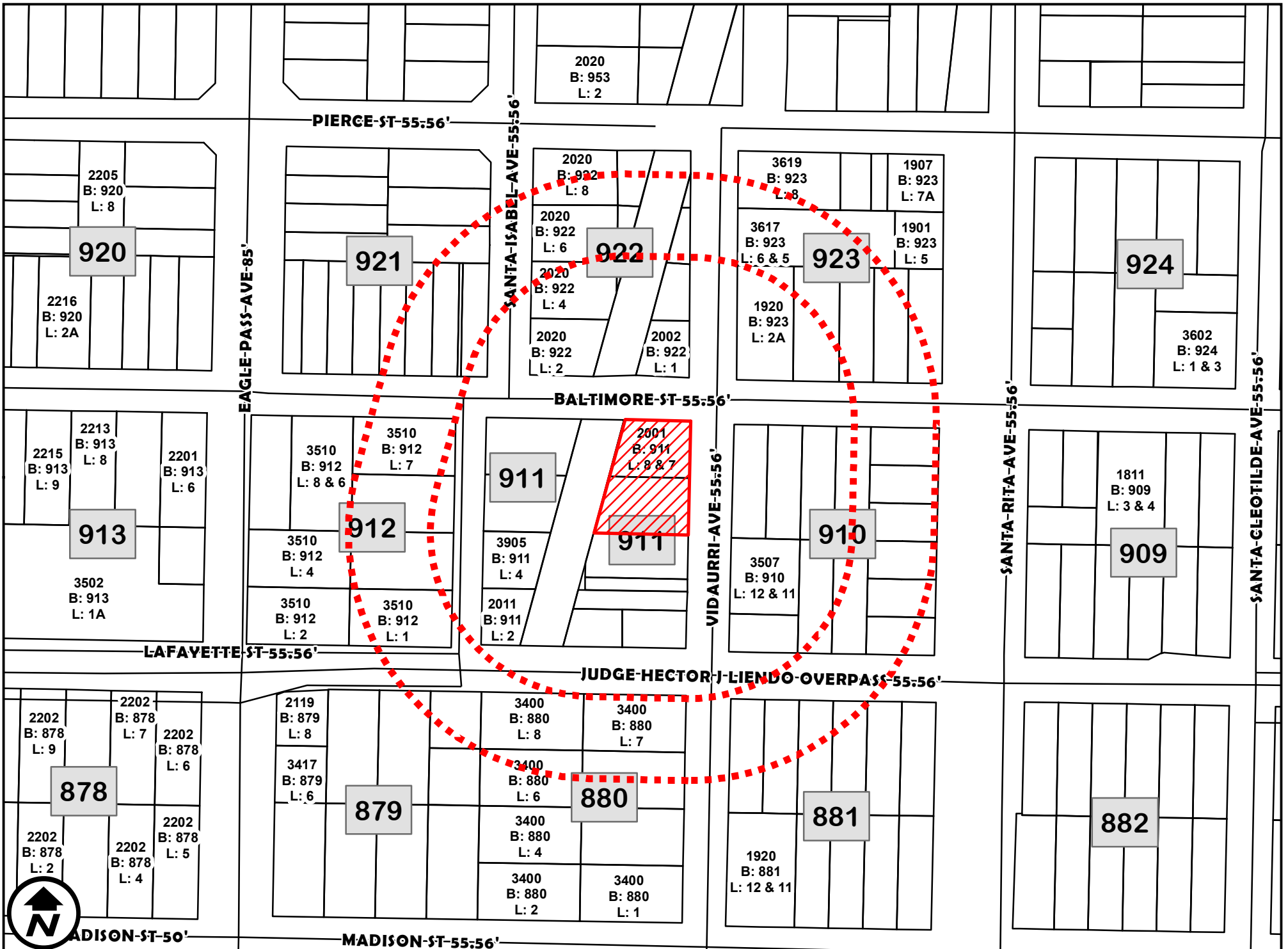


FUTURE LANDUSE

1 inch = 150 feet

ZC-019-2026  
 COUNCIL DISTRICT 8  
 2001 BALTIMORE STREET

APPLICATION FC 41  
 R-3 (MIXED RESIDENTIAL DISTRICT) T  
 C.U.P. FOR PLANT NURSERY



200' AND 300' NOTIFICATION

1 inch = 150 feet

ZC-019-2026  
 COUNCIL DISTRICT 8  
 2001 BALTIMORE STREET

APPLICATION FC 42  
 R-3 (MIXED RESIDENTIAL DISTRICT) T  
 C.U.P. FOR PLANT NURSERY

**PROPOSED PLAN NARRATIVE**  
**Home-Based Nursery Plant Growing Operation**  
*Zoning / Permit Application*

**I. OVERVIEW AND PURPOSE**

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Fernando and Mireya Galvan propose to utilize a single-family residential property for the purpose of growing nursery plants. The primary use of the property will remain residential.

All plants grown on the premises will be transported to and from the property and no sales will take place on the property itself.

**II. PROPERTY USE AND NATURE OF OPERATION**

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The subject property will serve a dual function as both a private residence and a nursery growing site. The nursery activity will be conducted in a manner that is consistent with and compatible with the surrounding residential neighborhood.

The nature of the operation is described as follows:

- Plants will be grown and cultivated on the premises
- No plants or related products will be offered for sale at or from the property.
- There will be no retail activity, signage, or customer traffic on the property.

**III. HOURS OF OPERATION AND LOADING / UNLOADING**

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All loading and unloading of nursery plants to and from the property will be strictly limited to the following schedule:

<b>Days</b>	<b>Hours</b>
Saturday and Sunday only	6:00 a.m. to 6:00 p.m.

No loading or unloading activity will occur on weekdays or outside of the hours specified above. This schedule is intended to minimize any impact on the surrounding neighborhood and ensure compliance with applicable noise and activity ordinances.

**IV. VEHICLES AND EQUIPMENT**

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The following vehicles will be associated with the operation and will be parked and stored at the subject property:

- Two (2) personal/work vehicles
- One (1) trailer, to be used solely for the transport of nursery plants

All vehicles and the trailer will be parked on the property in designated areas and will not obstruct public rights-of-way, sidewalks, or neighboring properties. The trailer will be used exclusively in connection with the transport of nursery plants on the days and within the hours specified above.

## **V. PERSONNEL**

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The operation will involve two (2) individuals who will assist with the growing, care, loading, and transport of nursery plants. The personnel associated with this operation are:

- Fernando Galvan
- Mireya Galvan

No additional employees, contractors, or outside personnel will be present at the property in connection with this operation. The individuals identified above are the sole participants and will conduct all activities within the scope and hours described herein.

## **VI. NEIGHBORHOOD COMPATIBILITY AND COMPLIANCE**

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The following measures will be observed to ensure compatibility with the residential character of the area:

- No commercial signage of any kind will be displayed on the property.
- There will be no increase in traffic beyond what is typical for a residential property.
- Loading and unloading will be confined to weekend hours and will be conducted in a quiet and orderly manner.
- The property will be maintained in a clean, neat, and orderly condition at all times.
- No noise, odors, or other nuisances associated with the operation will be permitted to affect neighboring properties.

## **VII. CONCLUSION**

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The proposed nursery plant growing operation is designed to be fully compatible with the residential use and character of the subject property and surrounding neighborhood. The applicant respectfully requests approval of this proposed plan and is available to provide any additional information or documentation that may be required in connection with this application.

# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 6/18/2026  
**Ordinance 7B**

**Public Hearing and Recommendation of an**

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### **SUBJECT**

Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a conditional use permit for a convenience store and gas station (serving alcohol with on-premise consumption) on Lot 1A, Block 2, Lago Del Mar Subdivision, located at 2501 East Del Mar Boulevard.

ZC-046-2026  
District V

### **PREVIOUS COUNCIL ACTION**

None.

### **BACKGROUND**

Initiated By: Commercial Net Lease Realty, Owner; 7-Eleven Inc, Applicant; Tim Llaoa, Representative

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

Proposed use: The proposed use is for a convenience store and gas station (serving alcohol with on-premise consumption)

Minimum Zoning District Required for Proposed Use: B-1 (Light Commercial District) zoning district.

Current Zoning District: The site is currently zoned as a B-3 (Community Business District) zoning district.

Site: The site is currently occupied by a Stripes Convenience Store.

Surrounding land uses: To the north of the site East Del Mar Boulevard, Burke Drive, Sutton Court, and single-family residential uses. To the east of the site East Del Mar Boulevard, Tokyo Garden, Havana's Sports Bar, Pino Burger, Yardart, La Michoacana, and vacant land. To the south of the site is North Bartlett Avenue, Howland Engineering & Surveying Company, Del Mar Mini Storages, vacant land, and First Baptist Church - Laredo. To the west of the site is North Bartlett Avenue, United States Postal Service, and vacant land.

Comprehensive Plan: The Future Land Use Map recognizes this area as Neighborhood Mixed-Use.  
<https://www.cityoflaredo.com/LaredoPlanning/wp-content/uploads/2021/03/viva-laredo-city-of-laredo-comprehensive-plan.pdf#page=39>

Transportation Plan: The Long-Range Thoroughfare Plan identifies Del Mar Boulevard as a Modified Principal Arterial and Bartlett as a Collector.

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

Letters sent to surrounding property owners: 13    In Favor: 0    Opposed: 0

**COMMITTEE RECOMMENDATION**

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

**STAFF RECOMMENDATION**

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 for the following reasons:

1. The proposed sale and on-site consumption of margarita beverages is accessory and incidental to the existing gas station and convenience store use and is not anticipated to negatively impact the surrounding area.
2. The principal use of the property will remain a gas station and convenience store. No building expansions or site modifications are proposed in conjunction with this request.
3. Subject to the recommended conditions of approval, the proposed use is not anticipated to operate as a bar, nightclub, cantina, or similar drinking establishment and will remain subordinate to the primary commercial use of the property.

Notice to the owner/applicant:

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

If approved, Staff suggests the following conditions

1. The primary use of the property shall remain a gas station and convenience store. The sale and on-site consumption of alcoholic beverages shall remain accessory and incidental to the principal use.
2. The CUP authorizes only the sale and on-site consumption of margarita beverages and does not authorize the establishment of a bar, nightclub, saloon, cantina, lounge, or similar drinking establishment.

3. The hours and days of operation of the margarita beverages sales shall be from Monday through Friday from 7:00 a.m. to 12:00 a.m. (midnight), Saturday from 7:00 a.m. to 1:00 a.m., and Sunday from 12:00 p.m. (noon) to 12:00 a.m. (midnight).
4. On-premise alcohol consumption is limited to margarita beverages.
5. The sale and consumption of alcoholic beverages shall be limited to areas designated on the approved site plan. Any expansion of the consumption area shall require additional review and approval by the City.
6. No outdoor consumption of alcoholic beverages shall be permitted on-site unless otherwise approved by the City through a separate permit or authorization.
7. No live entertainment, DJs, dancing, karaoke, amplified music, or similar activities shall be permitted on-site with the sale or consumption of alcoholic beverages.
8. No cover charges, admission fees, membership fees, or ticketed events associated with alcohol consumption shall be permitted.
9. No dedicated alcohol service counter separate from the convenience store checkout area shall be established without further review and approval by the City.
10. The sale and consumption of alcoholic beverages shall comply with all applicable regulations of the TABC and all other applicable federal, state, and local regulations.
11. The holder of the CUP shall maintain all licenses and permits required by TABC. Failure to maintain such licenses and permits may constitute grounds for review or revocation of the CUP.
12. The property owner and/or operator shall maintain adequate lighting and general site maintenance to ensure the safety and welfare of patrons and the surrounding area.
13. The establishment shall implement measures to discourage loitering on the premises and maintain the property in a manner that does not create a nuisance for surrounding properties.
14. Any expansion to allow on-premise alcohol consumption of margarita beverages (open container sales), including but not limited to increased seating areas, expanded consumption areas, additional alcohol service facilities, or operational changes that alter the character of the establishment, shall require additional review and approval by the City.
15. The on-site consumption of alcoholic beverages shall remain clearly subordinate and incidental to the principal gas station and convenience store use. Any operation that results in the establishment functioning primarily as a bar, nightclub, cantina, saloon, or similar drinking establishment may be subject to review, citations, required amendments, or revocation of this CUP.
16. Margarita beverages sold for off-premises consumption shall be sold for transport and shall remain in sealed containers in accordance with applicable state law and TABC regulations.

17. Any margarita alcoholic beverage sold for on-site consumption shall remain on the premises and shall not be removed from the property in an open container.
18. Appropriate signage shall be posted advising customers that open containers of alcoholic beverages may not be removed from the premises and that all alcohol sales and consumption must comply with applicable state law and TABC regulations.
19. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
20. Landscaping shall be provided and maintained for the complete duration in accordance with the City of Laredo Land Development Code.
21. 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 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.
22. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
23. Signage shall be consistent with the City's Sign Ordinance.
24. On-site parking shall be provided in accordance with the City of Laredo Land Development Code.
25. There shall be no ground vibrations created or sustained on the site which are perceptible without instruments at any point on any property adjoining the subject property.
26. The proposed use shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load issued to the CUP business holder.
27. The proposed use 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.
28. The proposed use shall undergo an annual Fire Inspection.
29. 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.
30. Owner shall comply with Building, Health, Safety, Fire, Environmental, and all applicable codes and regulations as required.
31. The operating characteristics of the use shall not create a nuisance and the impacts of the use on surrounding properties shall be minimized with respect to noise, odors, vibrations, glare, and any

other similar conditions.

## IMPACT ANALYSIS

Is this change contrary to the established land use pattern?

No. The principle use of a convenience store and gas station has already been established.

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

The zoning will not change.

Will change adversely influence living conditions in the neighborhood?

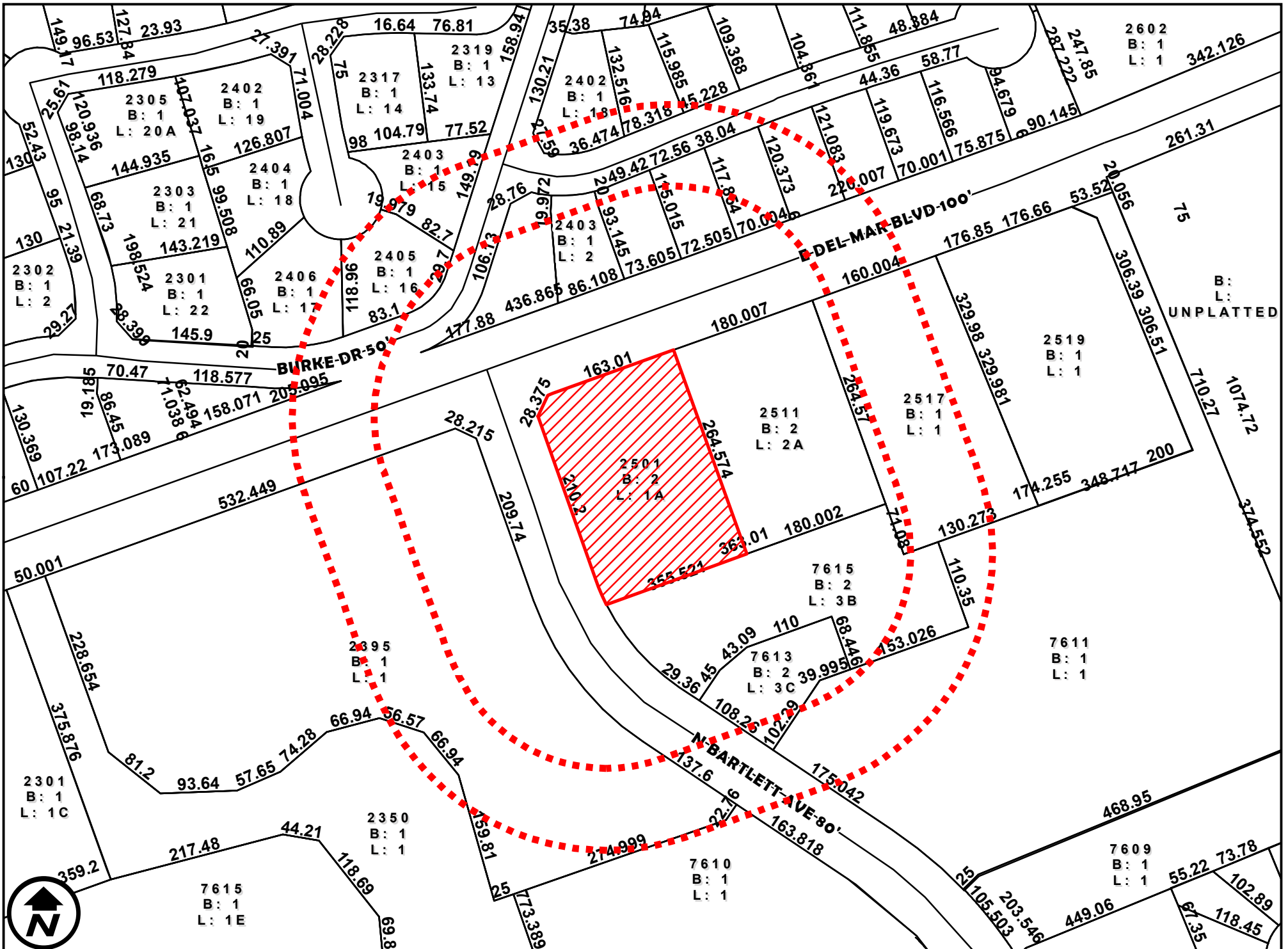
No. It is not anticipated to have a negative impact in the surrounding neighborhood since the primary use will be convenience store and gas station.

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

Yes. The existing B-3 does not allow for an on-premise alcohol consumption as intended by the applicant.

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DIMENSIONS MAP

ZC-046-2026

APPLICATION FC 51

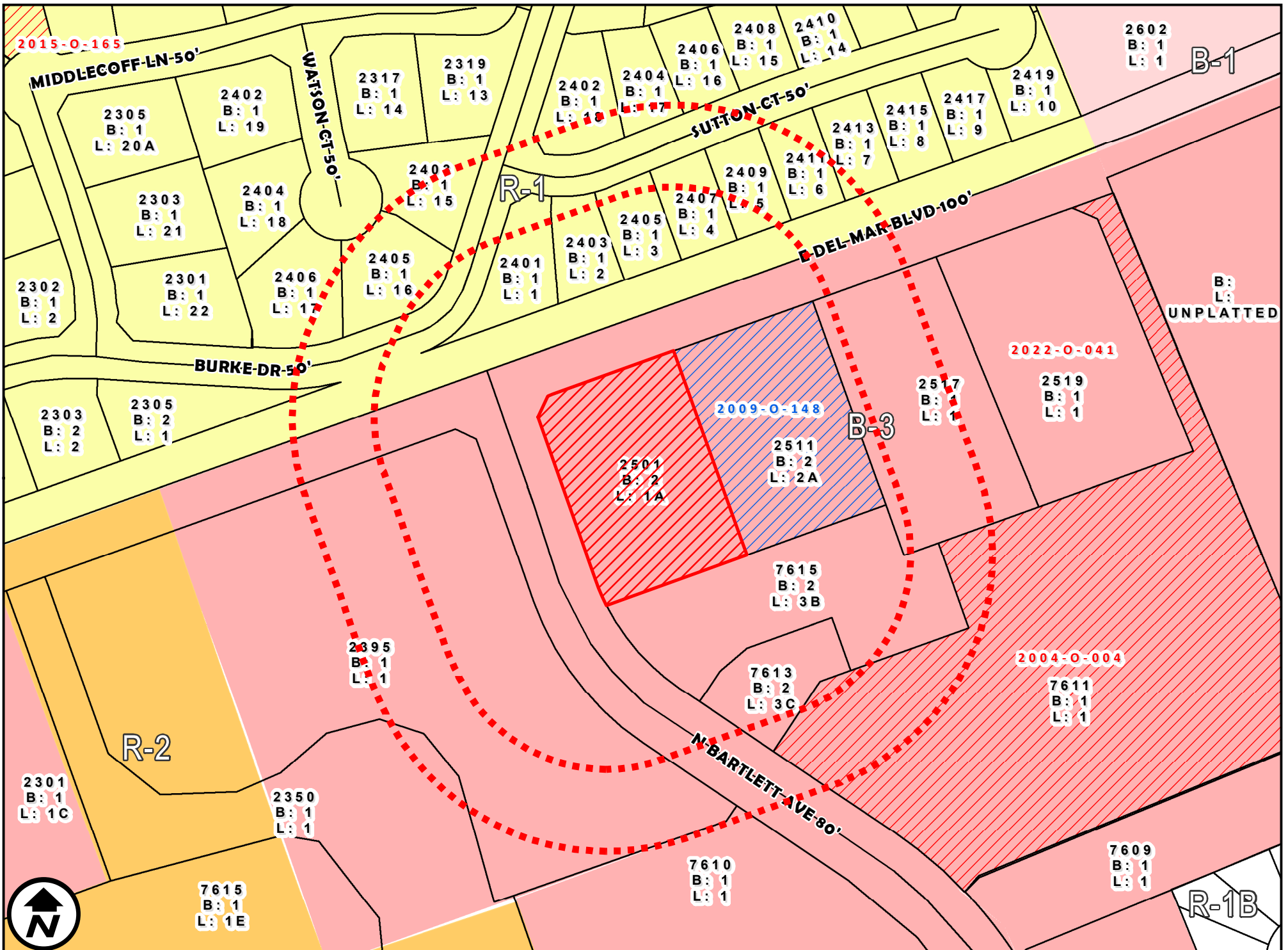
COUNCIL DISTRICT 5

B-3 (COMMUNITY BUSINESS DISTRICT) 1-

1 inch = 150 feet

2501 EAST DEL MAR BOULEVARD

C.U.P. FOR CONVENIENCE STORE AND GAS STATION (SERVING ALCOHOL WITH ON-PREMISE CONSUMPTION).



ZONING MAP

ZC-046-2026

APPLICATION FC 52

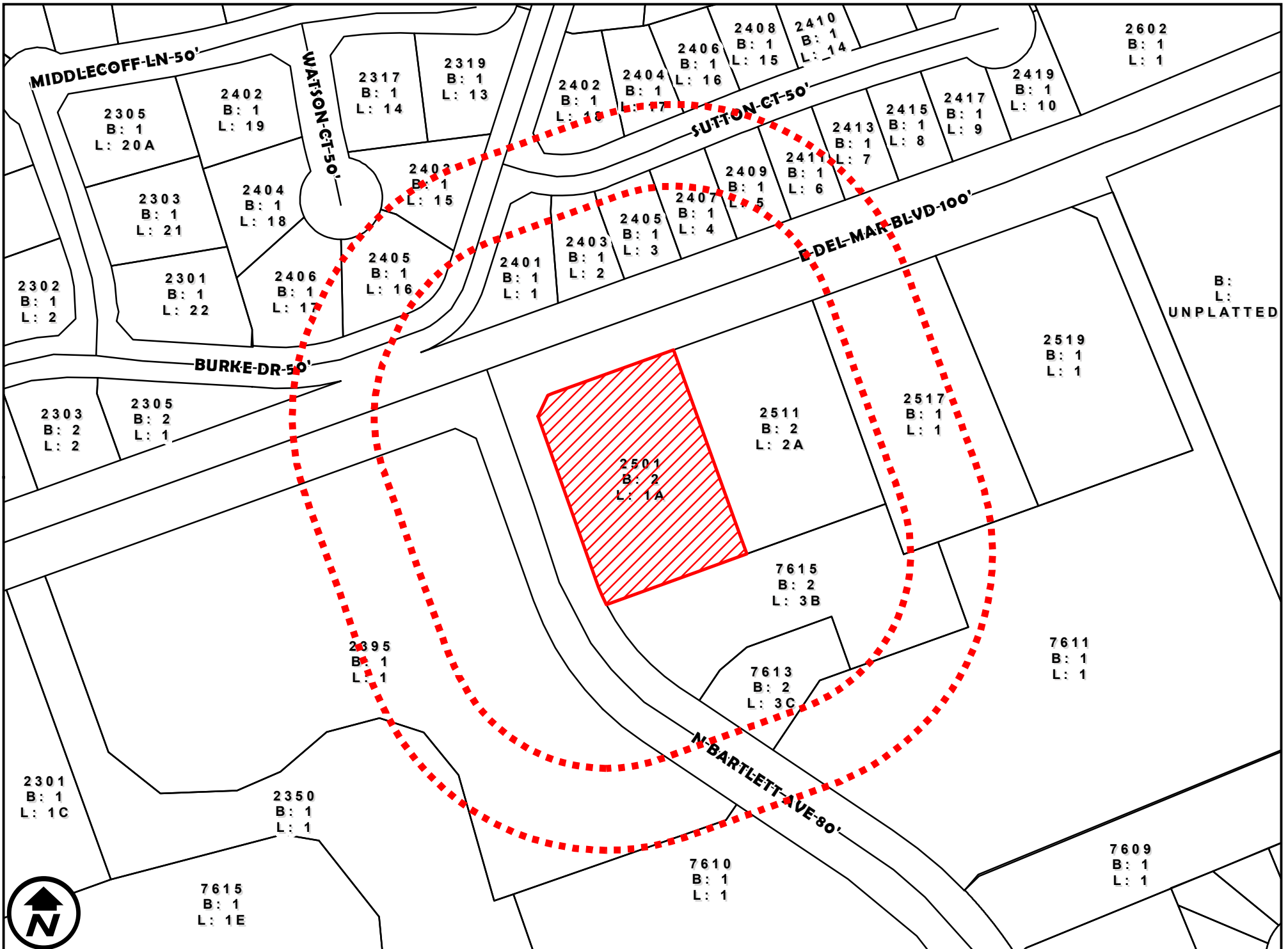
COUNCIL DISTRICT 5

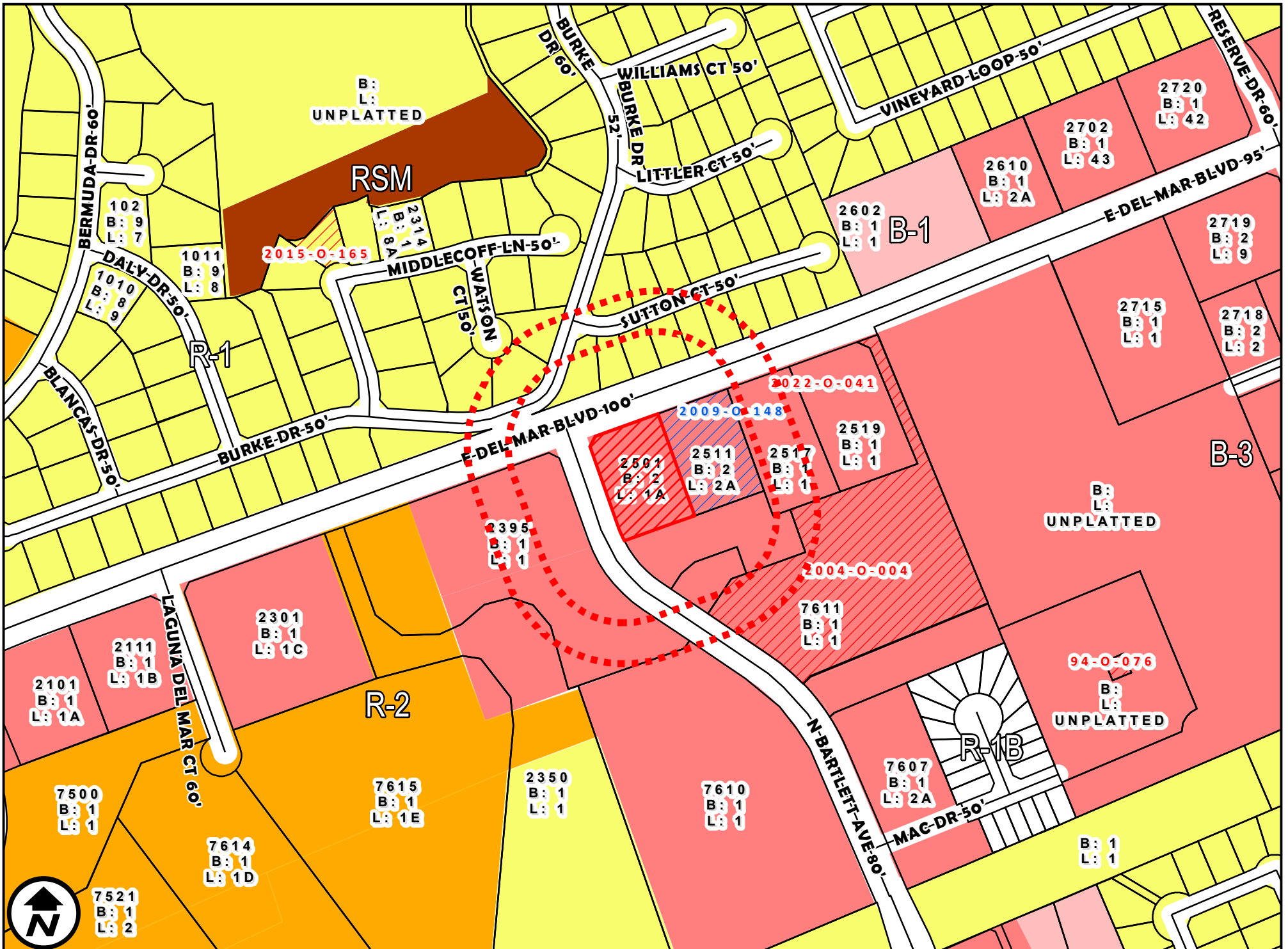
B-3 (COMMUNITY BUSINESS DISTRICT) 1

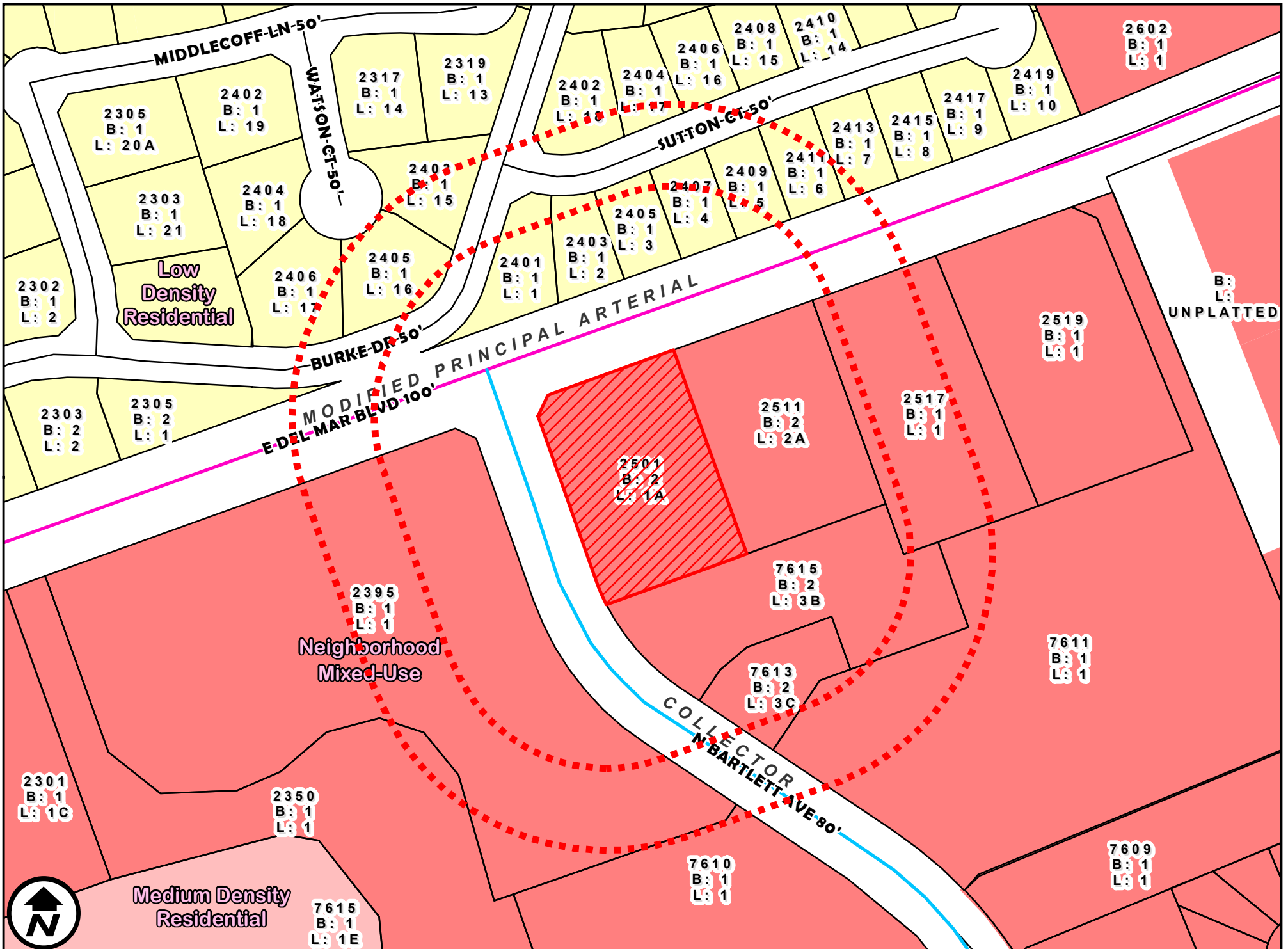
1 inch = 150 feet

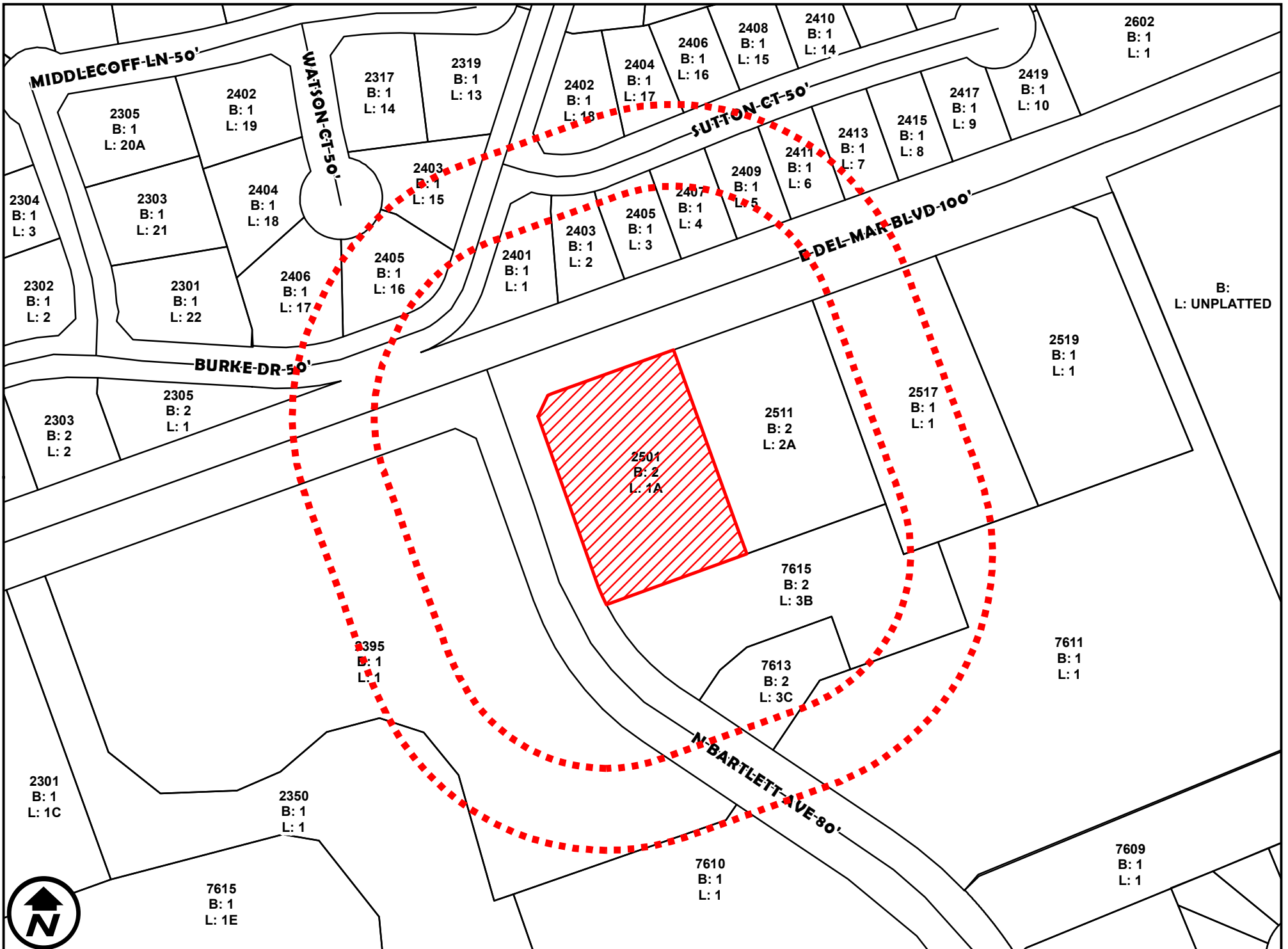
2501 EAST DEL MAR BOULEVARD

C.U.P. FOR CONVENIENCE STORE AND GAS STATION (SERVING ALCOHOL WITH ON-PREMISE CONSUMPTION).









To Whom It May Concern,

The subject property is a Stripes Convenience Store located in the City of Laredo. The store operates 24 hours a day and provides neighborhood-serving retail services, including the sale of food items, non-alcoholic beverages, tobacco products, packaged alcoholic beverages, and other convenience merchandise typically associated with convenience store use.

The convenience store is staffed by approximately 22 employees, distributed across multiple shifts to support continuous 24-hour operations. The requested Conditional Use Permit will not result in an increase in the number of employees, nor will it alter existing staffing levels or work schedules.

The applicant is requesting approval of a Conditional Use Permit (CUP) to allow the installation and operation of a wine-based margarita machine within the existing convenience store. The proposed margarita machine will dispense wine-based alcoholic beverages only and will be operated in full compliance with all applicable local, state, and federal regulations.

The Conditional Use Permit is required to obtain the appropriate on-premise permit from the Texas Alcoholic Beverage Commission (TABC). No expansion of the building, change in hours of operation, or alteration to the existing site layout is proposed as part of this request.

The requested use is compatible with the existing commercial character of the area and is consistent with the current operation of the convenience store. The proposed use is not expected to generate adverse impacts related to traffic, noise, parking, or public safety beyond those already associated with the existing use of the property.

Approval of this Conditional Use Permit will allow the applicant to enhance customer service offerings while maintaining compliance with City of Laredo zoning regulations and TABC requirements.

Sincerely,

Tessa Ilaoa  
Licensing Agent  
214-901-8788

To Whom It May Concern,

Our Team at 7-11 is currently expanding our Laredo Taco Margarita concept throughout South Texas. During this expansion, we have selected 27 stores in the City of Laredo. To comply with Texas ABC requirements, we have applied for an on-premises BG permit. We will legally be allowed to serve for on-premises consumption, but we have found that most of our consumers purchase this with the intention of consumption at home.

The "Margarita" is a wine-based product distributed by L&F Distributors and manufactured by MPACT Beverages out of Houston. This is a Texas made product. This wine based ready-to-drink product has a 10.5% ABV for Strawberry and a 9.5% ABV for Classic. This product has already rolled out in several communities quite successfully.

Employees will complete Texas ABC training that includes age verification & safe serving recommendations. As a responsible retailer, we have also set up age verifications prompts at our point of sales to require age verification for every purchase.

Stores Selected: (Sorted by ZIP Code)

78040

- 40898 – 602 Washington St., Laredo, TX 78040
- 40908 – 2004 Santa Maria Ave., Laredo, TX 78040
- 40909 – 2701 San Bernardo Ave., Laredo, TX 78040
- 40910 – 1101 San Bernardo Ave., Laredo, TX 78040

78041

- 40907 – 3919 San Bernardo Ave., Laredo, TX 78041
- 40912 – 2501 E. Del Mar Blvd., Laredo, TX 78041
- 40916 – 101 W. Del Mar Blvd., Laredo, TX 78041
- 40917 – 5900 McPherson Rd., Laredo, TX 78041
- 40922 – 5301 McPherson Rd., Laredo, TX 78041
- 40924 – 4506 Bencha Dr., Laredo, TX 78041
- 40928 – 7120 Bob Bullock Loop, Laredo, TX 78041

78043

- 40890 – 602 Prada Machin Dr., Laredo, TX 78043
- 40896 – 4320 SH 359, Laredo, TX 78043
- 40897 – 2402 Blaine St., Laredo, TX 78043
- 40899 – 602 N. Zapata Hwy., Laredo, TX 78043
- 40903 – 3410 N. Arkansas Ave., Laredo, TX 78043
- 40905 – 1701 N. Arkansas Ave., Laredo, TX 78043

78045 and 78046

- 40913 – 2441 San Isidro Pkwy., Laredo, TX 78045
- 40920 – 9304 Mines Rd., Laredo, TX 78045
- 40921 – 8612 McPherson Rd., Laredo, TX 78045
- 40925 – 111 Willow Oak, Laredo, TX 78045
- 40891 – 3710 S. Zapata Hwy., Laredo, TX 78046
- 40893 – 101 Sierra Vista Blvd., Laredo, TX 78046
- 40894 – 3302 La Pita Mangana Rd., Laredo, TX 78046
- 40895 – 3920 Aguanieve Dr., Laredo, TX 78046
- 42274 – 3302 Lomas Del Sur Blvd., Laredo, TX 78046

Thanks,

**Adrian Poulisse**

Senior Store Innovation Analyst

Cypress Waters | 3200 Hackberry Road | Irving, Texas | 75063

W 972.828.1820 JC 615.306.8615 | [Adrian.Poutisse@7-11.com](mailto:Adrian.Poutisse@7-11.com)



- The days and hours during which margaritas will be offered. **7 Days a Week from Restaurant Open to Restaurant Close.**
- How the beverages will be served, including details regarding sealed containers and compliance with applicable regulations. **Served in closed containers.**
- The procedures in place to ensure customers do not leave the premises with open containers. **Employees are trained by TABC.**
- Operational controls and employee training related to alcohol sales and monitoring. **Employees are trained by TABC.**
- Feedback and performance from locations currently offering margaritas, including:
  - Any operational issues or complaints. **No issues or complaints.**
  - Any citations, violations, or enforcement concerns. **No citations, violations or enforcement concerns.**
  - Customer and community response to the program. **Customers are excited about the program.**
  - Any impacts on store operations, safety, or neighboring businesses. **No.**

As submitted via email correspondence. - DG

Employees Cannot Open The Drop Safe



# ZC-046-2026

## ATTENTION

# PROPOSED

# CONDITIONAL USE PERMIT

FOR INFORMATION CALL  
CITY PLANNING DEPARTMENT  
794-1613

# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 6/18/2026  
**Ordinance 7C**

**Public Hearing and Recommendation of an**

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### **SUBJECT**

Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a conditional use permit for a convenience store and gas station (serving alcohol with on-premise consumption) on Lot 1, Block 8A, Las Brisas Del Mar Subdivision, located at 8612 McPherson Road.

ZC-047-2026  
District V

### **PREVIOUS COUNCIL ACTION**

None.

### **BACKGROUND**

Initiated By: Commercial Net Lease Realty, Owner; 7-Eleven Inc, Applicant; Tim Ilaoa, Representative

Council District: V - Cm. Ruben Gutierrez Jr.

Proposed use: The proposed use is for a convenience store and gas station (serving alcohol with on-premise consumption)

Minimum Zoning District Required for Proposed Use: B-1 (Limited Business District) zoning district.

Current Zoning District: The site is currently zoned as a B-1 (Limited Business District) zoning district.

Site: The site is currently occupied by a Stripes Convenience Store and Gas Station.

Surrounding land uses: To the north of the site is International Boulevard and a commercial plaza that includes, Universal Snacks, Subway, Golden Nail, and Tacolare. To the east of the site is McPherson Road and commercial uses that include, El Bufalo Pawn, Rauls BBQ, and Happy Tails (Dog Daycare). To the south of the site is a commercial plaza that includes, Sushi Madre, Melly's Cakes, Ruiz Realty, Farmers Insurance, Dynamic Dance Studio, and ABC Discovery Learning Center. To the west of the site is multi family residential uses and single family residential uses.

Comprehensive Plan: The Future Land Use Map recognizes this area as Neighborhood Mixed-Use.  
<https://www.cityoflaredo.com/LaredoPlanning/wp-content/uploads/2021/03/viva-laredo-city-of-laredo-comprehensive-plan.pdf#page=39>

Transportation Plan: The Long-Range Thoroughfare Plan identifies International Boulevard as a

Minor Arterial and McPherson Road as a Principal Arterial.  
<https://www.cityoflaredo.com/home/showpublisheddocument/17680/638703100333370000>

Letters sent to surrounding property owners: 41    In Favor: 0    Opposed: 0

**COMMITTEE RECOMMENDATION**

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

**STAFF RECOMMENDATION**

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-1 (Limited Business District) zoning district.

Staff supports the proposed conditional use permit for the following reasons:

1. The proposed sale and on-site consumption of margarita beverages is accessory and incidental to the existing gas station and convenience store use and is not anticipated to negatively impact the surrounding area.
2. The principal use of the property will remain a gas station and convenience store. No building expansions or site modifications are proposed in conjunction with this request.
3. Subject to the recommended conditions of approval, the proposed use is not anticipated to operate as a bar, nightclub, cantina, or similar drinking establishment and will remain subordinate to the primary commercial use of the property.

Notice to the owner/applicant:

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

If approved, Staff suggests the following conditions

1. The primary use of the property shall remain a gas station and convenience store. The sale and on-site consumption of alcoholic beverages shall remain accessory and incidental to the principal use.
2. The CUP authorizes only the sale and on-site consumption of margarita beverages and does not authorize the establishment of a bar, nightclub, saloon, cantina, lounge, or similar drinking establishment.
3. The hours and days of operation of the margarita beverages sales shall be from Monday through Friday from 7:00 a.m. to 12:00 a.m. (midnight), Saturday from 7:00 a.m. to 1:00 a.m., and Sunday

from 12:00 p.m. (noon) to 12:00 a.m. (midnight).

4. On-premise alcohol consumption is limited to margarita beverages.
5. The sale and consumption of alcoholic beverages shall be limited to areas designated on the approved site plan. Any expansion of the consumption area shall require additional review and approval by the City.
6. No outdoor consumption of alcoholic beverages shall be permitted on-site unless otherwise approved by the City through a separate permit or authorization.
7. No live entertainment, DJs, dancing, karaoke, amplified music, or similar activities shall be permitted on-site with the sale or consumption of alcoholic beverages.
8. No cover charges, admission fees, membership fees, or ticketed events associated with alcohol consumption shall be permitted.
9. No dedicated alcohol service counter separate from the convenience store checkout area shall be established without further review and approval by the City.
10. The sale and consumption of alcoholic beverages shall comply with all applicable regulations of the TABC and all other applicable federal, state, and local regulations.
11. The holder of the CUP shall maintain all licenses and permits required by TABC. Failure to maintain such licenses and permits may constitute grounds for review or revocation of the CUP.
12. The property owner and/or operator shall maintain adequate lighting and general site maintenance to ensure the safety and welfare of patrons and the surrounding area.
13. The establishment shall implement measures to discourage loitering on the premises and maintain the property in a manner that does not create a nuisance for surrounding properties.
14. Any expansion to allow on-premise alcohol consumption of margarita beverages (open container sales), including but not limited to increased seating areas, expanded consumption areas, additional alcohol service facilities, or operational changes that alter the character of the establishment, shall require additional review and approval by the City.
15. The on-site consumption of alcoholic beverages shall remain clearly subordinate and incidental to the principal gas station and convenience store use. Any operation that results in the establishment functioning primarily as a bar, nightclub, cantina, saloon, or similar drinking establishment may be subject to review, citations, required amendments, or revocation of this CUP.
16. Margarita beverages sold for off-premises consumption shall be sold for transport and shall remain in sealed containers in accordance with applicable state law and TABC regulations.
17. Any margarita alcoholic beverage sold for on-site consumption shall remain on the premises and shall not be removed from the property in an open container.

18. Appropriate signage shall be posted advising customers that open containers of alcoholic beverages may not be removed from the premises and that all alcohol sales and consumption must comply with applicable state law and TABC regulations.
19. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
20. Landscaping shall be provided and maintained for the complete duration in accordance with the City of Laredo Land Development Code.
21. 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 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.
22. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
23. Signage shall be consistent with the City's Sign Ordinance.
24. On-site parking shall be provided in accordance with the City of Laredo Land Development Code.
25. There shall be no ground vibrations created or sustained on the site which are perceptible without instruments at any point on any property adjoining the subject property.
26. The proposed use shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load issued to the CUP business holder.
27. The proposed use 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.
28. The proposed use shall undergo an annual Fire Inspection.
29. 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.
30. Owner shall comply with Building, Health, Safety, Fire, Environmental, and all applicable codes and regulations as required.
31. The operating characteristics of the use shall not create a nuisance and the impacts of the use on surrounding properties shall be minimized with respect to noise, odors, vibrations, glare, and any other similar conditions.

IMPACT ANALYSIS

Is this change contrary to the established land use pattern?

No. The principle use of a convenience store and gas station has been established.

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

The zoning will not change.

Will change adversely influence living conditions in the neighborhood?

No. It is not anticipated to have a negative impact in the surrounding neighborhood since the primary use will be convenience store and gas station.

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

Yes. The existing B-1 does not allow for an on-premise alcohol consumption as intended by the applicant.

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AERIAL MAP

ZC-047-2026

APPLICATION FC 67

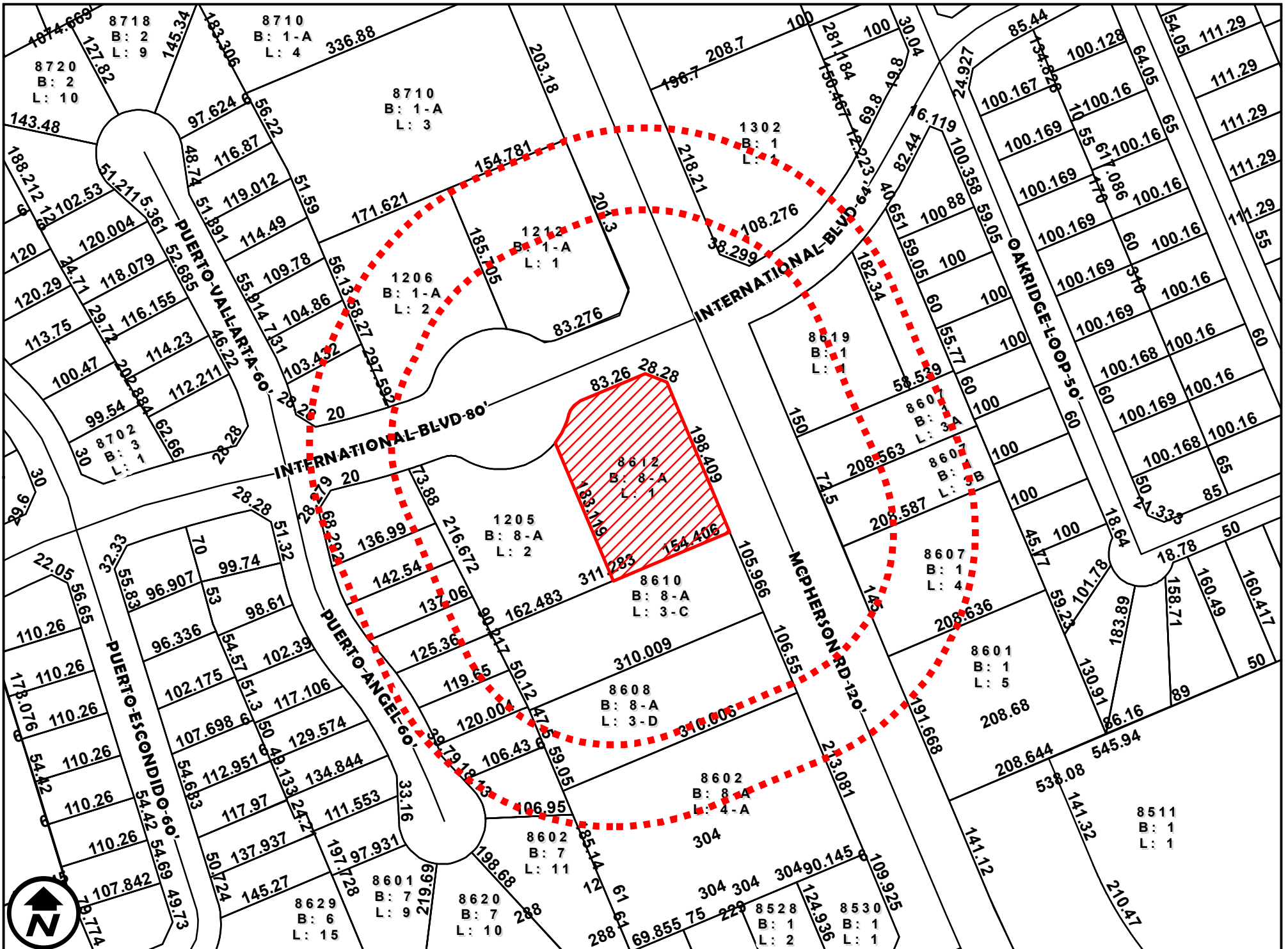
COUNCIL DISTRICT 5

B-1 (LIMITED BUSINESS DISTRICT) 1

1 inch = 150 feet

8612 MCPHERSON ROAD

C.U.P. FOR CONVENIENCE STORE AND GAS STATION (SERVING ALCOHOL WITH ON-PREMISE CONSUMPTION).



DIMENSIONS MAP

ZC-047-2026

APPLICATION FC 68

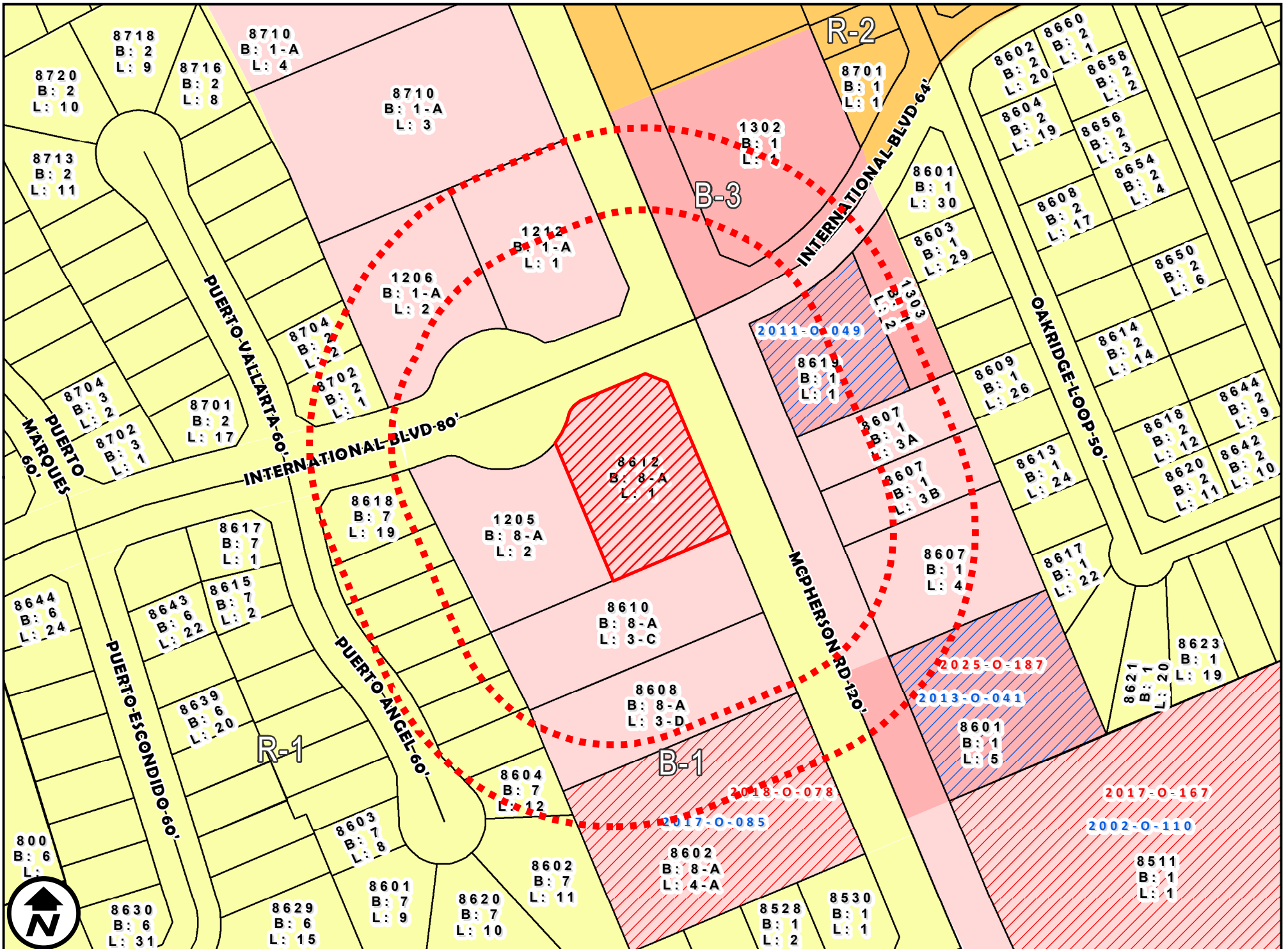
COUNCIL DISTRICT 5

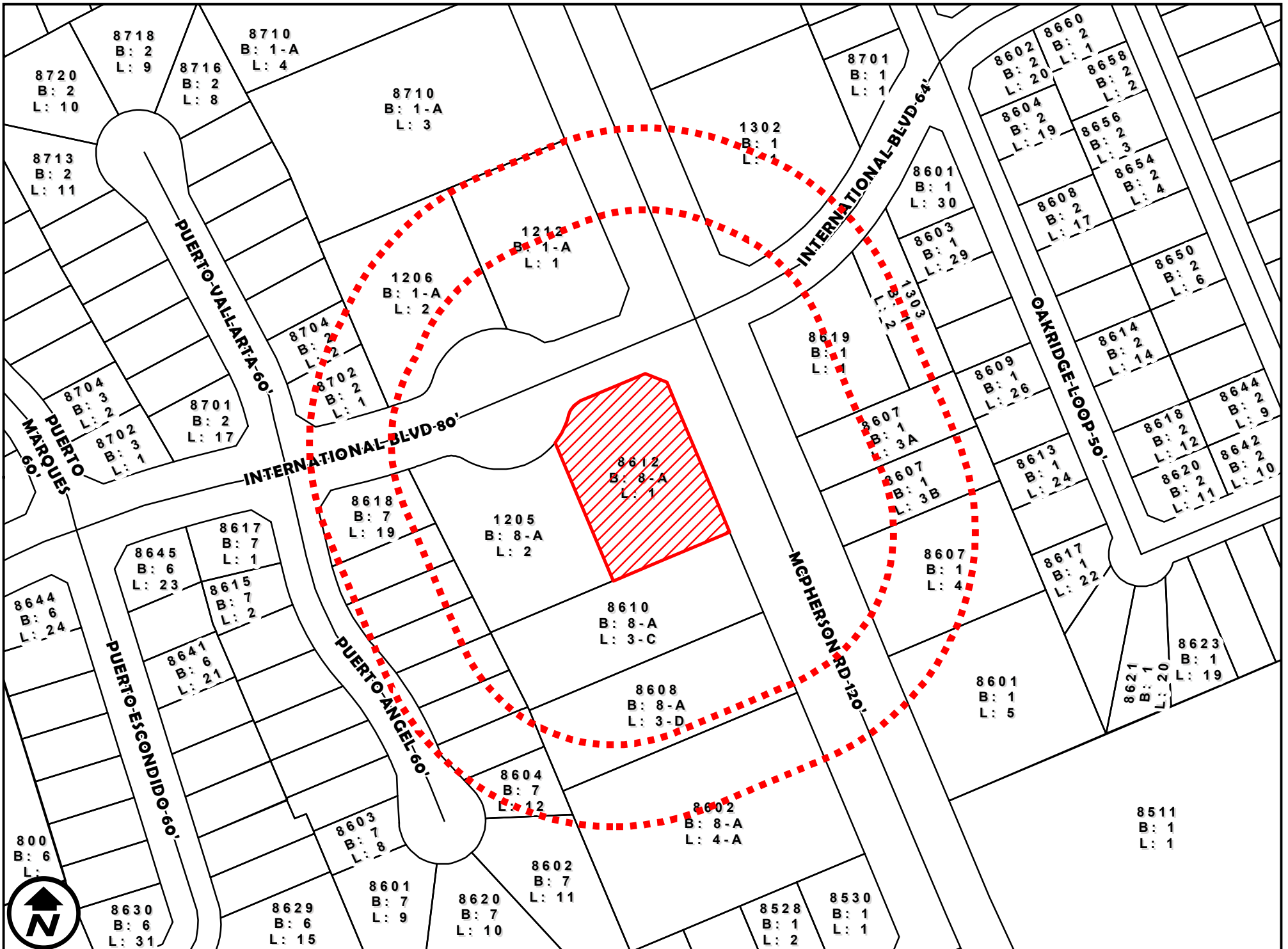
B-1 (LIMITED BUSINESS DISTRICT) 1

1 inch = 150 feet

8612 MCPHERSON ROAD

C.U.P. FOR CONVENIENCE STORE AND GAS STATION (SERVING ALCOHOL WITH ON-PREMISE CONSUMPTION).





