

City of Laredo

REGULAR MEETING AGENDA

Thursday, February 5, 2026
6:00 PM

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

Planning & Zoning Commission

City Of Laredo
Planning & Zoning Commission
Council Chambers
1110 Houston St.
Laredo, Texas 78040
February 5, 2026
6:00 P.M.

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. 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.

5. Public Hearing And Recommendation Of An Ordinance:

5A Amending the Zoning Ordinance (Map) of the City of Laredo by [26-P&Z-393](#)
rezoning approximately 13.74 acres, as further described by metes
and bounds in attached "Exhibit A", located south of Avenida Los
Presidentes and east of Brownwood Street, from R-1 (Single
Family Residential District) and R-1A (Single Family Reduced Area
District) to R-1B (Single Family High Density District).

ZC-013-2026
District III

5B Amending the Zoning Ordinance (Map) of the City of Laredo by amending Ordinance 2023-O-094 which authorized a special use permit for mini storages on Lot 4B, Block 3, Amending Plat of D & J Alexander Commercial Subdivision Phase 15, Lots 4A, 4B, 4C, Block 3, located at 7121 Bartlett Avenue, in order to amend the site plan to include additional storage units and parking on approximately 2.15 acre tract, as further described by metes and bounds in attached "Exhibit A", located south of North Bartlett Avenue and west of Harper Lee Drive. [26-P&Z-397](#)

ZC-017-2026
District V

6. Review and Consideration Of The Following Master Plan:

6A Review of the revision to the Embarcadero Southeast Quadrant Masterplan. The intent is industrial and commercial. The purpose of this revision is to update the Phase 6 lot count from six (6) lots to one (1) lot. [26-P&Z-398](#)

PL-051-2026
District VII - Cm. Vanessa Perez

6B Review and consideration of the Angulo SINE Residential Subdivision Masterplan. The intent is residential. [26-P&Z-399](#)

PL-058-2026
District VI - Cm. Dr. David Tyler King

6C Review of the revision to the Southeast Commercial Masterplan at Buena Vista Ranch. The intent is commercial. The purpose of this revision is to renumber phases. [26-P&Z-400](#)

PL-053-2026
District I - Cm. Gilbert Gonzalez

7. Consideration Of The Following Preliminary Plats And Replats:

7A Preliminary reconsideration of the plat of Embarcadero Southeast Quadrant, Phase 6. The intent is commercial. The purpose of this reconsideration is to update the lot count from six (6) lots to one (1) lot. [26-P&Z-401](#)

PL-052-2026
District VII - Cm. Vanessa Perez

7B Preliminary consideration of the replat of Lot 3, Block 7, SINE Las Palmas Subdivision, Phase 2 into Angulo SINE Residential Subdivision, Phase 2. The intent is residential. [26-P&Z-402](#)

PL-059-2026
District VI - Cm. Dr. David Tyler King

7C Preliminary consideration of the plat of Southeast Commercial Subdivision, Phase 3 at Buena Vista Ranch. The intent is commercial. [26-P&Z-403](#)

PL-054-2026
District I - Cm. Gilbert Gonzalez

7D Preliminary consideration of the plat of Lots 1 & 2, Block 1, Balatzar [26-P&Z-404](#) Plat. The intent is industrial.

PL-049-2026
District VII - Cm. Vanessa Perez

7E Preliminary consideration of the plat of Lot 1, Block 2, Alexander Crossing Plaza, D&J Alexander Commercial, Phase 15. The intent is commercial. [26-P&Z-405](#)

PL-057-2026
District V - Cm. Ruben Gutierrez Jr.

8. Consideration of The Following Final Plats And Replats:

8A Final consideration of the plat of El Refugio Subdivision. The intent [26-P&Z-407](#) is residential.

PL-055-2026
District VI - Cm. Dr. David Tyler King

8B Final consideration of the replat of Lot 2 & Lot 3, Block 1, Amended [26-P&Z-408](#) Plat of Amistad Acres Subdivision into Lot 2R & 3R, Block 1, Amistad Acre Subdivision. The intent is commercial.

PL-048-2026
District V - Cm. Ruben Gutierrez Jr.

9. Consideration Of Model Subdivision Compliance:

9A Consideration of Model Rule Subdivision Compliance of the replat of Lot 26, Block 1, Cuatro Vientos Norte Subdivision, Phase III into Lots 26A, 26B, 26C, 26D, 26E, 26F, Block 1, Cuatro Vientos Norte Subdivision, Phase III. The intent is residential. [26-P&Z-409](#)

PL-050-2026

District I - Cm. Gilbert Gonzalez

9B Consideration of Model Rule Subdivision Compliance of the plat of Las Aves Subdivision. The intent is residential. [26-P&Z-410](#)

PL-050-2026

District I - Cm. Gilbert Gonzalez

10. Adjournment

This notice was posted at the municipal government office, 1110 Houston St, Laredo , Texas, At a place convenient and readily accessible to the public at all times. This notice was posted on Friday, January 30, 2026.

City of Laredo

Planning & Zoning Commission

Meeting Date: 2/5/2026
Ordinance 5A

Public Hearing and Recommendation of an

SUBJECT

Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 13.74 acres, as further described by metes and bounds in attached "Exhibit A", located south of Avenida Los Presidentes and east of Brownwood Street, from R-1 (Single Family Residential District) and R-1A (Single Family Reduced Area District) to R-1B (Single Family High Density District).

ZC-013-2026

District III

PREVIOUS COUNCIL ACTION

- . On December 6, 2021, City Council made a motion to approve an annexation and establish an initial zoning of R-1A (Single Family Reduced Area District).
- . On March 1, 2004, City Council made a motion to approve a zone change from R-1 to R-1A (Single Family Reduced Area District).
- . On December 15, 1997, City Council made a motion to approve an annexation and establish an initial zoning of R-1 (Single Family Residential District).

BACKGROUND

Initiated by: Agave Investments, LLC, Owner and Applicant

Council District: III - Melissa R. Cigarroa

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

Site: The site is currently vacant undeveloped land.

Surrounding Land Uses: To the north of the site is single family residential uses and vacant undeveloped land. To the east of the site is vacant undeveloped land. To the south of the site is single family residential uses and vacant undeveloped land. To the west of the site is single family residential uses and vacant undeveloped land.

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

https://www.openlaredo.com/planning/2017_Comprehensive_Plan-Viva_Laredo.pdf#page=39

Transportation Plan: The Long Range Thoroughfare Plan identifies Brownwood street as a Local

Street.

<https://www.cityoflaredo.com/home/showpublisheddocument/17680/63870310033370000>

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

Staff supports the proposed zone change for the following reasons:

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

Notice to the owner/applicant:

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

COMMITTEE RECOMMENDATION

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

STAFF RECOMMENDATION

IMPACT ANALYSIS

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

Is this change contrary to the established land use pattern?

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

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

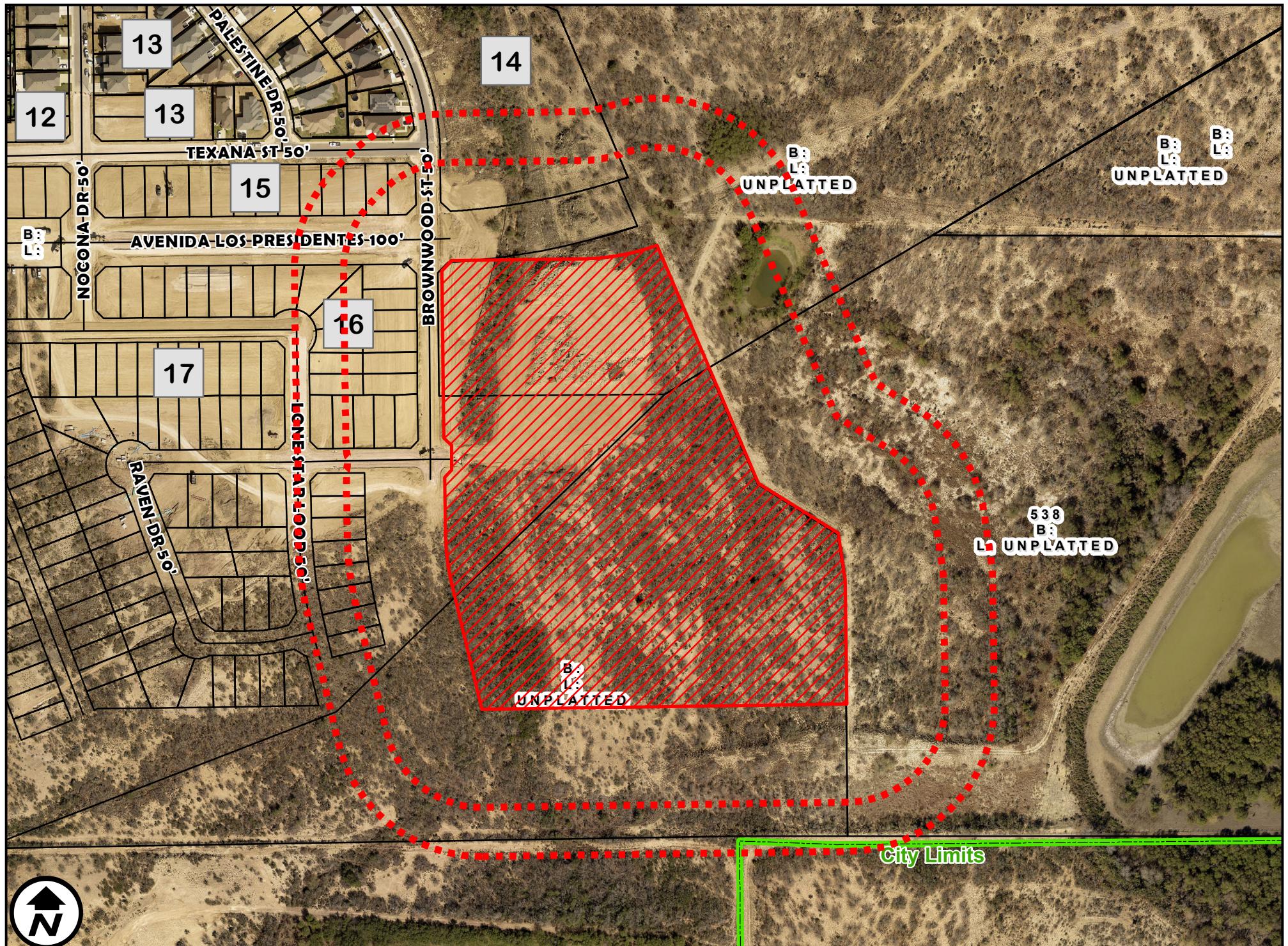
Yes, the proposed site is abutting R-1A and R-1 zoning districts.

Will change adversely influence living conditions in the neighborhoods?

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

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

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



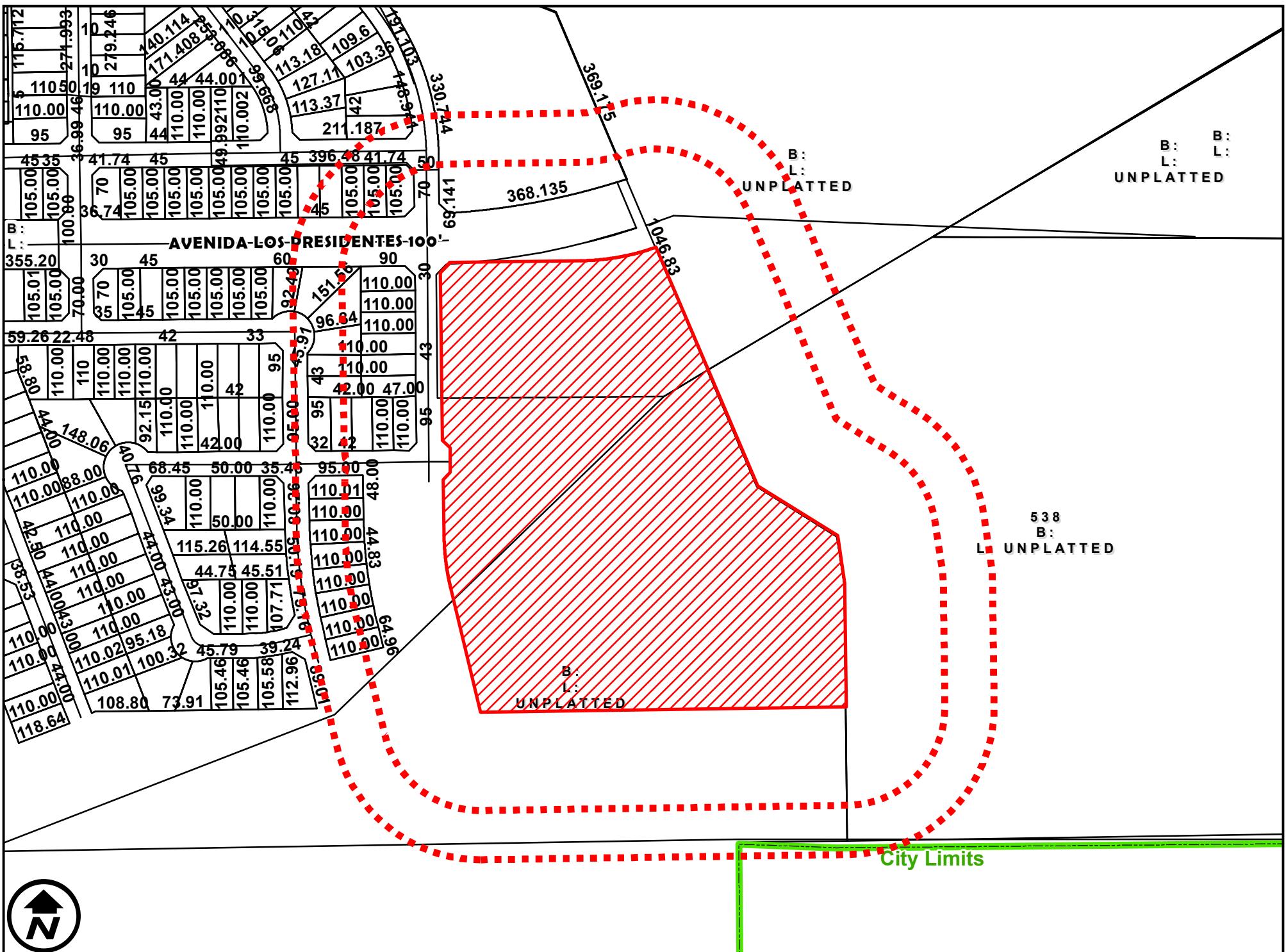
AERIAL MAP

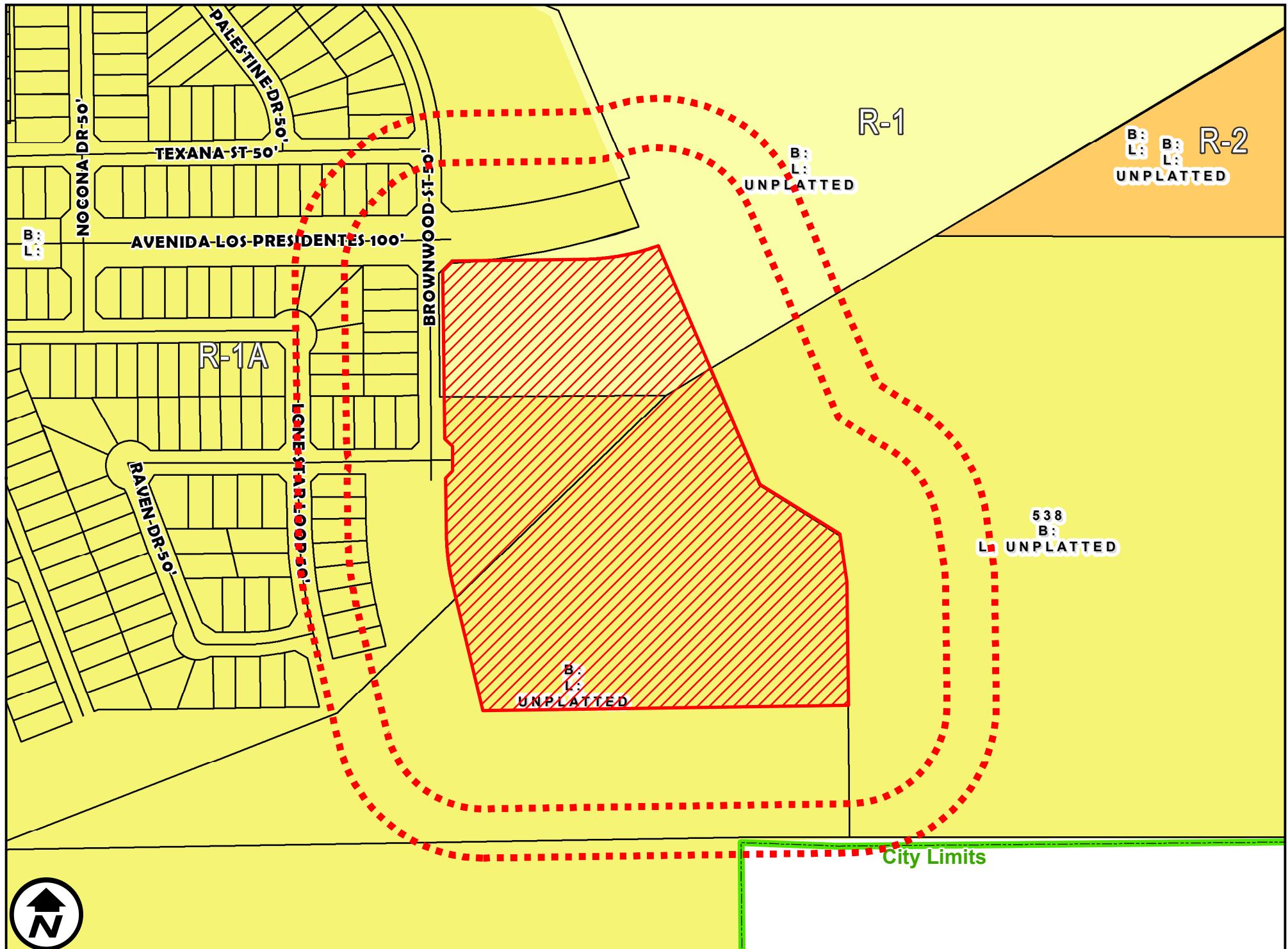
ZC-013-2026

APPLICATION FOR

1 inch = 250 feet SOUTH OF AVENIDA LOS PRESIDENTES AND EAST OF BROWNWOOD STREET

9
COUNCIL DISTRICT 3 R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) AND R-1A (SINGLE FAMILY REDUCED AREA DISTRICT) TO
R-1B (SINGLE FAMILY HIGH DENSITY DISTRICT)





ZC-013-2026

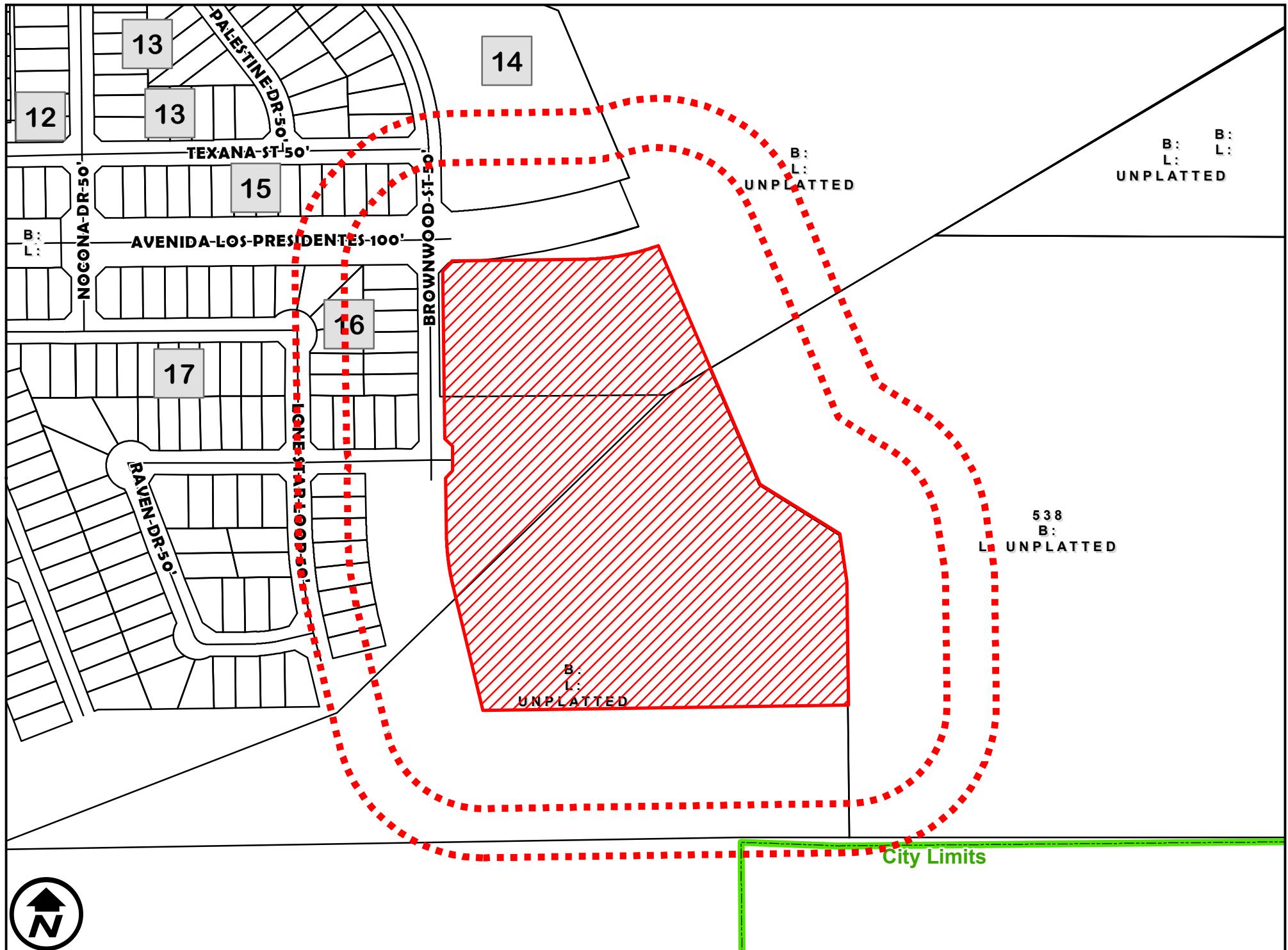
APPLICATION FOR

11

1 inch = 250 feet

SOUTH OF AVENIDA LOS PRESIDENTES AND EAST OF BROWNWOOD STREET

R-1B (SINGLE FAMILY HIGH DENSITY DISTRICT)



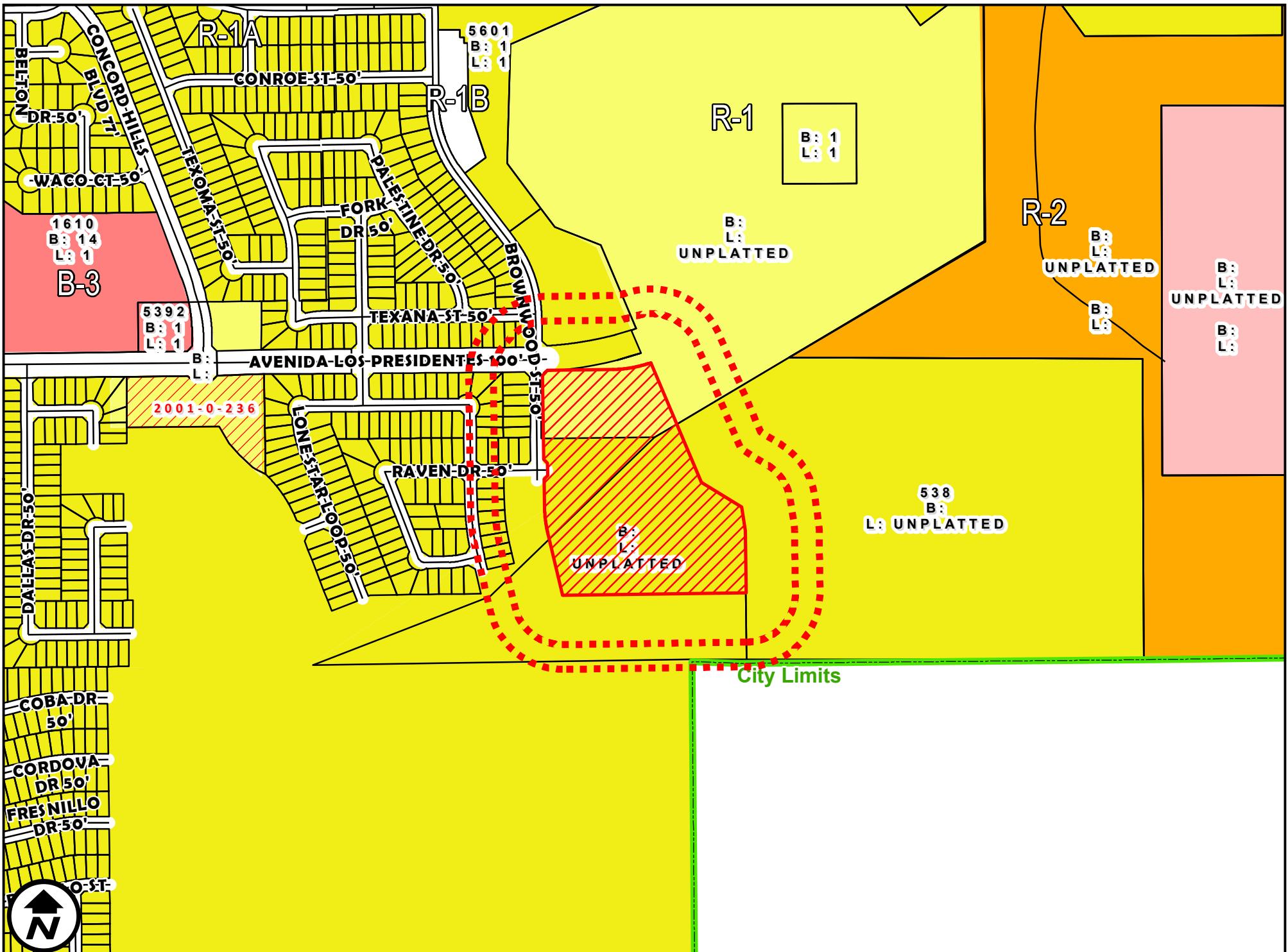
SURVEY MAP

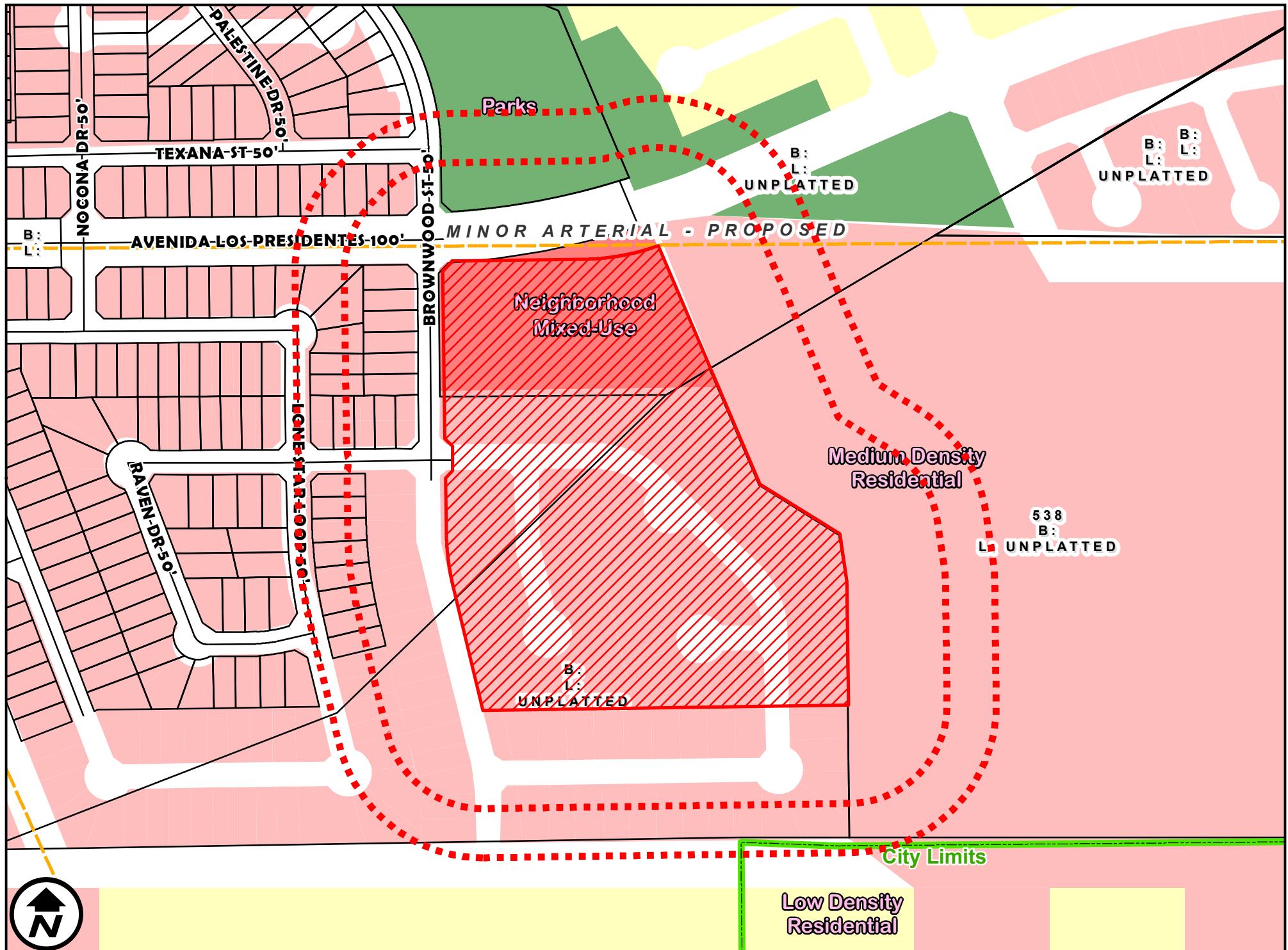
ZC-013-2026

APPLICATION FOR

COUNCIL DISTRICT 3 R-1 (SINGLE FAMILY RESIDE

R-1B (SINGLE FAMILY HIGH DENSITY DISTRICT)





