

# **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 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). [26-P&Z-393](#)

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 Plat. The intent is industrial. [26-P&Z-404](#)

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 is residential. [26-P&Z-407](#)

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

- 8B** 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. [26-P&Z-408](#)

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

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**Meeting Date:** 2/5/2026  
**Ordinance 5A**

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**Public Hearing and Recommendation of an**

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### **SUBJECT**

Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 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](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/17680/638703100333370000>

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

Staff supports the proposed zone change for the following reasons:

1. The proposed 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

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



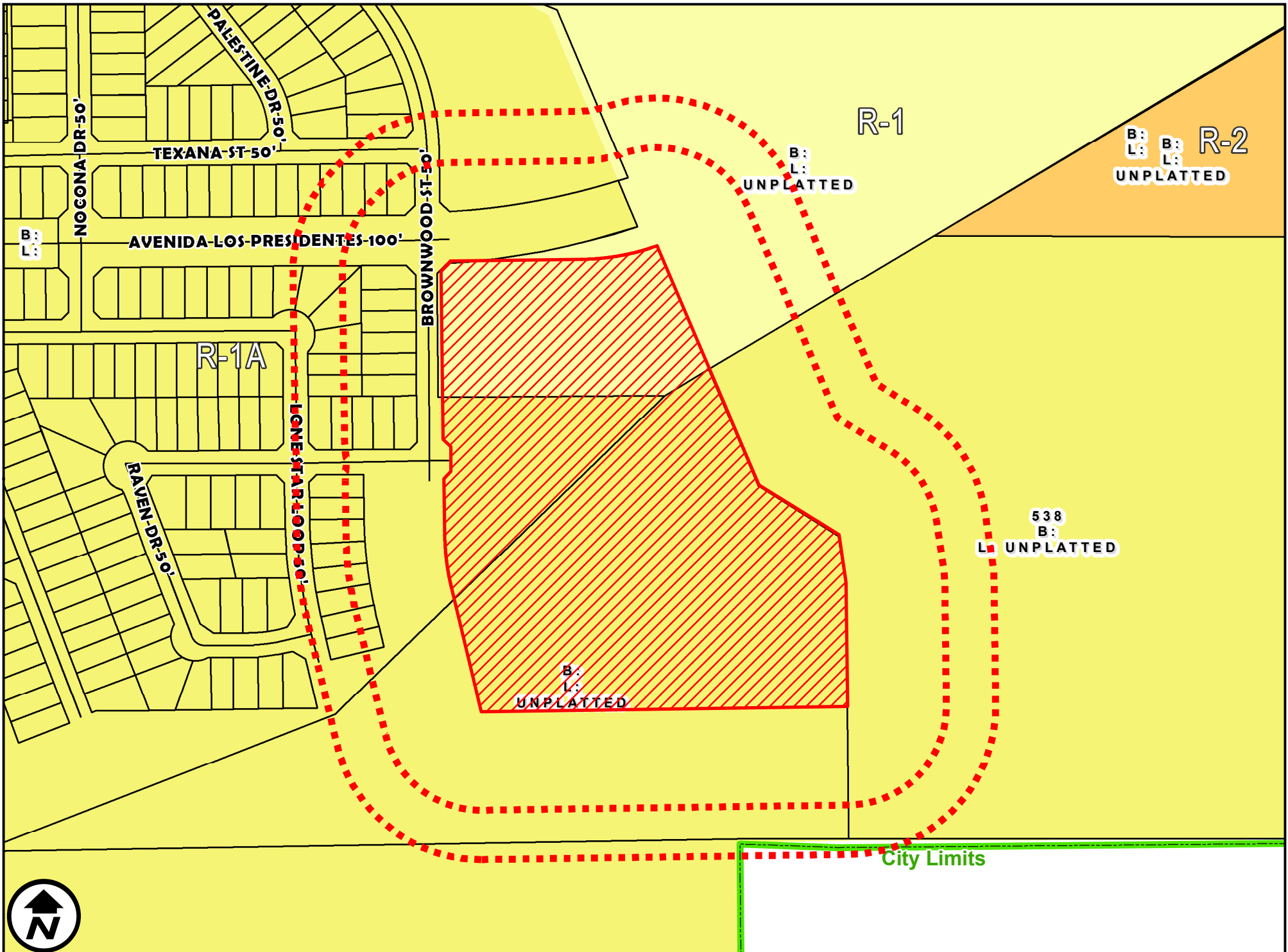


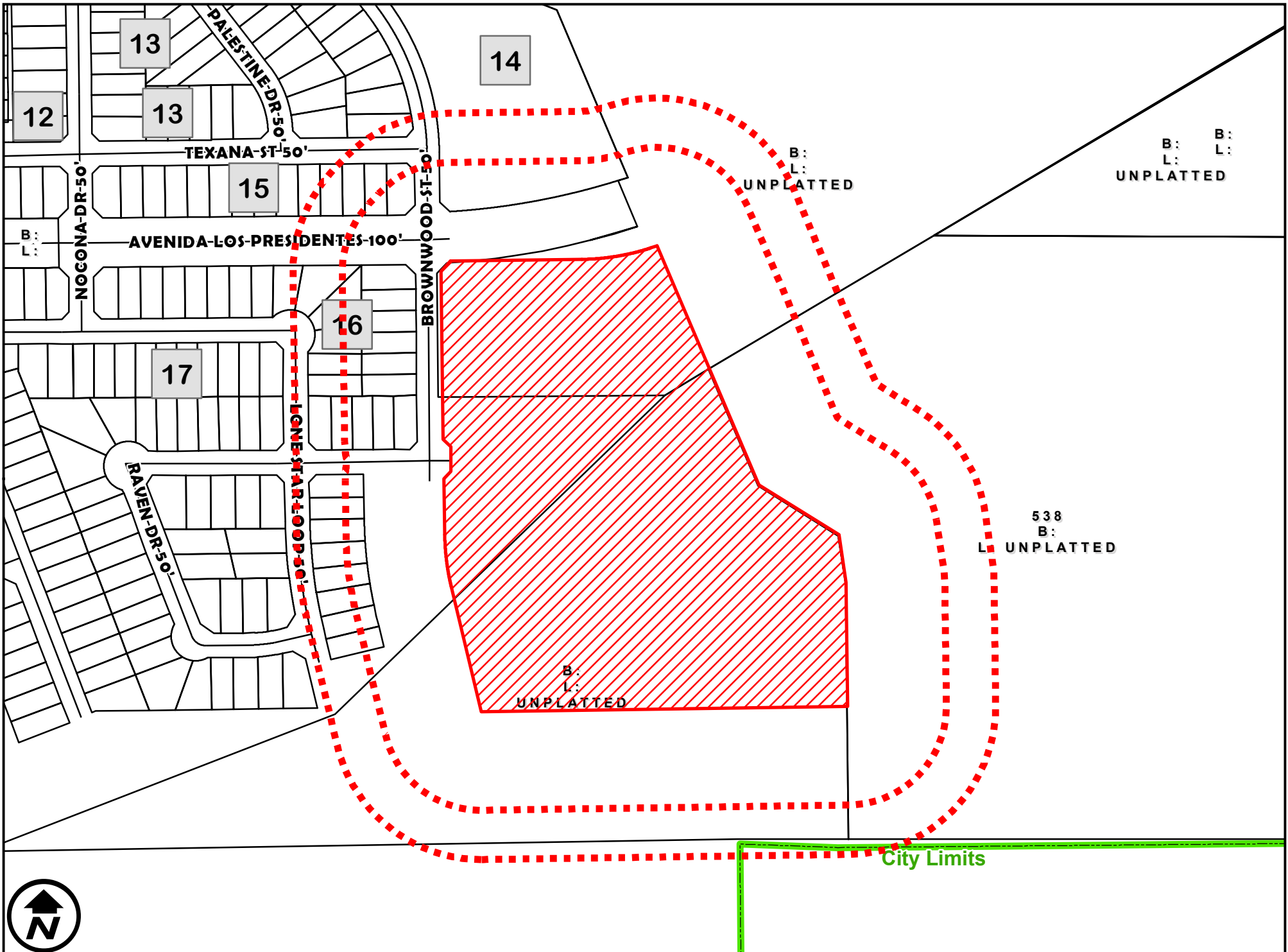
APPLICATION FC 10

10

**R-1B (SINGLE FAMILY HIGH DENSITY DISTRICT)**







SURVEY MAP

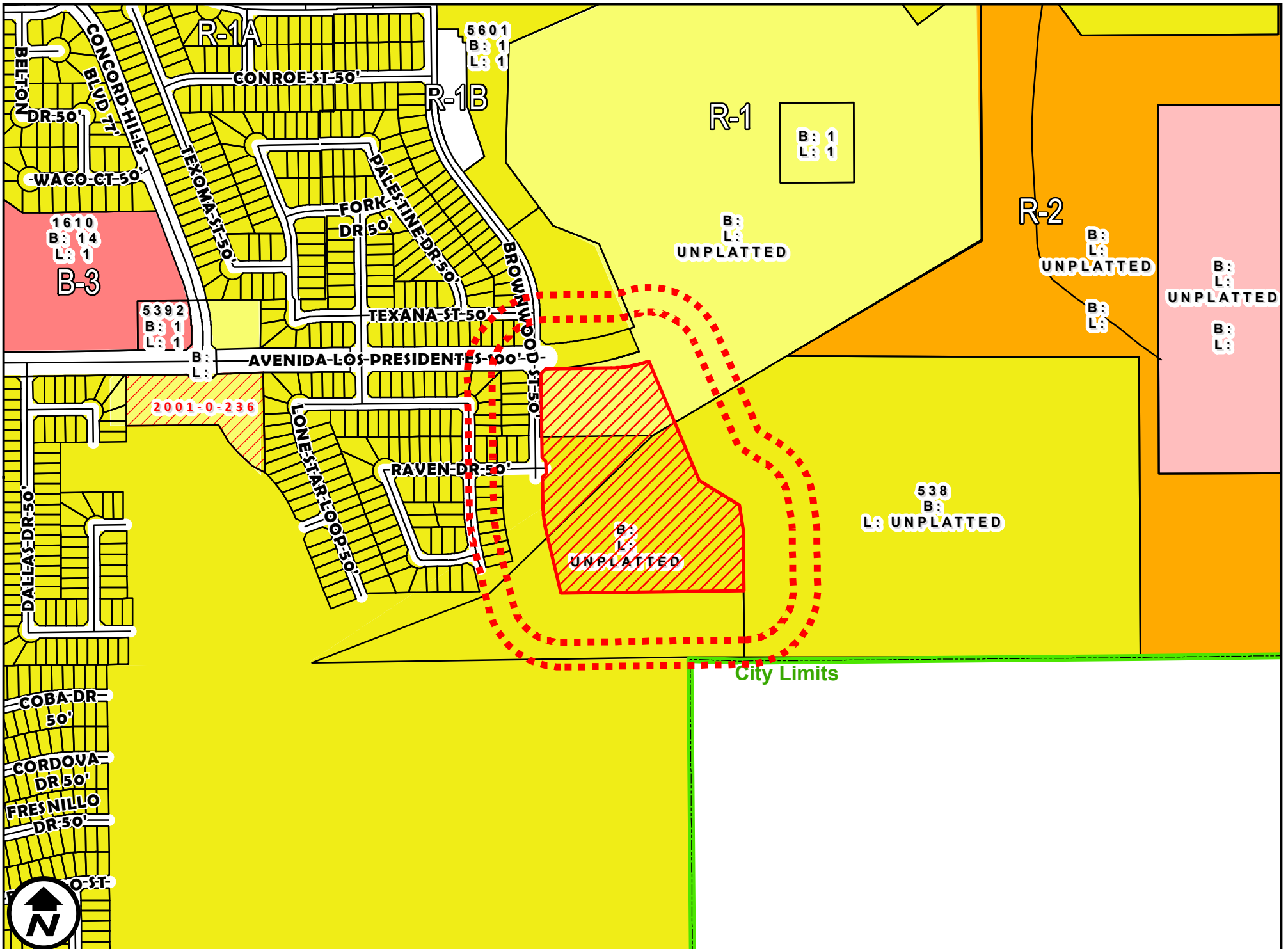
ZC-013-2026

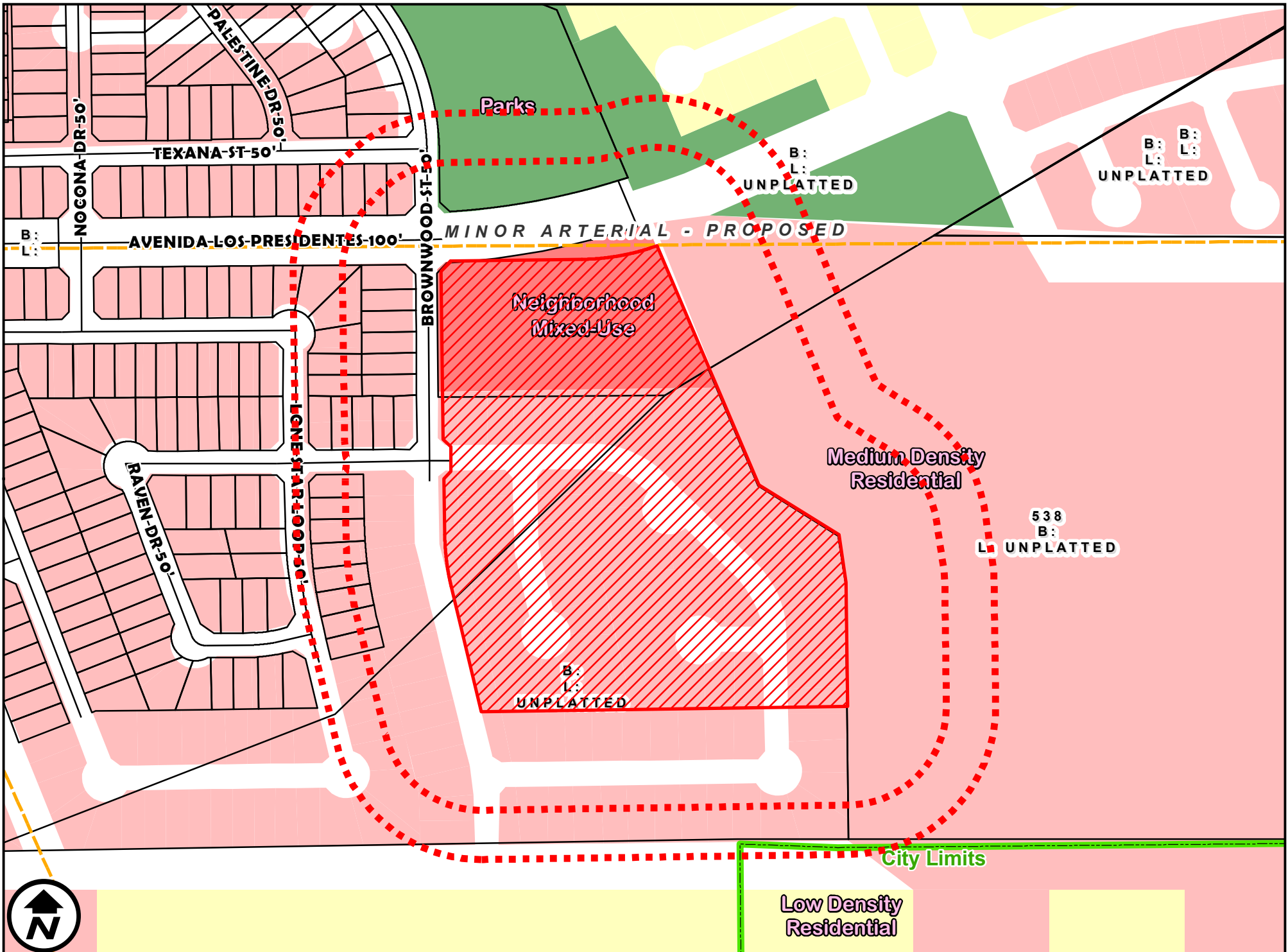
APPLICATION FC 12

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

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

R-1B (SINGLE FAMILY HIGH DENSITY DISTRICT)





FUTURE LANDUSE

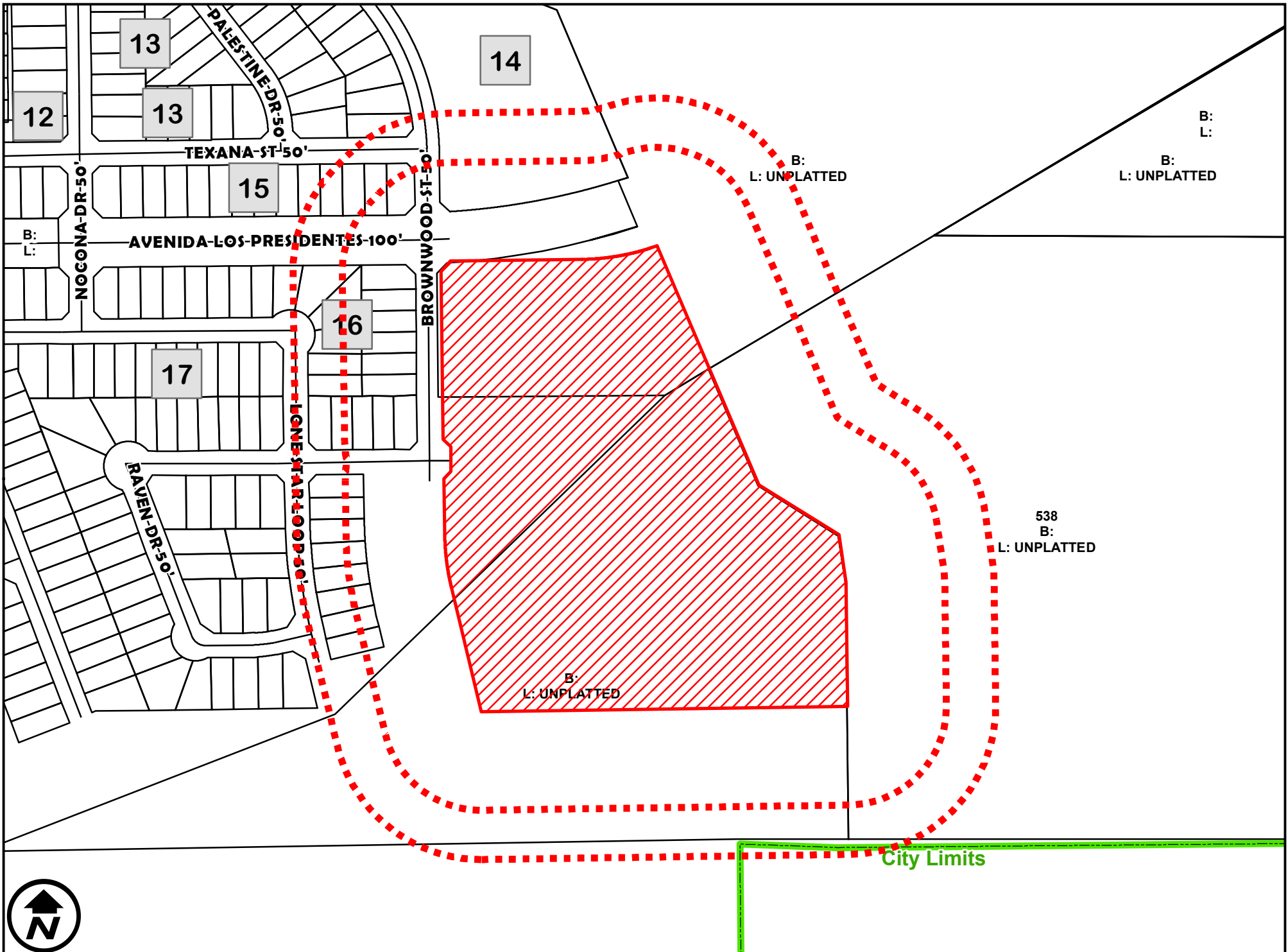
ZC-013-2026

APPLICATION FC 14

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

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

R-1B (SINGLE FAMILY HIGH DENSITY DISTRICT)