SURVEY MAP

ZC-047-2026

APPLICATION FC-70

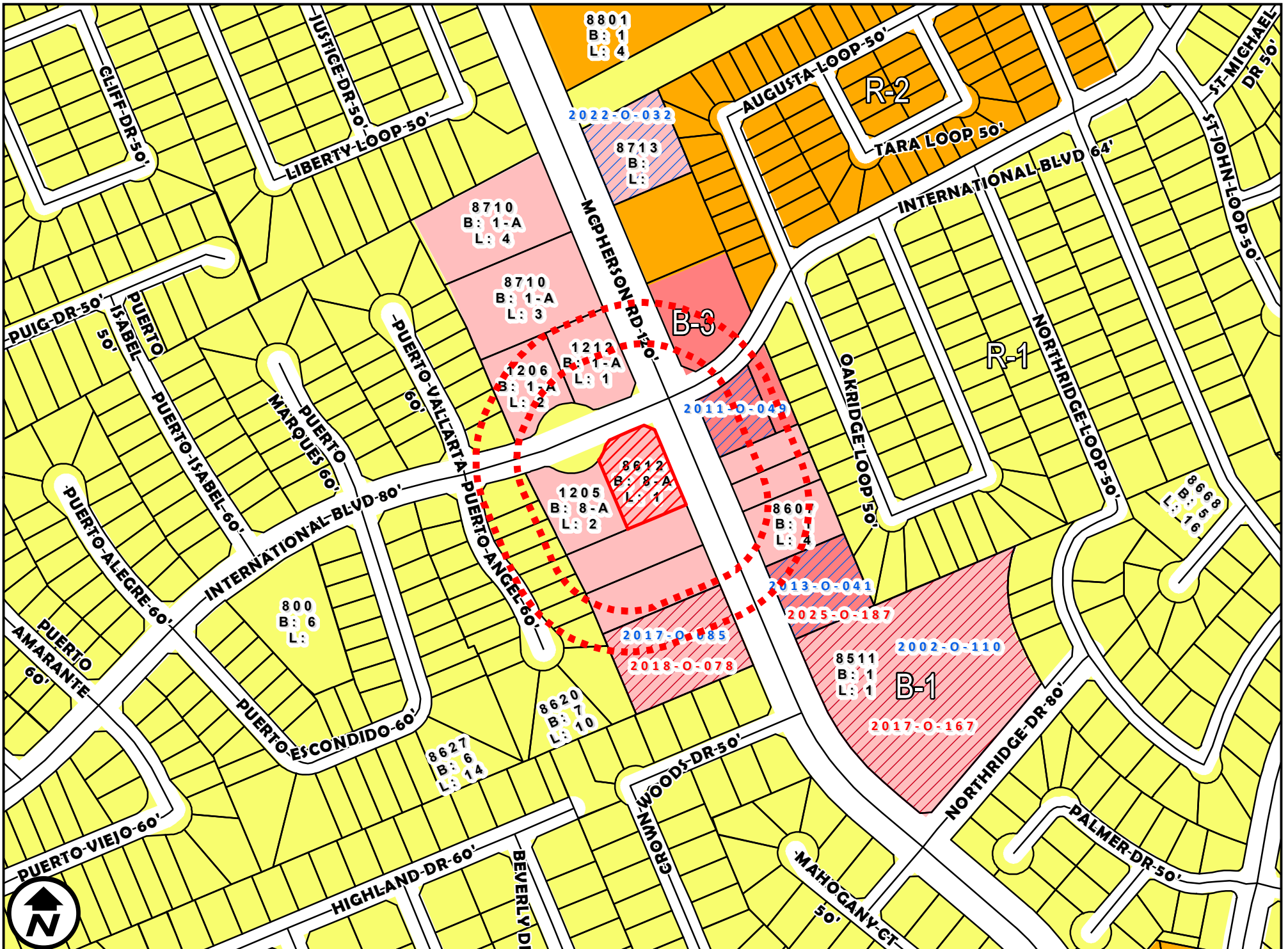
COUNCIL DISTRICT 5

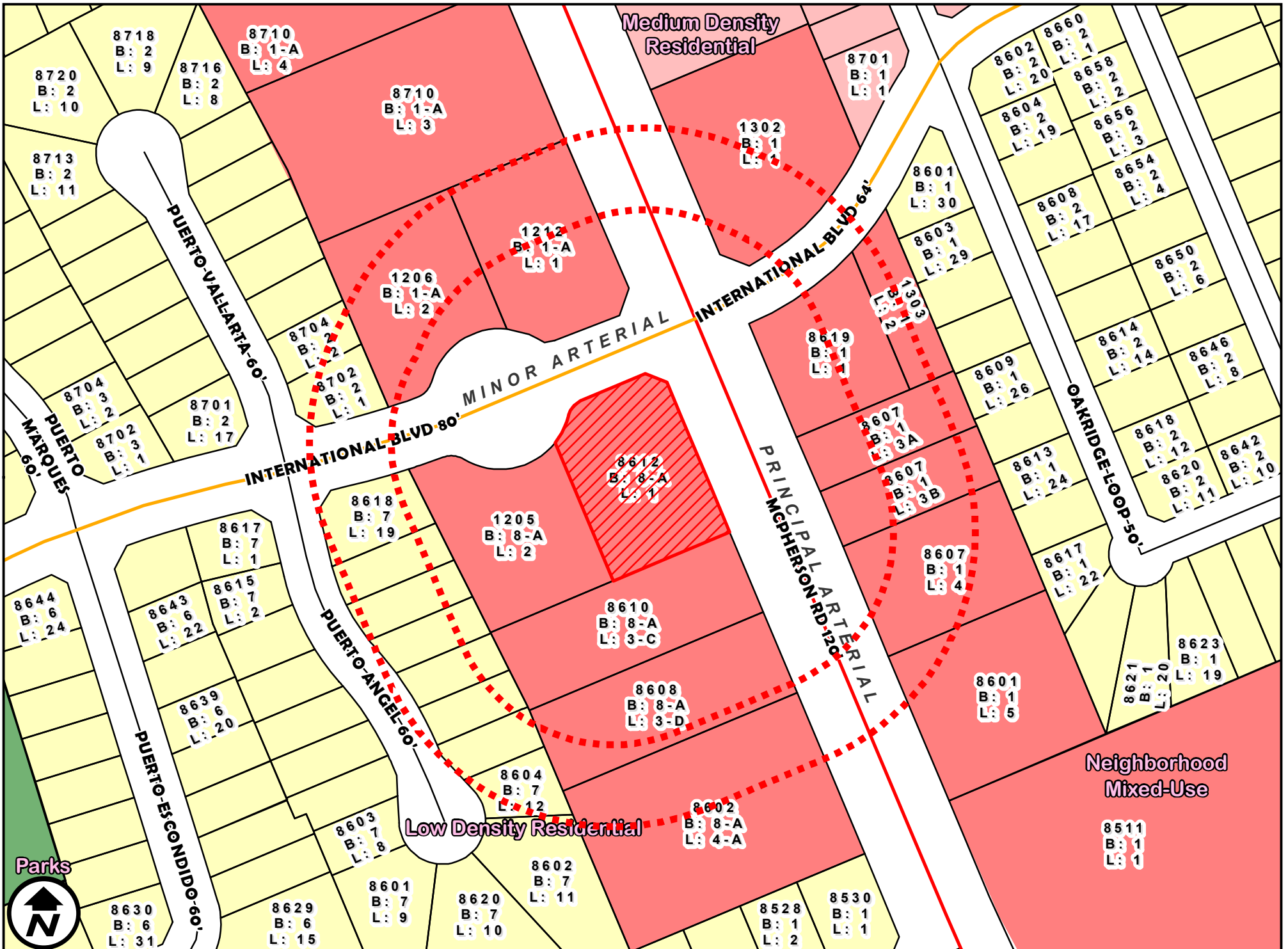
B-1 (LIMITED BUSINESS DISTRICT) 1

1 inch = 150 feet

8612 MCPHERSON ROAD

C.U.P. FOR CONVENIENCE STORE AND GAS STATION (SERVING ALCOHOL WITH ON-PREMISE CONSUMPTION).





FUTURE LANDUSE

ZC-047-2026

APPLICATION FC 72

COUNCIL DISTRICT 5

B-1 (LIMITED BUSINESS DISTRICT) 1

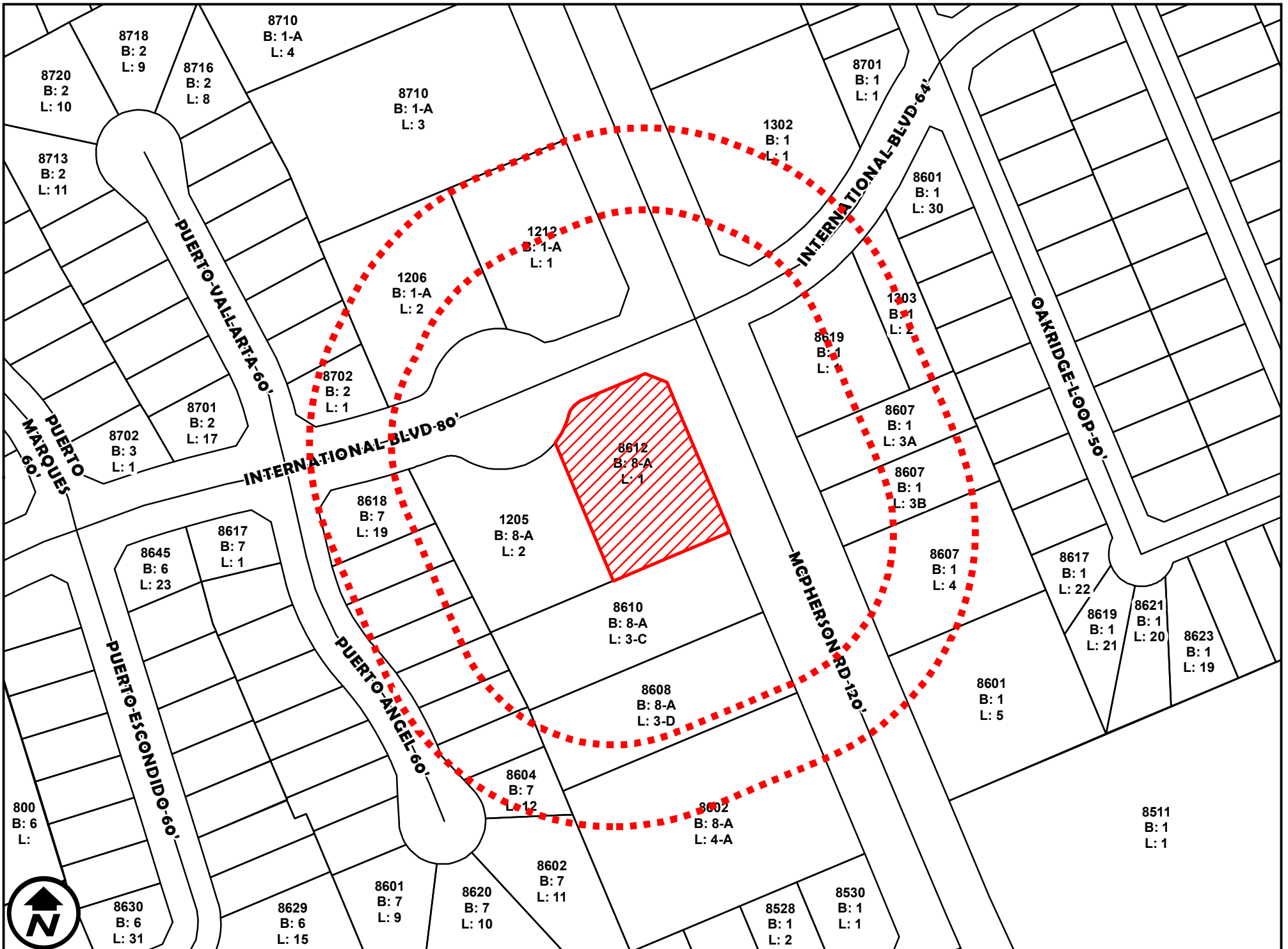
1 inch = 150 feet

8612 MCPHERSON ROAD

C.U.P. FOR CONVENIENCE STORE AND GAS STATION (SERVING ALCOHOL WITH ON-PREMISE CONSUMPTION).



Parks



200' AND 300' NOTIFICATION

ZC-047-2026

APPLICATION FC-73

1 inch = 150 feet

COUNCIL DISTRICT 5  
8612 MCPHERSON ROAD

C.U.P. FOR CONVENIENCE STORE AND GAS STATION (SERVING ALCOHOL WITH ON-PREMISE CONSUMPTION).  
B-1 (LIMITED BUSINESS DISTRICT) 1

To Whom It May Concern,

The subject property is a Stripes Convenience Store located in the City of Laredo. The store operates 24 hours a day and provides neighborhood-serving retail services, including the sale of food items, non-alcoholic beverages, tobacco products, packaged alcoholic beverages, and other convenience merchandise typically associated with convenience store use.

The convenience store is staffed by approximately 22 employees, distributed across multiple shifts to support continuous 24-hour operations. The requested Conditional Use Permit will not result in an increase in the number of employees, nor will it alter existing staffing levels or work schedules.

The applicant is requesting approval of a Conditional Use Permit (CUP) to allow the installation and operation of a wine-based margarita machine within the existing convenience store. The proposed margarita machine will dispense wine-based alcoholic beverages only and will be operated in full compliance with all applicable local, state, and federal regulations.

The Conditional Use Permit is required to obtain the appropriate on-premise permit from the Texas Alcoholic Beverage Commission (TABC). No expansion of the building, change in hours of operation, or alteration to the existing site layout is proposed as part of this request.

The requested use is compatible with the existing commercial character of the area and is consistent with the current operation of the convenience store. The proposed use is not expected to generate adverse impacts related to traffic, noise, parking, or public safety beyond those already associated with the existing use of the property.

Approval of this Conditional Use Permit will allow the applicant to enhance customer service offerings while maintaining compliance with City of Laredo zoning regulations and TABC requirements.

Sincerely,

Tessa Ilaoa  
Licensing Agent  
214-901-8788

To Whom It May Concern,

Our Team at 7-11 is currently expanding our Laredo Taco Margarita concept throughout South Texas. During this expansion, we have selected 27 stores in the City of Laredo. To comply with Texas ABC requirements, we have applied for an on-premises BG permit. We will legally be allowed to serve for on-premises consumption, but we have found that most of our consumers purchase this with the intention of consumption at home.

The "Margarita" is a wine-based product distributed by L&F Distributors and manufactured by MPACT Beverages out of Houston. This is a Texas made product. This wine based ready-to-drink product has a 10.5% ABV for Strawberry and a 9.5% ABV for Classic. This product has already rolled out in several communities quite successfully.

Employees will complete Texas ABC training that includes age verification & safe serving recommendations. As a responsible retailer, we have also set up age verifications prompts at our point of sales to require age verification for every purchase.

Stores Selected: (Sorted by ZIP Code)

78040

- 40898 – 602 Washington St., Laredo, TX 78040
- 40908 – 2004 Santa Maria Ave., Laredo, TX 78040
- 40909 – 2701 San Bernardo Ave., Laredo, TX 78040
- 40910 – 1101 San Bernardo Ave., Laredo, TX 78040

78041

- 40907 – 3919 San Bernardo Ave., Laredo, TX 78041
- 40912 – 2501 E. Del Mar Blvd., Laredo, TX 78041
- 40916 – 101 W. Del Mar Blvd., Laredo, TX 78041
- 40917 – 5900 McPherson Rd., Laredo, TX 78041
- 40922 – 5301 McPherson Rd., Laredo, TX 78041
- 40924 – 4506 Bencha Dr., Laredo, TX 78041
- 40928 – 7120 Bob Bullock Loop, Laredo, TX 78041

78043

- 40890 – 602 Prada Machin Dr., Laredo, TX 78043
- 40896 – 4320 SH 359, Laredo, TX 78043
- 40897 – 2402 Blaine St., Laredo, TX 78043
- 40899 – 602 N. Zapata Hwy., Laredo, TX 78043
- 40903 – 3410 N. Arkansas Ave., Laredo, TX 78043
- 40905 – 1701 N. Arkansas Ave., Laredo, TX 78043

78045 and 78046

- 40913 – 2441 San Isidro Pkwy., Laredo, TX 78045
- 40920 – 9304 Mines Rd., Laredo, TX 78045
- 40921 – 8612 McPherson Rd., Laredo, TX 78045
- 40925 – 111 Willow Oak, Laredo, TX 78045
- 40891 – 3710 S. Zapata Hwy., Laredo, TX 78046
- 40893 – 101 Sierra Vista Blvd., Laredo, TX 78046
- 40894 – 3302 La Pita Mangana Rd., Laredo, TX 78046
- 40895 – 3920 Aguanieve Dr., Laredo, TX 78046
- 42274 – 3302 Lomas Del Sur Blvd., Laredo, TX 78046

Thanks,

**Adrian Poulisse**

Senior Store Innovation Analyst

Cypress Waters | 3200 Hackberry Road | Irving, Texas | 75063  
W 972.828.1820 JC 615.306.8615 | [Adrian.Poutisse@7-11.com](mailto:Adrian.Poutisse@7-11.com)



- The days and hours during which margaritas will be offered. **7 Days a Week from Restaurant Open to Restaurant Close.**
- How the beverages will be served, including details regarding sealed containers and compliance with applicable regulations. **Served in closed containers.**
- The procedures in place to ensure customers do not leave the premises with open containers. **Employees are trained by TABC.**
- Operational controls and employee training related to alcohol sales and monitoring. **Employees are trained by TABC.**
- Feedback and performance from locations currently offering margaritas, including:
  - Any operational issues or complaints. **No issues or complaints.**
  - Any citations, violations, or enforcement concerns. **No citations, violations or enforcement concerns.**
  - Customer and community response to the program. **Customers are excited about the program.**
  - Any impacts on store operations, safety, or neighboring businesses. **No.**

As submitted via email correspondence. - DG

# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 6/18/2026  
**Ordinance 7D**

**Public Hearing and Recommendation of an**

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### **SUBJECT**

Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a conditional use permit for a convenience store and gas station (serving alcohol with on-premise consumption) on Lot 2, Block 5, Del Mar Village Subdivision, located at 101 West Del Mar Boulevard.

ZC-048-2026  
District V

### **PREVIOUS COUNCIL ACTION**

None.

### **BACKGROUND**

Initiated By: Commercial Net Lease Realty, Owner; 7-Eleven Inc, Applicant; Tim Llaoa, Representative

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

Proposed use: The proposed use is for a convenience store and gas station (serving alcohol with on-premise consumption)

Minimum Zoning District Required for Proposed Use: B-1 (Limited Business District) zoning district.

Current Zoning District: The site is currently zoned as a B-1 (Limited Business District) zoning district.

Site: The site is currently occupied by a Stripes Convenience Store, Hair Masters, Cricket, Metro by T-Mobile.

Surrounding land uses: To the north of the site West Del Mar Boulevard, Springfield Avenue, 7-Brew Coffee, HEB, vacant commercial building (formerly KGNS TV), and vacant land. To the east of the site West Village Road, and La Mansion - Condominiums. To the south of the site is West Village Boulevard, a commercial plaza (Regency Saure) that includes: Borderland Espresso & Gifts, La Mariscana, Classic Tavern, Figura Hermosa Med Spa, IL Salone, Rincon Oaxaqueno, SVYN Esthetic Lounge, Anails, The Hair Shack, Painted Pretty, Xpress Commercial, RDA Pro Mart, and Luxury Beauty Spa. To the west of the site is Springfield Avenue, a commercial plaza - Del Mar Plaza that includes Subway Restaurant, Alphasure Affordable Insurance Services, GL Credit Repair, the Beauty Bar, Mobile Addiction, #befit (gym/fitness), International Tuxedo Rental & Bridal Accessories, Curl Up & Dye Salon, Mambo's, Avanti, Whispers Bar & Lounge, Mi Spacio, Kambios Beauty Salon, Pizza Box, Healthy Message, Tokyo Alley Claw, Mike Cortez Allstate Insurance, Lozano Travel, and T-

Mobile.

Comprehensive Plan: The Future Land Use Map recognizes this area as Neighborhood Mixed-Use.  
<https://www.cityoflaredo.com/LaredoPlanning/wp-content/uploads/2021/03/viva-laredo-city-of-laredo-comprehensive-plan.pdf#page=39>

Transportation Plan: The Long-Range Thoroughfare Plan identifies Del Mar Boulevard as a Modified Principal Arterial and Springfield Avenue as a Principal Arterial.  
<https://www.cityoflaredo.com/home/showpublisheddocument/17680/638703100333370000>

Letters sent to surrounding property owners: 32    In Favor: 0    Opposed: 0

**COMMITTEE RECOMMENDATION**

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

**STAFF RECOMMENDATION**

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-1 (Limited Business District) zoning district.

Staff supports the proposed conditional use permit for the following reasons:

1. The proposed sale and on-site consumption of margarita beverages is accessory and incidental to the existing gas station and convenience store use and is not anticipated to negatively impact the surrounding area.
2. The principal use of the property will remain a gas station and convenience store. No building expansions or site modifications are proposed in conjunction with this request.
3. Subject to the recommended conditions of approval, the proposed use is not anticipated to operate as a bar, nightclub, cantina, or similar drinking establishment and will remain subordinate to the primary commercial use of the property.

Notice to the owner/applicant:

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

If approved, Staff suggests the following conditions

1. The primary use of the property shall remain a gas station and convenience store. The sale and on-site consumption of alcoholic beverages shall remain accessory and incidental to the principal use.

2. The CUP authorizes only the sale and on-site consumption of margarita beverages and does not authorize the establishment of a bar, nightclub, saloon, cantina, lounge, or similar drinking establishment.
3. The hours and days of operation of the margarita beverages sales shall be from Monday through Friday from 7:00 a.m. to 12:00 a.m. (midnight), Saturday from 7:00 a.m. to 1:00 a.m., and Sunday from 12:00 p.m. (noon) to 12:00 a.m. (midnight).
4. On-premise alcohol consumption is limited to margarita beverages.
5. The sale and consumption of alcoholic beverages shall be limited to areas designated on the approved site plan. Any expansion of the consumption area shall require additional review and approval by the City.
6. No outdoor consumption of alcoholic beverages shall be permitted on-site unless otherwise approved by the City through a separate permit or authorization.
7. No live entertainment, DJs, dancing, karaoke, amplified music, or similar activities shall be permitted on-site with the sale or consumption of alcoholic beverages.
8. No cover charges, admission fees, membership fees, or ticketed events associated with alcohol consumption shall be permitted.
9. No dedicated alcohol service counter separate from the convenience store checkout area shall be established without further review and approval by the City.
10. The sale and consumption of alcoholic beverages shall comply with all applicable regulations of the TABC and all other applicable federal, state, and local regulations.
11. The holder of the CUP shall maintain all licenses and permits required by TABC. Failure to maintain such licenses and permits may constitute grounds for review or revocation of the CUP.
12. The property owner and/or operator shall maintain adequate lighting and general site maintenance to ensure the safety and welfare of patrons and the surrounding area.
13. The establishment shall implement measures to discourage loitering on the premises and maintain the property in a manner that does not create a nuisance for surrounding properties.
14. Any expansion to allow on-premise alcohol consumption of margarita beverages (open container sales), including but not limited to increased seating areas, expanded consumption areas, additional alcohol service facilities, or operational changes that alter the character of the establishment, shall require additional review and approval by the City.
15. The on-site consumption of alcoholic beverages shall remain clearly subordinate and incidental to the principal gas station and convenience store use. Any operation that results in the establishment functioning primarily as a bar, nightclub, cantina, saloon, or similar drinking establishment may be

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subject to review, citations, required amendments, or revocation of this CUP.

16. Margarita beverages sold for off-premises consumption shall be sold for transport and shall remain in sealed containers in accordance with applicable state law and TABC regulations.

17. Any margarita alcoholic beverage sold for on-site consumption shall remain on the premises and shall not be removed from the property in an open container.

18. Appropriate signage shall be posted advising customers that open containers of alcoholic beverages may not be removed from the premises and that all alcohol sales and consumption must comply with applicable state law and TABC regulations.

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

20. Landscaping shall be provided and maintained for the complete duration in accordance with the City of Laredo Land Development Code.

21. 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 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.

22. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.

23. Signage shall be consistent with the City's Sign Ordinance.

24. On-site parking shall be provided in accordance with the City of Laredo Land Development Code.

25. There shall be no ground vibrations created or sustained on the site which are perceptible without instruments at any point on any property adjoining the subject property.

26. The proposed use shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load issued to the CUP business holder.

27. The proposed use 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.

28. The proposed use shall undergo an annual Fire Inspection.

29. 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.

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

31. The operating characteristics of the use shall not create a nuisance and the impacts of the use on surrounding properties shall be minimized with respect to noise, odors, vibrations, glare, and any other similar conditions.

#### IMPACT ANALYSIS

Is this change contrary to the established land use pattern?

No. The principle use of a convenience store and gas station has been established.

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

The zoning will not change.

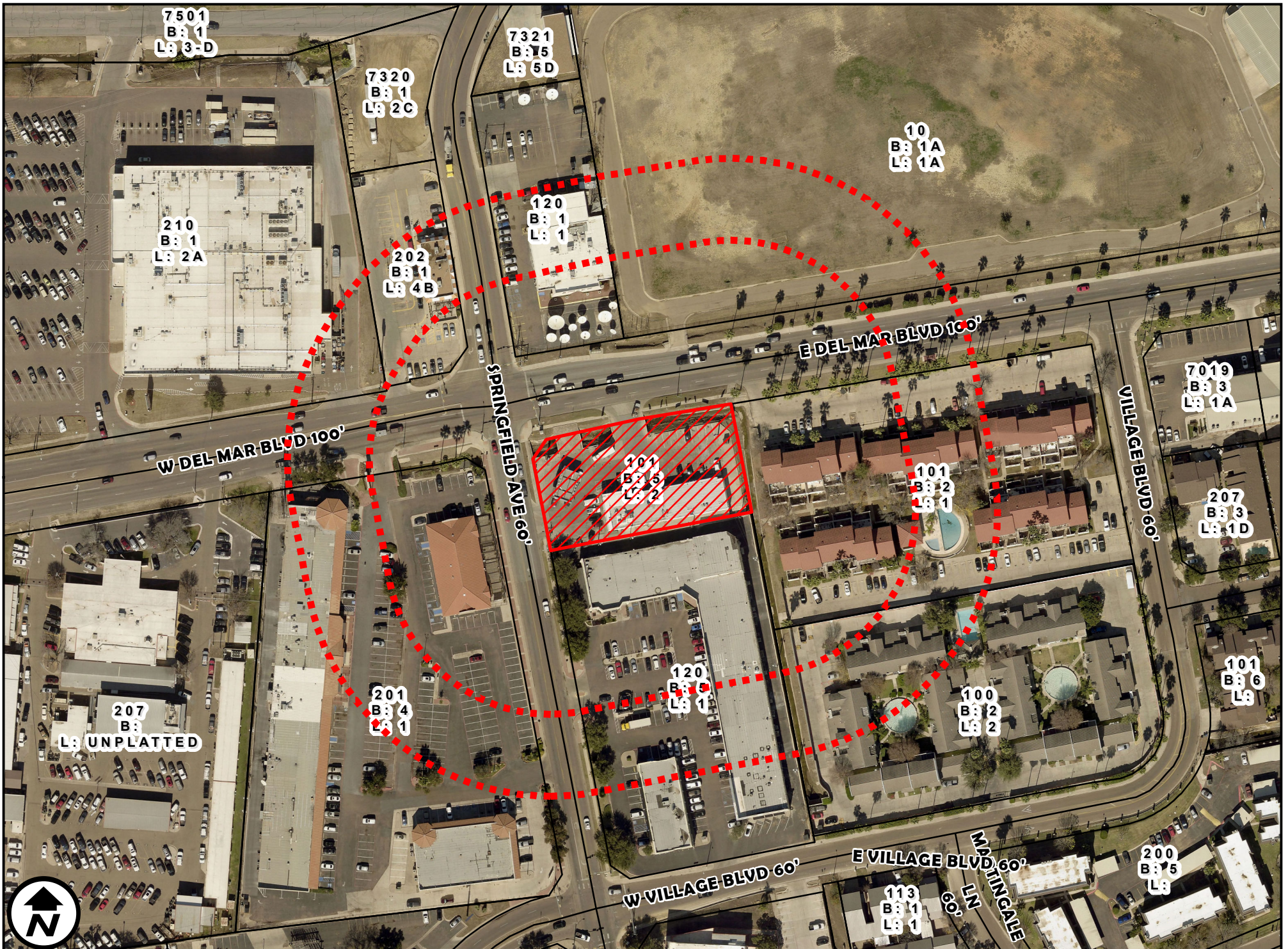
Will change adversely influence living conditions in the neighborhood?

No. It is not anticipated to have a negative impact in the surrounding neighborhood since the primary use will be convenience store and gas station.

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

Yes. The existing B-1 does not allow for an on-premise alcohol consumption as intended by the applicant.

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AERIAL MAP

ZC-048-2026

COUNCIL DISTRICT 5

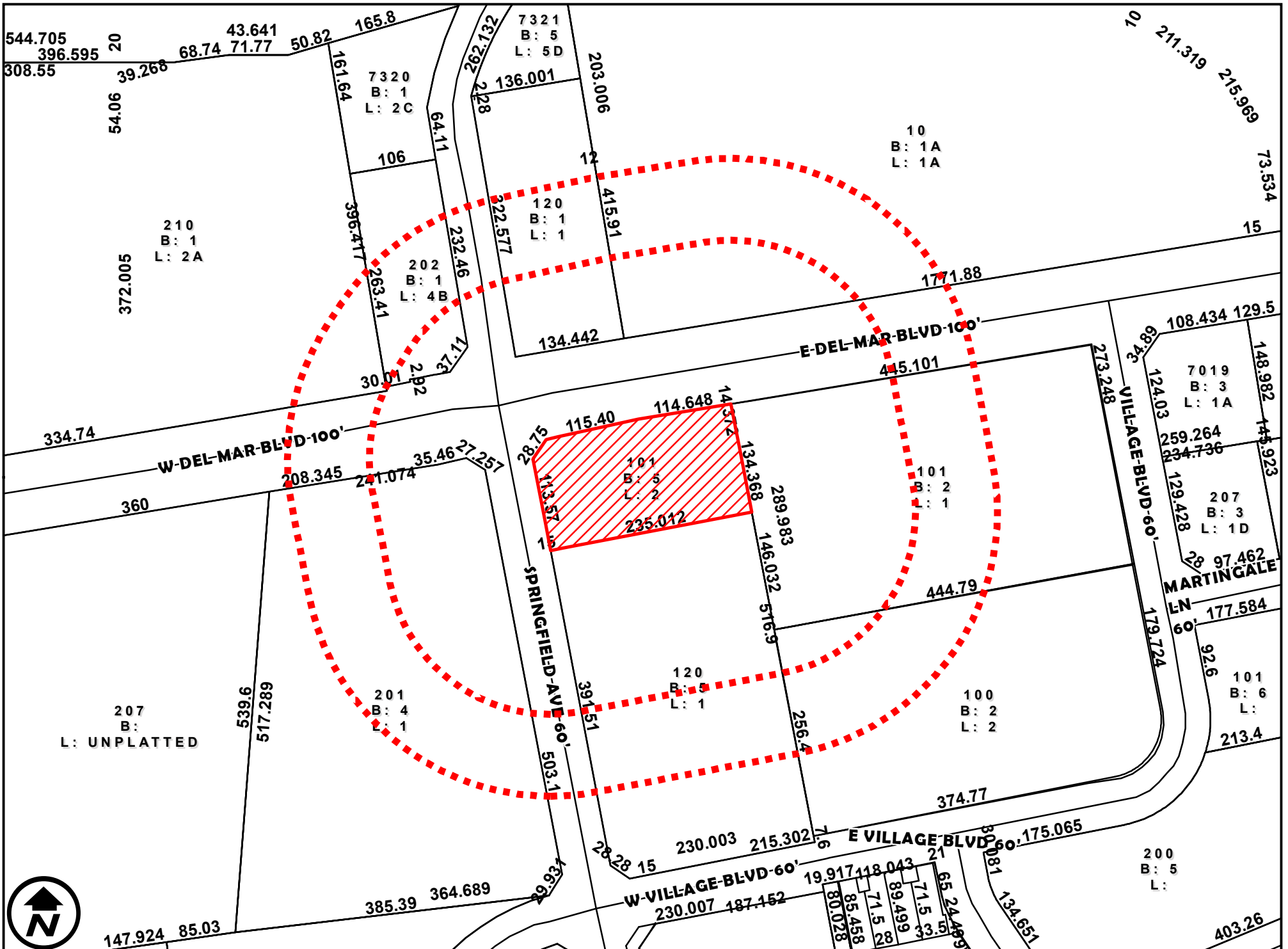
APPLICATION FC 83

1 inch = 150 feet

101 WEST DEL MAR BOULEVARD

C.U.P. FOR CONVENIENCE STORE AND GAS STATION (SERVING ALCOHOL WITH ON-PREMISE CONSUMPTION).

B-1 (LIMITED BUSINESS DISTRICT) 1



DIMENSIONS MAP

ZC-048-2026

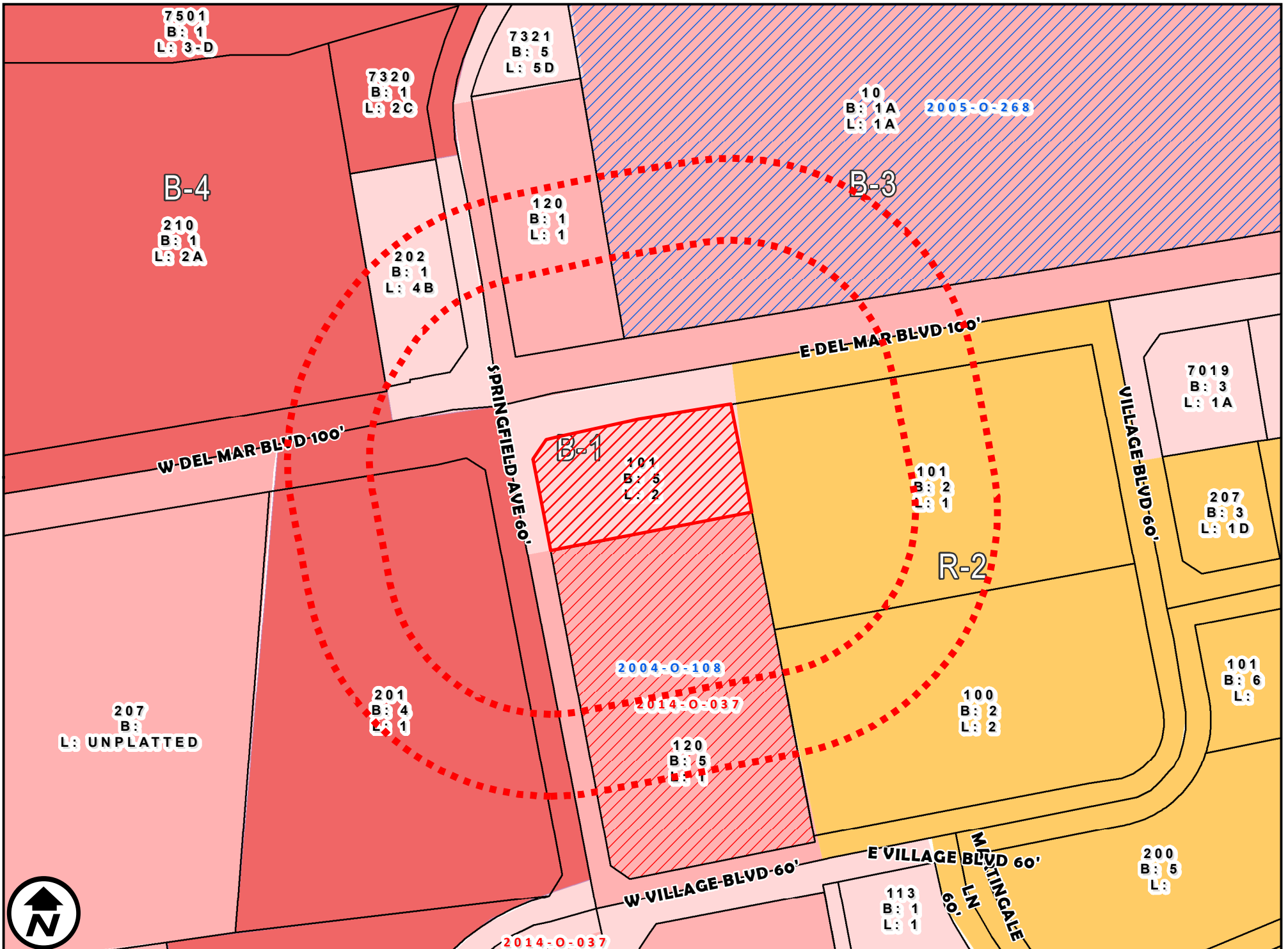
APPLICATION FC 84

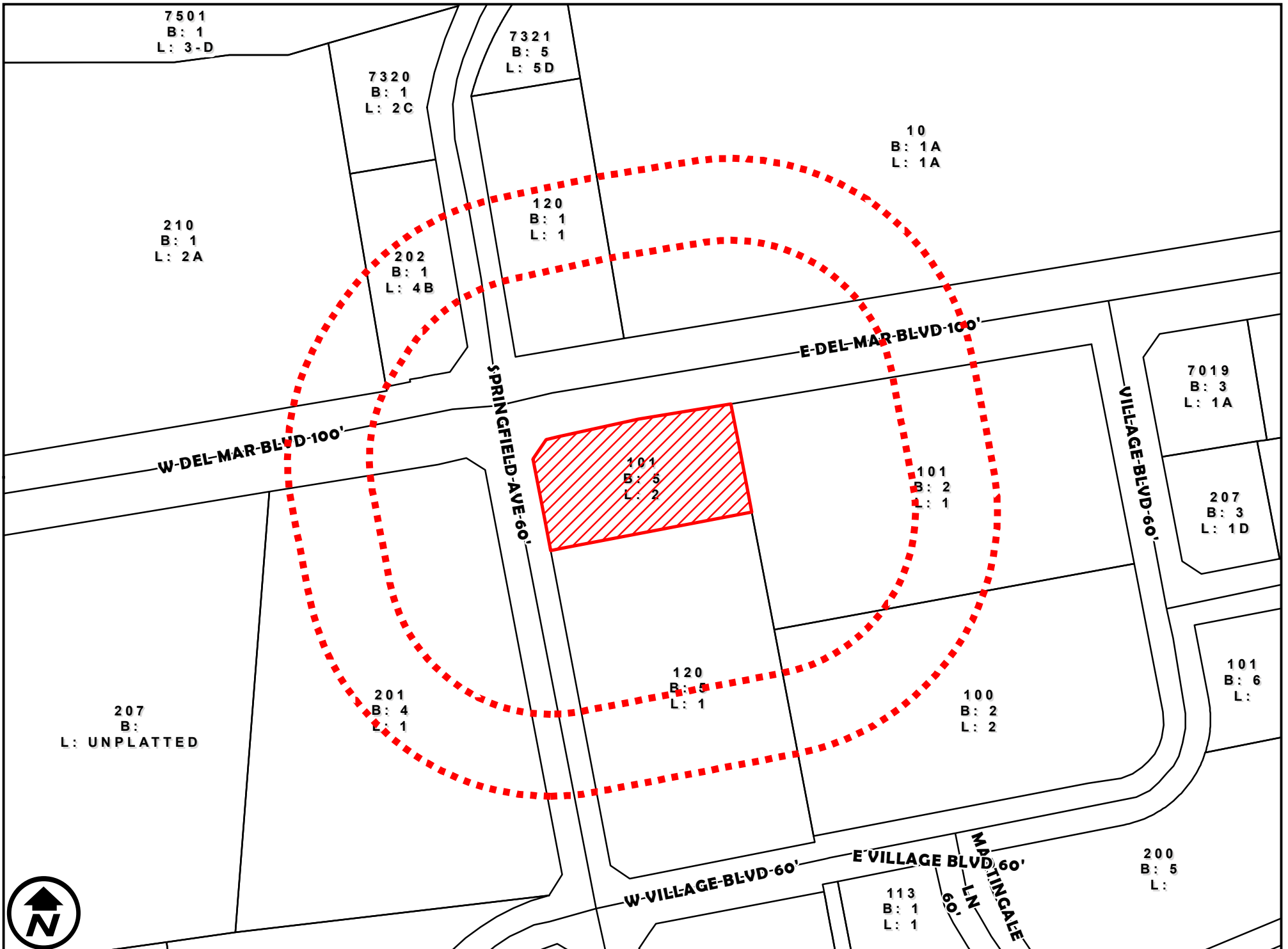
COUNCIL DISTRICT 5

B-1 (LIMITED BUSINESS DISTRICT) 1-

1 inch = 150 feet

101 WEST DEL MAR BOULEVARD C.U.P. FOR CONVENIENCE STORE AND GAS STATION (SERVING ALCOHOL WITH ON-PREMISE CONSUMPTION).





SURVEY MAP

ZC-048-2026

APPLICATION FC 86

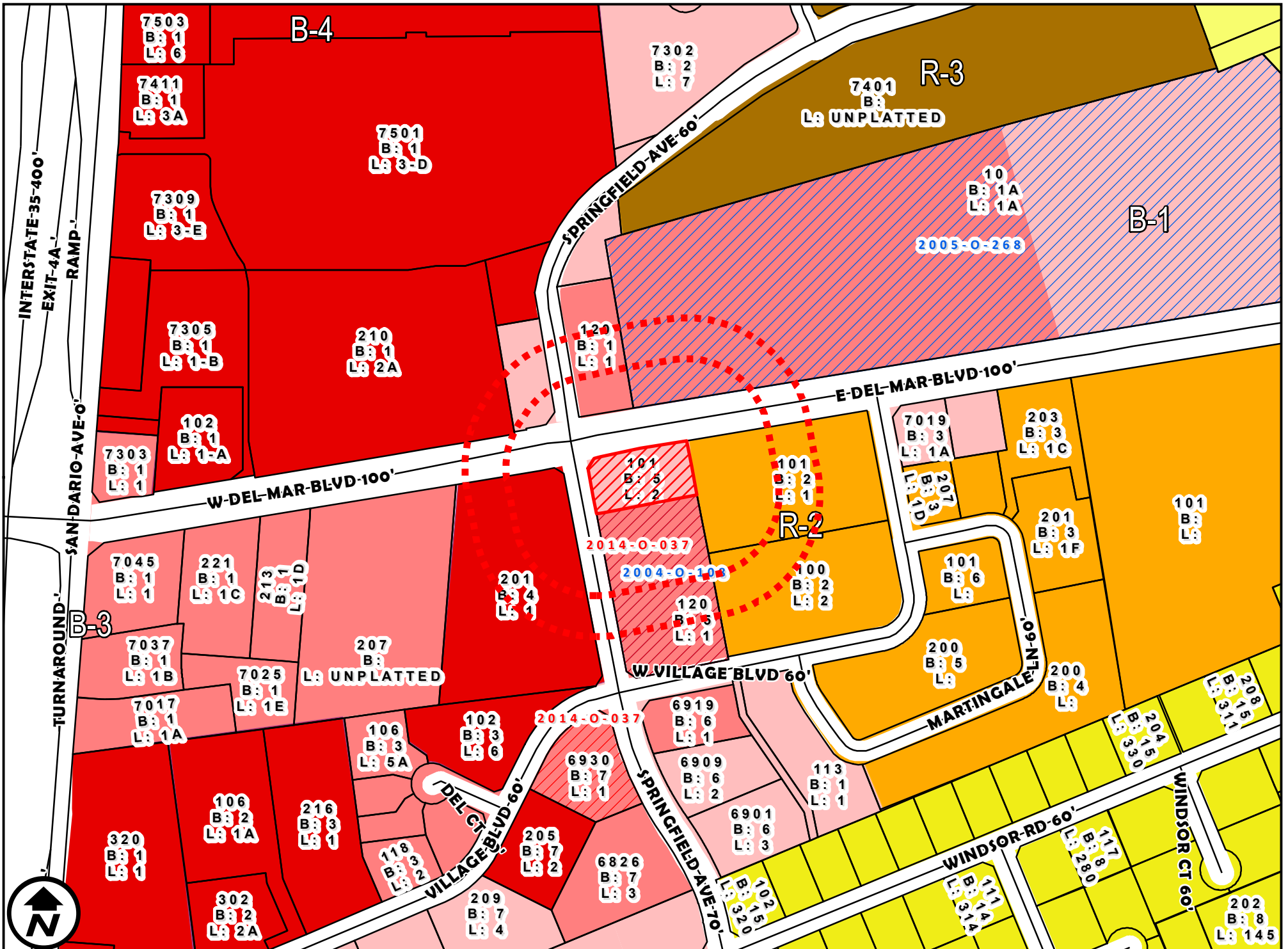
COUNCIL DISTRICT 5

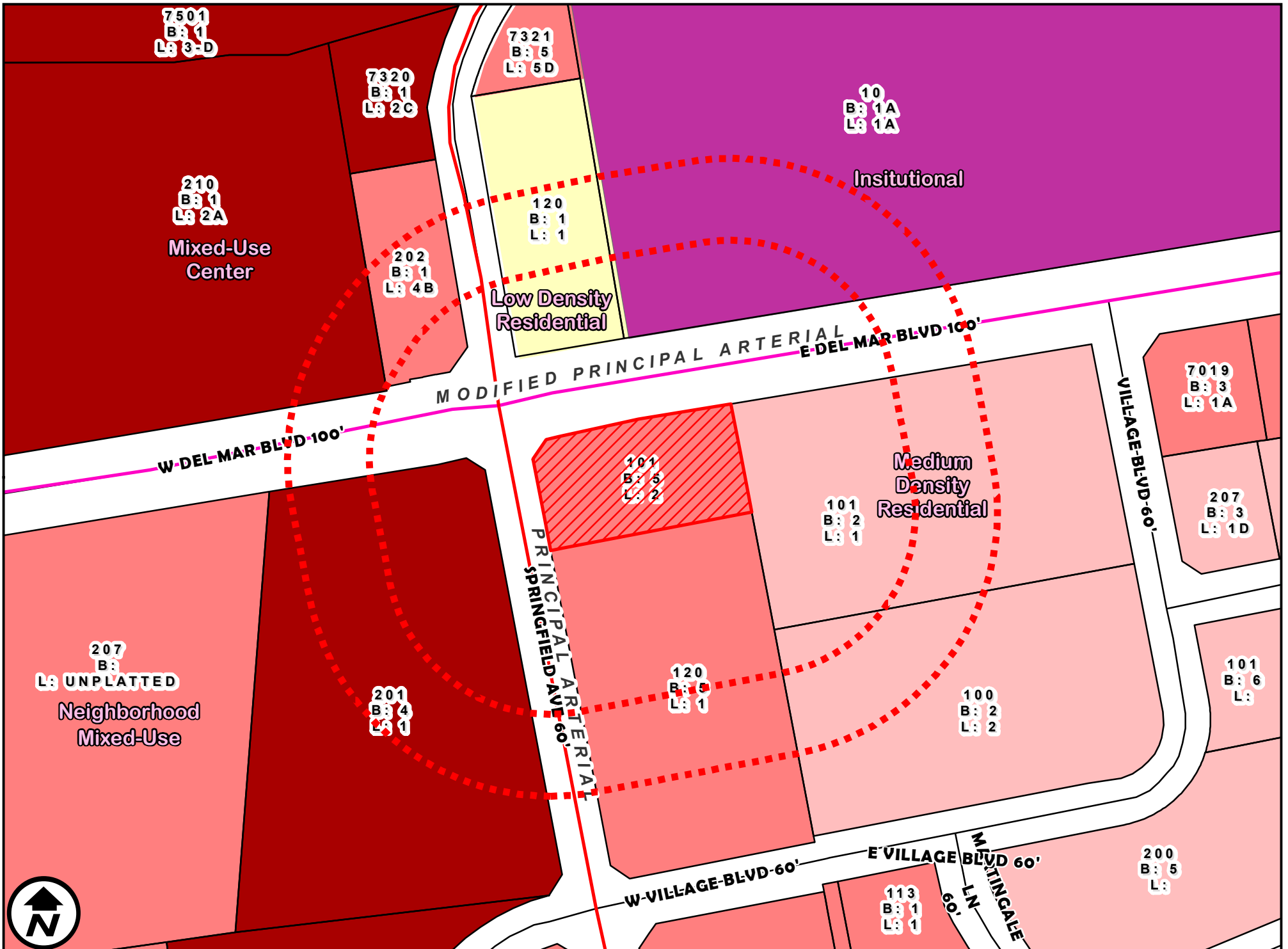
B-1 (LIMITED BUSINESS DISTRICT) 1

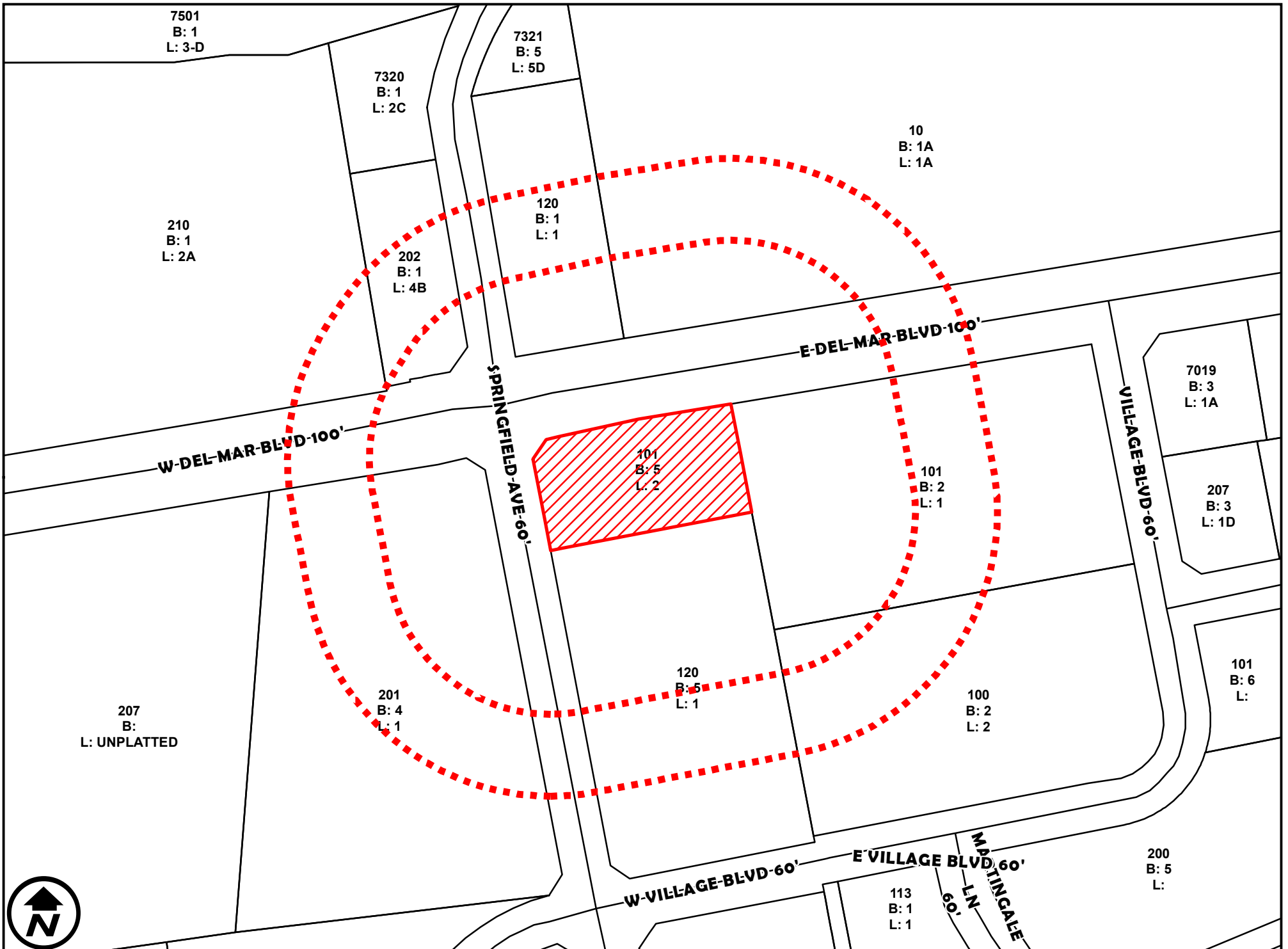
1 inch = 150 feet

101 WEST DEL MAR BOULEVARD

C.U.P. FOR CONVENIENCE STORE AND GAS STATION (SERVING ALCOHOL WITH ON-PREMISE CONSUMPTION).







200' AND 300' NOTIFICATION ZC-048-2026

COUNCIL DISTRICT 5

APPLICATION FC 89

B-1 (LIMITED BUSINESS DISTRICT) 1

1 inch = 150 feet 101 WEST DEL MAR BOULEVARD C.U.P. FOR CONVENIENCE STORE AND GAS STATION (SERVING ALCOHOL WITH ON-PREMISE CONSUMPTION).

To Whom It May Concern,

The subject property is a Stripes Convenience Store located in the City of Laredo. The store operates 24 hours a day and provides neighborhood-serving retail services, including the sale of food items, non-alcoholic beverages, tobacco products, packaged alcoholic beverages, and other convenience merchandise typically associated with convenience store use.

The convenience store is staffed by approximately 22 employees, distributed across multiple shifts to support continuous 24-hour operations. The requested Conditional Use Permit will not result in an increase in the number of employees, nor will it alter existing staffing levels or work schedules.

The applicant is requesting approval of a Conditional Use Permit (CUP) to allow the installation and operation of a wine-based margarita machine within the existing convenience store. The proposed margarita machine will dispense wine-based alcoholic beverages only and will be operated in full compliance with all applicable local, state, and federal regulations.

The Conditional Use Permit is required to obtain the appropriate on-premise permit from the Texas Alcoholic Beverage Commission (TABC). No expansion of the building, change in hours of operation, or alteration to the existing site layout is proposed as part of this request.

The requested use is compatible with the existing commercial character of the area and is consistent with the current operation of the convenience store. The proposed use is not expected to generate adverse impacts related to traffic, noise, parking, or public safety beyond those already associated with the existing use of the property.

Approval of this Conditional Use Permit will allow the applicant to enhance customer service offerings while maintaining compliance with City of Laredo zoning regulations and TABC requirements.

Sincerely,

Tessa Ilaoa  
Licensing Agent  
214-901-8788

To Whom It May Concern,

Our Team at 7-11 is currently expanding our Laredo Taco Margarita concept throughout South Texas. During this expansion, we have selected 27 stores in the City of Laredo. To comply with Texas ABC requirements, we have applied for an on-premises BG permit. We will legally be allowed to serve for on-premises consumption, but we have found that most of our consumers purchase this with the intention of consumption at home.

The "Margarita" is a wine-based product distributed by L&F Distributors and manufactured by MPACT Beverages out of Houston. This is a Texas made product. This wine based ready-to-drink product has a 10.5% ABV for Strawberry and a 9.5% ABV for Classic. This product has already rolled out in several communities quite successfully.

Employees will complete Texas ABC training that includes age verification & safe serving recommendations. As a responsible retailer, we have also set up age verifications prompts at our point of sales to require age verification for every purchase.

Stores Selected: (Sorted by ZIP Code)

78040

- 40898 – 602 Washington St., Laredo, TX 78040
- 40908 – 2004 Santa Maria Ave., Laredo, TX 78040
- 40909 – 2701 San Bernardo Ave., Laredo, TX 78040
- 40910 – 1101 San Bernardo Ave., Laredo, TX 78040

78041

- 40907 – 3919 San Bernardo Ave., Laredo, TX 78041
- 40912 – 2501 E. Del Mar Blvd., Laredo, TX 78041
- 40916 – 101 W. Del Mar Blvd., Laredo, TX 78041
- 40917 – 5900 McPherson Rd., Laredo, TX 78041
- 40922 – 5301 McPherson Rd., Laredo, TX 78041
- 40924 – 4506 Bencha Dr., Laredo, TX 78041
- 40928 – 7120 Bob Bullock Loop, Laredo, TX 78041

78043

- 40890 – 602 Prada Machin Dr., Laredo, TX 78043
- 40896 – 4320 SH 359, Laredo, TX 78043
- 40897 – 2402 Blaine St., Laredo, TX 78043
- 40899 – 602 N. Zapata Hwy., Laredo, TX 78043
- 40903 – 3410 N. Arkansas Ave., Laredo, TX 78043
- 40905 – 1701 N. Arkansas Ave., Laredo, TX 78043

78045 and 78046

- 40913 – 2441 San Isidro Pkwy., Laredo, TX 78045
- 40920 – 9304 Mines Rd., Laredo, TX 78045
- 40921 – 8612 McPherson Rd., Laredo, TX 78045
- 40925 – 111 Willow Oak, Laredo, TX 78045
- 40891 – 3710 S. Zapata Hwy., Laredo, TX 78046
- 40893 – 101 Sierra Vista Blvd., Laredo, TX 78046
- 40894 – 3302 La Pita Mangana Rd., Laredo, TX 78046
- 40895 – 3920 Aguanieve Dr., Laredo, TX 78046
- 42274 – 3302 Lomas Del Sur Blvd., Laredo, TX 78046

Thanks,

**Adrian Poulisse**

Senior Store Innovation Analyst

Cypress Waters | 3200 Hackberry Road | Irving, Texas | 75063  
W 972.828.1820 JC 615.306.8615 | [Adrian.Poutisse@7-11.com](mailto:Adrian.Poutisse@7-11.com)



- The days and hours during which margaritas will be offered. **7 Days a Week from Restaurant Open to Restaurant Close.**
- How the beverages will be served, including details regarding sealed containers and compliance with applicable regulations. **Served in closed containers.**
- The procedures in place to ensure customers do not leave the premises with open containers. **Employees are trained by TABC.**
- Operational controls and employee training related to alcohol sales and monitoring. **Employees are trained by TABC.**
- Feedback and performance from locations currently offering margaritas, including:
  - Any operational issues or complaints. **No issues or complaints.**
  - Any citations, violations, or enforcement concerns. **No citations, violations or enforcement concerns.**
  - Customer and community response to the program. **Customers are excited about the program.**
  - Any impacts on store operations, safety, or neighboring businesses. **No.**

As submitted via email correspondence. - DG



# ZC-048-2026 ATTENTION



## PROPOSED CONDITIONAL USE PERMIT

FOR INFORMATION CALL  
CITY PLANNING DEPARTMENT  
794-1613



# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 6/18/2026  
**Ordinance 7E**

**Public Hearing and Recommendation of an**

---

### **SUBJECT**

Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a conditional use permit for a convenience store and gas station (serving alcohol with on-premise consumption) on Lot 3A, Block 1B, Emerald Valley Subdivision, Phase II, located at 4506 Ben-Cha Road.

ZC-051-2026  
District III

### **PREVIOUS COUNCIL ACTION**

On April 1st, 2002, City Council made a motion to approve a zone change from B-4 to B-3. (Ordinance 2002-O-061)

### **BACKGROUND**

Initiated By: Commercial Net Lease Realty, Owner; 7-Eleven Inc, Applicant; Tim Llaoa, Representative

Council District: V - Cm. Melissa R. Cigarroa

Proposed use: The proposed use is for a convenience store and gas station (serving alcohol with on-premise consumption)

Minimum Zoning District Required for Proposed Use: B-1 (Limited Business District) zoning district.

Current Zoning District: The site is currently zoned as a B-3 (Community Business District) zoning district.

Site: The site is currently occupied by a Stripes Convenience Store.

Surrounding land uses: To the north of the site is Emerald Valley Drive, Stat Emergency Center, ATEX services and ATEX rentals, and Gamez & Sons Funeral and Cremation Services. To the east of the site is Emerald Valley Drive, U.S. Renal Care, Emerald Valley Apartments, Condominiums, and United Rentals. To the south of the site is Ben-Cha Drive, C&C Veterinary Services and vacant undeveloped land. To the west of the site is Bob Bullock Loop.

Comprehensive Plan: The Future Land Use Map recognizes this area as Neighborhood Mixed-Use.  
<https://www.cityoflaredo.com/LaredoPlanning/wp-content/uploads/2021/03/viva-laredo-city-of-laredo-comprehensive-plan.pdf#page=39>

Transportation Plan: The Long-Range Thoroughfare Plan identifies Bob Bullock Loop as an Expressway.

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

Letters sent to surrounding property owners: 22    In Favor: 0    Opposed: 0

**COMMITTEE RECOMMENDATION**

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

**STAFF RECOMMENDATION**

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 for the following reasons:

1. The proposed sale and on-site consumption of margarita beverages is accessory and incidental to the existing gas station and convenience store use and is not anticipated to negatively impact the surrounding area.
2. The principal use of the property will remain a gas station and convenience store. No building expansions or site modifications are proposed in conjunction with this request.
3. Subject to the recommended conditions of approval, the proposed use is not anticipated to operate as a bar, nightclub, cantina, or similar drinking establishment and will remain subordinate to the primary commercial use of the property.

Notice to the owner/applicant:

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

If approved, Staff suggests the following conditions

1. The primary use of the property shall remain a gas station and convenience store. The sale and on-site consumption of alcoholic beverages shall remain accessory and incidental to the principal use.
2. The CUP authorizes only the sale and on-site consumption of margarita beverages and does not authorize the establishment of a bar, nightclub, saloon, cantina, lounge, or similar drinking establishment.