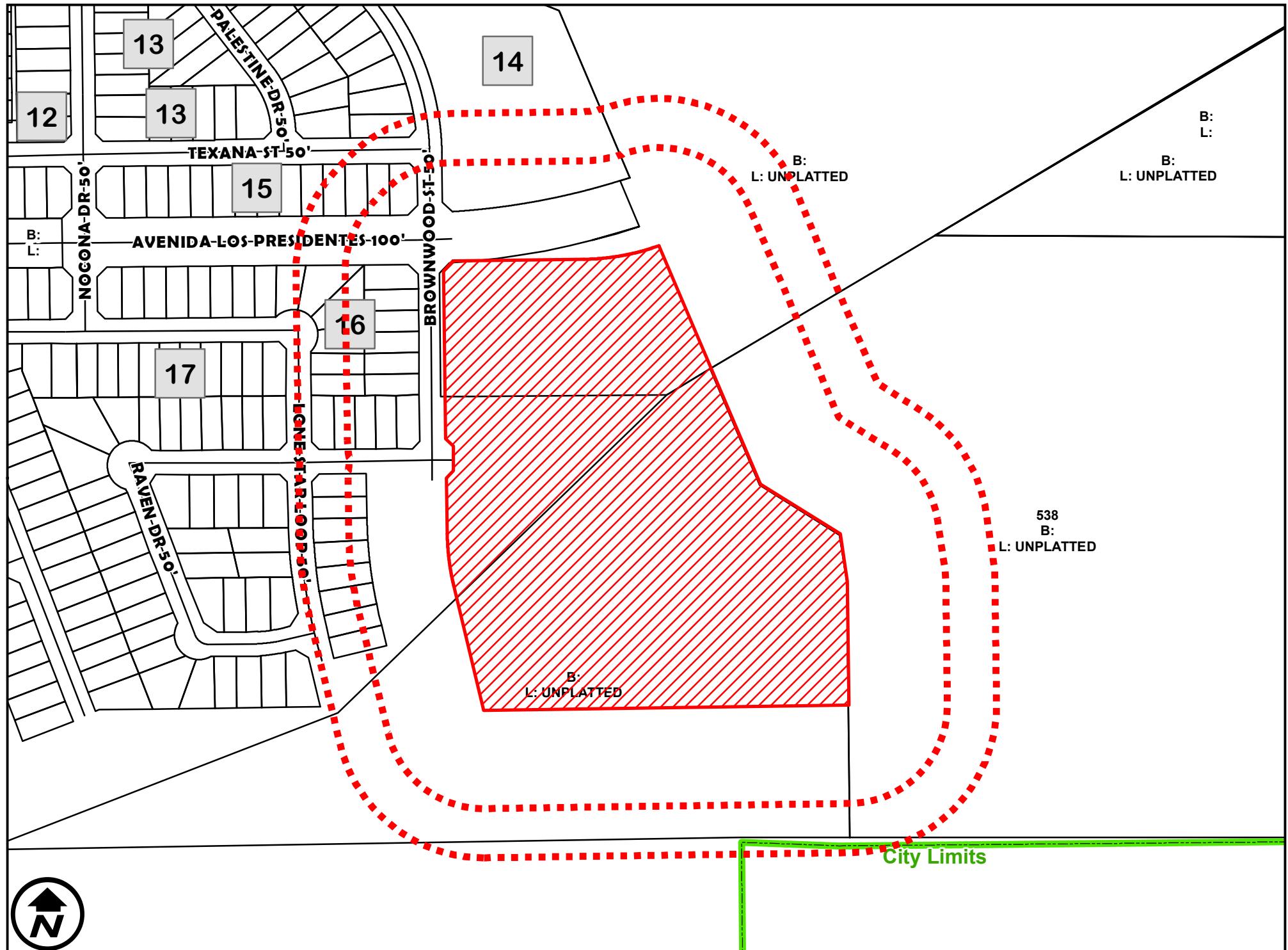
FUTURE LANDUSE

ZC-013-2026

APPLICATION FORM

COUNCIL DISTRICT 3 R-1 (SINGLE FAMILY RESIDE

A (SINGLE FAMILY REDUCED AREA DISTRICT) R-1B (SINGLE FAMILY HIGH DENSITY DISTRICT)



200' AND 300' NOTIFICATION

ZC-013-2026

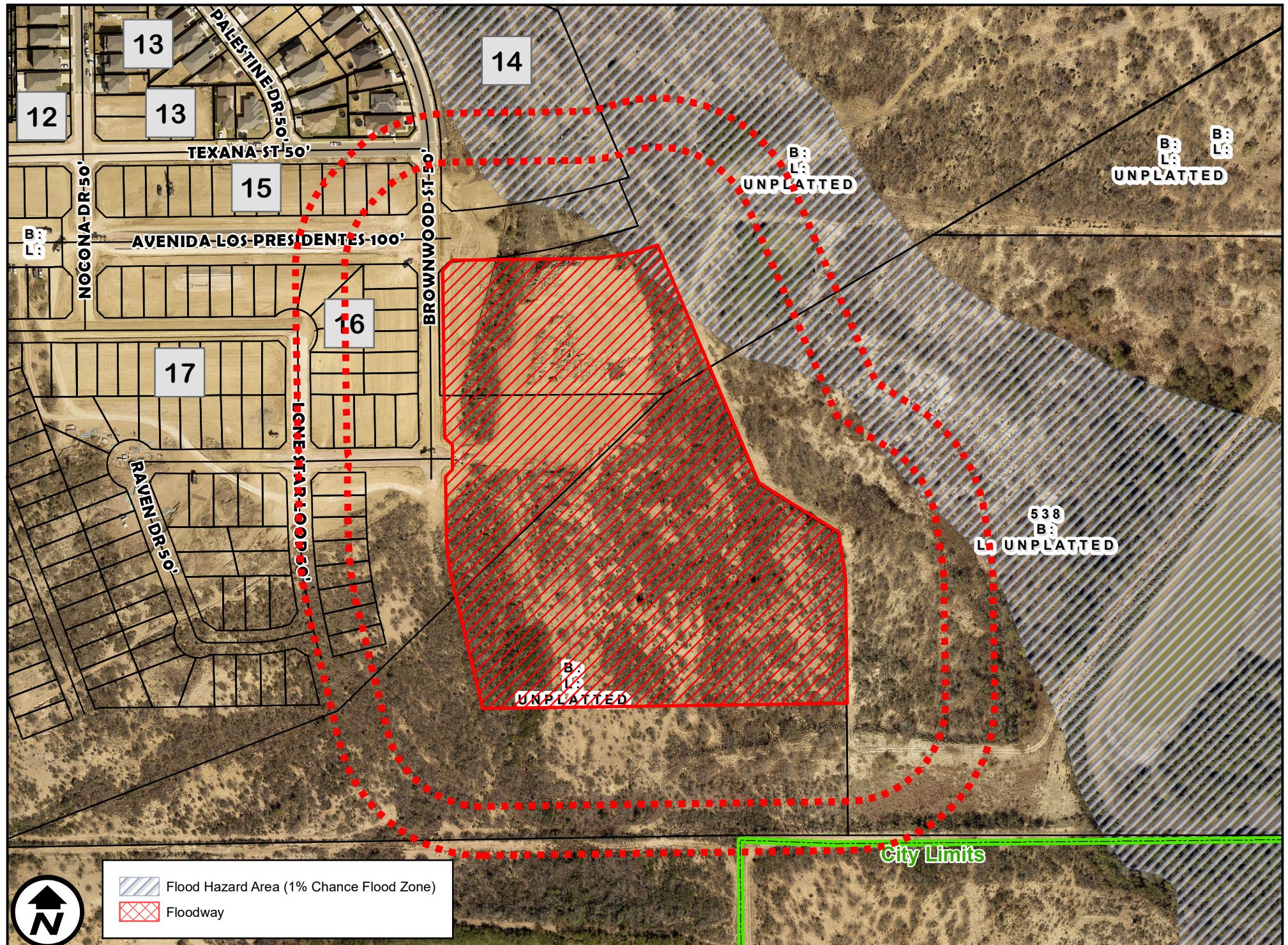
APPLICATION FOR

15

COUNCIL DISTRICT 3 R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) AND R-1A (SINGLE FAMILY REDUCED AREA DISTRICT) 15

1 inch = 250 feet SOUTH OF AVENIDA LOS PRESIDENTES AND EAST OF BROWNWOOD STREET

R-1B (SINGLE FAMILY HIGH DENSITY DISTRICT)



ZC-013-2026

COUNCIL DISTRICT 3 R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) AND R-1A (SINGLE FAMILY REDUCED AREA DISTRICT) 1-1

1 inch = 250 feet SOUTH OF AVENIDA LOS PRESIDENTES AND EAST OF BROWNWOOD STREET

R-1B (SINGLE FAMILY HIGH DENSITY DISTRICT)





Field Notes
for a 13.74 acre tract of land
out of a tract of land conveyed to
Agave Investments, LLC
Webb County, Texas

Being a 13.74-acre tract of land out of a tract of land conveyed to Agave Investments, LLC, described in deed recorded in Volume 5227, Pages 41-54, Official Public Records, Webb County, Texas, and being more particularly described by metes and bounds as follows, to wit:

BEGINNING at a **$\frac{1}{2}$ " iron rod** found at the intersection of the southeasterly Right of Way line of Avenida Los Presidentes and the easterly Right of Way line of Brownwood Street, shown on plat recorded with Lago Del Valle Subdivision, Phase VII, in Volume 38, Pages 88-89, Plat Records, Webb County, Texas, for the northwest clip corner hereof;

THENCE, through the interior of the said Agave Investments, LLC tract, **North 89 degrees 11 minutes 55 seconds East, 266.49 feet** to a **$\frac{1}{2}$ " iron rod set** at the beginning of a curve to the left with a radius of **475.00 feet**, for a point of curvature hereof;

THENCE, with said curve to the left a distance of **141.57 feet** (Chord bearing **North 80 degrees 39 minutes 37 seconds East, 141.05 feet**) to a **$\frac{1}{2}$ " iron rod set** at the beginning of a curve to the right with a radius of **375.00 feet**, for a point of reverse curvature hereof;

THENCE, through with said curve to the right a distance of **14.08 feet** (Chord bearing **North 73 degrees 11 minutes 51 seconds East, 14.08 feet**) to a **$\frac{1}{2}$ " iron rod set** at the westerly line of the EG Ranch Holdings, LLC tract, described in deed recorded in Volume 5814, Pages 238-247, Official Public Records, Webb County, Texas, for the northeast corner hereof;

THENCE, with the westerly line of said EG Ranch Holdings, LLC tract, **South 23 degrees 01 minutes 27 seconds East, 526.86 feet** to a **$\frac{1}{2}$ " iron rod found** for a point of deflection hereof;

THENCE, **South 58 degrees 09 minutes 06 seconds East, 191.37 feet** to a **$\frac{1}{2}$ " iron rod found** for a point of deflection hereof;

THENCE, **South 08 degrees 46 minutes 02 seconds East, 97.85 feet** to a **$\frac{1}{2}$ " iron rod found** for a point of deflection hereof;

THENCE, **South 00 degrees 43 minutes 30 seconds East, 251.48 feet** to a **$\frac{1}{2}$ " iron rod set** for the southeast corner hereof;

THENCE, through the interior of said Agave Investments, LLC tract, **South 89 degrees 11 minutes 55 seconds West, 743.74 feet** to a **$\frac{1}{2}$ " iron rod set** for the southwest corner hereof;

THENCE, **North 13 degrees 33 minutes 56 seconds West, 260.28 feet** to a **$\frac{1}{2}$ " iron rod set** at the beginning of a curve to the right with a radius of **480.00 feet**, for a point of curvature hereof;

THENCE, through with said curve to the right a distance of **106.93 feet** (Chord bearing **North 07 degrees 11 minutes 01 seconds West, 106.71 feet**) to a **$\frac{1}{2}$ " iron rod set** for a point of tangency hereof;

THENCE, **North 00 degrees 48 minutes 05 seconds West, 113.06 feet** to a **$\frac{1}{2}$ " iron rod found** at the intersection of the southeasterly Right of Way line of Raven Dr. and the easterly Right of Way line of Brownwood Street, shown on aforementioned Lago Del Valle Subdivision, Phase VII, for a point of deflection hereof;

THENCE, with the easterly Right of Way line of Brownwood Street, the following courses and distances:

North 44 degrees 11 minutes 55 seconds East, 21.21 feet to a **$\frac{1}{2}$ " iron rod found** for a point of deflection hereof;



**Field Notes
for a 13.74 acre tract of land
out of a tract of land conveyed to
Agave Investments, LLC
Webb County, Texas (continued)**

North 00 degrees 48 minutes 05 seconds West, 50.00 feet to a ½" iron rod found for a point of deflection hereof;

North 45 degrees 48 minutes 05 seconds West, 21.21 feet to a ½" iron rod found for a point of deflection hereof;

North 00 degrees 48 minutes 05 seconds West, 340.81 feet to a ½" iron rod found for a point of deflection hereof;

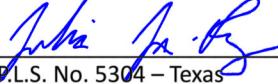
THENCE, continuing with the easterly Right of Way line of said Brownwood Street, North 43 degrees 05 minutes 22 seconds East, 28.83 feet to the POINT OF BEGINNING and containing 13.74 acres of land, more or less.

Basis of Bearings: Texas South Zone – 4205 – NAD83

State of Texas:

County of Hidalgo:

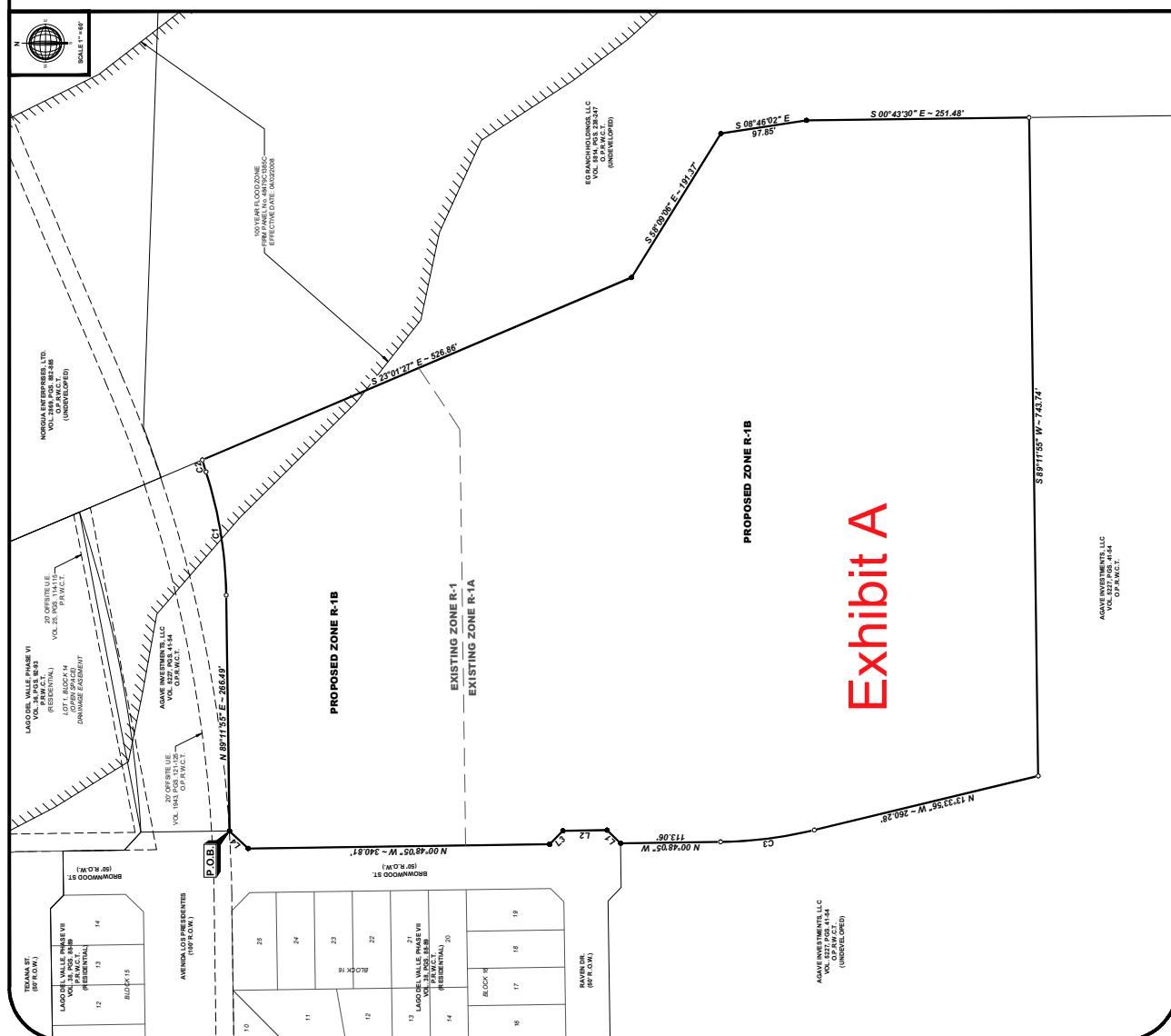
I, Julian Javier Ruiz, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the above captioned "Field Notes" and attached "Drawing" were prepared from an actual Survey performed on the ground under my supervision.


R.P.L.S. No. 5304 – Texas



Current Date





City of Laredo

Planning & Zoning Commission

Meeting Date: 2/5/2026
Ordinance 5B

Public Hearing and Recommendation of an

SUBJECT

Amending the Zoning Ordinance (Map) of the City of Laredo by amending Ordinance 2023-O-094 which authorized a special use permit for mini storages on Lot 4B, Block 3, Amending Plat of D & J Alexander Commercial Subdivision Phase 15, Lots 4A, 4B, 4C, Block 3, located at 7121 Bartlett Avenue, in order to amend the site plan to include additional storage units and parking on approximately 2.15 acre tract, as further described by metes and bounds in attached "Exhibit A", located south of North Bartlett Avenue and west of Harper Lee Drive.

ZC-017-2026
District V

PREVIOUS COUNCIL ACTION

On June 5, 2023, City Council made a motion to amend Ordinance 2022-O-012, which authorized a special use permit for mini storages in order to amend the site plan to reconfigure the storage units and parking and amend the hours of operation.

On February 7, 2022, City Council made a motion to approve the following:

- Ordinance 2022-O-011: A zone change from R-1 (Single-Family Residential District) to B-3 (Community Business District)
- Ordinance 2022-O-012: A special use permit for min storages.

BACKGROUND

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

Proposed use: The proposed use is for a mini-storage addition for North Bartlett Storage.

Site: The site is currently occupied by mini-storages (North Bartlett Storage) and vacant land.

Surrounding land uses: To the north of the site is North Bartlett Avenue, Arthur Miller Court, and vacant land. To the east of the site is vacant land, single-family residential uses, Harper Lee Drive, O. Henry Drive, Norman Mailer Drive, and Sylvia Plath Drive. To the south of the site is vacant undeveloped land and single-family residential uses. To the west of the site is North Bartlett Storage (existing mini-storages that are requesting the amendment), Lezcano Law Firm, Laredo Sports Medicine Clinic, Vix Medical Supply, Clear Choice ER, and vacant 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

Transportation Plan: The Long Range Thoroughfare Plan identifies North Bartlett Avenue as a Collector, but does not identify Arthur Miller Court.

www.laredompo.org/wp-content/uploads/2021/05/2021-Future-Thoroughfare-Plan_2021.02.11.pdf

Letters sent to surrounding property owners: 22

Staff supports the proposed special use permit amendment for the following reasons:

1. There have been no citations, violations, or complaints at this location.
2. The proposed use is compatible with the existing uses within the vicinity of the site.
3. The proposed use will not adversely impact the conditions in the surrounding properties or neighborhood since the proposed use already exists in the surrounding area.

Notice to the owner/applicant:

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

If approved, Staff recommends the continuance of the following provisions from the existing Ordinance 2023-O-094, except the site plan amendment to add a building and add additional storage units and additional parking:

1. REMOVE: The Special Use Permit is restricted to the amended site plan, "Exhibit A" to reconfigure the storage units and parking.
ADD: The Special Use Permit is restricted to the amended site plan, "Exhibit A" to reconfigure the storage units and parking on approximately 2.15 acre tract.
2. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
3. No less than 5% of the total area of the proposed tract for development shall be reserved for landscape purposes in addition to those provisions established in Section 24-83, "Trees and Shrubs", of the Laredo Land Development Code.

ADD:

- There shall be one tree for each thirty (30) feet of non-residential or multi-family residential property abutting a public street right-of-way shall be planted, as per section 24.83.4(b).
- The number of shrubs required shall be equal to the total number of trees required multiplied by four (4), as per Section 24.83.3(2).

4. Fencing and/or walling shall comply with the provisions established in Section 24-79, "Fencing and Screening," of the Laredo Land Development Code. In the event additional fencing or walling is proposed, no less than 25% and no more than 70% shall be opaque. A visibility triangle as defined in Appendix 'A' of the Laredo Land Development Code shall be maintained.

5. Dumpsters, trash bins, or locations for refuse collection shall not be permitted.

6. Flammables, combustibles, corrosives, toxins, nuclear waste, hazardous waste water, or any material requiring placards for transport shall not be permitted. No permits for storage of any like materials issued by the Laredo Fire Department shall supersede this provision.

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

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

ADD: 10. Outdoor music and speakers are prohibited. The property owner must comply with all City Noise Ordinances provisions of the City of Laredo Code of Ordinances.

11. The business 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 business 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 Certificate of Occupancy with Occupant Load, Occupant Load being the approved capacity of a building or portion thereof.

14. Specify low lighting attached to units and directed towards the ground. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.

15. Owner shall provide a 7' high opaque fence along property lines which abut or adjoin any residential zones/uses.

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

COMMITTEE RECOMMENDATION

The Planning and Zoning Commission in a ___ to ___ vote recommended approval/denial of the special use permit amendment.

STAFF RECOMMENDATION

IMPACT ANALYSIS

Is this change contrary to the established land use pattern?

No. The proposed use of a mini-storage already exists in the vicinity of the site.