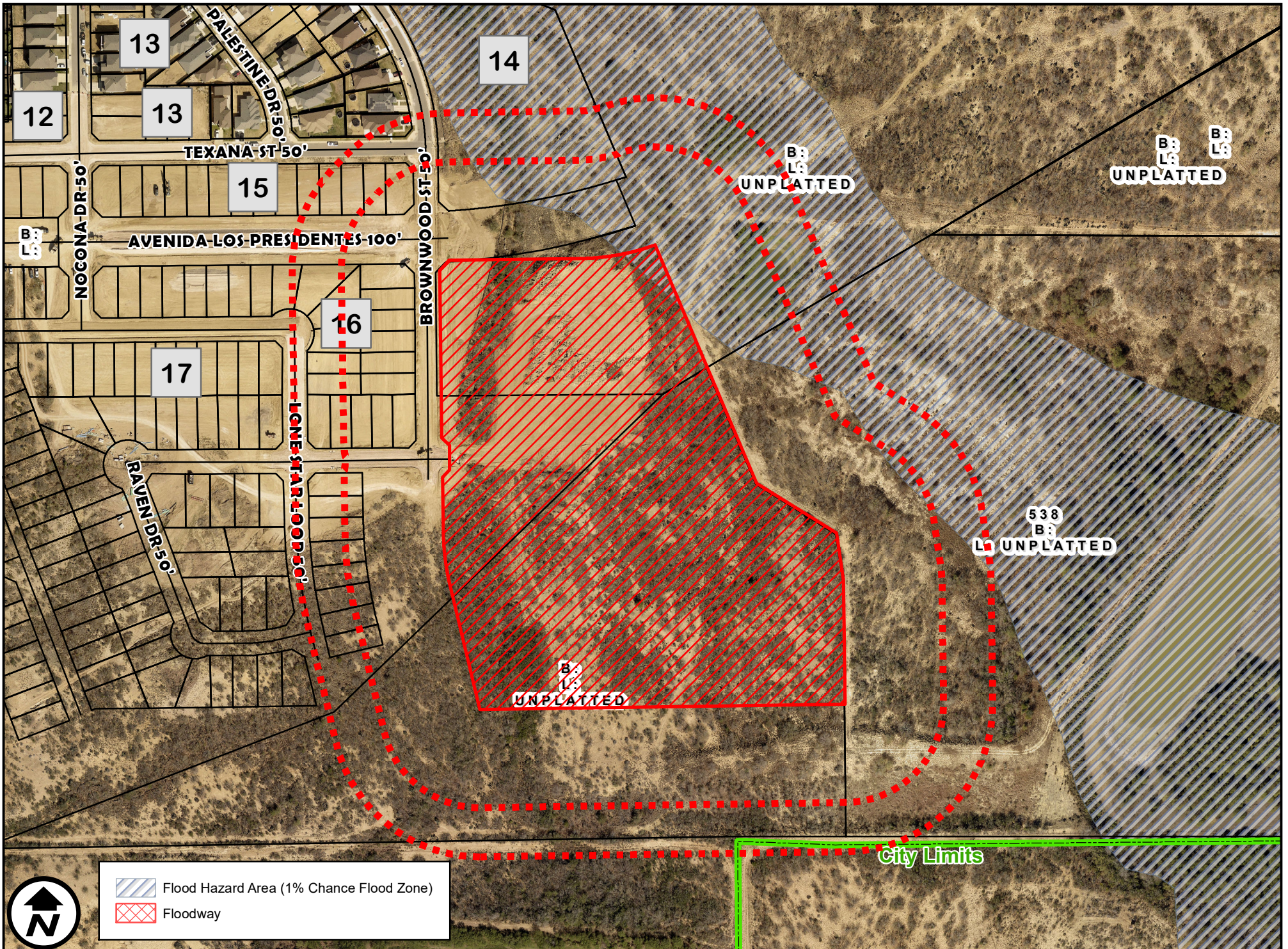
200' AND 300' NOTIFICATION

ZC-013-2026

APPLICATION FOR

1 inch = 250 feet SOUTH OF AVENIDA LOS PRESIDENTES AND EAST OF BROWNWOOD STREET COUNCIL DISTRICT 3 R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) AND R-1A (SINGLE FAMILY REDUCED AREA DISTRICT) R-1B (SINGLE FAMILY HIGH DENSITY DISTRICT)





FLOOD ZONE

ZC-013-2026

APPLICATION FOR

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

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

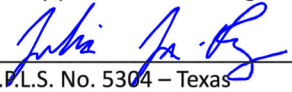
**THENCE**, continuing with the easterly Right of Way line of said Brownwood Street, **North 43 degrees 05 minutes 22 seconds East, 28.83 feet** to the POINT OF BEGINNING and containing **13.74 acres** of land, more or less.

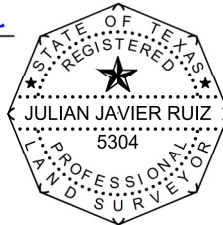
**Basis of Bearings:** Texas South Zone – 4205 – NAD83

**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



01/13/2026  
Current Date



# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 2/5/2026  
**Ordinance 5B**

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**Public Hearing and Recommendation of an**

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### **SUBJECT**

Amending the Zoning Ordinance (Map) of the City of Laredo by 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](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](http://www.laredompo.org/wp-content/uploads/2021/05/2021-Future-Thoroughfare-Plan_2021.02.11.pdf)

Letters sent to surrounding property owners: 22

Inside 200 feet:	Outside 200 feet:
In Favor: 0    Opposed: 0	In Favor: 0    Opposed: 0

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.

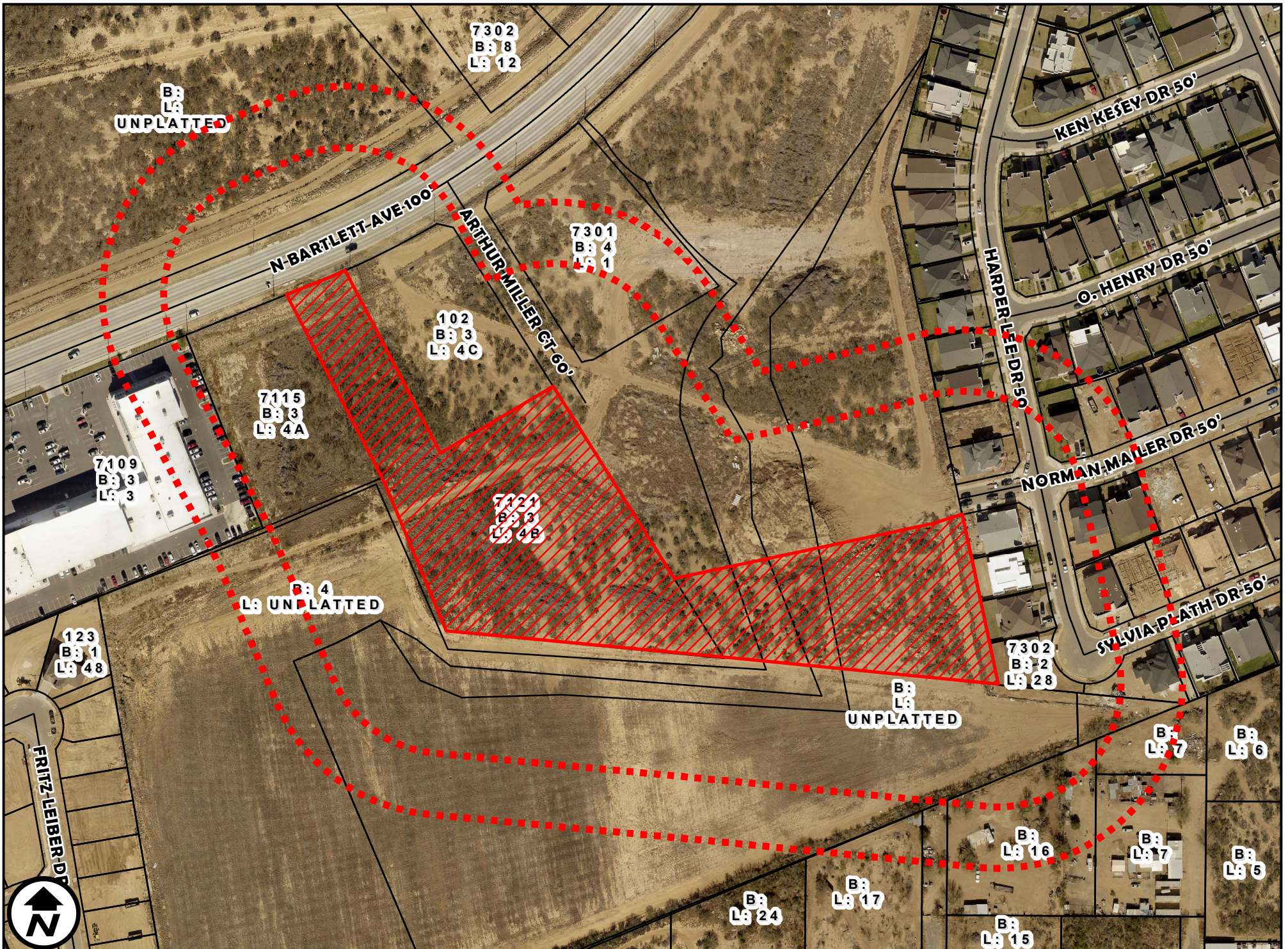
Will change adversely influence living conditions in the neighborhood?