3. The hours and days of operation of the margarita beverages sales shall be from Monday through Friday from 7:00 a.m. to 12:00 a.m. (midnight), Saturday from 7:00 a.m. to 1:00 a.m., and Sunday from 12:00 p.m. (noon) to 12:00 a.m. (midnight).
4. On-premise alcohol consumption is limited to margarita beverages.
5. The sale and consumption of alcoholic beverages shall be limited to areas designated on the approved site plan. Any expansion of the consumption area shall require additional review and approval by the City.
6. No outdoor consumption of alcoholic beverages shall be permitted on-site unless otherwise approved by the City through a separate permit or authorization.
7. No live entertainment, DJs, dancing, karaoke, amplified music, or similar activities shall be permitted on-site with the sale or consumption of alcoholic beverages.
8. No cover charges, admission fees, membership fees, or ticketed events associated with alcohol consumption shall be permitted.
9. No dedicated alcohol service counter separate from the convenience store checkout area shall be established without further review and approval by the City.
10. The sale and consumption of alcoholic beverages shall comply with all applicable regulations of the TABC and all other applicable federal, state, and local regulations.
11. The holder of the CUP shall maintain all licenses and permits required by TABC. Failure to maintain such licenses and permits may constitute grounds for review or revocation of the CUP.
12. The property owner and/or operator shall maintain adequate lighting and general site maintenance to ensure the safety and welfare of patrons and the surrounding area.
13. The establishment shall implement measures to discourage loitering on the premises and maintain the property in a manner that does not create a nuisance for surrounding properties.
14. Any expansion to allow on-premise alcohol consumption of margarita beverages (open container sales), including but not limited to increased seating areas, expanded consumption areas, additional alcohol service facilities, or operational changes that alter the character of the establishment, shall require additional review and approval by the City.
15. The on-site consumption of alcoholic beverages shall remain clearly subordinate and incidental to the principal gas station and convenience store use. Any operation that results in the establishment functioning primarily as a bar, nightclub, cantina, saloon, or similar drinking establishment may be subject to review, citations, required amendments, or revocation of this CUP.
16. Margarita beverages sold for off-premises consumption shall be sold for transport and shall remain in sealed containers in accordance with applicable state law and TABC regulations.

17. Any margarita alcoholic beverage sold for on-site consumption shall remain on the premises and shall not be removed from the property in an open container.
18. Appropriate signage shall be posted advising customers that open containers of alcoholic beverages may not be removed from the premises and that all alcohol sales and consumption must comply with applicable state law and TABC regulations.
19. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
20. Landscaping shall be provided and maintained for the complete duration in accordance with the City of Laredo Land Development Code.
21. 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 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.
22. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
23. Signage shall be consistent with the City's Sign Ordinance.
24. On-site parking shall be provided in accordance with the City of Laredo Land Development Code.
25. There shall be no ground vibrations created or sustained on the site which are perceptible without instruments at any point on any property adjoining the subject property.
26. The proposed use shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load issued to the CUP business holder.
27. The proposed use 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.
28. The proposed use shall undergo an annual Fire Inspection.
29. 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.
30. Owner shall comply with Building, Health, Safety, Fire, Environmental, and all applicable codes and regulations as required.
31. The operating characteristics of the use shall not create a nuisance and the impacts of the use on surrounding properties shall be minimized with respect to noise, odors, vibrations, glare, and any

other similar conditions.

#### IMPACT ANALYSIS

Is this change contrary to the established land use pattern?

No. The principle use of a convenience store and gas station has been established.

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

The zoning will not change.

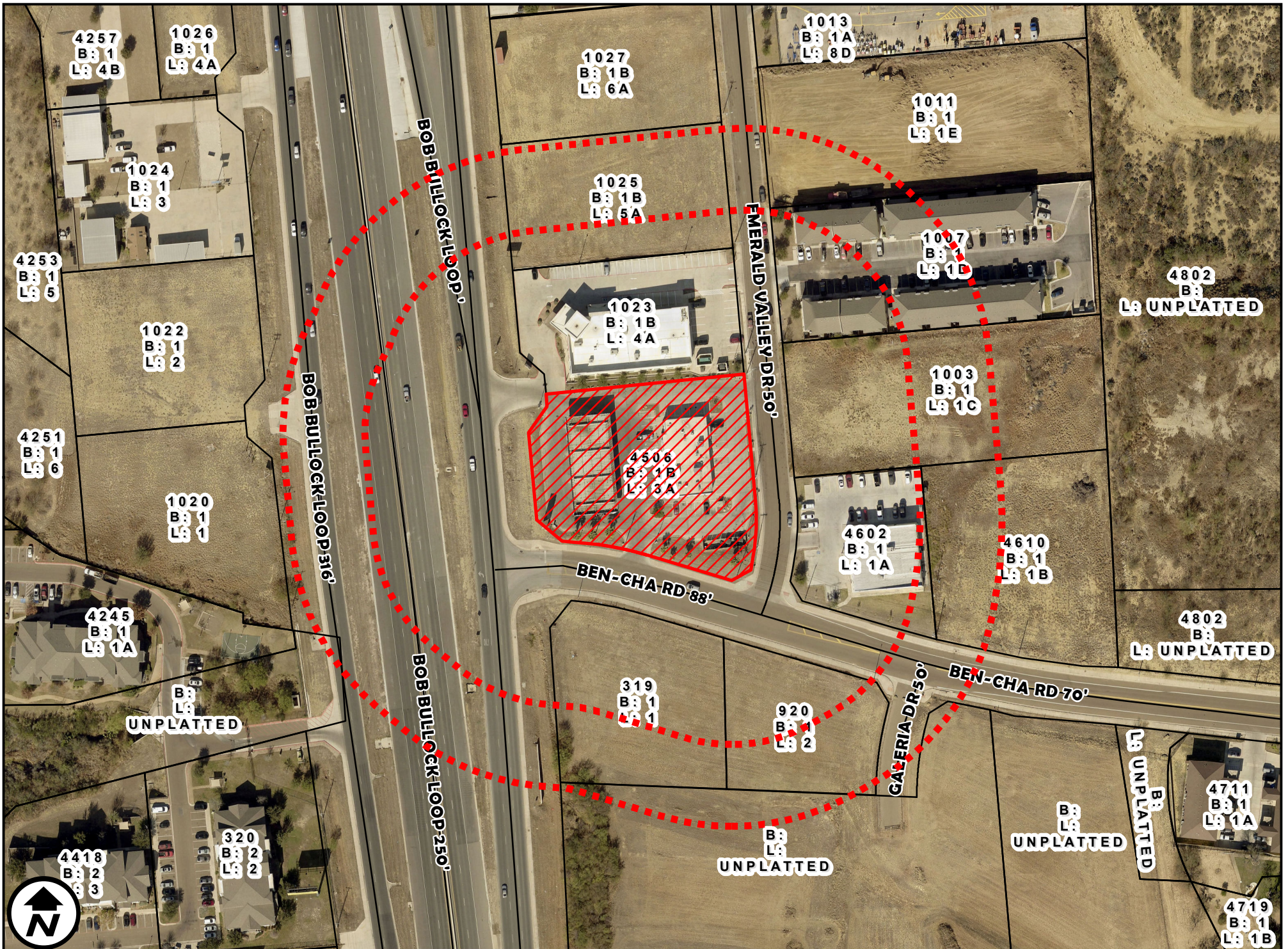
Will change adversely influence living conditions in the neighborhood?

No. It is not anticipated to have a negative impact in the surrounding neighborhood since the primary use will be convenience store and gas station.

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

Yes. The existing B-3 does not allow for an on-premise alcohol consumption as intended by the applicant.

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AERIAL MAP

ZC-051-2026

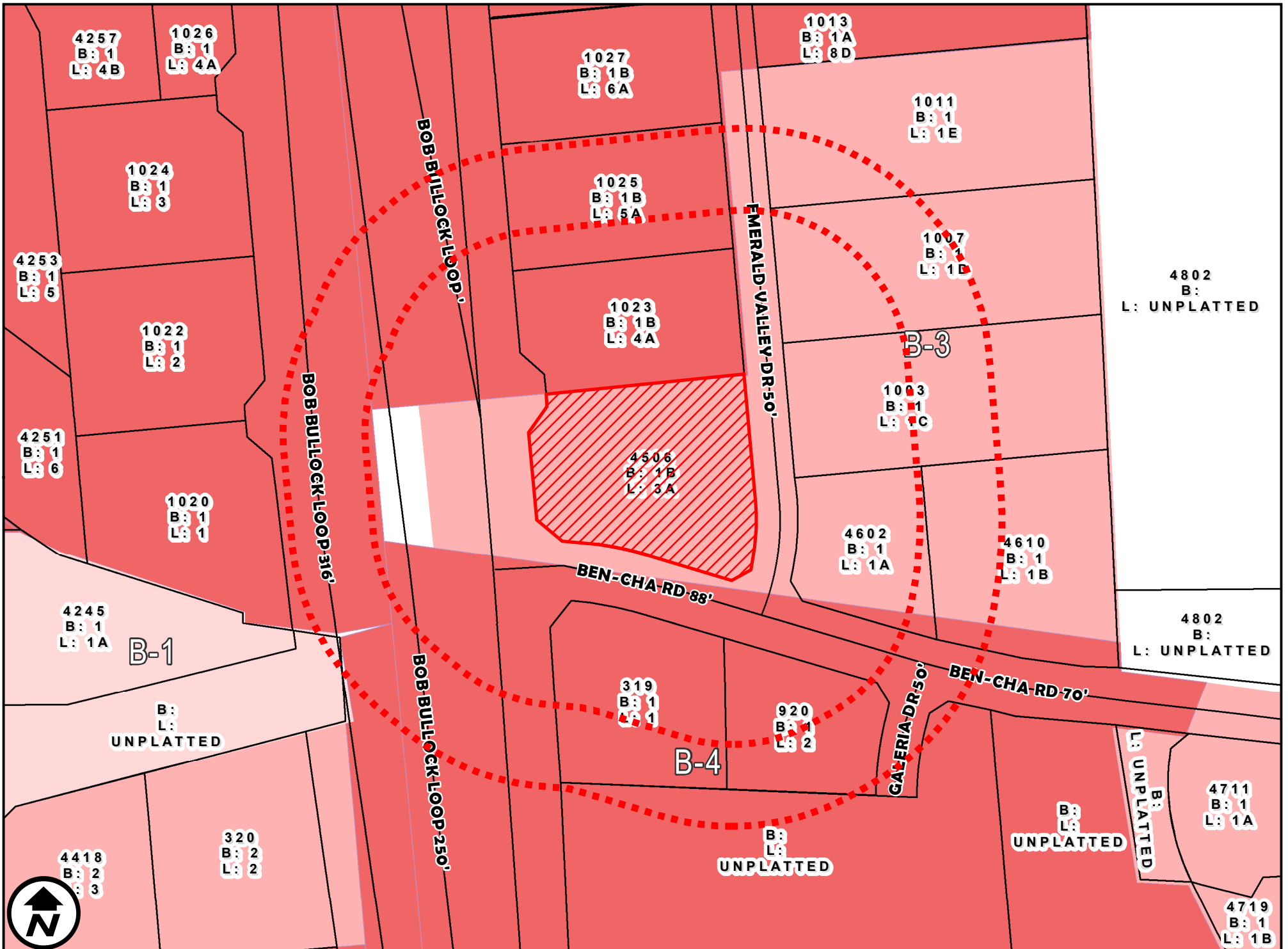
APPLICATION | 100

1 inch = 150 feet

COUNCIL DISTRICT 3  
 4506 BEN-CHA ROAD

C.U.P. FOR CONVENIENCE STORE AND GAS STATION (SERVING ALCOHOL WITH ON-PREMISE CONSUMPTION).  
 B-3 (COMMUNITY BUSINESS DISTRICT, ...)







SURVEY MAP

ZC-051-2026

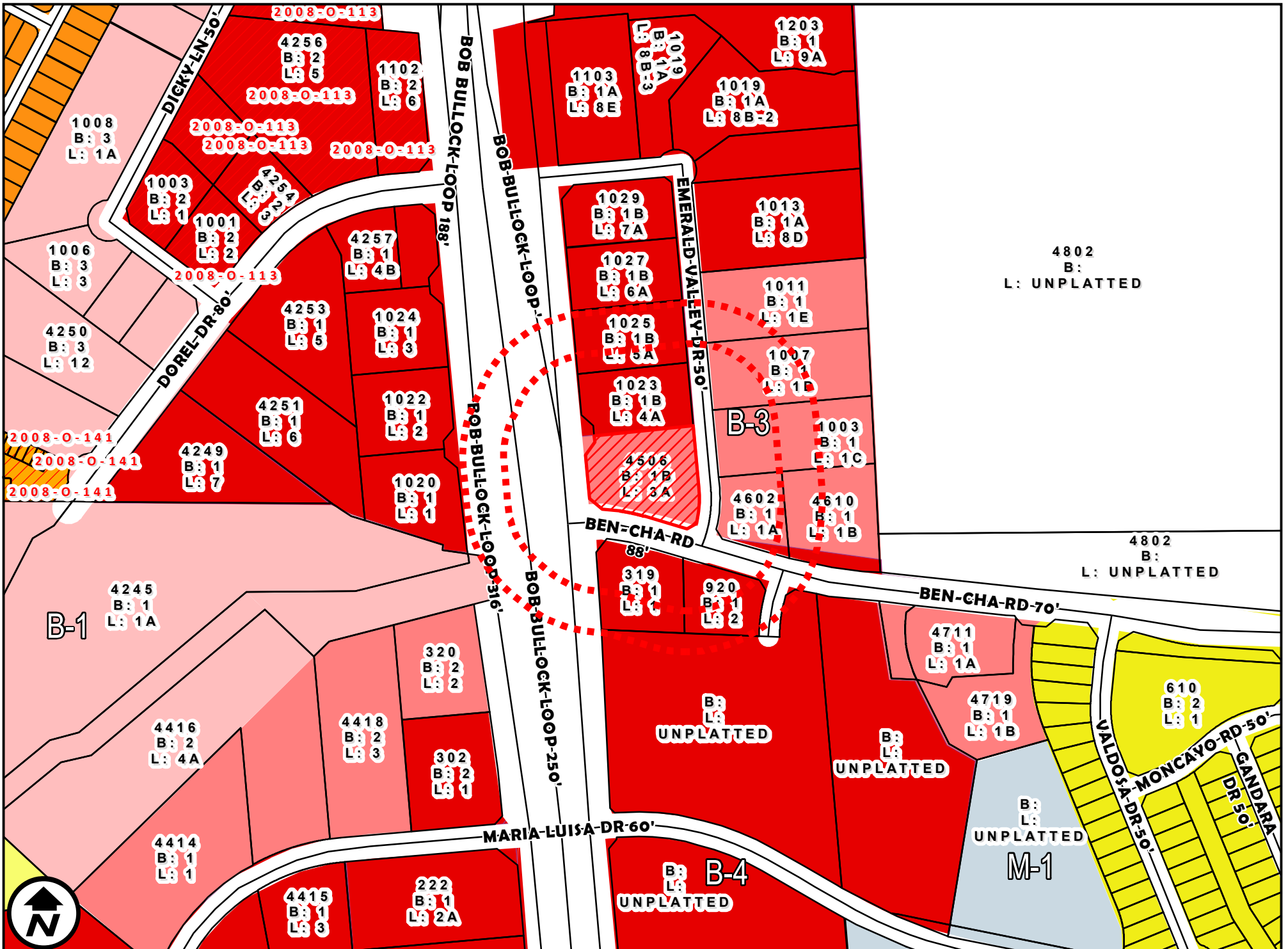
APPLICATION | 103

COUNCIL DISTRICT 3  
4506 BEN-CHA ROAD

B-3 (COMMUNITY BUSINESS DISTRICT, ...)

1 inch = 150 feet

C.U.P. FOR CONVENIENCE STORE AND GAS STATION (SERVING ALCOHOL WITH ON-PREMISE CONSUMPTION).







200' AND 300' NOTIFICATION ZC-051-2026

COUNCIL DISTRICT 3  
4506 BEN-CHA ROAD

1 inch = 150 feet

C.U.P. FOR CONVENIENCE STORE AND GAS STATION (SERVING ALCOHOL WITH ON-PREMISE CONSUMPTION).

APPLICATION | 106

B-3 (COMMUNITY BUSINESS DISTRICT, ...)

To Whom It May Concern,

The subject property is a Stripes Convenience Store located in the City of Laredo. The store operates 24 hours a day and provides neighborhood-serving retail services, including the sale of food items, non-alcoholic beverages, tobacco products, packaged alcoholic beverages, and other convenience merchandise typically associated with convenience store use.

The convenience store is staffed by approximately 22 employees, distributed across multiple shifts to support continuous 24-hour operations. The requested Conditional Use Permit will not result in an increase in the number of employees, nor will it alter existing staffing levels or work schedules.

The applicant is requesting approval of a Conditional Use Permit (CUP) to allow the installation and operation of a wine-based margarita machine within the existing convenience store. The proposed margarita machine will dispense wine-based alcoholic beverages only and will be operated in full compliance with all applicable local, state, and federal regulations.

The Conditional Use Permit is required to obtain the appropriate on-premise permit from the Texas Alcoholic Beverage Commission (TABC). No expansion of the building, change in hours of operation, or alteration to the existing site layout is proposed as part of this request.

The requested use is compatible with the existing commercial character of the area and is consistent with the current operation of the convenience store. The proposed use is not expected to generate adverse impacts related to traffic, noise, parking, or public safety beyond those already associated with the existing use of the property.

Approval of this Conditional Use Permit will allow the applicant to enhance customer service offerings while maintaining compliance with City of Laredo zoning regulations and TABC requirements.

Sincerely,

Tessa Ilaoa  
Licensing Agent  
214-901-8788

To Whom It May Concern,

Our Team at 7-11 is currently expanding our Laredo Taco Margarita concept throughout South Texas. During this expansion, we have selected 27 stores in the City of Laredo. To comply with Texas ABC requirements, we have applied for an on-premises BG permit. We will legally be allowed to serve for on-premises consumption, but we have found that most of our consumers purchase this with the intention of consumption at home.

The "Margarita" is a wine-based product distributed by L&F Distributors and manufactured by MPACT Beverages out of Houston. This is a Texas made product. This wine based ready-to-drink product has a 10.5% ABV for Strawberry and a 9.5% ABV for Classic. This product has already rolled out in several communities quite successfully.

Employees will complete Texas ABC training that includes age verification & safe serving recommendations. As a responsible retailer, we have also set up age verifications prompts at our point of sales to require age verification for every purchase.

Stores Selected: (Sorted by ZIP Code)

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- 40895 – 3920 Aguanieve Dr., Laredo, TX 78046
- 42274 – 3302 Lomas Del Sur Blvd., Laredo, TX 78046

Thanks,

**Adrian Poulisse**

Senior Store Innovation Analyst

Cypress Waters | 3200 Hackberry Road | Irving, Texas | 75063  
W 972.828.1820 JC 615.306.8615 | [Adrian.Poutisse@7-11.com](mailto:Adrian.Poutisse@7-11.com)



- The days and hours during which margaritas will be offered. **7 Days a Week from Restaurant Open to Restaurant Close.**
- How the beverages will be served, including details regarding sealed containers and compliance with applicable regulations. **Served in closed containers.**
- The procedures in place to ensure customers do not leave the premises with open containers. **Employees are trained by TABC.**
- Operational controls and employee training related to alcohol sales and monitoring. **Employees are trained by TABC.**
- Feedback and performance from locations currently offering margaritas, including:
  - Any operational issues or complaints. **No issues or complaints.**
  - Any citations, violations, or enforcement concerns. **No citations, violations or enforcement concerns.**
  - Customer and community response to the program. **Customers are excited about the program.**
  - Any impacts on store operations, safety, or neighboring businesses. **No.**

As submitted via email correspondence. - DG

# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 6/18/2026  
**Ordinance 7F**

**Public Hearing and Recommendation of an**

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### **SUBJECT**

Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Planned Unit Development for apartments for approximately 3.08 acre tract of land, as further described by metes and bounds in Exhibit A, located south of Cerralvo Drive and west of Riverbank Drive, from R-1A (Single Family Reduced Area District) to R-2 P.U.D. (Multi-Family Residential District - Planned Unit Development).

ZC-056-2026  
District VII

### **PREVIOUS COUNCIL ACTION**

None.

### **BACKGROUND**

Initiated by: Deerfield Land Development, LC., Owners; Madhouse Development, Inc., Applicant; Alyssa Flores, Representative.

Council District: VII - Cm. Vanessa Perez

Proposed Use: The proposed use is Multi-Family Residential (Apartments).

- The applicant is requesting approval of a Planned Unit Development (PUD) overlay to facilitate a variance from the standard parking requirements.
- The applicant proposes 111 parking spaces where 150 spaces would otherwise be required for the proposed 72-unit multifamily development.
- The requested modification is intended to address site-specific constraints, including floodplain areas and limited developable land, while allowing the project to maintain open space, landscaping, pedestrian circulation, and resident amenities.

Site: The site is currently vacant undeveloped land.

Surrounding Land Uses: To the north of the site is vacant land and single family residential uses. To the east of the site is Riverbank Drive and single family residential uses. To the south of the site is George Washington Middle School. To the west of the site is vacant land and Barbara Fasken Recreation Center.

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

Transportation Plan: The Long Range Thoroughfare Plan identifies Riverbank Drive a minor arterial.  
<https://www.cityoflaredo.com/home/showpublisheddocument/17680/638703100333370000>

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

**COMMITTEE RECOMMENDATION**

The Planning & Zoning Commission in a \_\_\_ to \_\_\_ vote recommended \_\_\_ of the planned unit development.

**STAFF RECOMMENDATION**

Staff supports the proposed zone change for the following reasons:

1. The proposed development is consistent with the intent and purpose of the Planned Unit Development regulations by providing flexibility in site design while achieving a coordinated and functional residential development.
2. The PUD process provides a mechanism for evaluating such modifications and determining whether alternative development standards can achieve a functional site design while advancing the City of Laredo housing objectives.
3. The proposed multifamily residential use is compatible with the surrounding residential development pattern and serves as an appropriate residential land use that complements the character of the area while supporting the City of Laredo goals of accommodating future population growth and expanding housing choices for residents.

Notice to the owner/applicant:

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

**IMPACT ANALYSIS**

Is this change contrary to the established land use pattern?

No. There are multi-family uses within the vicinity of the purposed site.

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

The zone is not changing. The applicant is requesting a zoning overlay.

Will change adversely influence living conditions in the neighborhood?

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?

The property is currently zoned R-1A, which does not permit the proposed multifamily residential use.

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**Meeting Date:** 6/18/2026  
**Ordinance 7F**

**Public Hearing and Recommendation of an**

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To accommodate the proposed use, the applicant has submitted a request to rezone the property from R-1A to R-2, which allows multifamily residential uses. Please refer to ZC-037-2026.

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AERIAL MAP

1 inch = 200 feet

ZC-056-2026

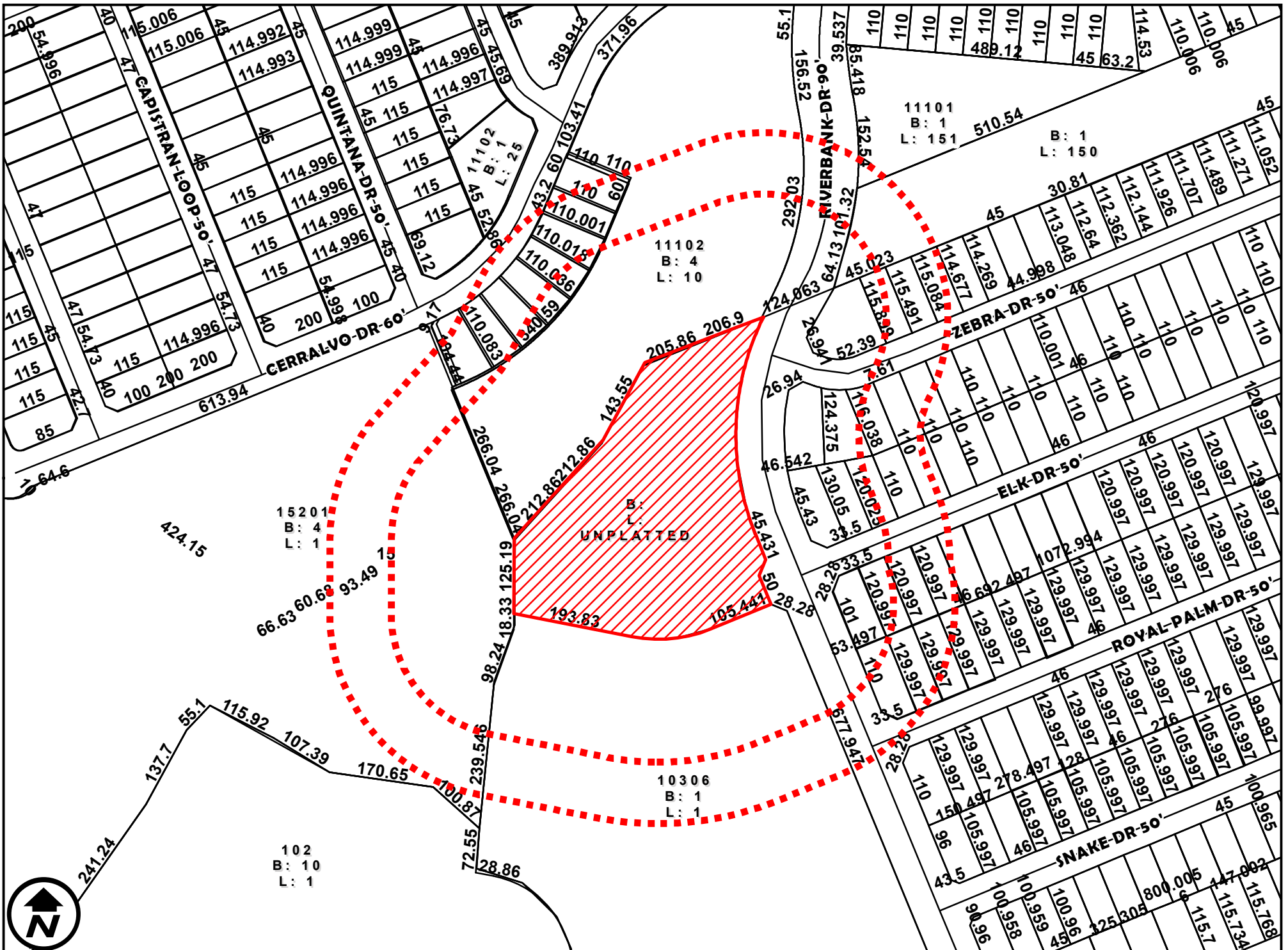
COUNCIL DISTRICT 7

SOUTH OF CERRALVO DRIVE AND WEST OF RIVER BANK DRIVE

APPLICATION F 114

R-1A (SINGLE FAMILY REDUCED AREA DISTRICT)

P.U.D. FOR MULTI-FAMILY (APARTMENTS)



DIMENSIONS MAP

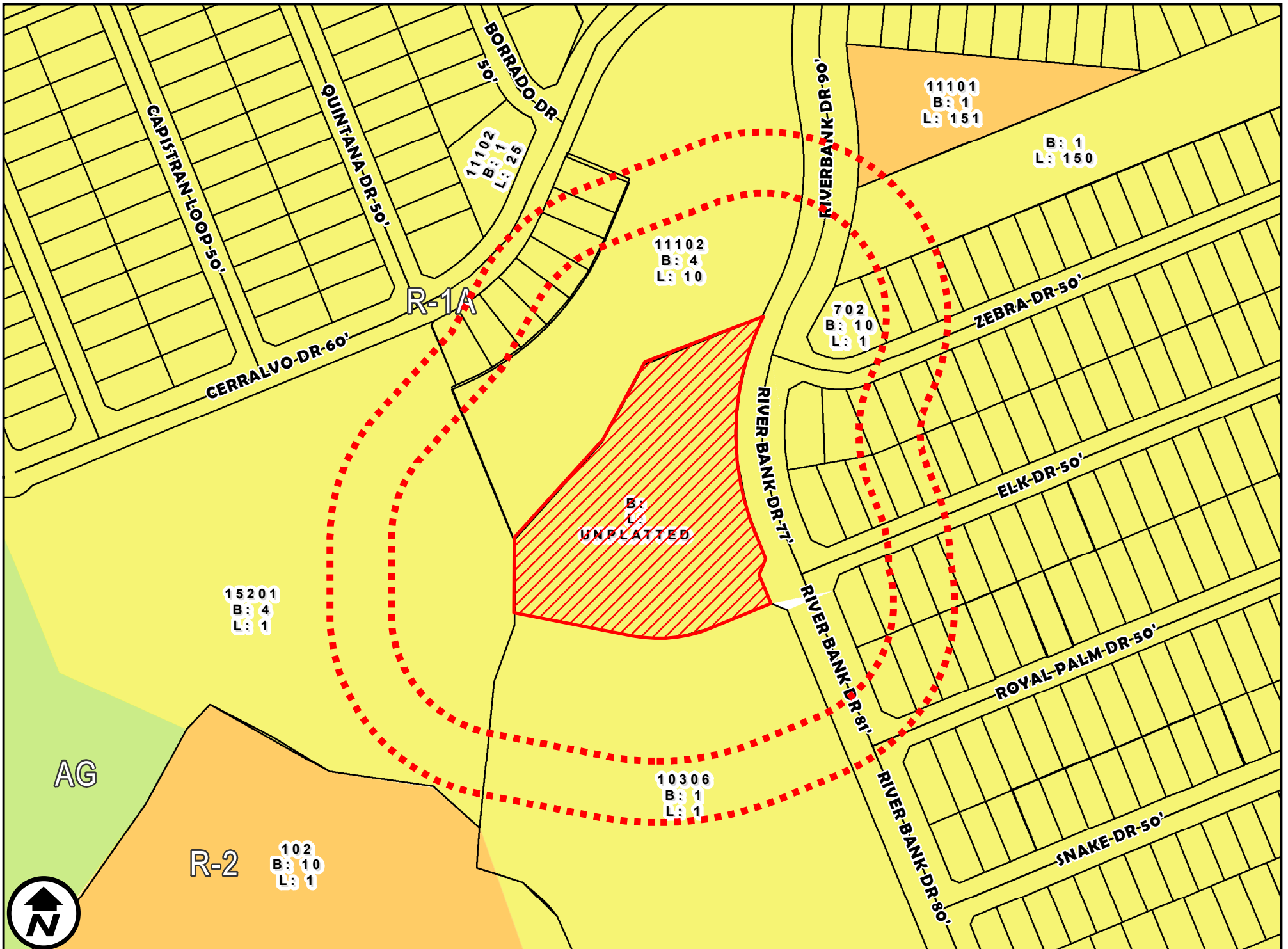
ZC-056-2026

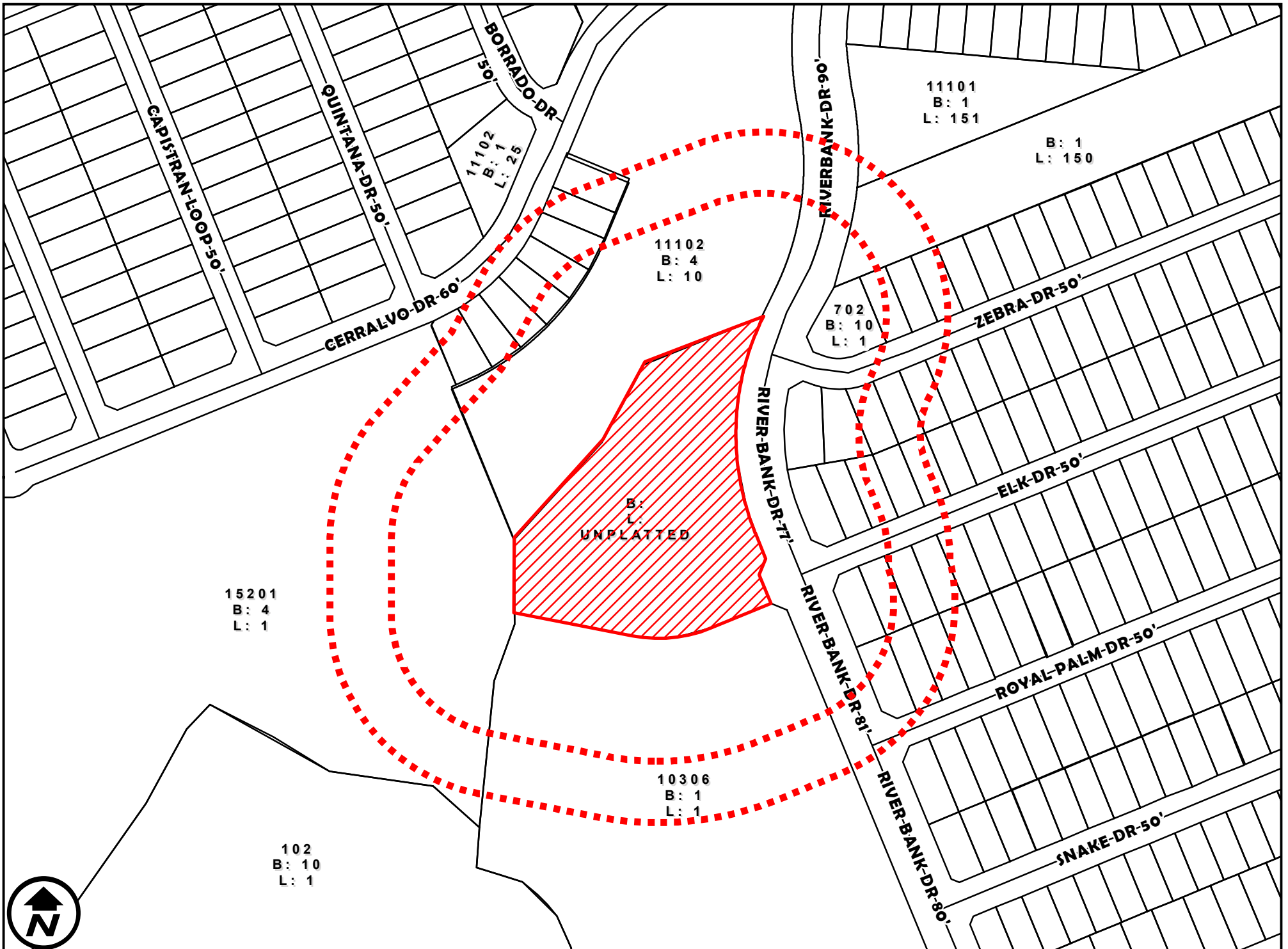
APPLICATION F 115

1 inch = 200 feet

COUNCIL DISTRICT 7  
SOUTH OF CERRALVO DRIVE AND WEST OF RIVER BANK DRIVE

R-1A (SINGLE FAMILY REDUCED AREA DISTRICT) . . .  
P.U.D. FOR MULTI-FAMILY (APARTMENTS)





SURVEY MAP

1 inch = 200 feet

ZC-056-2026

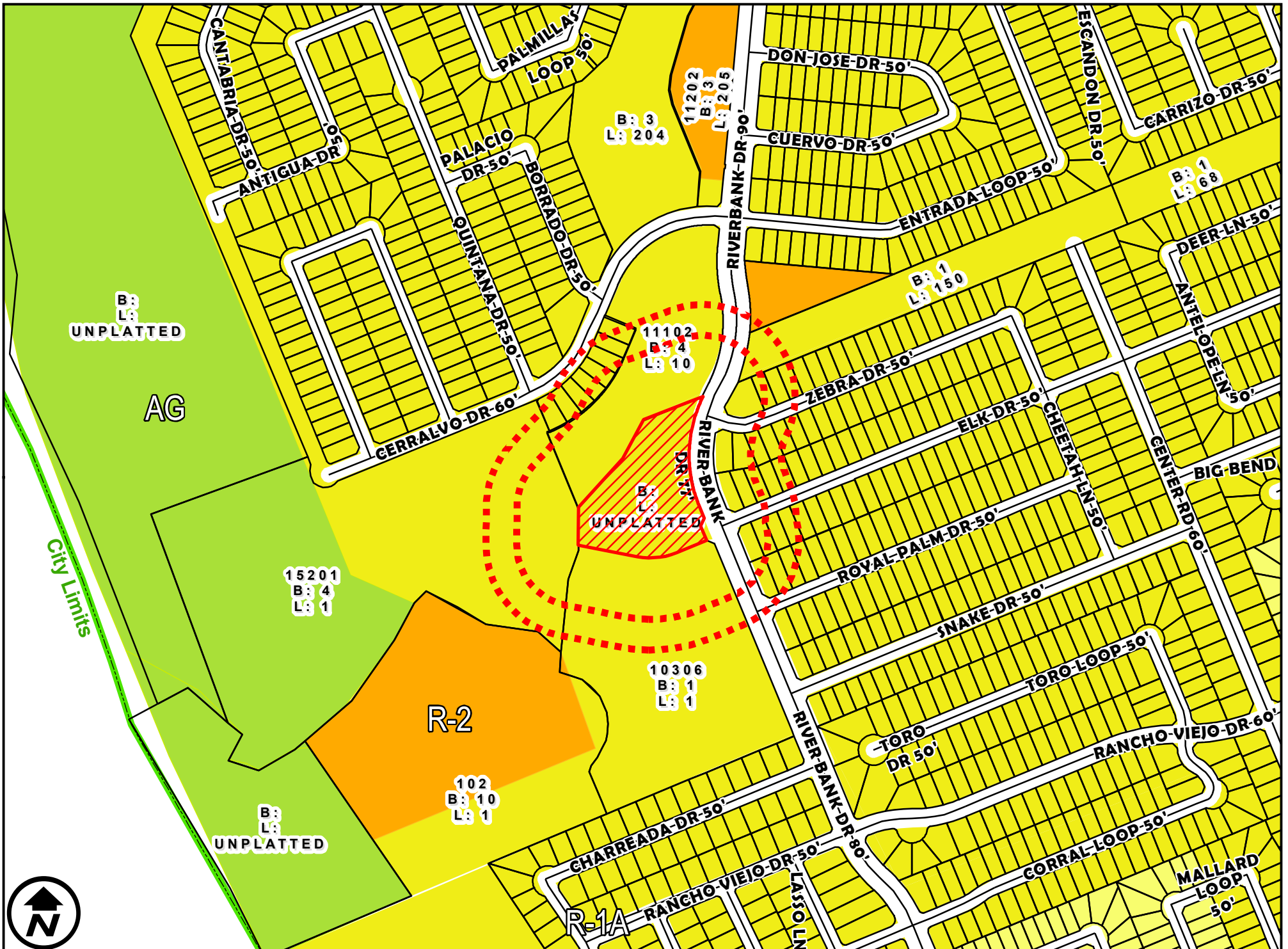
COUNCIL DISTRICT 7

SOUTH OF CERRALVO DRIVE AND WEST OF RIVER BANK DRIVE

APPLICATION F 117

R-1A (SINGLE FAMILY REDUCED AREA DISTRICT) . . .

P.U.D. FOR MULTI-FAMILY (APARTMENTS)



ZONING OVERVIEW

1 inch = 400 feet

ZC-056-2026

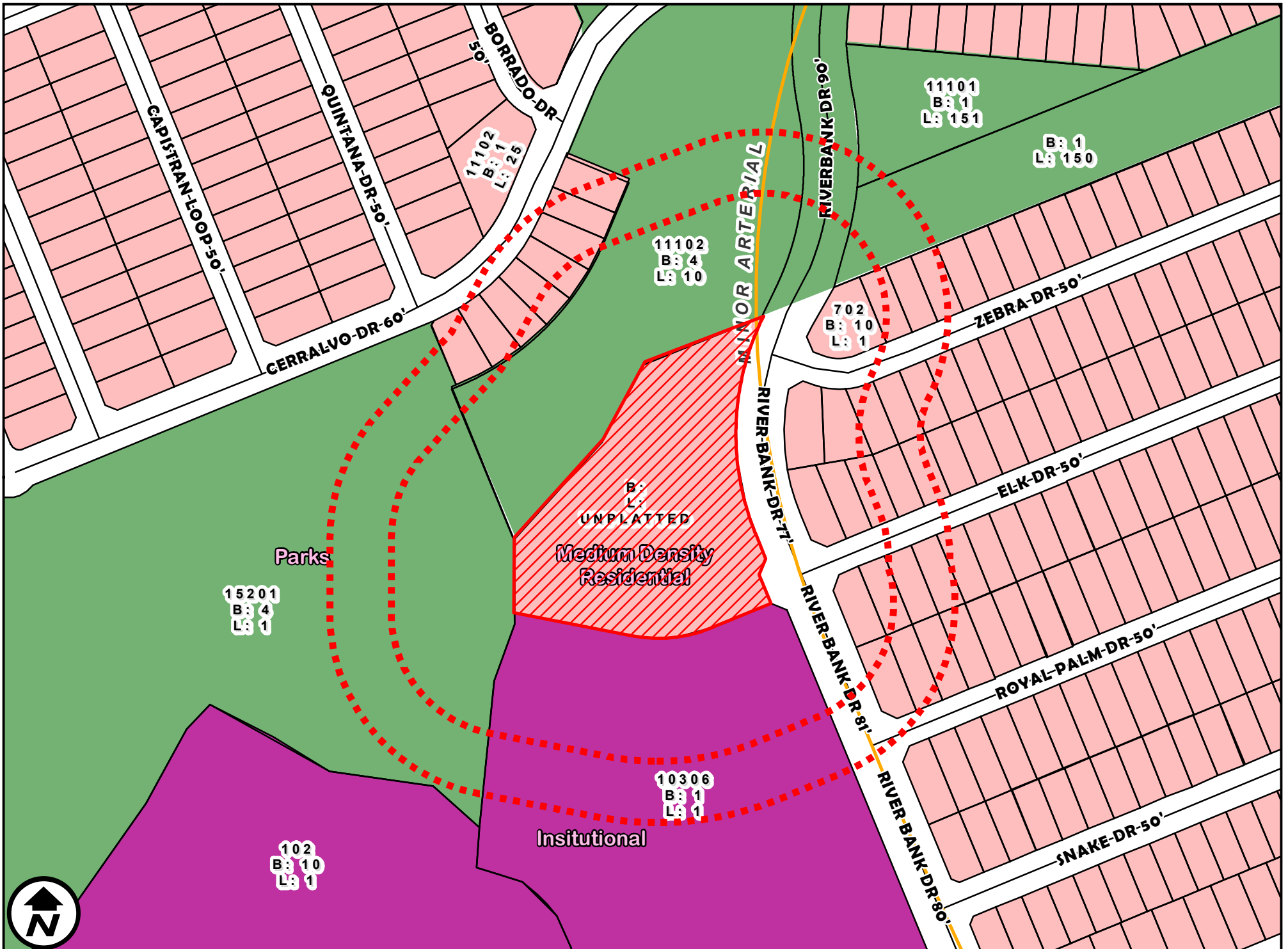
COUNCIL DISTRICT 7

SOUTH OF CERRALVO DRIVE AND WEST OF RIVER BANK DRIVE

APPLICATION F 118

R-1A (SINGLE FAMILY REDUCED AREA DISTRICT)

P.U.D. FOR MULTI-FAMILY (APARTMENTS)



FUTURE LANDUSE

1 inch = 200 feet

ZC-056-2026

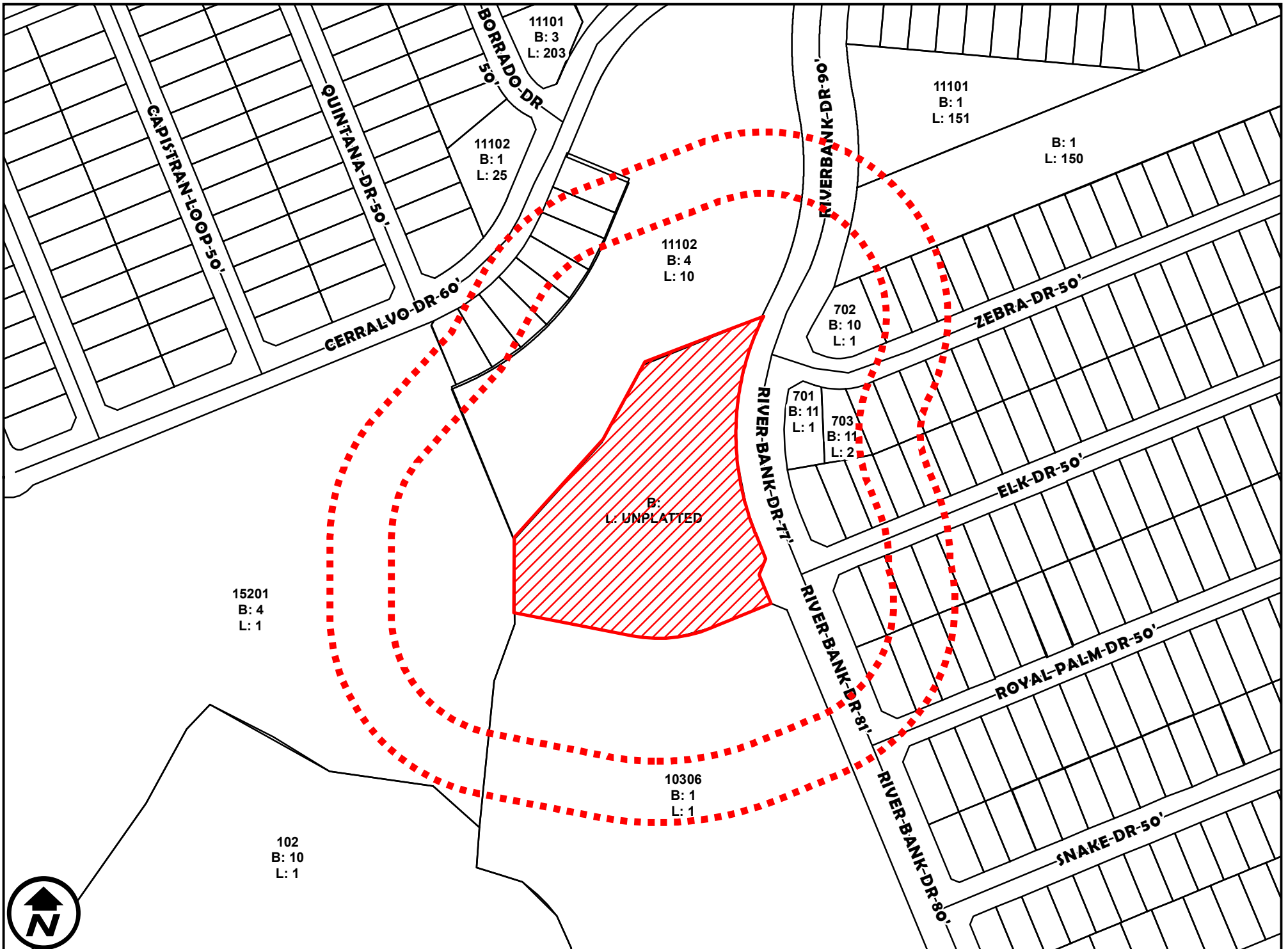
COUNCIL DISTRICT 7

SOUTH OF CERRALVO DRIVE AND WEST OF RIVER BANK DRIVE

APPLICATION F 119

R-1A (SINGLE FAMILY REDUCED AREA DISTRICT)

P.U.D. FOR MULTI-FAMILY (APARTMENTS)



200' AND 300' NOTIFICATION

ZC-056-2026

APPLICATION F 120

1 inch = 200 feet

COUNCIL DISTRICT 7  
SOUTH OF CERRALVO DRIVE AND WEST OF RIVER BANK DRIVE

R-1A (SINGLE FAMILY REDUCED AREA DISTRICT) P.U.D. FOR MULTI-FAMILY (APARTMENTS)





**Blue Top Land Surveying**

101 W. Hillside, Suite 10  
Laredo, Texas 78041  
956-724-8423 712-2580 fax  
FIRM#10071800

**Field Notes**

**A 3.08 Acre Tract, more or less, out of a tract of land conveyed to Deerfield Land Development, L.C., situated in Porcion 21, Leonardo Garcia, Abstract 49, Webb County, Texas**

Being a 3.08 acre tract of land, more or less, out of a tract of land conveyed to Deerfield Land Development, L.C., recorded in Volume 499, Pages 271-276, Official Public Records, Webb County, Texas, situated in Porcion 21, Leonardo Garcia, Abstract 49, Webb County, Texas, said 3.08 acre tract being more particularly described by metes and bounds as follows:

**Beginning** at a ½" iron rod found along the west Right-of-Way of Riverbank Drive, the northwest corner of Deerfield Subdivision, Phase 2, recorded in Volume 17, Page 48, Plat Records, Webb County, Texas, the southeast corner of Lot 10, Block 4, Replat into Villas San Agustin, Unit 11, recorded in Volume 37, Pages 98-99, Plat Records, Webb County, Texas, the northeast corner of the herein described tract, for the beginning of a tangent curve to the left;

Thence, along said west Right-of-Way of Riverbank Drive, west boundary line of said Deerfield Subdivision, Phase 2, and along the arc of the curve left a distance of **363.93 feet**, said curve having a radius of **430.00 feet**, a delta of **48 degrees 29 minutes and 31 seconds**, with a chord and chord bearing of **353.16 feet** and **South 01 degrees 49 minutes and 18 seconds West** to a ½" iron rod found along said west Right-of-Way, a tangent point of said Deerfield Subdivision, Phase 2, for tangent point hereof;

Thence, along said west Right-of-Way of Riverbank Drive and west boundary lines of said Deerfield Subdivision, Phase 2 the following courses and distances;

**S 22°25'27" E**, a distance of **45.43 feet** to a ½" iron rod found for a point of deflection of the herein described tract;

**S 22°34'33" W**, a distance of **28.28 feet** to a ½" iron rod set for a point of deflection of the herein described tract;

**S 22°25'27" E**, a distance of **48.00 feet** to a ½" iron rod set on the north boundary line of Lot 1, Block 1, UISD Deerfield Subdivision, recorded in Volume 14, Page 74, Plat Records, Webb County, Texas, for the southeast corner of the herein described tract;

Thence, along the north boundary line of said Lot 1, Block 1, **S 67°37'12" W**, a distance of **104.38 feet** to a ½" iron rod set on a point of curvature of said Lot 1, Block 1, for the beginning of a tangent curve to the right;

Thence, along the north boundary line of said Lot 1, Block 1, and along the arc of the curve right a distance of **131.67 feet**, said curve having a radius of **225.00 feet**, a delta of **33 degrees 31 minutes and 44 seconds**, with a chord and chord bearing of **129.80 feet** and **South 84 degrees 23 minutes and 04 seconds West** to a ½" iron rod set at a tangent point of said Lot 1, Block 1, for a tangent point hereof;

Thence, along the north boundary line of said Lot 1, Block 1, **N 78°51'04" W**, a distance of **193.83 feet** to a ½" iron rod set on the east boundary line of Lot 1, Block 4, Amending Plat of Villas San Agustin Unit 3, recorded in Volume 30, Pages 13-14, Plat Records, Webb County, Texas, the most northerly corner of said Lot 1, Block 1, for the southwest corner of the herein described tract;

Thence, along the east boundary line of said Lot 1, Block 4, **N 00°00'20" W**, a distance of **119.82 feet** to a ½" iron rod set on a point of deflection of said Lot 1, Block 4, the most southerly corner of above aforementioned Lot 10, Block 4, of said Replat of Villas San Agustin, Unit 11, for the most westerly northwest corner of the herein described tract;

Thence, along the south boundary lines of said Lot 10, Block 4, the following courses and distances;

**N 42°18'37" E**, a distance of **212.86 feet** to a ½" iron rod set for a point of deflection of the herein described tract;

**N 28°17'35" E**, a distance of **143.55 feet** to a ½" iron rod set for a point of deflection of the herein described tract;



**Blue Top Land Surveying**  
101 W. Hillside, Suite 10  
Laredo, Texas 78041  
956-724-8423 712-2580 fax  
FIRM#10071800

**Field Notes**

**A 3.08 Acre Tract, more or less, out of a tract of land  
conveyed to Deerfield Land Development, L.C.,  
situated in Porcion 21, Leonardo Garcia, Abstract 49,  
Webb County, Texas  
(continued)**

Thence, along the south boundary line of said Lot 10, Block 4, *N 68°05'40" E*, a distance of *205.86 feet* to return and close at the **POINT OF BEGINNING** of this 3.08 acre tract, more or less.

**Basis of Bearings:**

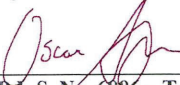
G.P.S., Texas State Plane Coordinate System,  
Texas South Zone 4204, NAD83  
Vertical Datum – NAVD88 US FT.



**State of Texas:**

**County of Webb:**

I, **Oscar Almaguer**, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the above captioned "Field Notes" and attached "Drawing" was prepared from an actual survey performed on the ground under my supervision.

  
\_\_\_\_\_  
R.P.L.S. No. 6886 – Texas

\_\_\_\_\_  
02-12-26  
Current Date

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# THE ENCLAVE AT RIVERBANK

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*The Enclave at Riverbank – Preliminary Renderings*

## **DEVELOPMENT NARRATIVE**

The Enclave at Riverbank is a proposed 72-unit, high-quality affordable senior apartment building located on the NWC of Riverbank Dr. & Elk Dr., Laredo, TX 78045, with easy access to shopping centers, recreational activities, and employment areas.

### **Strong and Capable Sponsorship:**

Established in 1999, Madhouse Development has a proven track record of collaborating with the nation's largest financial institutions and employing complex financing methods to develop over 50 multifamily properties, totaling more than 5,400 units. With nearly 25 years of continuous success, Madhouse has become a well-respected name in the multifamily housing industry, demonstrating expertise in finance, development, construction, and asset management of both affordable and market-rate rental housing. The company's deep industry knowledge and market foresight drive its commitment to delivering high-quality, sustainable housing solutions.

As a leader in green building, Madhouse is dedicated to creating environmentally, economically, and socially sustainable communities. From project inception, the company integrates innovative, socially conscious designs and green building technologies to enhance energy and water efficiency and minimize environmental impact. By focusing on sustainable practices, Madhouse aims to develop well-rounded communities that offer a range of social, health, and environmental benefits.

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# THE ENCLAVE AT RIVERBANK

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## **The Development:**

The Enclave at Riverbank site is 3.08 acres and when completed will be comprised of 72 apartment units. The project will be marketed to residents seeking safe, welcoming, and family-oriented communities.

The building will feature approximately 24 one-bedroom/one-bathroom units of 655 sq. ft and 48 two-bedroom/two-bathroom units of 906 sq. ft. Monthly rents are projected to range from \$368 to \$815 for one-bedroom units and \$433 to \$969 for two-bedroom units. The apartments will be constructed using Type V wood-frame construction on post-tension slabs, with exterior walls featuring a combination of brick and Hardi plank siding.

The development will feature a stand-alone clubhouse and leasing center designed to serve as a welcoming community hub, including a business center with complimentary computer and internet access, as well as a kitchen available for residents and staff. Additional amenities will include a multi-purpose activity room, perimeter fencing, and controlled access entry gates.



Every apartment will exceed the industry standard and incorporate Energy-Star rated appliances including a frost-free refrigerator with icemaker, a self-cleaning oven, a dishwasher, and garbage disposal. All apartments will have faux-wood vinyl plank flooring, laminated countertops, individual HVAC systems, walk in closets with built-in shelving, and energy-efficient ceiling fans in the living and bedroom areas. The living room and each bedroom will also include cable, phone, and internet connections.

The tenants will be provided a utility allowance to assist in utility expenses but will be responsible for paying their own electricity; however, the use of energy efficient appliances and an emphasis on sustainable construction will greatly reduce their out-of-pocket expenses.

## **Zoning Change Request:**

A zoning change application and a PUD application (ZC-056-2026 and ZC-037-2026) has been submitted to the City of Laredo. The subject property is currently zoned R1-A, which permits only single-family

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# THE ENCLAVE AT RIVERBANK

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residential uses and does not allow for the proposed multifamily development. To accommodate the planned use, the Applicant is requesting rezoning to R-2 Multifamily.

In addition, the Applicant is requesting approval of a Planned Unit Development (PUD) overlay to allow for thoughtfully tailored development standards that respond to the unique characteristics of the site. The PUD designation will provide flexibility for items such as parking requirements, helping address site-specific constraints including limited developable area and overall site efficiency. The requested zoning modifications will support a cohesive and well-designed site plan that accommodates the proposed density while maintaining functionality and compliance with applicable development standards. Currently, the site plan proposes 111 parking spaces for 72 one- and two-bedroom units. Although less than the required parking under city code, this level of parking is consistent with actual demand expectations for comparable affordable housing developments and ensures that parking is adequately provided without overbuilding impervious surface or compromising the affordability and feasibility of the project. Given nearby amenities and the proximity to bus stops, we believe this supply is appropriate and sufficient given the project's unit mix.

Unfortunately, alternative approaches such as pursuing a Letter of Map Revision (LOMR) or other FEMA-related map amendments are not viable solutions given the project's development timeline and financing constraints. These processes are inherently lengthy, often extending well beyond the critical funding and construction schedules required for affordable housing programs, and any delay would jeopardize the project's ability to meet key application and closing deadlines.



Similarly, structured parking solutions such as podium parking, while sometimes used in higher-cost markets, would significantly increase construction costs to a level that is not feasible for an affordable housing development. The added expense per unit would directly undermine the project's financial viability and its ability to serve the intended income-restricted population. For these reasons, the requested PUD overlay and associated flexibility are essential to allow the project to proceed in a manner that is both economically viable and consistent with the community's urgent need for affordable housing.

Affordable housing remains critically important to the continued growth and stability of the city of Laredo, where many working families, seniors, and essential members of the workforce face increasing challenges in finding quality housing at attainable rents. Developments such as the proposed community provide long-term benefits to the city by expanding housing options, supporting economic development, and creating stable environments for residents to live, work, and contribute to the local community.

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# THE ENCLAVE AT RIVERBANK

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Site-specific constraints, including limited developable area and unique layout considerations, should not prevent the delivery of much-needed housing opportunities, particularly when thoughtful design solutions can achieve the same overall functionality and compatibility with surrounding development. The requested PUD overlay and associated variances will allow the site to be developed in an efficient and cohesive manner while still maintaining high-quality standards for residents. Moreover, Laredo is already in the process of amending its development code to reduce parking requirements in recognition of evolving development patterns and the need for greater flexibility in addressing housing demand. The modifications requested are therefore consistent with the City’s broader planning objectives and represent a practical approach to advancing affordable housing opportunities within the community.