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

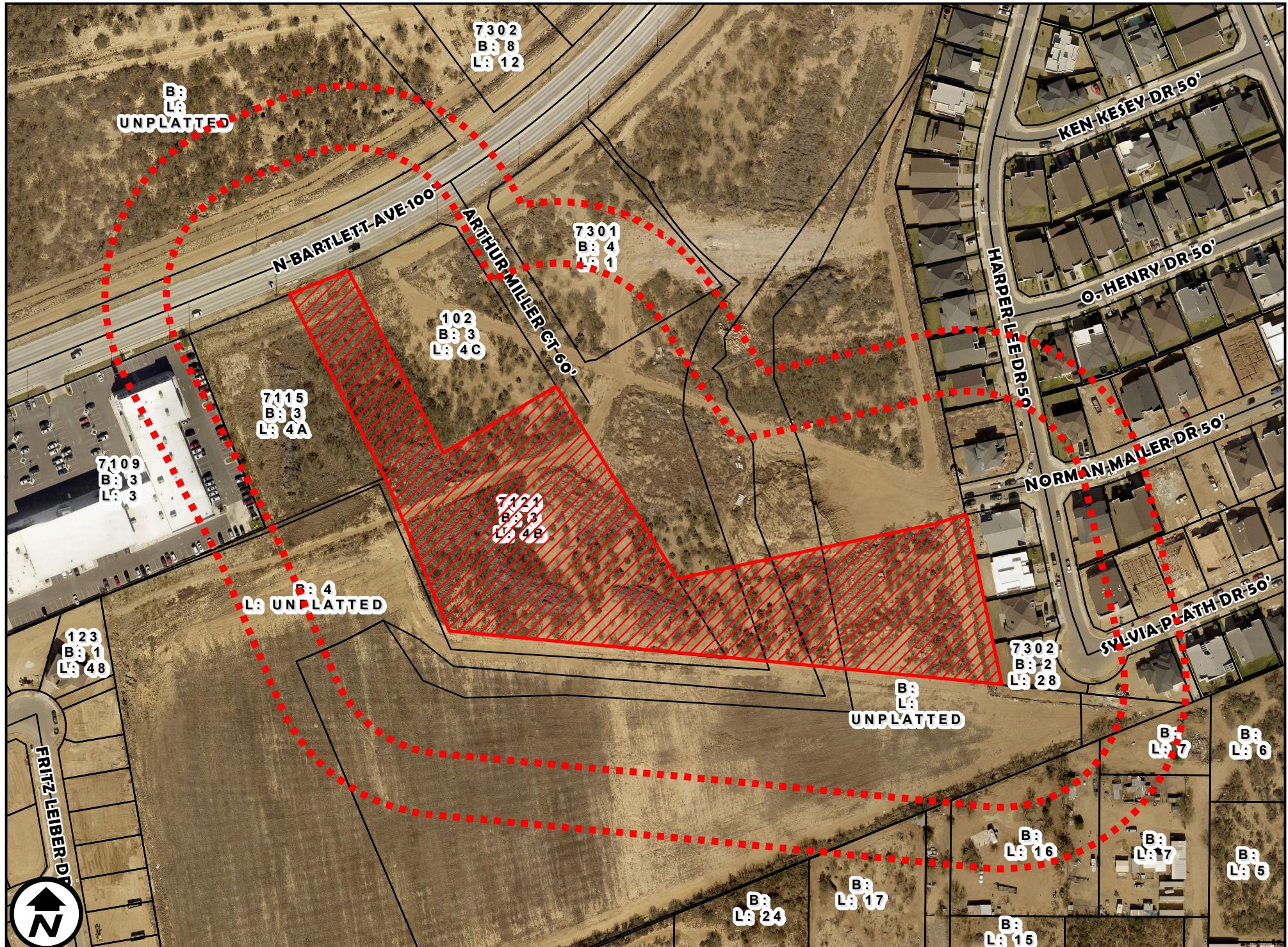
N/A.

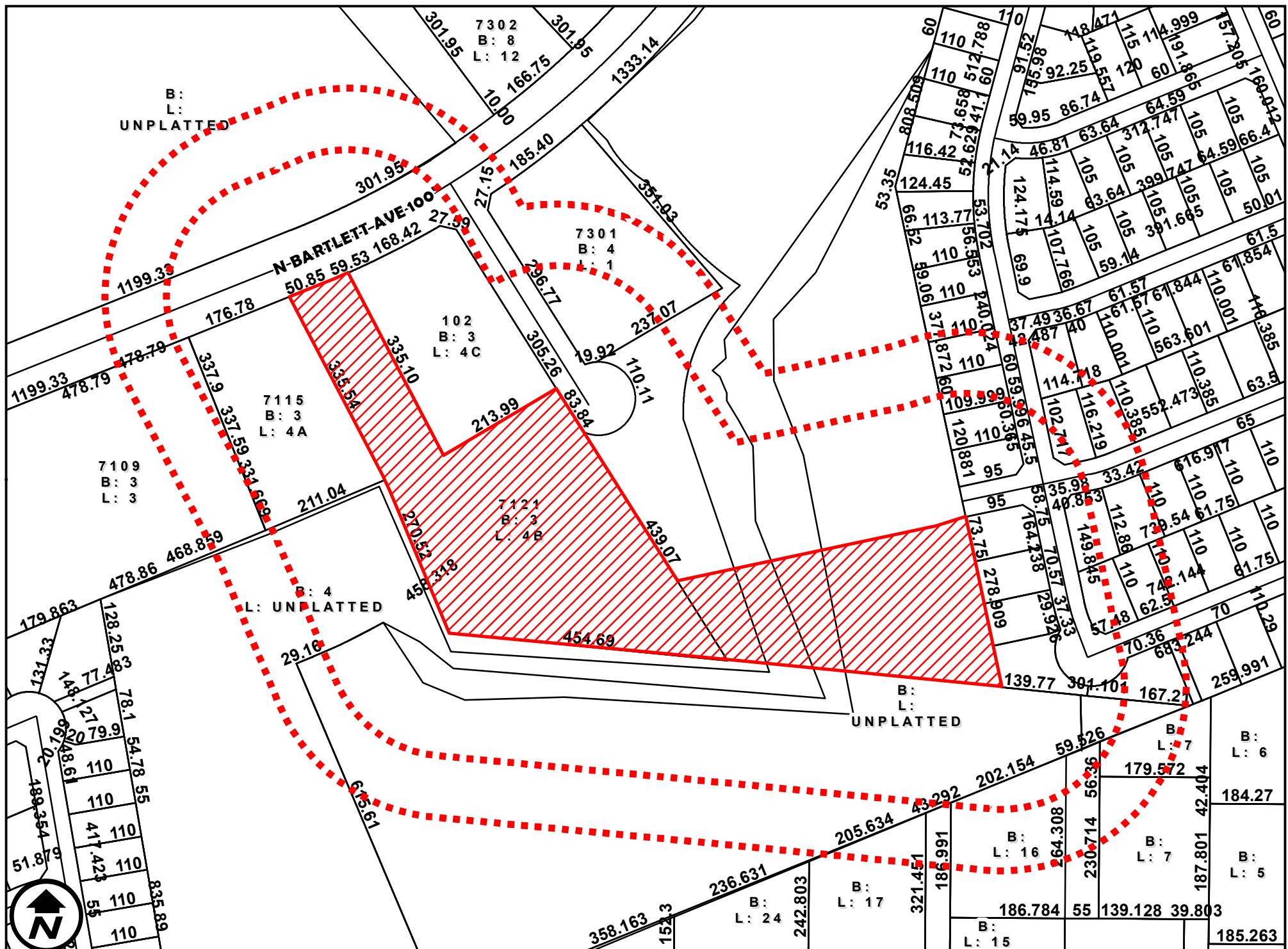
Will change adversely influence living conditions in the neighborhood?

No. The proposed use is not anticipated to have a negative impact with the surrounding area or neighborhoods since the proposed use already exists.

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

Yes. The existing zone does not allow for a mini-storage as intended by the applicant and requires a special use permit.





DIMENSIONS MAP

ZC-071-2025

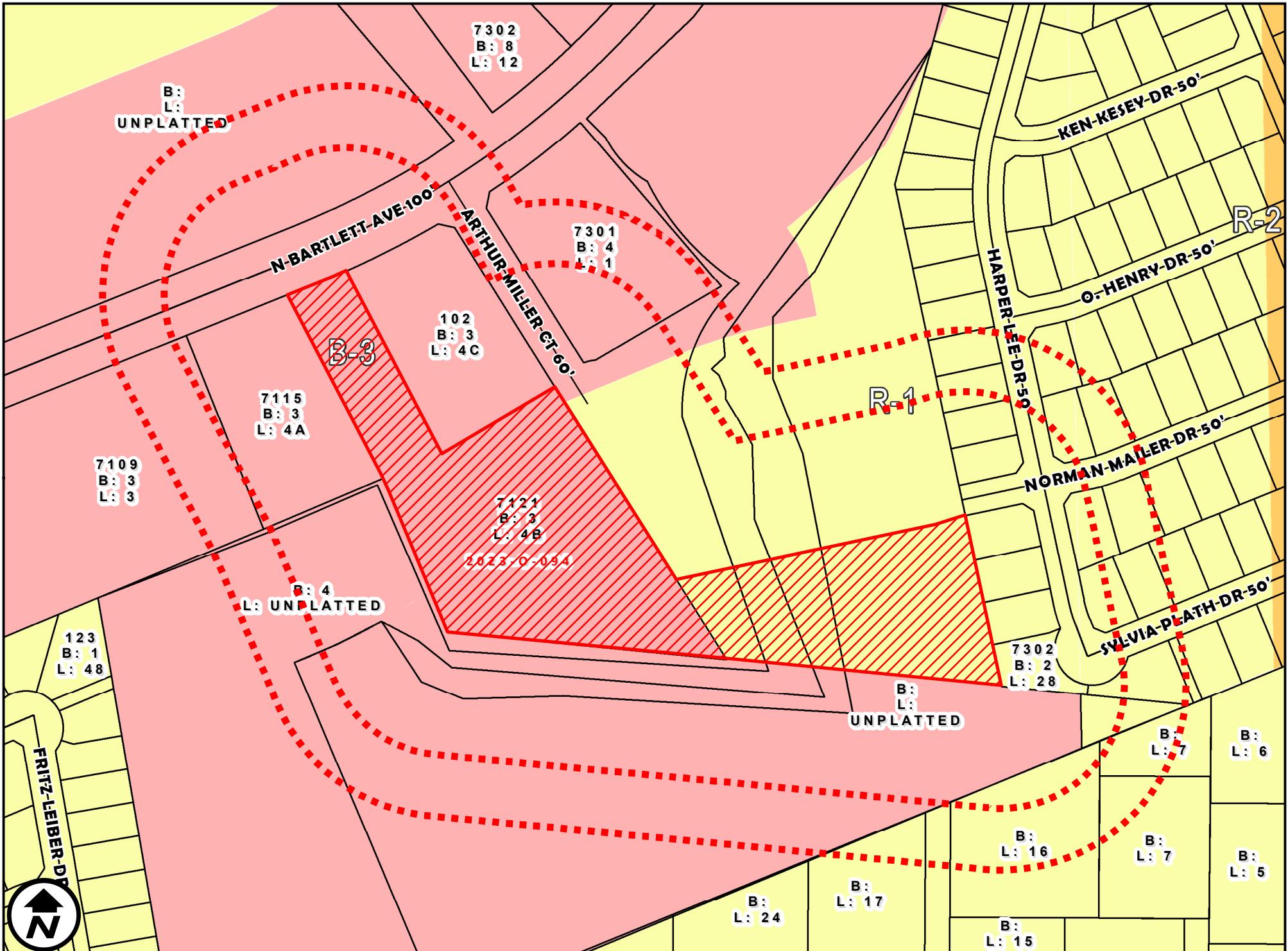
APPLICATION F

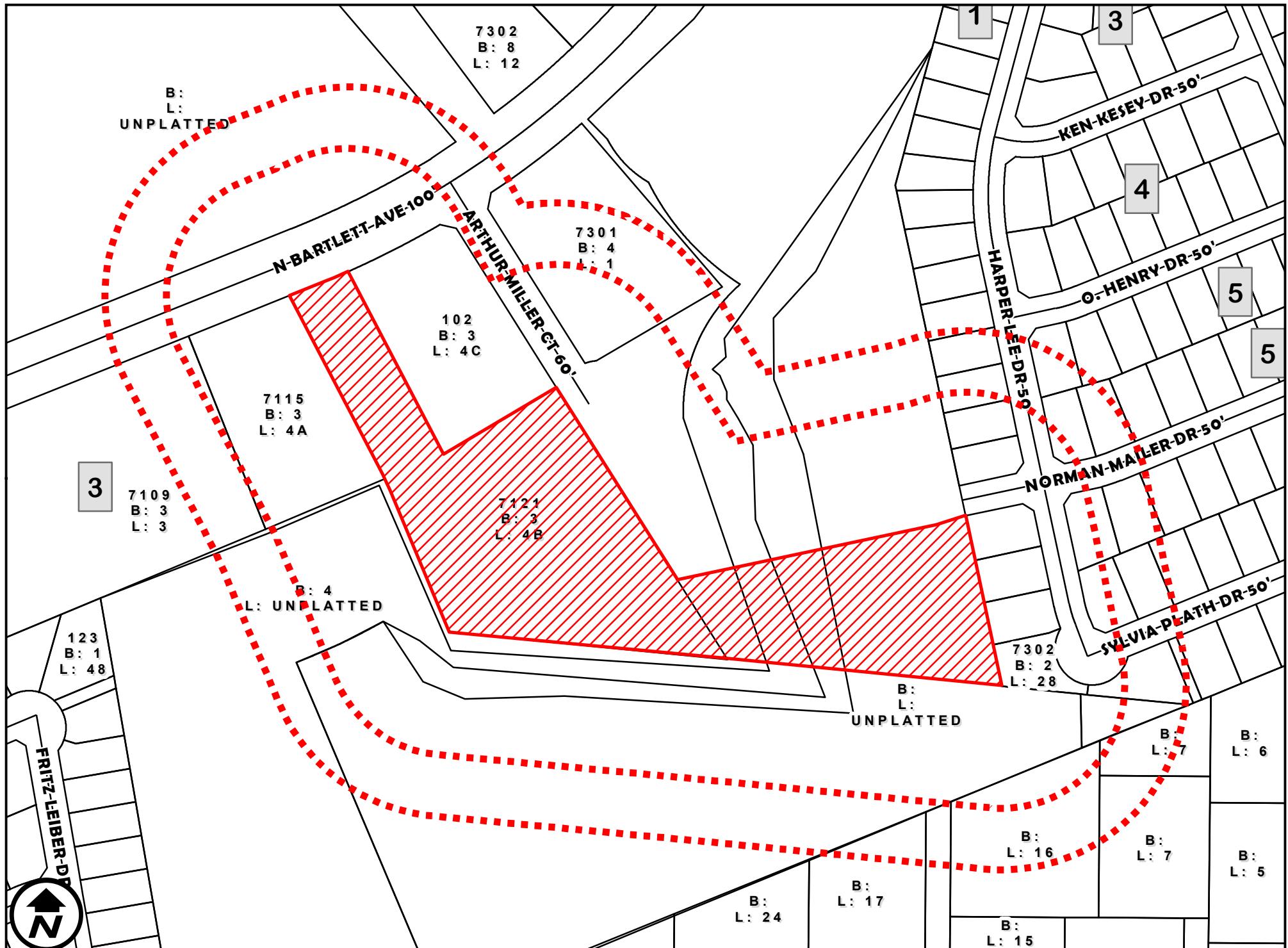
1 inch = 200 feet

**7121 NORTH BARTLETT AVENUE AND
APPROXIMATELY 2.15 ACRE TRACT LOCATED SOUTH OF NORTH BARTLETT AVENUE**

B-3 (COMMUNITY BUSINESS DISTRICT) AND R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) ZU

S.U.P FOR MINI STORAGE





SURVEY MAP

ZC-071-2025

COUNCIL DISTRICT 5

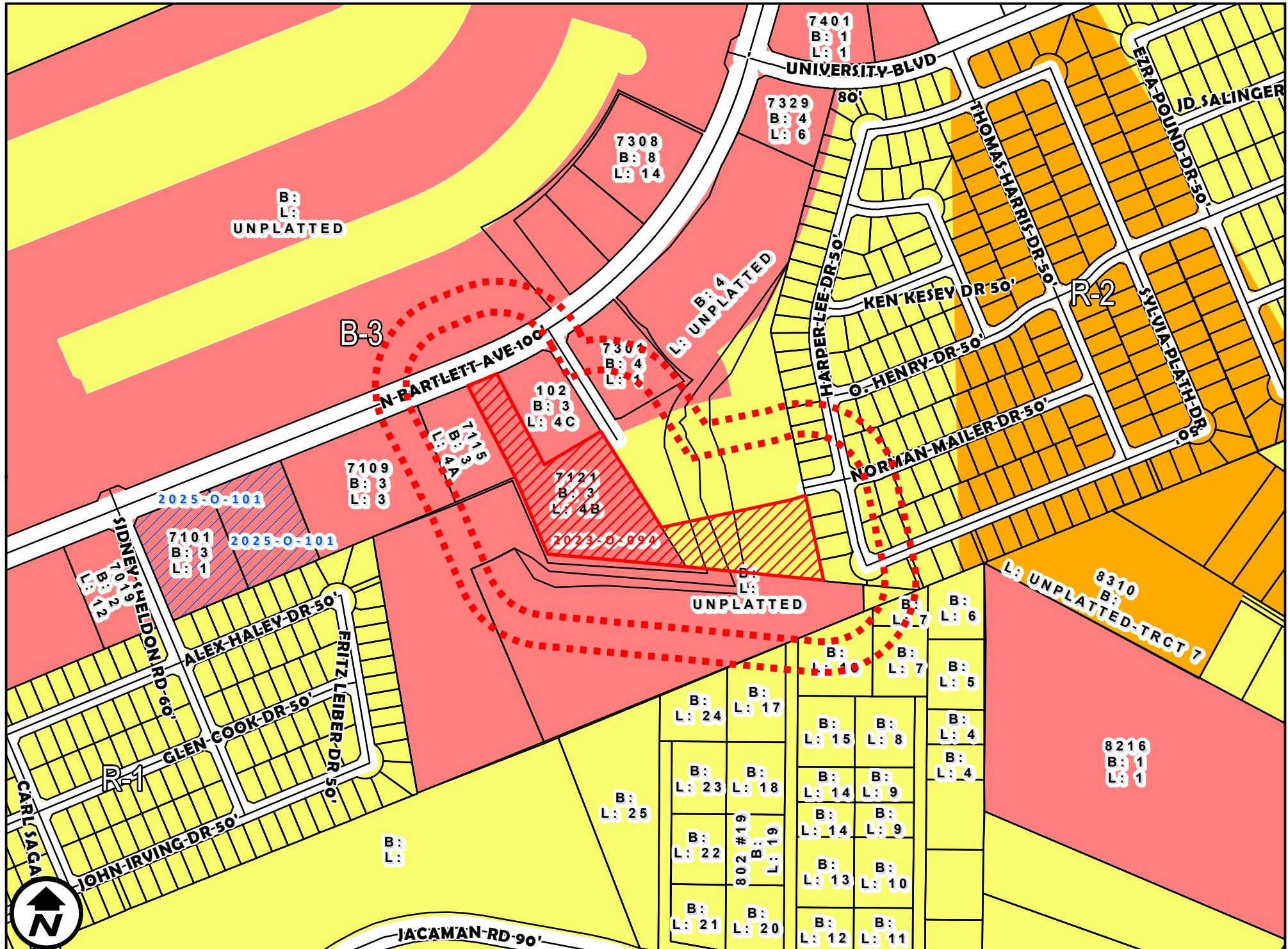
APPLICATION FOR

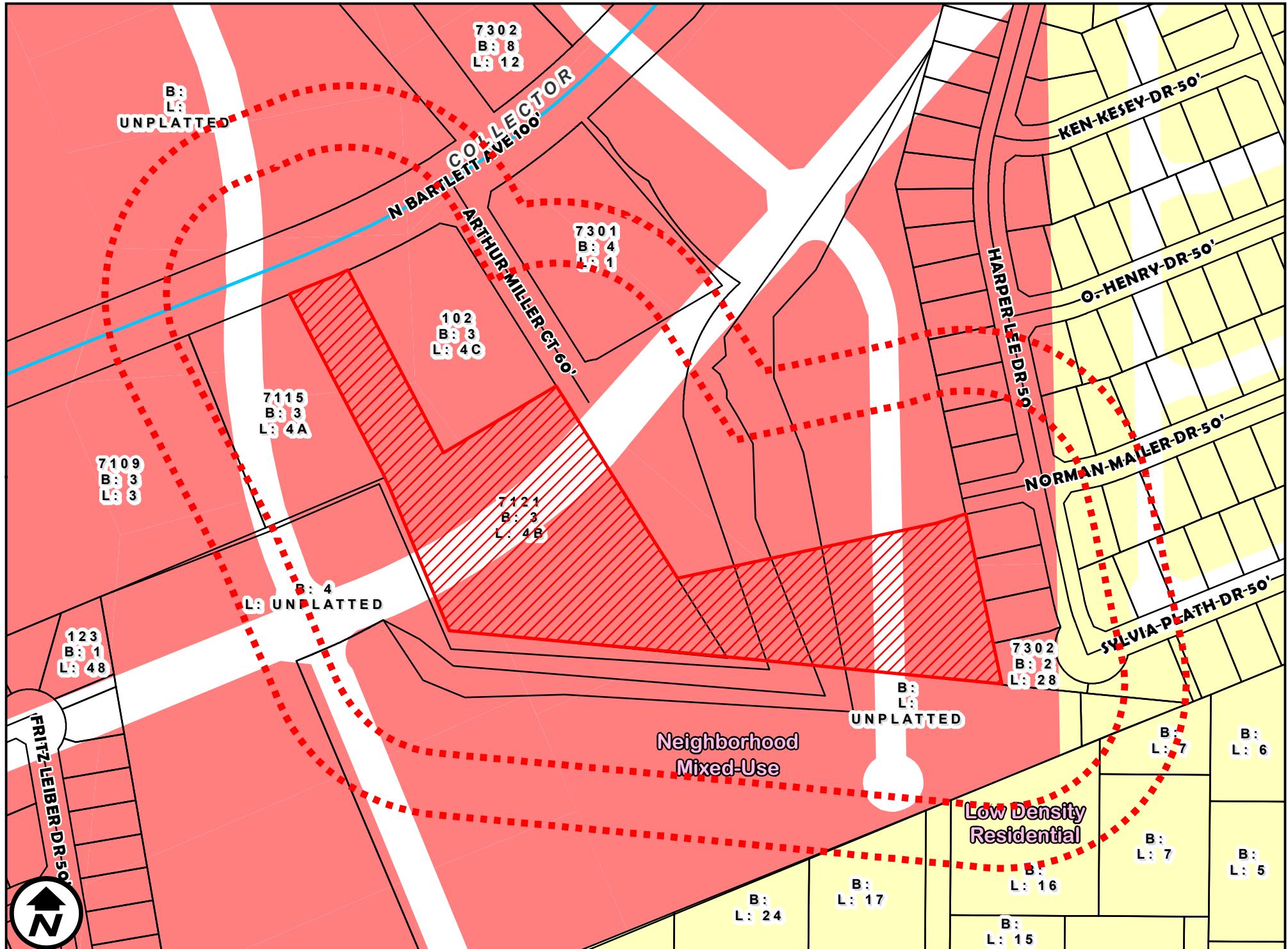
B-3 (COMMUNITY BUSINESS DISTRICT) AND R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) - 28

1 inch = 200 feet

7121 NORTH BARTLETT AVENUE AND APPROXIMATELY 2.15 ACRE TRACT LOCATED SOUTH OF NORTH BARTLETT AVENUE AND WEST OF HARPER LEE DRIVE

S.U.P FOR MINI STORAGE





FUTURE LANDUSE

ZC-071-2025

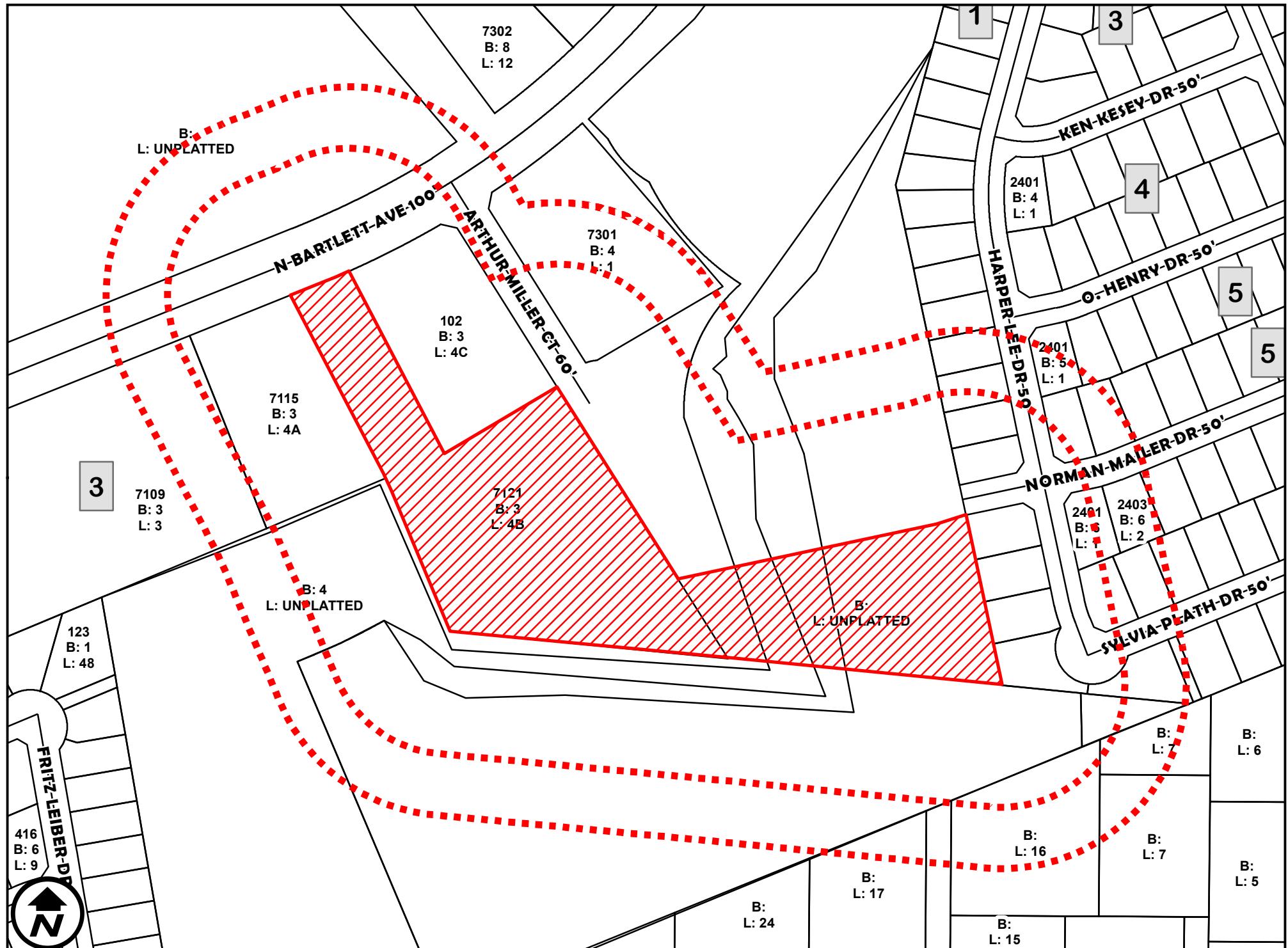
COUNCIL DISTRICT 5

APPLICATION FORM

1 inch = 200 feet

APPROXIMATELY 2.15 ACRE TRACT LOCATED SOUTH OF NORTH BARTLETT AVENUE AND WEST OF HARPER LEE DRIVE.