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.

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AERIAL MAP

ZC-071-2025

COUNCIL DISTRICT 5

7121 NORTH BARTLETT AVENUE AND

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

APPLICATION FC 25

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





**S.U.P FOR MINI STORAGE**





1 inch = 200 feet

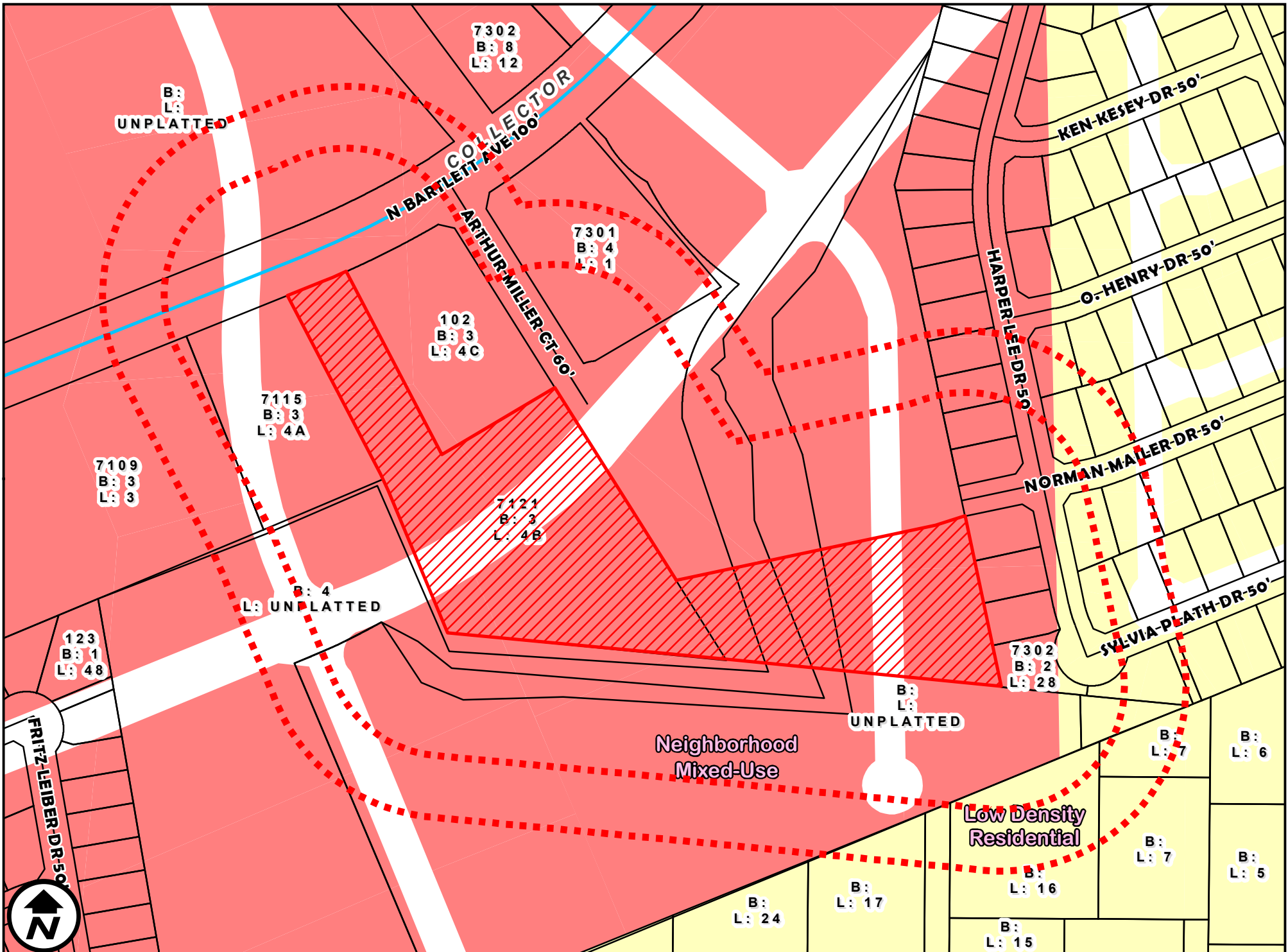
**APPROXIMATELY 2.15 ACRE TRACT LOCATED SOUTH OF NORTH BARTLETT AVENUE AND WEST OF HARPER LEE DRIVE**

### S.U.P FOR MINI STORAGE



### S.U.P FOR MINI STORAGE

29



FUTURE LANDUSE

ZC-071-2025

COUNCIL DISTRICT 5

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

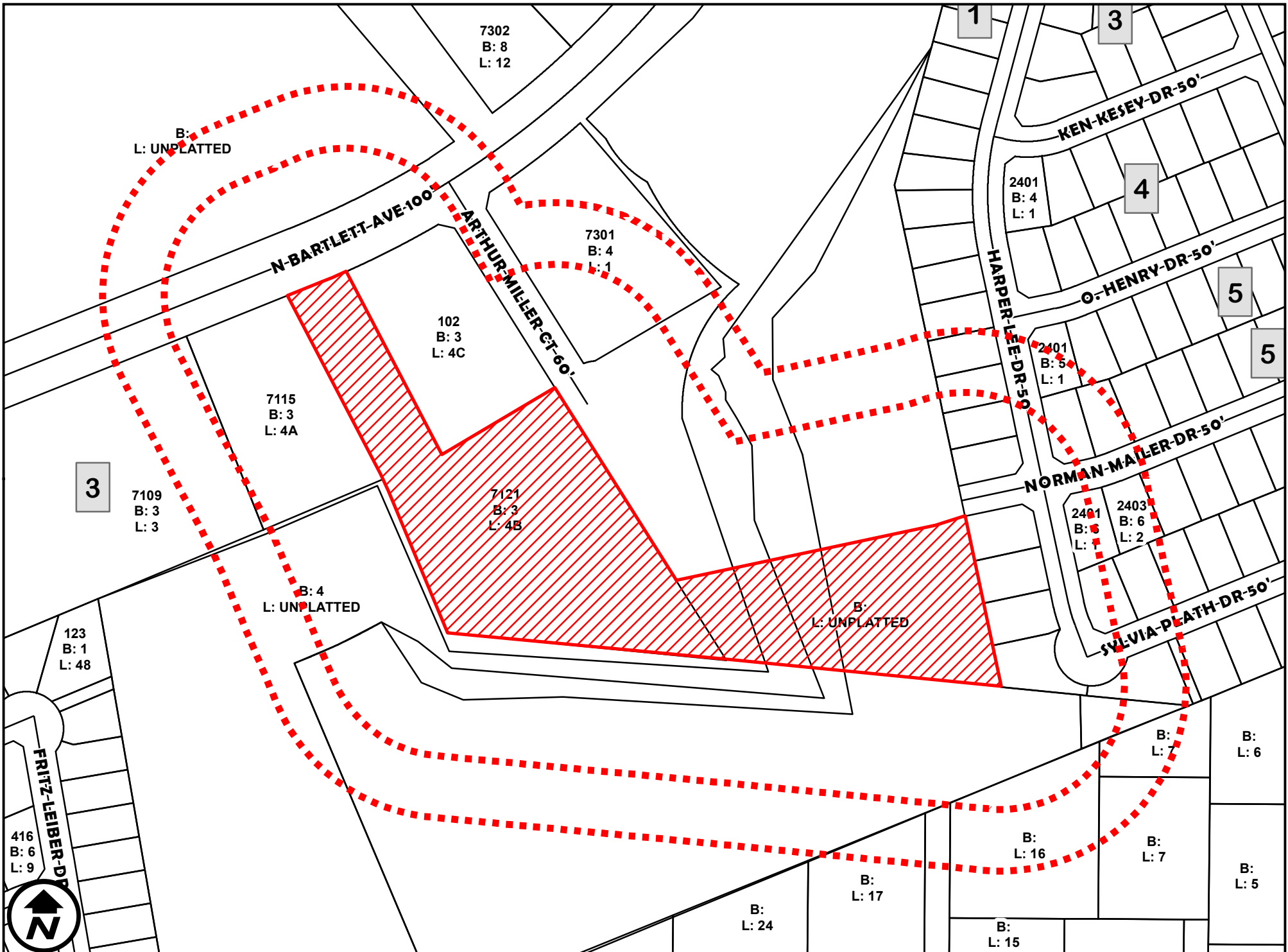
APPLICATION FC 30

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

D&J ALEXANDER INVESTMENTS LLC.