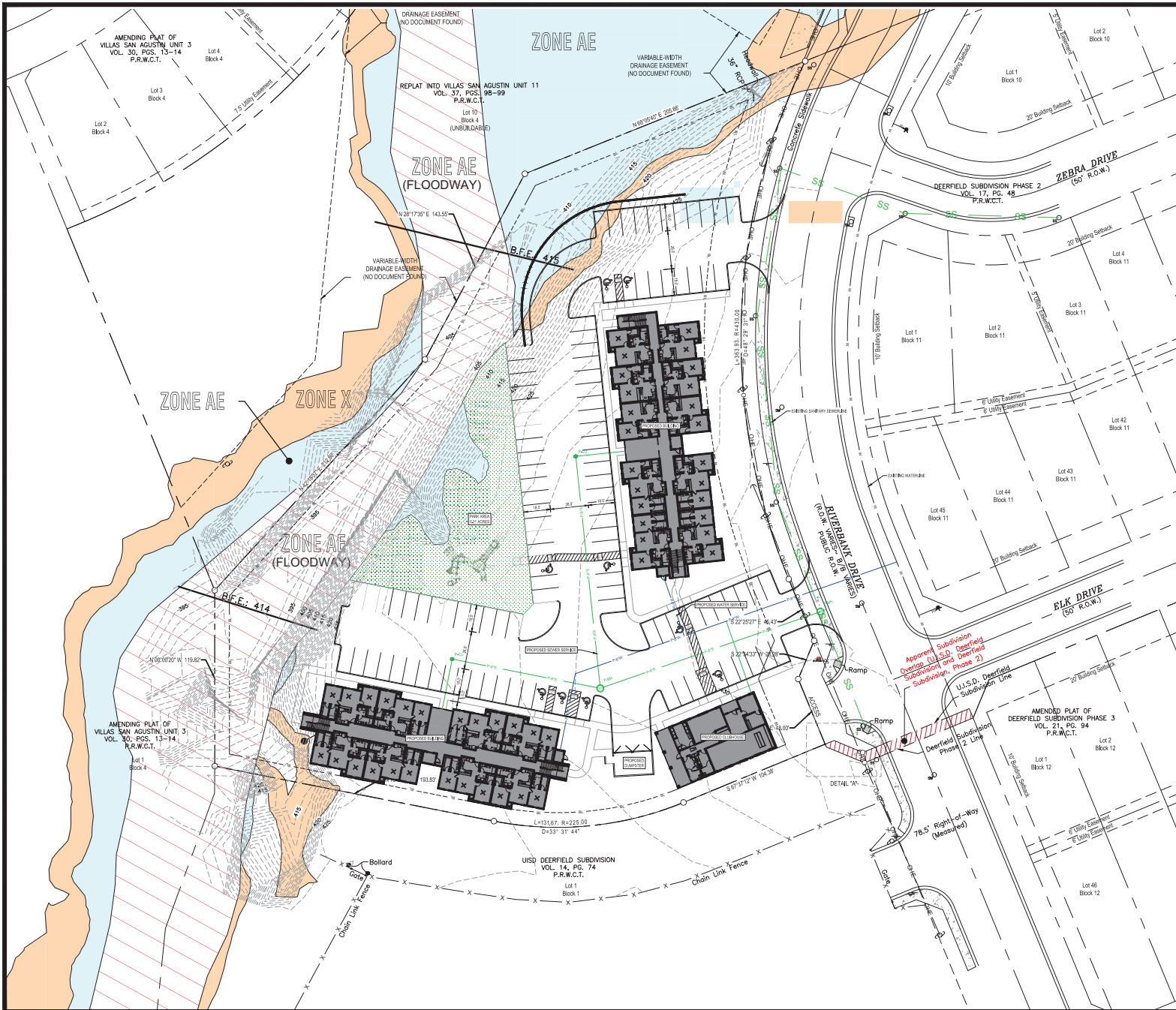
## Anticipated Project Schedule:

- TDHCA BOARD CONSIDERATION: JULY 2026
- PROJECT DESIGN COMPLETION: OCTOBER 2026
- FINANCING CLOSING: MARCH 30, 2027
- CONSTRUCTION START: APRIL 1, 2027
- CONSTRUCTION COMPLETION: JULY 2028
- PROJECT COMPLETION: JULY 2028

## The Development Team:

The development team members are listed below (resumes available upon request). This team has extensive experience in working together and developing quality multifamily apartments throughout Texas:

- Owner/Partner: NeighborWorks Laredo
- Developer: Crimson Bulldog Development, Inc.
- Contractor: To Be Determined
- Management Entity: To Be Determined
- Architect: Don Smith, Northfield Design Associates, Inc.
- Landscape Architect: Jason Noble, Oro Design Group
- Interior Designer: Joy Flores, Plunkett Raysich Architects
- Civil Engineer: Craig Carney, Carney Engineering Company, PLLC
- MEP Engineer: Heath Steele, Worth Engineering
- Structural Engineer: Bradly Montgomery, TDI Engineering, LLC
- Environmental: Mitchell T. Young, Aspen Environmental, Inc
- Project Accountant: Trenton Kleist, Baker Tilly Virchow Krause, LLP
- Project Attorney: Cynthia Bast, Baker & Hostetler LLP



**811**  
Know what's below.  
Call before you dig.

GRAPHIC SCALE  
1" = 30'-0"

**"CAUTION" - NOTICE TO CONTRACTOR**

THE CONTRACTOR IS TO BE ADVISED THAT THERE MAY BE UNRECORDED UTILITY LINES IN THE AREA OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO ANY EXCAVATION WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

- NOTES**
1. THE ENGINEER HAS RESEARCHED CODES, ORDINANCES, AND OTHER DEVELOPMENTAL REQUIREMENTS OF LOCAL GOVERNMENT, INCLUDING FIRE, WITH ABJECTION OVER THE SITE, AND VERIFIES THAT THE SITE PLAN CONFORMS TO ALL APPLICABLE ZONING, SITE DEVELOPMENT, AND BUILDING CODED ORDINANCES.
  2. A VARIANCE FOR PARKING HAS BEEN REQUESTED FROM THE CITY OF LAREDO.
  3. DIMENSIONS ARE TO BACK OF CURB, RADI ARE TO BACK OF CURB, OR CENTER OF STRIPING UNLESS NOTED OTHERWISE.
  4. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS AND DIMENSIONS OF BUILDING EXIT PORCHES, RAMPS, SIDEWALKS, DOWN SPOUTS AND OTHER APPURTENANCES WHICH ARE CONNECTED TO THE BUILDING. PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS.
  5. CONTRACTOR SHALL REFER TO ELECTRICAL PLANS FOR ALL LIGHT FIXTURES AND CONDUIT ROUTING.
  6. ALL FACE OF CURB RADII UNLESS NOTED SHALL BE 3.0' RADIUS.
  7. CONTRACTOR SHALL PROVIDE FIRE LINE STRIPING AS PER GOVERNING ENTITY.
  8. TOPOGRAPHIC INFORMATION WAS OBTAINED FROM BLUE TOP LAND SURVEYING.
  9. THE MINIMUM HORIZONTAL SEPARATION BETWEEN PARALLEL WATER AND SEWER LINES IS NINE (9) FEET OR MINIMUM VERTICAL SEPARATION BETWEEN CROSSING WATER AND SEWER LINES IS EIGHTEEN (18) INCHES.
  10. STORM WATER DETENTION IS NOT ANTICIPATED FOR THIS DEVELOPMENT.
  11. RETAINING WALLS ARE ANTICIPATED FOR THIS SITE.
  12. ACCESSIBLE ROUTES SHALL BE PROVIDED IN COMPLIANCE AND IN ACCORDANCE TO THE FARI HOUSING DESIGN MANUAL.
  13. SUBJECT PROPERTY DOES APPEAR TO BE SITUATED WITHIN THE 100-YR FLOODPLAIN ZONE AE, PANEL 4407C1183C DATED 04/02/2009.
  14. SETBACKS:  
FRONT - 20'  
SIDE - 10'  
REAR - 10'-0"

PARKING REQUIREMENT CHART			
UNITS	PARKING CALCULATION	PARKING REQUIRED	PARKING PROVIDED
1 BEDROOM	24	12 SPACES PER UNIT	36
2 BEDROOM	48	2 SPACES PER UNIT	96
QUEST		1 SPACE PER 4 UNITS	18
<b>TOTAL</b>	<b>160</b>	<b>111</b>	

\*PARKING VARIANCE REQUESTED FROM CITY OF LAREDO

THE ENCLAVE AT RIVERBANK  
RIVERBANK DRIVE  
LAREDO, TEXAS 78045

PRELIMINARY SITE PLAN



**CARNEY ENGINEERING, PLLC.**  
1488 LEGACY DRIVE, SUITE 600  
LAREDO, TEXAS 78045  
P: (409) 443-0861  
F: (409) 443-0863



DATE: 03/20/2020  
SCALE: SEE PLAN  
PROJECT NO.: 0308-202

**C1.0**



### PLANT LEGEND

Qty	Symbol	Scientific Name	Common Name	Size	Comments
8		<i>Quercus muhlenbergii</i>	Chinquapin Oak	2" Cal.	Container grown, 10' ht., 4" spread min., 4" clear trunk
4		<i>Quercus buckleyi</i>	Texas Red Oak	2" Cal.	Container grown, 10' ht., 4" spread min., 4" clear trunk
<b>Street/Canopy Trees</b>					
12		<i>Chilopsis linearis</i>	Desert Willow	2" Cal.	Container grown, 7' ht., 4" spread min.
<b>Shrubs</b>					
29		<i>Salvia greggii</i>	Autumn Sage	1 Gal.	30" o.c. spacing, 12" ht x 12" spread
11		<i>Yucca recurvifolia</i>	Soft Leaf Yucca	5 Gal.	36" o.c. spacing, 16" ht x 12" spread
24		<i>Leucophyllum frutescens</i>	Texas Sage	5 Gal.	48" o.c. spacing, 24" ht x 18" spread
<b>Ornamental Grasses</b>					
32		<i>Muhlenbergia lindheimeri</i>	Lindheimer Muhly Grass	3 Gal.	48" o.c. spacing, 16" ht x 10" spread
66		<i>Nassella tenuissima</i>	Mexican Feathergrass	1 Gal.	24" o.c. spacing, 10" ht x 8" spread
<b>Sod and Hydromulch</b>					
35,500 sf		<i>Cynodon dactylon</i>	Common Bermuda	Hydromulch Seed, see plans	Install between April 15th and Sep 15th

NOTES:  
 1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANTING QUANTITIES; ANY QUANTITIES PROVIDED IN THE PLANT SCHEDULE ARE FOR COURTESY ONLY.  
 2. CONTRACTOR IS RESPONSIBLE TO REVEGETATE ANY GRADE DISTURBED BY CONSTRUCTION ACTIVITIES WITHIN AND OUTSIDE OF THE LIMIT OF CONSTRUCTION.  
 3. PERMANENT IRRIGATION SHALL BE PROVIDED ON ALL TREES AND SHRUBS.

### LANDSCAPE CALCULATIONS

**STREET TREE REQUIREMENTS:**  
 1.  $T = X/30$  where the property to be platted lies adjacent to only one side of a public street or thoroughfare. X shall represent the length of the public street or thoroughfare measured in linear feet at the centerline of the street and adjacent to the property.  
 Riverbank Dr. = 443 ft. (minus 53 ft of driveway throat = 389 ft)  
 $(389 \text{ ft.} / 30) = 13$  trees  
 Required: 13      Provided: 13

**PARKING LOT LANDSCAPE REQUIREMENTS:**  
 1. New surface parking lots with more than fifteen (15) parking spaces shall require one (1) eligible tree for every ten (10) parking spaces or fraction thereof. The trees shall be located within and/or on the perimeter of the parking lot.  
 Number of New Spaces: 111  
 $(111 / 10) = 11$  trees  
 Required: 11      Provided: 11



THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. HE AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY HIS FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

LEGEND:  
 ST - STREET TREE  
 P - PARKING TREE



3001 S Lamar Blvd, Suite 222  
 Austin, Texas 78704  
 812.552.9134 | 512.765.0314



# THE ENCLAVE AT RIVERBANK

Riverbank Drive  
 Laredo, Texas 78045

DRAWINGS ISSUED FROM:  
 SITE DEVELOPMENT PERMIT  
 DATE ISSUED:  
 MAY 21, 2026  
 REVIEWED BY:  
 JASON NOBLE | Alex Howell  
 ORD PROJECT NUMBER:  
 26027

NUMBER | DRAWING REVISIONS | DATE

### LANDSCAPE PLAN & CALCULATIONS

L1

**UNIT MATRIX**

UNIT A	ONE BEDROOM/ONE BATH	655 SQ. FT.
UNIT A-HC	ONE BEDROOM/ONE BATH	655 SQ. FT.
UNIT B	TWO BEDROOM/TWO BATH	906 SQ. FT.
UNIT B-HC	TWO BEDROOM/TWO BATH	906 SQ. FT.

**BUILDING MATRIX**

TYPE 1	22 A, 2 A-HC, AND 16 B UNITS
TYPE 2	30 B AND 2 B-HC UNITS

**BUILDING COMMON AREAS**

CLUBHOUSE	2,997 SQ. FT.
LOBBY	148 SQ. FT.
MULTI-USE	1,008 SQ. FT.
OFFICE	170 SQ. FT.
BUSINESS CENTER	38 SQ. FT.
LAUNDRY	227 SQ. FT.
FITNESS CENTER	405 SQ. FT.
MEN'S ROOM	151 SQ. FT.
WOMEN'S ROOM	149 SQ. FT.
CORRIDOR	98 SQ. FT.
PORCHES	392 SQ. FT.
AUXILIARY SPACES	211 SQ. FT.
<b>CORRIDORS</b>	<b>9,403 SQ. FT.</b>
<b>STAIRS</b>	<b>3,700 SQ. FT.</b>
<b>ELEVATORS</b>	<b>672 SQ. FT.</b>
<b>FIRE RISERS</b>	<b>110 SQ. FT.</b>
<b>STORAGE CLOSETS</b>	<b>243 SQ. FT.</b>
<b>MECH. CLOSETS</b>	<b>736 SQ. FT.</b>
<b>MECH. CHASES</b>	<b>216 SQ. FT.</b>
<b>BRICK LEDGES</b>	<b>246 SQ. FT.</b>
<b>AIR GAPS</b>	<b>234 SQ. FT.</b>

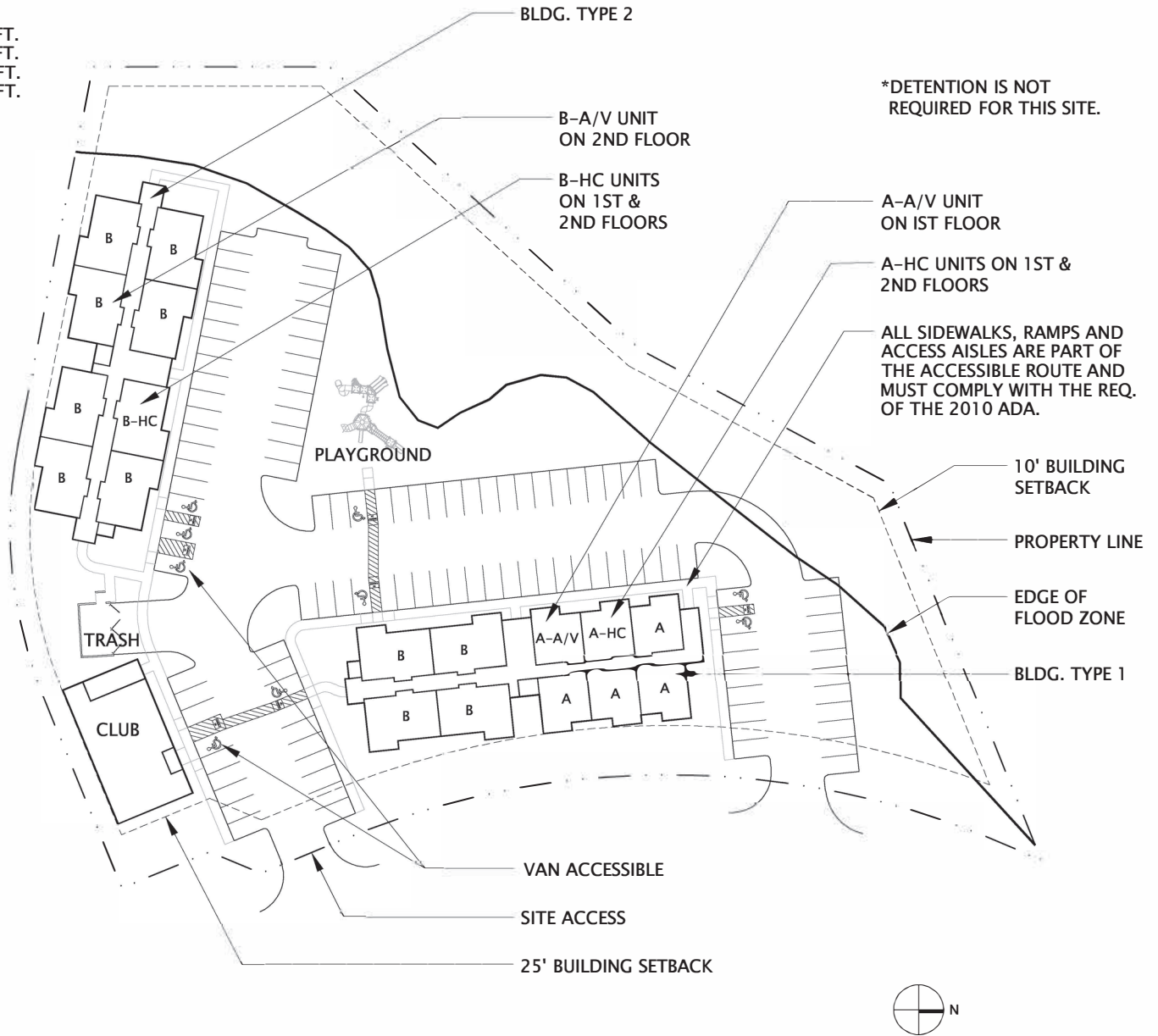
**PARKING CALCULATIONS PER CITY OF LAREDO**

24 1/1 UNITS @1.5 SPACES PER UNIT	36
48 2/2 UNITS @2 SPACES PER UNIT	96
GUEST PARKING (1 PER 4 UNITS)	18
	150

PARKING PROVIDED 111\*

\*NOTE: VARIANCE IS BEING REQUESTED FROM THE CITY OF LAREDO.

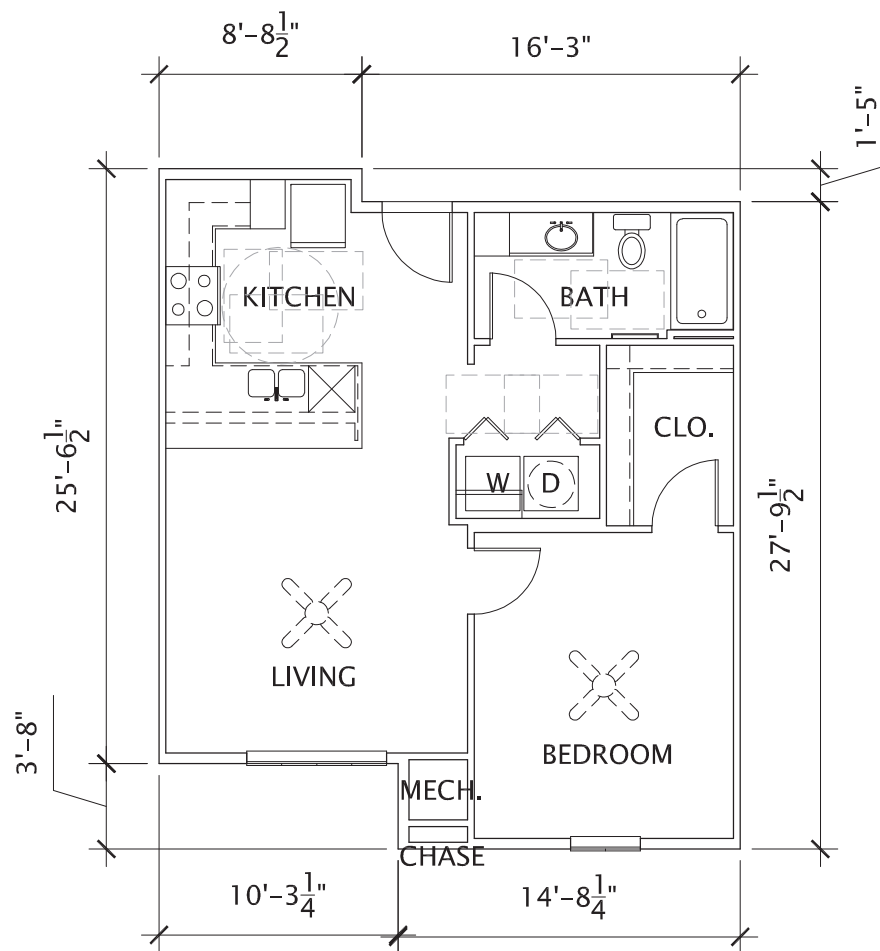
TOTAL HC PARKING REQUIRED:	9
TOTAL HC PARKING PROVIDED:	9
VAN ACCESSIBLE SPACES PROVIDED:	2



\*DETENTION IS NOT REQUIRED FOR THIS SITE.

ALL SIDEWALKS, RAMPS AND ACCESS AISLES ARE PART OF THE ACCESSIBLE ROUTE AND MUST COMPLY WITH THE REQ. OF THE 2010 ADA.

<b>NDA</b>	<b>THE ENCLAVE AT RIVERBANK</b>	<b>02/26</b>
<b>E1</b>	<b>SITE PLAN - 3.08 ACRES</b>	<b>SCALE: 1" = 80'</b>



**NDA**

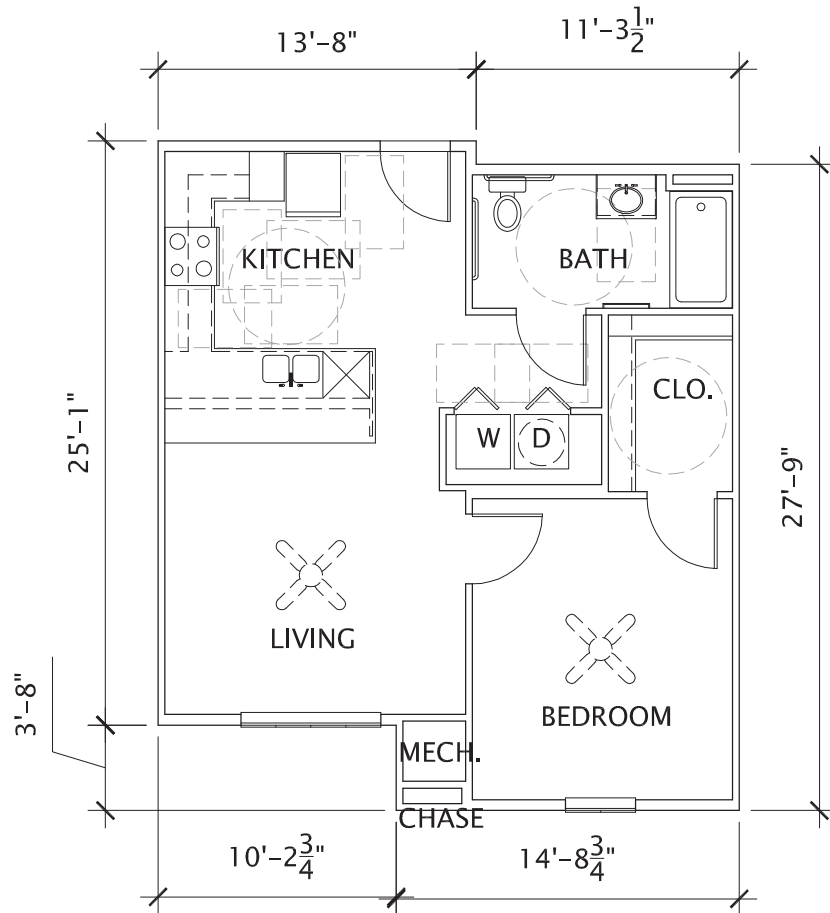
THE ENCLAVE AT RIVERBANK

02/26

**E2**

PLAN A – ONE BEDROOM/ONE BATH 655 SQ. FT

SCALE: 1/8"=1'-0"



NDA

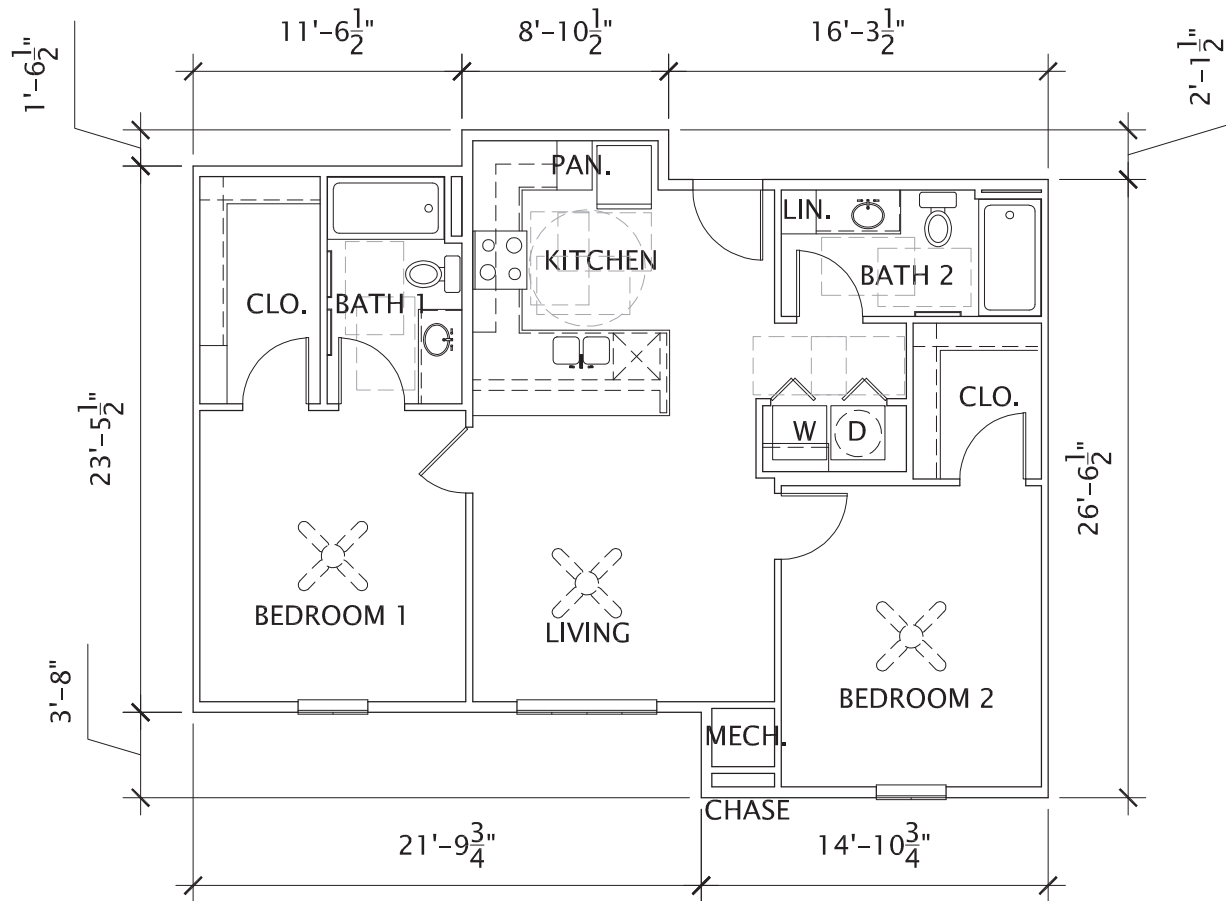
THE ENCLAVE AT RIVERBANK

02/26

E3

PLAN A-HC – ONE BEDROOM/ONE BATH 655 SQ. FT

SCALE: 1/8"=1'-0"



NDA

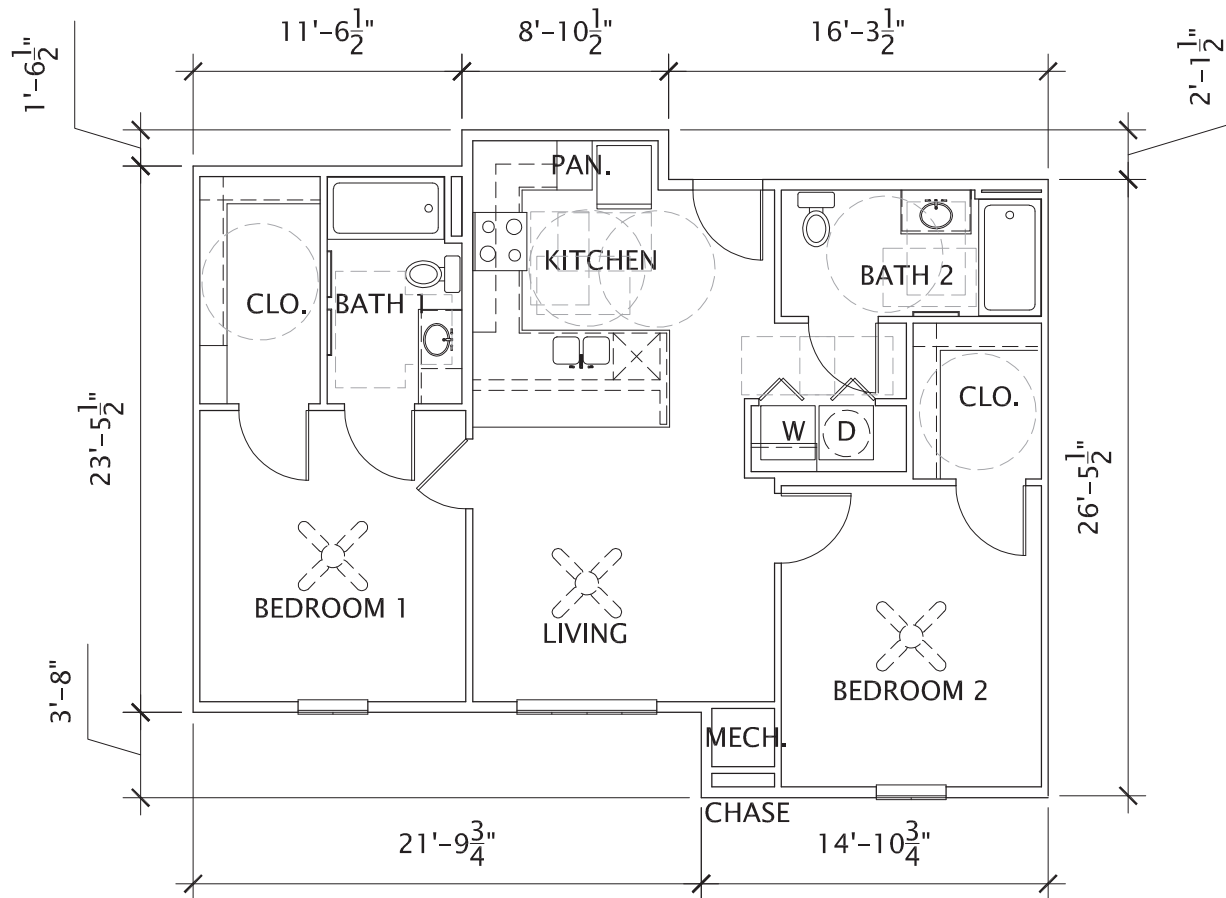
THE ENCLAVE AT RIVERBANK

02/26

E4

PLAN B - TWO BEDROOM/TWO BATH 906 SQ. FT

SCALE: 1/8"=1'-0"



NDA

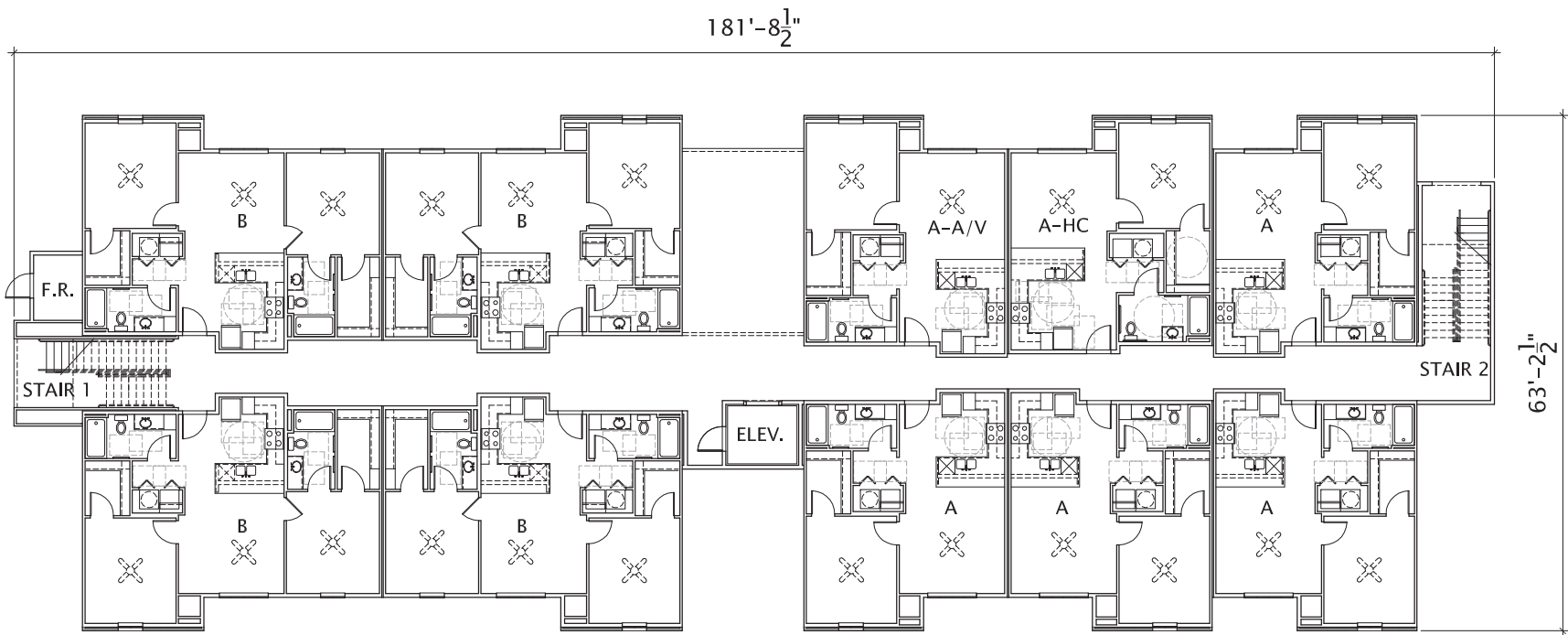
THE ENCLAVE AT RIVERBANK

02/26

E5

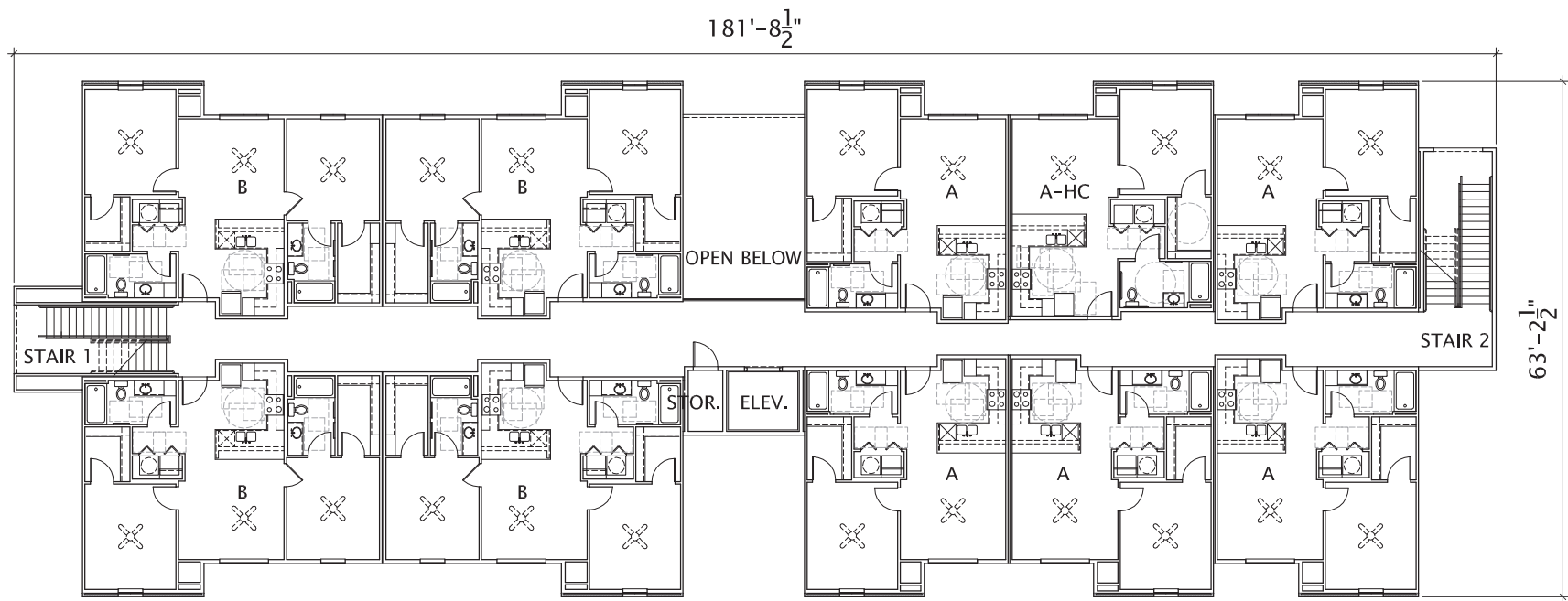
PLAN B-HC - TWO BEDROOM/TWO BATH 906 SQ. FT

SCALE: 1/8"=1'-0"



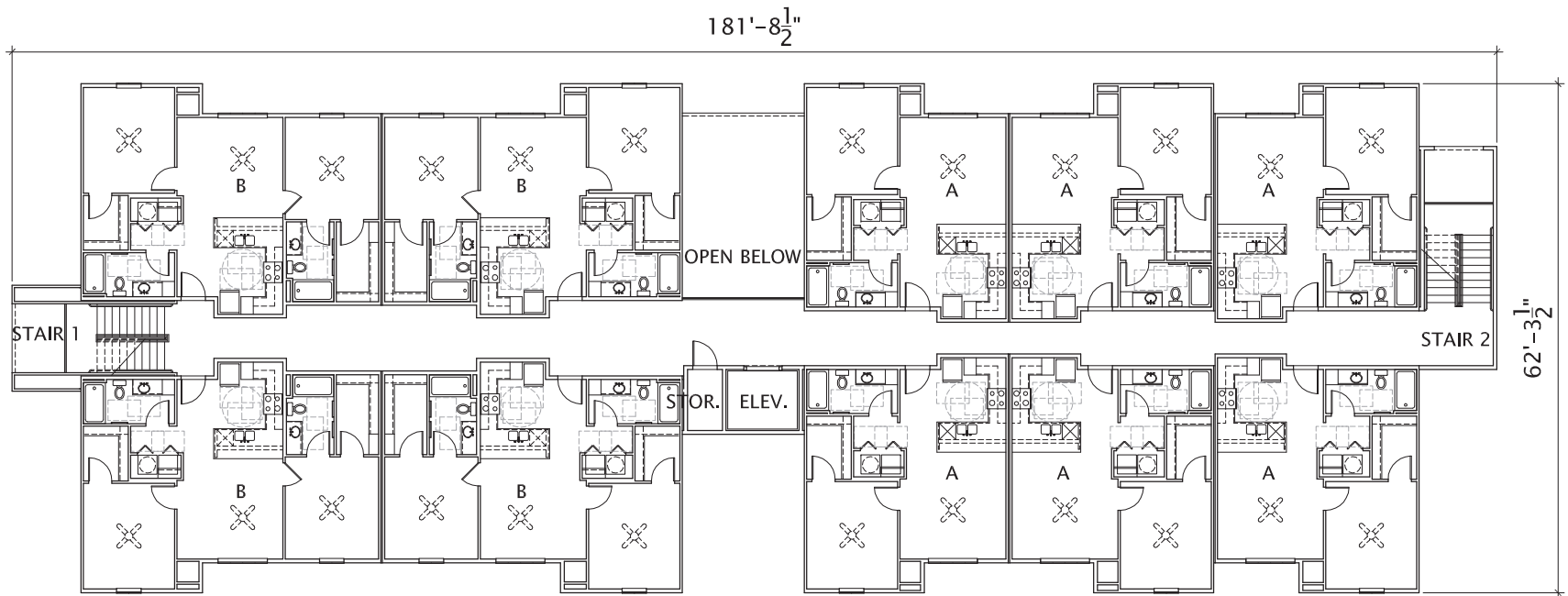
GROSS AREA:	9,800 SQ. FT.
CORRIDORS:	1,398 SQ. FT.
ELEVATOR:	84 SQ. FT.
STAIR 1:	217 SQ. FT.
STAIR 2:	260 SQ. FT.
UNIT MECH.:	104 SQ. FT.
MECH. CHASES:	30 SQ. FT.
FIRE RISER ROOM:	55 SQ. FT.
BRICK LEDGES:	68 SQ. FT.
AIR GAPS:	30 SQ. FT.

<b>NDA</b>	THE ENCLAVE AT RIVERBANK	02/26
	<b>E6</b>	TYPE ONE FIRST FLOOR – 7,554 SQ. FT. NRA



GROSS AREA:	9,409 SQ. FT.
CORRIDORS:	1,022 SQ. FT.
ELEVATOR:	84 SQ. FT.
STAIR 1:	217 SQ. FT.
STAIR 2:	260 SQ. FT.
UNIT MECH.:	104 SQ. FT.
MECH CHASES:	30 SQ. FT.
STORAGE ROOM:	40 SQ. FT.
BRICK LEDGES:	68 SQ. FT.
AIR GAPS:	30 SQ. FT.

<b>NDA</b>	THE ENCLAVE AT RIVERBANK	02/26
	<b>E7</b>	TYPE ONE SECOND FLOOR – 7,554 SQ. FT. NRA



GROSS AREA: 9,341 SQ. FT.

CORRIDORS: 1,022 SQ. FT.

ELEVATOR: 84 SQ. FT.

STAIR 1: 217 SQ. FT.

STAIR 2: 260 SQ. FT.

UNIT MECH.: 104 SQ. FT.

MECH. CHASES: 30 SQ. FT.

STORAGE ROOM: 40 SQ. FT.

AIR GAPS: 30 SQ. FT.

**NDA**

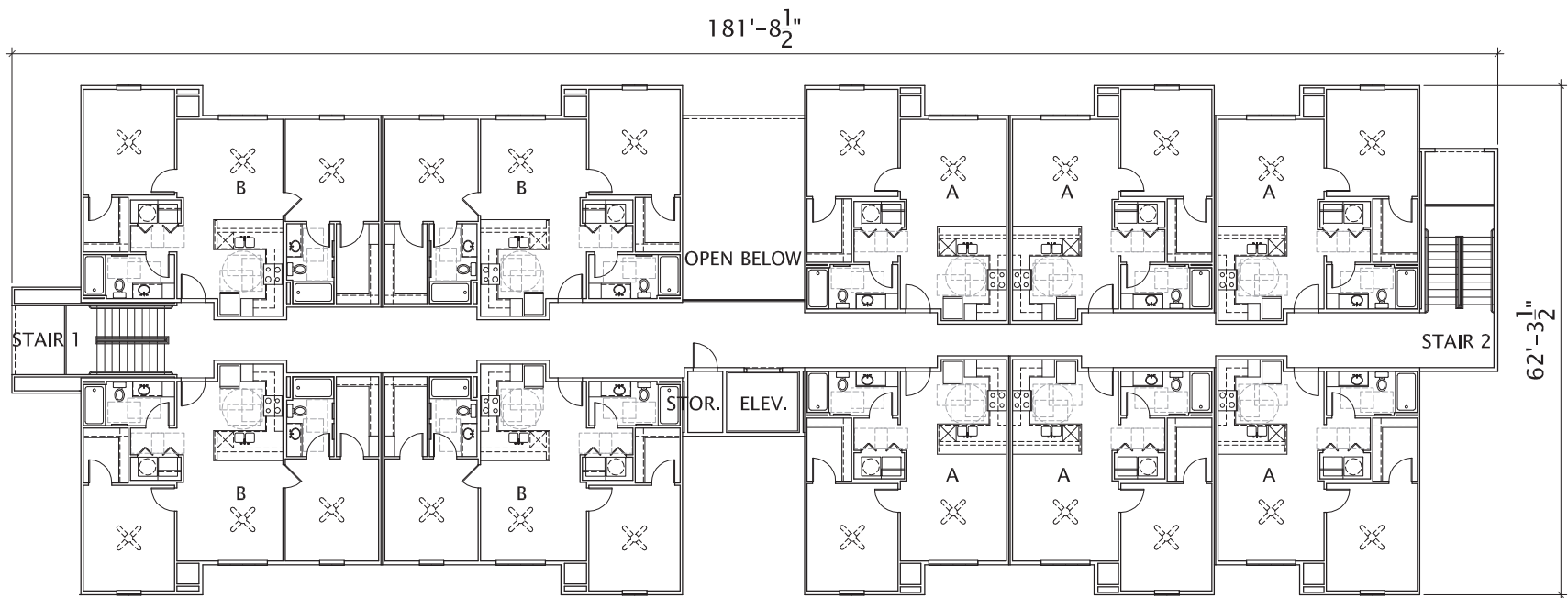
THE ENCLAVE AT RIVERBANK

02/26

**E8**

TYPE ONE THIRD FLOOR – 7,554 SQ. FT. NRA

SCALE: 1"=20'-0"



GROSS AREA:	9,341 SQ. FT.
CORRIDORS:	1,022 SQ. FT.
ELEVATOR:	84 SQ. FT.
STAIR 1:	217 SQ. FT.
STAIR 2:	260 SQ. FT.
UNIT MECH.:	104 SQ. FT.
MECH. CHASES:	30 SQ. FT.
STORAGE ROOM:	40 SQ. FT.
AIR GAPS:	30 SQ. FT.

NDA

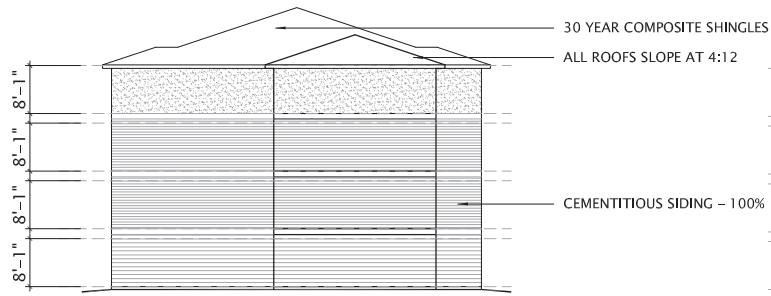
THE ENCLAVE AT RIVERBANK

02/26

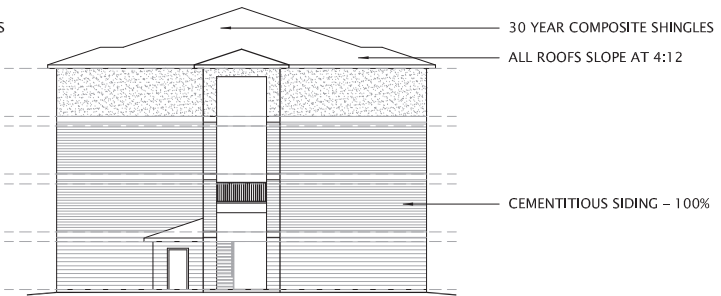
E9

TYPE ONE FOURTH FLOOR – 7,554 SQ. FT. NRA

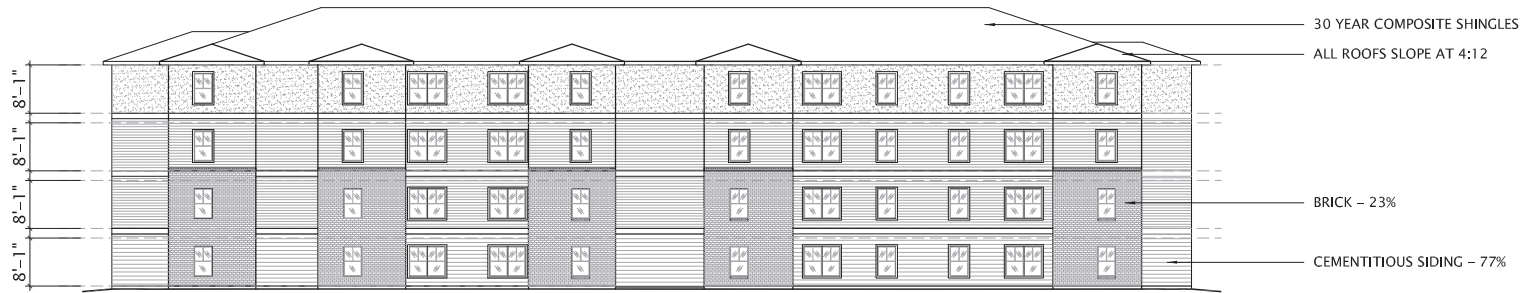
SCALE: 1"=20'-0"



REAR ELEVATION



FRONT ELEVATION



REAR ELEVATION



FRONT ELEVATION

NDA

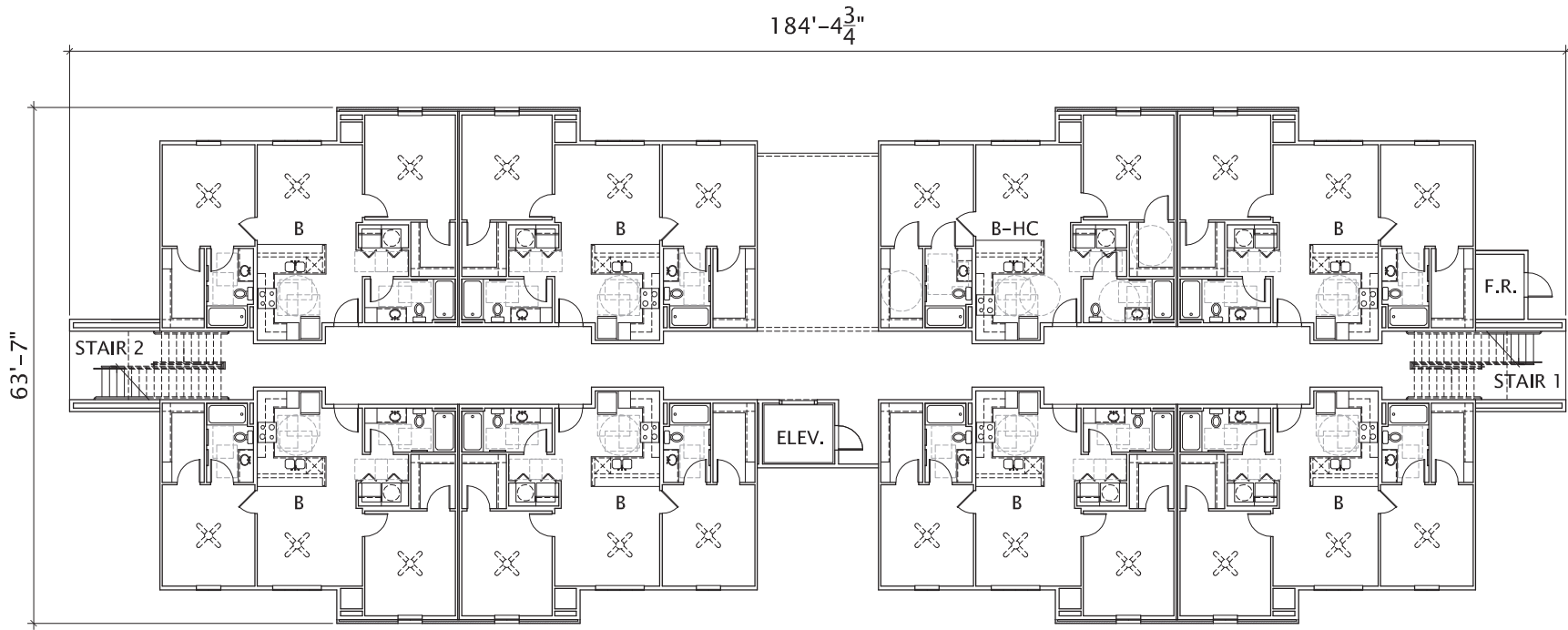
THE ENCLAVE AT RIVERBANK

02/26

E10

BUILDING TYPE 1 ELEVATIONS

SCALE: 1"=30'-0"



GROSS AREA:	9,528 SQ. FT.
CORRIDORS:	1,507 SQ. FT.
ELEVATOR:	84 SQ. FT.
STAIR 1:	224 SQ. FT.
STAIR 2:	224 SQ. FT.
UNIT MECH.:	80 SQ. FT.
MECH. CHASES:	24 SQ. FT.
FIRE RISER ROOM:	55 SQ. FT.
BRICK LEDGES:	55 SQ. FT.
AIR GAPS:	27 SQ. FT.

**NDA**

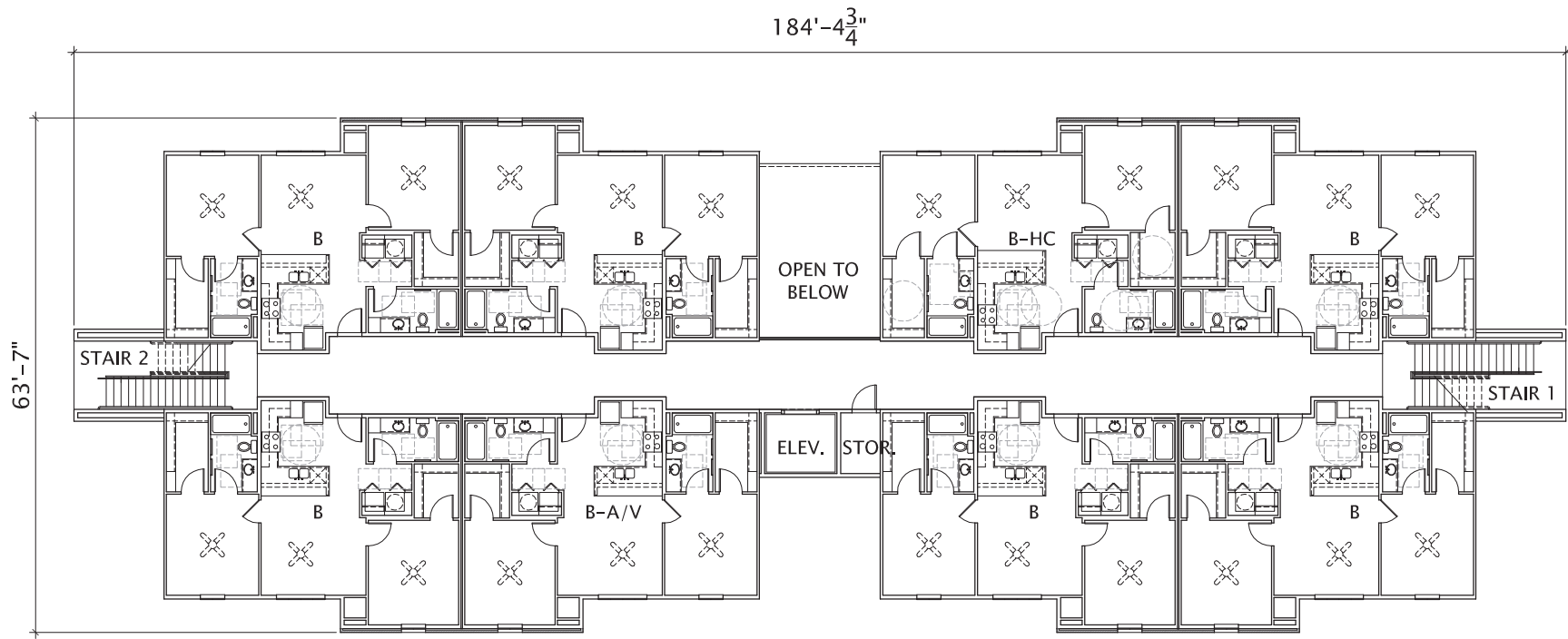
THE ENCLAVE AT RIVERBANK

02/26

**E11**

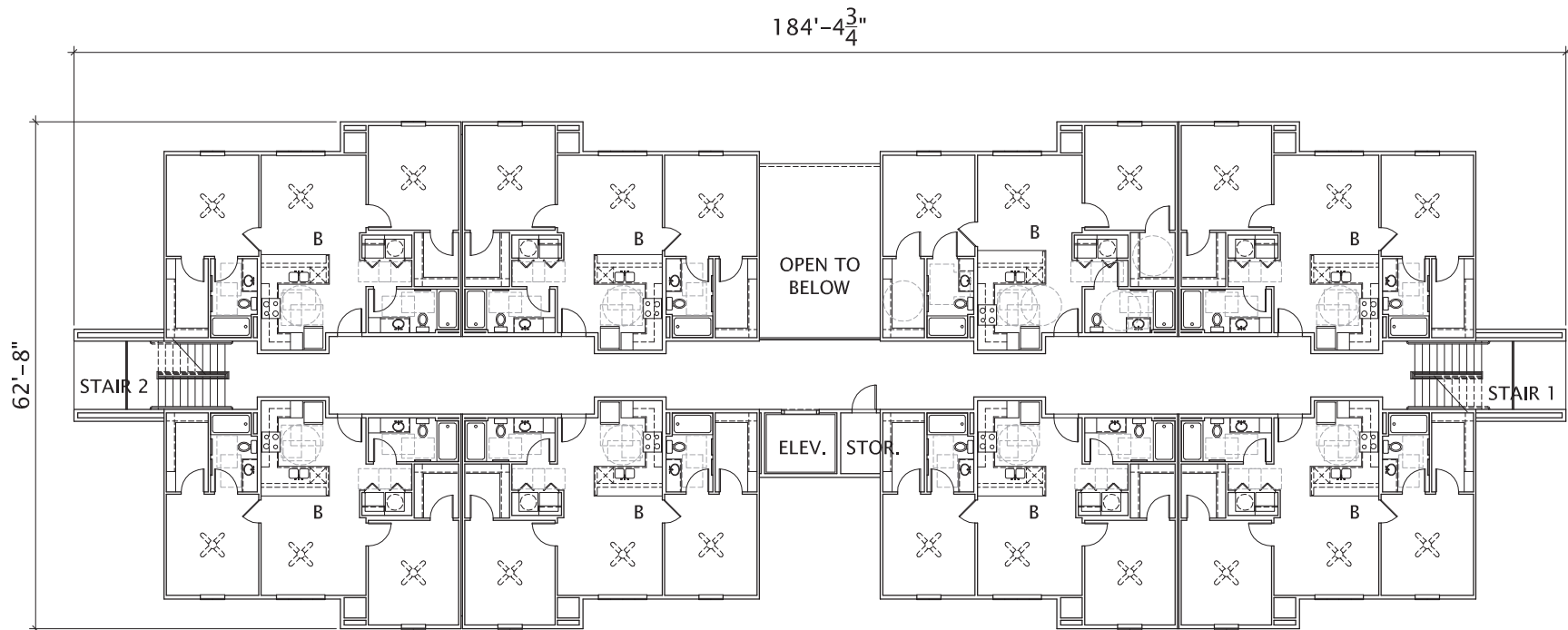
TYPE TWO FIRST FLOOR – 7,248 SQ. FT. NRA

SCALE: 1"=20'-0"



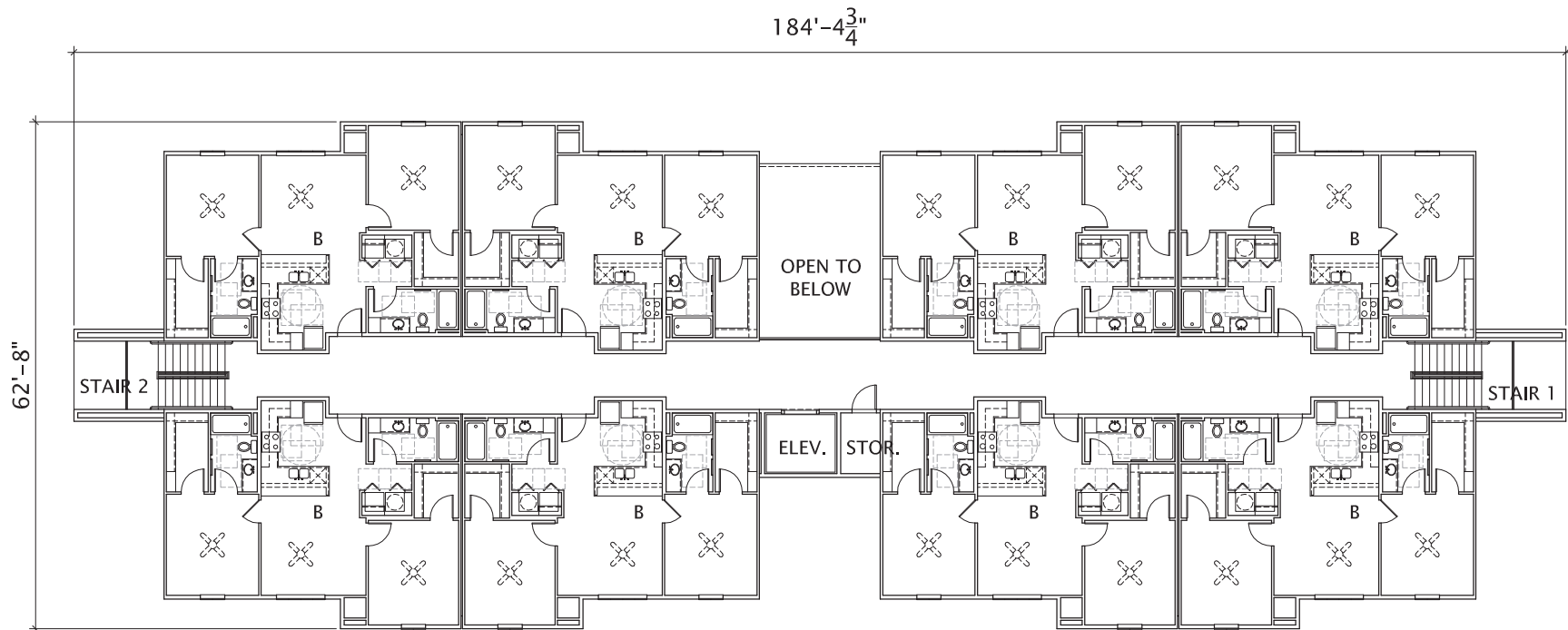
GROSS AREA:	9,153 SQ. FT.
CORRIDORS:	1,144 SQ. FT.
ELEVATOR:	84 SQ. FT.
STAIR 1:	224 SQ. FT.
STAIR 2:	224 SQ. FT.
UNIT MECH.:	80 SQ. FT.
MECH. CHASES:	24 SQ. FT.
STORAGE ROOM:	41 SQ. FT.
BRICK LEDGES:	55 SQ. FT.
AIR GAPS:	29 SQ. FT.

<b>NDA</b>	THE ENCLAVE AT RIVERBANK	02/26
<b>E12</b>	TYPE TWO SECOND FLOOR – 7,248 SQ. FT. NRA	SCALE: 1"=20'-0"



GROSS AREA:	9,098 SQ. FT.
CORRIDORS:	1,144 SQ. FT.
ELEVATOR:	84 SQ. FT.
STAIR 1:	224 SQ. FT.
STAIR 2:	224 SQ. FT.
UNIT MECH.:	80 SQ. FT.
MECH. CHASES:	24 SQ. FT.
STORAGE ROOM:	41 SQ. FT.
AIR GAPS:	29 SQ. FT.

<b>NDA</b>	THE ENCLAVE AT RIVERBANK	02/26
<b>E13</b>	TYPE TWO THIRD FLOOR – 7,248 SQ. FT. NRA	SCALE: 1"=20'-0"



GROSS AREA:	9,098 SQ. FT.
CORRIDORS:	1,144 SQ. FT.
ELEVATOR:	84 SQ. FT.
STAIR 1:	224 SQ. FT.
STAIR 2:	224 SQ. FT.
UNIT MECH.:	80 SQ. FT.
MECH. CHASES:	24 SQ. FT.
STORAGE ROOM:	41 SQ. FT.
AIR GAPS:	29 SQ. FT.