S.U.P FOR MINI STORAGE



200' AND 300' NOTIFICATION

ZC-071-2025

COUNCIL DISTRICT 5

7121 NORTH BARTLETT AVENUE AND

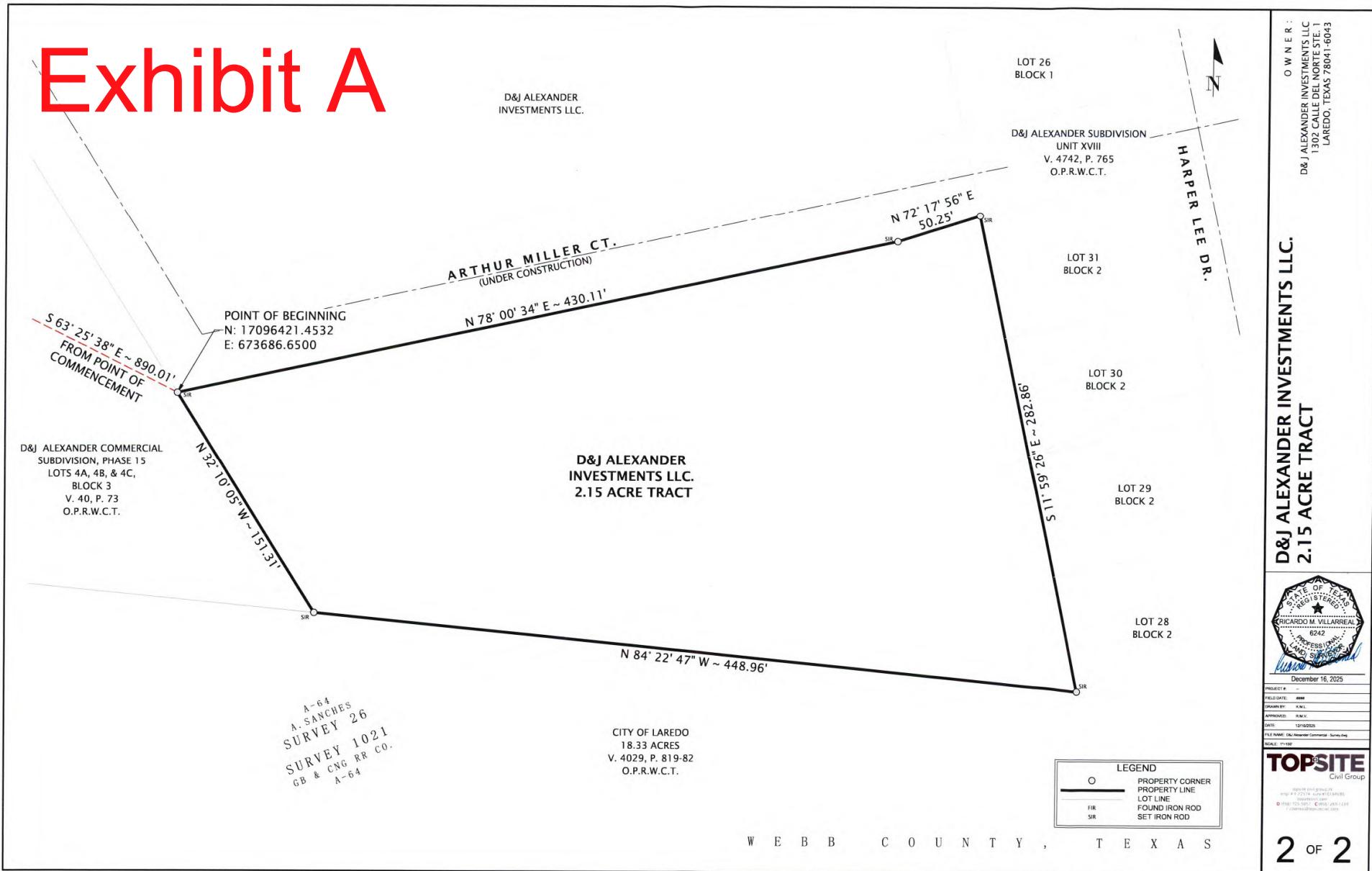
B-3 (COMMUNITY BUSINESS DISTRICT) AND R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) 31

1 inch = 200 feet

APPROXIMATELY 2.15 ACRE TRACT LOCATED SOUTH OF NORTH BARTLETT AVENUE AND WEST OF HARPER LEE DRIVE

S.U.P FOR MINI STORAGE

Exhibit A



M E T E S & B O U N D S
2.15 ACRE TRACT
D&J ALEXANDER INVESTMENTS
LLC.
WEBB COUNTY, TEXAS

DATE: DECEMBER 16, 2025
 SHEET: 1 OF 2

A TRACT OF LAND CONTAINING 2.15 ACRES MORE OR LESS, OUT OF A TRACT OF LAND CONVEYED TO D&J ALEXANDER INVESTMENTS LLC, RECORDED IN VOLUME 4284, PAGE 587-592, WEBB COUNTY OFFICIAL PUBLIC RECORDS, SITUATED IN SURVEY 26, ABSTRACT-282, AGUSTIN SANCHEZ, ORIGINAL GRANTEE, SURVEY 1021, ABSTRACT 64, GALVESTON, BRAZOS, AND COLORADO NARROW GAUGE RAILROAD COMPANY, ORIGINAL GRANTEE, WEBB COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A FOUND $\frac{1}{2}$ " IRON ROD ON THE NORTHEAST CORNER OF LOT 3, BLOCK 3 OF SAID D&J INVESTMENTS, ALSO BEING A POINT ON THE SOUTHERN BOUNDARY OF BARTLETT AVENUE EXTENSION PLAT SOUTH, RECORDED IN VOLUME 35, PAGE 7, PUBLIC RECORDS OF WEBB COUNTY TEXAS, THENCE S 63° 25' 38" E, AT 890.01 FEET THE POINT OF BEGINNING;

THENCE N 78° 00' 34" E AT 430.11 A SET IRON ROD AND DEFLECTION CORNER TO THE LEFT HEREOF;
 N 72° 17' 56" E AT 50.25 FEET A SET IRON ROD AND NORTHEAST CORNER HEREOF;
 S 11° 59' 26" W AT 282.86 FEET A SET IRON ROD AND SOUTHEAST CORNER;
 N 84° 22' 47" W AT 448.96 FEET A SET IRON ROD AND SOUTHWEST CORNER HEREOF;

THENCE N 32° 10' 05" W ALONG THE EAST BOUNDARY OF D&J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, RECORDED IN VOLUME 40, PAGE 73, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY TEXAS, AT 151.31 FEET THE POINT OF BEGINNING AND CONTAINING 2.15 ACRES, MORE OR LESS.

A SKETCH PREPARED FOR THIS TRACT OF LAND ACCOMPANIES THIS LEGAL DESCRIPTION.

TOPSITE
 Civil Group

10109 International Blvd., Ste. 300
 Laredo, Texas 78045
 engr.# F-22574 surv.#10194686
 P (956) 725-5057
 topsitecivil.com

PROJECT #:	--
FIELD DATE:	--
DRAWN BY:	--
APPROVED:	--
DATE:	12/16/2025
SHEET:	1 of 2
FILE PATH:	D&J Alexander Commercial - Survey.dwg

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT THE FOREGOING PLAT OF SURVEY WAS PREPARED FROM AN ACTUAL SURVEY OF THE SUBJECT PROPERTY ON THE GROUND UNDER MY SUPERVISION.

Ricardo M. Villarreal

December 16, 2025





City of Laredo
Planning Department
1413 Houston Street
Laredo, Texas 78040

January 16, 2026

Subject: Amendment of Special use permit 2022-O-012 on a 6.03 acre tract known as Lot 4B, Block 3 of the Amending Plat of D & J Alexander Commercial Subdivision Phase 15, Lots 4A, 4B and 4C Block 3 as recorded in Volume 41 Page 1 Webb County Plat Records and a 2.15 acre unplatte

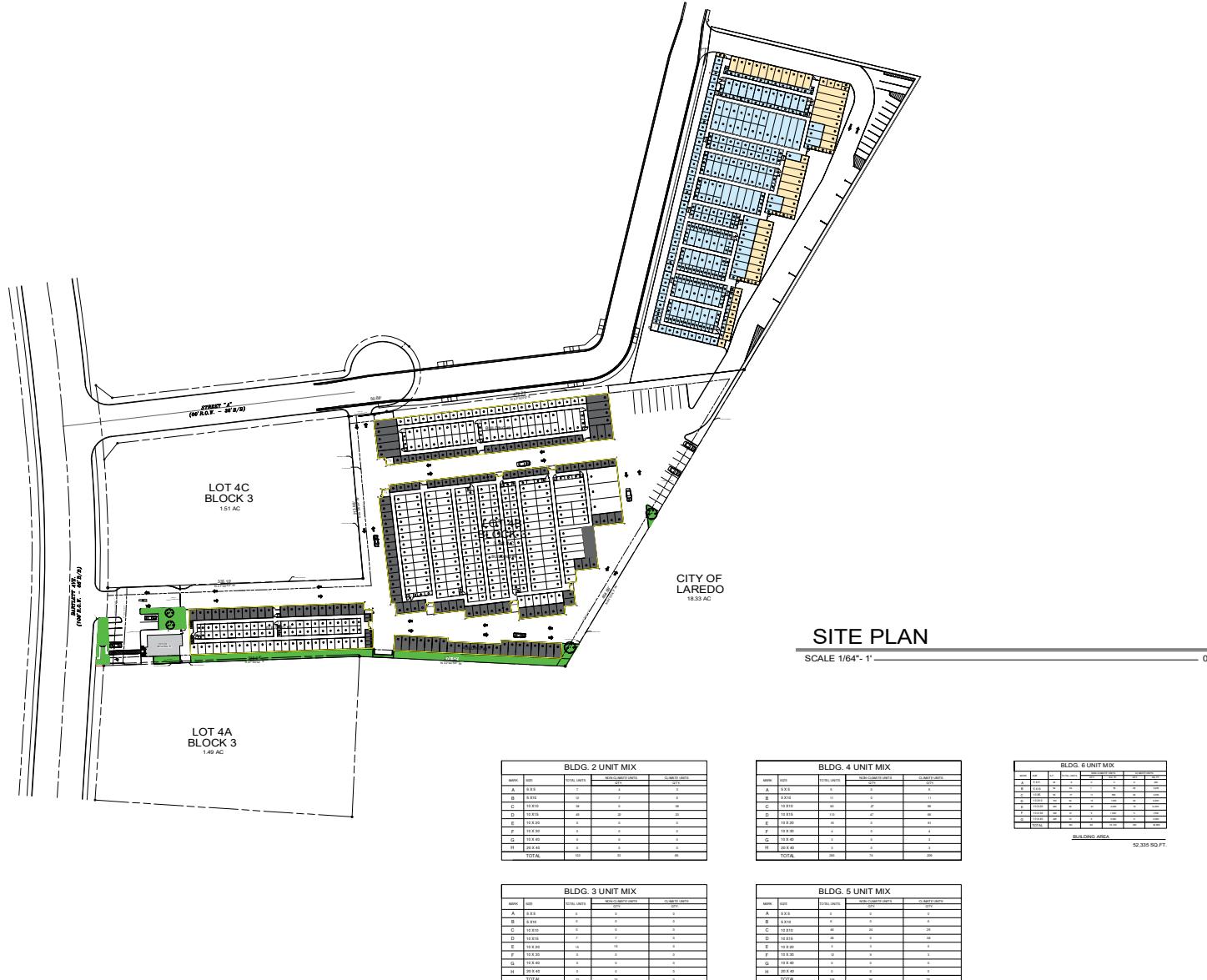
Top Site Civil Group LLC is submitting the above reference Amendment to Special use Permit 2022-O-012 application on behalf of the applicant North Bartlett Mini Storage LLC. The purpose of the request for an amended special use permit is to accommodate a mini storage development on Lot 4B, Block 3 of the Amending Plat of D & J Alexander Commercial Subdivision Phase 15, Lots 4A, 4B and 4C Block 3 as recorded in Volume 41 Page 1 Webb County Plat Records and an additional unplatte tract being 2.15 acres. The development will consist of air conditioned and non-air-conditioned units of different sizes. The platted site is currently being rezoned to a B-3 and platted to facilitate the development process. The unplatte site has also submitted for a rezone to B-3 and the platting process will start on December 23, 2025.

A total of 876 units, in 6 different buildings, are being proposed on 6.03 acres of property, which differs from the already approved 516 units in 5 buildings.. The development will be gated and will have 3 access points, one on Bartlett Ave and 2 on Arthur Miller Court. The parking for patrons will be 10 spaces, including the required handicap spacing. The site will also have an amended number of 34 spaces inside the gate, up from the original 19 spaces, to accommodate patrons and any related moving vehicles. The proposed hours of operation will be able to accommodate 24 hour services and may adjust hours to be less on certain off peak days. Driving lanes and access points will also accommodate the required distances and widths to meet fire code. Buildings 1-5 are already constructed and we expect Building 6 to begin construction in the second quarter of 2026.

We kindly request the approval of this special use permit.

Sincerely,
Top Site Civil Group LLC

Ricardo M. Villarreal, PE, RPLS
Partner



City of Laredo

Planning & Zoning Commission

Meeting Date: 2/5/2026

Master Plan Consideration 6A

SUBJECT

Review of the revision to the Embarcadero Southeast Quadrant Masterplan. The intent is industrial and commercial. The purpose of this revision is to update the Phase 6 lot count from six (6) lots to one (1) lot.

PL-051-2026

District VII - Cm. Vanessa Perez

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Farias Development, LTD

ENGINEER: Camacho-Hernandez & Assoc.

SITE: This 235.11-acre tract of land is located on the southeast corner of FM 1472 and Bob Bullock Loop. The zoning for this development M-1 (Light Manufacturing District), B-4 (Highway Commercial District), B-3 (Community Business District), and R-2 (Multi-Family District). This tract is located in District VII - Cm. Vanessa Perez.

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. A zone change will be required for the intended uses (proposed multi-family in Phase 7 and proposed commercial in Phase 12). Please note that masterplan/plat approval does not constitute a staff position on zone change requests. Staff's official position will be provided only upon formal submittal of a zone change application. All zone change requests are subject to City Council discretion and are not guaranteed. Should the request be denied, a plat revision will be required.
2. Submit a master plan revision to the City of Laredo Building Development Services GIS Division within 10 days of Planning and Zoning Commission approval in a geo-referenced CAD file (Section 2-3.2 (a) 4 - Subdivision Ordinance).
3. Access to FM 1472, Bob Bullock Loop, and Interstate Highway 35 is subject to the review and approval by Texas Department of Transportation (TX-DOT).

4. Coordinate with the Environmental Department and comply with the vegetative buffering requirements as a first and third order streams impacts a portion of this tract (Section 24-27 - Laredo Land Development Code).
5. Identify all easements.
6. 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.

Fire: No comments submitted.

Engineering: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

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

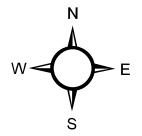
L.I.S.D.: No comments submitted.

AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:**Planning:**

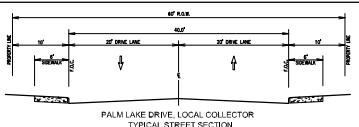
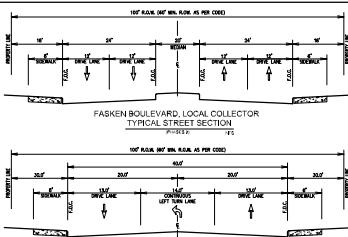
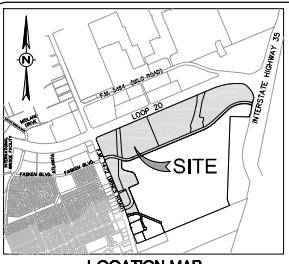
1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
2. All comments set forth are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

AERIAL LOCATION MAP



MASTER DEVELOPMENT PLAN NOTES:

1. THIS MASTER DEVELOPMENT PLAN SUPERSEDES AND REPLACES ANY AND ALL PREVIOUSLY SUBMITTED MASTER DEVELOPMENT PLANS FOR THIS TRACT. ALL PREVIOUSLY APPROVED MASTER DEVELOPMENT PLANS FOR THIS TRACT SUCH AS THE EMBARCADERO SOUTHEAST QUADRANT MASTER DEVELOPMENT PLAN (APPROVED 2010) SHALL BE RESCINDED UPON APPROVAL OF THIS MASTER DEVELOPMENT PLAN. OTHER AREAS SHOWN HEREIN SHALL BE MASTER PLANNED SEPARATELY BY A DIFFERENT OWNER.
2. THIS MASTER DEVELOPMENT PLAN SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF THE CITY OF LAREDO LAND DEVELOPMENT CODE EFFECTIVE THE DATE OF THE PLAN APPROVAL.
3. EFFECTIVE 100-YEAR FLOODPLAIN BASED ON FEMA LETTER OF MAP REVISION (LOMR), LAS MANADAS CREEK TRIBUTARY 2A, CASE NO. 16-06-1464R, FEMA MAP NUMBER 48479C1185C, EFFECTIVE DATE: JULY 7, 2022.
4. REFER TO ZONING ORDINANCES NOS. 2021-0-177, 2021-0-178, 2021-0-179, 2021-0-180, AND 2021-0-181, FOR THE LATEST ZONING DESIGNATIONS.



MASTER DEVELOPMENT PLAN NOTES:

1. THIS MASTER DEVELOPMENT PLAN SUPERSEDES AND REPLACES ANY AND ALL PREVIOUSLY SUBMITTED MASTER DEVELOPMENT PLANS FOR THIS TRACT, ALI PREVIOUSLY APPROVED MASTER DEVELOPMENT PLANS FOR THIS TRACT SUCH AS THE EMBARCADERO SOUTHEAST QUADRANT MASTER DEVELOPMENT PLAN APPROVED 10/18/2011, WHICH REMAINED IN APPROVAL OF THIS MASTER DEVELOPMENT PLAN. OTHER AREAS SHOWN HEREIN SHALL BE MASTER PLANNED SEPARATELY BY A DIFFERENT OWNER.

2. THIS MASTER DEVELOPMENT PLAN SHALL COMPLY WITH ALL APPLICABLE SECTIONS OF THE CITY OF LAREDO LAND DEVELOPMENT CODE EFFECTIVE THE DATE OF THE PLAN APPROVAL.

3. EFFECTIVE 100-YEAR FLOODPLAIN BASED ON FEMA LETTER OF MAP Revision (L0MR), LAS MANANAS CREEK TRIBUTARY 2A, CASE NO. 16-06-1464R, FEMA MAP NUMBER 48479C1185C, EFFECTIVE DATE JUNE 7, 2022.

4. REFER TO ZONING ORDINANCES NOS. 2021-0-177, 2021-0-178, 2021-0-179, 2021-0-180, AND 2021-0-181 FOR THE LATEST ZONING DESIGNATIONS.

SCALE: 1"=300



LEGEND

S NOT TO SCALE
 D.W. RIGHT OF WAY
 - - - UNIT BOUNDARY
 - - APPROXIMATE LOCATION
 100 YEAR FLOODPLAIN
 RIGHT-OF-WAY DEDICAT

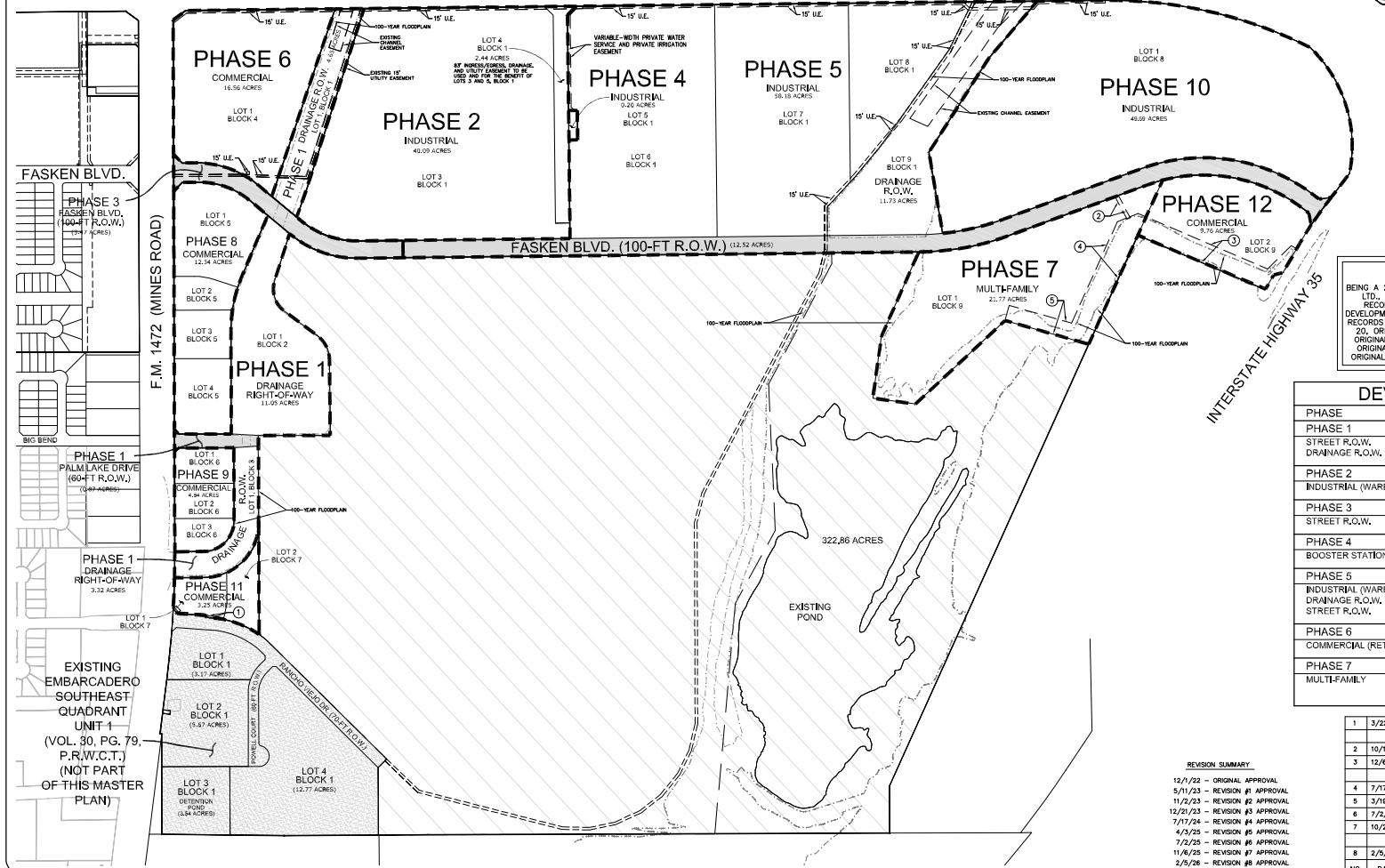
U. UTILITY EASEMENT
R. DRAINAGE RIGHT-OF-WAY
E. DRAINAGE EASEMENT
W.U.E. VARIABLE-WIDTH UTILITY EASEMENT
E. ELECTRIC EASEMENT
D.C. FACE OF CURB
D.W. RIGHT-OF-WAY

OWNER & APPLICANT
FARIAS DEVELOPMENT LTD.
CONTACT PERSON: BEN PUIG, P.E.
11110 MINES ROAD, SUITE 101
LAREDO, TEXAS 78045
TEL: (956) 791-5000
FAX: (956) 791-5055

CIVIL ENGINEER
CAMACHO-HERNANDEZ & ASSOCIATES
CONTACT PERSON: ARTURO CAMACHO, P.E.
5718 UNIVERSITY HEIGHTS BLVD., SUITE 102
SAN ANTONIO, TEXAS 78249
TEL: (210) 341-6200
FAX: (210) 341-6300

MASTER DEVELOPMENT PLAN
3/3 ACRE TRACT OUT OF A 1,530.61 ACRE PARCEL, FASKEN
ORDERED IN VOLUME 370, PAGES 77-82, OFFICIAL PUBLIC
OF TEXAS, TEXAS, AND REFERRED TO FARIAS
LTD., IN VOLUME 4890, PAGES 422-437, OFFICIAL
PUBLICATION OF THE STATE OF TEXAS, TEXAS
COURT, ORDERED IN VOLUME 4890, PAGES 48-50,
GRANTEE BAUTISTA GARCIA, ABSTRACT 49, PORCIÓN
21, LEONTEO LEONARDO GARCIA, ABSTRACT 3294, SURVEY 2415,
PANTEER F & I, FARIAS, AND ABSTRACT 277, PORCIÓN 22,
ESTER MARIA DE JESÚS SÁNCHEZ, CITY OF LAREDO, TEXAS.

MASTER DEVELOPMENT PLAN



DEVELOPMENT SUMMARY

PHASE	ACRES	PHASE	ACRES
PHASE 1	19.69	PHASE 8	12.34
STREET R.O.W. DRAINAGE R.O.W.	0.67 19.02	COMMERCIAL (RETAIL)	12.54
PHASE 2	42.53	PHASE 9	4.54
INDUSTRIAL (WAREHOUSE)	42.53	COMMERCIAL (RETAIL)	4.54
PHASE 3	3.47	PHASE 10	49.69
STREET R.O.W.	3.47	INDUSTRIAL (WAREHOUSE)	49.69
PHASE 4	0.20	PHASE 11	3.25
BOOSTER STATION	0.20	COMMERCIAL (RETAIL)	3.25
PHASE 5	82.43	PHASE 12	9.76
INDUSTRIAL (WAREHOUSE) DRAINAGE R.O.W. STREET R.O.W.	56.18 11.73 12.62	COMMERCIAL (RETAIL)	9.76
PHASE 6	16.56	TOTAL	266.63
COMMERCIAL (RETAIL)	16.56	INDUSTRIAL (WAREHOUSE) COMMERCIAL (RETAIL)	150.40
PHASE 7	21.77	MULTI-FAMILY	21.77
MULTI-FAMILY	21.77	STREET R.O.W.	16.86
		DRAINAGE R.O.W.	30.75
		BOOSTER STATION	0.20

1	3/22/23	REVISED SECTION OF FASKEN BLVD. FROM PHASE 1 TO PHASE 4, COMBINED PREVIOUS FASKEN BLVD. PHASES 4 AND 5 INTO PHASE 5.
2	10/18/23	REVISED LIMITS OF PHASES 2-4 AND RENUMBERED PHASES 5-10
3	12/6/23	REVISED LIMITS OF PHASES 2 AND 4. RECLASSIFIED FASKEN BLVD. TO LOCATOR.
4	7/17/24	ADDED PHASE 4 AND REMODELED REMAINING PHASES
5	3/19/25	UPDATED LOT LAYOUT AND BLOCK NUMBER FOR PHASE 11
6	7/2/25	UPDATED LOT LAYOUTS (PHS 8, 9, 9) AND UPDATED EASEMENT LOCATION
7	10/22/25	REMOVED FASKEN BLVD. FROM PHASE 7 AND ADDED TO PHASE 5. ADDED MULTI-FAMILY LOT TO PHASE 7. ADDED PHASE 12 TO MOP.
8	2/5/26	REDUCED NUMBER OF LOTS FROM 6 TO 1 FOR PHASE 6
NO.	DATE	REVISION

City of Laredo

Planning & Zoning Commission

Meeting Date: 2/5/2026

Master Plan Consideration 6B

SUBJECT

Review and consideration of the Angulo SINE Residential Subdivision Masterplan. The intent is residential.