LOT 26  
BLOCK 1

D&J ALEXANDER SUBDIVISION  
UNIT XVIII  
V. 4742, P. 765  
O.P.R.W.C.T.

HARPER LEE DR.

LOT 31  
BLOCK 2

LOT 30  
BLOCK 2

LOT 29  
BLOCK 2

LOT 28  
BLOCK 2

ARTHUR MILLER CT.  
(UNDER CONSTRUCTION)

POINT OF BEGINNING  
N: 17096421.4532  
E: 673686.6500

S 63° 25' 38" E ~ 890.01'  
FROM POINT OF  
COMMENCEMENT

D&J ALEXANDER COMMERCIAL  
SUBDIVISION, PHASE 15  
LOTS 4A, 4B, & 4C,  
BLOCK 3  
V. 40, P. 73  
O.P.R.W.C.T.

D&J ALEXANDER INVESTMENTS LLC.  
2.15 ACRE TRACT

N 32° 10' 05" W ~ 151.31'

N 72° 17' 56" E  
50.25'

N 78° 00' 34" E ~ 430.11'

S 11° 59' 26" E ~ 282.86'

N 84° 22' 47" W ~ 448.96'

A-64  
A. SANCHES  
SURVEY 26  
SURVEY 1021  
GB & CNG RR CO.  
A-64

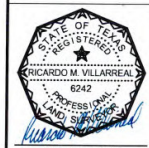
CITY OF LAREDO  
18.33 ACRES  
V. 4029, P. 819-82  
O.P.R.W.C.T.

LEGEND	
O	PROPERTY CORNER
—	PROPERTY LINE
---	LOT LINE
FIR	FOUND IRON ROD
SIR	SET IRON ROD

W E B B C O U N T Y , T E X A S

OWNER:  
D&J ALEXANDER INVESTMENTS LLC  
1302 CALLE DEL NORTE STE. 1  
LAREDO, TEXAS 78041-6043

D&J ALEXANDER INVESTMENTS LLC.  
2.15 ACRE TRACT



December 16, 2025  
PROJECT #:  
FIELD DATE: 08/01  
DRAWN BY: K.M.L.  
APPROVED: R.M.V.  
DATE: 10/10/2025  
FILE NAME: D&J Alexander Commercial - Survey.dwg  
SCALE: 1"=100'

**TOPSITE**  
Civil Group

TopSite Civil Group, LLC  
10000 N. Loop West, Suite 1000  
Houston, Texas 77040  
Tel: 281.251.1000 Fax: 281.251.1001  
www.topsitecivil.com

2 OF 2

METES & BOUNDS  
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 ½" 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  
enr.# 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 unplatted tract**

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 unplatted 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 unplatted site has also submitted for a rezone to B-3 and the platting process will start on December 23, 2025.

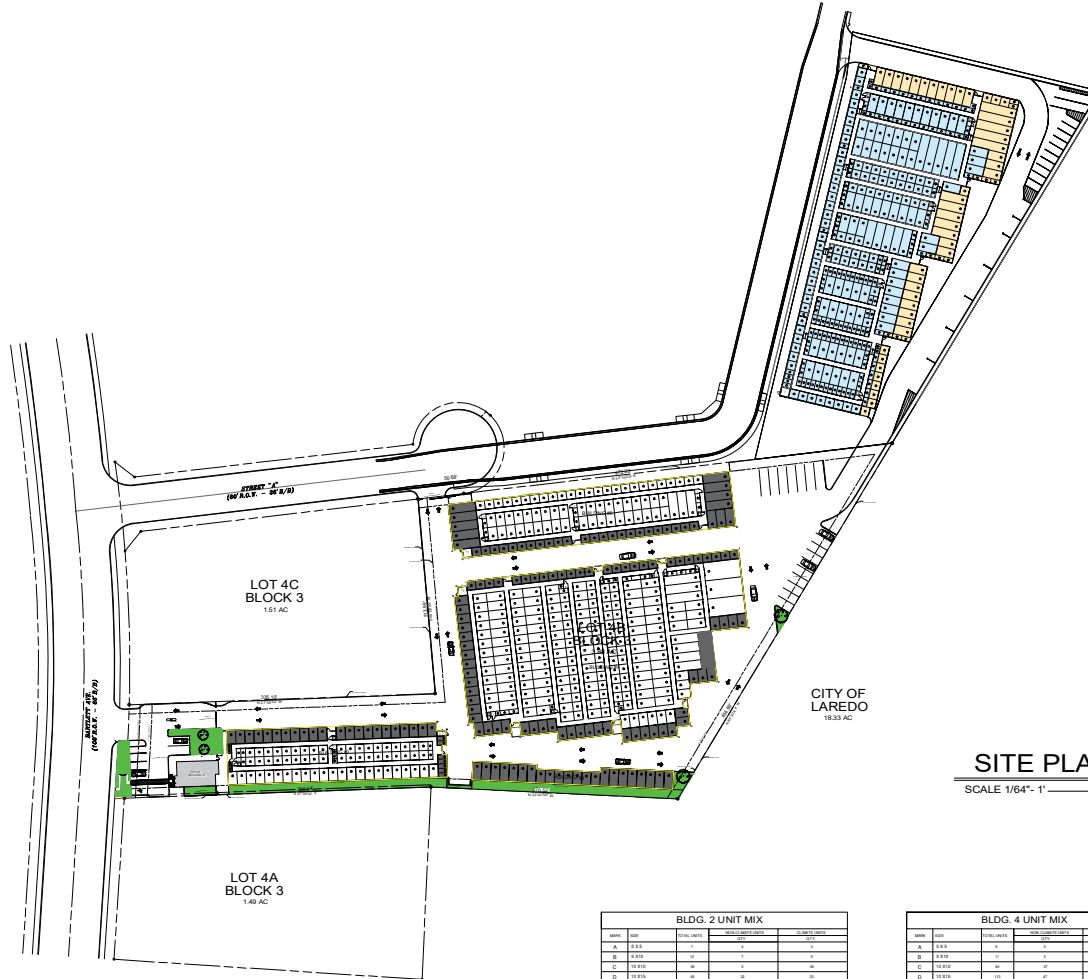
A total of 876 units, in 6 different buildings, are being proposed on 6.03 acres of property, which differs from the already approved 516 units in 5 buildings.. The development will be gated and will have 3 access points, one on Bartlett Ave and 2 on Arthur Miller Court. The parking for patrons will 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





BLDG. 2 UNIT MIX			
MARK	SIZE	TOTAL UNITS	PERCENTAGE OF UNITS
A	12 X 8	7	7
B	12 X 10	12	7
C	12 X 10	36	36
D	12 X 10	48	36
E	12 X 20	0	0
F	12 X 20	0	0
G	12 X 40	0	0
H	20 X 40	0	0
TOTAL		103	100

BLDG. 4 UNIT MIX				
MINI	HOI	10% UNIT	NEW CONCEPTS	CL. APPT. - 10% HOI
A	5 X 5	4	2	4
B	5 X 10	10	2	11
C	10 X 10	40	20	60
D	10 X 15	110	40	150
E	10 X 20	40	2	42
F	10 X 30	4	2	6
G	10 X 40	2	2	4
H	20 X 40	2	2	4
TOTAL		200	75	275