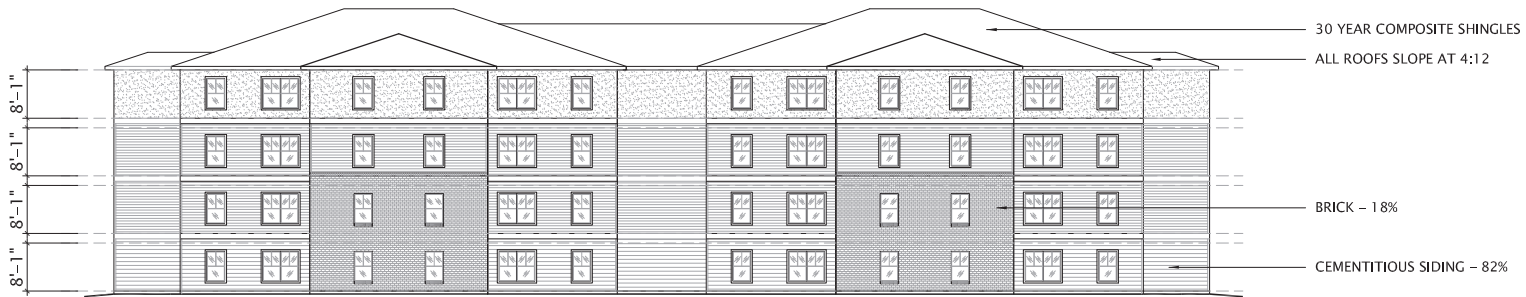
NDA	THE ENCLAVE AT RIVERBANK	02/26
	E14	TYPE TWO FOURTH FLOOR – 7,248 SQ. FT. NRA



END ELEVATION



END ELEVATION



REAR ELEVATION



FRONT ELEVATION

NDA

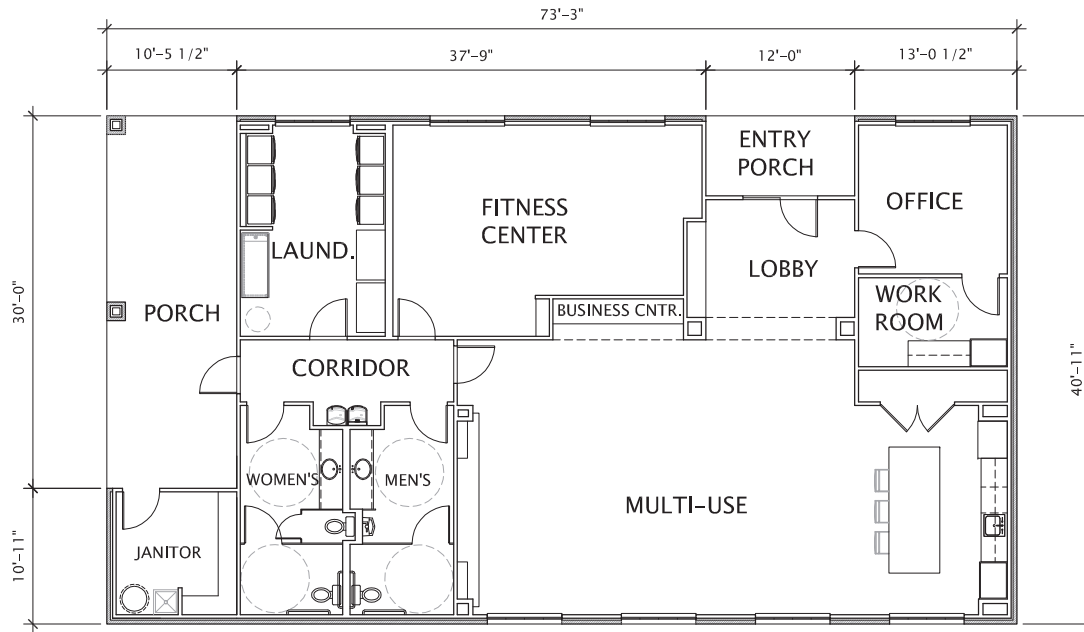
THE ENCLAVE AT RIVERBANK

02/26

E15

BUILDING TYPE 2 ELEVATIONS

SCALE: 1"=30'-0"



AREAS AVAILABLE TO RESIDENTS

LOBBY	148 SQ. FT.	FITNESS CENTER	405 SQ. FT.
MULTI-USE	1,008 SQ. FT.	MEN'S ROOM	151 SQ. FT.
OFFICE	170 SQ. FT.	WOMEN'S ROOM	149 SQ. FT.
BUSINESS CENTER	38 SQ. FT.	CORRIDOR	98 SQ. FT.
LAUNDRY	227 SQ. FT.	PORCHES	392 SQ. FT.

AREAS NOT AVAILABLE TO RESIDENTS

WORK ROOM	97 SQ. FT.
JANITOR	114 SQ. FT.

**NDA**

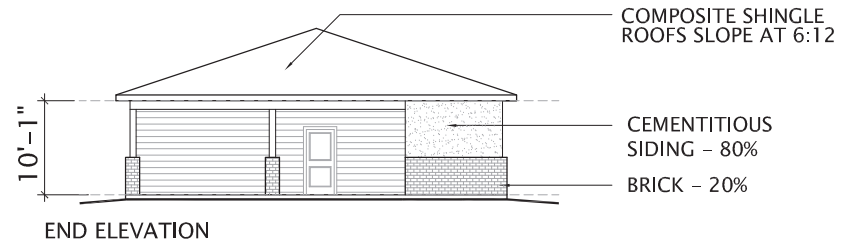
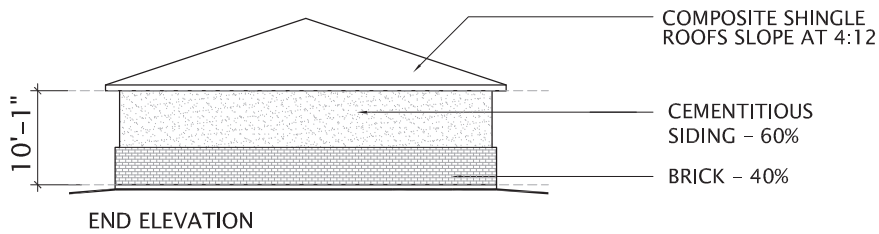
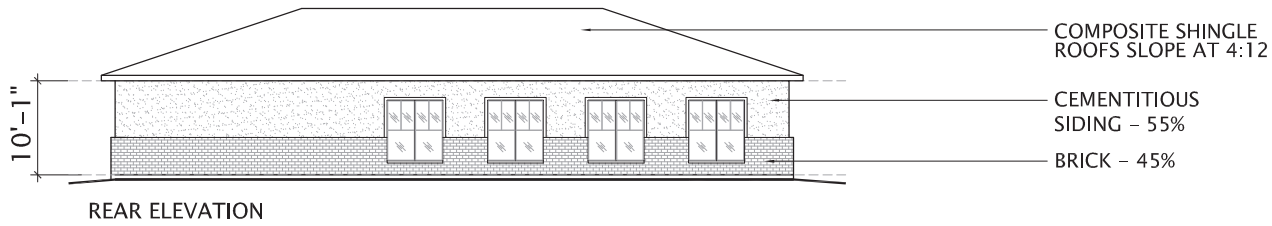
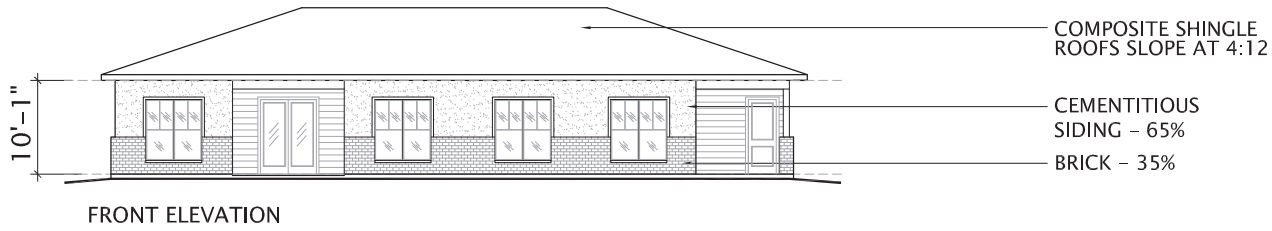
THE ENCLAVE AT RIVERBANK

02/26

**E16**

CLUBHOUSE PLAN - 2,997 SQ. FT.

SCALE: 1" = 15'-0"



NDA

THE ENCLAVE AT RIVERBANK

02/26

E17

CLUBHOUSE ELEVATIONS

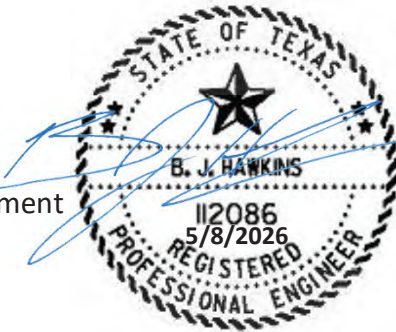
SCALE: 1" = 20'-0"

**TO:** Craig Carney, P.E.  
Carney Engineering, PLLC

**FROM:** B.J. Hawkins, P.E., PTOE

**SUBJECT:** The Enclave at Riverbank Multifamily Development

**LOCATION:** Riverbank Drive and Elk Drive  
Laredo, Texas



**INTRODUCTION**

Traffic Engineering Consultants, Inc. (TEC) was retained to conduct a traffic impact review on a proposed multifamily residential development which is to be located west of Riverbank Drive opposite Elk Drive in Laredo, Texas as shown in **Figure 1** in **Attachment A**. The site is currently undeveloped, and the proposed development would contain an apartment complex with 72 dwelling units (24 one-bedroom units and 48 two-bedroom units). Access to the development is proposed via two full-access private driveways as shown in **Figure 2** in **Attachment A**.

Riverbank Drive is a two-lane north/south major collector with a posted speed limit of 30 miles per hour (mph) and an approximate annual average daily traffic (AADT) volume of 3,500 vehicles per day (vpd) south of the site.

**SITE GENERATED TRIPS**

To determine the effects a new development will have on an existing street system, new or additional trips must be projected. The latest edition of the *Trip Generation Manual*, published by the Institute of Transportation Engineers, was used to determine the number of trips the development is expected to generate. The report is a nationally accepted reference which provides trip rates for determining the trips expected to be generated by different land use types.

Available information was utilized regarding the anticipated land use to determine the site generated trips of the proposed multifamily residential development. The *Multifamily Housing (Low-Rise)* land use category was utilized to determine the trip generation of the proposed development.

The resulting trips projected to be generated by the proposed development once completed and occupied are indicated in **Table 1**.

**TABLE 1**  
Projected Site Generated Trips

Building Type (Land Use)	ITE Land Use Code	Approximate Gross Floor Area or Other	Average Weekday Vehicle Trips			Average AM Peak Hour Directional Distribution		Average AM Peak Hour Directional Trips (vph)		Average PM Peak Hour Directional Distribution		Average PM Peak Hour Directional Trips (vph)	
			Per Day	Per Peak Hour of Adjacent Street Traffic									
					One Hour Between 7am & 9am	One Hour Between 4pm & 6pm							
			(vpd)	(vph)	(vph)	IN	OUT	IN	OUT	IN	OUT	IN	OUT
Trip Rate*		(Dwelling Units)	6.21	0.41	0.52								
Multifamily Housing (Low-Rise)	220	72	447	30	37	24%	76%	7	23	62%	38%	23	14

\* Trip Rates from "TRIP GENERATION MANUAL", 12th Ed., Institute of Transportation Engineers.

The proposed development would be expected to generate 447 vehicle trips per day with 30 trips occurring during the a.m. peak hour and 37 trips occurring during the p.m. peak hour.

**SUMMARY**

The proposed multifamily residential development would be expected to generate a fraction of the 100 vehicles per hour, which is typically the threshold that initiates the requirement for a full traffic impact analysis (TIA). The traffic generated by the proposed development would have minimal impacts on the surrounding intersections and roadways and no traffic related issues are anticipated. Based on the results of the trip generation and site plan evaluation, no traffic control or geometric roadway improvements are recommended as a result of the proposed development.

Should you have any questions or require additional information regarding these findings, please let me know.

# **ATTACHMENT A**

## **FIGURES**



FIGURE 1. Site Location Map  
Riverbank Drive and Elk Drive  
Laredo, Texas



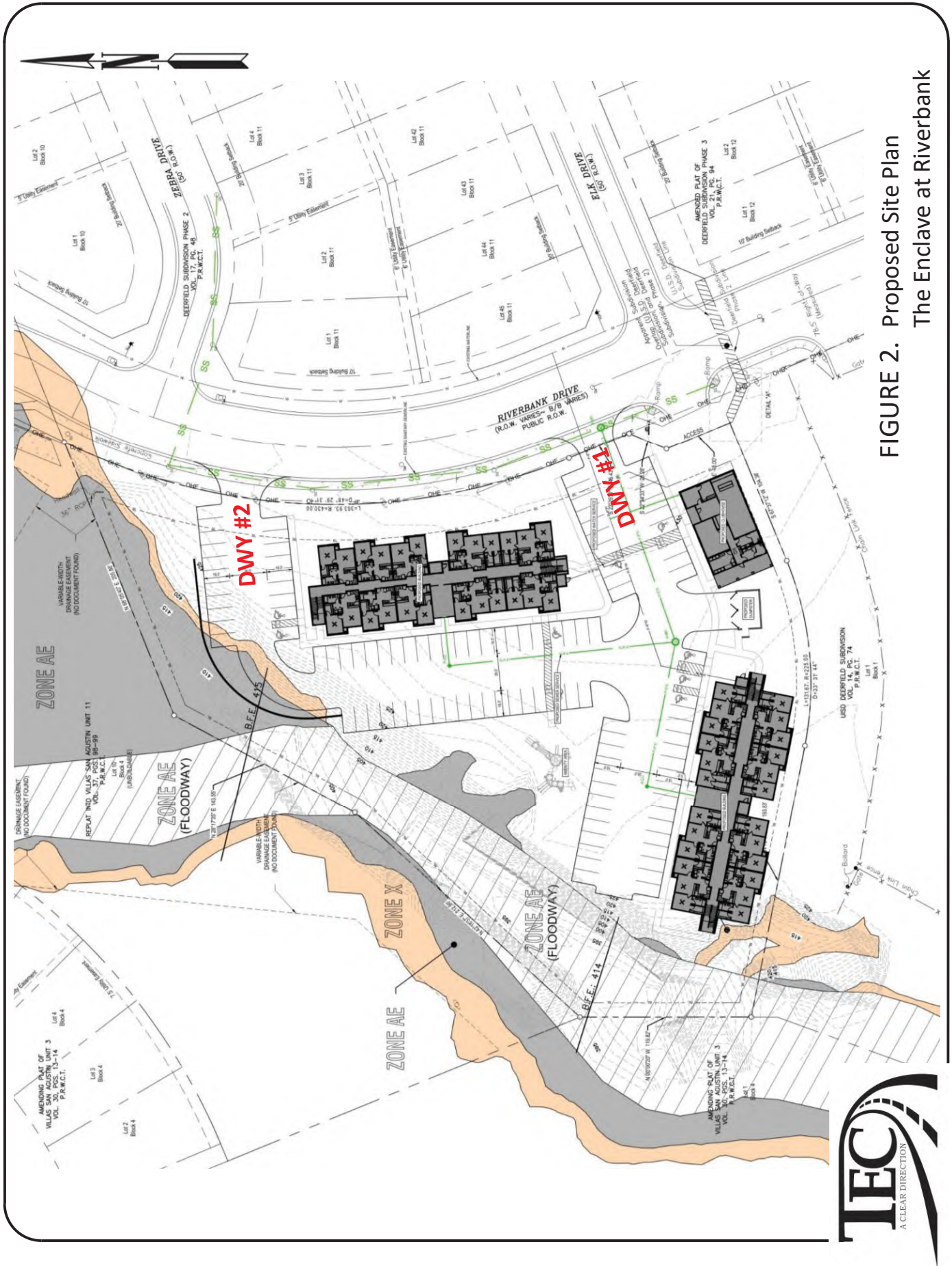


FIGURE 2. Proposed Site Plan  
The Enclave at Riverbank



# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 6/18/2026  
**Ordinance 7G**

**Public Hearing and Recommendation of an**

---

### **SUBJECT**

Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 2, 4, 6, and 8, Block 544, Western Division, located at 2303 Santa Rita Avenue, from R-3 (Mixed Residential District) to M-1 (Light Manufacturing District).

ZC-058-2026  
District VIII

### **PREVIOUS COUNCIL ACTION**

None.

### **BACKGROUND**

Initiated by: Big Gear of Laredo, Inc., Owner; Omar Karin Camacho, Applicant; Andres Vera, Jr., Representative

Council District: VIII - Cm. Alyssa Cigarroa

Proposed Use: The proposed use is a warehouse.

- The proposed use may also be considered through a conditional use permit (CUP). However, the applicant notified staff via email of their decision to proceed with the requested zone change rather than pursue a CUP.

Site: The site is currently occupied by a warehouse.

Surrounding Land Uses: To the north of the site is Shea Street, Garden Street, and mixed residential uses that includes both single-family residential uses and manufactured homes. To the east of the site is Santa Cleotilde Avenue, Main Avenue and mixed residential uses that includes both single-family residential uses and manufactured homes. To the south of the site is Poggenpohl Street, Gonzalez Street, mixed residential uses that includes apartments, single-family residential uses, and manufactured houses, and Trinity Christian Center. To the west of the site is Sana Rita Avenue, Shea Street, Poggenpohl Street, Vidaurri Avenue, railroad tracks, and industrial uses.

Comprehensive Plan: The Future Land Use Map recognizes this area as High 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 Shea Street, Santa Rita Avenue, and Poggenpohl Street as Local Streets.

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

Letters sent to surrounding property owners: 37 In Favor: 0 Opposed: 0

Staff does not support the proposed zone change for the following reasons:

1. The proposed zone change is not in conformance with the Comprehensive Plan's designation as High Density Residential (R-3, R-2, B-1R, R-O), which is intended to accommodate residential development. The requested M-1 zoning district is not included among the zoning districts identified under this land use category.
2. Although there are existing M-1 zoning districts within the vicinity of the site, Santa Rita Avenue and the adjacent railroad corridor serve as a transition and boundary between industrial zoning and residential zoning. Extending the M-1 zoning district beyond these boundaries would be inconsistent with the existing development pattern in the area.
3. The location of the proposed use is surrounded primarily by residential uses, including residential properties that directly abut the site. Therefore, the industrial uses permitted within the M-1 zoning district are not anticipated to be compatible with or complementary to the surrounding neighborhood character.

Notice to the owner/applicant:

1. Staff would consider a conditional use permit at this location for the proposed use.
2. 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**

M-1. The purpose of the M-1 light manufacturing district is to encourage the development of manufacturing and wholesale business establishments which are clean, quiet, and free of hazardous or objectionable elements such as noise, odor, dust, smoke or glare. Research activities are encouraged. This district is further designed to act as a transitional use between heavy industrial uses and other less intense and residential uses.

Is this change contrary to the established land use pattern?

Yes. There are industrial/warehouse uses to the west of the site. However, those uses are across Santa Rita Avenue and the railroad corridor.

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

No. The proposed zone will not create an isolated zoning district. There are M-1 zoning districts to west of the site, across Santa Rita Avenue and the railroad corridor.

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Will change adversely influence living conditions in the neighborhoods?

Yes. The proposed zone change is anticipated to have a negative impact with the surrounding area or neighborhoods since the proposed site is abutting existing residential uses to the east.

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

Yes. The existing zone does not allow for a warehouse as intended by the applicant.

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AERIAL MAP

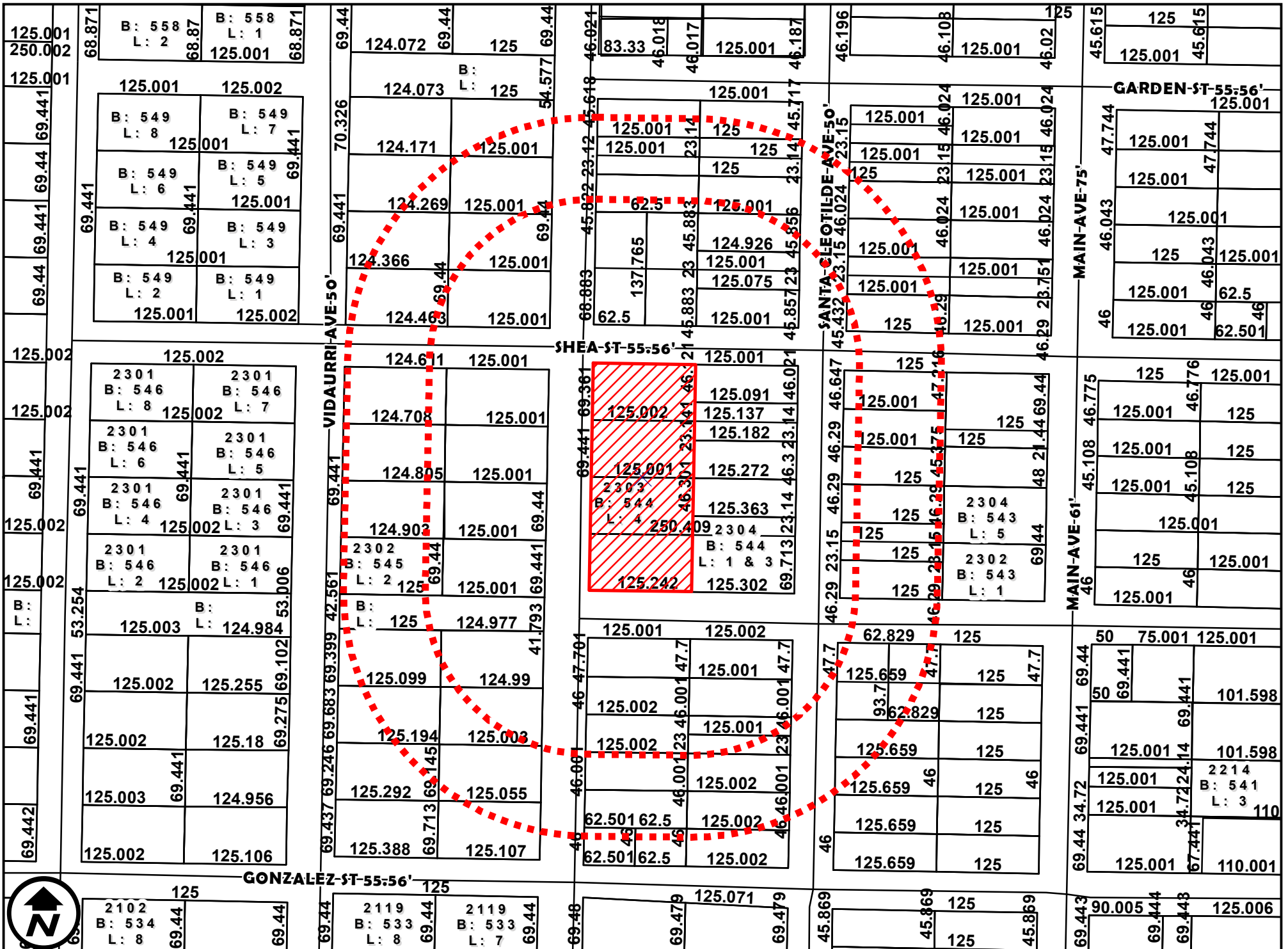
1 inch = 150 feet

ZC-058-2026

COUNCIL DISTRICT 8  
2303 SANTA RITA AVENUE

APPLICATION F 155

R-3 (MIXED RESIDENTIAL DISTRICT) ...  
M-1 (LIGHT MANUFACTURING DISTRICT)



DIMENSIONS MAP

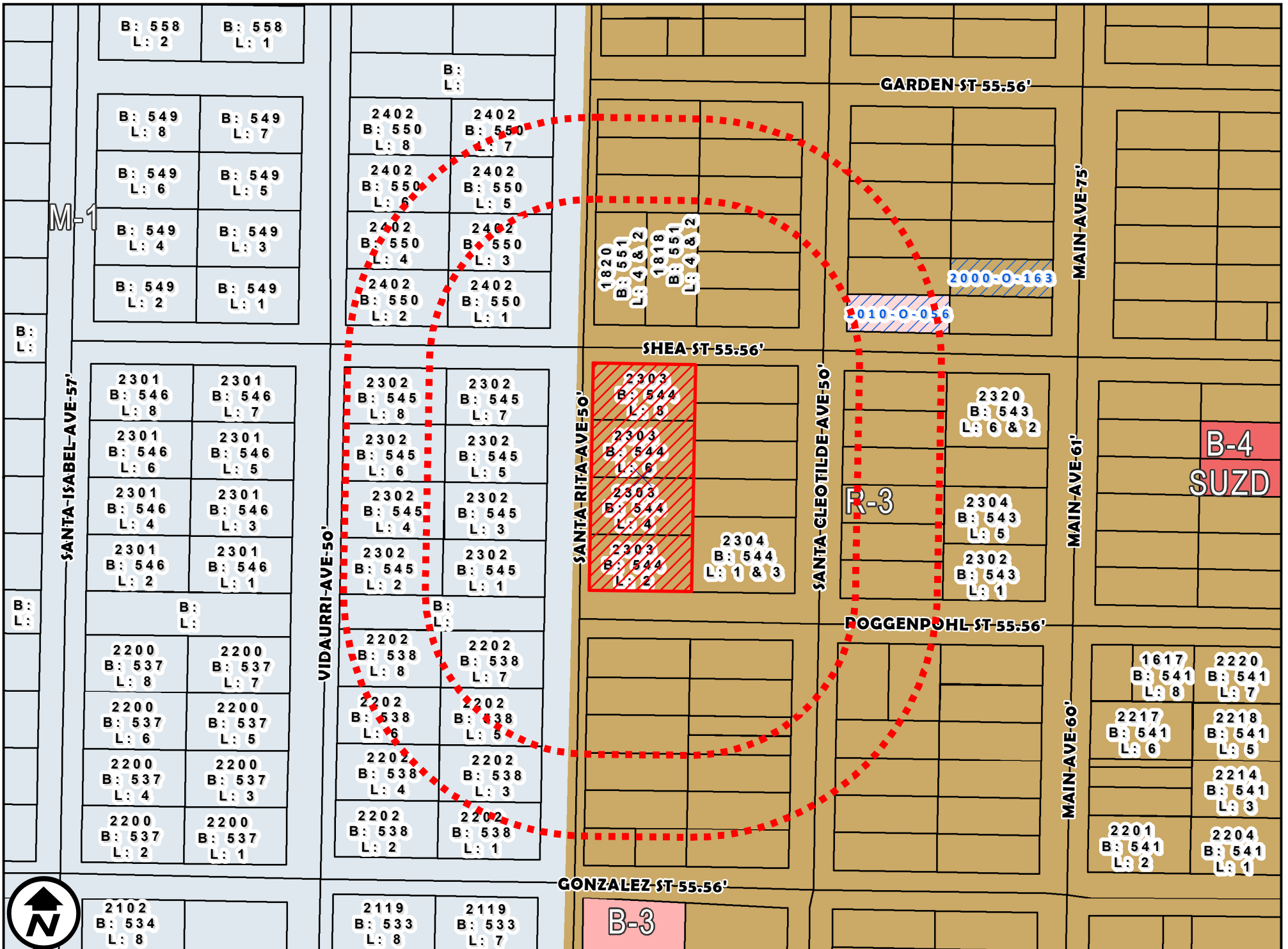
ZC-058-2026

APPLICATION F 156

1 inch = 150 feet

COUNCIL DISTRICT 8  
2303 SANTA RITA AVENUE

R-3 (MIXED RESIDENTIAL DISTRICT) (C)  
M-1 (LIGHT MANUFACTURING DISTRICT)

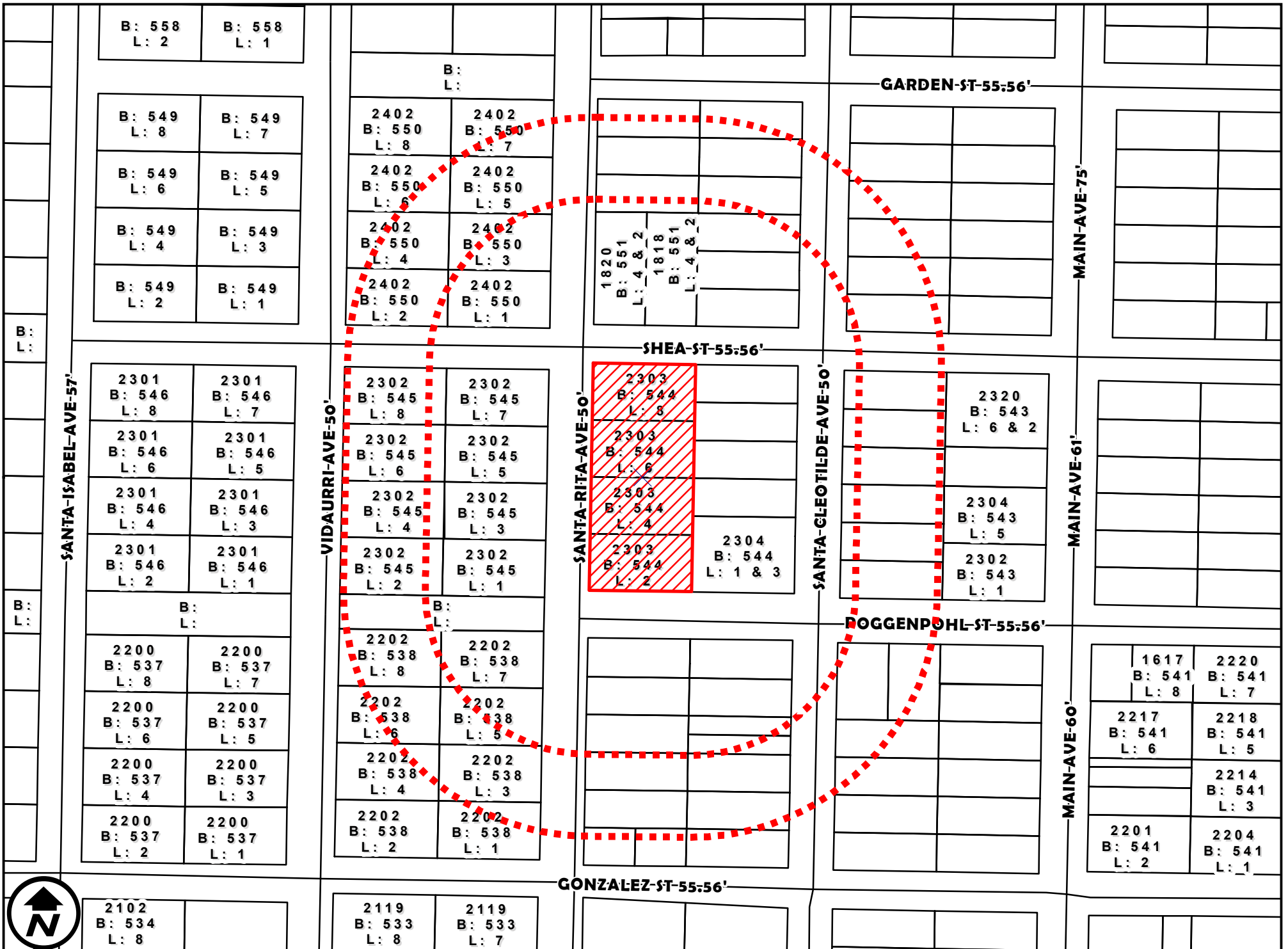


ZONING MAP

1 inch = 150 feet

ZC-058-2026  
 COUNCIL DISTRICT 8  
 2303 SANTA RITA AVENUE

APPLICATION F 157  
 R-3 (MIXED RESIDENTIAL DISTRICT)  
 M-1 (LIGHT MANUFACTURING DISTRICT)

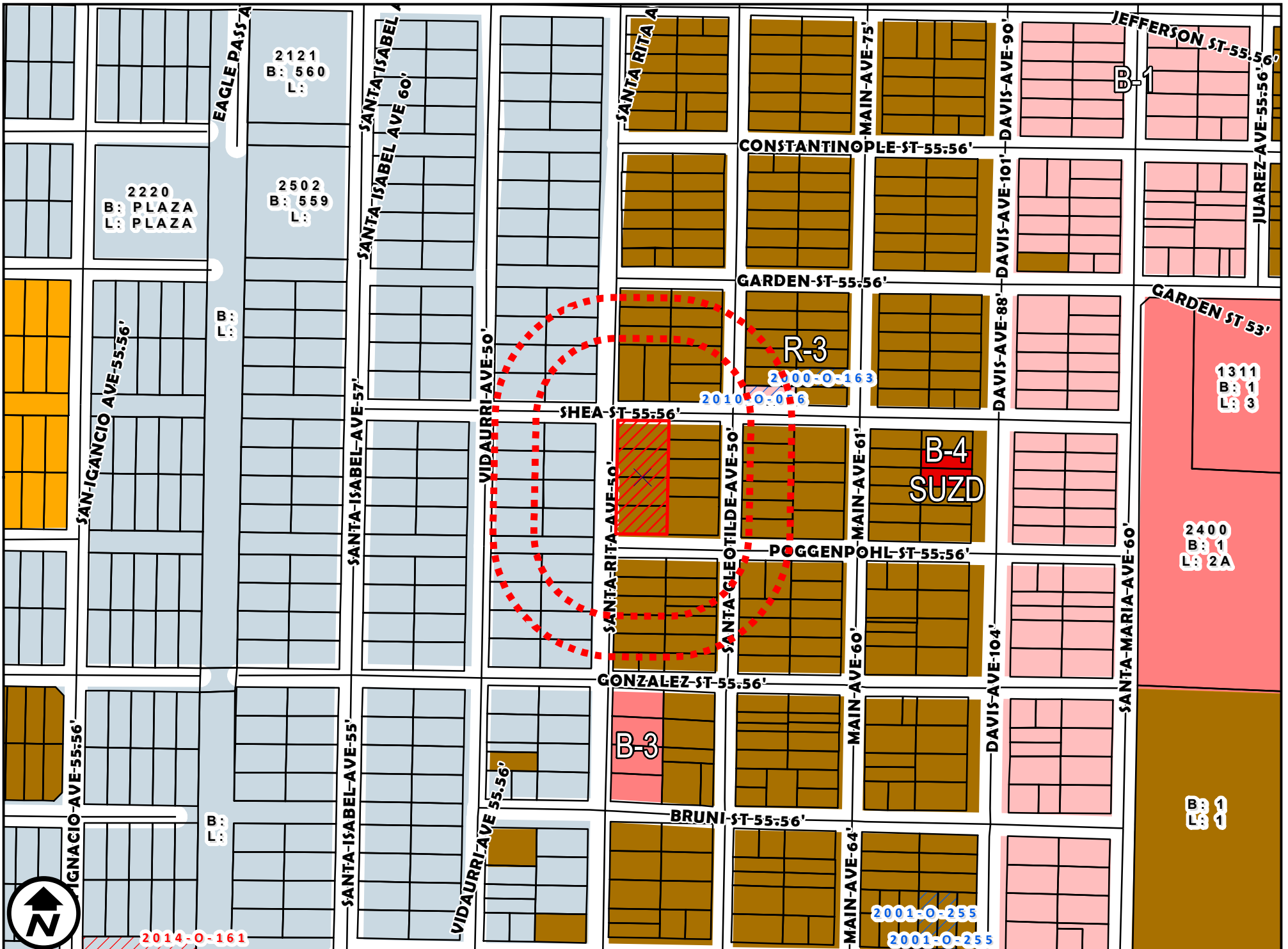


SURVEY MAP

1 inch = 150 feet

ZC-058-2026  
 COUNCIL DISTRICT 8  
 2303 SANTA RITA AVENUE

APPLICATION F 158  
 R-3 (MIXED RESIDENTIAL DISTRICT) ...  
 M-1 (LIGHT MANUFACTURING DISTRICT)



ZONING OVERVIEW

ZC-058-2026

APPLICATION F 159

1 inch = 300 feet

COUNCIL DISTRICT 8  
2303 SANTA RITA AVENUE

R-3 (MIXED RESIDENTIAL DISTRICT)  
M-1 (LIGHT MANUFACTURING DISTRICT)

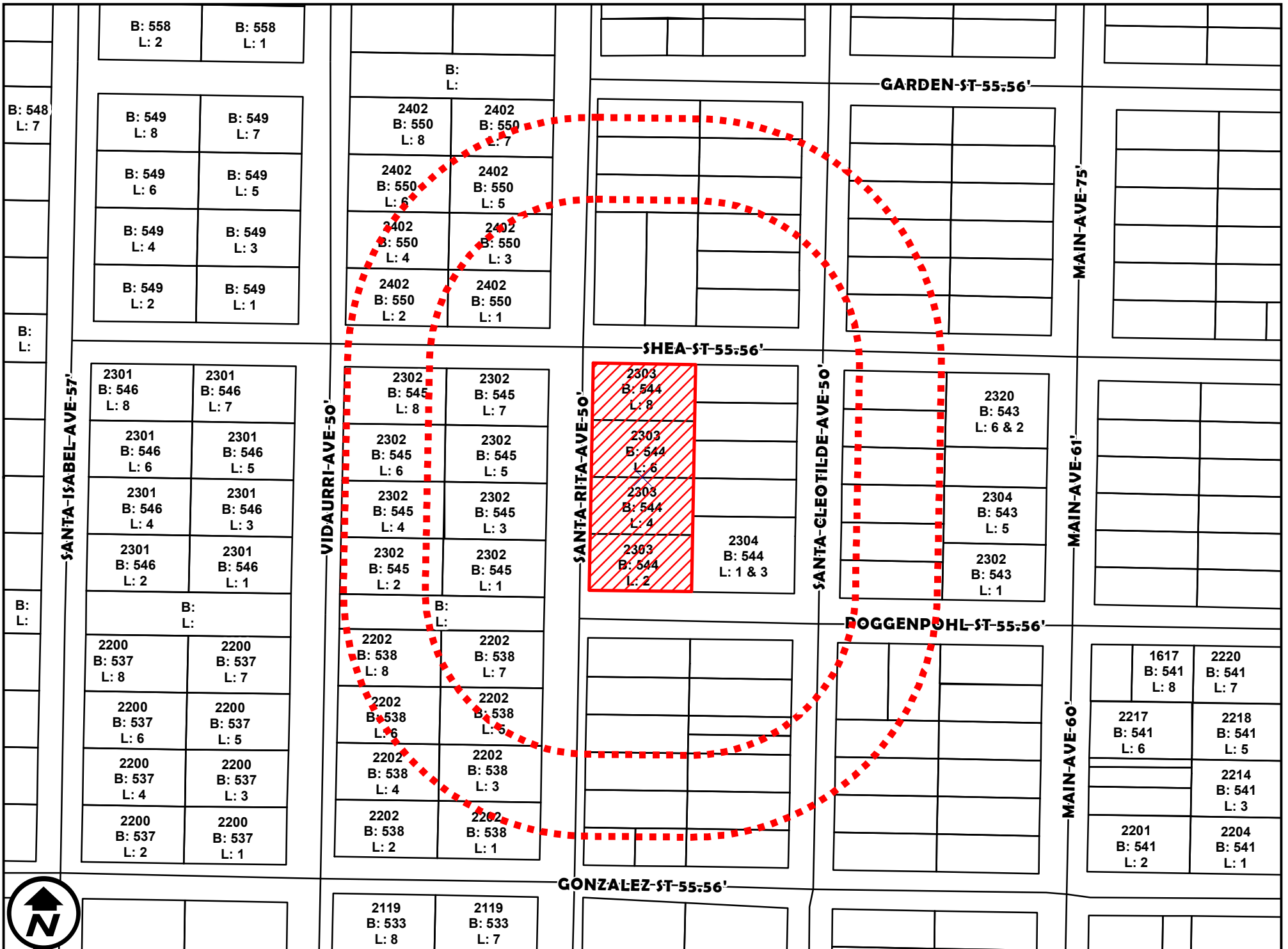


FUTURE LANDUSE

1 inch = 150 feet

ZC-058-2026  
 COUNCIL DISTRICT 8  
 2303 SANTA RITA AVENUE

APPLICATION F 160  
 R-3 (MIXED RESIDENTIAL DISTRICT)  
 M-1 (LIGHT MANUFACTURING DISTRICT)



200' AND 300' NOTIFICATION

ZC-058-2026

APPLICATION F 161

1 inch = 150 feet

COUNCIL DISTRICT 8  
2303 SANTA RITA AVENUE

R-3 (MIXED RESIDENTIAL DISTRICT) . . .  
M-1 (LIGHT MANUFACTURING DISTRICT)

# City of Laredo

## Planning & Zoning Commission

---

**Meeting Date:** 6/18/2026  
**Ordinance 7H**

**Public Hearing and Recommendation of an**

---

### **SUBJECT**

Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 20, Block 12, Lomas del Sur Subdivision, Unit V, located at 3115 Lomas del Sur Boulevard, from B-1 (Limited Business District) to B-3 (Community Business District).

ZC-060-2026  
District II

### **PREVIOUS COUNCIL ACTION**

None.

### **BACKGROUND**

Initiated by: Commerce Bank, Ignacio Urrabazo, Owner/Applicant; Gabriel C. Castillo, Representative

Council District: II - Cm. Ricardo Richie Rangel, Jr.

Proposed Use: The proposed use is for a Bank Branch Facility.

Site: The site is currently vacant land.

Surrounding Land Uses: To the north of the site is Lomas Del Sur Boulevard and single family residential uses. To the east of the site is Circle K, Danny's Restaurant, South Ejido Avenue. To the south of the site is Dr. Joaquin G. Cigarroa Middle School and single family residential uses. To the west of the site is vacant land and single family residential uses.

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 Lomas Del Sur as a Minor Arterial.

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

Letters sent to surrounding property owners: 21    In Favor: 0    Opposed: 0

### **COMMITTEE RECOMMENDATION**

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

**STAFF RECOMMENDATION**

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, B-4, AH, AN, FH OG FiH), which includes B-3 zoning districts.
2. The property is located along Lomas del Sur Boulevard, a minor arterial roadway designed to accommodate high traffic volumes and provide access to commercial uses
3. The proposed zone will not create an isolated zoning district as properties with existing B-3 zoning are located in the vicinity of the site.
4. The proposed use of a bank branch facility is expected to provide services that benefit surrounding residents and businesses while contributing to the economic development of 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.

**IMPACT ANALYSIS**

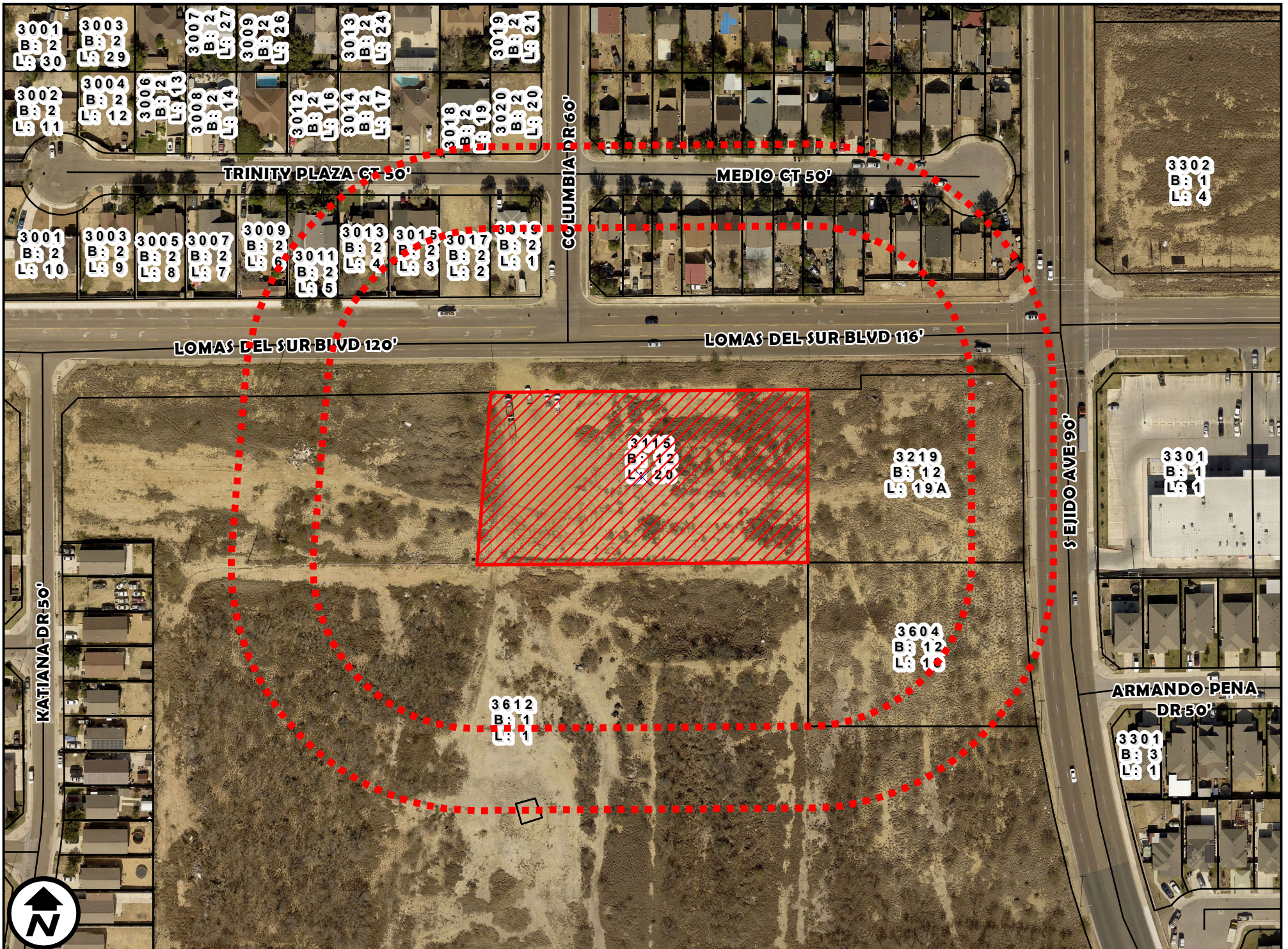
B-3. The purpose of the B-3 District (community business district) is to provide for those businesses and services serving a trade area larger than a neighborhood, but smaller than the entire City and located primarily along minor or principal arterial streets, as classified in the Transportation Plan of the City of Laredo. It is intended for this zoning classification to exist primarily abutting minor or principal arterial streets while preserving established residential neighborhoods along such streets.

Is this change contrary to the established land use pattern?  
There are commercial uses east of the proposed site.

Would this change create an isolated zoning district unrelated to surrounding districts? No. There are B-3 zoning districts east of the proposed site.

Will change adversely influence living conditions in the neighborhoods?  
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 Bank Branch Facility as intended by the applicant.

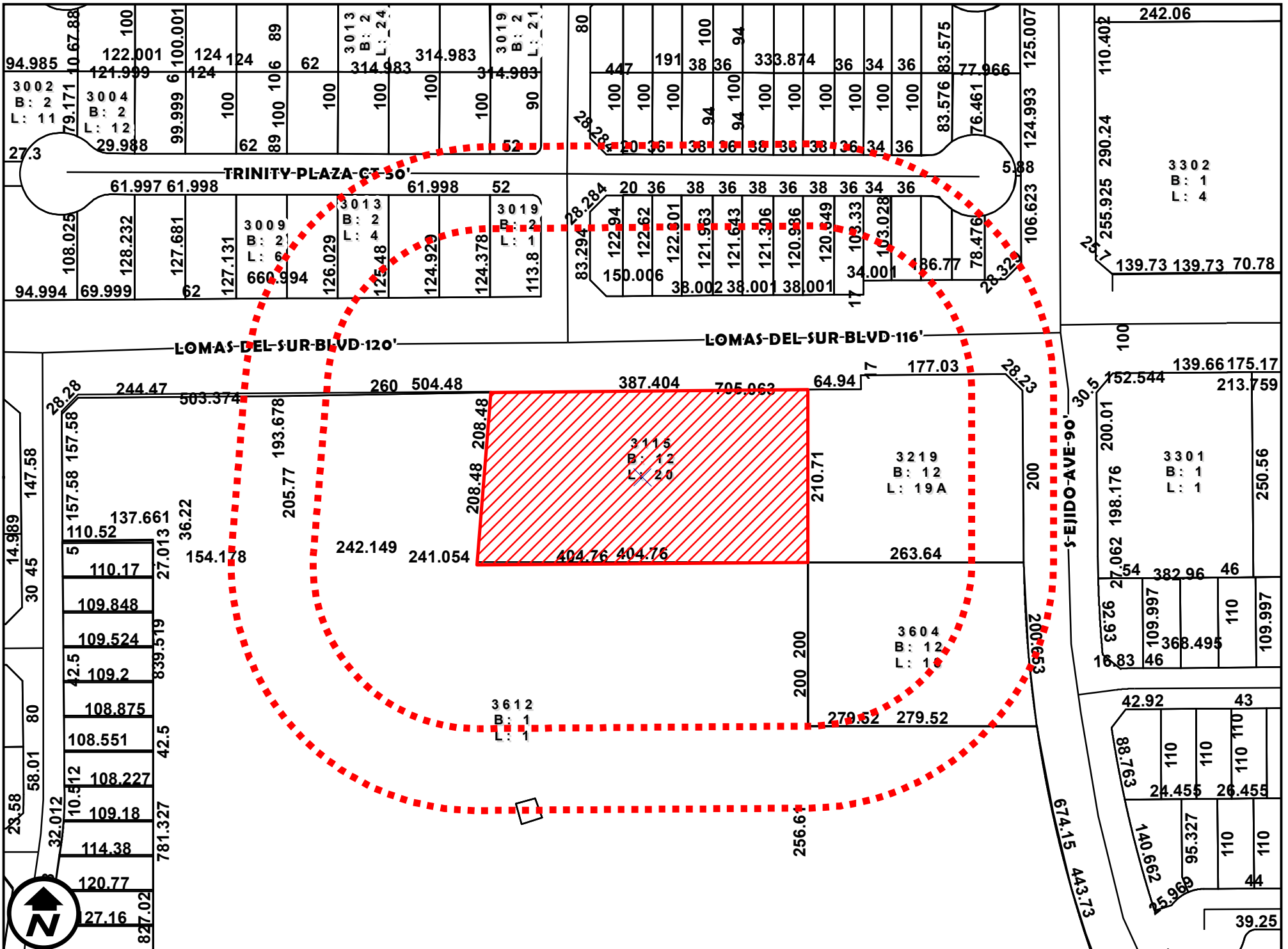


AERIAL MAP

1 inch = 150 feet

ZC-060-2026  
 COUNCIL DISTRICT 2  
 3115 LOMAS DEL SUR BOULEVARD

APPLICATION F 164  
 B-1 (LIMITED BUSINESS DISTRICT) ...  
 B-3 (COMMUNITY BUSINESS DISTRICT)

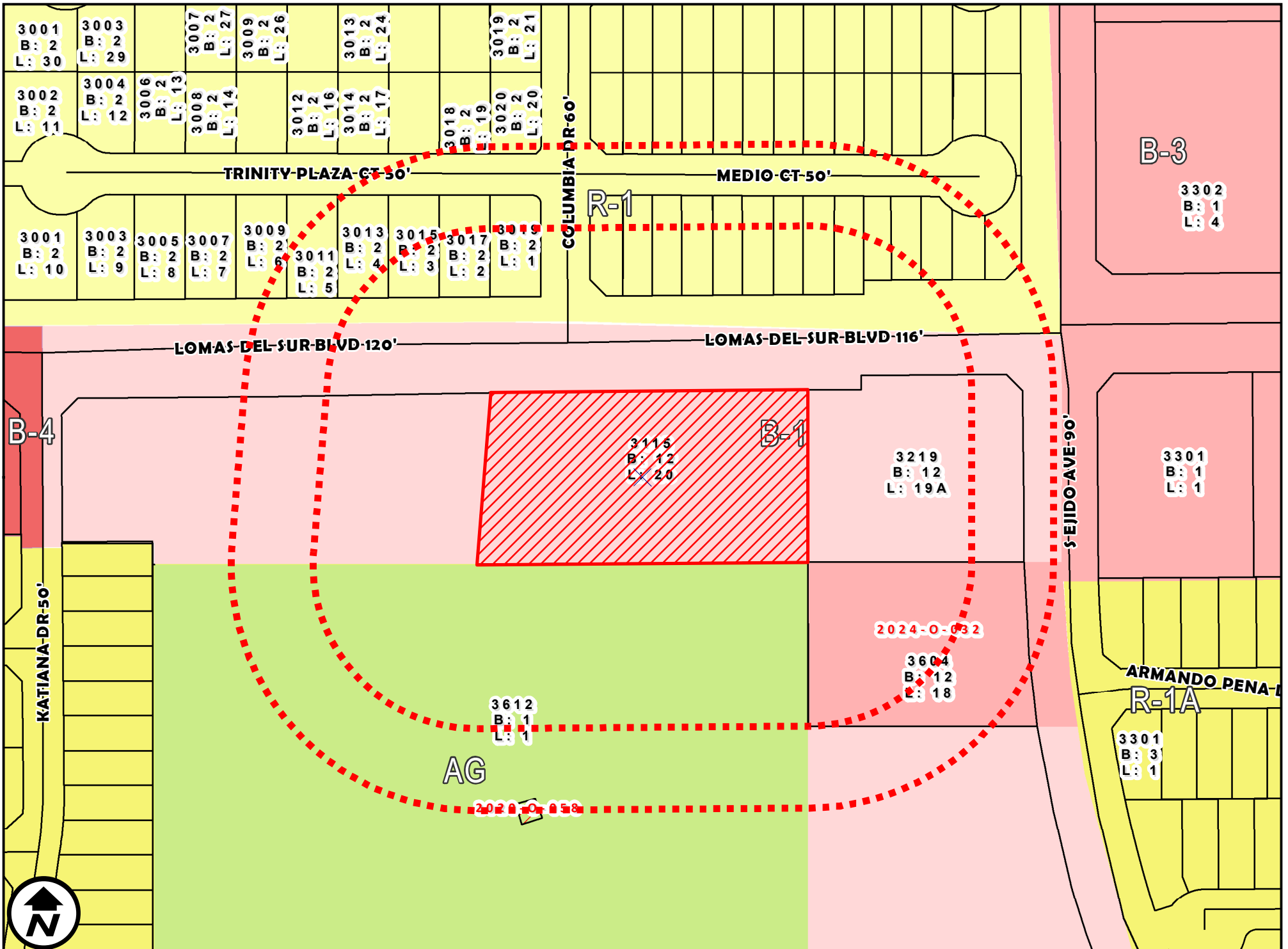


DIMENSIONS MAP

1 inch = 150 feet

ZC-060-2026  
 COUNCIL DISTRICT 2  
 3115 LOMAS DEL SUR BOULEVARD

APPLICATION F 165  
 B-1 (LIMITED BUSINESS DISTRICT) ...  
 B-3 (COMMUNITY BUSINESS DISTRICT)

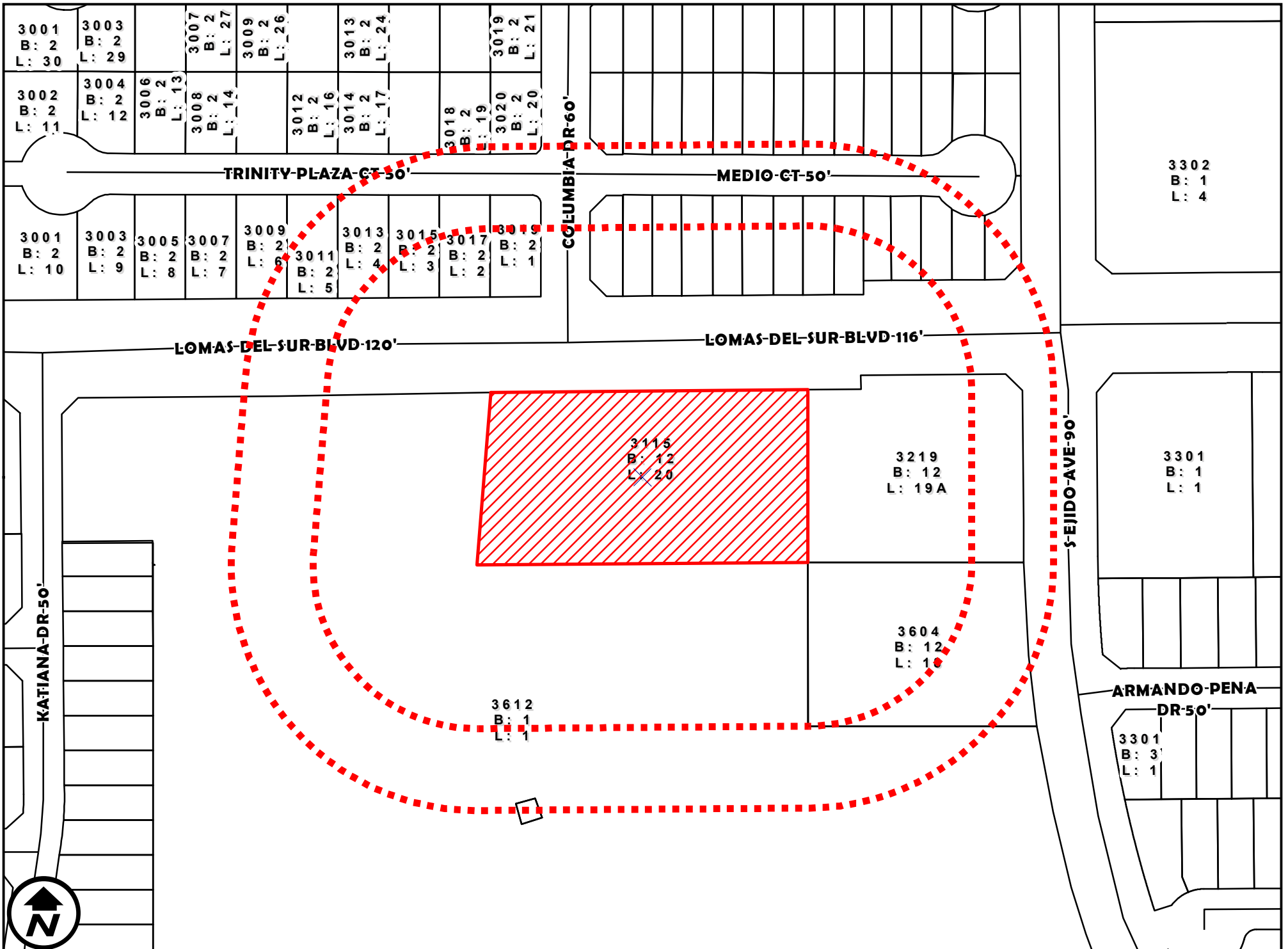


ZONING MAP

1 inch = 150 feet

ZC-060-2026  
 COUNCIL DISTRICT 2  
 3115 LOMAS DEL SUR BOULEVARD

APPLICATION F 166  
 B-1 (LIMITED BUSINESS DISTRICT)  
 B-3 (COMMUNITY BUSINESS DISTRICT)

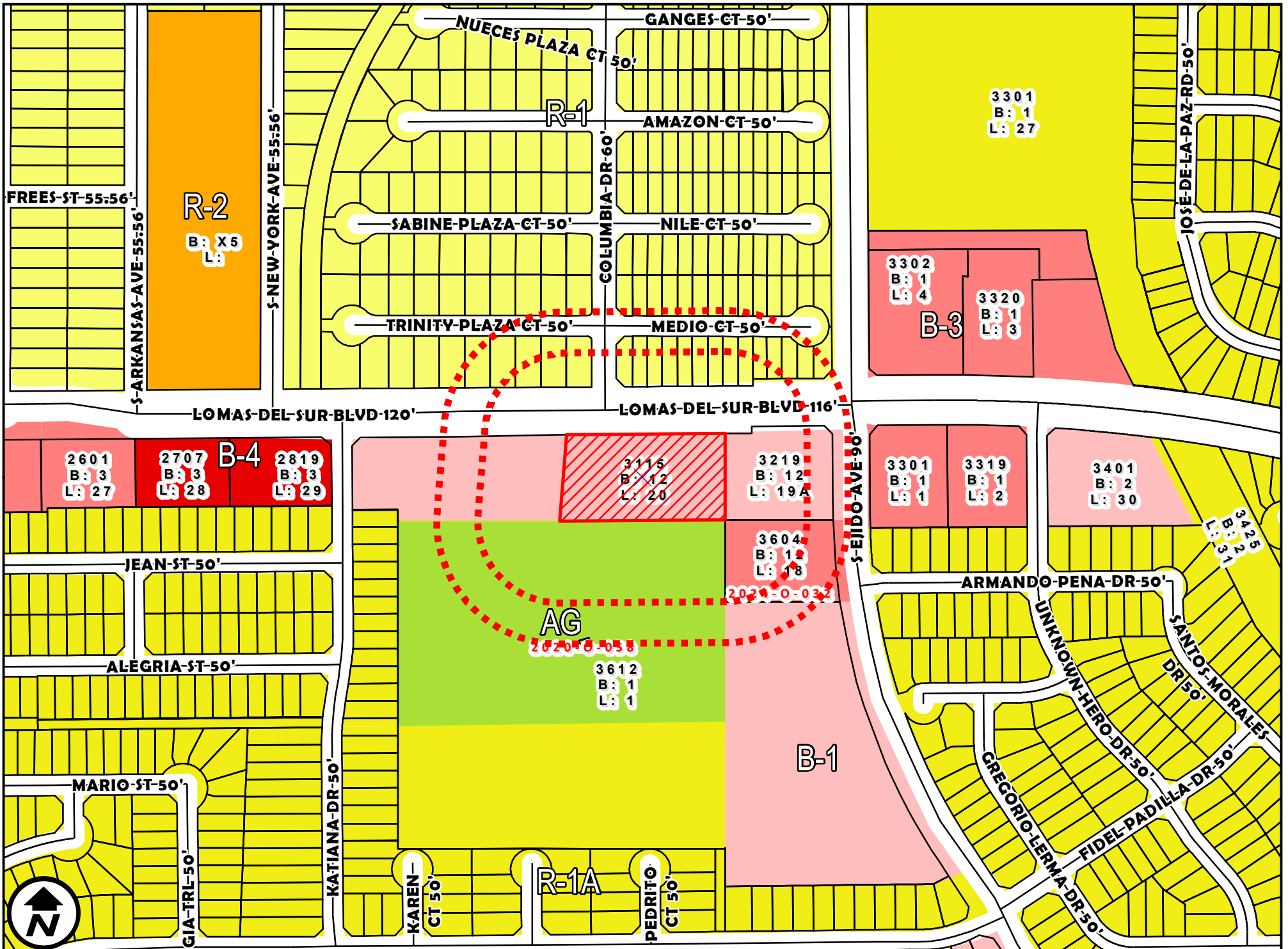


SURVEY MAP

1 inch = 150 feet

ZC-060-2026  
 COUNCIL DISTRICT 2  
 3115 LOMAS DEL SUR BOULEVARD

APPLICATION F 167  
 B-1 (LIMITED BUSINESS DISTRICT)  
 B-3 (COMMUNITY BUSINESS DISTRICT)