PL-058-2026

District VI - Cm. Dr. David Tyler King

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: JHN Ranches, LLC

ENGINEER: Peua Consulting, LLC

SITE: This 9.25-acre tract of land is located south of south of Juan Escutia Blvd. and west of Cavatina Dr. The zoning for this 72-lot development is R-1A (Single Family Reduced Area District) and R-2 (Multi-Family District). This tract is located in District VI - Cm. Dr. David Tyler King.

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. A zone change will be required for the intended use. Please note that masterplan/plat approval does not constitute a staff position on zone change requests. Staff's official position will be provided only upon formal submittal of a zone change application. All zone change requests are subject to City Council discretion and are not guaranteed. Should the request be denied, a plat revision will be required.

2. Coordinate with the Traffic Department for the placements of the entrances in both phases.

3. Submit a master plan revision to the City of Laredo Building Development Services GIS Division within 10 days of Planning and Zoning Commission approval in a geo-referenced CAD file (Section 2-3.2 (a) 4 - Subdivision Ordinance).

4. 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:

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

Engineering: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

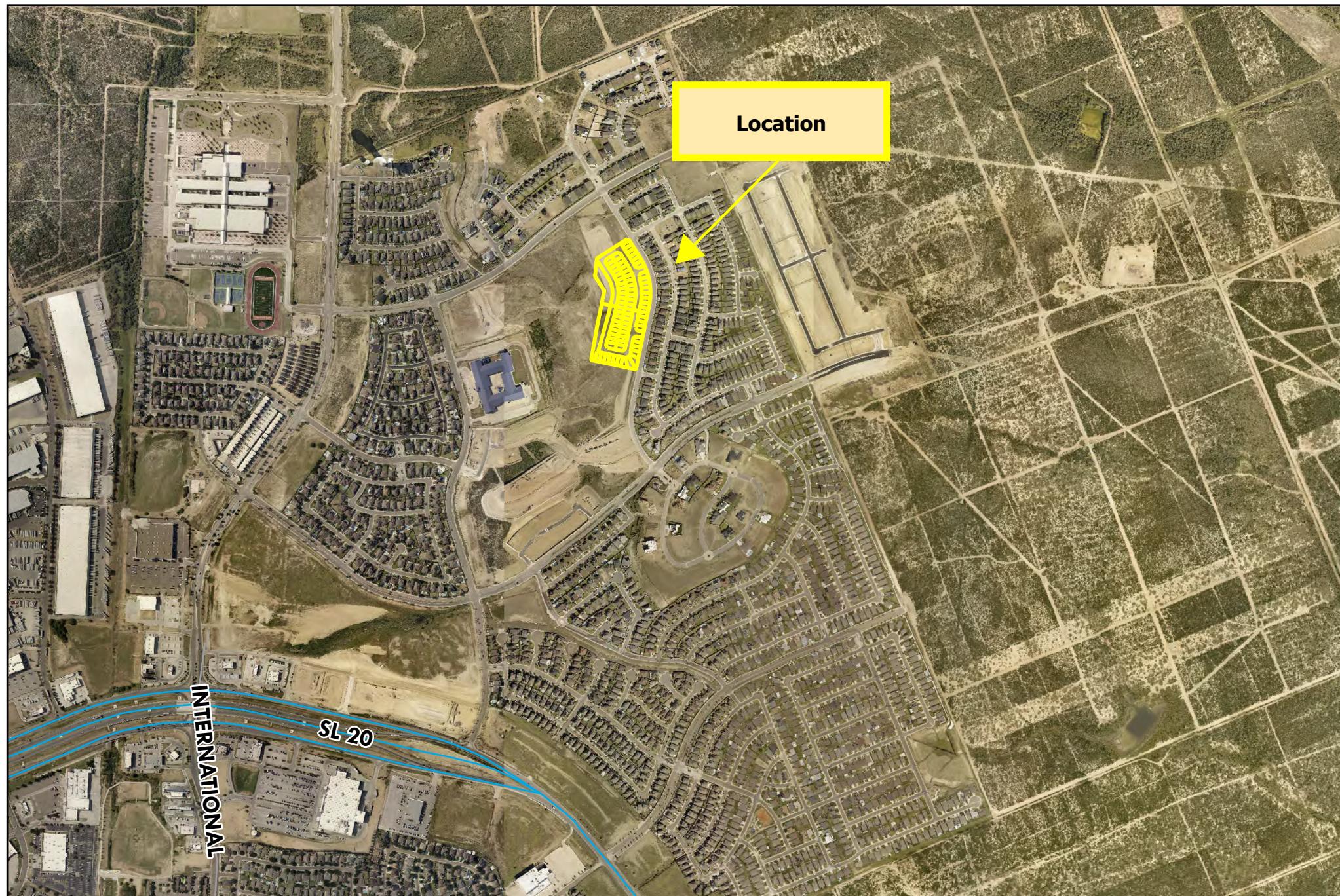
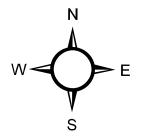
AT&T: No comments submitted.

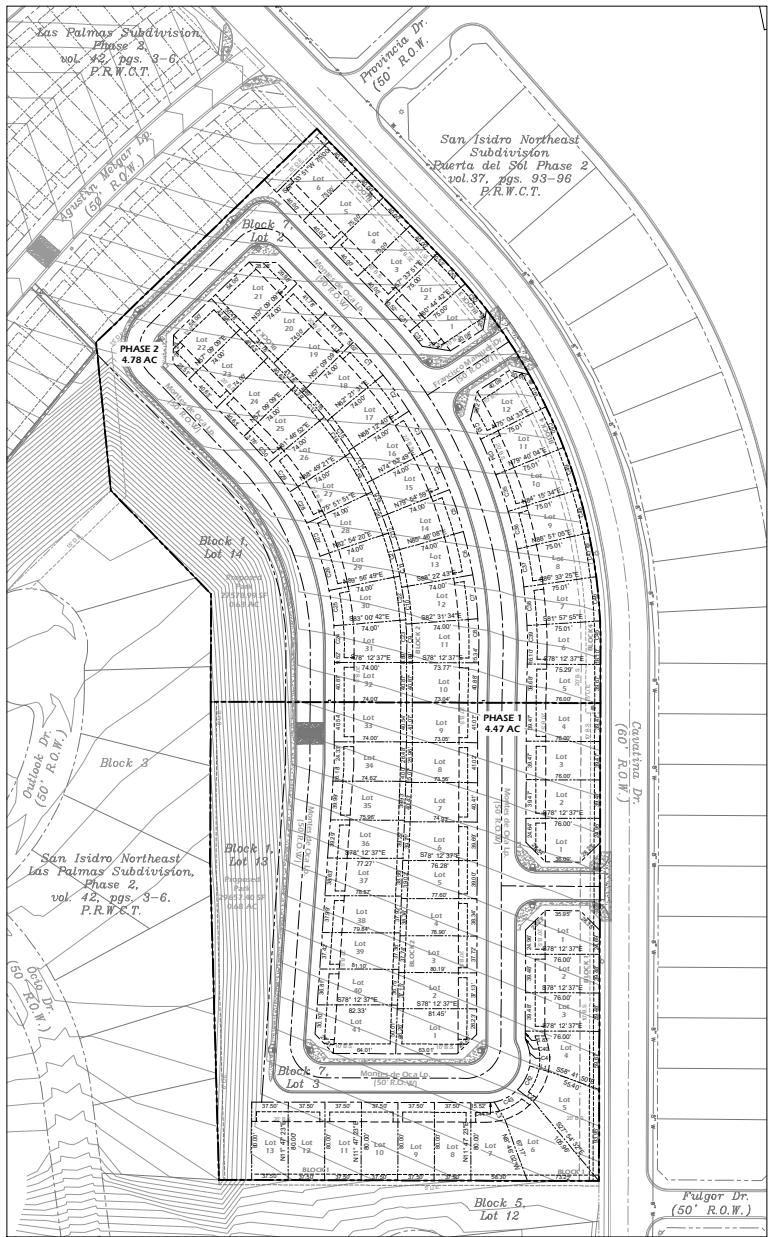
NOTICE TO THE DEVELOPER:

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 MASTER PLAN

SCALE: 1"=60'

Angulo Sine Residential Subdivision		
Phase	Residential Lots	Area (AC)
1	35	4.47
2	37	4.78
Total	72	9.25

Master Plan					
Angulo Sine Residential Subdivision					
BLOCK1		BLOCK2		BLOCK2	
LOT	SQ.FT. AC	LOT	SQ.FT. AC	LOT	SQ.FT. AC
1	3005.19 0.0690	12	3083.99 0.0708	38	3001.97 0.0689
2	3000.48 0.0689	13	3083.99 0.0708	39	3004.63 0.0690
3	3000.48 0.0689	14	3083.99 0.0708	40	3001.32 0.0689
4	3432.93 0.0788	15	3083.99 0.0708	41	3057.63 0.0690
5	4700.34 0.1079	16	3083.99 0.0708		
6	4650.80 0.1077	17	3083.99 0.0708		
7	3433.07 0.0788	18	3114.68 0.0715	1	3029.73 0.0696
8	3000.00 0.0689	19	3091.43 0.0710	2	3006.13 0.0690
9	3000.00 0.0689	20	3091.36 0.0710	3	3000.00 0.0689
10	3000.00 0.0689	21	3515.89 0.0807	4	3000.00 0.0689
11	3000.00 0.0689	22	3000.22 0.0689	5	3000.00 0.0689
12	3000.00 0.0689	23	3005.33 0.0690	6	3000.00 0.0689
13	3000.00 0.0689	24	3006.33 0.0690		
		25	3014.69 0.0692		
		26	3037.49 0.0697	1	3004.28 0.0690
		27	3037.49 0.0697	2	3000.10 0.0689
		28	3037.49 0.0697	3	3000.10 0.0689
		29	3037.49 0.0697	4	3000.10 0.0689
		30	3037.49 0.0697	5	3000.81 0.0689
		31	3015.96 0.0692	6	3161.70 0.0726
		32	3024.49 0.0694	7	3200.65 0.0735
		33	3000.33 0.0689	8	3200.65 0.0735
		34	3000.82 0.0689	9	3200.65 0.0735
		35	3004.12 0.0690	10	3200.65 0.0735
		36	3003.11 0.0689	11	3200.65 0.0735
		37	3003.19 0.0689	12	3251.85 0.0747

Parcel Line Table					
Line #	Length	Streets	Curve #	Chord Offset	Chord Length
L1	20.08	NE 45' 45.40%	C1	5.21	NE 45' 45.40%
L2	20.11	NE 45' 17.08%	C2	5.24	NE 45' 17.1%
L3	20.88	SW 15' 17.02%	C3	5.86	NE 27' 03%
			C4	5.95	NE 25' 54.5%
			C5	5.46	NE 44' 40%
			C6	5.45	NE 57' 38%
			C7	5.85	NE 57' 3.3%
			C8	29.89	NE 45' 3.2%
			C9	44.01	NE 45' 3.2%
			C10	37.00	NE 45' 3.2%
			C11	37.00	NE 45' 3.2%
			C12	37.00	NE 39' 49.4%
			C13	37.00	NE 37' 0.8%
			C14	37.00	NE 22' 0.7%
			C15	37.00	NE 24' 1.7%
			C16	34.24	NE 29' 47' 30%
			C17	29.44	NE 37' 0.6% 45.5%
			C18	45.89	NE 37' 0.6% 45.5%
			C19	7.24	NE 17' 0.6% 45.5%
			C20	6.05	NE 17' 0.6% 45.5%
			C21	6.56	NE 14' 0.6% 45.5%
			C22	6.59	NE 47' 0.6% 45.5%
			C23	54.87	NE 0' 0% 45.5%
			C24	29.14	NE 0' 0% 45.5%
			C25	36.65	NE 0' 0% 45.5%
			C26	36.80	NE 0' 0% 45.5%
			C27	36.50	NE 0' 0% 45.5%

Curve Table

Curve #	Length	Radius	Delta	Chord Offset	Chord Length
C18	36.55	29.01	7.04	311' 14' 45%	36.48
C19	36.50	29.02	7.04	324' 17' 11%	36.48
C20	23.99	29.03	4.63	337' 07' 11%	23.99
C21	27.48	49.06	3.18	337' 50' 45%	27.48
C22	19.64	49.06	2.27	329' 07' 06%	19.64
C23	23.02	49.06	2.23	319' 15' 40%	23.02
C24	39.87	49.06	4.59	311' 03' 03%	39.86
C25	39.87	49.06	4.59	317' 03' 28%	39.86
C26	39.87	49.06	4.59	317' 03' 28%	39.86
C27	39.87	49.06	4.59	317' 03' 28%	39.86
C28	39.87	49.06	4.59	317' 03' 28%	39.86
C29	39.87	49.06	4.59	317' 03' 28%	39.86
C30	23.57	49.03	2.73	310' 20' 33%	23.56
C31	2.26	5.00	25.84	31' 07' 5.8%	2.24
C41	27.87	45.00	35.11	337' 30' 09%	27.85
C42	27.46	45.00	34.97	338' 32' 28%	27.44
C43	27.47	45.00	34.97	337' 30' 36%	27.44
C44	6.48	45.00	10.79	338' 32' 28%	6.47
C45	26.89	29.00	2.23	337' 03' 03%	26.88
C46	36.88	30.00	4.59	337' 03' 28%	36.87
C47	36.88	30.00	4.59	337' 03' 28%	36.87
C48	36.88	30.00	4.59	337' 03' 28%	36.87
C49	45.68	37.00	4.69	337' 30' 09%	45.67
C50	45.68	37.00	4.69	337' 30' 09%	45.67
C51	36.99	37.00	3.72	337' 27' 27%	36.98
C52	34.44	37.00	3.46	337' 31' 27%	34.44
C53	31.84	37.00	3.18	330' 50' 45%	31.84

Curve Table

Curve #	Length	Radius	Delta	Chord Offset	Chord Length
C1	40.41	44.01	5.21	NE 45' 45.40%	40.41
C2	45.40	44.01	5.24	NE 45' 17.1%	45.40
C3	45.40	44.05	5.86	NE 27' 03%	45.44
C4	45.40	44.05	5.85	NE 25' 54.5%	45.44
C5	45.40	44.05	5.85	NE 44' 40%	45.44
C6	45.40	44.05	5.85	NE 57' 38%	45.44
C7	45.45	44.05	5.85	NE 57' 3.3%	45.44
C8	29.89	44.05	3.85	NE 45' 3.2%	29.89
C9	44.01	44.05	5.21	NE 45' 3.2%	44.01
C10	37.00	44.01	5.21	NE 45' 3.2%	37.00
C11	37.00	44.01	5.24	NE 45' 3.2%	37.00
C12	37.00	44.01	5.85	NE 39' 49.4%	37.00
C13	37.00	44.01	5.85	NE 37' 0.8%	37.00
C14	37.00	44.01	5.85	NE 22' 0.7%	37.00
C15	37.00	44.01	5.85	NE 24' 1.7%	37.00
C16	34.24	37.00	5.29	NE 29' 47' 30%	34.23
C17	27.00	43.00	4.53	NE 37' 09' 46%	28.43
C18	45.89	37.00	5.29	NE 37' 09' 46%	45.89
C19	7.24	117' 19' 28%	4.57	NE 17' 19' 28%	4.57
C20	6.05	37.00	7.04	NE 17' 06' 50%	6.05
C21	6.56	37.00	7.04	NE 14' 38' 50%	6.56
C22	6.59	37.00	7.04	NE 47' 0.6%	6.57
C23	54.87	37.00	6.40	NE 0' 0% 45.5%	54.87
C24	29.14	29.70	5.43	NE 0' 0% 45.5%	28.13
C25	36.65	29.70	7.04	NE 33' 32' 45%	36.46
C26	36.80	29.70	7.04	NE 33' 09' 44%	36.46
C27	36.50	29.70	7.04	NE 12' 13' 1%	36.46

Block	Units
Block 1	13
Block 2	41
Block 3	6
Block 4	12

Block	Units
Block 1	13
Block 2	41
Block 3	6
Block 4	12

Block	Units
Block 1	13
Block 2	41
Block 3	6
Block 4	12

Block	Units
Block 1	13
Block 2	41
Block 3	6
Block 4	12

Block	Units
Block 1	13
Block 2	41
Block 3	6
Block 4	12

Block	Units
Block 1	13
Block 2	41
Block 3	6
Block 4	12

Block	Units
Block 1</	

City of Laredo

Planning & Zoning Commission

Meeting Date: 2/5/2026

Master Plan Consideration 6C

SUBJECT

Review of the revision to the Southeast Commercial Masterplan at Buena Vista Ranch. The intent is commercial. The purpose of this revision is to renumber phases.

PL-053-2026
District I - Cm. Gilbert Gonzalez

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Buena Vista Ranch Land Development Co., LLC
ENGINEER: Top Site Civil Group

SITE: This 22.26-acre tract of land is located on the southeast corner of Cuatro Vientos and Lomas Del Sur Road. The zoning for this 5-lot development is B-4 (Highway Commercial District). This tract is located in District I - Cm. Gilbert Gonzalez.

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide Lot and Block number for Phase 4.
2. Access to Cuatro Vientos is subject to the review and approval by Texas Department of Transportation (TX-DOT).
3. Submit a masterplan revision to the City of Laredo Building Department 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.
4. 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.

Fire: No comments submitted.

Engineering: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

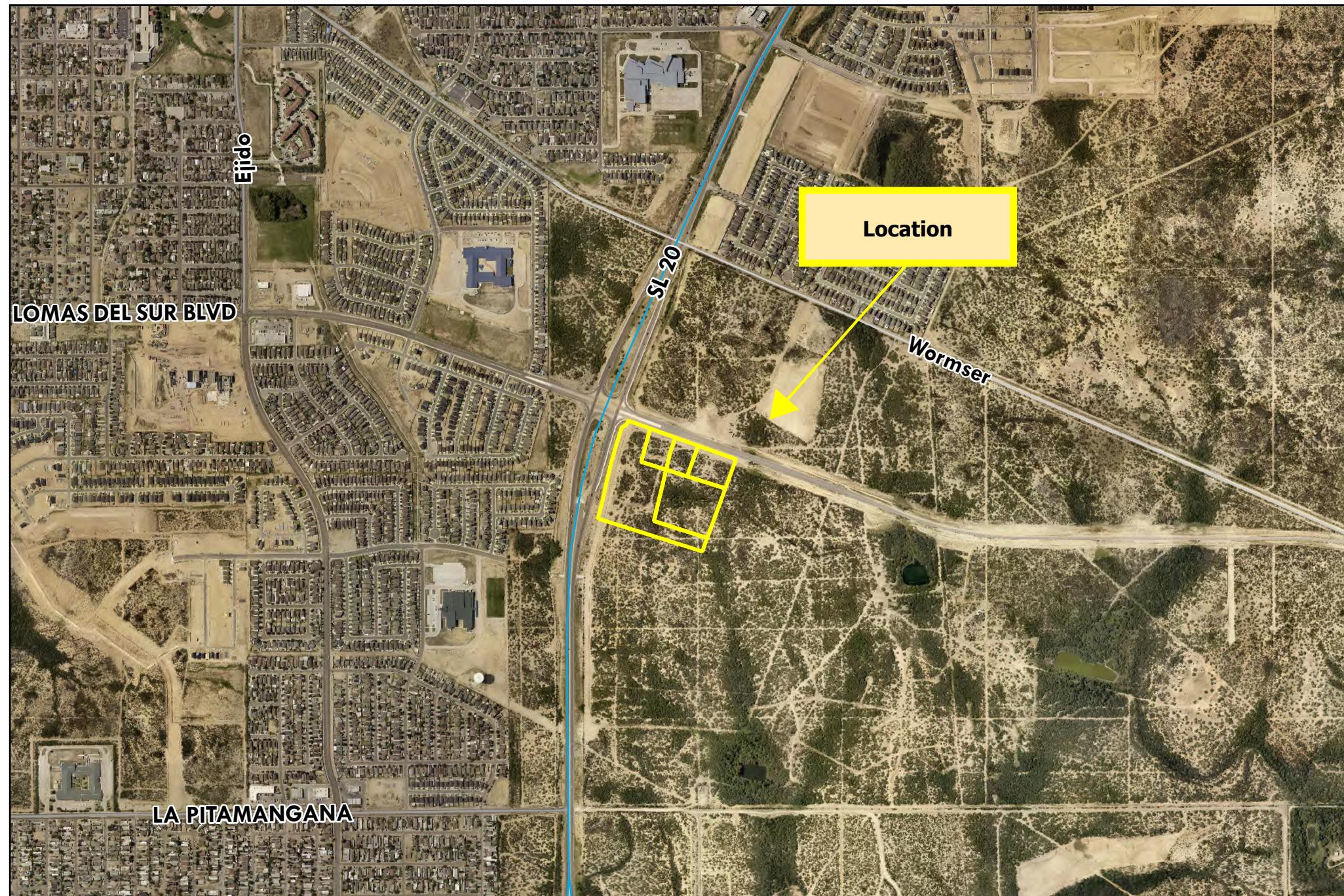
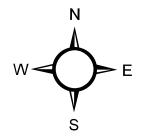
AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

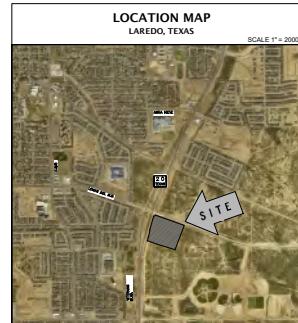
1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
2. All comments set forth are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

AERIAL LOCATION MAP



**SOUTHEAST COMMERCIAL MASTERPLAN
AT BUENA VISTA RANCH
PORCIÓN 35
CITY OF LAREDO, WEBB COUNTY, TEXAS**

OWNER:
BUENA VISTA RANCH
LAND DEVELOPMENT CO.



ACREAGE TABLE	
PHASE No.	TOTAL
1	6.02 ACRE
2	1.51 ACRE
3	1.71 ACRE
4	10.55 ACRE
5	2.47 ACRE

REMAINED PORTION OF
TRACT 1
11.99 ACRE TRACT
GARRETSON, HARRISON, LTD.
V. 400, P. 362
W.C.O.P.R.

WORMSER ROAD
REC. VOL. 75, PG. 93-95, W.C.P.R.

CUATRO VIENTOS
LOOP 20

12' OFFSITE UTILITY EASEMENT
VOL. 42, PG. 2, W.C.P.R.

25' ACCESS/DRAINAGE/UTILITY
EASEMENT

25' ACCESS/DRAINAGE/UTILITY EASEMENT

50' ACCESS/DRAINAGE/UTILITY EASEMENT

25' ACCESS/DRAINAGE/UTILITY EASEMENT

50' ACCESS/DRAINAGE/UTILITY EASEMENT

50' ACCESS/DRAINAGE/UTILITY EASEMENT

PHASE 3
LOT 1
BLOCK 1

PHASE 2
LOT 1
BLOCK 1

PHASE 5
LOT 1
BLOCK 1

PHASE 4

PHASE 1
LOT 1
BLOCK 1

4V HOLDINGS, LTD.
VOL. 3702, PAGE 643 W.C.O.P.R.
VOL. 2252, PG. 813-822 W.C.O.P.R.

PORCIÓN 3 5
ABSTRACT 546
J.M.DIAZ ORIGINAL GRANTEE

TOP SITE

ENGINEER/SURVEYOR:
MANUEL E. ESCAMILLA, P.E., R.P.L.S.
TOP SITE CIVIL GROUP, LLC
10109 INTERNATIONAL BLVD., STE. 30
LAREDO, TEXAS 78045
(956) 725-5057

C1.0

48

City of Laredo

Planning & Zoning Commission

Meeting Date: 2/5/2026

Preliminary Plats and Replats 7A

SUBJECT

Preliminary reconsideration of the plat of Embarcadero Southeast Quadrant, Phase 6. The intent is commercial. The purpose of this reconsideration is to update the lot count from six (6) lots to one (1) lot.

PL-052-2026

District VII - Cm. Vanessa Perez

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Farias Development, LTD

ENGINEER: Camacho-Hernandez & Assoc.

SITE: This 16.5597-acre tract of land is located southeast corner of Mines Rd. and Loop 20. The zoning for this 1-lot development is B-4 (Highway Commercial District). This tract is located in District VII - Cm. Vanessa Perez.

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Access to FM 1472 and Bob Bullock Loop is subject to the review and approval by Texas Department of Transportation (TX-DOT).
2. Coordinate with the Traffic Department for the driveway placement(s).
3. Identify all easements.
4. All improvements as per the Subdivision Ordinance.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

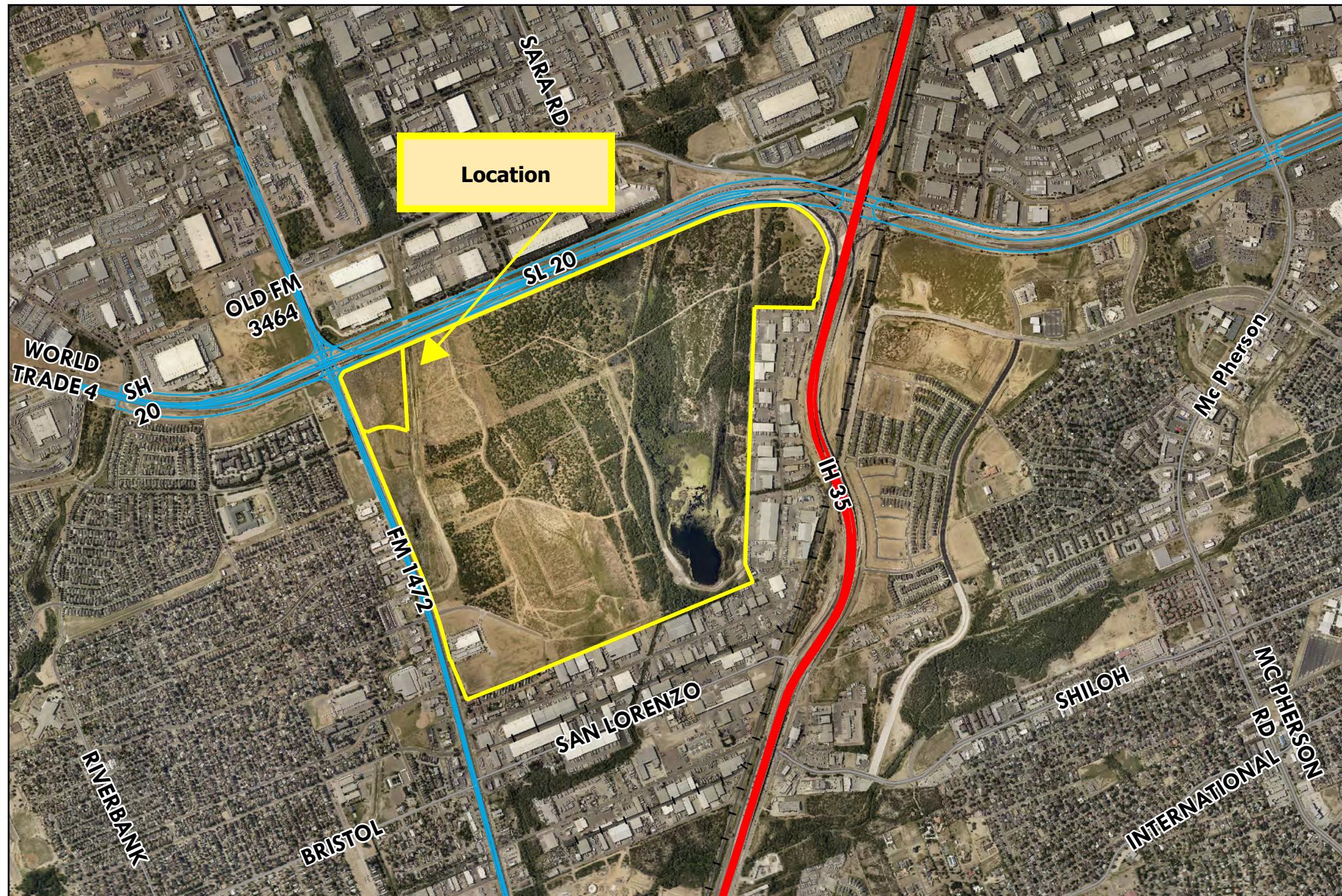
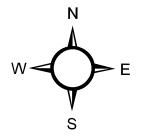
Parks & Leisure: No comments submitted.
Traffic Safety: No comments submitted.
Water & Utilities: No comments submitted.
WEBB County App: No comments submitted.
AEP Engineers: No comments submitted.
U.I.S.D.: No comments submitted.
L.I.S.D.: No comments submitted.
AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

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

AERIAL LOCATION MAP



NOTES:

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

City of Laredo

Planning & Zoning Commission

Meeting Date: 2/5/2026

Preliminary Plats and Replats 7B

SUBJECT

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

PL-059-2026

District VI - Cm. Dr. David Tyler King

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: JHN Ranches, LLC

ENGINEER: Peua Consulting, LLC

SITE: This 4.78-acre tract of land is located south of Juan Escutia Blvd. and west of Cavatina Dr. The zoning for this 37-lot development is R-2 (Multi-Family District). This tract is located in District VI - Cm. Dr. David Tyler King.