BLDG. 6 UNIT MIX						
WATER	SEW	S.P.	TOTAL COST	WATER	SEW	WATER + SEW
1	2	3	4	5	6	7
1	0.00	0.00	0	0	0	0
2	0.00	0.00	0	0	0	0
3	0.00	0.00	0	0	0	0
4	0.00	0.00	0	0	0	0
5	0.00	0.00	0	0	0	0
6	0.00	0.00	0	0	0	0
7	0.00	0.00	0	0	0	0
8	0.00	0.00	0	0	0	0
9	0.00	0.00	0	0	0	0
10	0.00	0.00	0	0	0	0
11	0.00	0.00	0	0	0	0
12	0.00	0.00	0	0	0	0
13	0.00	0.00	0	0	0	0
14	0.00	0.00	0	0	0	0
15	0.00	0.00	0	0	0	0
16	0.00	0.00	0	0	0	0
17	0.00	0.00	0	0	0	0
18	0.00	0.00	0	0	0	0
19	0.00	0.00	0	0	0	0
20	0.00	0.00	0	0	0	0
21	0.00	0.00	0	0	0	0
22	0.00	0.00	0	0	0	0
23	0.00	0.00	0	0	0	0
24	0.00	0.00	0	0	0	0
25	0.00	0.00	0	0	0	0
26	0.00	0.00	0	0	0	0
27	0.00	0.00	0	0	0	0
28	0.00	0.00	0	0	0	0
29	0.00	0.00	0	0	0	0
30	0.00	0.00	0	0	0	0
31	0.00	0.00	0	0	0	0
32	0.00	0.00	0	0	0	0
33	0.00	0.00	0	0	0	0
34	0.00	0.00	0	0	0	0
35	0.00	0.00	0	0	0	0
36	0.00	0.00	0	0	0	0
37	0.00	0.00	0	0	0	0
38	0.00	0.00	0	0	0	0
39	0.00	0.00	0	0	0	0
40	0.00	0.00	0	0	0	0
41	0.00	0.00	0	0	0	0
42	0.00	0.00	0	0	0	0
43	0.00	0.00	0	0	0	0
44	0.00	0.00	0	0	0	0
45	0.00	0.00	0	0	0	0
46	0.00	0.00	0	0	0	0
47	0.00	0.00	0	0	0	0
48	0.00	0.00	0	0	0	0
49	0.00	0.00	0	0	0	0
50	0.00	0.00	0	0	0	0
51	0.00	0.00	0	0	0	0
52	0.00	0.00	0	0	0	0
53	0.00	0.00	0	0	0	0
54	0.00	0.00	0	0	0	0
55	0.00	0.00	0	0	0	0
56	0.00	0.00	0	0	0	0
57	0.00	0.00	0	0	0	0
58	0.00	0.00	0	0	0	0
59	0.00	0.00	0	0	0	0
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69	0.00	0.00	0	0	0	0
70	0.00	0.00	0	0	0	0
71	0.00	0.00	0	0	0	0
72	0.00	0.00	0	0	0	0
73	0.00	0.00	0	0	0	0
74	0.00	0.00	0	0	0	0
75	0.00	0.00	0	0	0	0
76	0.00	0.00	0	0	0	0
77	0.00	0.00	0	0	0	0
78	0.00	0.00	0	0	0	0
79	0.00	0.00	0	0	0	0
80	0.00	0.00	0	0	0	0
81	0.00	0.00	0	0	0	0
82	0.00	0.00	0	0	0	0
83	0.00	0.00	0	0	0	0
84	0.00	0.00	0	0	0	0
85	0.00	0.00	0	0	0	0
86	0.00	0.00	0	0	0	0
87	0.00	0.00	0	0	0	0
88	0.00	0.00	0	0	0	0
89	0.00	0.00	0	0	0	0
90	0.00	0.00	0	0	0	0
91	0.00	0.00	0	0	0	0
92	0.00	0.00	0	0	0	0
93	0.00	0.00	0	0	0	0
94	0.00	0.00	0	0	0	0
95	0.00	0.00	0	0	0	0
96	0.00	0.00	0	0	0	0
97	0.00	0.00	0	0	0	0
98	0.00	0.00	0	0	0	0
99	0.00	0.00	0	0	0	0
100	0.00	0.00	0	0	0	0
TOTAL			0	0	0	0

BUILDING AREA  
 52,335 SQ

BLDG. 3 UNIT MIX				
MODEL	SIZE	TOTAL UNITS	NON-CLIMATE UNITS	CLIMATE UNITS
			QTY	QTY
A	5 X 8	0	0	0
B	5 X10	0	0	0
C	10 X10	0	0	0
D	10 X14	0	0	0
E	10 X20	16	16	0
F	10 X30	0	0	0
G	10 X40	0	0	0
H	20 X40	0	0	0
	<b>TOTAL</b>	<b>16</b>	<b>16</b>	<b>0</b>

BLDG. 5 UNIT MIX			
MARK	QTY	TOTAL UNITS	NET CLIMATE UNIT
			QTY
A	5 X 6	5	5
B	5 X 6	5	5
C	10 X 10	40	20
D	10 X 10	5	5
E	10 X 10	5	5
F	10 X 10	10	5
G	10 X 10	5	5
H	20 X 40	5	5
TOTAL		90	75

# 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.

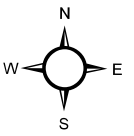
**NOTICE TO THE DEVELOPER:**

**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

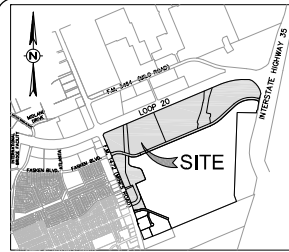




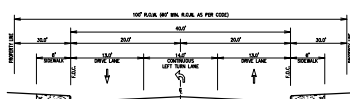
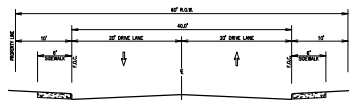
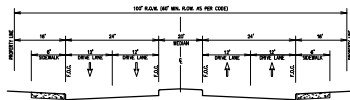
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MASTER DEVELOPMENT PLAN NOTES:

1. THIS MASTER DEVELOPMENT PLAN SUPERSEDES AND REPLACES ANY AND ALL PREVIOUSLY SUBMITTED MASTER DEVELOPMENT PLANS FOR THIS TRACT. ALL PREVIOUSLY APPROVED MASTER DEVELOPEMENT 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-O-177, 2021-O-178, 2021-O-179, 2021-O-180, AND 2021-O-181, FOR THE LATEST ZONING DESIGNATIONS.



LOCATION MAP  
N.T.S.



- LEGEND
- ① 10' PRIVATE WATER SERVICE EASEMENT FOR THE BENEFIT OF LOT 5, BLOCK 1
  - ② 20'-FT WIDE DRAINAGE EASEMENT
  - ③ 115' DRAINAGE EASEMENT
  - ④ 140' DRAINAGE EASEMENT
  - ⑤ 90' DRAINAGE EASEMENT

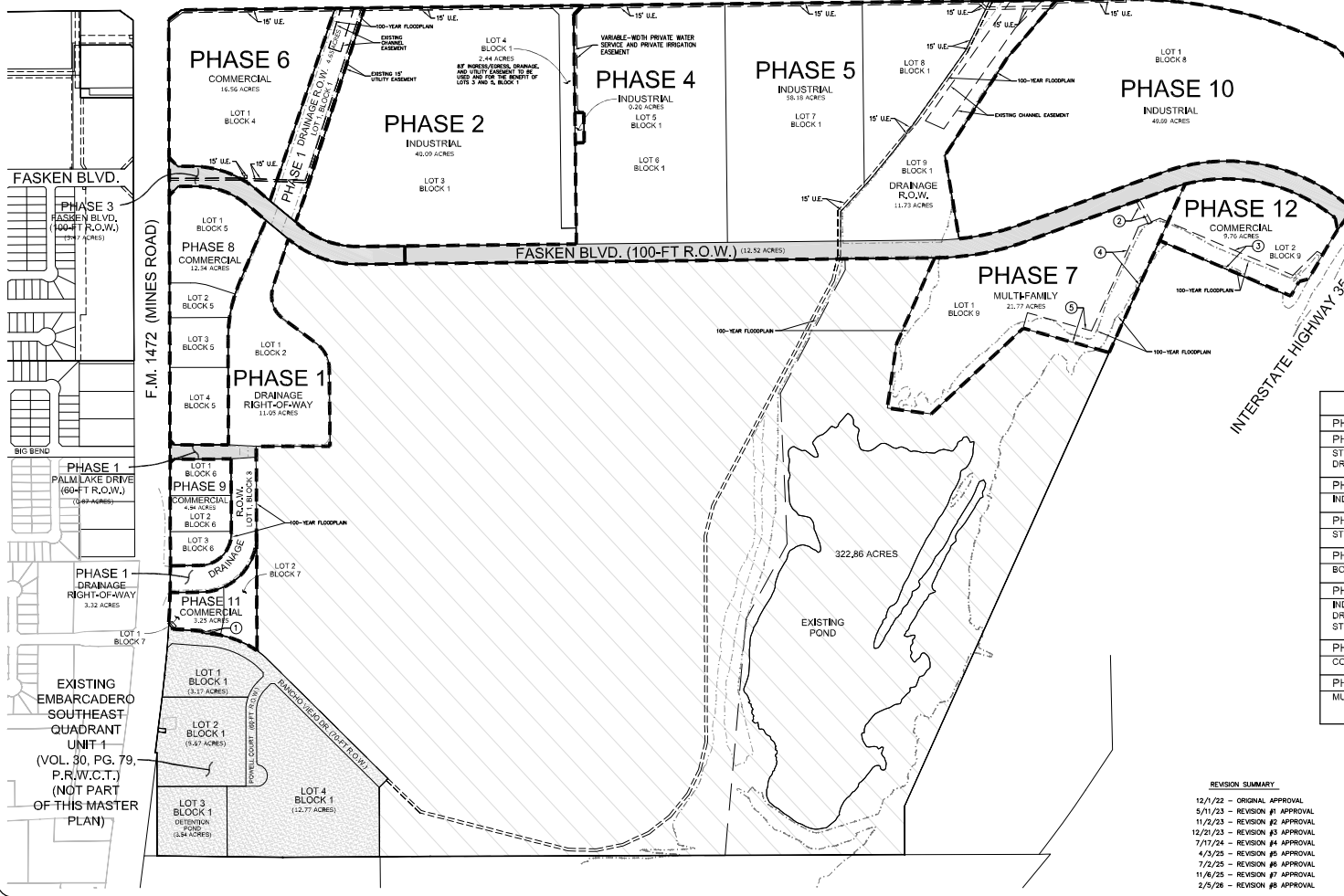
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4. REFER TO ZONING ORDINANCES NOS. 2021-0-177, 2021-0-178, 2021-0-179, 2021-0-180, AND 2021-0-181, FOR THE LATEST ZONING DESIGNATIONS.