ZONING OVERVIEW

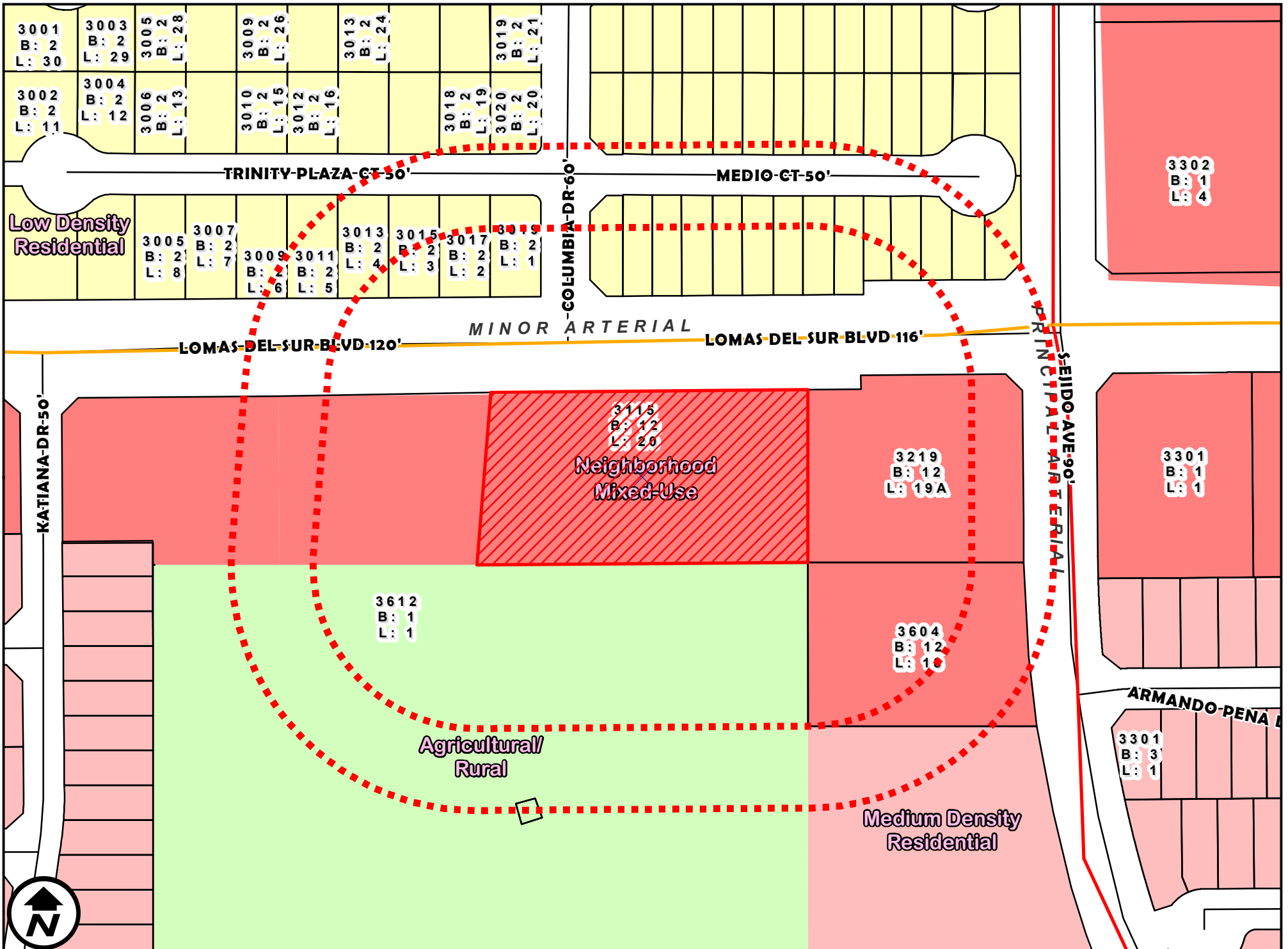
1 inch = 300 feet

ZC-060-2026

COUNCIL DISTRICT 2  
3115 LOMAS DEL SUR BOULEVARD

APPLICATION F 168

B-1 (LIMITED BUSINESS DISTRICT) ...  
B-3 (COMMUNITY BUSINESS DISTRICT)

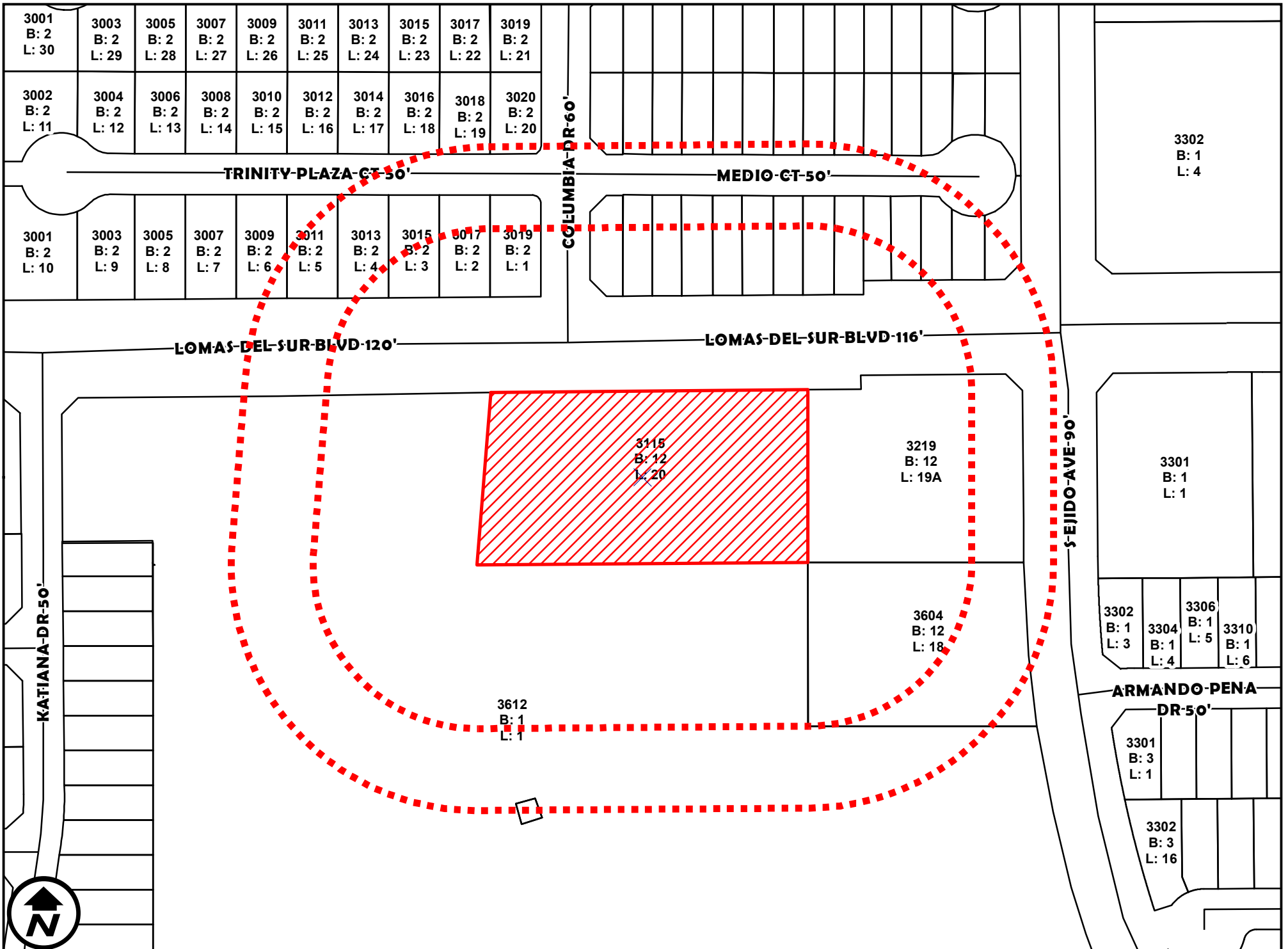


FUTURE LANDUSE

1 inch = 150 feet

ZC-060-2026  
 COUNCIL DISTRICT 2  
 3115 LOMAS DEL SUR BOULEVARD

APPLICATION F 169  
 B-1 (LIMITED BUSINESS DISTRICT)  
 B-3 (COMMUNITY BUSINESS DISTRICT)



200' AND 300' NOTIFICATION

ZC-060-2026

APPLICATION F 170

1 inch = 150 feet

COUNCIL DISTRICT 2  
3115 LOMAS DEL SUR BOULEVARD

B-1 (LIMITED BUSINESS DISTRICT)  
B-3 (COMMUNITY BUSINESS DISTRICT)



# City of Laredo

## Planning & Zoning Commission

---

**Meeting Date:** 6/18/2026  
**Ordinance 71**

**Public Hearing and Recommendation of an**

---

### **SUBJECT**

Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 5, Block 367, Western Division, located at 1812 Santa Ursula Avenue, from B-3 (Community Business District) to B-4 (Highway Commercial District).

ZC-061-2026  
District VIII

### **PREVIOUS COUNCIL ACTION**

None.

### **BACKGROUND**

Initiated by: Miguel Angel Aguilar, Owner

Council District: VIII - Cm. Alyssa Cigarroa

Proposed Use: The proposed use is commercial. The applicant did not specify the specific propose use.

Site: The site is currently occupied by a residential structure.

Surrounding Land Uses: To the north of the site is Sanchez Street, La Paisana, La Mexicana Restaurant, residential houses Popeyes Fast Food Restaurant, La Reynera Bakery, and a commercial plaza that includes Castillo Insurance and a beauty salon. To the east of the site is Santa Ursula and Interstate 35. To the south of the site is an amusement redemption machine establishment, Garza Street, single-family residential uses, Rubio Electric Motor Rewinding Shop (mechanic shop), Riverside Equipment Sales (tractor trailer sales), Johnny Gregory Motorcycles - Sales and Service, tractor trailer parking, Rodrigo's Tires Shop Inc, City Radiator & Auto Air, and Fina's Screen Printing - Graphic & Design. To the west of the site is San Bernardo Avenue, Automotive Supplies & Coating, Murillo Auto Sales, commercial plaza that includes: Carpet World, Convington Credit, La Reynera Bakery, vacant commercial building, LCG Auto Sales, Magda Autos, The Law Office of Jose Luis Castillo, PC, and Club Gastronomico.

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 Santa Ursula as a Freeway.

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

Letters sent to surrounding property owners: 21 In Favor: 0 Opposed: 0

Staff supports the proposed zone change for the following reasons:

1. The proposed zone change meets the location requirement of the Laredo Land Development Code, which states that B-4 zoning districts should be located along Major Arterials or Freeways. The proposed site fronts Santa Ursula Avenue, which is identified as an Expressway on the City of Laredo Thoroughfare Plan
2. There are existing B-4 zoning districts located within the vicinity of the site, including properties abutting south of the site. Therefore, the proposed zone change would not create an isolated zoning district.
3. The proposed site is located within an area characterized primarily by commercial development. The site is surrounded by commercial uses to the north, south, and west. Therefore, the requested B-4 zoning district is compatible with the existing development pattern and surrounding land uses.

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-4. The purpose of the B-4 District (highway commercial district) is to provide for those businesses and services serving a regional area which are to be located primarily along principal (major) arterial streets or the freeway, as classified in the Transportation Plan of the City of Laredo. It is intended for this zoning classification to exist primarily along principal arterial streets or the freeway and to impose site development regulations to ensure adequate access of all uses within this classification.

Is this change contrary to the established land use pattern?

No. There are commercial uses to the west, south, and north of the site.

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

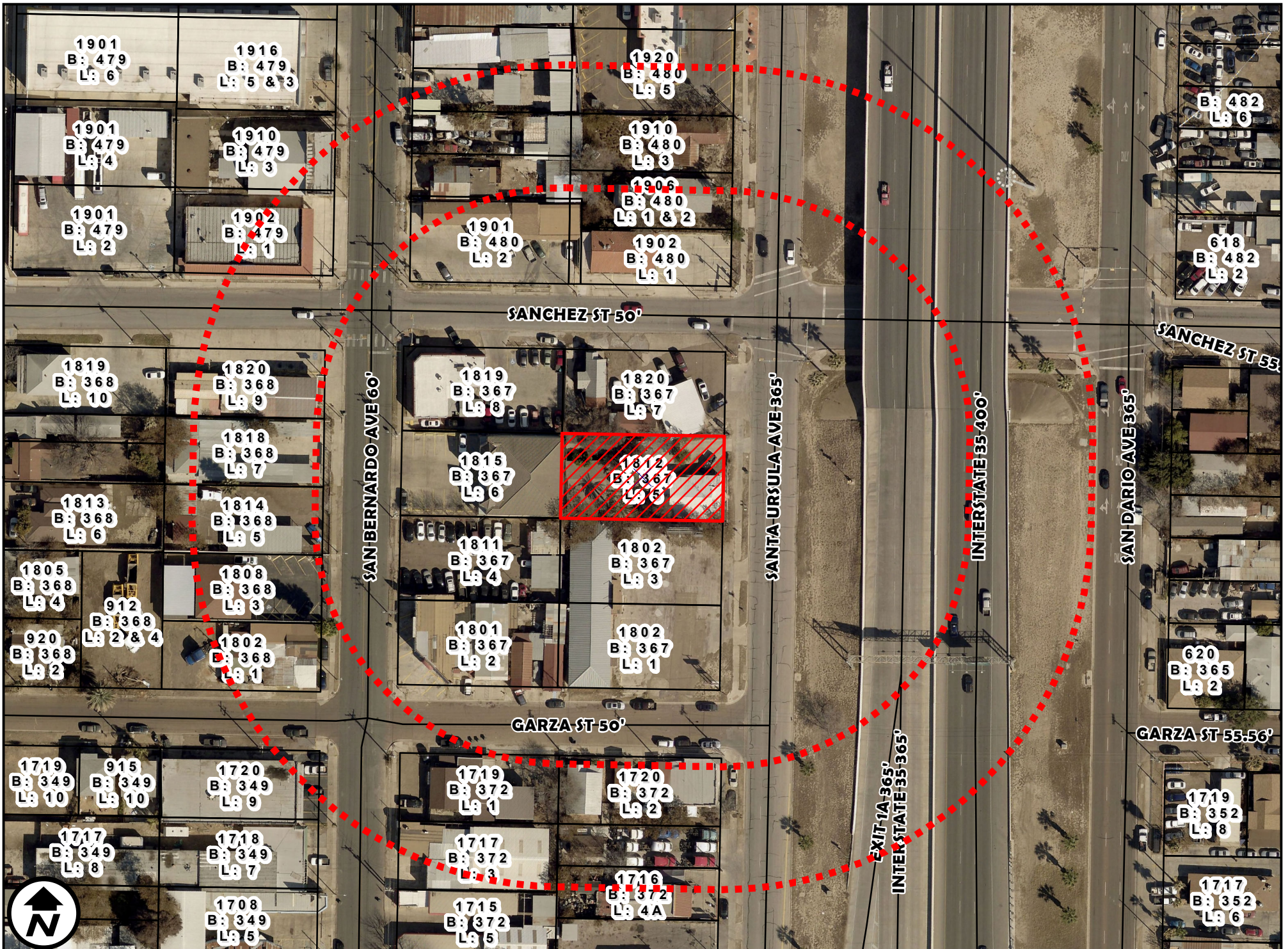
No. The proposed zone will not create an isolated zoning district. There is B-4 zoning district to the south of the site.

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 since the proposed site is abuts existing commercial uses to the north, south, and west.

Are there substantial reasons why the property cannot be used in accordance with existing zoning?  
Yes. The existing zone does not allow for commercial uses. The applicant did not specify the specific proposed use.

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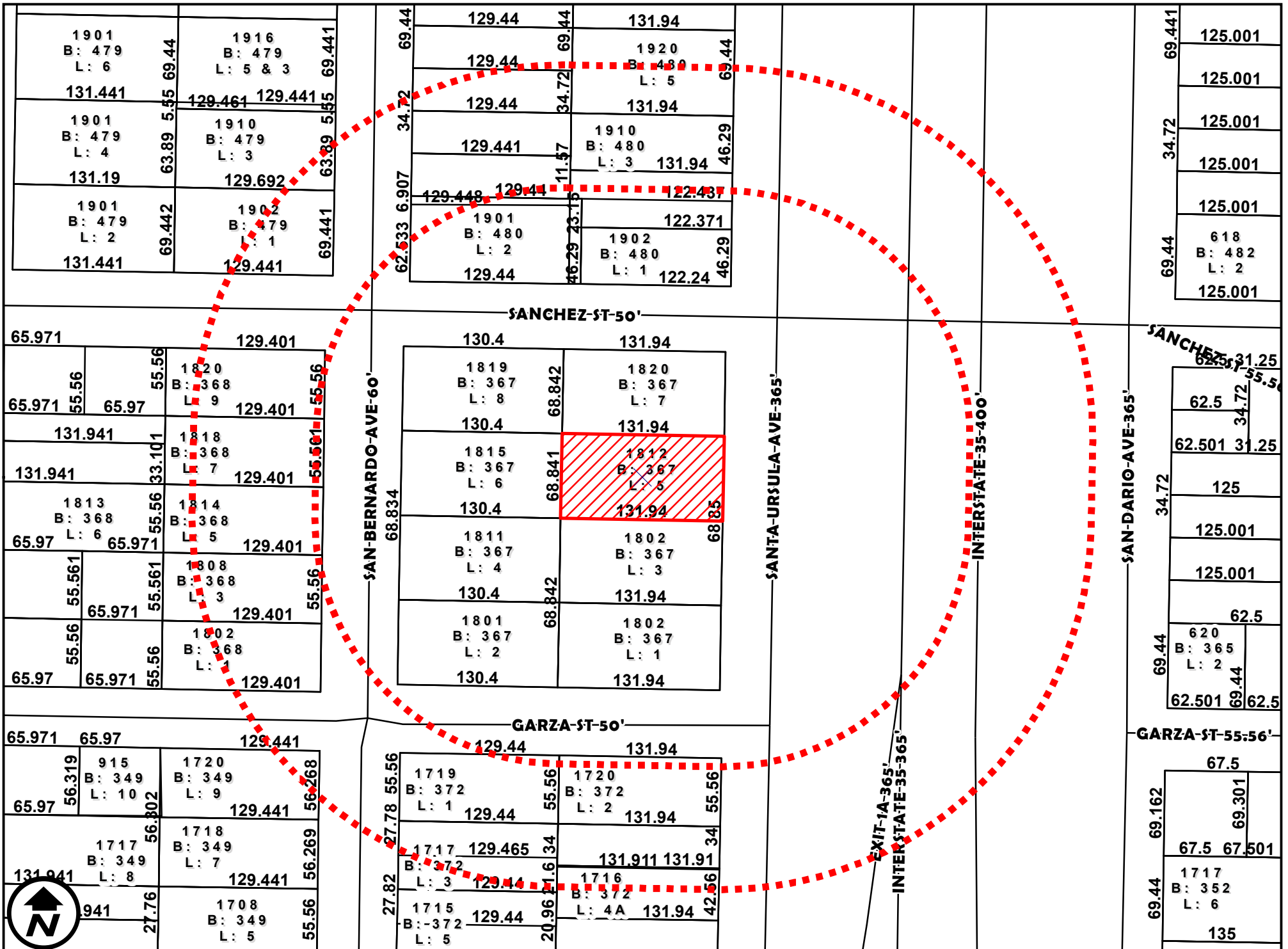


AERIAL MAP

1 inch = 100 feet

ZC-061-2026  
 COUNCIL DISTRICT 8  
 1812 SANTA URSULA AVENUE

APPLICATION F 175  
 B-3 (COMMUNITY BUSINESS DISTRICT) ...  
 B-4 (HIGHWAY COMMERCIAL DISTRICT)



DIMENSIONS MAP

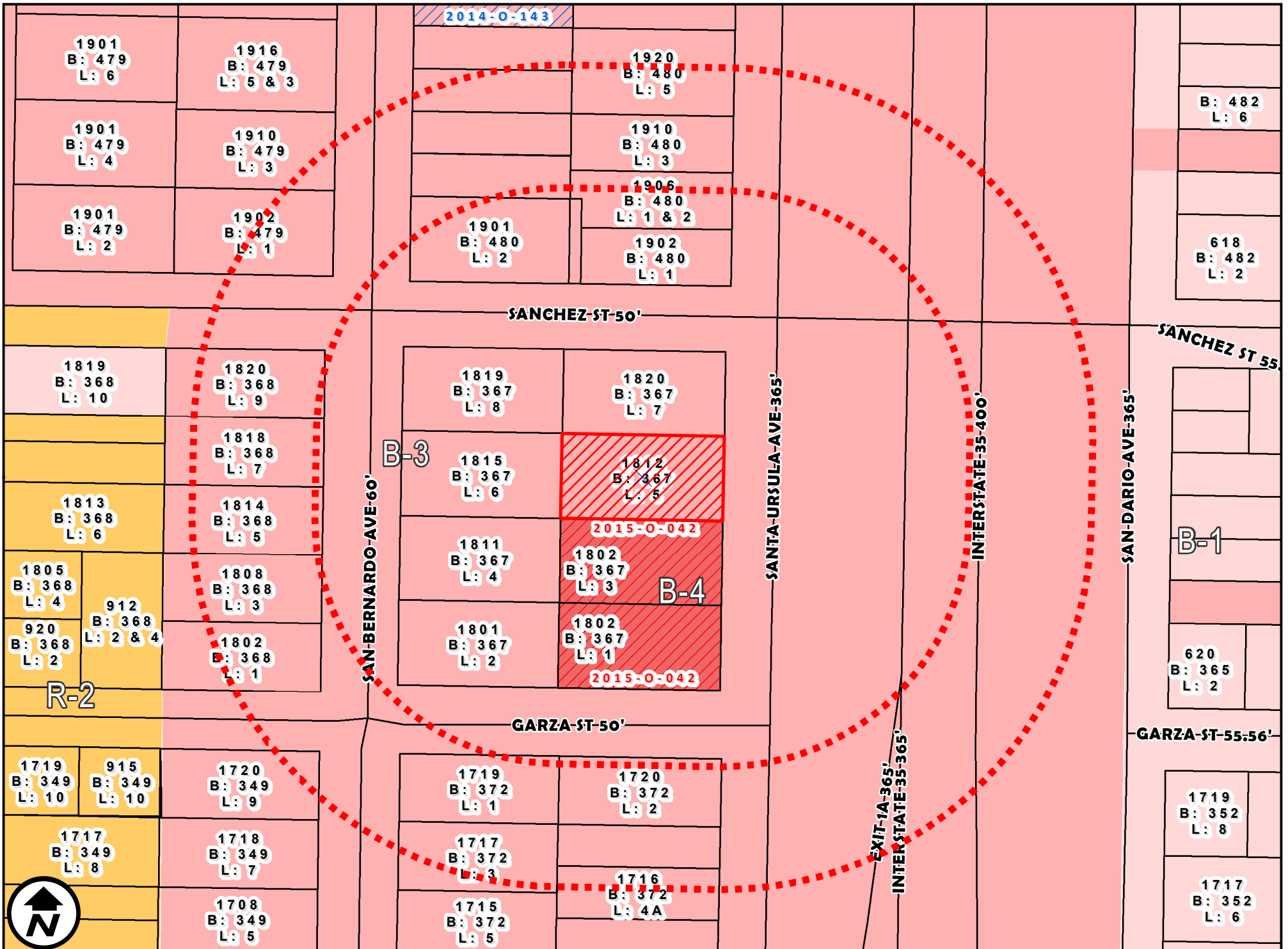
1 inch = 100 feet

ZC-061-2026

COUNCIL DISTRICT 8  
1812 SANTA URSULA AVENUE

APPLICATION F 176

B-3 (COMMUNITY BUSINESS DISTRICT) ...  
B-4 (HIGHWAY COMMERCIAL DISTRICT)



ZONING MAP

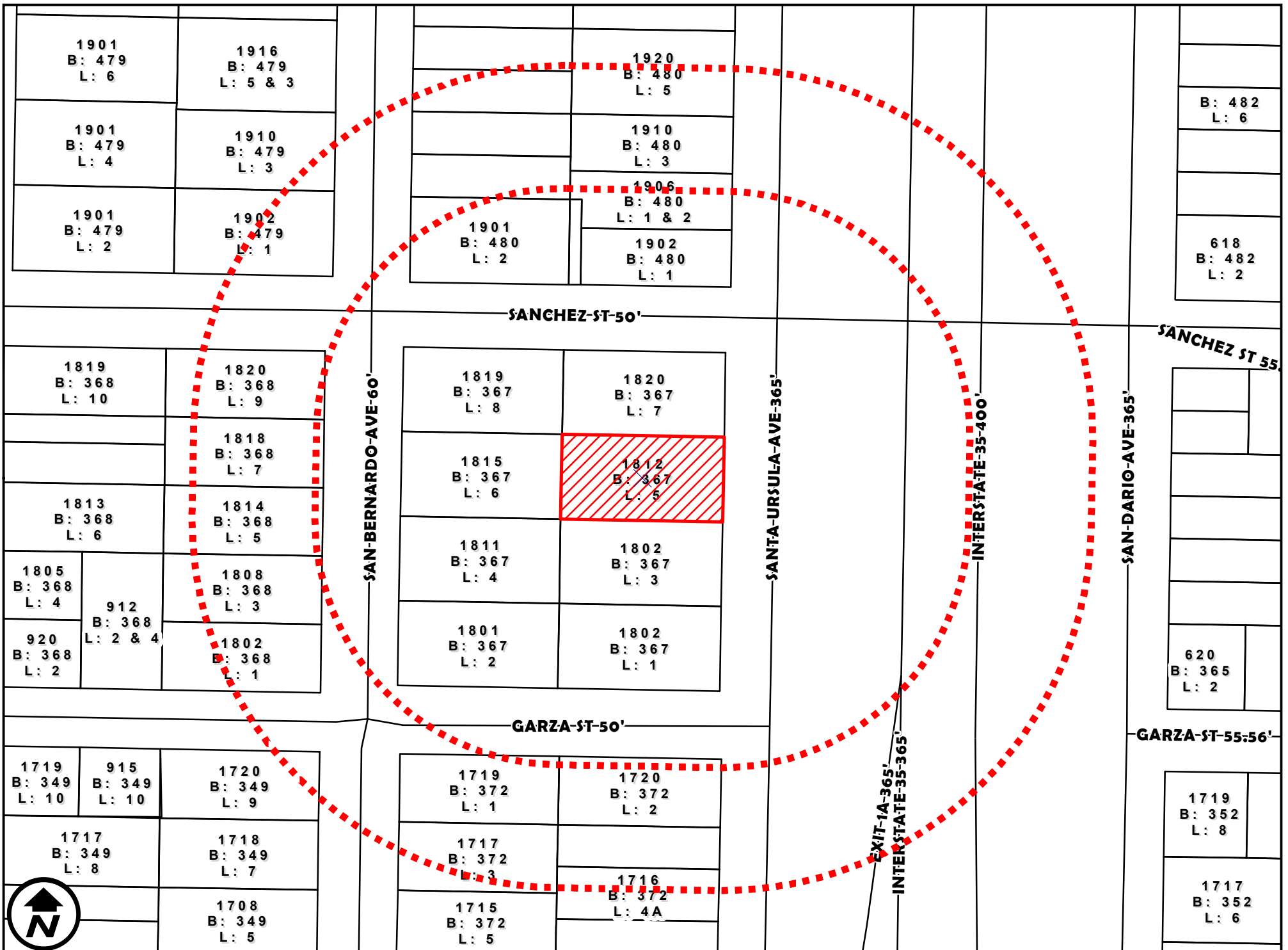
1 inch = 100 feet

ZC-061-2026

COUNCIL DISTRICT 8  
1812 SANTA URSULA AVENUE

APPLICATION F 177

B-3 (COMMUNITY BUSINESS DISTRICT)  
B-4 (HIGHWAY COMMERCIAL DISTRICT)



SURVEY MAP

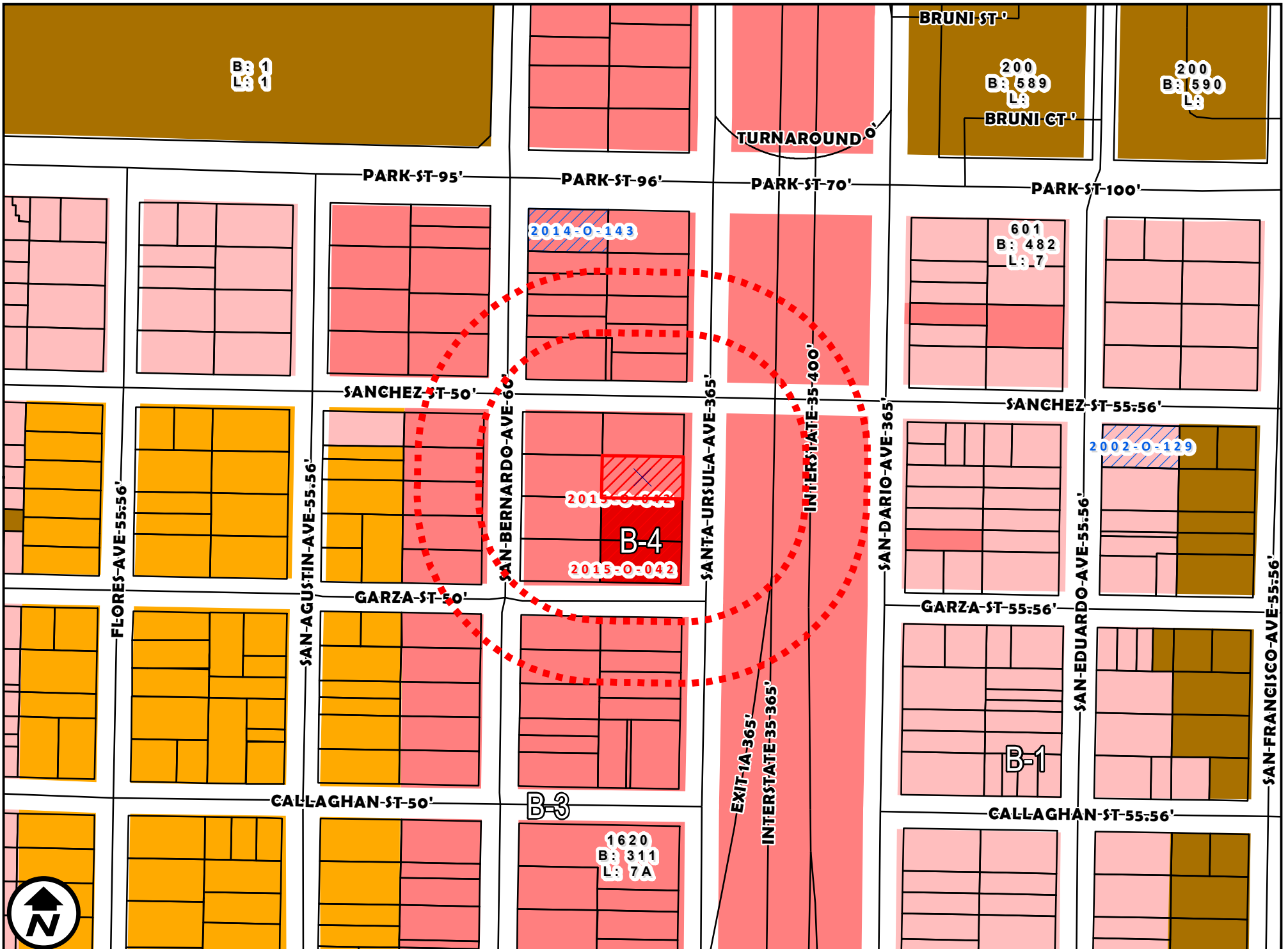
1 inch = 100 feet

ZC-061-2026

COUNCIL DISTRICT 8  
1812 SANTA URSULA AVENUE

APPLICATION F 178

B-3 (COMMUNITY BUSINESS DISTRICT) ...  
B-4 (HIGHWAY COMMERCIAL DISTRICT)

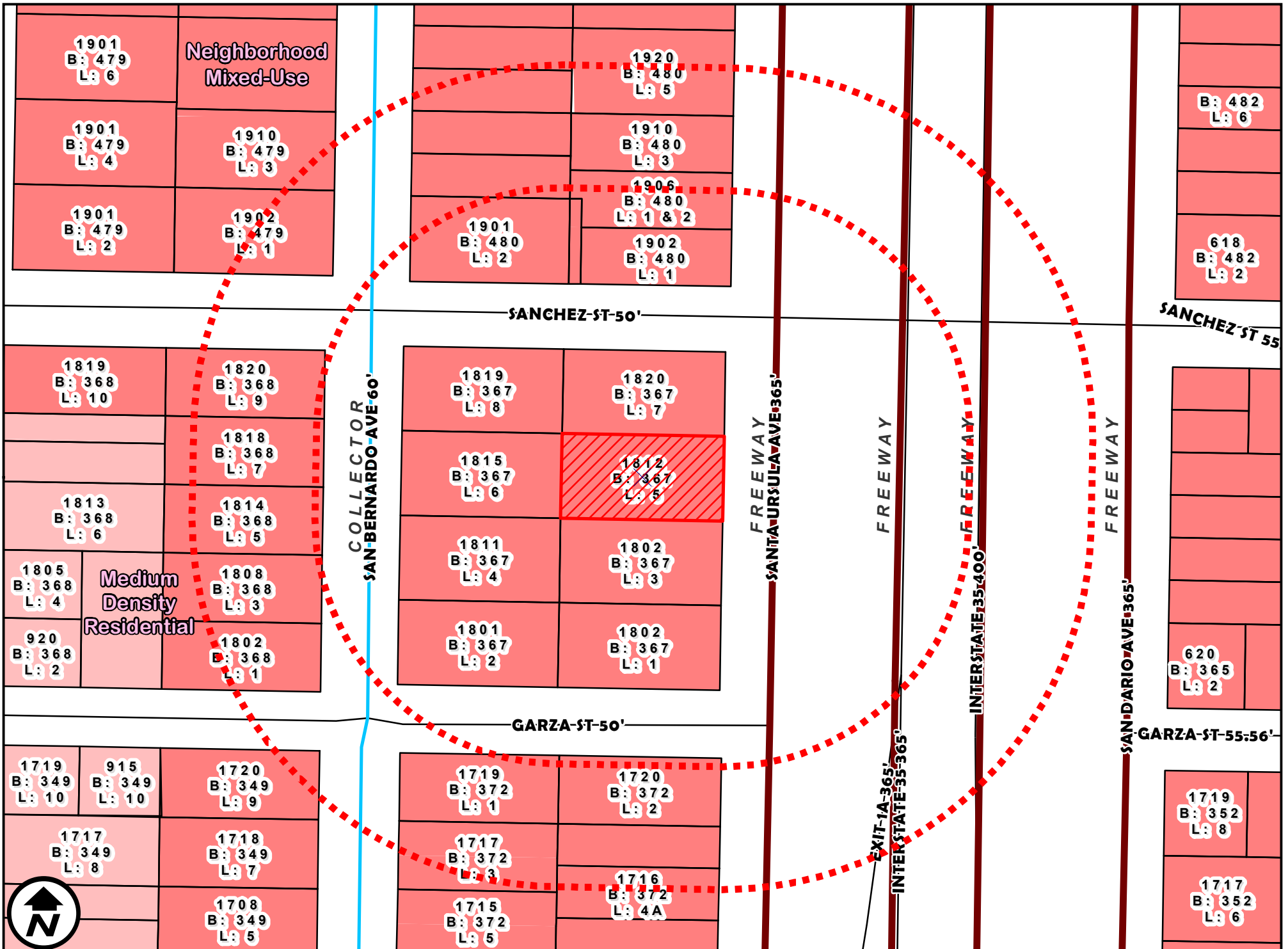


ZONING OVERVIEW

1 inch = 200 feet

ZC-061-2026  
 COUNCIL DISTRICT 8  
 1812 SANTA URSULA AVENUE

APPLICATION F 179  
 B-3 (COMMUNITY BUSINESS DISTRICT)  
 B-4 (HIGHWAY COMMERCIAL DISTRICT)

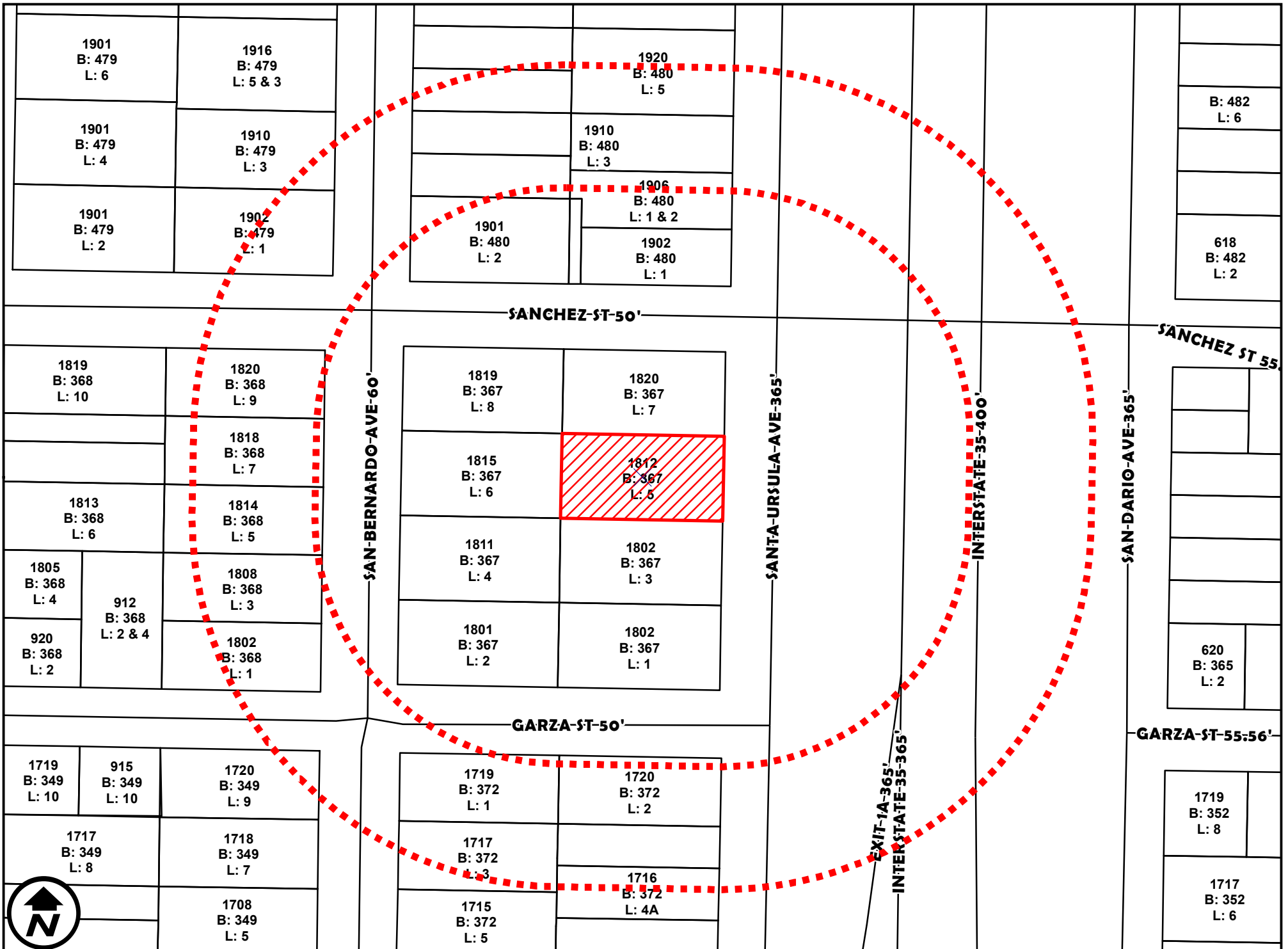


FUTURE LANDUSE

1 inch = 100 feet

ZC-061-2026  
 COUNCIL DISTRICT 8  
 1812 SANTA URSULA AVENUE

APPLICATION F 180  
 B-3 (COMMUNITY BUSINESS DISTRICT) ...  
 B-4 (HIGHWAY COMMERCIAL DISTRICT)



200' AND 300' NOTIFICATION

1 inch = 100 feet

ZC-061-2026  
 COUNCIL DISTRICT 8  
 1812 SANTA URSULA AVENUE

APPLICATION F 181  
 B-3 (COMMUNITY BUSINESS DISTRICT) ...  
 B-4 (HIGHWAY COMMERCIAL DISTRICT)

# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 6/18/2026  
**Ordinance 7J**

**Public Hearing and Recommendation of an**

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### **SUBJECT**

Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Block 1005, Eastern Division, located at 1007 South Meadow Avenue, from B-1 (Limited Business District) to B-3 (Community Business District).

ZC-062-2026  
District II

### **PREVIOUS COUNCIL ACTION**

None.

### **BACKGROUND**

Initiated by: Javier De Leon, Owner

Council District: II - Cm. Ricardo Richie Rangel Jr.

Proposed Use: The proposed use is commercial.  
- The applicant did not specify the specific proposed use.

Site: The site is currently occupied by The Znack Zone.

Surrounding Land Uses: To the north of the site is vacant developed land. To the east of the site is Buena Vista Avenue, Tacos Lira (restaurant), Preciosa Drive Thru (Beer Store), reception hall, manufactured homes, single-family residential uses, and vacant developed land. To the south of the site is Barrios street, Razo Auto Sales (car dealership), vacant developed land, and vacant building. To the west of the site is Meadow Avenue, Templo Revelacion (church), Priscillas Diamond Hall (reception hall), Chacon Bat Park, 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 Meadow Avenue as a Major Collector.  
<https://www.cityoflaredo.com/home/showpublisheddocument/17680/638703100333370000>

Letters sent to surrounding property owners: 9 In Favor: 0 Opposed: 0

**COMMITTEE RECOMMENDATION**

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

**STAFF RECOMMENDATION**

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, B-4, AH, AN, FH, OG, FiH), which allows B-3 zoning districts.
2. The proposed site is abutting B-3 zoning districts to the east and south of the site.
3. The proposed B-3 zoning district is compatible with the established surrounding businesses like Tacos Lira (restaurant), Preciosa Drive Thru (Beer Store), a reception hall, and Razo Auto Sales (car dealership).

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.

**IMPACT ANALYSIS**

B-3. The purpose of the B-3 District (Community Business District) is to provide for those businesses and services serving a trade area larger than a neighborhood, but smaller than the entire city and located primarily along minor or principal arterial streets, as classified in the Transportation Plan of the City of Laredo. It is intended for this zoning classification to exist primarily abutting minor or principal arterial streets while preserving established residential neighborhoods along such streets.

Is this change contrary to the established land use pattern?

The site is near commercial businesses like Tacos Lira (restaurant), Preciosa Drive Thru (Beer Store), a reception hall, and Razo Auto Sales (car dealership).

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

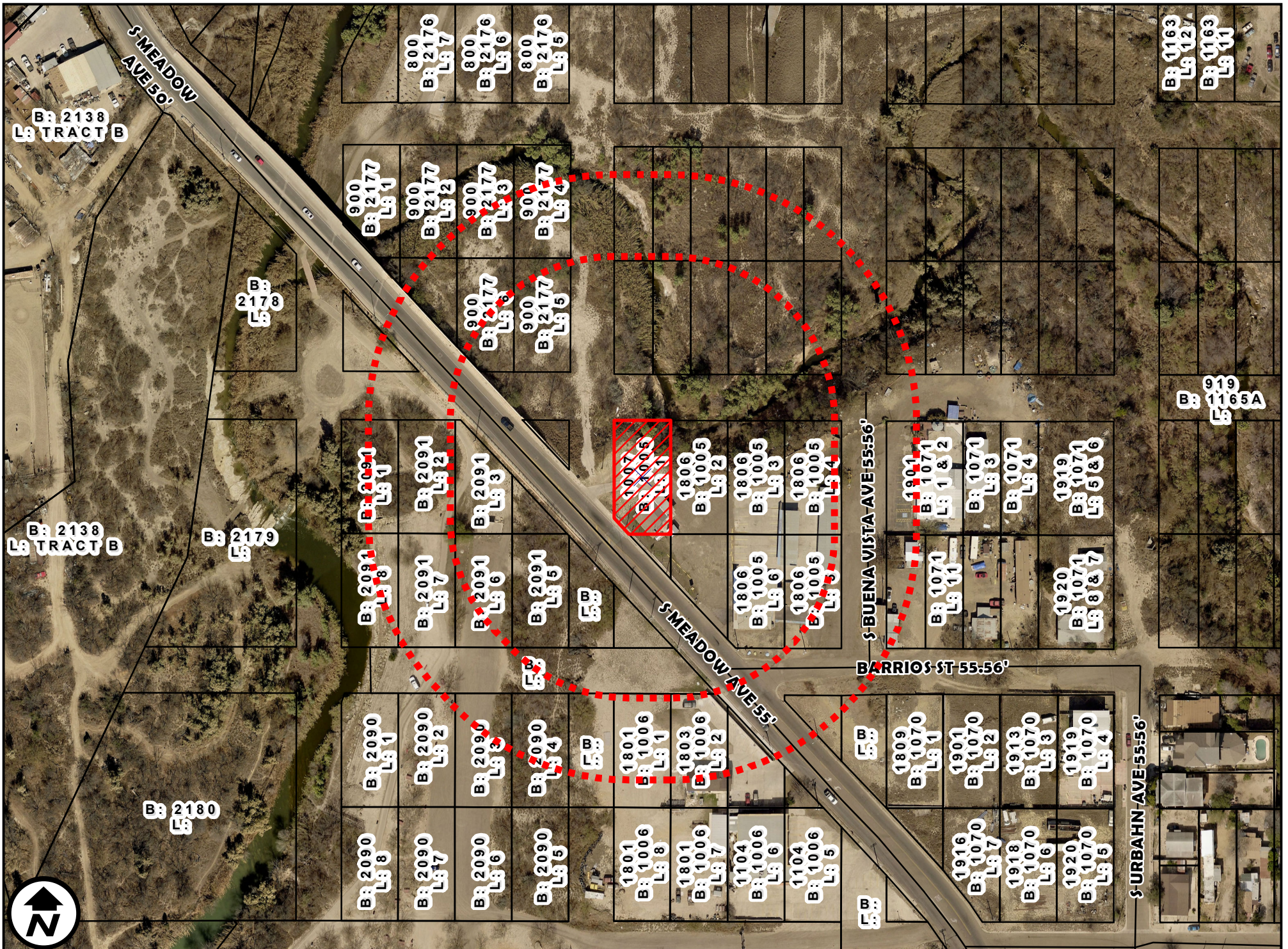
No, the proposed zone will not create an isolated zoning district, theres B-3 zoning districts to the east and south of the site.

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?

The applicant did not specify the specific proposed use.



AERIAL MAP

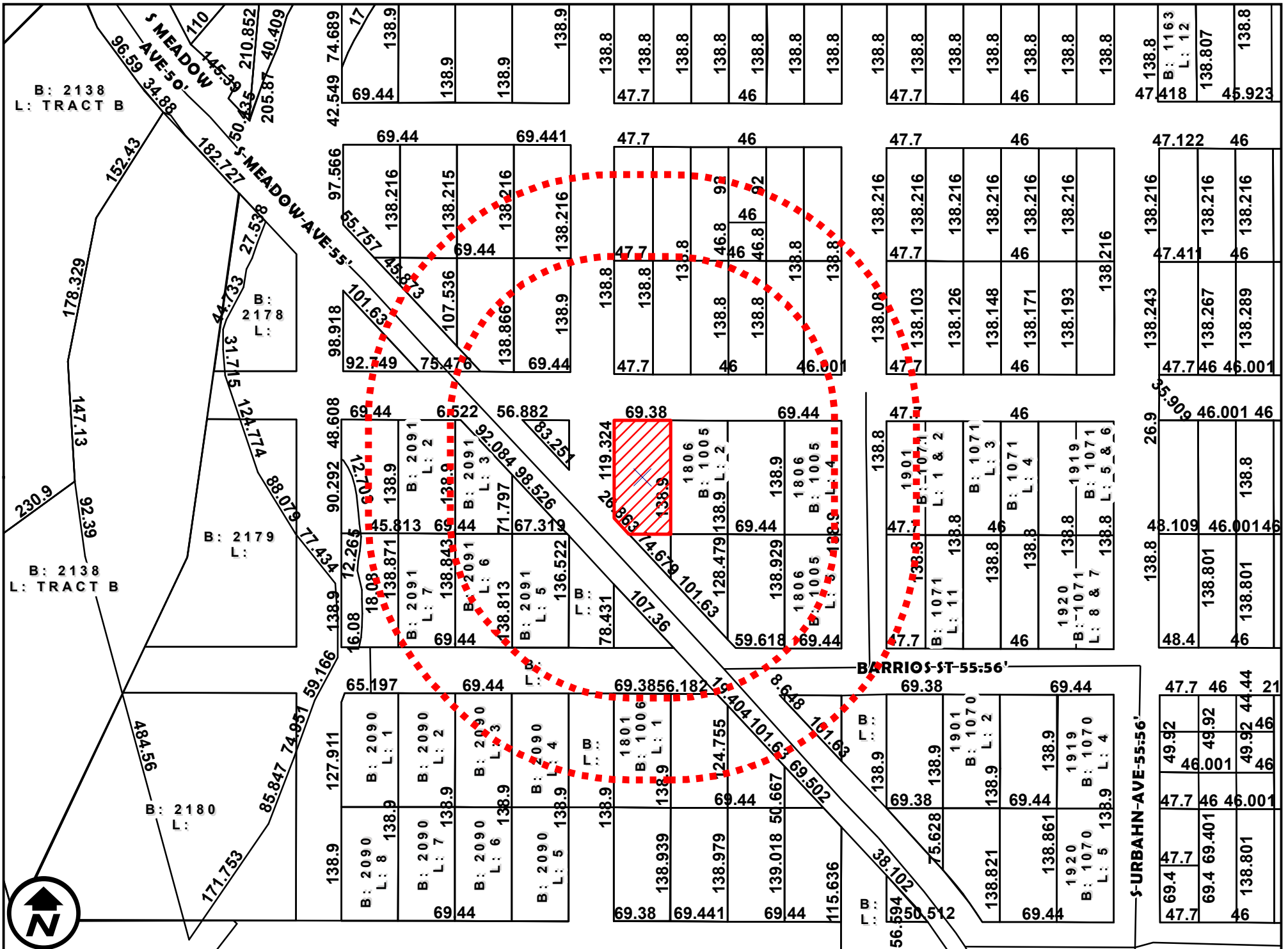
1 inch = 150 feet

ZC-062-2026

COUNCIL DISTRICT 2  
 1007 SOUTH MEADOW AVENUE

APPLICATION F 184

B-1 (LIMITED BUSINESS DISTRICT) ...  
 B-3 (COMMUNITY BUSINESS DISTRICT)

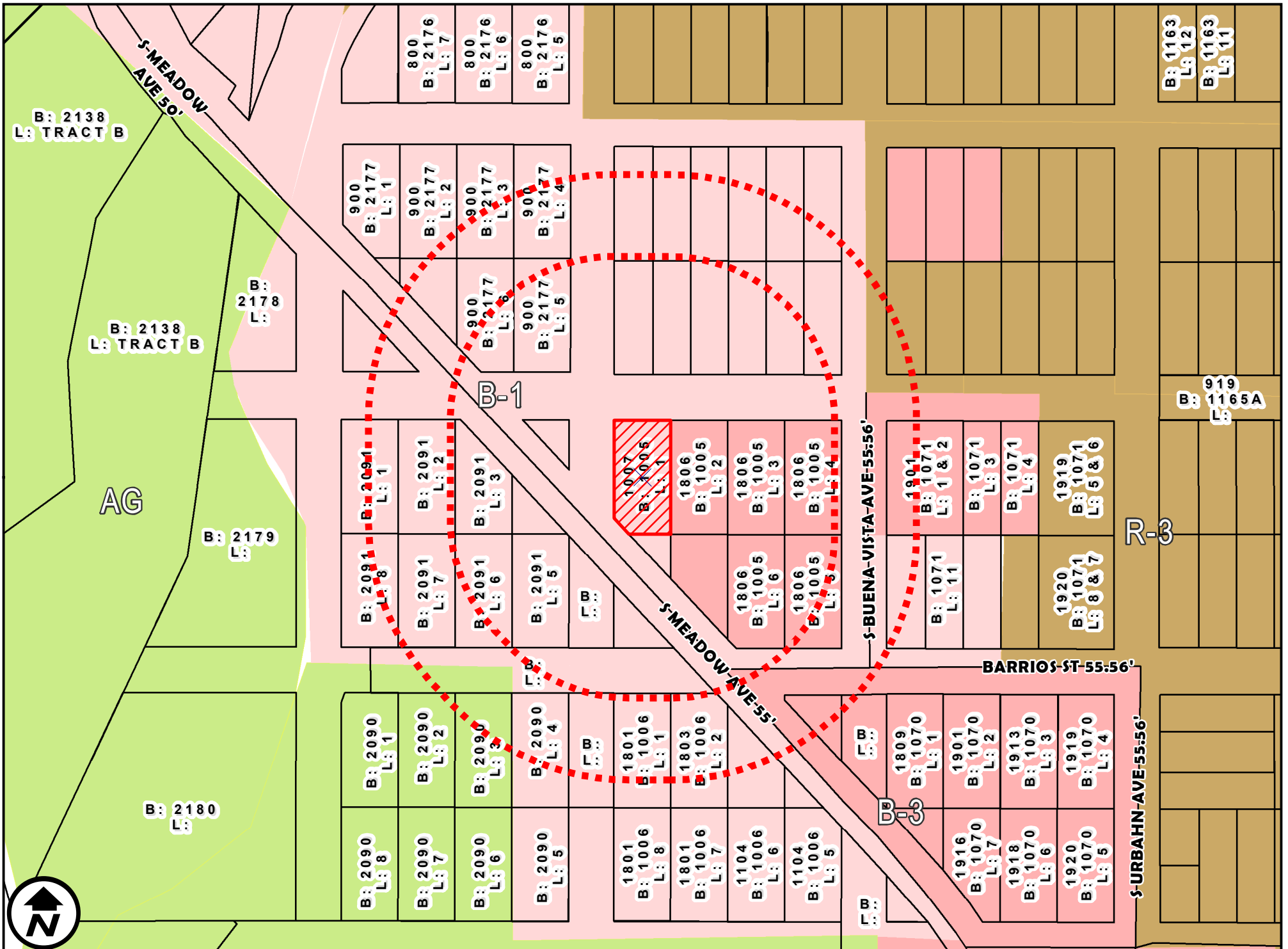


DIMENSIONS MAP

1 inch = 150 feet

ZC-062-2026  
 COUNCIL DISTRICT 2  
 1007 SOUTH MEADOW AVENUE

APPLICATION F 185  
 B-1 (LIMITED BUSINESS DISTRICT)  
 B-3 (COMMUNITY BUSINESS DISTRICT)



ZONING MAP

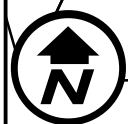
1 inch = 150 feet

ZC-062-2026

COUNCIL DISTRICT 2  
1007 SOUTH MEADOW AVENUE

APPLICATION F 186

B-1 (LIMITED BUSINESS DISTRICT) ...  
B-3 (COMMUNITY BUSINESS DISTRICT)



SURVEY MAP

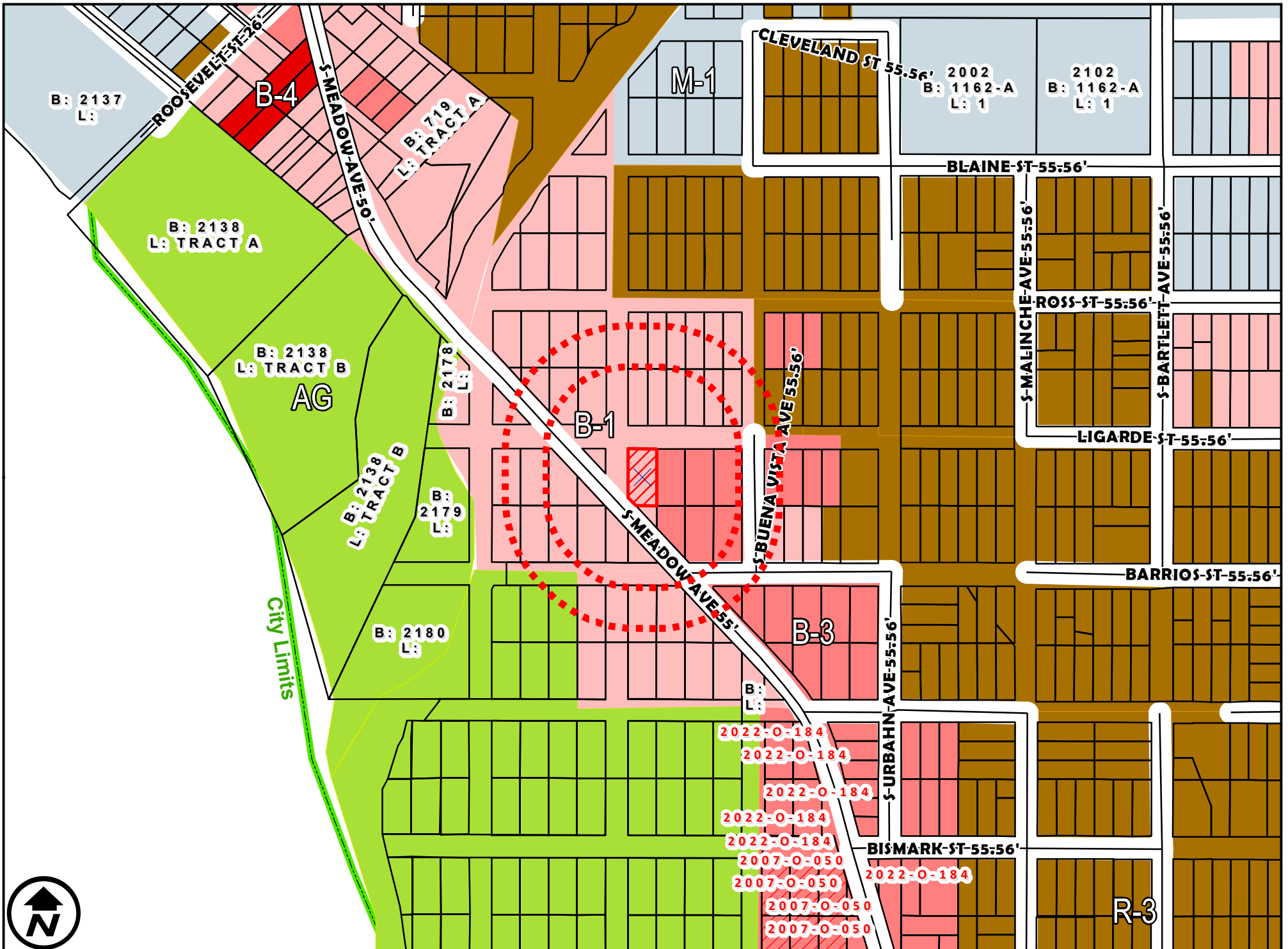
1 inch = 150 feet

ZC-062-2026

COUNCIL DISTRICT 2  
1007 SOUTH MEADOW AVENUE

APPLICATION F 187

B-1 (LIMITED BUSINESS DISTRICT) .C  
B-3 (COMMUNITY BUSINESS DISTRICT)

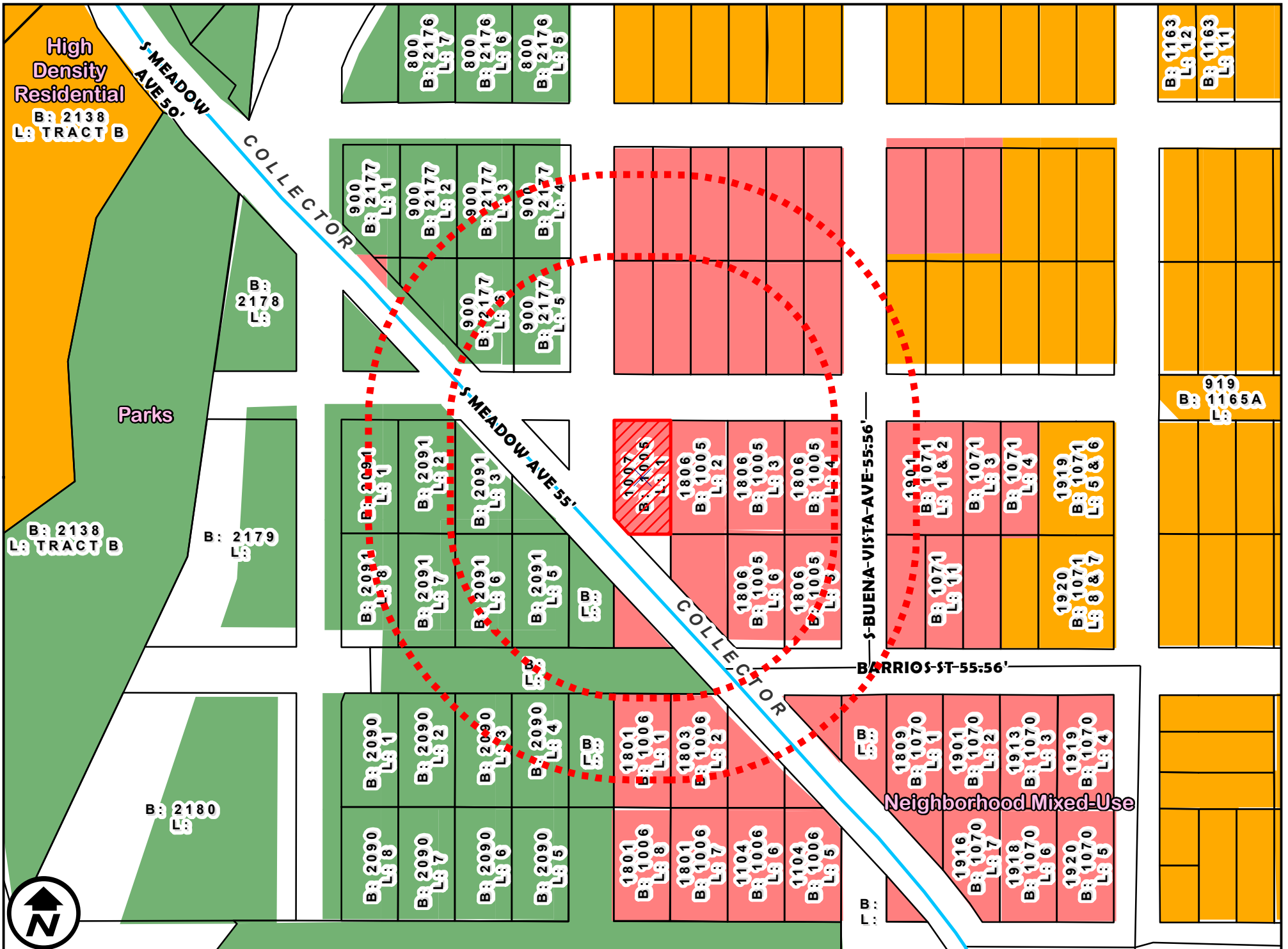


ZONING OVERVIEW

1 inch = 300 feet

ZC-062-2026  
 COUNCIL DISTRICT 2  
 1007 SOUTH MEADOW AVENUE

APPLICATION F 188  
 B-1 (LIMITED BUSINESS DISTRICT)  
 B-3 (COMMUNITY BUSINESS DISTRICT)



FUTURE LANDUSE

1 inch = 150 feet

ZC-062-2026  
COUNCIL DISTRICT 2  
1007 SOUTH MEADOW AVENUE

APPLICATION F 189

B-1 (LIMITED BUSINESS DISTRICT) ...  
B-3 (COMMUNITY BUSINESS DISTRICT)



200' AND 300' NOTIFICATION

1 inch = 150 feet

ZC-062-2026  
 COUNCIL DISTRICT 2  
 1007 SOUTH MEADOW AVENUE

APPLICATION F 190  
 B-1 (LIMITED BUSINESS DISTRICT)  
 B-3 (COMMUNITY BUSINESS DISTRICT)

# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 6/18/2026  
**Ordinance 7K**

**Public Hearing and Recommendation of an**

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### **SUBJECT**

Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a conditional use permit for a plant nursery on Lot 6, Block 196, Eastern Division, located at 4019 Sanders Avenue.