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide a plat note stating that the lots adjacent to Cavatina Drive will not have access to said Cavatina Drive, as double frontage lots should be avoided (Section 3.3 D. - Subdivision Ordinance).
2. Provide a plat note stating the purpose of the replat.
3. Provide the correct volume and page references for the adjacent platted tracts (San Isidro Northeast Las Palmas Subdivision Phase 2).
4. A zone change will be required for the intended use. Please note that preliminary plat approval does not constitute a staff position on zone change requests. Staff's official position will be provided only upon formal submittal of a zone change application. All zone change requests are subject to City Council discretion and are not guaranteed. Should the request be denied, a plat revision will be required.
5. 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. Identify all easements.

7. 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:

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

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

b. No block length waiver may be granted by the Planning and Zoning Commission unless traffic impact mitigation measures comply with standards (herein adopted as minimum standards) of the Institute of Transportation Engineers (Latest Edition) and as set out in the "Transportation and Land Development Manual (Latest Edition)".

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

d. A block length waiver shall not compromise safety.

Engineering: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

AT&T: No comments submitted.

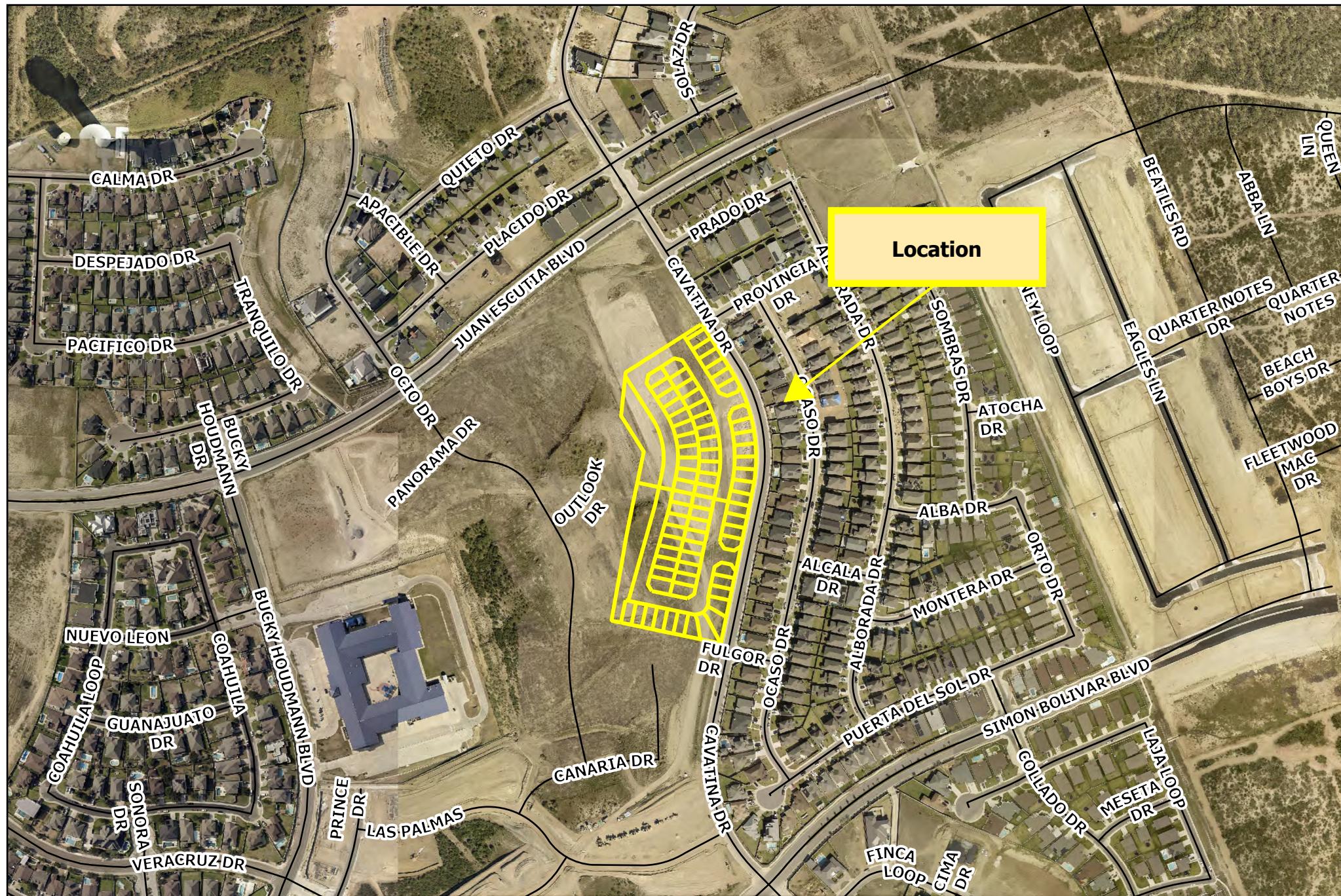
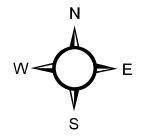
NOTICE TO THE DEVELOPER:

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.

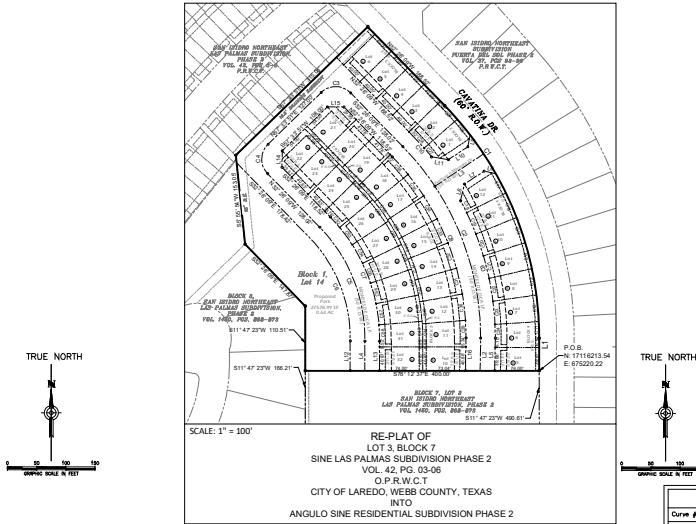
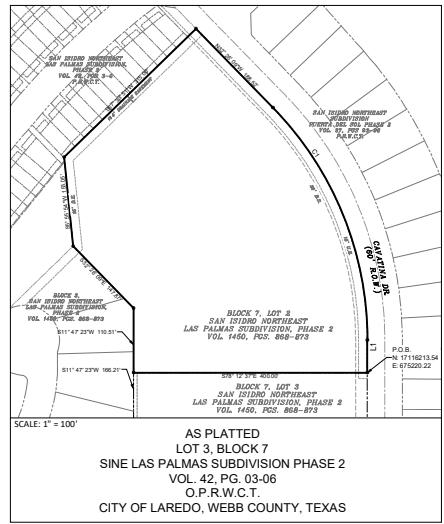
2. All comments set forth are preliminary comments and not an exhaustive list.

AERIAL LOCATION MAP



NOTES:

1. DRIVEWAYS, SIDEWALKS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.



BOUNDARY LEGAL DESCRIPTION
Being a 4.78 acre tract of land, out of a tract of land conveyed to San Isidro Northeast, LTD., described in deed recorded in Volume 1450, Pages 868-874, and Volume 3355, Pages 170-178, Deed Records, Webb County, Texas, and being more particularly described by metes and bounds as follows, to wit:

Beginning at a $\frac{1}{2}$ " iron rod set at the southeasterly corner of lot 3 Block 7, for the most Southeasterly corner hereof;

Thence, with the northerly Right of Way line of Cavatin Drive, $North 11 degrees 47 minutes 23 seconds West$, 55.77 feet to a $\frac{1}{2}$ " iron rod set.

Thence, to a curve in the lefthaving a radius of 439.97 feet, an arc length of 439.97 feet, and chord bearing $North 10 degrees 19 minutes 23 seconds West$ a distance of 429.13 feet to a $\frac{1}{2}$ " iron rod set, for the most northerly corner hereof;

Thence, $North 32 degrees 26 minutes 09 seconds East$, 188.52 feet to a $\frac{1}{2}$ " iron rod set, for the lot east corner hereof;

Thence, $South 37 degrees 33 minutes 51 seconds West$, 315.00 feet to a $\frac{1}{2}$ " iron rod set, for the lot southwest corner hereof;

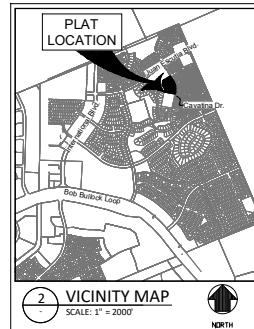
Thence, with the easel lot line, a distance of 153.05 feet with bearing $South 5 degrees 55 minutes 42 seconds East$,

Thence, $South 32 degrees 26 minutes 09 seconds West$, for a distance of 147.87 feet,

Thence, $South 11 degrees 47 minutes 23 seconds West$ for a distance of 110.51 feet,

Thence, $South 78 degrees 12 minutes 37 seconds East$ for a distance of 400.00 feet, to the Point of Beginning and containing 4.78 acres of land, more or less.

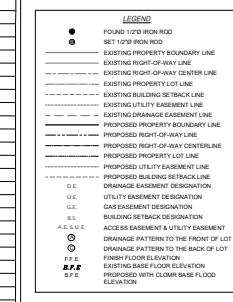
Basis of Bearings:
Texas South Zone - 4205 - NAD 83



NOTES:
1. DRIVEWAYS, SIDEWALKS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMIT 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.



RE-PLAT OF
LOT 3, BLOCK 7
SINE LAS PALMAS SUBDIVISION PHASE 2
VOL. 42, PG. 03-06
O.P.R.W.C.T.
CITY OF LAREDO, WEBB COUNTY, TEXAS
ANGULO SINE RESIDENTIAL SUBDIVISION PHASE 2

PLAT

1.10
JO NO. 2023-009

Phase 2					
Angulo Sine Residential Subdivision					
BLOCK 2		BLOCK 2		BLOCK 4	
LOT	SQ.FT.	AC	LOT	SQ.FT.	AC
10	3000.26	0.0689	26	3037.49	0.0689
11	3138.65	0.0721	27	3037.49	0.0689
12	3083.99	0.0708	28	3037.49	0.0689
13	3083.99	0.0708	29	3037.49	0.0689
14	3083.99	0.0708	30	3037.49	0.0689
15	3083.99	0.0708	31	3015.96	0.0692
16	3083.99	0.0708	32	3024.49	0.0694
BLOCK 3		BLOCK 4		BLOCK 4	
LOT	SQ.FT.	AC	LOT	SQ.FT.	AC
17	3083.99	0.0708	33	3037.49	0.0689
18	3114.89	0.0715	34	3037.49	0.0689
19	3091.43	0.0710	1	3029.73	0.0696
20	3091.36	0.0710	2	3006.13	0.0690
21	3515.89	0.0807	3	3000.00	0.0689
22	3000.22	0.0689	4	3000.00	0.0689
23	3006.33	0.0690	5	3000.00	0.0689
24	3006.33	0.0690	6	3000.00	0.0689
25	3014.69	0.0692			

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, _____, the undersigned owner of the land shown on this plat, designated herein as Angulo San Isidro North East Residential Subdivision, Phase 2,

DATE: _____

STATE OF TEXAS
COUNTY OF WEBB

Before me, the undersigned authority, on this day personally appeared, _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein stated.

WITNESS MY HAND AND SEAL THIS ____ OF _____, 2024.

NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS MY COMMISSION EXPIRES

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I, Oscar Castillo, a Registered Professional Engineer in the State of Texas, hereby certify that proper engineering consideration has been given this plat to the location of lots, water, sewer and appurtenances, and drainage layout, and to the best of my knowledge, it conforms to all requirements of this subdivision ordinance, except for those variances that may have been granted by the Planning Commission of this City.

OSCAR CASTILLO, P.E. #95620

DATE: _____



ELIJU DE LOS SANTOS P.E., CITY ENGINEER

DATE: _____

PLANNING COMMISSION APPROVAL

This plat, Angulo San Isidro North East Residential Subdivision, Phase 2, has been submitted to and considered by the Planning Commission of the City of Laredo, Webb County, Texas, and is hereby approved by such Commission on the _____, 2026.

DANIELA SADA PAZ - CHAIRMAN

DATE: _____

ATTESTMENT OF PLANNING COMMISSION APPROVAL

The City of Laredo Planning Commission approved the filing for record of this plat at a public meeting held on the _____.

VANESSA GUERRA, AICP, PLANNING DIRECTOR

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF WEBB

I, _____, Clerk of the County Court in and for Webb County, Texas, do hereby certify that the foregoing instrument dated the _____ of 2026 with the certificate of authentication filed in my office on the _____ day of _____, 2026 at o'clock _____ a.m. in Volume _____, Page(s) _____ of the map records of said County.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 2026.

DEPUTY COUNTY CLERK
WEBB COUNTY, TEXAS

DATE: _____

City of Laredo

Planning & Zoning Commission

Meeting Date: 2/5/2026

Preliminary Plats and Replats 7C

SUBJECT

Preliminary consideration of the plat of Southeast Commercial Subdivision, Phase 3 at Buena Vista Ranch. The intent is commercial.

PL-054-2026

District I - Cm. Gilbert Gonzalez

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Buena Vista Ranch Development Co., LLC

ENGINEER: Top Site Civil Group, LLC

SITE: This 1.71-acre tract of land is located on the southeast corner of Lomas del Sur and Cuatro Vientos. The zoning for this 1-lot development is B-4 (Highway Commercial District). This tract is located in District I - Cm. Gilbert Gonzalez.

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide the volume and page for the adjacent platted tract, Phase 2 @ Buena Vista Ranch (e.g., Vol. 44, Pg. 70, W.C.P.R.).
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.

Fire: No comments submitted.

Engineering: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

AT&T: No comments submitted.

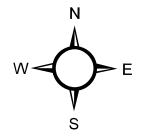
NOTICE TO THE DEVELOPER:

Planning:

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

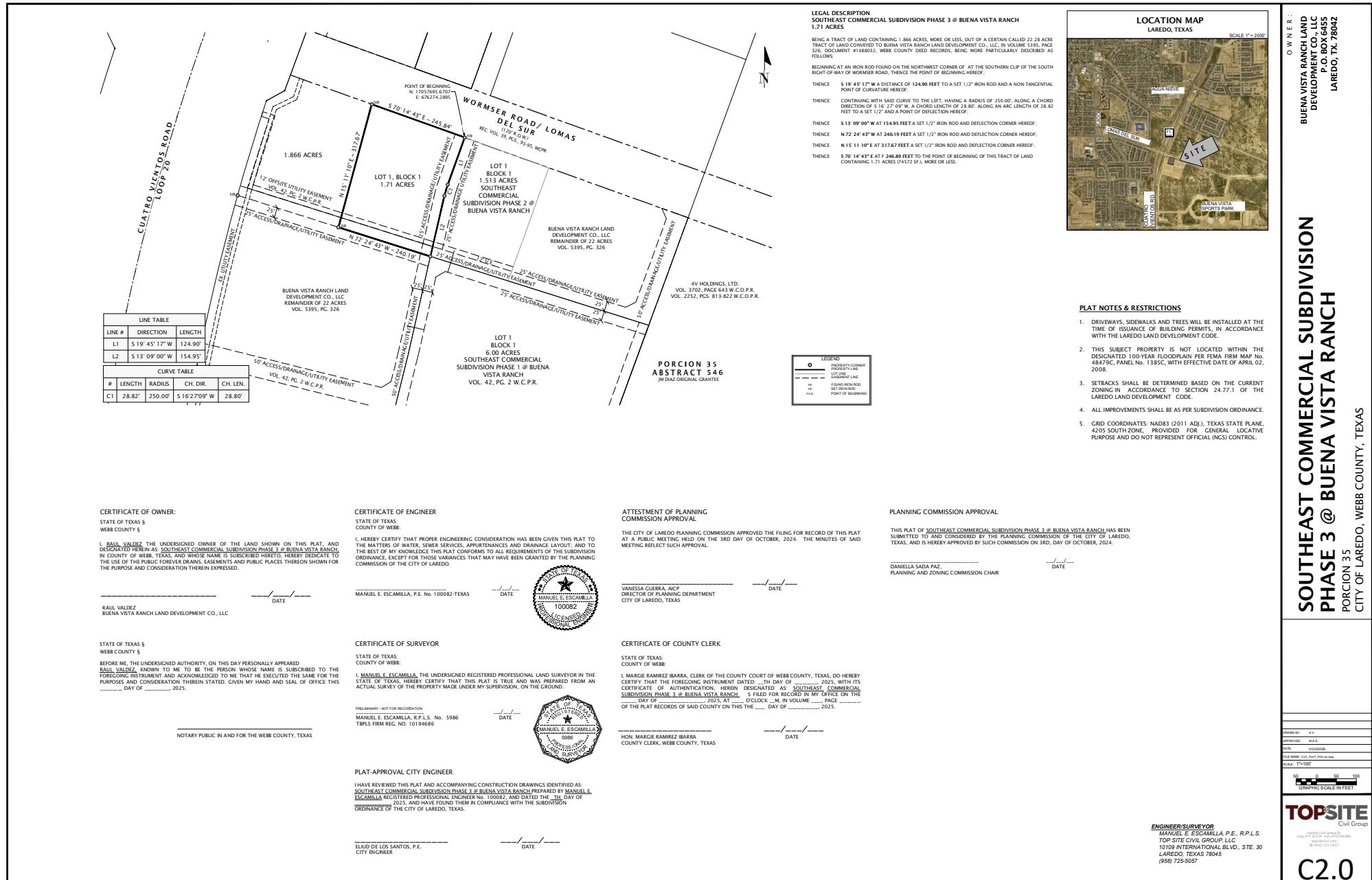
2. All comments set forth are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

AERIAL LOCATION MAP



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: 2/5/2026

Preliminary Plats and Replats 7D

SUBJECT

Preliminary consideration of the plat of Lots 1 & 2, Block 1, Balatzar Plat. The intent is industrial.

PL-049-2026

District VII - Cm. Vanessa Perez

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Ben-Bal, LLC

ENGINEER: Do Rite Engineering, LLC

SITE: This 21.4011-acre tract of land is located north of FM 1472 and east of Ranch Road 6112A Rd. The zoning for this 2-lot development is AG (Agricultural). This tract is located in District VII - Cm. Vanessa Perez.

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide the Base Flood Elevations (BFE's).
2. This tract is undergoing the annexation process and is subject to completion of annexation and execution of annexation agreement and service plan.
3. Access to FM 1472 is subject to the review and approval by Texas Department of Transportation (TX-DOT).
4. Identify all easements.
5. 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.

Fire: No comments submitted.

Engineering: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

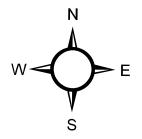
AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

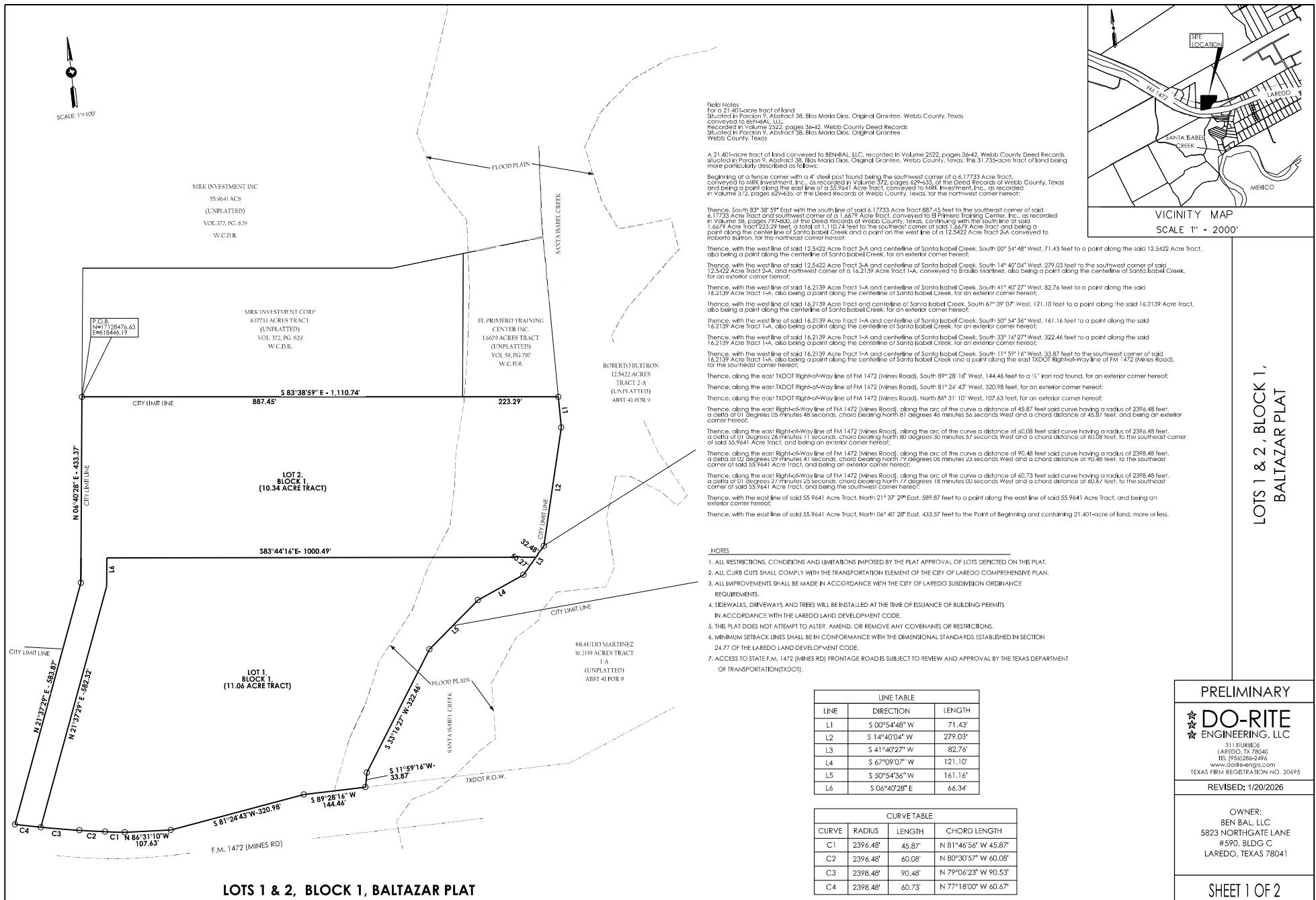
1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
2. All comments set forth are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

AERIAL LOCATION MAP



NOTES

1. ALL RESTRICTIONS, CONDITIONS AND LIMITATIONS IMPOSED BY THE PLAT APPROVAL OF LOTS DEPICTED ON THIS PLAT.
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. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
6. MINIMUM SETBACK LINES SHALL BE IN CONFORMANCE WITH THE DIMENSIONAL STANDARDS ESTABLISHED IN SECTION 24.77 OF THE LAREDO LAND DEVELOPMENT CODE.
7. ACCESS TO STATE F.M. 1472 (MINES RD) FRONTRAGE ROAD IS SUBJECT TO REVIEW AND APPROVAL BY THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT).



PLAT APPROVAL CITY ENGINEER

STATE OF TEXAS:
COUNTY OF WEBB:

I, BALTAZAR HINOJOSA JR., DIRECTOR OF BEN BAL, LLC., THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THE PLAT, AND DESIGNATED HEREIN AS LOTS 1 & 2, BLOCK 1, BALTAZAR PLAT, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BEN BAL, LLC
BY BALTAZAR HINOJOSA JR. - DIRECTOR

DATE

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS LOTS 1 & 2, BLOCK 1, BALTAZAR PLAT
PREPARED BY RICARDO RAMOS, LICENSED PROFESSIONAL ENGINEER NO. 87027
AND DATED THE _____ DAY OF _____, 2026, WITH THE LAST REVISED DATE
ON _____, 2026, AND HAVE FOUND THEM IN COMPLIANCE WITH THE
SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

EJUD DE LOS SANTOS, P.E.
CITY ENGINEER

DATE

STATE OF TEXAS:
COUNTY OF WEBB:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BALTAZAR HINOJOSA JR., DIRECTOR OF BEN BAL, LLC., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2026.

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

CERTIFICATE OF ENGINEER

STATE OF TEXAS:
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 THE 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.



RICARDO RAMOS, P.E. NO. 87027

DATE

DR. RICHARD A. CHAMBERLAIN, DPH MPH, RS
CITY OF LAREDO HEALTH DEPARTMENT

DATE

COUNTY CLERK
WEBB COUNTY, TEXAS

PLANNING COMMISSION APPROVAL

THIS PLAT OF LOTS 1 & 2, BLOCK 1, BALTAZAR PLAT, 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.