SCALE: 1"=300'

- LEGEND
- NTS  
R.O.W.  
NOT TO SCALE  
RIGHT OF WAY  
UNIT BOUNDARY  
APPROXIMATE LOCATION  
100 YEAR FLOODPLAIN
- RIGHT-OF-WAY DEDICATION PLATS
- U.E.  
D.R.  
D.E.  
V.W.U.E.  
E.E.  
F.O.C.  
R.O.W.
- UTILITY EASEMENT  
DRAINAGE RIGHT-OF-WAY  
DRAINAGE EASEMENT  
VARIABLE-WIDTH UTILITY EASEMENT  
ELECTRIC EASEMENT  
FACE OF CURB  
RIGHT-OF-WAY

BOB BULLOCK LOOP (LOOP 20)



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

BEING A 266.63 ACRE TRACT OUT OF A 1,530.61 ACRE PARCEL, FASKEN, LTD., RECORDED IN VOLUME 370, PAGES 77-82, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, AND TRANSFERRED TO FARIAS DEVELOPMENT, LTD. IN VOLUME 480, PAGES 425-437, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, SITUATED IN ABSTRACT 48, PORCION 20, ORIGINAL GRANTEE BAUTISTA GARCIA, ABSTRACT 48, PORCION 21, ORIGINAL GRANTEE LEONARDO GARCIA, ABSTRACT 334, SURVEY 2415, ORIGINAL GRANTEE F & I. FARIAS, AND ABSTRACT 277, PORCION 22, ORIGINAL GRANTEE MARIA DE JESUS SANCHEZ, CITY OF LAREDO, TEXAS.

DEVELOPMENT SUMMARY

PHASE	ACRES	PHASE	ACRES
PHASE 1	19.89	PHASE 8	12.54
STREET R.O.W.	0.87	COMMERCIAL (RETAIL)	12.54
DRAINAGE R.O.W.	19.02		
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)	58.18	COMMERCIAL (RETAIL)	9.76
DRAINAGE R.O.W.	11.73		
STREET R.O.W.	12.52		
PHASE 6	16.56	TOTAL	266.63
COMMERCIAL (RETAIL)	16.56	INDUSTRIAL (WAREHOUSE)	156.40
PHASE 7	21.77	COMMERCIAL (RETAIL)	49.65
MULTI-FAMILY	21.77	MULTI-FAMILY	21.77
		STREET R.O.W.	16.86
		DRAINAGE R.O.W.	30.75
		BOOSTER STATION	0.20

REVISION SUMMARY

- 12/1/22 - ORIGINAL APPROVAL
- 5/11/23 - REVISION #1 APPROVAL
- 11/2/23 - REVISION #2 APPROVAL
- 12/21/23 - REVISION #3 APPROVAL
- 7/17/24 - REVISION #4 APPROVAL
- 4/3/25 - REVISION #5 APPROVAL
- 7/2/25 - REVISION #6 APPROVAL
- 11/6/25 - REVISION #7 APPROVAL
- 2/5/26 - REVISION #8 APPROVAL

NO.	DATE	REVISION
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 LOCAL COLLECTOR.
4	7/17/24	ADDED NEW PHASE 4 AND RENUMBERED REMAINING PHASES
5	3/19/25	UPDATED LOT LAYOUT AND BLOCK NUMBER FOR PHASE 11
6	7/2/25	UPDATED LOT LAYOUTS (PHASES 8, 9, 10) AND UPDATED EASEMENT LOCATIONS
7	10/22/25	REVISED FASKEN BLVD. FROM PHASE 7 AND ADDED TO PHASE 5, ADDED MULTI-FAMILY LOT TO PHASE 7, ADDED PHASE 12 TO MDP.
8	2/5/26	REDUCED NUMBER OF LOTS FROM 6 TO 1 FOR PHASE 6

EMBARCADERO SOUTHEAST QUADRANT MASTER DEVELOPMENT PLAN

FARIAS DEVELOPMENT, LTD.  
11110 MINES ROAD, SUITE 101  
LAREDO, TEXAS 78045

SHEET 1 OF 1

CAMACHO-HERNANDEZ & ASSOCIATES, P.C.  
Engineers - Planning - Transportation - Related Services  
5718 University Heights Blvd., Suite 102  
San Antonio, Texas 78249  
Phone: (210) 341-6200, Fax: (210) 341-6300  
TXBE Firm No. F-478



# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 2/5/2026

**Master Plan Consideration 6B**

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### **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:**

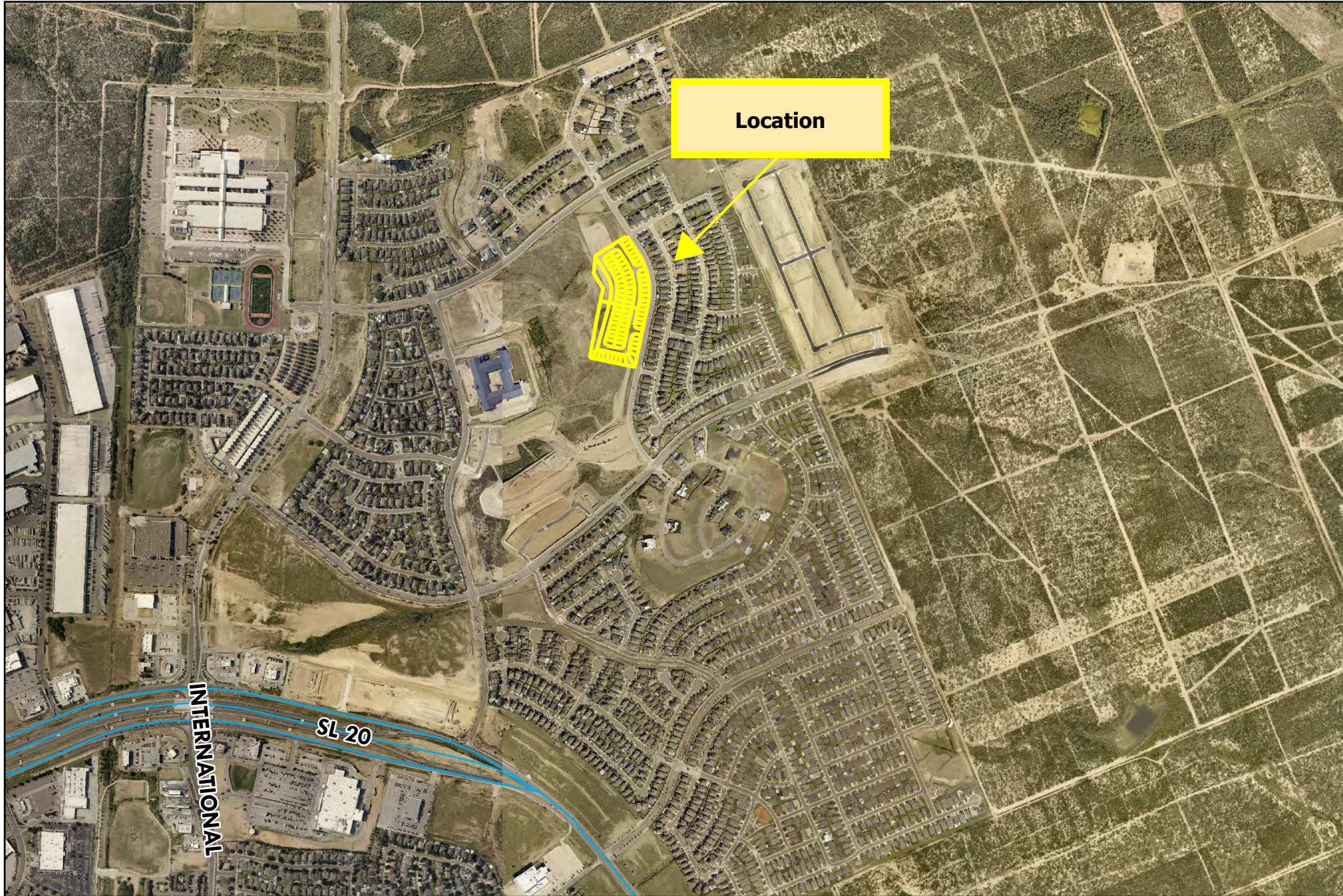
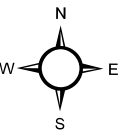
**Planning:**