ZC-063-2026  
District VIII

### **PREVIOUS COUNCIL ACTION**

None.

### **BACKGROUND**

Initiated By: Cleopetra Gomez, Owner; and Juana Gomez, Applicant

Council District: VIII - Cm. Alyssa Cigarroa

Proposed use: The proposed use is for a plant nursery.

Site: The site is occupied by a residential dwelling and a plant nursery.

Citations, Warnings, and/or Complaints:

1. On 5/07/2026 the owner received a warning regarding the operation of a business within a residentially zoned district (R-3 mixed residential district).

Surrounding land uses: To the north of the site is East San Carlos Street, U-haul Neighborhood Dealer, Carco Transmissions of Laredo, Mr. T's Auto Repair & Collision Services, single family residential uses, and vacant developed land. To the east of the site is Marcella Avenue, multi-family residential uses, single family residential uses, manufactured homes, and A&G Mobile Home Parts. To the south of the site is East San Pedro Street, single family residential uses, vacant developed land, and manufactured homes. To the west of the site is Sanders Avenue, parked commercial vehicles, single family residential uses, multi-family residential uses, and manufactured homes.

Comprehensive Plan: The Future Land Use Map recognizes this area as Neighborhood Mixed Use. <https://www.cityoflaredo.com/LaredoPlanning/wp-content/uploads/2021/03/viva-laredo-city-of-laredo-comprehensive-plan.pdf#page=39>

Transportation Plan: The Long-Range Thoroughfare Plan identifies Sanders Avenue and San Carlos

Street as Local Streets.  
<https://www.cityoflaredo.com/home/showpublisheddocument/17680/638703100333370000>

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

**COMMITTEE RECOMMENDATION**

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

**STAFF RECOMMENDATION**

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 R-3 (Mixed Residential District) zoning district.

Staff supports the proposed conditional use permit for the following reasons:

1. The proposed use is not anticipated to have a negative impact in the surrounding area or neighborhood as the use does not generate substantial customer traffic, parking demand, or congestion within the neighborhood.
2. The proposed use is compatible with the surrounding commercial uses and is appropriate as a light commercial activity adjacent to the residential neighborhood.

If approved, Staff suggests the following conditions

1. The C.U.P. shall be issued to Cleopetra Gomez, 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. The hours of operation shall be limited to, Monday through Sunday, from 10:00 a.m. to 6:00 p.m.
3. The plant nursery shall be limited to the retail sale of plants. The cultivation, propagation, growing, or production of plants on-site shall be prohibited unless otherwise approved by the City through a separate permit or authorization.
4. The property owner shall implement and maintain a mosquito abatement procedures. Standing water shall not be permitted to remain on the property for more than seventy-two (72) hours unless actively managed through circulation, approved larvicide treatment, or other mosquito-control measures.
5. All fertilizers, pesticides, herbicides, and other materials shall be stored in covered and secured areas designed to prevent exposure to precipitation and stormwater runoff. Soil, mulch, compost, and similar materials shall be stored in an orderly manner and shall not create odor, dust, insect, or rodent nuisances for adjacent properties.

6. The property owner shall maintain the site free of litter, debris, dead vegetation, and other materials that may create visual blight, harbor pests, or negatively impact adjacent properties. All outdoor storage areas shall be maintained in an orderly condition at all times.

7. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.

8. All plant waste, landscaping debris, dead vegetation, soil materials, and related nursery byproducts shall be collected and disposed of properly on a regular basis. There shall be no outdoor burning of materials, and all waste shall be managed in a manner that prevents the accumulation of standing water, odors, insects, rodents, or other nuisances to adjacent properties.

9. There shall be no hazardous chemical storage on the property. The determination of hazardous material shall be made by the Fire Chief as per the Laredo Land Development Code, Section 24.74.3 (d). Hazardous materials are defined as stated in the City of Laredo Code of Ordinances, Sec. 33-20.

10. No commercial vehicles shall be permitted as per the City of Laredo Land Development Code, Section 24-65.0(a), General Supplemental Provisions, Residential.

- No commercial vehicle exceeding sixteen thousand (16,000) pounds manufacturer's Gross Vehicle Weight Rating (GVWR) or having more than two (2) axles, and no commercial or farm trailer exceeding twelve (12) feet in length, shall be parked or stored on the subject property.

- No commercial vehicle exceeding one (1) ton manufacturer's GVWR, having more than two (2) axles, or any commercial, farm, or utility trailer shall be parked or stored within the public right-of-way adjacent to the subject property.

11. Parking associated with the proposed use shall park within the public right-of-way.

12. Lighting of property shall be screened to avoid adverse impact on adjacent residential uses or neighborhoods.

13. Landscaping shall be provided and maintained for the entire duration of the proposed use in accordance with the City of Laredo Land Development Code.

14. 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 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.

16. The proposed use shall comply with the City's Sign Ordinance, as per Sections 28-38.a, Permitted Sign Dimensions-Freestanding and 28-38.b Permitted Sign Dimensions-, Attached, and shall be limited to the sign types and dimensions permitted within the R-3 zoning district for church, public park, public recreational facility school, library, art gallery, or cultural facility.

- Electronic Message Display signs and CEVMS shall be prohibited.

17. The property owner must comply with all City Noise Ordinances provisions of the City of Laredo Code of Ordinances.

18. The operating characteristics of the use shall not create a nuisance and the impacts of the use on surrounding properties shall be minimized with respect to noise, odors, vibrations, glare, and any other similar conditions.

- All equipment and activities must be operated/conducted in a manner that minimizes noise impacts to surrounding residential uses to the maximum extent practicable.

19. The proposed use shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy.

20. The proposed use 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.

21. The proposed use shall undergo an annual Fire Inspection.

22. 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.

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

Notice to the owner/applicant:

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

## IMPACT ANALYSIS

Is this change contrary to the established land use pattern?

Yes, while there are no other plant nurseries in the area, the site is located adjacent to a more intensive commercial use to the north (U-haul Neighborhood Dealer, Carco Transmissions of Laredo, and Mr. T's Auto Repair & Collision Services).

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

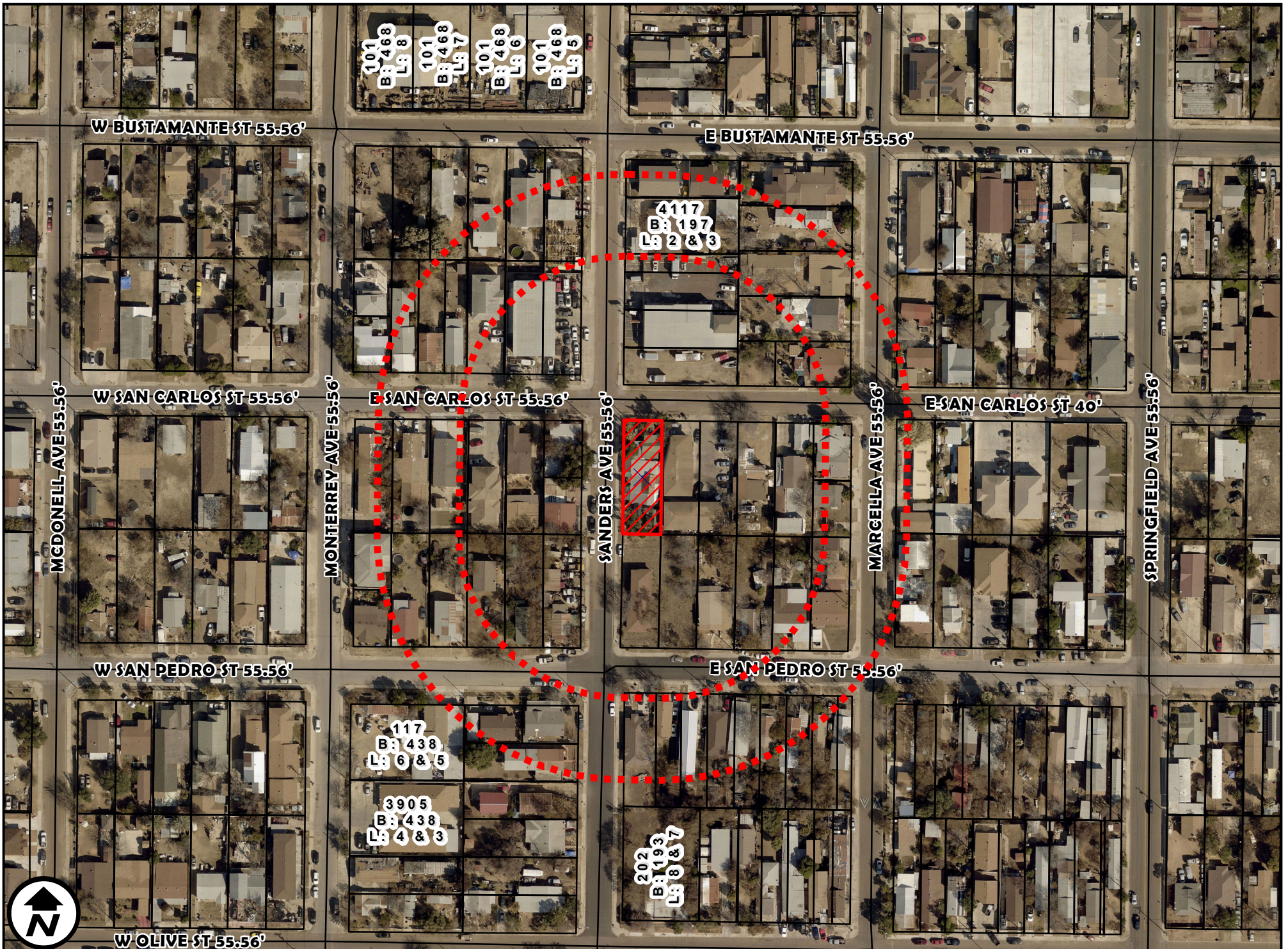
The zoning will not change.

Will change adversely influence living conditions in the neighborhood?

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 R-3 does not allow for a plant nursery as intended by the applicant and requires a conditional use permit to obtain the proposed use.

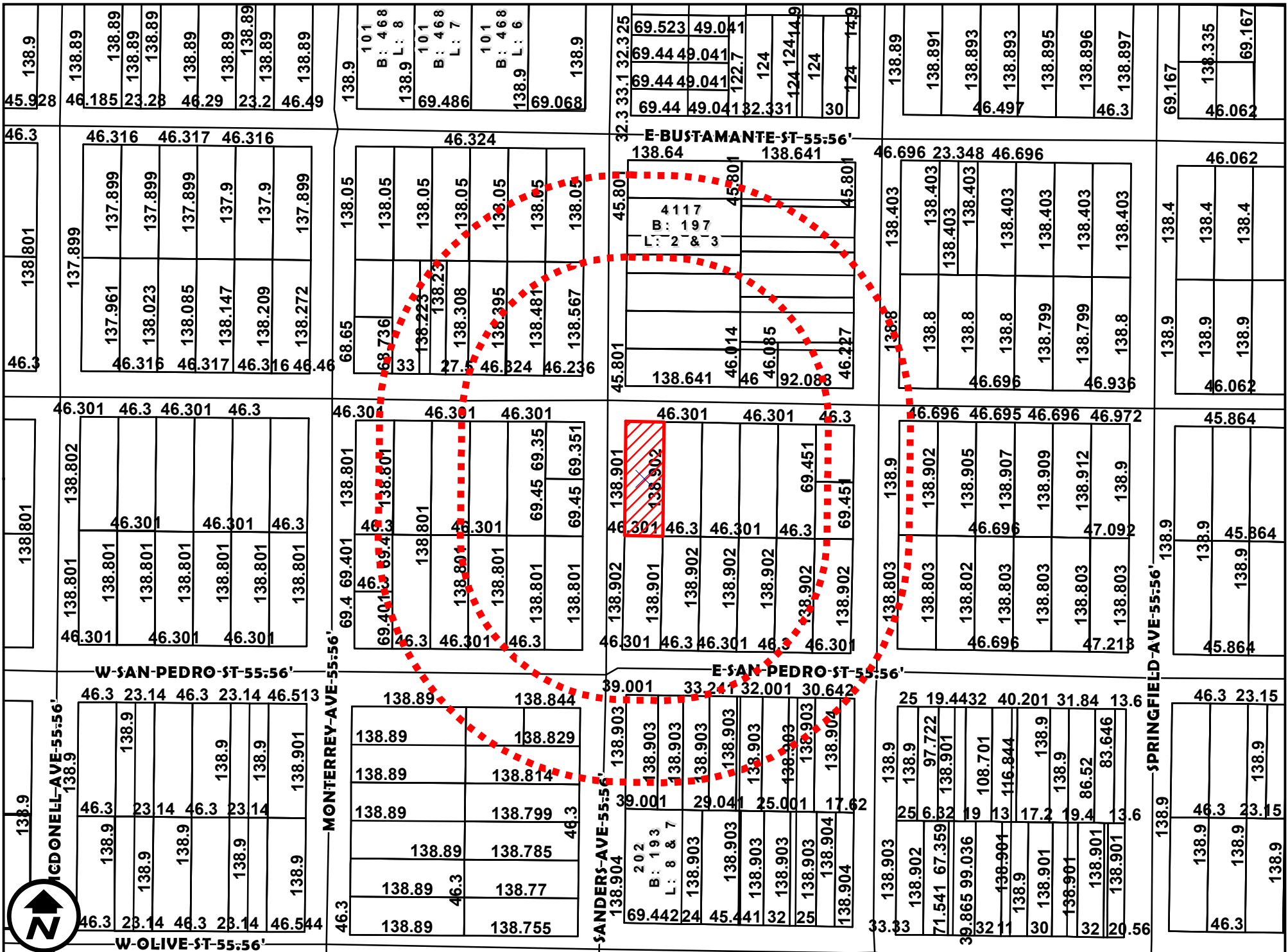


AERIAL MAP

1 inch = 150 feet

ZC-063-2026  
 COUNCIL DISTRICT 8  
 4019 SANDERS AVENUE

APPLICATION F 195  
 R-3 (MIXED RESIDENTIAL DISTRICT) ...  
 C.U.P. FOR PLANT NURSERY



DIMENSIONS MAP

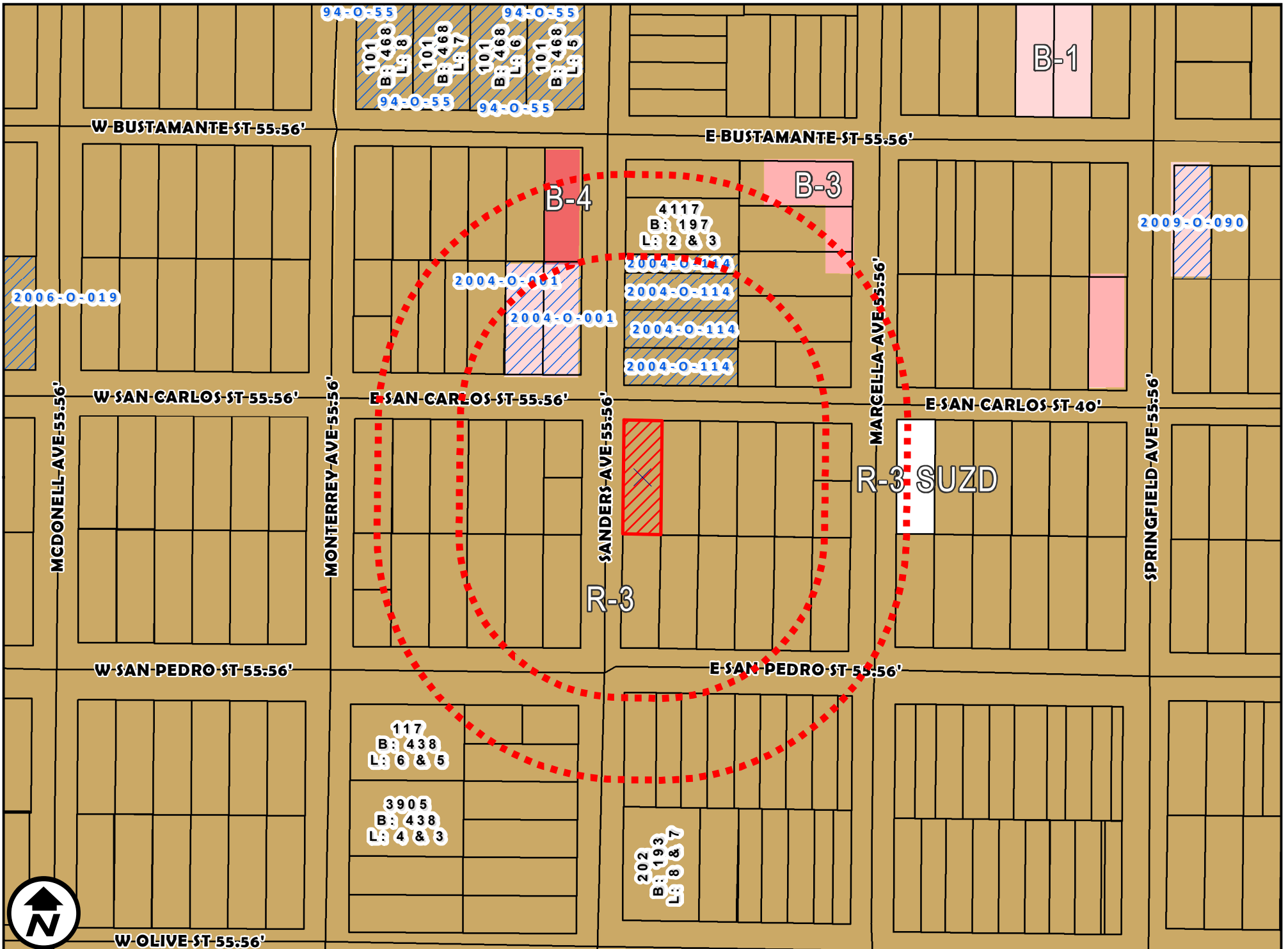
ZC-063-2026

APPLICATION F 196

1 inch = 150 feet

COUNCIL DISTRICT 8  
4019 SANDERS AVENUE

R-3 (MIXED RESIDENTIAL DISTRICT) C.U.P. FOR PLANT NURSERY

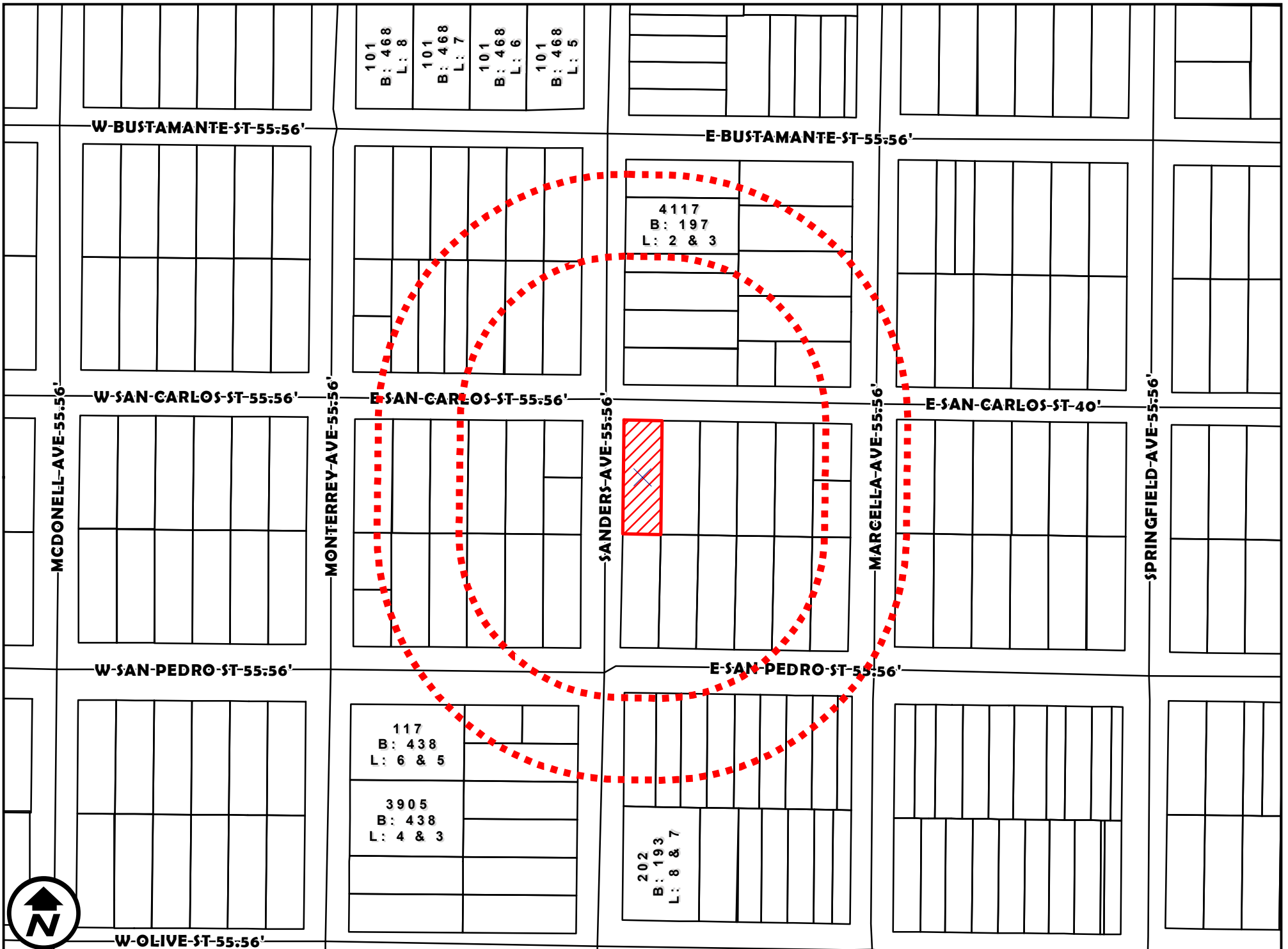


ZONING MAP

1 inch = 150 feet

ZC-063-2026  
 COUNCIL DISTRICT 8  
 4019 SANDERS AVENUE

APPLICATION F 197  
 R-3 (MIXED RESIDENTIAL DISTRICT) . . .  
 C.U.P. FOR PLANT NURSERY

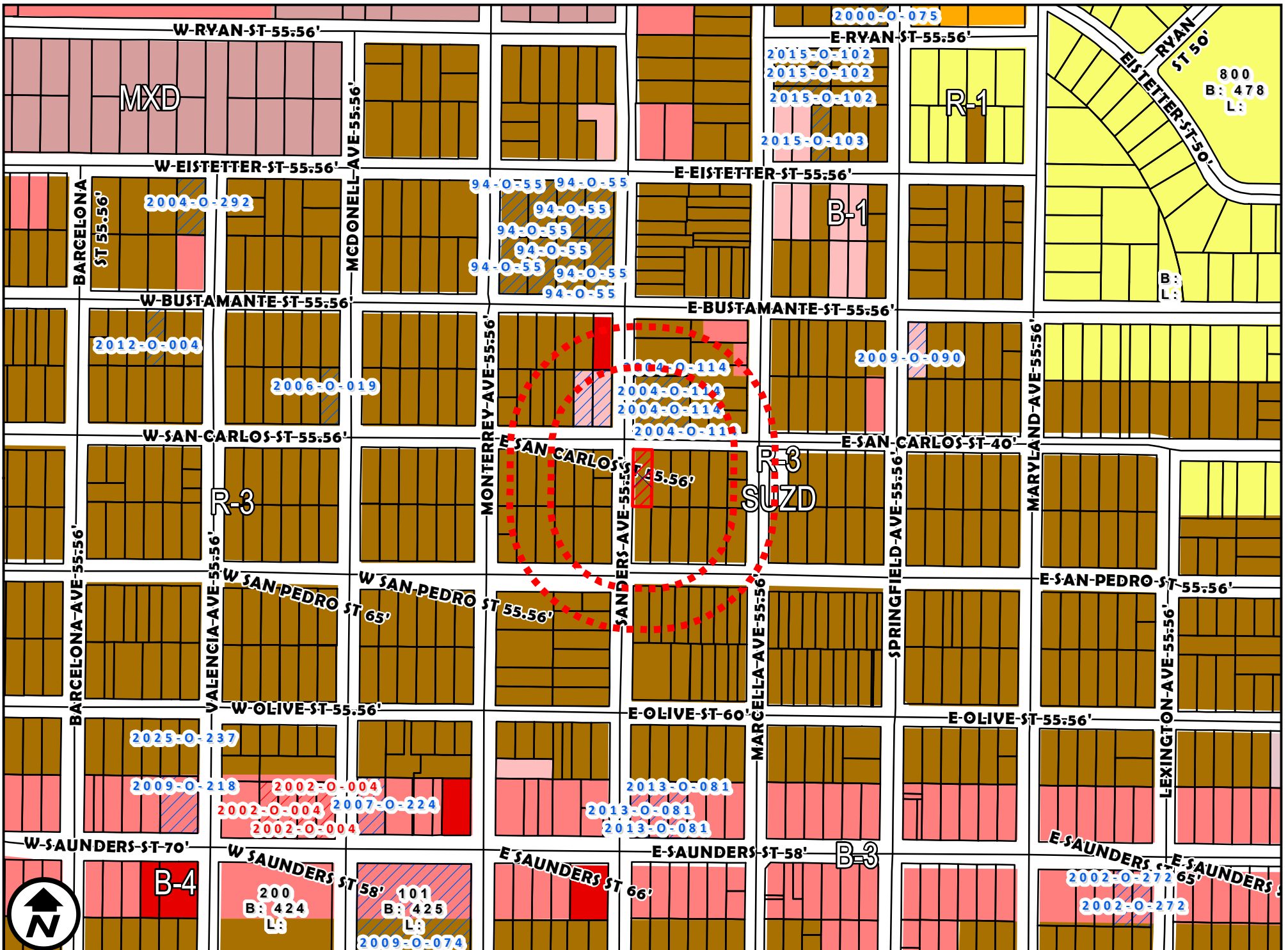


SURVEY MAP

1 inch = 150 feet

ZC-063-2026  
 COUNCIL DISTRICT 8  
 4019 SANDERS AVENUE

APPLICATION F 198  
 R-3 (MIXED RESIDENTIAL DISTRICT) . . .  
 C.U.P. FOR PLANT NURSERY



ZONING OVERVIEW

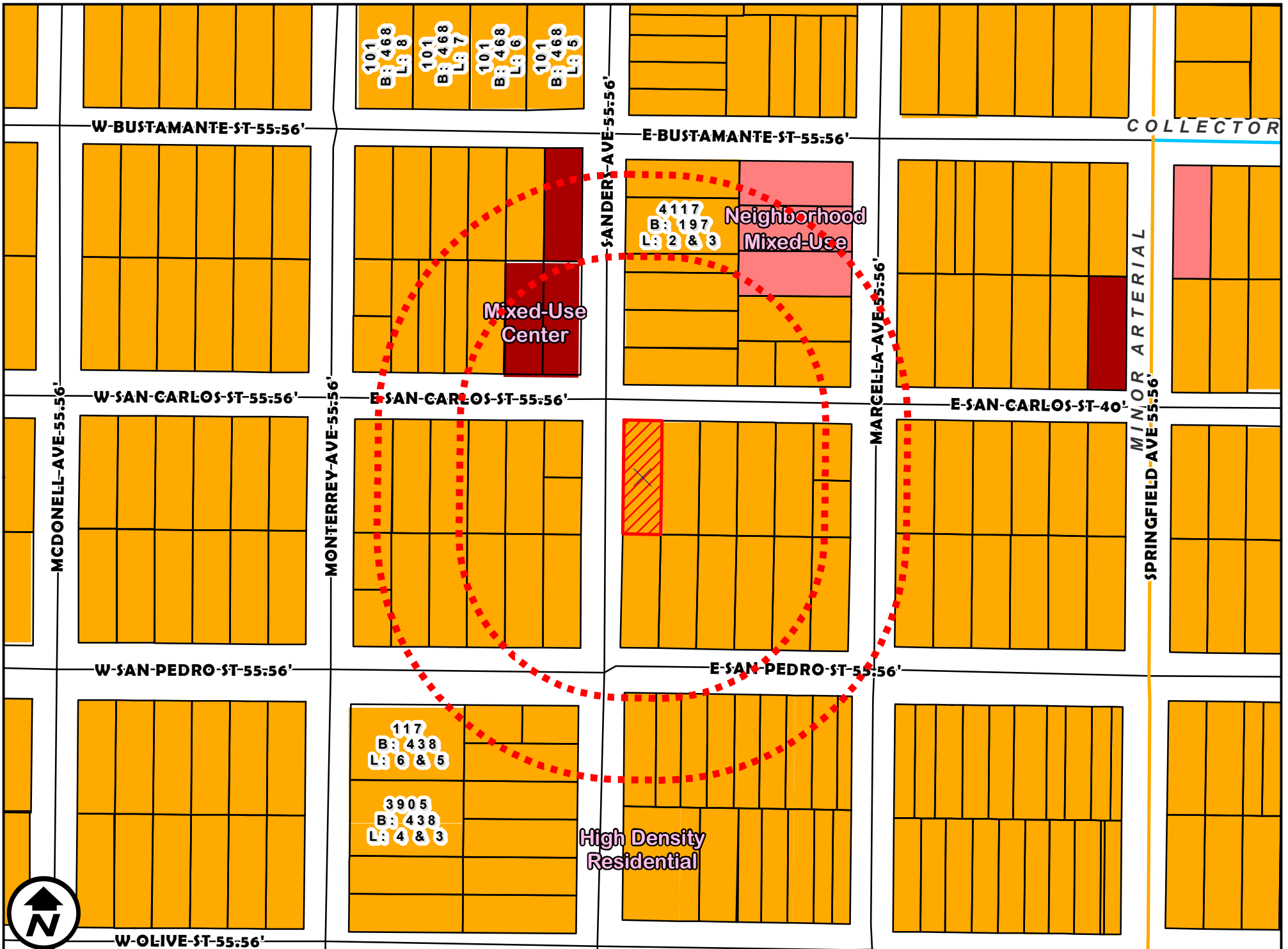
1 inch = 300 feet

ZC-063-2026

COUNCIL DISTRICT 8  
4019 SANDERS AVENUE

APPLICATION F 199

R-3 (MIXED RESIDENTIAL DISTRICT) C.U.P. FOR PLANT NURSERY

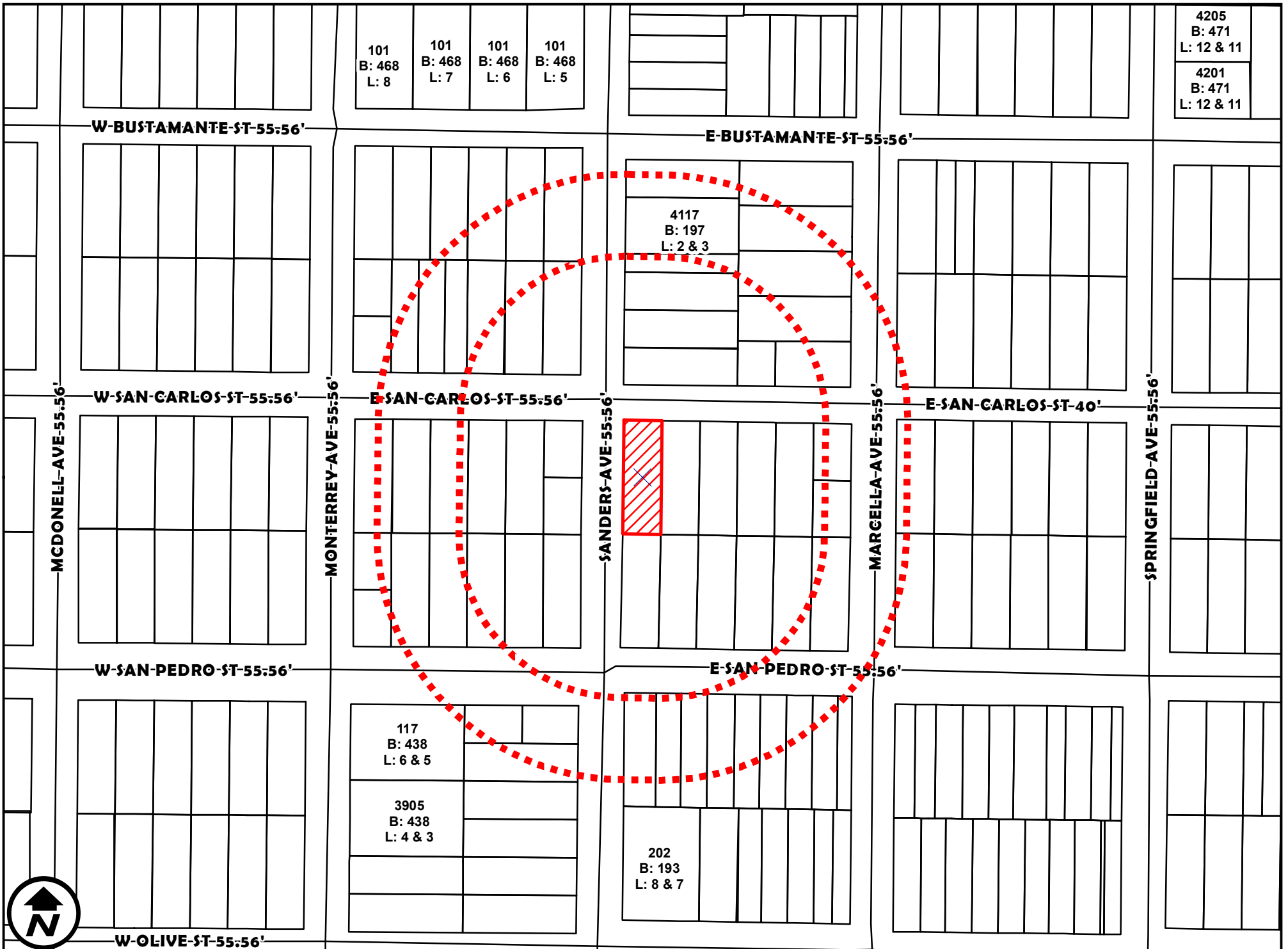


FUTURE LANDUSE

1 inch = 150 feet

ZC-063-2026  
 COUNCIL DISTRICT 8  
 4019 SANDERS AVENUE

APPLICATION F 200  
 R-3 (MIXED RESIDENTIAL DISTRICT) C.U.P.  
 C.U.P. FOR PLANT NURSERY



200' AND 300' NOTIFICATION

1 inch = 150 feet

ZC-063-2026  
 COUNCIL DISTRICT 8  
 4019 SANDERS AVENUE

APPLICATION F 201  
 R-3 (MIXED RESIDENTIAL DISTRICT) C  
 C.U.P. FOR PLANT NURSERY

05/18/26

Yosofuana Gomez dueña de Los Pinos Nursery heredado por mi mamá la Sra. Petra T. Hernandez y establecido por ella desde el año 1991 localizada en 4019 Sanders Ave. Laredo Tx. 78041. El negocio tiene el horario de 10:00 am. a 6:00 pm. de Lunes a Sábado y de Domingos dependiendo el clima. Los Pinos Nursery es mi pasatiempo para mantenerme activa y en movimiento a mis 80 años de vida. Les agradezco de antemano su ayuda para resolver en forma positiva a mi favor. Gracias por todo y que tengan un muy buen día.

Juana Gómez  
(956) 462-3971

# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 6/18/2026

**Preliminary Plats and Replats 8A**

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### **SUBJECT**

Preliminary consideration of the replat of North Webb Industrial Park, Phase 1, Block 2, Lots 3 & 6 into North Webb Industrial Park, Phase 1, Block 2, Lots 3A & 6A. The site is an existing warehouse.

PL-126-2026

District VII - Cm. Vanessa Perez

### **PREVIOUS COUNCIL ACTION**

N/A

### **BACKGROUND**

APPLICANT: Ross Hare

ENGINEER: DO RITE Engineering

### **PROPERTY INFORMATION:**

Location: North adjacent to Beltway Pkwy and northeast of Evolution Loop

Size: Approximately 9.049 acres, more or less

Proposed Development: No new proposed development as this is an existing warehouse site.

Current Zoning: M-1 (Light Manufacturing District)

Council District: District VII - Cm. Vanessa Perez

### **COMMITTEE RECOMMENDATION**

N/A

### **STAFF RECOMMENDATION**

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Revise Plat Note No. 2 to state the following: "All curb cuts shall comply with the Standard Technical Specification Manual, as may be amended from time to time."

2. Identify all easements.

3. All improvements as per the Subdivision Ordinance.

Fire: No comments submitted.

Traffic Safety: No comments submitted.

Engineering: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

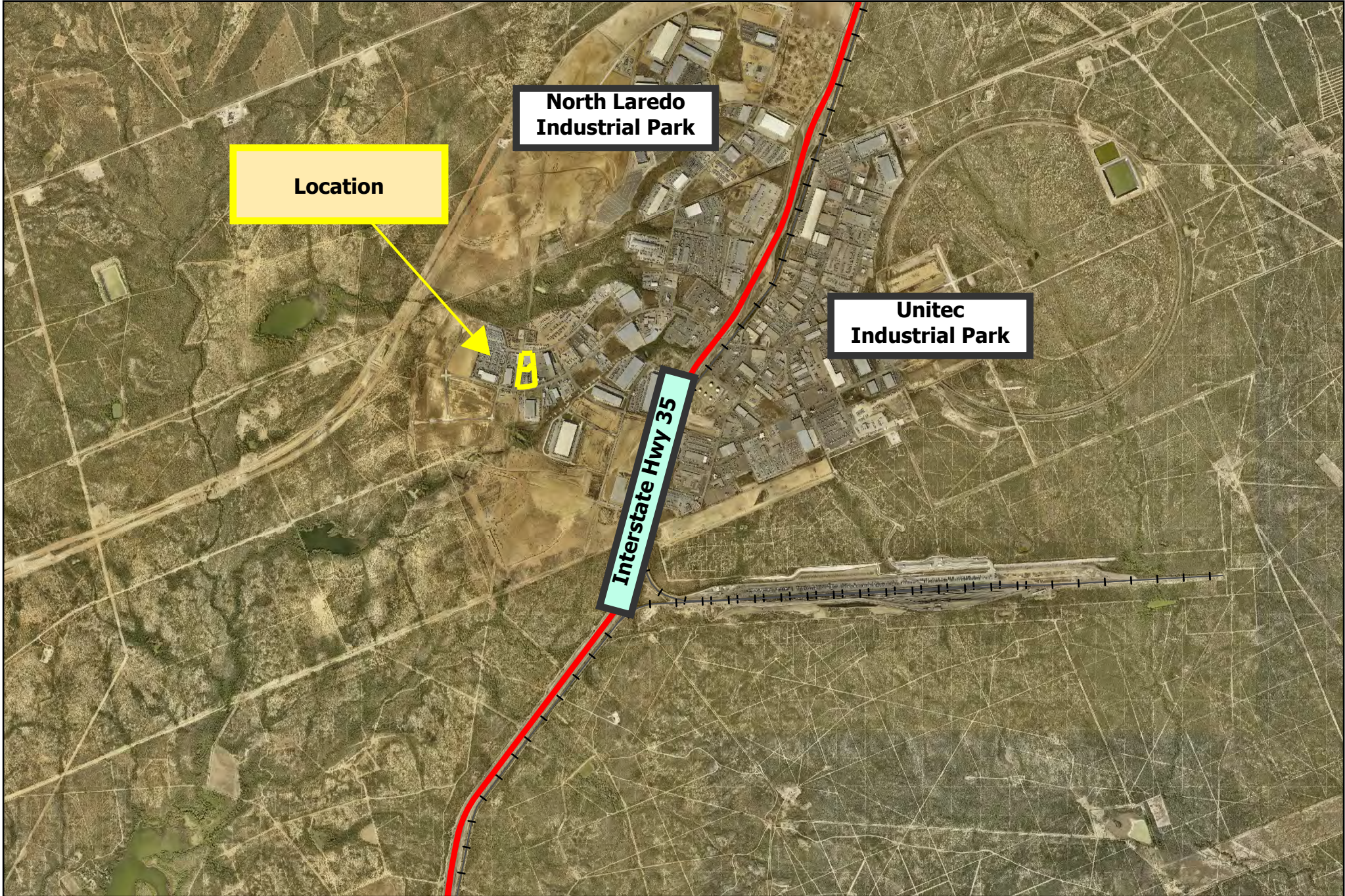
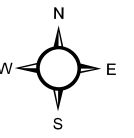
AT&T: No comments submitted.

**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



1. ALL RESTRICTIONS, CONDITIONS AND LIMITATIONS IMPOSED BY THE PLAT APPROVAL OF LOTS DEPICTED ON THIS REPLAT.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. ALL IMPROVEMENTS SHALL BE MADE IN ACCORDANCE WITH THE CITY OF LAREDO SUBDIVISION ORDINANCE REQUIREMENTS.
4. SIDEWALKS, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
5. THE PURPOSE OF THIS PLAT IS TO ADJUST THE PROPERTY LINE BETWEEN LOTS.
6. THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
7. THE EXISTING DRAINAGE PATTERNS OF THE PROPOSED REPLAT WILL NOT BE ALTERED TO CAUSE ANY DETRIMENTAL IMPACT ON THE ADJOINING PROPERTIES AND WILL NOT CHANGE DRAINAGE AS IT WAS PROPOSED AND CONSTRUCTED FROM THE ORIGINAL PLAN OF RECORD.

**NOTES**

1. ALL RESTRICTIONS, CONDITIONS AND LIMITATIONS IMPOSED BY THE PLAT APPROVAL OF LOTS DEPICTED ON THIS REPLAT.
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STATE OF TEXAS  
COUNTY OF WEBB

I, ROSS HARB, DIRECTOR FOR H&H TERMINALS, L.C., THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOTS 3A AND 6A, BLOCK 2, NORTH WEBB INDUSTRIAL PARK, PHASE 1 IN THE COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL EASEMENTS THEREON SHOWN, FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

H&H TERMINALS, L.C. \_\_\_\_\_ DATE \_\_\_\_\_  
BY: ROSS HARB, DIRECTOR

STATE OF TEXAS  
COUNTY OF WEBB

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROSS HARB KNOWN TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE PERSON DECLARED TO BE THE SAME FOR THE PURPOSES AND CONSIDERATION HEREIN STATED, WITNESS MY HAND AND SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS

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

CERTIFICATE OF ENGINEER  
STATE OF TEXAS  
COUNTY OF WEBB

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

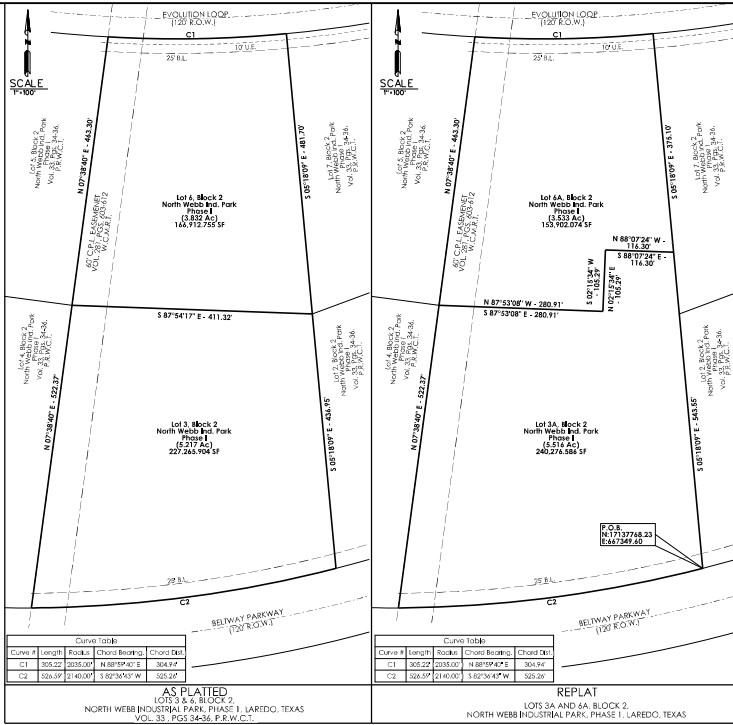


RICARDO RAMOS, P.E. #87027 \_\_\_\_\_ DATE \_\_\_\_\_

CERTIFICATE OF SURVEYOR  
STATE OF TEXAS  
COUNTY OF WEBB

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

J. RICARDO SANCHEZ, RPLS #4232 \_\_\_\_\_ DATE \_\_\_\_\_  
SANCHEZ ENGINEERING, INC.  
P.O. BOX 2654  
LAREDO, TEXAS 78044  
SURV. BROWNO. 101-11000  
956-723-5578



AS PLATTED				REPLAT					
Curve #	Length	Radius	Chord Bearing	Chord Dist.	Curve #	Length	Radius	Chord Bearing	Chord Dist.
C1	204.22'	204.00'	N 89°59' E	304.84'	C1	204.22'	204.00'	N 89°59' E	304.84'
C2	526.59'	2146.00'	S 82°36'42" W	525.26'	C2	526.59'	2146.00'	S 82°36'42" W	525.26'

**PLAT APPROVAL CITY ENGINEER**

I HAVE REVIEWED THIS REPLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS LOTS 3A AND 6A, BLOCK 2, NORTH WEBB INDUSTRIAL PARK, PHASE 1 PREPARED BY RICARDO RAMOS, LICENSED PROFESSIONAL ENGINEER NO. 87027 AND DATED THE DAY \_\_\_\_ OF \_\_\_\_\_, 2026, WITH THE LAST REVISED DATE ON \_\_\_\_ OF \_\_\_\_\_, 2026, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

EDUJO DE LOS SANJOS P.E. \_\_\_\_\_ DATE \_\_\_\_\_  
CITY ENGINEER

**PLANNING COMMISSION APPROVAL**

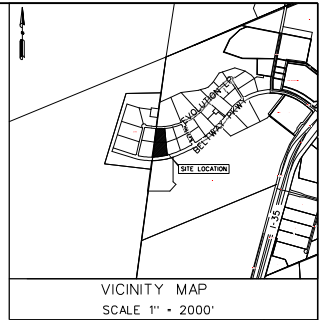
THIS PLAT OF LOTS 3A AND 6A, BLOCK 2, NORTH WEBB INDUSTRIAL PARK, PHASE 1 WEBB COUNTY, TEXAS HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

DANIELA SADA PAZ \_\_\_\_\_ DATE \_\_\_\_\_  
PLANNING COMMISSION CHAIR

**ATTESTMENT OF PLANNING COMMISSION APPROVAL**

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

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



CERTIFICATION OF COUNTY CLERK  
FILED OF RECORD AT \_\_\_\_ O'CLOCK \_\_\_\_ M. ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2026  
DEPUTY: \_\_\_\_\_ COUNTY CLERK  
WEBB COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF WEBB  
I, MARIEE SAMUEL BARBA, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FORGOING INSTRUMENT DATED THE \_\_\_\_ DAY OF \_\_\_\_\_, 2026, AT \_\_\_\_ O'CLOCK \_\_\_\_ M. IN VOLUME \_\_\_\_ PAGE(S) \_\_\_\_ OF THE MAP RECORDS OF SAID COUNTY.

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

**PRELIMINARY**

**DO-RITE ENGINEERING, LLC**  
311 EURBIDE  
LAREDO, TX 78042  
TEL: 956-256-6499  
www.do-rite-engs.com  
TEXAS BROWNS REGISTRATION NO. 226495

REVISED: 06/3/2026

OWNER(S):  
H&H TERMINALS, L.C.  
1300 E. BIG BEAVER ROAD  
TROY, MICHIGAN 48083

SHEET 1 OF 1

LOT 3 AND LOT 6, BLOCK 2, NORTH WEBB INDUSTRIAL PARK, PHASE 1  
VOL. 33, PGS. 3436, P.F. P.A.C.T.  
LOT 3A AND 6A, BLOCK 2, NORTH WEBB INDUSTRIAL PARK, PHASE 1

# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 6/18/2026

**Preliminary Plats and Replats 8B**

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### **SUBJECT**

Preliminary consideration of the plat of Shiloh Crossing Subdivision, Phase 6, Block 1, Lot 1. The intent is multifamily.

PL-128-2026

District VI - Cm. Dr. Tyler King

### **PREVIOUS COUNCIL ACTION**

N/A

### **BACKGROUND**

APPLICANT: Ninos Group Investments, LLC

ENGINEER: Premier Engineering Surveying

### **PROPERTY INFORMATION:**

Location: Northeast of Kirby Dr. and Shiloh Dr.

Size: Approximately 9.66 acres, more or less

Proposed Development: 1 lot

Current Zoning: B-4 (Highway Commercial District)

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

### **COMMITTEE RECOMMENDATION**

N/A

### **STAFF RECOMMENDATION**

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. 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.

2. Revise Plat Note No. 3 to state the following: "All curb cuts shall comply with the Standard Technical Specification Manual, as may be amended from time to time."

3. Coordinate with the Traffic Safety division for the placement of driveway(s) and access.

4. Revise Sheet Title Block as it states "Adriani Plaza Subdivision".

5. Identify all easements.

6. All improvements as per the Subdivision Ordinance.

Fire: No comments submitted.

Traffic Safety: No comments submitted.

Engineering: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

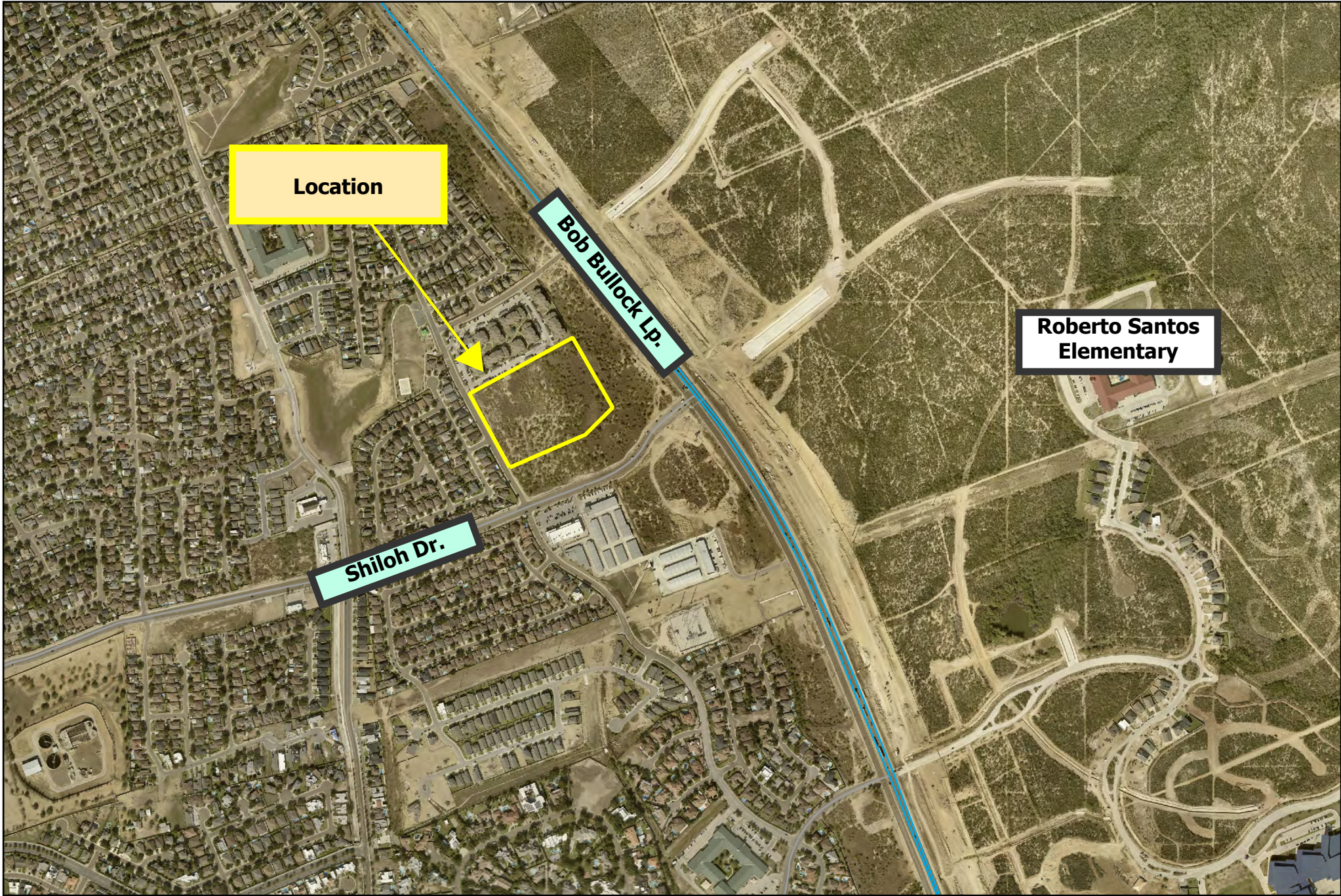
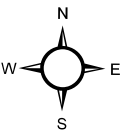
AT&T: No comments submitted.

**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



**Location**

**Bob Bullock Lp.**

**Shiloh Dr.**

**Roberto Santos  
Elementary**

PLAT NOTES:

1. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY CONVENIENCE OR RESTRICTIONS.
2. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IN ACCORDANCE TO THE LAREDO LAND DEVELOPMENT CODE.
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 THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE CITY OF LAREDO LAND DEVELOPMENT CODE.
5. 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.
6. PROPERTY DOES NOT APPEAR TO BE LOCATED IN A FLOOD ZONE AS PER FEMA MAP NO. 48479C1205C. EFFECTIVE DATE: APRIL 2, 2008.
7. POINT OF BEGINNING HAS THE FOLLOWING COORDINATES:  
N:17108682.75  
E:675723.99



# City of Laredo

## Planning & Zoning Commission

---

**Meeting Date:** 6/18/2026

**Preliminary Plats and Replats 8C**

---

### **SUBJECT**

Preliminary consideration of the plat of Ponderosa Commercial Subdivision, Unit 3A - Phase 2. The intent is commercial.

PL-127-2026

District IV - Cm. Ricardo "Rick" Garza

### **PREVIOUS COUNCIL ACTION**

N/A

### **BACKGROUND**

APPLICANT: Killam Development Ltd.

ENGINEER: Mesquite Engineering

### **PROPERTY INFORMATION:**

Location: Southwest of E. Saunders St. and Bob Bullock Loop (Loop 20)

Size: Approximately 4.59 acres, more or less

Proposed Development: 3 lots

Current Zoning: B-4 (Community Business District)

Council District: District IV - Cm. Ricardo "Rick" Garza

### **COMMITTEE RECOMMENDATION**

N/A

### **STAFF RECOMMENDATION**

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

#### **Planning:**

**1. Revise Plat Note No. 2 to state the following: "All curb cuts shall comply with the Standard Technical Specification Manual, as may be amended from time to time."**

**2. Identify all easements.**

**3. All improvements as per the Subdivision Ordinance.**

Fire: No comments submitted.

Traffic Safety: No comments submitted.

Engineering: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

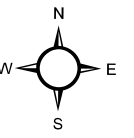
**Planning:**

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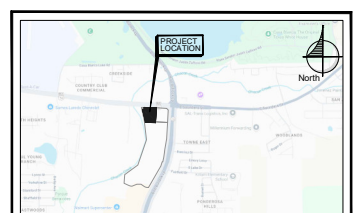
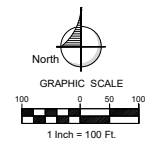
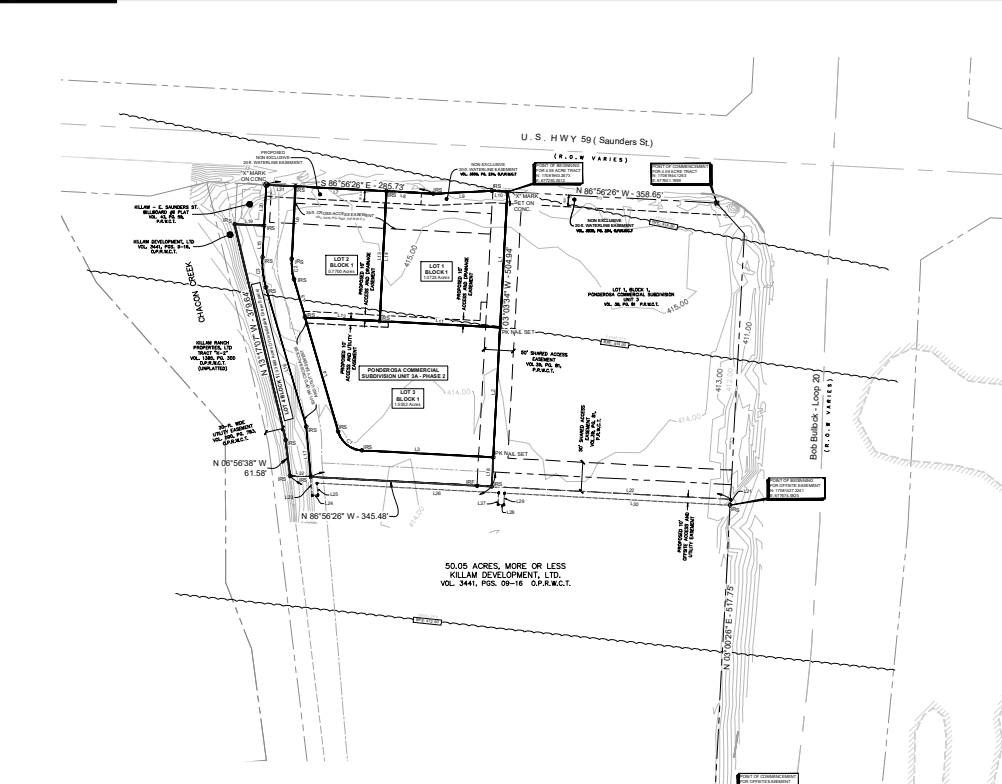
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# AERIAL LOCATION MAP



## 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 SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
- 4.- COMMENCING POINT FOR PONDEROSA COMMERCIAL SUBDIVISION UNIT-3A PHASE II, A TXDOT RIGHT OF WAY MONUMENT ON THE SOUTH SIDE OF HIGHWAY 59, (GPS Coordinates: N = 17081963.2673, E = 677293.0512)
- 5.- ACCESS ONTO BOB BULLOCK LOOP AND U.S. HIGHWAY 59 IS SUBJECT TO REVIEW AND APPROVAL BY THE TEXAS DEPARTMENT OF TRANSPORTATION.
- 6.- BY GRAPHICALLY PLOTTING, THIS PARCEL WAS DETERMINED TO BE WITHIN A 100 YEAR FREQUENCY FLOOD ZONE AS PER FLOOD INSURANCE RATE MAPS FOR WEBB COUNTY, TEXAS COMMUNITY PANEL No. 48479C1215C WITH AN EFFECTIVE DATE: APRIL 2, 2008.
- 7.- ANY IMPROVEMENTS WITHIN THE FLOODPLAIN MUST COMPLY WITH THE LAND DEVELOPMENT CODE CHAPTER 24, SECTION 24-69.
- 8.- FINISHED FLOOR ELEVATIONS OR LOWEST STRUCTURAL MEMBER FOR LOTS WITHIN A FLOOD ZONE SHALL BE 18" ABOVE THE BASE FLOOD ELEVATION.