DANIELLA SADA PAZ
PLANNING COMMISSION CHAIR

DATE

LOTS 1 & 2, BLOCK 1,
BALTAZAR PLAT
LAREDO, WEBB COUNTY, TEXAS

CERTIFICATE OF SURVEYOR

STATE OF TEXAS:
COUNTY OF WEBB:

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

ALFREDO T. GUERRA, R.P.L.S. NO. 5702

DATE

VANESSA GUERRA, AICP.
PLANNING DIRECTOR

DATE

GUERRA ENGINEERING
& SURVEYING CO.
ENGINEERING FIRM NO. 9484
LIC. FIRM NO. 100175-00
LAREDO, TX 78041
956-716-2600
fred_guerr@abcglobal.net

PRELIMINARY

DO-RITE
ENGINEERING, LLC

311 ILLINOIS
LAREDO, TX 78040
TEL (956) 296-2496
www.doriteinc.com
TEXAS FIRM REGISTRATION NO. 20495

REVISED: 01/20/2026

BEN BAL, LCC
5823 NORTHGATE LANE
#590, BLDG C
LAREDO TEXAS
78041

SHEET 2 OF 2

City of Laredo

Planning & Zoning Commission

Meeting Date: 2/5/2026

Preliminary Plats and Replats 7E

SUBJECT

Preliminary consideration of the plat of Lot 1, Block 2, Alexander Crossing Plaza, D&J Alexander Commercial, Phase 15. The intent is commercial.

PL-057-2026

District V - Cm. Ruben Gutierrez Jr.

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: D&J Alexander Investments, LLC

ENGINEER: Top Site Civil Group

SITE: This 1.04-acre tract of land is located on the northeast corner of Bartlett Ave. and Ray Bradbury Dr. The zoning for this 1-lot development is B-3 (Community Business District). This tract is located in District V - Cm. Ruben Gutierrez Jr.

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide the recorded information of the adjacent platted tracts (e.g., D&J Alexander Phase 15, Alexander Crossing Plaza, Lot 2 and Lot 3, Block 2, Volume 37, Page, 37, and Lot 5, Block 1, and Lot 5, Block 2, Volume 40, Page(s) 22-23).
2. Provide the Base Flood Elevations (BFEs), as this tract is located within the floodplain.
3. Revise street name “Ray Bradbury Drive” to “Raymond Chandler Drive” both in the sketch and Plat Note No. 8.
4. Coordinate with the Traffic Department for the placement of driveway/access.
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.

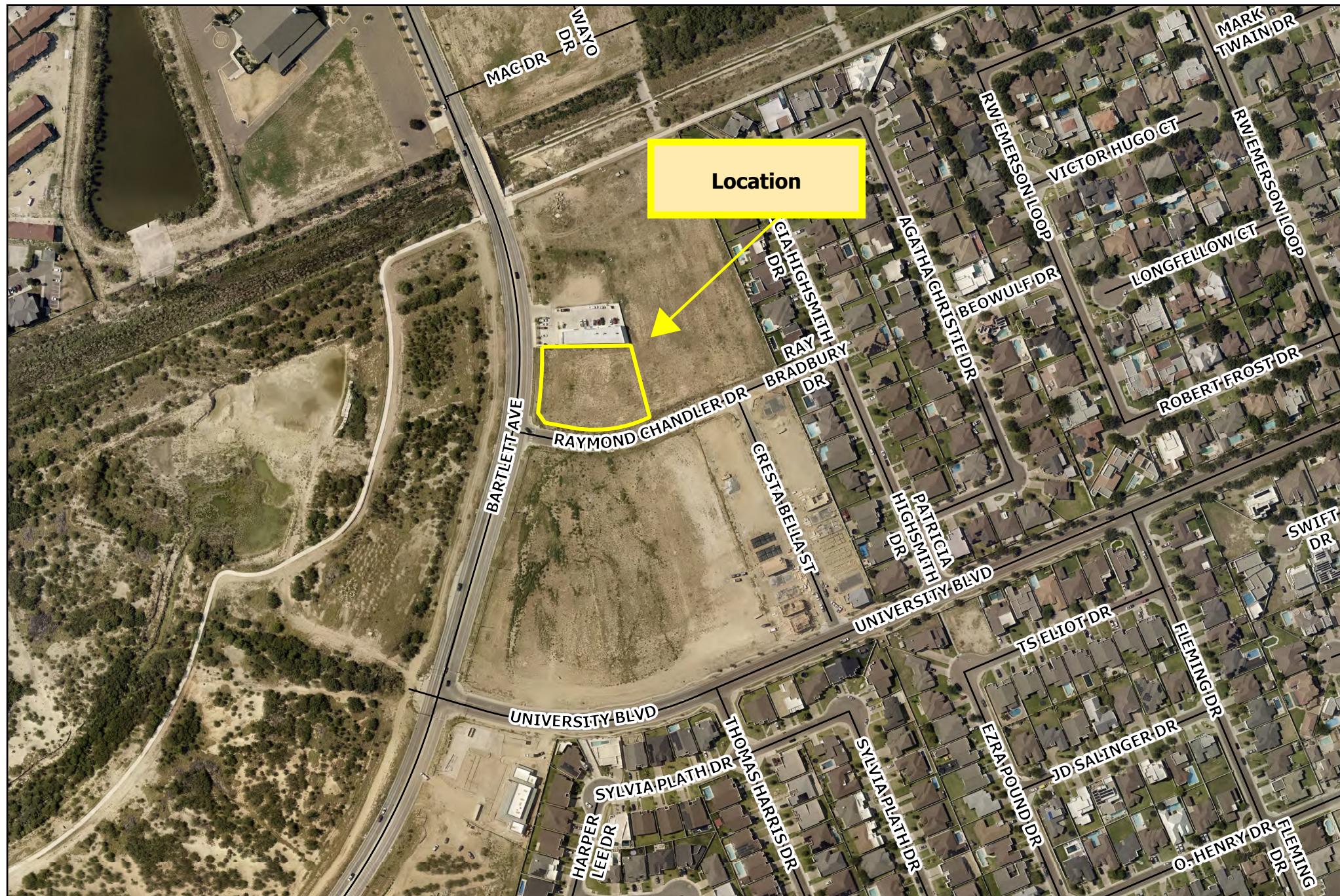
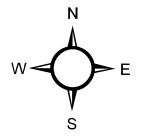
NOTICE TO THE DEVELOPER:

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

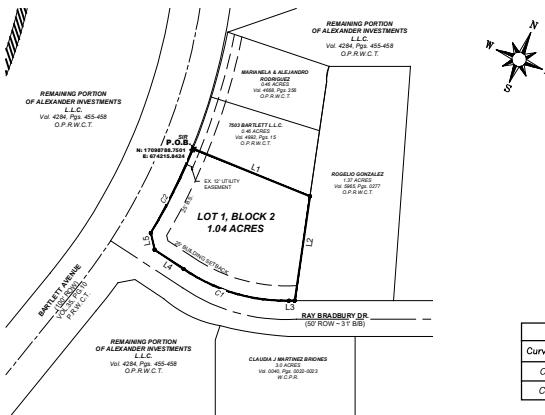


PLAT NOTES & RESTRICTIONS

1. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. THIS SUBJECT PROPERTY IS LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP No. 48479C, PANEL No. 1205C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
4. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
5. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
6. P.O.B.: FOUND IRON ROD BEING THE NORTHEAST CORNER OF D & J ALEXANDER SUBDIVISION, PHASE XV (N: 17098788.7501, E: 674215.8424)
7. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.
8. ACCESS TO BARTLETT AVE. AND RAY BRADBURY DR.

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

**PLAT OF D & J ALEXANDER COMMERCIAL PHASE 15,
 ALEXANDER CROSSING PLAZA, LOT 1, BLOCK 2**
 A TRACT OF LAND CONTAINING 1.04 ACRES, MORE OR LESS, CONVEYED TO D & J ALEXANDER INVESTMENTS LLC,
 RECORDED IN VOLUME 4284, PAGE 455-458, OFFICIAL PUBLIC RECORDS WEBB COUNTY TEXAS, SITUATED IN
 PORCION 26, AGUSTIN SANCHEZ ORIGINAL GRANTEE, ABSTRACT 282, CITY OF LAREDO, WEBB COUNTY TEXAS, SITUATED IN
 PORCION 26, AGUSTIN SANCHEZ ORIGINAL GRANTEE, ABSTRACT 282, CITY OF LAREDO, WEBB COUNTY TEXAS



Line Table			
Line #	Length	Direction	
L1	211.990	N89° 11' 44.00"E	
L2	177.030	S14° 41' 17.00"E	
L3	8.620	S67° 00' 58.00"W	
L4	58.330	N79° 26' 15.00"W	
L5	28.820	N35° 31' 45.00"W	

Curve Table					
Curve #	Arc Length	Radius	Delta	Bearing	Length
C1	187.660	303.786	35.3937	S83° 47' 21.00"W	184.690
C2	158.307	1050.000	8.6384	N3° 30' 52.65"E	158.157

LEGAL DESCRIPTION 1.04 ACRE TRACT OF LAND

A TRACT OF LAND CONTAINING 1.04 ACRES, MORE OR LESS, CONVEYED TO D & J ALEXANDER INVESTMENTS LLC, RECORDED IN VOLUME 4284, PAGE 455-458, OFFICIAL PUBLIC RECORDS WEBB COUNTY TEXAS, SITUATED IN PORCION 26, AGUSTIN SANCHEZ ORIGINAL GRANTEE, ABSTRACT 282, CITY OF LAREDO, WEBB COUNTY TEXAS, SITUATED IN PORCION 26, AGUSTIN SANCHEZ ORIGINAL GRANTEE, ABSTRACT 282, CITY OF LAREDO, WEBB COUNTY TEXAS.

BEGINNING AT A SET IRON ROD ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF SAID BARTLETT AVENUE AND CONTINUING N 89° 11' 44.00"E, A DISTANCE OF 211.99 FEET, TO A POINT OF DEFLECTION, ALONG THE WESTERN BOUNDARY LINE OF SAID LOT 1, BLOCK 2, D & J ALEXANDER CROSSING PHASE 15, ALEXANDER CROSSING PLAZA, RECORDED IN VOLUME 40, PAGE 22-23, PUBLIC RECORDS WEBB COUNTY TEXAS, BEING THE NORTHEASTERN CORNER, OF SAID 1.04 ACRE TRACT OF LAND, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

THENCE N 89° 11' 44"E, A DISTANCE OF 211.99 FEET, TO A POINT OF DEFLECTION, ALONG THE WESTERN BOUNDARY LINE OF SAID LOT 1, BLOCK 2, D & J ALEXANDER CROSSING PHASE 15, ALEXANDER CROSSING PLAZA, RECORDED IN VOLUME 40, PAGE 22-23, PUBLIC RECORDS WEBB COUNTY TEXAS, BEING THE NORTHEASTERN CORNER, HEREOF;

THENCE S 67° 00' 58"W, A DISTANCE OF 8.62 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RAY BRADBURY DR, A POINT OF CURVATURE, HEREOF;

THENCE ALONG A TANGENT CURVE TO THE LEFT, CONTINUING WITH THE NORTHERLY RIGHT-OF-WAY OF SAID RAY BRADBURY DR, A RADIUS OF 303.786, A CHORD WITH 35.3937, A BEARING OF N 83° 47' 21" W, FOR A DISTANCE OF 184.69, AN ARC LENGTH OF 187.66, TO A POINT OF TANGENCY, HEREOF;

THENCE N 79° 26' 15"W, A DISTANCE OF 58.33 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RAY BRADBURY DR, BEING THE SOUTH WESTERN POINT, HEREOF;

THENCE N 35° 31' 45"W, A DISTANCE OF 28.82 FEET TO POINT OF DEFLECTION, ALONG THE NON-TANGIBLE CURVE ON THE EASTERN RIGHT-OF-WAY OF BARTLETT AVE, 100' WIDE, HEREOF;

THENCE ALONG THE NON-TANGIBLE CURVE TO THE LEFT, ON THE EASTERN RIGHT-OF-WAY LINE OF SAID BARTLETT AVE, 100' WIDE, HAVING A RADIUS OF 1050.00, THE CHORD LENGTH 158.15, WITH A BEARING S 83° 47' 21" W, A ARC LENGTH 158.31, TO A SET IRON ROD, BEING ON THE SOUTHEAST BOUNDARY LINE OF D & J ALEXANDER SUBDIVISION, LOT 2, BLOCK 2, BEING THE POINT OF BEGINNING AND CONTAINING 1.04 ACRES, MORE OR LESS.

NOTES:

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

PLAT NOTES & RESTRICTIONS

1. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. THIS SUBJECT PROPERTY IS LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP NO. 48479C, PANEL NO. 1205C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
4. STREETCARS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
5. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
6. P.O.E. FOUND IRON ROD BEING THE NORTHEAST CORNER OF D & J ALEXANDER SUBDIVISION, PHASE XV (N 17098788.7501, E 674215.8424)
7. GRID COORDINATES NAD83 (0.011 ADJ), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.
8. ACCESS TO BARTLETT AVE. AND RAY BRADBURY DR.

CERTIFICATE OF OWNER: PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, LOT 1, BLOCK 2

STATE OF TEXAS §
 WEBB COUNTY §

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, LOT 1, BLOCK 2, BEING IN THE COUNTY OF WEBB, TEXAS, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

D & J ALEXANDER INVESTMENTS, LLC

DATE

STATE OF TEXAS §
 WEBB COUNTY §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND I AGREE, I ACKNOWLEDGE THAT HE DECERTIFIED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20____.

CERTIFICATE OF ENGINEER

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
 TBPLS FIRM REG. NO. 10194686



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

STATE OF TEXAS §

WEBB COUNTY §

THIS PLAT OF PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, LOT 1, BLOCK 2, PREPARED BY RICARDO VILLARREAL, REGISTERED PROFESSIONAL ENGINEER NO. 1019468, AND DATED THE DAY OF _____, 2026, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ELIU DE LOS SANTOS, P.E.
 CITY ENGINEER

DATE

PLANNING COMMISSION APPROVAL

THIS PLAT OF PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, LOT 1, BLOCK 2, PREPARED BY RICARDO VILLARREAL, REGISTERED PROFESSIONAL ENGINEER NO. 1019468, AND DATED THE DAY OF _____, 2026, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON _____ DAY OF _____, 2026.

DANIELLA SADA PAZ
 PLANNING AND ZONING COMMISSION CHAIR

DATE

ATTESTMENT OF PLANNING COMMISSION APPROVAL

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

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

DATE

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS:
 COUNTY OF WEBB:

I, MARGIE RAMIREZ IBARRA, CLERK OF THE COUNTY COURT OF WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED: ____ DAY OF ____, 2026, WITH ITS CERTIFICATE OF AUTHENTICATION, IS A TRUE AND CORRECT COPY OF THE PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, LOT 1, BLOCK 2, FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF ____, 20____, AT ____ O'CLOCK ____ M, IN VOLUME ____ PAGE ____ OF THE PLAT RECORDS OF SAID COUNTY ON THIS THE ____ DAY OF ____, 20____.

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

DATE

ENGINEER:

RICARDO M. VILLARREAL, P.E.
 TOP SITE CIVIL GROUP, LLC
 6262 MCPHERSON RD, STE. 206
 LAREDO, TEXAS 78041
 (956) 729-3037

SURVEYOR:

RICARDO M. VILLARREAL, R.P.L.S.
 TOP SITE CIVIL GROUP, LLC
 6262 MCPHERSON RD, STE. 206
 LAREDO, TEXAS 78041
 (956) 729-3037

SCALE: 1" = 50'

PLAT NO. 10194686

SECTION NO. 100

PRELIMINARY

1.0

City of Laredo

Planning & Zoning Commission

Meeting Date: 2/5/2026

Final Plats and replats 8A

SUBJECT

Final consideration of the plat of El Refugio Subdivision. The intent is residential.

PL-055-2026

District VI - Cm. Dr. David Tyler King

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Cuauhtemoc Rodriguez

ENGINEER: Top Site Civil Group, LLC

SITE: This 5.00-acre tract of land is located east of Dream Big Rd. and north of E Del Mar Blvd. The zoning for this 4-lot development is R-1 (Single Family Residential District). This tract is located in District VI - Cm. Dr. David Tyler King.

COMMITTEE RECOMMENDATION

N/A

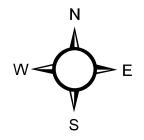
STAFF RECOMMENDATION

APPROVAL

NOTICE TO THE DEVELOPER

N/A

AERIAL LOCATION MAP



PLAT NOTES & RESTRICTIONS

1. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. THIS SUBJECT PROPERTY IS LOCATED NEAR THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP No. 48479C, PANEL No. 1205C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
4. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
5. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
P.O.B.: SET IRON ROD BEING THE NORTHWESTERN CORNER OF EL REFUGIO SUBDIVISION (N: 17105343.8236, E: 681463.9663)
6. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.
7. ACCESS FROM DREAM BIG ROAD.

City of Laredo

Planning & Zoning Commission

Meeting Date: 2/5/2026

Final Plats and replats 8B

SUBJECT

Final consideration of the replat of Lot 2 & Lot 3, Block 1, Amended Plat of Amistad Acres Subdivision into Lot 2R & 3R, Block 1, Amistad Acre Subdivision. The intent is commercial.

PL-048-2026

District V - Cm. Ruben Gutierrez Jr.

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: CEI Engineering Associates Inc.

ENGINEER: CEI Engineering Associates Inc.

SITE: This 4.2-acre tract of land is located on the west corner of McPherson Rd. and Jacaman Rd. The zoning for this 2-lot development is B-3 (Community Business District). This tract is located in District V - Ruben Gutierrez Jr.

COMMITTEE RECOMMENDATION

N/A

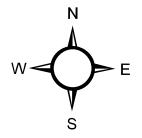
STAFF RECOMMENDATION

APPROVAL

NOTICE TO THE DEVELOPER:

N/A

AERIAL LOCATION MAP



GENERAL NOTES:

1. *Basis of Bearings: All bearings and distances shown hereon are grid based on Texas State Plane Coordinate System, NAD83, South Zone (4205). Established using a GPS observation derived from RTKnet, a VRS network, and compared to an OPUS solution for accuracy.*
2. *Basis of Elevation: NAVD88. Established using a GPS observation derived from RTKnet, a VRS network, and compared to an OPUS solution for accuracy.*
3. *This survey is valid only if the drawing includes the seal and signature of the surveyor.*
4. *This survey meets current Texas Standards of Practice for Property Boundary Surveys and Plats.*
5. *Subsurface and environmental conditions were not examined nor considered a part of this survey.*
6. *Underground utilities were located by visible above ground markings as marked by utility locators and shown hereon as located by CEI Engineering Associates, Inc. survey field crews. All utility locations shown hereon are approximate. All utilities may not have been marked/located by the appropriate locators. No excavation has taken place as of this date to determine the exact location of existing underground utilities shown on this survey.*
7. *By scaled map location and graphical plotting only. This property is located in unshaded Zone "X" which are areas determined to be outside the 0.2% annual chance floodplain determined by the National Flood Insurance Program, Flood Insurance Rate Map for Webb County, Texas.*
Map Number: 48479C1205C
Map Revised: April 2, 2008

and

By scaled map location and graphical plotting only. A portion of this property is located within Flood Zone "AE" as determined by the National Flood Insurance Program which is subject to inundation by the 1% annual chance flood (100-year flood) shown on the Flood Insurance Rate Map for Webb County, Texas.

Map Number: 48479C1215C

Map Revised: April 2, 2008

8. *This replat does not attempt to alter, amend, or remove any covenants or restrictions.*

City of Laredo

Planning & Zoning Commission

Meeting Date: 2/5/2026

Model Subdivision Compliance 9A

SUBJECT

Consideration of Model Rule Subdivision Compliance of the replat of Lot 26, Block 1, Cuatro Vientos Norte Subdivision, Phase III into Lots 26A, 26B, 26C, 26D, 26E, 26F, Block 1, Cuatro Vientos Norte Subdivision, Phase III. The intent is residential.

PL-050-2026

District I - Cm. Gilbert Gonzalez

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Raul Garza

ENGINEER: Peua Consulting, LLC

SITE: This 1.58-acre tract of land is located east of Mexico Ave. and north of Bandera Dr. The zoning for this 6-lot development is R-1A (Single Family Reduced Area District). This tract is located in District I - Cm. Gilbert Gonzalez.

COMMITTEE RECOMMENDATION

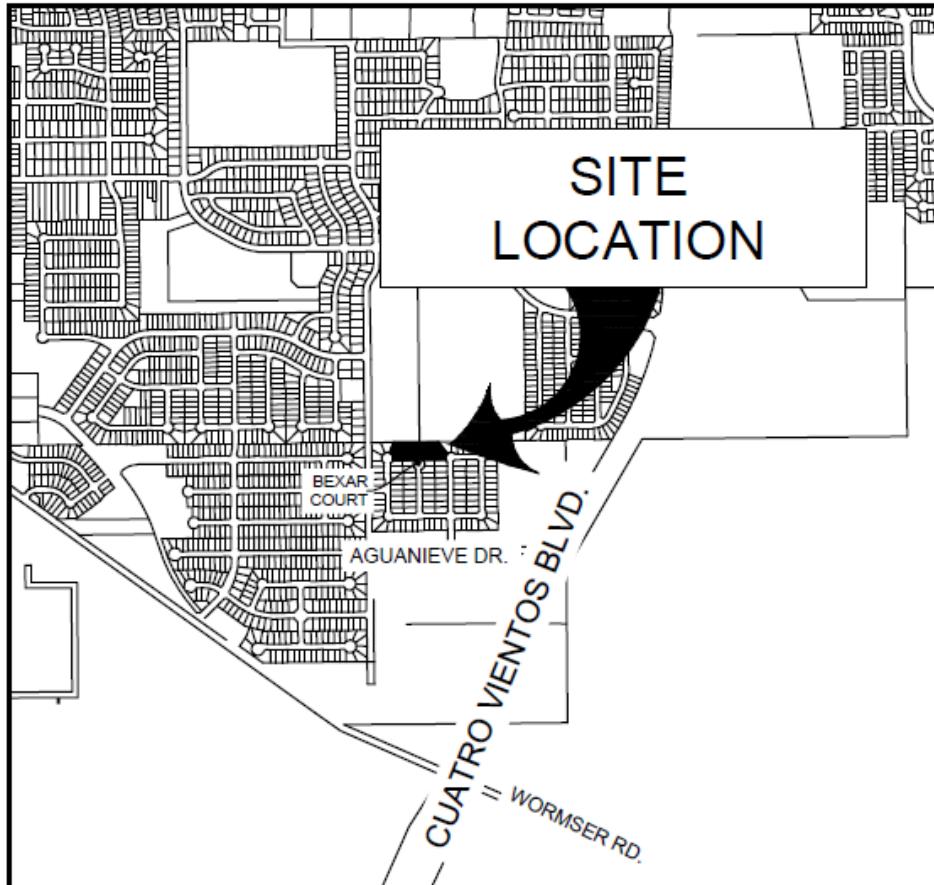
N/A

STAFF RECOMMENDATION

APPROVAL

NOTICE TO THE DEVELOPER:

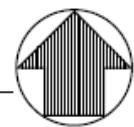
N/A



1

VICINITY MAP

SCALE: 1" = 2000'



NORTH

DESIGNER: O. Castillo
DRAWN BY: J. Filipp
CHECKED BY: O. Castillo

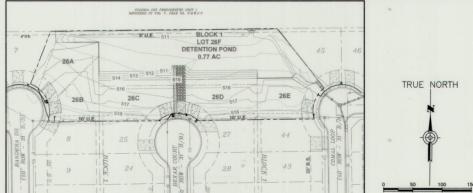


RE-PLAT OF
LOT 26 BLOCK 1, CUATRO VIENTOS NORTE SUBDIVISION
PHASE II
AS RECORDED IN VOLUME 24, PAGE 97
CITY OF LAREDO, WEBB COUNTY, TEXAS
INT'L 26B, 26C, 26D, 26E & 26F, BLOCK 1,
CUATRO VIENTOS NORTE SUBDIVISION, PHASE III
CITY OF LAREDO, WEBB COUNTY, TEXAS

Home Model Rules

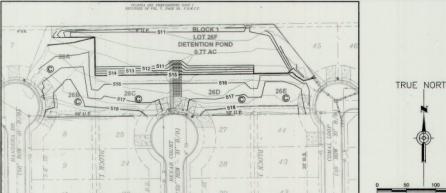
1.12
SHEET NO. 10
EIN NO. 23-4400

LEGEND	
EXISTING PROPERTY LOT LINE	PROPOSED PROPERTY LOT LINE
EXISTING PROPERTY LOT LINE	EXISTING SANITARY SEWER LINE
EXISTING EASEMENT LINE	EXISTING WATER LINE
EXISTING PROPERTY BOUNDARY LINE	PROPOSED WATER LINE
U.S.	PROPOSED WATER SINGLE SERVICES
R.E.	PROPOSED WATER DOUBLE SERVICES
R.S.	PROPOSED DOUBLE SANITARY SEWER SERVICES
EXISTING DRAINAGE EASEMENT	PROPOSED DOUBLE SANITARY SEWER SERVICES
BLDG. RET. BACK	PROPOSED RAISED PAVEMENT MARKER
BLDG. RET. BACK	PROPOSED PAVEMENT MARKER
PROPOSED PROPERTY BOUNDARY LINE	PROPOSED PAVEMENT MARKER
PROPOSED PROPERTY BOUNDARY LINE	PROPOSED AIR RELEASE VALUE
BLDG. RET. BACK	PROPOSED AIR RELEASE VALUE
PROPOSED PROPERTY BOUNDARY LINE	PROPOSED MANHOLE
PROPOSED PROPERTY BOUNDARY LINE	PROPOSED MANHOLE



1 Water Distribution System & Sanitary Sewer System
Scale: 1" = 100'

LEGEND	
EXISTING PROPERTY LOT LINE	PROPOSED PROPERTY LOT LINE
EXISTING PROPERTY LOT LINE	EXISTING SANITARY SEWER LINE
EXISTING EASEMENT LINE	PROPOSED WATER LINE
EXISTING PROPERTY BOUNDARY LINE	PROPOSED WATER DOUBLE SERVICES
U.S.	PROPOSED SANITARY SEWER SERVICES
R.E.	PROPOSED DOUBLE SANITARY SEWER SERVICES
R.S.	PROPOSED RAISED PAVEMENT MARKER
EXISTING DRAINAGE EASEMENT	PROPOSED PAVEMENT MARKER
BLDG. RET. BACK	PROPOSED AIR RELEASE VALUE
PROPOSED PROPERTY BOUNDARY LINE	PROPOSED AIR RELEASE VALUE
PROPOSED PROPERTY BOUNDARY LINE	PROPOSED MANHOLE
PROPOSED PROPERTY BOUNDARY LINE	PROPOSED MANHOLE



2 Post-Development Topography
Scale: 1" = 100'

Water Supply, Description, Costs and Operability Data

Lots 26A, 26B, 26C, 26D, 26E, Block 1, Cuatro Vientos Norte Subdivision Phase III, (the Subdivision) will be provided with potable water by the City of Laredo. The Subdivision and the City of Laredo have entered into a contract in which the City of Laredo has promised to provide sufficient water to serve the needs of the Subdivision. The Subdivision will be provided with detailed documentation to sufficiently establish the long term quality and quantity of the available water supplies to serve the full development of the subdivision. The existing 8" diameter water main on Banderas Drive, Bexar Court and Comal Loop from the existing 8" diameter water main on Banderas Drive will connect a 1" diameter service line, splitting into two (2) 1/2" diameter single service lines connecting to the meter boxes for each lot. From the existing 8" diameter water main on Bexar Court will connect (2) 1/2" diameter single service lines connecting to the meter boxes for each lot. From the existing 8" diameter water main on Comal Loop will connect a 1" diameter service line, splitting into (2) 1/2" single service lines connection to the meter boxes for each lot.

The 1" diameter water service line and the 1/2" diameter water service lines, meter boxes have been constructed at a total cost \$9,830 or \$1,765 per lot. The Subdivision in addition paid the City of Laredo the sum of \$7,520 for the Water Availability Fees.

Water Supply, Description, Costs and Operability Data

Source for Lots 26A, 26B, 26C, 26D, 26E, Block 1, Cuatro Vientos Norte Subdivision Phase III, (the Subdivision) will be provided with potable water by the City of Laredo. The Subdivision and the City of Laredo have entered into a contract in which the City of Laredo has promised to provide sufficient water supplies to serve the needs of the Subdivision. The Subdivision will be provided with detailed documentation to sufficiently establish the long term quality and quantity of the available water supplies to serve the full development of the subdivision. The existing 8" diameter water main on Banderas Drive will connect a 1" diameter service line, splitting into two (2) 1/2" diameter single service lines connecting to the meter boxes for each lot. From the existing 8" diameter water main on Comal Loop will connect a 1" diameter service line, splitting into (2) 1/2" single service lines connection to the meter boxes for each lot.

The 1" diameter water service line and the 1/2" diameter water service lines, meter boxes have been constructed at a total cost \$9,830 or \$1,765 per lot.

CERTIFICATE OF UTILITY DIRECTOR

STATE OF TEXAS
COUNTY OF WEBB

By my signature below, I certify that the water and sewage service described above shall be provided in compliance with the Model Rules adopted under Sec 43. Water Code.

1/23/26
Date

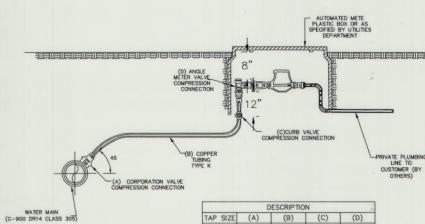
1/23/26
Date

CERTIFICATE OF ENGINEER

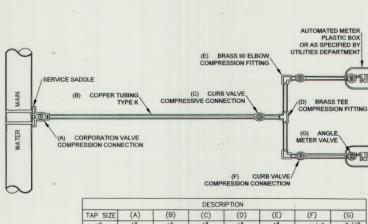
STATE OF TEXAS
COUNTY OF WEBB

By my signature below, I certify that the water and sewage service described above are to the best of my knowledge, in compliance with the Model Rules adopted under Section 16.342, Water Code.

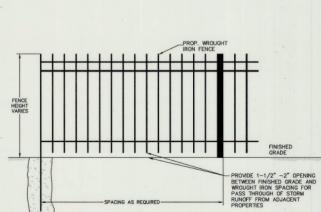
01/19/2026
Date



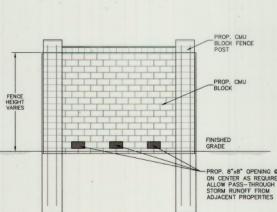
3 3/4" Single Water Service Connection
Scale: NOT TO SCALE



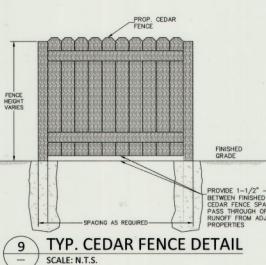
4 1" Double Water Service Connection
Scale: NOT TO SCALE



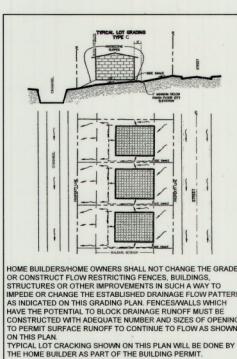
7 TYP. WROUGHT IRON FENCE DETAIL
Scale: N.T.S.



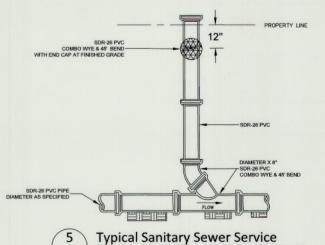
8 TYP. CMU BLOCK FENCE DETAIL
Scale: N.T.S.



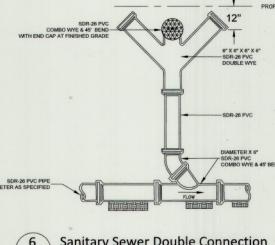
9 TYP. CEDAR FENCE DETAIL
Scale: N.T.S.



10 TYPICAL LOT GRADING TYPE C
Scale: NOT TO SCALE



5 Typical Sanitary Sewer Service
Scale: NOT TO SCALE



6 Sanitary Sewer Double Connection
Scale: NOT TO SCALE

WATER SERVICE AGREEMENT

AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED
Lots 26A, 26B, 26C, 26D, 26E and 26F, Block 1, Cuatro Vientos Norte Subdivision
Phase III

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 the drinking water known as City of Laredo Water Utilities Department.

The Subdivider is 2620 Bexar Court, 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 known as Lots 26A, 26B, 26C, 26D, 26E and 26F, Block 1, Cuatro Vientos Norte Subdivision Phase III.

TERMS: This Agreement is entered into a 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 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 6,013 gallons daily.

The Utility covenants that it has or will have the ability to provide the anticipated water flow for at least thirty (30) years, and that it will provide that water flow. These covenants will be in effect until thirty (30) 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 \$7,500.00 which sum represents the total cost of water availability fees for water.

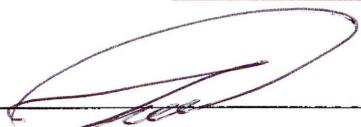
The above provisions notwithstanding, this Agreement shall no longer be in effect, if the plat of the Subdivision is not approved by the City of Laredo or by the municipality whose approval is required.

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 1-26- 2026.

The Utility

By: _____



Printed Name: Tareq G. Al-Zabet, Utilities Director

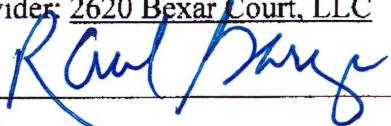
Position: City of Laredo Utilities Department

Date:

1/23/2026

The Subdivider: 2620 Bexar Court, LLC

By: _____



Printed Name: Raul Garza

Position: Manager

Date:

1/5/2026

WASTEWATER SERVICE AGREEMENT

AGREEMENT REGARDING WASTEWATER SERVICE FOR THE PROPOSED
Lots 26A, 26B, 26C, 26D, 26E, 26F, Block 1, Cuatro Vientos Norte Subdivision
Phase III.

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 Utilities Department.

The Subdivider is 2620 Bexar Court, 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 known as Lots 26A, 26B, 26C, 26D, 26E, 26F, Block 1, Cuatro Vientos Norte Subdivision Phase III.

TERMS: This Agreement is entered into a 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 4,625 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 (30) years. These covenants will be in effect until thirty (30) years after the plat of the Subdivision has been recorded and the Subdivision's wastewater collection system has been connected to the Utility's wastewater treatment plant.

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

The above 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 1-26- 2026.

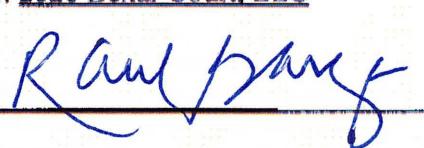
The Utility

By: 

Printed Name: Tareq G. Al-Zabet, Utilities Director
Position: City of Laredo Utilities Department

Date: 1/23/2026

The Subdivider: 2620 Bexar Court, LLC

By: 

Printed Name: Raul Garza
Position: Manager

Date: 1/5/2026

City of Laredo

Planning & Zoning Commission

Meeting Date: 2/5/2026

Model Subdivision Compliance 9B

SUBJECT

Consideration of Model Rule Subdivision Compliance of the plat of Las Aves Subdivision. The intent is residential.

PL-050-2026

District I - Cm. Gilbert Gonzalez

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: NDAS Development, LLC

ENGINEER: Porras Nance Engineering

SITE: This 18.842-acre tract of land is located east of Cuatro Vientos Road and south of Sierra Vista Boulevard. The zoning for this 123-lot development is R-1A (Single Family Reduced Area District). This tract is located in District I - Cm. Gilbert Gonzalez.

COMMITTEE RECOMMENDATION

N/A

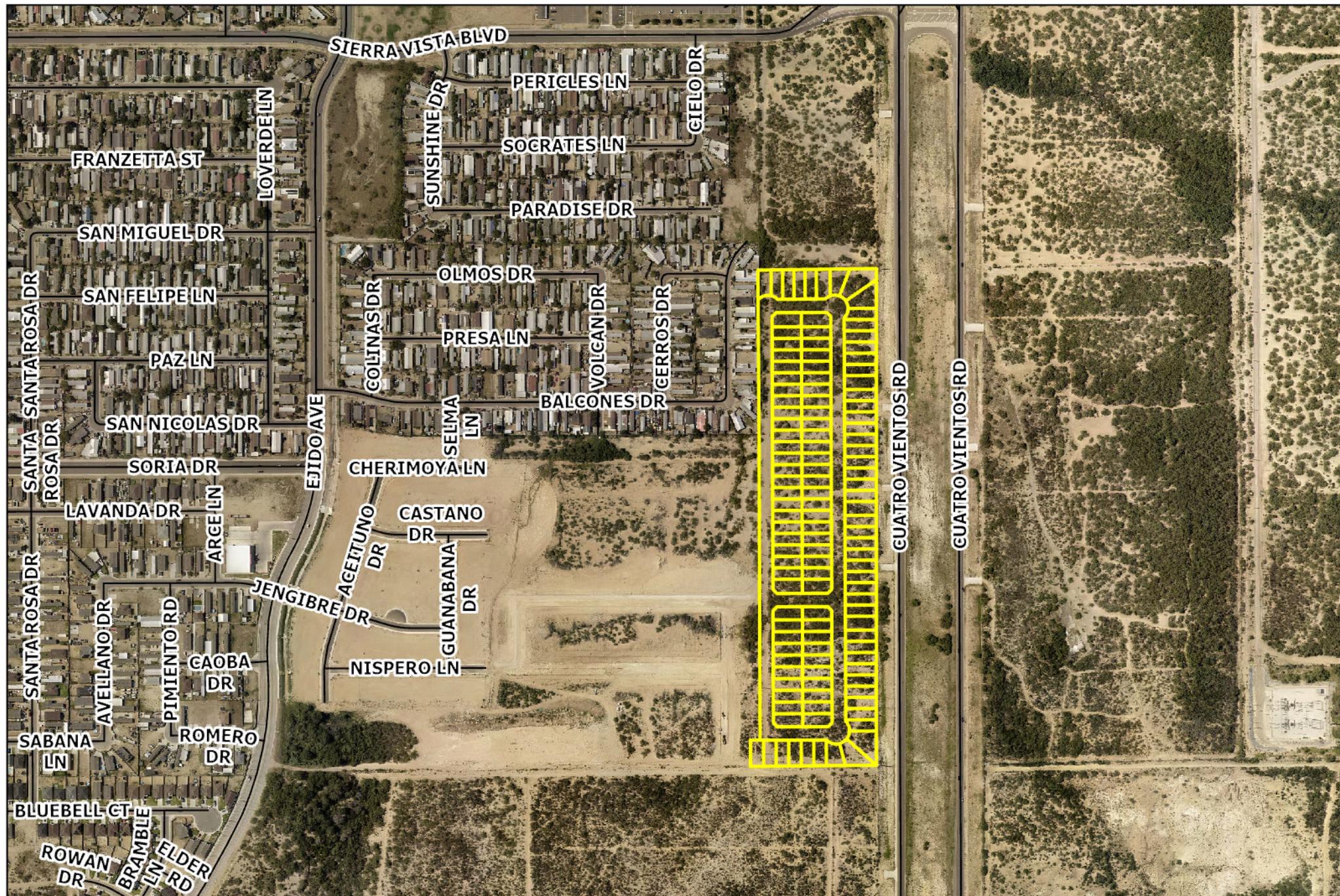
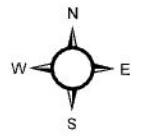
STAFF RECOMMENDATION

APPROVAL

NOTICE TO THE DEVELOPER:

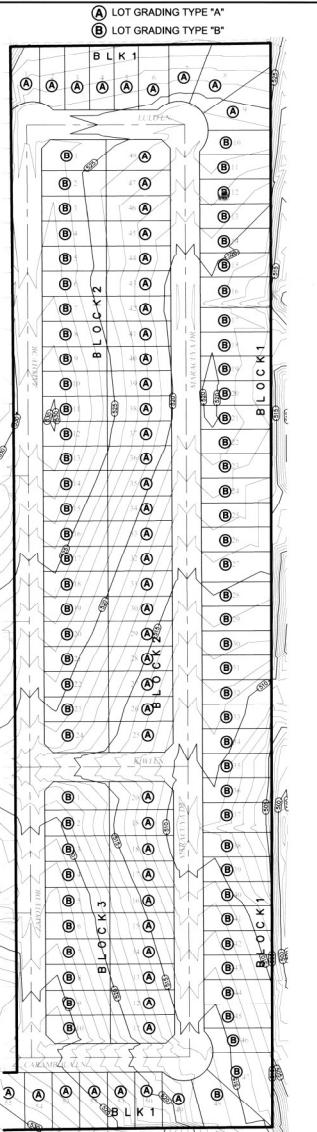
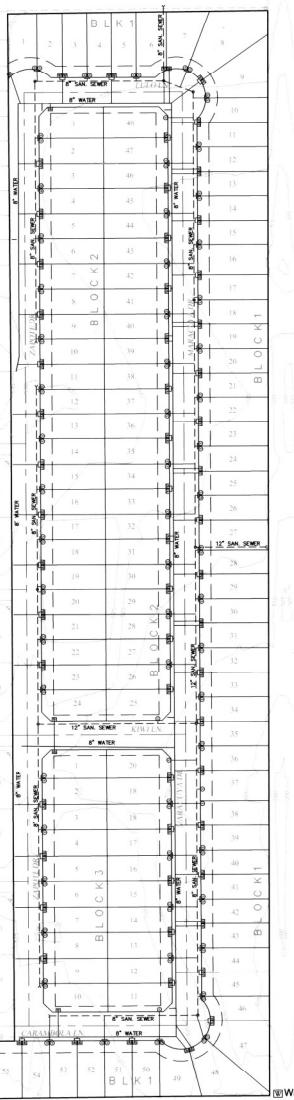
N/A

AERIAL LOCATION MAP



NOTE S:

- 1.- MAINTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF APPENDIX F-2 OF SECTION 24-83 OF THE LAREDO LAND DEVELOPMENT CODE.
- 2.- THE SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
- 3.- DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- 4.- NO MORE THAN ONE SINGLE FAMILY DETACH DWELLING UNIT SHALL BE LOCATED ON AN INDIVIDUAL RESIDENTIAL LOT.
- 5.- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- 6.- THIS PROPERTY IS LOCATED IN ZONE "X" AREA WHICH IS NOT WITHIN THE 100-YR FLOOD PLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 48479C1380C, DATED: APRIL 2, 2008.
- 7.- BASIS OF BEARING, DISTANCES AND P.O.B. GRID COORDINATES : NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE. PROVIDED FOR GENERAL LOCATIVE PURPOSES AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.
- 8.- LOTS 8-47, BLOCK 1, SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH CUATRO VIENTOS ROAD (LOOP 20).
- 9.- LOTS 10-48, BLOCK 1, LOTS 1-24, BLOCK 2 & LOTS 1-10, BLOCK 3 WILL HAVE SOME SURFACE WATER DRAINING TOWARD THE BACK OF THE LOT. LOTS 1-9, BLOCK 1, LOTS 49-55, BLOCK 1, LOTS 25-48, BLOCK 2 AND LOTS 11-20, BLOCK 3 WILL RECEIVE SURFACE WATER RUNOFF FROM ADJACENT LOTS. HOME OWNER SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH MANNER THAT IMPEDE THE ESTABLISHED DRAINAGE FLOW. FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE FLOWING.
- 10.- LOTS 1-9, BLOCK 1, LOTS 49-55, BLOCK 1, LOTS 25-48, BLOCK 2 AND LOTS 11-20, BLOCK 3, WILL HAVE LOT GRADING TYPE "A"; LOTS 10-48, BLOCK 1, LOTS 1-24, BLOCK 2 & LOTS 1-10, BLOCK 3 , WILL HAVE LOT GRADING TYPE "B"; AS SHOWN ON SHEET 2 OF 2 OF THIS PLAT.
- 11.- LOTS 41-47, BLOCK 1 WILL HAVE REAR LOT RETAINING WALLS. THE PROPERTY OWNERS, THEIR SUCCESSORS AND/OR THE HOMEOWNERS ASSOCIATION ARE RESPONSIBLE FOR MAINTAINING THE WALLS IN A SAFE AND ORDERLY CONDITION. THE CITY OF LAREDO IS NOT RESPONSIBLE FOR WALL MAINTENANCE.
- 12.- STRUCTURES ON LOTS 15-18, BLOCK 1, SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION OF 521.50 (LOWEST FLOOR). STRUCTURES ON LOTS 36-39, BLOCK 1, SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION OF 511.20 (LOWEST FLOOR); NO FLOW RESTRICTING FENCES, GATES OR IMPROVEMENTS ARE PERMITTED WITHIN THE 15' (OVERFLOW) DRAINAGE EASEMENT ON LOT 16 & LOT 37, BLOCK 1.
- 13.- THIS PLAT IS SUBJECT TO A CERTIFICATE OF ADJOINING LANDOWNER RUNOFF DISCHARGE AS RECORDED IN VOLUME _____, PAGE _____, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.



Water Supply: Description, Costs and Operability Date

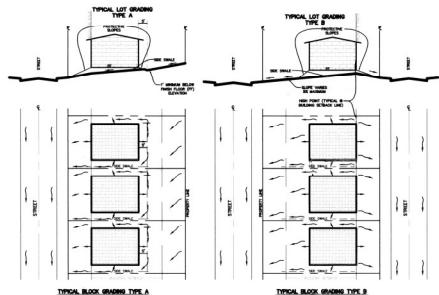
Las Aves Subdivision will be provided with potable water by the City of Laredo. The subdivider and the City of Laredo have entered into a contract in which the City of Laredo has committed to provide sufficient water to the subdivision for all lots for 30 years. The City of Laredo has provided documentation to currently establish the long term quantity and quality of the available water supplies to serve the full development of this subdivision. The City of Laredo has 8" diameter water lines on Carambola Drive, Zapote Drive and Kiwi Lane. The water system for Las Aves Subdivision consists of 8" diameter water lines and all proportionate streets that connect to the existing water lines. These lines will serve a total of 123 residential lots. Three individual service lines consisting of a 1" diameter single service for individual lots and a 1" diameter dual service lines run to pairs of lots before splitting into two 1" diameter single service lines going to the water meter boxes for each lot.

The 8" lines, 8" gate valves, MJ fittings, fire hydrants, the 1" dual service lines, the 1" single service lines, and the meter boxes have already been installed, at a total cost of \$419,720 or \$3,412.40 per lot. The subdivider has in addition paid the City of Laredo the sum of \$40,300 which covers the cost per lot for the water availability fees.

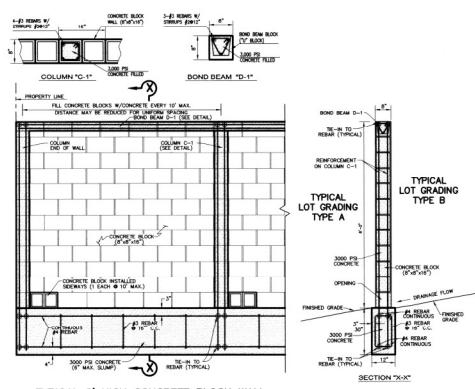
Sewer Facilities: Description, Costs and Operability Date

Septic from Las Aves Subdivision 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 committed to provide sufficient sewage disposal for the full development of this subdivision. The City of Laredo has an existing 12" diameter sanitary sewer lines on Kiwi Lane. The sanitary sewer system for Las Aves Subdivision consists of proposed 8" & 12" diameter sanitary sewer lines along all streets that discharge into the existing 12" sewers. The sanitary sewer system will service a total of 123 residential lots through individual services consisting of a 6" diameter single service for individual lots and a 6" diameter dual service lines run to pairs of lots before splitting into two 6" diameter single service lines.

The 8" lines, manholes, clean-outs, 6" dual service lines, and 6" single service lines have already been installed, at a total cost of \$880,756 or \$7,233.80 per lot.



NOTE:
HOME BUILDERS/PROPERTY OWNERS SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH A WAY TO WIDEN OR CHANGE THE STANDARD DRAINAGE FLOW PATH AS SHOWN ON THE PLANS. THE HOME OWNER/PROPERTY OWNER SHALL NOT REMOVE THE DRAINAGE DITCHES OR ANY PART OF THE BUILDING PERMIT. ADDITIONALLY, THE HOMEOWNER SHALL INSTALL A 20' WIDE 500' STRIP ALONG THE ENTIRE REAR PROPERTY LINE OF LOTS DRAINING INTO OTHER LOTS (10' STRIP ON UPGRADED LOTS & 12' STRIP ON DOWNGRADED LOTS).



NOTE:
THESE WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW AS SHOWN ON THE PLAN, DIMENSIONS AND MATERIALS FOR THIS TYPICAL CONCRETE BLOCK SECTION SHALL BE ADHERED TO AND APPROVED BY THE CITY OF LAREDO BUILDING DEPARTMENT AT THE TIME OF ISSUANCE OF BUILDING PERMITS.

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 16.543. WATER CODE.

16/26
DATE
WAYNE NANCE, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REG. NO. 87006
16/26
DATE
11/20/26
DATE
UTLITIES DEPARTMENT
11/20/26
DATE

WATER DISTRIBUTION SYSTEM AND SANITARY SEWER SYSTEM
SCALE: 1:100'

GRAPHIC SCALE IN FEET
200 150 100 50 0
VERTICAL SCALE: 1:100'
DRAWN: D.M.
CHECKED: W.N.
APPROVED: W.N.
REVISIONS: FIELD BOOK: ---

LEGEND:
R.O.D. RIGHT OF WAY
P.O.D. POINT OF DECISION
L.D.R. LOT LINE RECORDS
W.C.D.R. WEBB COUNTY DEED RECORDS
U.E. UTILITY EASEMENT
U.A.E. UTILITY & ACCESS EASEMENT
E.A.E. EASEMENT OF ACCESS
D.E. DRAINAGE EASEMENT

**PORRAS NANCE
ENGINEERING**

304 E. CALTON
LAREDO, TEXAS 78041
TBPLS F-6205
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OFFICE (956) 724-3097
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OWNER:
NDAS DEVELOPMENT, LLC
304 E. CALTON MONTGOMERY STREET
LAREDO, TEXAS 78043
(956) 722-8021

ENGINEER/SURVEYOR:
PORRAS NANCE ENGINEERING
304 E. CALTON MONTGOMERY STREET
LAREDO, TEXAS 78041
(956) 724-3097 PH
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PROJECT DATA:
ACRES: 18.842
LOT: 1
R.O.W.: 50'
B/B: 31'

PLAT OF:

LAS AVES SUBDIVISION

18.842 ACRE TRACT.
OUT OF THE NDAS DEVELOPMENT, LLC, 34,535 SQ. FT. ACRES REC. IN VOL 5616, PGS. 352-358 W.C.D.R.,
NDAS DEVELOPMENT, LLC, 0.1020 ACRE, PARCEL B, REC IN VOL 5596, PGS. 759-761 W.C.D.R.,
PORCION 37, ABSTRACT 410, JOSE BARTOLO CHAPA, O.G.
CITY OF LAREDO, WEBB COUNTY, TEXAS

SHEET: 2 of 2
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WATER SERVICE AGREEMENT

AGREEMENT REGARDING WATER SERVICE FOR THE PROPOSED LAS AVES SUBDIVISION

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

The Subdivider is NDAS Development, 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 Las Aves Subdivision.

TERMS: This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development Board's Economically Distressed Areas Program Model Subdivision Rules. The Subdivider has prepared a plat of the Subdivision for submission to the City of Laredo for its approval. The Subdivider plans to construct for the Subdivision a drinking water distribution system to be connected to the Utility's public water system. The Utility has reviewed the plans for the Subdivision (the Plans) and has estimated the drinking water flow anticipated to be needed by the Subdivision under fully built-out conditions (the anticipated water flow) to be approximately 59,163 gallons daily.

The Utility covenants that it has or will have the ability to provide the anticipated water flow for at least thirty years, and that it will provide that water flow. These covenants will be in effect until thirty years after the plat of the subdivision has been recorded and the Subdivision's water distribution system has been connected to the Utility's water supply system.

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

The Subdivider has paid the Utility the sum of \$40,300 which sum represents the costs of water availability fees.

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

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

This Agreement is effective on 1-20-, 2024.

The Utility

By: 

Printed Name: Dr. Tareq Al-Zabet

Office or Position: Director of Utilities Department

Date: 1-20-20

The Subdivider: NDAS Development, LLC.

By: 

Printed Name: Javier De Anda

Office or Position: Manager

Date: 1/05/20

WASTEWATER SERVICE AGREEMENT

AGREEMENT REGARDING WASTEWATER SERVICE FOR THE PROPOSED LAS AVES SUBDIVISION

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

The Subdivider is NDAS Development, 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 Las Aves Subdivision.

TERMS: This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development Board's Economically Distressed Areas Program Model Subdivision Rules. The Subdivider has prepared a plat of the subdivision for submission to the City of Laredo for its approval. The Subdivider plans to construct for the Subdivision a wastewater collection system to be connected to the Utility's wastewater collection and treatment system. Such wastewater will consist of domestic sewage, i.e., waterborne human waste and waste from domestic activities such as bathing, washing, and food preparation. The Utility has reviewed the plans for the Subdivision (the Plans) and has estimated the wastewater flow project from the Subdivision under fully built-out conditions (the projected wastewater flow) to be approximately 45,510 gallons daily.

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

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

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

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

This Agreement is effective on 1-29-, 2026.

The Utility



By: _____

Printed Name: Dr. Tareq Al-Zabet

Office or Position: Director of Utilities Department

Date: 1/10/16

The Subdivider: NDAS Development, LLC



By: _____

Printed Name: Javier De Anda

Office or Position: Manager

Date: 1/05/26