**LEGEND**

- ⊗ FOUND R.O.W. MONUMENT
- FOUND IRON ROD
- SET IRON ROD
- CORNER POINT
- FOUND X MARK
- x SET X MARK

--- LOT LINES  
 - - - - - CENTERLINE  
 - - - - - ADJOINING TRACT LINE  
 - - - - - UTILITY EASEMENT  
 --- PONDEROSA COMMERCIAL SUBDIVISION UNIT 3A BOUNDARY

**LOT AREA**

LOT 1	1.0723 Acres
LOT 2	0.7700 Acres
LOT 3	1.5052 Acres
LOT 4	0.3489 Acres

**CURVE TABLE**

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	55.81	45.00	70°48'30"	31.98	N 57°32'30" W	52.34
C2	35.16	105.00	107°14'44"	17.76	N 07°32'30" W	35.51
C3	51.00	155.00	107°14'44"	28.27	S 06°32'30" E	51.00

**LINE TABLE**

LINE #	LENGTH	DIRECTION
L1	225.51	S 03°02'34" W
L2	225.43	S 03°02'34" W
L3	229.47	N 89°52'20" W
L4	205.00	N 89°52'20" W
L5	87.53	N 16°02'19" W
L6	124.21	S 03°02'34" E
L7	156.66	S 86°30'25" E
L8	79.87	S 86°30'25" E
L9	108.20	N 87°25'30" E
L10	25.84	N 86°50'26" W
L11	206.48	N 86°50'26" W
L12	127.68	N 86°50'26" W
L13	225.51	S 03°02'34" W
L14	225.51	S 03°02'34" W
L15	124.21	S 03°02'34" W
L16	248.30	S 16°02'19" E
L17	86.13	S 04°54'12" E
L18	86.00	S 03°02'34" W
L19	86.84	S 86°30'25" E
L20	79.80	N 89°52'20" E
L21	86.80	S 03°02'34" W
L22	779.20	S 86°50'26" E
L23	31.76	N 04°54'12" W
L24	13.00	S 03°02'34" W
L25	20.27	S 04°54'12" E
L26	117.12	N 86°50'26" W
L27	103.00	N 86°50'26" W
L28	103.00	N 86°50'26" W
L29	20.00	S 03°08'15" W
L30	286.57	N 86°50'26" W

**LEGAL DESCRIPTION FOR A TRACT OF LAND**  
 containing 4.59 acres, more or less, situated in Precinct 28, Eugenio Martinez, Original Grantee, Abstract 241, Webb County, Texas

A tract of land containing 4.59 acres, more or less, situated in Precinct 28, Eugenio Martinez, Original Grantee, Abstract 241, Webb County, Texas and being out of a 50.05 acre Tract conveyed to Kilham Development, Ltd., as recorded in Volume 3441, Pages 9-16, of the Official Public Records of Webb County, Texas, this tract of land being more particularly described by notes and bounds as follows, to wit:

**COMMENCING** at a TxDOT right-of-way monument with cap found on the south right-of-way line of U.S. Hwy 59 (Saunders St.), (GPS Coordinates: N = 1708194.126, E = 957851.1899);  
**THENCE** N 86°50'26" W, along the said south right-of-way line of U.S. Hwy 59 (Saunders St.), a distance of 358.65 feet to a found 1/2" iron rod with cap (GPS Coordinates: N = 1708193.2073, E = 977203.0523), same being the northeast corner of Lot 1, Block 1, as recorded in Volume 39, Page 81, as per the Plat Records of Webb County, Texas, same being the **POINT OF BEGINNING** of this tract of land containing 4.59 acres, more or less, and for the northeast corner hereof;  
**THENCE** S 03°02'34" W with the west line of said Lot 1, Block 1, a distance of 504.94 feet to a found 1/2" iron rod, at the southwest corner of said Lot 1, Block 1, same being the southeast corner hereof;  
**THENCE** N 86°50'26" W, for a distance of 345.48 feet to a set 1/2" iron rod, on the east line of 30-foot wide utility easement as recorded in Volume 590, Page 783, of the Official Public Records of Webb County, Texas, for the southeast corner hereof;  
**THENCE** N 06°52'38" W with the east line of said 30-foot wide utility easement, a distance of 61.38 feet to a set 1/2" iron rod, for an interior corner hereof;  
**THENCE** N 13°17'07" W, continuing with the east line of said 30-foot wide utility easement, a distance of 379.64 feet to a set 1/2" iron rod, for an exterior corner hereof;  
**THENCE** S 86°50'26" E leaving the east line of said 30-foot wide utility easement, passing a found 1/2" iron rod 0.64 feet on the southeast corner of Kilham - E. Saunders St. Billboard #6 Plat Lot 1, Block 1, as recorded in Volume 43, Page 59, of the Official Public Records of Webb County, Texas, continuing for a total distance of 94.68 feet to a set 1/2" iron rod, at the southeast corner of said Kilham - E. Saunders St. Billboard #6 Plat Lot 1, Block 1, for an interior corner hereof;  
**THENCE** N 03°03'34" E with the east line of said Kilham - E. Saunders St. Billboard #6 Plat Lot 1, Block 1, a distance of 70.00 feet to a found 1/2" iron rod at the northeast corner of said Billboard #6 Plat Lot 1, Block 1, said corner being on the south right-of-way line of U.S. Hwy 59 (Saunders St.), for the northeast corner hereof;  
**THENCE** S 86°50'26" E along said south right-of-way line, for a distance of 285.73 feet to a set 1/2" iron rod, for an interior corner hereof;  
**THENCE** N 87°50'54" E, continuing along said south right-of-way line of U.S. Hwy 59 (Saunders St.), for a distance of 100.50 feet to a set 1/2" iron rod, for an exterior corner hereof;  
**THENCE** S 86°50'26" E, continuing along said south right-of-way line of U.S. Hwy 59 (Saunders St.), for a distance of 26.64 feet to the **POINT OF BEGINNING** of this tract of land containing 4.59 acres, more or less.

**Bas of Bearings:** Texas Coordinate System of 1983, South Zone 4205.

**LEGAL DESCRIPTION FOR AN OFFSITE 10-FT UTILITY AND ACCESS EASEMENT**  
 containing 0.174 acre (2,595.47 square feet), more or less, situated in Precinct 28, Eugenio Martinez, Original Grantee, Abstract 241, Webb County, Texas

An Offsite 10-FT Utility and Access Easement containing 0.1744 acres (2,595.47 square feet), more or less, situated in Precinct 28, Eugenio Martinez, Original Grantee, Abstract 241, Webb County, Texas and being out of a 50.05 acre Tract conveyed to Kilham Development, Ltd., as recorded in Volume 3441, Pages 9-16, of the Official Public Records of Webb County, Texas, this Offsite 10-FT Utility and Access Easement being more particularly described by notes and bounds as follows, to wit:

**COMMENCING** at a TxDOT right-of-way disk monument found on the west right-of-way line of Bob Bullock Loop 20 (GPS Coordinates: N = 1708010.1710, E = 977066.9969);  
**THENCE** N 03°00'20" E along said west right-of-way line of Bob Bullock Loop 20, a distance of 517.75 feet to a set 1/2" iron rod (GPS Coordinates: N = 1708147.2241, E = 977674.0923), being the **POINT OF BEGINNING** of this Offsite Access and Utility Easement containing 0.1744 acres, more or less, and for the southeast corner hereof;  
**THENCE** N 86°50'26" W, 20.00 feet to a point, interior corner hereof;  
**THENCE** S 37°01'15" W, 20.00 feet to a point, exterior corner hereof;  
**THENCE** N 86°53'45" W, 10.00 feet to a point, exterior corner hereof;  
**THENCE** N 37°01'15" E, 20.00 feet to a point, interior corner hereof;  
**THENCE** N 86°50'26" W, 311.22 feet to a point, interior corner hereof;  
**THENCE** S 4°54'12" E, 20.27 feet to a point, exterior corner hereof;  
**THENCE** S 83°05'48" W, 10.00 feet to a point, interior corner hereof;  
**THENCE** N 4°54'12" W, 31.76 feet to a set 1/2" iron rod, exterior corner hereof;  
**THENCE** S 86°50'26" E, passing a found 1/2" iron rod with a plastic cap at 502.72 feet on the southwest corner of Lot 1, Block 1, Ponderosa Commercial Subdivision - Unit 3A, as recorded in Volume 39, Page 81, of the Plat Records of Webb County, Texas, continuing for a total distance of 719.28 feet to a found 1/2" iron rod on the southwest corner of said Lot 1, Block 1, Ponderosa Commercial Subdivision, same being the northwest corner hereof;  
**THENCE** S 37°03'14" W, along said north right-of-way line of Bob Bullock Loop 20, for a distance of 10.90 feet to the **POINT OF BEGINNING** of this Offsite 10-FT Utility and Access Easement containing 0.1744 acres, more or less.

**Bas of Bearings:** Texas Coordinate System of 1983, South Zone 4205.

**CERTIFICATE OF OWNER:**

STATE OF TEXAS  
 COUNTY OF WEBB

I, **RADOLFE KILLAM II**, AS MANAGING MEMBER OF **KILLAM DEVELOPMENT, LTD.**, A TEXAS LIMITED PARTNERSHIP BY KILLAM MANAGEMENT, L.P.C. (THE GENERAL PARTNER OF THE UNDERGOING OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS **LOT 4 BLOCK 1 PONDEROSA COMMERCIAL SUBDIVISION UNIT 3A PHASE 1A**), IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS REFERRED HERE TO, HEREBY DEEDICATE TO THE USE OF THE PUBLIC, WITHOUT ALL EASEMENTS AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

RADOLFE KILLAM II  
 MANAGER

STATE OF TEXAS  
 COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **RADOLFE KILLAM II**, 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 AND FOR THE WEBB COUNTY, TEXAS

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

STATE OF TEXAS  
 COUNTY OF WEBB

**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, WATER, SEWER AND APPURTENANCES AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

TANIELSA GUERRA  
 DIRECTOR OF PLANNING DEPARTMENT  
 CITY OF LAREDO, TEXAS

STATE OF TEXAS  
 COUNTY OF WEBB

**CERTIFICATE OF SURVEYOR:**

STATE OF TEXAS  
 COUNTY OF WEBB

I, **HUGO BECA**, 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.

HUGO BECA, P.E.  
 No. 5783

STATE OF TEXAS  
 COUNTY OF WEBB

**PLAT - APPROVAL CITY ENGINEER:**

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS **LOT 4 BLOCK 1 PONDEROSA COMMERCIAL SUBDIVISION UNIT 3A PHASE 1A**, PREPARED BY **HUGO BECA LICENSED PROFESSIONAL ENGINEER No. 52075**, AND DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

WITH THE LAST REVISED DATE ON \_\_\_\_\_, \_\_\_\_\_ AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ELIJO DE LOS SANTOS, P.E.  
 CITY ENGINEER

STATE OF TEXAS  
 COUNTY OF WEBB

**PLANNING COMMISSION APPROVAL:**

THIS PLAT, IDENTIFIED AS **LOT 4 BLOCK 1 PONDEROSA COMMERCIAL SUBDIVISION UNIT 3A PHASE 1A**, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION, AND IS HEREBY APPROVED BY SUCH COMMISSION ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

DANIELA BADA PAZ  
 PLANNING AND ZONING COMMISSION CHAIR

STATE OF TEXAS  
 COUNTY OF WEBB

**CERTIFICATION OF COUNTY CLERK:**

STATE OF TEXAS  
 COUNTY OF WEBB

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

DEPUTY COUNTY CLERK  
 WEBB COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF WEBB

**CERTIFICATE OF SURVEYOR:**

STATE OF TEXAS  
 COUNTY OF WEBB

I, **HUGO BECA**, 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.

HUGO BECA, P.E.  
 No. 52075

STATE OF TEXAS  
 COUNTY OF WEBB

**PLAT - APPROVAL CITY ENGINEER:**

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS **LOT 4 BLOCK 1 PONDEROSA COMMERCIAL SUBDIVISION UNIT 3A PHASE 1A**, PREPARED BY **HUGO BECA LICENSED PROFESSIONAL ENGINEER No. 52075**, AND DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

WITH THE LAST REVISED DATE ON \_\_\_\_\_, \_\_\_\_\_ AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ELIJO DE LOS SANTOS, P.E.  
 CITY ENGINEER

STATE OF TEXAS  
 COUNTY OF WEBB

**PLANNING COMMISSION APPROVAL:**

THIS PLAT, IDENTIFIED AS **LOT 4 BLOCK 1 PONDEROSA COMMERCIAL SUBDIVISION UNIT 3A PHASE 1A**, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION, AND IS HEREBY APPROVED BY SUCH COMMISSION ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

DANIELA BADA PAZ  
 PLANNING AND ZONING COMMISSION CHAIR

STATE OF TEXAS  
 COUNTY OF WEBB

**CERTIFICATION OF COUNTY CLERK:**

STATE OF TEXAS  
 COUNTY OF WEBB

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

DEPUTY COUNTY CLERK  
 WEBB COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF WEBB

**CERTIFICATE OF SURVEYOR:**

STATE OF TEXAS  
 COUNTY OF WEBB

I, **HUGO BECA**, 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.

HUGO BECA, P.E.  
 No. 52075

STATE OF TEXAS  
 COUNTY OF WEBB

**PLAT - APPROVAL CITY ENGINEER:**

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS **LOT 4 BLOCK 1 PONDEROSA COMMERCIAL SUBDIVISION UNIT 3A PHASE 1A**, PREPARED BY **HUGO BECA LICENSED PROFESSIONAL ENGINEER No. 52075**, AND DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

WITH THE LAST REVISED DATE ON \_\_\_\_\_, \_\_\_\_\_ AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ELIJO DE LOS SANTOS, P.E.  
 CITY ENGINEER

STATE OF TEXAS  
 COUNTY OF WEBB

**PLANNING COMMISSION APPROVAL:**

THIS PLAT, IDENTIFIED AS **LOT 4 BLOCK 1 PONDEROSA COMMERCIAL SUBDIVISION UNIT 3A PHASE 1A**, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION, AND IS HEREBY APPROVED BY SUCH COMMISSION ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

DANIELA BADA PAZ  
 PLANNING AND ZONING COMMISSION CHAIR

STATE OF TEXAS  
 COUNTY OF WEBB

**CERTIFICATION OF COUNTY CLERK:**

STATE OF TEXAS  
 COUNTY OF WEBB

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

DEPUTY COUNTY CLERK  
 WEBB COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF WEBB

**CERTIFICATE OF SURVEYOR:**

STATE OF TEXAS  
 COUNTY OF WEBB

I, **HUGO BECA**, 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.

HUGO BECA, P.E.  
 No. 52075

STATE OF TEXAS  
 COUNTY OF WEBB

**PLAT - APPROVAL CITY ENGINEER:**

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS **LOT 4 BLOCK 1 PONDEROSA COMMERCIAL SUBDIVISION UNIT 3A PHASE 1A**, PREPARED BY **HUGO BECA LICENSED PROFESSIONAL ENGINEER No. 52075**, AND DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

WITH THE LAST REVISED DATE ON \_\_\_\_\_, \_\_\_\_\_ AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ELIJO DE LOS SANTOS, P.E.  
 CITY ENGINEER

STATE OF TEXAS  
 COUNTY OF WEBB

**PLANNING COMMISSION APPROVAL:**

THIS PLAT, IDENTIFIED AS **LOT 4 BLOCK 1 PONDEROSA COMMERCIAL SUBDIVISION UNIT 3A PHASE 1A**, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION, AND IS HEREBY APPROVED BY SUCH COMMISSION ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

DANIELA BADA PAZ  
 PLANNING AND ZONING COMMISSION CHAIR

STATE OF TEXAS  
 COUNTY OF WEBB

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STATE OF TEXAS  
 COUNTY OF WEBB

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DEPUTY COUNTY CLERK  
 WEBB COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF WEBB

**CERTIFICATE OF SURVEYOR:**

STATE OF TEXAS  
 COUNTY OF WEBB

I, **HUGO BECA**, 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.

HUGO BECA, P.E.  
 No. 52075

STATE OF TEXAS  
 COUNTY OF WEBB

**PLAT - APPROVAL CITY ENGINEER:**

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS **LOT 4 BLOCK 1 PONDEROSA COMMERCIAL SUBDIVISION UNIT 3A PHASE 1A**, PREPARED BY **HUGO BECA LICENSED PROFESSIONAL ENGINEER No. 52075**, AND DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

WITH THE LAST REVISED DATE ON \_\_\_\_\_, \_\_\_\_\_ AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ELIJO DE LOS SANTOS, P.E.  
 CITY ENGINEER

STATE OF TEXAS  
 COUNTY OF WEBB

**PLANNING COMMISSION APPROVAL:**

THIS PLAT, IDENTIFIED AS **LOT 4 BLOCK 1 PONDEROSA COMMERCIAL SUBDIVISION UNIT 3A PHASE 1A**, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION, AND IS HEREBY APPROVED BY SUCH COMMISSION ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

DANIELA BADA PAZ  
 PLANNING AND ZONING COMMISSION CHAIR

STATE OF TEXAS  
 COUNTY OF WEBB

**CERTIFICATION OF COUNTY CLERK:**

STATE OF TEXAS  
 COUNTY OF WEBB

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

DEPUTY COUNTY CLERK  
 WEBB COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF WEBB

**CERTIFICATE OF SURVEYOR:**

STATE OF TEXAS  
 COUNTY OF WEBB

I, **HUGO BECA**, 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.

HUGO BECA, P.E.  
 No. 52075

STATE OF TEXAS  
 COUNTY OF WEBB

# City of Laredo

## Planning & Zoning Commission

---

**Meeting Date:** 6/18/2026

**Preliminary Plats and Replats 8D**

---

### **SUBJECT**

Preliminary consideration of the plat of Gator Pointe Subdivision, Phase 4. The intent is residential.

PL-129-2026

District III - Cm. Melissa Cigarroa

### **PREVIOUS COUNCIL ACTION**

N/A

### **BACKGROUND**

APPLICANT: Martinez Land Development, LLC

ENGINEER: Top Site Civil Group

### **PROPERTY INFORMATION:**

Location: North of State Highway 359 and Gator Parkway Boulevard.

Size: Approximately 19.87 acres, more or less

Proposed Development: 131 lots

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

Council District: District III - Cm. Melissa Cigarroa

### **COMMITTEE RECOMMENDATION**

N/A

### **STAFF RECOMMENDATION**

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide the applicable FEMA Flood Insurance Rate Map (FIRM) panel number, as it is not currently shown on the plat.
2. Identify the unbuildable lots in Plat Note no. 12 and clearly identify them on the plat drawing.
3. Identify the lots in Plat Note No. 17.
4. Provide a graphic scale for the vicinity map to 1 inch = 2,000 feet.
5. Provide street names.
6. Remove the Certificate of Engineer by removing the reference to the "Webb County Commissioners Court," as the subject tract is located within the city limits.

7. Identify all easements, including utility easements, as they are not currently shown.

8. All improvements as per the Subdivision Ordinance.

Fire: No comments submitted.

Traffic Safety: No comments submitted.

Engineering: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

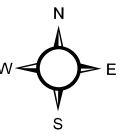
AT&T: No comments submitted.

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



**Location**

**UISD SAC**



**Landfill**

**State Hwy 359**

**Cuatro Vientos**

**Old Milwaukee**

**SS 260**

## 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 LOT 1, BLOCK 1; LOT 1 AND 25, BLOCK 3; AND LOT 1, BLOCK 4; SHALL BE PROHIBITED FROM GATOR PARKWAY BOULEVARD.
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. #####, PANEL No. #####, WITH EFFECTIVE DATE OF #DATE#.
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 ### ZONE.
11. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
12. LOT #, BLOCK # IS UN-BUILDABLE AND DESIGNATED AS DRAINAGE EASEMENTS.
13. ALL OFF-SITE AND ON-SITE DRAINAGE EASEMENTS OF #### 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 NORTHEAST CORNER OF LOT 14, BLOCK 1, GATOR POINTE SUBDIVISION - PHASE 3, (N: 17070358.09, E: 685395.16)
15. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.
16. EROSION, SEDIMENT, AND STORMWATER CONTROLS ARE REQUIRED FOR ALL LOT CONSTRUCTION, INCLUDING SINGLE-FAMILY, DUPLEX, MULTI-FAMILY, AND COMMERCIAL PROJECT DURING THE BUILDING PERMIT PROCESS. THE LOT OWNER OR BUILDER IS RESPONSIBLE FOR INSTALLING AND MAINTAINING BEST MANAGEMENT PRACTICES (BMPs), SILT FENCE, TREE PROTECTION, AND TEMPORARY EROSION CONTROLS AS PART OF THE BUILDING PERMIT PROCESS, PRIOR TO STARTING ANY SITE WORK. WHERE REQUIRED BY LAW, A STORM WATER POLLUTION PREVENTION PLAN (SW3P) MUST ALSO BE PREPARED AND IMPLEMENTED FOR THE BUILDING PERMIT ACTIVITIES. ALL CONTROLS MUST REMAIN IN PLACE UNTIL THE SITE IS STABILIZED AND PERMANENT VEGETATION IS ESTABLISHED.
17. LOTS ###, BLOCK ###; LOTS ###, BLOCK ### AND LOTS ###, BLOCK ### WILL HAVE SOME SURFACE WATER DRAINING TOWARDS THE BACK OF THE LOT; LOTS ###, BLOCK ### WILL RECEIVE SOME SURFACE WATER FROM THE ADJACENT BACK LOTS; HOME OWNER SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, IN SUCH MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW. FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW.



# City of Laredo

## Planning & Zoning Commission

---

**Meeting Date:** 6/18/2026

**Preliminary Plats and Replats 8E**

---

### **SUBJECT**

Preliminary consideration of the plat of South Commercial Subdivision, Phase 1 at Buena Vista Ranch. The intent is commercial.

PL-130-2026

District I - Cm. Gilbert Gonzalez

### **PREVIOUS COUNCIL ACTION**

N/A

### **BACKGROUND**

APPLICANT: Cuatro Vientos South, Ltd.

ENGINEER: Top Site Civil Group

### **PROPERTY INFORMATION:**

Location: Northeast of Cuatro Vientos Rd. and Pita Mangana Road (adjacent to the Buena Vista Sports Complex)

Size: Approximately 15.86 acres, more or less

Proposed Development: 1 lot

Current Zoning: B-4 (Highway Commercial District)

Council District: District I - Cm. Gilbert Gonzalez

### **COMMITTEE RECOMMENDATION**

N/A

### **STAFF RECOMMENDATION**

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Verify the presence of any existing high-pressure gas lines, as a gas line appears on the Railroad Commission GIS maps and the proposed plat is adjacent to a CenterPoint Energy facility at the southeast corner of the property. If applicable, provide a No Build Zone in accordance with Section 24.77.2 (12) of the Land Development Code.

2. The proposed plat is identified as Phase 1 of a phased development. Pursuant to Section 2.3.2 of the Subdivision Ordinance, submit a General Plan (Master Plan), as required for subdivisions proposed to be developed in sections or phases.

3. Identify and label the recorded ownership of all adjacent tracts on the plat, including the CenterPoint Energy facility to the subject property.

4. Provide alternate street name as "Buena Vista" is already in use within the Eastern Division.
5. Access to Cuatro Vientos is subject to review and approval by Texas Department of Transportation (TX-DOT).
6. Identify all easements.
7. All improvements as per the Subdivision Ordinance.

Fire: No comments submitted.

Traffic Safety: No comments submitted.

Engineering: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

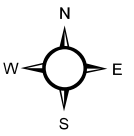
AT&T: No comments submitted.

**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. THIS SUBJECT PROPERTY IS NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP No. 48479C, PANEL No. 1385C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
3. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
4. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
5. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.



# City of Laredo

## Planning & Zoning Commission

---

**Meeting Date:** 6/18/2026

**Final Plats and replats 9A**

---

### **SUBJECT**

Final consideration of the replat of Lot 1400, Block 85, Del Mar Hills into Lot 1400A, Block 85, Del Mar Hills. The intent is residential.

PL-131-2026

District V - Cm. Ruben Gutierrez Jr.

### **PREVIOUS COUNCIL ACTION**

N/A

### **BACKGROUND**

APPLICANT: Ernest Bruni

ENGINEER: Top Site Civil Group

### **PROPERTY INFORMATION:**

Location: On Merlin Rd., east of Winchester Dr.

Size: Approximately 0.38 acre, more or less

Proposed Development: 1 lot

Current Zoning: R-S (Residential Subdivision District)

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

### **COMMITTEE RECOMMENDATION**

N/A

### **STAFF RECOMMENDATION**

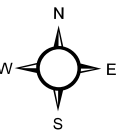
APPROVAL

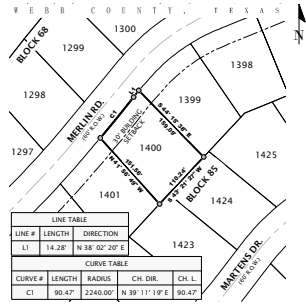
### **NOTICE TO THE DEVELOPER:**

N/A

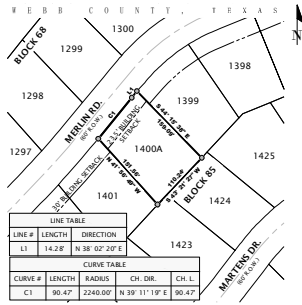
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# AERIAL LOCATION MAP





AS PLATTED  
 LOT 1400, BLOCK 85  
 DEL MAR HILLS, SECTION V, AREA "C"  
 CITY OF LAREDO, TEXAS  
 VOL. 3, PAGE 32  
 WEBB COUNTY PLAT RECORDS



REPLAT INTO  
 LOT 1400A, BLOCK 85  
 DEL MAR HILLS, SECTION V, AREA "C"  
 CITY OF LAREDO, TEXAS

LEGAL DESCRIPTION:  
 LOT 1400A, BLOCK 85  
 DEL MAR HILLS, SECTION V, AREA "C"  
 0.38 ACRE TRACT  
 SAID 0.38 ACRE TRACT, RECORDED IN VOL. 3, PAGES 32, W.C.P.R.



- NOTES & RESTRICTIONS
1. THIS SUBJECT PROPERTY IS NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP No. 48479C, PANEL No. 1250C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
  2. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
  3. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.
  4. THE PURPOSE OF THIS REPLAT IS TO CHANGE THE BUILDING SETBACK FROM 30 FT INTO 23.5 FT.

CERTIFICATE OF OWNER:  
 STATE OF TEXAS §  
 WEBB COUNTY §

I, \_\_\_\_\_, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOT 1400A, BLOCK 85, DEL MAR HILLS, SECTION V, AREA "C", IN COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

ERNEST MARTIN BRUNI III \_\_\_\_\_ 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 \_\_\_\_\_, 2024.

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

CERTIFICATE OF ENGINEER  
 STATE OF TEXAS:  
 COUNTY OF WEBB

I, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT 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 VILLARREAL, R.P.L.S. No. 6242  
 TPLS FIRM REG. NO. 10194666 \_\_\_\_\_ DATE \_\_\_\_\_



PLAT-APPROVAL CITY ENGINEER  
 I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS LOT 1400A, BLOCK 85, DEL MAR HILLS, SECTION V, AREA "C", PREPARED BY RICARDO M. VILLARREAL, REGISTERED PROFESSIONAL ENGINEER NO. 101308, AND DATED THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, WITH THE LAST REVISED DATE ON \_\_\_\_\_, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

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

PLANNING COMMISSION APPROVAL  
 THIS PLAT OF LOT 1400A, BLOCK 85, DEL MAR HILLS, SECTION V, AREA "C" 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, \_\_\_\_\_ DATE \_\_\_\_\_  
 PLANNING AND ZONING COMMISSION CHAIR

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

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

CERTIFICATE OF COUNTY CLERK  
 STATE OF TEXAS:  
 COUNTY OF WEBB

I, MARCE RAMIREZ IBARRA, CLERK OF THE COUNTY COURT OF WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED \_\_\_\_ DAY OF \_\_\_\_\_, 2024, WITH ITS CERTIFICATE OF AUTHENTICATION, HEREIN DESIGNATED AS LOT 1400A, BLOCK 85, DEL MAR HILLS, SECTION V, AREA "C", WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK, \_\_\_\_\_ M, IN VOLUME \_\_\_\_\_, PAGE \_\_\_\_\_ OF THE RECORDS OF SAID COUNTY ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

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

ENGINEER  
 RICARDO M. VILLARREAL, P.E.  
 TOP SITE CIVIL GROUP, LLC  
 10101 INTERNATIONAL BLVD., STE. 300  
 LAREDO, TEXAS 78045  
 (956) 725-5057

SURVEYOR  
 RICARDO M. VILLARREAL, R.P.L.S.  
 TOP SITE CIVIL GROUP, LLC  
 10101 INTERNATIONAL BLVD., STE. 300  
 LAREDO, TEXAS 78045  
 (956) 725-5057

OWNER:  
 ERNEST MARTIN BRUNI III  
 P. O. BOX 451416  
 LAREDO, TX 78045-0035

REPLAT OF  
 LOT 1400, BLOCK 85, DEL MAR HILLS, SECTION V, AREA "C"  
 INTO  
 LOT 1400A, BLOCK 85, DEL MAR HILLS, SECTION V, AREA "C"  
 CITY OF LAREDO, WEBB COUNTY, TEXAS

PROJECT #	_____
FILED DATE	8/8/24
DRAWN BY	RAM
APPROVED BY	RAM
DATE	07/23/2024
PLS NAME	LOT 1400, BLOCK 85, DEL MAR HILLS, SECTION V, AREA "C"
SCALE	AS SHOWN

TOPSITE  
 Civil Group  
 10000 JIM BRIDGES  
 SUITE 400  
 LAREDO, TEXAS 78045  
 (956) 725-5057

C1.0

## **NOTES & RESTRICTIONS**

1. THIS SUBJECT PROPERTY IS NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP No. 48479C, PANEL No. 1250C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
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# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 6/18/2026

**Model Subdivision Compliance 10A**

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### **SUBJECT**

Consideration of Model Rule Subdivision Compliance of the plat of Cielo Vista, Phase 2. The intent is residential.

PL-133-2026

District II - Cm. Ricardo "Richie" Rangel Jr.

### **PREVIOUS COUNCIL ACTION**

N/A

### **BACKGROUND**

APPLICANT: Cielo Vista Laredo, LLC

ENGINEER: Slay Engineering Company, Inc.

### **PROPERTY INFORMATION:**

Location: North of La Pita Mangana and west of Gaviota Lane

Size: Approximately 38.75 acres, more or less

Proposed Development: 253 lots

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

Council District: District II - Cm. Ricardo "Richie" Rangel Jr.

### **COMMITTEE RECOMMENDATION**

N/A

### **STAFF RECOMMENDATION**

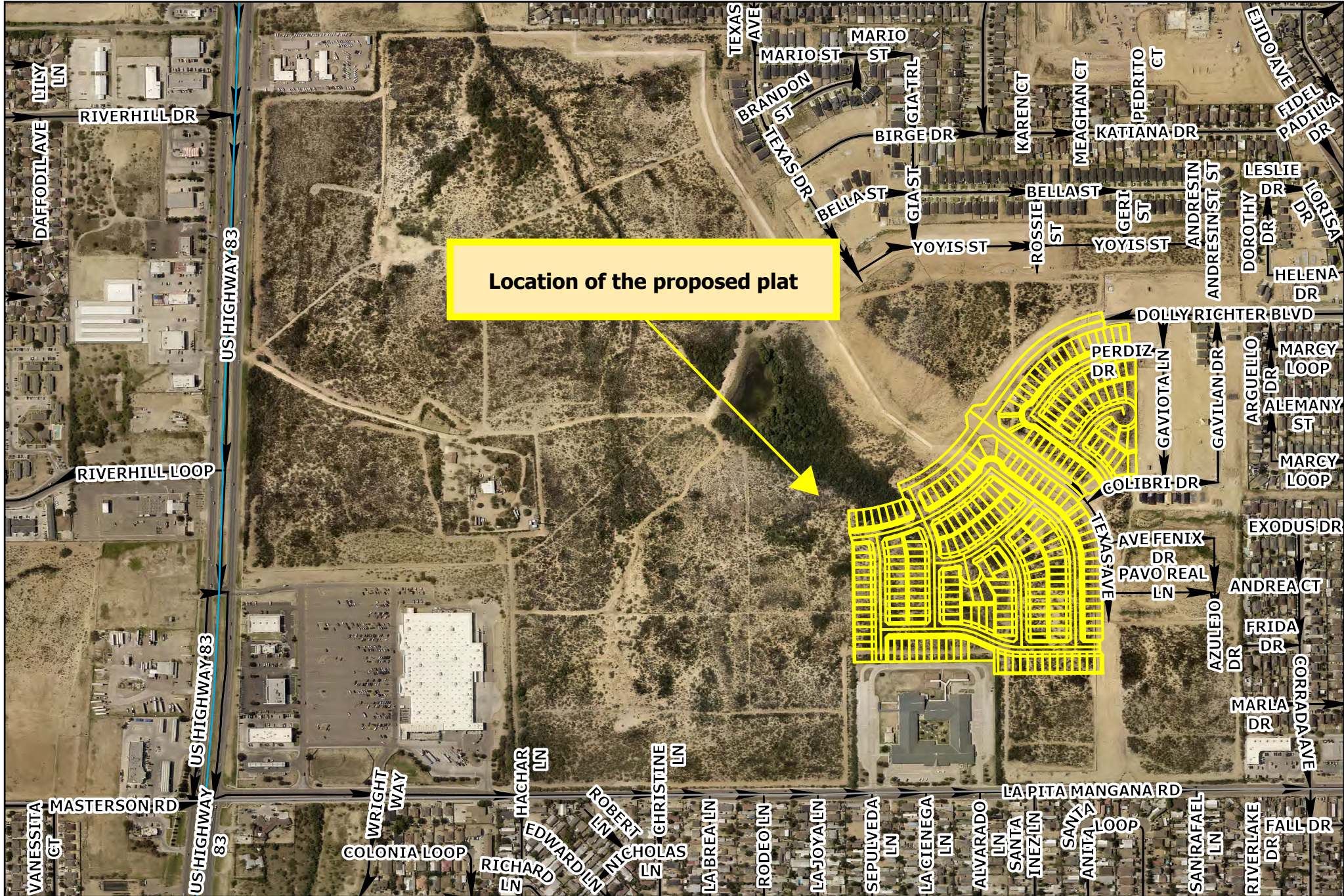
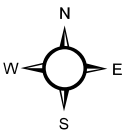
APPROVAL

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

N/A

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# AERIAL LOCATION MAP



NOTES:

1. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED, AS REQUIRED, AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE CITY OF LAREDO LAND DEVELOPMENT CODE.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. THE POINT OF BEGINNING FOR THIS SUBDIVISION IS A FOUND 1/2 INCH ROD.  
N:17054878.23  
E:671109.68
4. HOMEOWNER SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW. FENCE/WALL WHICH HAS THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZE OF OPENINGS TO PERMIT SURFACE WATER RUNOFF TO CONTINUE TO FLOW.
5. LOTS 1-8, BLOCK 1, AND LOTS 1-14, BLOCK 9, DRAIN TO THE BACK OF EACH RESPECTIVE LOT. ADEQUATE OPENINGS ON FENCES FOR THESE LOTS SHALL BE MADE TO ALLOW FOR RUNOFF TO LEAVE THE LOT.
6. LOTS 1-4, BLOCK 4 WILL RECEIVE THE RUNOFF FROM LOTS 18-22, BLOCK 4. LOTS 23-25, BLOCK 5 WILL RECEIVE THE RUNOFF FROM LOTS 8-11, BLOCK 5. LOTS 1-14, BLOCK 7 WILL RECEIVE THE RUNOFF FROM LOTS 15-31, BLOCK 7. LOTS 1-5, BLOCK 10 WILL RECEIVE THE RUNOFF FROM LOTS 20-23, BLOCK 10.
7. LOTS 1-9, BLOCK 8, AND LOTS 15-31, BLOCK 9, PARTIALLY DRAIN TO THE BACK OF EACH RESPECTIVE LOT. ADEQUATE OPENINGS ON FENCES FOR THESE LOTS SHALL BE MADE TO ALLOW FOR RUNOFF TO LEAVE THE LOT.  
LOTS 5-10, BLOCK 4 WILL PARTIALLY RECEIVE THE RUNOFF FROM LOTS 11-17, BLOCK 4. LOT 11, BLOCK 5 WILL PARTIALLY RECEIVE THE RUNOFF FROM LOT 12, BLOCK 5. LOTS 21-22, BLOCK 5 WILL PARTIALLY RECEIVE THE RUNOFF FROM LOTS 18-19, BLOCK 5. LOTS 5-8, BLOCK 10 WILL PARTIALLY RECEIVE THE RUNOFF FROM LOTS 18-19, BLOCK 10. LOTS 4-6, BLOCK 11 WILL PARTIALLY RECEIVED THE RUNOFF FROM LOTS 8 AND 9, BLOCK 11.
8. THE OWNER OF CIELO VISTA LAREDO, LLC. HAS AUTHORIZED THE DISCHARGE OF STORM WATER RUNOFF FROM THE PROPOSED CIELO VISTA, PHASE 2, UNTO PROPERTY IDENTIFIED AS CIELO VISTA, LLC.
9. BLOCK 6, LOT 13 IS A NON-BUILDABLE LOT THAT IS TO BE USED AS A DRAINAGE, UTILITY AND ACCESS EASEMENT.
10. LOT 27 ON BLOCK 6, LOTS 10-38 ON BLOCK 8, LOTS 1-13 ON BLOCK 9, SHALL NOT HAVE ACCESS TO TEXAS AVE.  
LOTS ON BLOCK 1, LOTS 1-10 ON BLOCK 8, LOTS 13-31 ON BLOCK 9, SHALL NOT HAVE ACCESS TO DOLLY RICHTER BLVD.
11. THIS RIGHT-OF-WAY DEDICATION IS TO BE KEPT CLEAN OF ANY SHRUB, TREE, PLANT OR STRUCTURE HIGHER THAN 24" THAT WILL OBSTRUCT THE VISIBILITY OF TRAFFIC.
12. THIS PLAT IS SUBJECT TO A CERTIFICATE OF ADJOINING LANDOWNER RUNOFF DISCHARGE AS RECORDED IN VOL. \_\_\_\_\_, PG. \_\_\_\_\_, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.

The information on this plat is based on the survey of the property shown on the plat. The surveyor is not responsible for the accuracy of the information on this plat. The surveyor is not responsible for the accuracy of the information on this plat. The surveyor is not responsible for the accuracy of the information on this plat.

Block	Lot	Acreage	SQ. FT.
1	1	0.100	4317
1	2	0.100	4317
1	3	0.100	4317
1	4	0.100	4317
1	5	0.100	4317
1	6	0.100	4317
1	7	0.100	4317
1	8	0.100	4317
Total Lots in Block 1 = 8			
2	1	0.125	5447
2	2	0.093	4031
2	3	0.094	4086
2	4	0.094	4087
2	5	0.094	4087
2	6	0.094	4086
2	7	0.094	4089
2	8	0.094	4090
2	9	0.094	4090
2	10	0.094	4090
2	11	0.094	4091
2	12	0.094	4091
2	13	0.094	4092
2	14	0.094	4092
2	15	0.100	4320
2	16	0.091	3959
2	17	0.101	4382
Total Lots in Block 2 = 27			
3	1	0.121	5367
3	2	0.125	5448
3	3	0.094	4077
3	4	0.093	4070
3	5	0.093	4070
3	6	0.093	4070
3	7	0.091	4070
3	8	0.093	4070
3	9	0.093	4070
3	10	0.093	4070
3	11	0.093	4070
3	12	0.093	4070
3	13	0.093	4070
3	14	0.093	4070
3	15	0.093	4070
3	16	0.093	4070
3	17	0.093	4070
3	18	0.093	4070
3	19	0.093	4070
3	20	0.093	4070
3	21	0.093	4070
3	22	0.093	4070
3	23	0.093	4070
3	24	0.093	4070
3	25	0.093	4070
3	26	0.093	4070
3	27	0.100	4382
Total Lots in Block 3 = 27			
4	1	0.113	4911
4	2	0.100	4389
4	3	0.101	4410
4	4	0.101	4410
4	5	0.101	4410
4	6	0.101	4410
4	7	0.101	4410
4	8	0.101	4410
4	9	0.101	4410
4	10	0.117	5077
4	11	0.115	4995
4	12	0.098	4272
4	13	0.098	4272
4	14	0.098	4272
4	15	0.098	4272
4	16	0.098	4272
4	17	0.098	4272
4	18	0.098	4272
4	19	0.101	4419
4	20	0.108	4702
4	21	0.105	4565
4	22	0.104	4546
Total Lots in Block 4 = 22			
5	1	0.113	4911
5	2	0.106	4572
5	3	0.093	4070
5	4	0.093	4070
5	5	0.093	4070
5	6	0.093	4070
5	7	0.117	5135
5	8	0.117	5097
5	9	0.104	4560
5	10	0.113	5167
5	11	0.134	5819
5	12	0.105	4588
5	13	0.101	4483
5	14	0.101	4480
5	15	0.101	4480
5	16	0.104	4510
5	17	0.108	4662
5	18	0.129	5417
5	19	0.113	4926
5	20	0.139	6049
5	21	0.139	6040
5	22	0.133	5909
5	23	0.164	7122
5	24	0.116	5005
5	25	0.133	5773
Total Lots in Block 5 = 25			

Block	Lot	Acreage	SQ. FT.
6	1	0.139	5609
6	2	0.136	5041
6	3	0.136	5042
6	4	0.136	5042
6	5	0.136	5043
6	6	0.136	5043
6	7	0.136	5044
6	8	0.136	5044
6	9	0.136	5045
6	10	0.135	4997
6	11	0.130	4779
6	12	0.287	12496
6	13	0.058	2505
6	14	0.103	4499
6	15	0.096	4183
6	16	0.092	3992
6	17	0.091	3959
6	18	0.091	3959
6	19	0.091	3959
6	20	0.091	3959
6	21	0.091	3959
6	22	0.091	3959
6	23	0.091	3959
6	24	0.091	3959
6	25	0.091	3959
6	26	0.091	3959
6	27	0.101	4382
Total Lots in Block 6 = 27			
7	1	0.121	5367
7	2	0.124	5412
7	3	0.131	5689
7	4	0.137	5948
7	5	0.129	5624
7	6	0.122	5303
7	7	0.118	5152
7	8	0.093	4070
7	9	0.093	4070
7	10	0.093	4070
7	11	0.093	4070
7	12	0.093	4070
7	13	0.093	4070
7	14	0.093	4070
7	15	0.093	4070
7	16	0.093	4070
7	17	0.093	4070
7	18	0.093	4070
7	19	0.093	4070
7	20	0.093	4070
7	21	0.093	4070
7	22	0.093	4070
7	23	0.093	4070
7	24	0.093	4070
7	25	0.100	4382
Total Lots in Block 7 = 25			
8	1	0.109	4737
8	2	0.102	4454
8	3	0.102	4454
8	4	0.102	4454
8	5	0.102	4454
8	6	0.102	4454
8	7	0.102	4454
8	8	0.111	4849
8	9	0.157	6819
8	10	0.157	6818
8	11	0.144	6294
8	12	0.101	4480
8	13	0.101	4480
8	14	0.101	4480
8	15	0.101	4480
8	16	0.101	4480
8	17	0.101	4480
8	18	0.101	4480
8	19	0.102	4425
8	20	0.102	4425
8	21	0.118	5119
8	22	0.142	6182
8	23	0.108	4730
8	24	0.108	4705
8	25	0.108	4707
8	26	0.108	4708
8	27	0.108	4730
8	28	0.101	4454
8	29	0.094	4084
8	30	0.094	4084
8	31	0.094	4084
8	32	0.094	4084
8	33	0.094	4084
8	34	0.094	4084
8	35	0.094	4083
8	36	0.094	4083
8	37	0.094	4083
8	38	0.102	4460
Total Lots in Block 8 = 38			
9	1	0.121	5290
9	2	0.114	4969
9	3	0.106	4604
9	4	0.093	4070
9	5	0.093	4070
9	6	0.093	4070
9	7	0.093	4070
9	8	0.093	4070
9	9	0.093	4070
9	10	0.093	4070
9	11	0.093	4070
9	12	0.136	5936
9	13	0.182	7933
9	14	0.171	7470
9	15	0.096	4170
9	16	0.095	4152
9	17	0.093	4070
9	18	0.102	4425
9	19	0.103	4480
9	20	0.103	4482
9	21	0.103	4484
9	22	0.103	4485
9	23	0.103	4487
9	24	0.103	4489
9	25	0.103	4490
9	26	0.103	4492
9	27	0.103	4493
9	28	0.106	4189
9	29	0.100	4369
9	30	0.102	4423
9	31	0.101	4416
Total Lots in Block 9 = 31			
10	1	0.105	4570
10	2	0.093	4070
10	3	0.100	4341
10	4	0.107	4646
10	5	0.107	4646
10	6	0.107	4646
10	7	0.107	4646
10	8	0.107	4646
10	9	0.107	4646
10	10	0.104	4517
10	11	0.096	4161
10	12	0.105	4574
10	13	0.112	5750
10	14	0.168	7339
10	15	0.124	5402
10	16	0.105	4594
10	17	0.112	4875
10	18	0.112	4873
10	19	0.112	4873
10	20	0.112	4873
10	21	0.112	4873
10	22	0.112	4873
10	23	0.105	4508
Total Lots in Block 10 = 23			
11	1	0.109	4752
11	2	0.097	4293
11	3	0.099	4322
11	4	0.105	4578
11	5	0.115	5031
11	6	0.107	4687
11	7	0.134	5833
11	8	0.150	6525
11	9	0.125	5454
11	10	0.121	5286
Total Lots in Block 11 = 11			

Block	Lot	Acreage	SQ. FT.
12	1	0.109	4737
12	2	0.102	4454
12	3	0.102	4454
12	4	0.102	4454
12	5	0.102	4454
12	6	0.102	4454
12	7	0.102	4454
12	8	0.111	4849
12	9	0.157	6819
12	10	0.157	6818
12	11	0.144	6294
12	12	0.101	4480
12	13	0.101	4480
12	14	0.101	4480
12	15	0.101	4480
12	16	0.101	4480
12	17	0.101	4480
12	18	0.101	4480
12	19	0.102	4425
12	20	0.102	4425
12	21	0.118	5119
12	22	0.142	6182
12	23	0.108	4730
12	24	0.108	4705
12	25	0.108	4707
12	26	0.108	4708
12	27	0.108	4730
12	28	0.101	4454
12	29	0.094	4084
12	30	0.094	4084
12	31	0.094	4084
12	32	0.094	4084
12	33	0.094	4084
12	34	0.094	4084
12	35	0.094	4083
12	36	0.094	4083
12	37	0.094	4083
12	38	0.102	4460
Total Lots in Block 12 = 38			
13	1	0.121	5290
13	2	0.114	4969
13	3	0.106	4604
13	4	0.093	4070
13	5	0.093	4070
13	6	0.093	4070
13	7	0.093	4070
13	8	0.093	4070
13	9	0.093	4070
13	10	0.093	4070
13	11	0.093	4070
13	12	0.136	5936
13	13	0.182	7933
13	14	0.171	7470
13	15	0.096	4170
13	16	0.095	4152
13	17	0.093	4070
13	18	0.102	4425
13	19	0.103	4480
13	20	0.103	4482
13	21	0.103	4484
13	22	0.103	4485
13	23	0.103	4487
13	24	0.103	4489
13	25	0.103	4490
13	26	0.103	4492





**Water Supply: Description, Costs, and Operability Data**

Cielo Vista Subdivision, Phase 2 will be provided with potable water by the City of Laredo. The subdivider, and the City of Laredo have entered into a contract in which the City of Laredo has promised to provide sufficient water to the subdivision for at least 30 years and the City of Laredo has provided documentation to sufficiently establish the long term quality and quantity of the available water supplies to serve the full development of this subdivision. The water system for Cielo Vista Subdivision, Phase 2 consists of tie in at the existing 12" water line on Dolly Richter Blvd. and tie in at the existing 8" water lines coming from Vista del Sur, Phase 1, Phase II and tie in at the existing 8" water line coming from Cielo Vista Subdivision, Phase 1. From these five connections, 8" water lines will connect to 8" water line grid that provides water to Frida Dr., Celestial Dr., Escalpas Dr., Napa Dr., Starlight Dr., Vernal Dr., Azule Dr., Mirador Dr., Arno Dr., and Parizo Dr. From the 8" lines, fifty 3/4" diameter single service lines, one 2" diameter single service line, and one hundred and one 1 1/2" diameter dual service lines run to pairs of lots before splitting into 1" diameter single service lines going to the meter boxes for each lot.

The 8" diameter lines, the 3/4" diameter single service lines, the 2" diameter single service line, the 1" dual service lines, and meter boxes have been placed under a letter of credit, at a total cost of \$1,396,655.00 or \$5,542.28 per lot. The subdivider has in addition paid the City of Laredo the sum of \$107,675.00 which covers the cost per lot for the water availability and annexation fees.

**Sewer Facilities: Description, Costs, and Operability Data**

Sewage from Cielo Vista Subdivision, Phase 2 will be disposed of through the sanitary sewer system of the City of Laredo. The subdivider, and the City of Laredo have entered into a contract in which the City of Laredo has promised to provide sufficient sewage disposal for the full development of this subdivision for at least 30 years. The sanitary sewer system for Cielo Vista Subdivision, Phase 2 consists of 8" diameter sanitary sewer lines that connect into an offsite existing 8" sewer line coming from Vista del Sur Subdivision. An offsite 8" diameter sanitary sewer will split into Napa Dr., Celestial Dr. and towards Dolly Richter Blvd. From these three 8" diameter sanitary sewer lots the lines from Azule Dr., Starlight Dr., Vernal Dr., Escalpas Dr., Frida Dr., Parizo Dr., Mirador Dr., and Arno Dr. connect. From the 8" lines, fifty-two 6" diameter single service lines and one hundred 6" diameter dual service lines run to provide sanitary sewer service for each lot.

The 8" diameter lines, the 6" diameter single service lines, and the 6" diameter dual service lines have been placed under a letter of credit, at a total cost of \$1,075,747.84 or \$4,280.75 per lot. The subdivider has in addition paid the City of Laredo the sum of \$52,975.00 which covers the cost per lot for the annexation fees.

**CERTIFICATE OF UTILITY DIRECTOR**

STATE OF TEXAS  
COUNTY OF WEBB

By my signature below, I certify that the water and sewage service described herein shall be provided in compliance with the Model Rules adopted under Section 16.343, Water Code.

UTILITIES DIRECTOR  
*Erin Rangel*  
UTILITIES STAFF

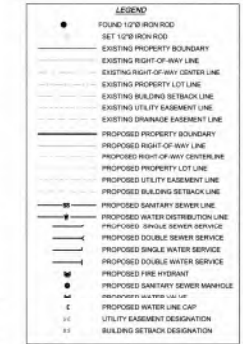
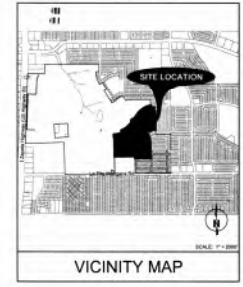
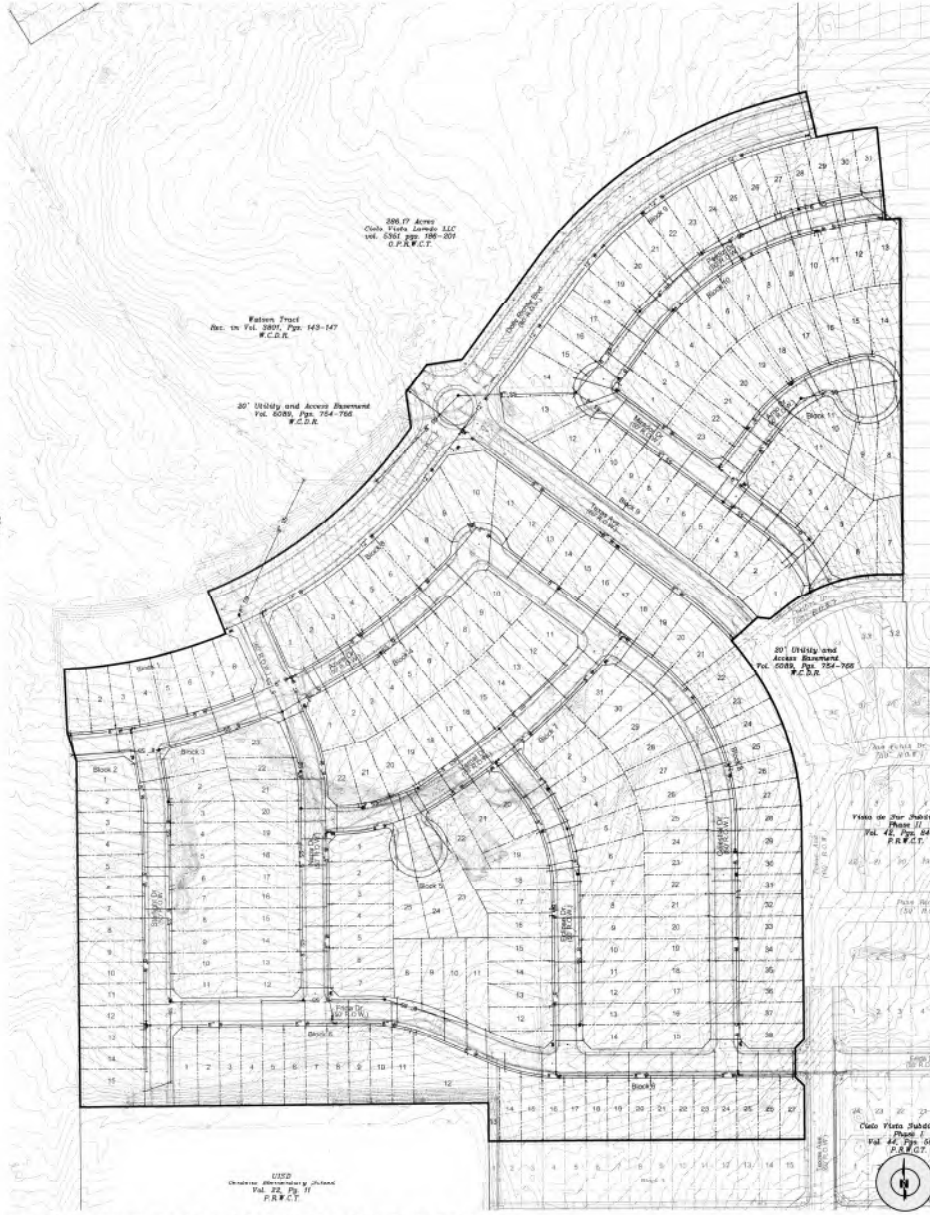
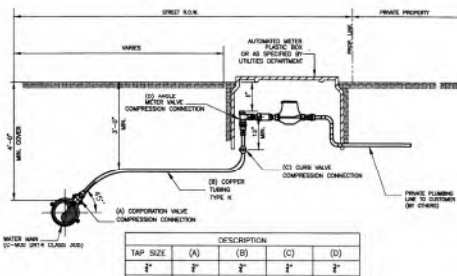
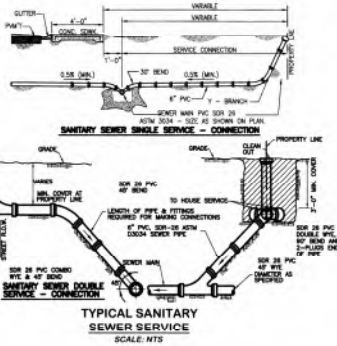
DATE **6-2-2016**  
DATE **6-2-2016**

**CERTIFICATE OF ENGINEER**

STATE OF TEXAS  
COUNTY OF WEBB

By my signature below, I certify that the water and sewage service described above shall be provided in compliance with the Model Rules adopted under Section 16.343, Water Code.

DATE **5-27-2016**  
DATE **5-27-2016**



Cielo Vista Laredo, LLC  
3601 McPherson Ave. Ste. 401  
Laredo, Texas 78045  
(956) 796-1101

**SLAY ENGINEERING**  
REGISTERED PROFESSIONAL ENGINEER  
9901 McPherson Avenue, Suite 104  
Laredo, Texas 78045  
(956) 796-1101  
(956) 791-1701 - Fax

DATE: May 19, 2016

**Cielo Vista Subdivision, Phase 2**  
is an 88.9615 acre tract of land out of a tract of land  
located in Webb County, Texas, as shown on the plat  
submitted in Parcel 38, Abstract 546, Survey 2146,  
dated in Parcel 38, Abstract 546, Survey 2146,  
and shown on the plat submitted in Parcel 38,  
Abstract 546-147, Webb County Official Public Records

**PLAT**

04 - 04 **2.3**

The record of this plat shall be in the office of the Register of Public Records, County of Webb, Texas. This document is submitted to the Register of Public Records, County of Webb, Texas, for recording. The document was prepared by Slay Engineering, Inc. and is not to be used for any other purpose. Slay Engineering, Inc. is not responsible for any errors or omissions in this document. Slay Engineering, Inc. is not responsible for any errors or omissions in this document. Slay Engineering, Inc. is not responsible for any errors or omissions in this document.

## WATER SERVICE AGREEMENT

### AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED Cielo Vista Subdivision, Phase 2

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 City of Laredo Water Utilities Department.

The Subdivider is Cielo Vista Laredo, LLC, 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 Cielo Vista Subdivision, Phase 2.

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 304,233 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 \$107,675.00 which sum represents the total cost 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 the 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.

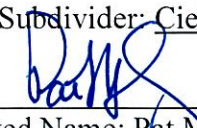
This Agreement is effective on 6-4-, 2026.

The Utility

By:   
Printed Name: Tareq Al-Zabet, Ph.D.  
Office or Position: Utilities Director  
Date: 6/4/2016

OK  
Emilio Rangel  
6-2-2026

The Subdivider: Cielo Vista Laredo, LLC.

By:   
Printed Name: Pat Murphy  
Office or Position: Manager  
Date: May 28, 2026

## WASTEWATER SERVICE AGREEMENT

### AGREEMENT REGARDING WASTEWATER SERVICE FOR THE PROPOSED Cielo Vista Subdivision, Phase 2

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

The Subdivider is Cielo Vista Laredo, LLC, 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 Cielo Vista Subdivision, Phase 2.

TERMS: This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development Board's Economically Distressed Areas Program Model Subdivision Rules. The Subdivider has prepared a plat of the Subdivision for submission to the City of Laredo for its approval. The Subdivider plans to construct for the Subdivision a wastewater collection system to be connected to the Utility's wastewater collection and treatment system. Such wastewater will consist of domestic sewage, i.e., waterborne human waste and waste from domestic activities such as bathing, washing and food preparation. The Utility has reviewed the plans for the Subdivision (the Plans) and has estimated the wastewater flow projected from the Subdivision under fully built-out conditions (the projected wastewater flow) to be approximately 234,025 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 flow 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 \$52,975.00 which sum represents the total cost of 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 the 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.

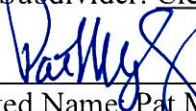
This Agreement is effective on 6-4-, 2026.

The Utility

By:   
Printed Name: Tareq Al-Zabet, Ph.D.  
Office or Position: Utilities Director  
Date: 6/4/2026

OK  
*Enrique Rangel*  
6-2-2026

The Subdivider: Cielo Vista Laredo, LLC.

By:   
Printed Name: Pat Murphy  
Office or Position: Manager  
Date: May 28, 2026

# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 6/18/2026

**Model Subdivision Compliance 11A**

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### **SUBJECT**

Discussion and possible action regarding the creation and scheduling of Planning and Zoning Commission subcommittee(s) for the purpose of analyzing, reviewing, and making recommendations for the drafting of the final version of ReCode Laredo (Unified Development Code), and any matters incident thereto.

### **PREVIOUS COUNCIL ACTION**

N/A

### **BACKGROUND**

During the Planning and Zoning Commission's ReCode Workshop of June 11, 2026, the Commission discussed the need for presentations which thoroughly illustrate differences between the existing Land Development Code and the proposed Unified Development Code. The ultimate goal is to ensure that the P&Z commission and stakeholders understand the basis of the document.

As the City Council and the City Manager is eager to implement the full vision of the Viva Laredo Comprehensive Plan, the final recommendation on the adoption of the ReCode shall be sent the Laredo City Council by mid-September, 2026.

### **COMMITTEE RECOMMENDATION**

N/A

### **STAFF RECOMMENDATION**

Pursuant to Management's request, a schedule/timeline should be provided to ensure that the Planning and Zoning Commission provides a recommendation on the ReCode Laredo Unified Development Code in September, 2026.

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