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

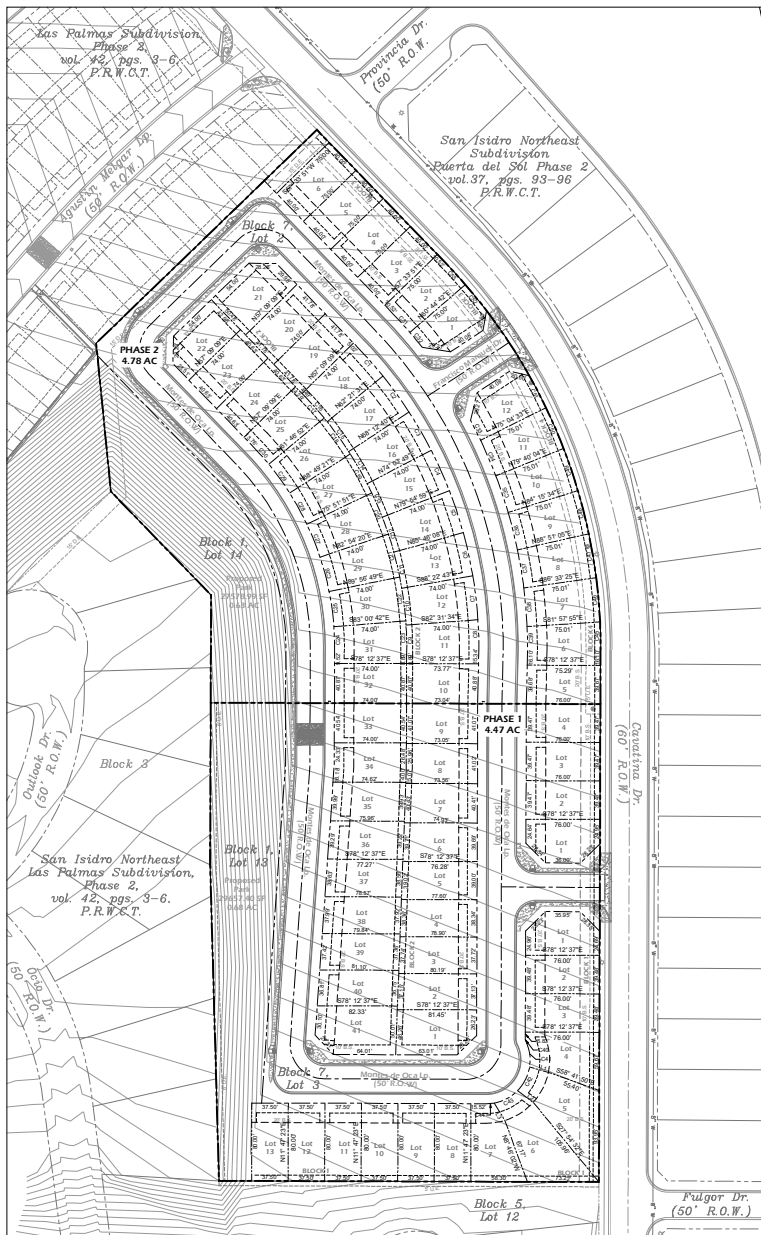
2. All comments set forth are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.



# AERIAL LOCATION MAP







1 MASTER PLAN  
SCALE: 1"=60'

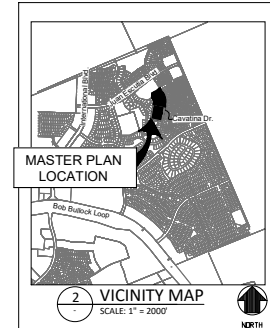
Angulo Sine Residential Subdivision		
Phase	Residential Lots	Area (AC)
1	35	4.47
2	37	4.78
Total	72	9.25

Master Plan Angulo Sine Residential Subdivision											
BLOCK 1			BLOCK 2			BLOCK 2			BLOCK 3		
LOT	SQ.FT.	AC	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	3957.63	0.0909			
5	4700.34	0.1079	16	3083.99	0.0708						
6	4690.80	0.1077	17	3083.99	0.0708						
7	3433.07	0.0788	18	3114.89	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	3091.35	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	3000.33	0.0690	6	3000.00	0.0689			
13	3000.00	0.0689	24	3000.33	0.0690						
BLOCK 2			BLOCK 2			BLOCK 4					
LOT	SQ.FT.	AC	LOT	SQ.FT.	AC	LOT	SQ.FT.	AC			
1	3601.43	0.0827	25	3037.49	0.0697	1	3004.28	0.0690			
2	3000.67	0.0689	27	3037.49	0.0697	2	3000.10	0.0689			
3	3000.43	0.0689	29	3037.49	0.0697	3	3000.10	0.0689			
4	3000.25	0.0689	30	3037.49	0.0697	4	3000.10	0.0689			
5	3000.70	0.0689	31	3015.96	0.0692	5	3000.81	0.0689			
6	3000.78	0.0689	32	3024.49	0.0694	6	3161.70	0.0726			
7	3000.28	0.0689	33	3000.33	0.0689	7	3200.65	0.0735			
8	3000.31	0.0689	34	3000.82	0.0689	8	3200.65	0.0735			
9	3000.14	0.0689	35	3004.12	0.0690	9	3200.65	0.0735			
10	3000.25	0.0689	36	3003.11	0.0689	10	3200.65	0.0735			
11	3138.65	0.0721	37	3003.19	0.0689	12	3251.85	0.0747			

Parcel Line Table		
Line #	Length	Direction
L1	20.08	S62°54'43.44"E
L2	20.11	S41°17'08.30"E
L3	20.88	S19°13'17.00"E

Curve Table				
Curve #	Length	Radius	Delta	Chord Distance
C1	45.43	440.00	5.31	N29°49'30"E
C2	45.45	440.00	5.31	N29°49'30"E
C3	45.46	440.00	5.30	N29°49'30"E
C4	45.45	440.00	5.30	N29°49'30"E
C5	45.46	440.00	5.30	N29°49'30"E
C6	45.46	440.00	5.30	N29°49'30"E
C7	45.45	440.00	5.30	N29°49'30"E
C8	28.89	440.00	3.85	N29°49'30"E
C9	35.76	371.00	4.78	N29°49'30"E
C10	37.20	371.00	5.05	N29°49'30"E
C11	37.90	371.00	5.05	N29°49'30"E
C12	37.90	371.00	5.05	N29°49'30"E
C13	37.90	371.00	5.05	N29°49'30"E
C14	37.90	371.00	5.05	N29°49'30"E
C15	37.90	371.00	5.05	N29°49'30"E
C16	34.24	371.00	5.29	N29°49'30"E
C17	28.44	371.00	4.50	N29°49'30"E
C18	45.38	371.00	7.04	N29°49'30"E
C19	45.39	371.00	7.04	N29°49'30"E
C20	45.39	371.00	7.04	N29°49'30"E
C21	45.39	371.00	7.04	N29°49'30"E
C22	45.39	371.00	7.04	N29°49'30"E
C23	34.97	371.00	5.40	N29°49'30"E
C24	35.14	371.00	5.43	N29°49'30"E
C25	35.60	297.00	7.04	N29°49'30"E
C26	35.50	297.00	7.04	N29°49'30"E
C27	35.50	297.00	7.04	N29°49'30"E

Curve Table				
Curve #	Length	Radius	Delta	Chord Distance
C28	35.50	297.00	7.04	N29°49'30"E
C29	35.50	297.00	7.04	N29°49'30"E
C30	23.99	297.00	4.63	N29°49'30"E
C31	37.48	495.00	5.18	N29°49'30"E
C32	18.14	495.00	3.27	N29°49'30"E
C33	23.02	495.00	2.86	N29°49'30"E
C34	39.67	495.00	4.59	N29°49'30"E
C35	39.67	495.00	4.59	N29°49'30"E
C36	39.67	495.00	4.59	N29°49'30"E
C37	39.67	495.00	4.59	N29°49'30"E
C38	39.67	495.00	4.59	N29°49'30"E
C39	23.57	495.00	2.73	N29°49'30"E
C40	2.38	5.00	25.84	N29°49'30"E
C41	27.57	495.00	35.11	N29°49'30"E
C42	27.46	495.00	34.97	N29°49'30"E
C43	27.47	495.00	34.97	N29°49'30"E
C44	5.48	495.00	10.79	N29°49'30"E
C45	28.48	570.00	2.86	N29°49'30"E
C46	45.68	570.00	4.59	N29°49'30"E
C47	45.68	570.00	4.59	N29°49'30"E
C48	45.68	570.00	4.59	N29°49'30"E
C49	45.68	570.00	4.59	N29°49'30"E
C50	45.68	570.00	4.59	N29°49'30"E
C51	35.99	570.00	3.72	N29°49'30"E
C52	34.44	570.00	3.46	N29°49'30"E
C53	31.84	570.00	3.18	N29°49'30"E



- LEGEND**
- EXISTING PROPERTY BOUNDARY
  - EXISTING RIGHT-OF-WAY LINE
  - EXISTING PROPERTY LOT LINE
  - EXISTING BUILDING SETBACK LINE
  - EXISTING UTILITY EASEMENT LINE
  - EXISTING DRAINAGE EASEMENT LINE
  - PROPOSED PROPERTY BOUNDARY
  - PROPOSED RIGHT-OF-WAY LINE
  - PROPOSED RIGHT-OF-WAY CENTERLINE
  - PROPOSED PROPERTY LOT LINE
  - PROPOSED UTILITY EASEMENT LINE
  - PROPOSED BUILDING SETBACK LINE
  - UTILITY DRAINAGE EASEMENT DESIGNATION
  - UTILITY EASEMENT DESIGNATION
  - UTILITY & ACCESS EASEMENT DESIGNATION
  - BUILDING SETBACK DESIGNATION

**LOT SUMMARY**  
RESIDENTIAL - 72 LOT  
TOTAL: 72 LOTS  
PARK AREA: 1.31 AC

- LEGEND**
- PROPOSED BOUNDARY LINE
  - EXISTING LOT LINE
  - PROPOSED RIGHT-OF-WAY LINE
  - EXISTING EASEMENT LINE
  - POTENTIAL LOTS
  - DRAINAGE EASEMENT LINE

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

JHN Ranchettes LLC  
216 Pinto Vale  
Laredo, TX 78045

ISSUED: 1. 01/21/2026  
DATE: 01/21/2026  
FOR REVIEW ONLY

DESIGNED BY: O. Castillo  
DRAWN BY: O. Hernandez  
CHECKED BY: O. Castillo

DESCRIPTION: FOR MASTER PLAN APPROVAL

ANGULO SINE  
RESIDENTIAL SUBDIVISION  
MASTER PLAN

peud consulting llc  
8218 Cow York Rd. Ste. 101  
Laredo, Texas 78041  
Tel: (561) 433-2205

Master Plan

SCALE: 1"=60'

1.00

DATE: 01/21/2026

# 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.

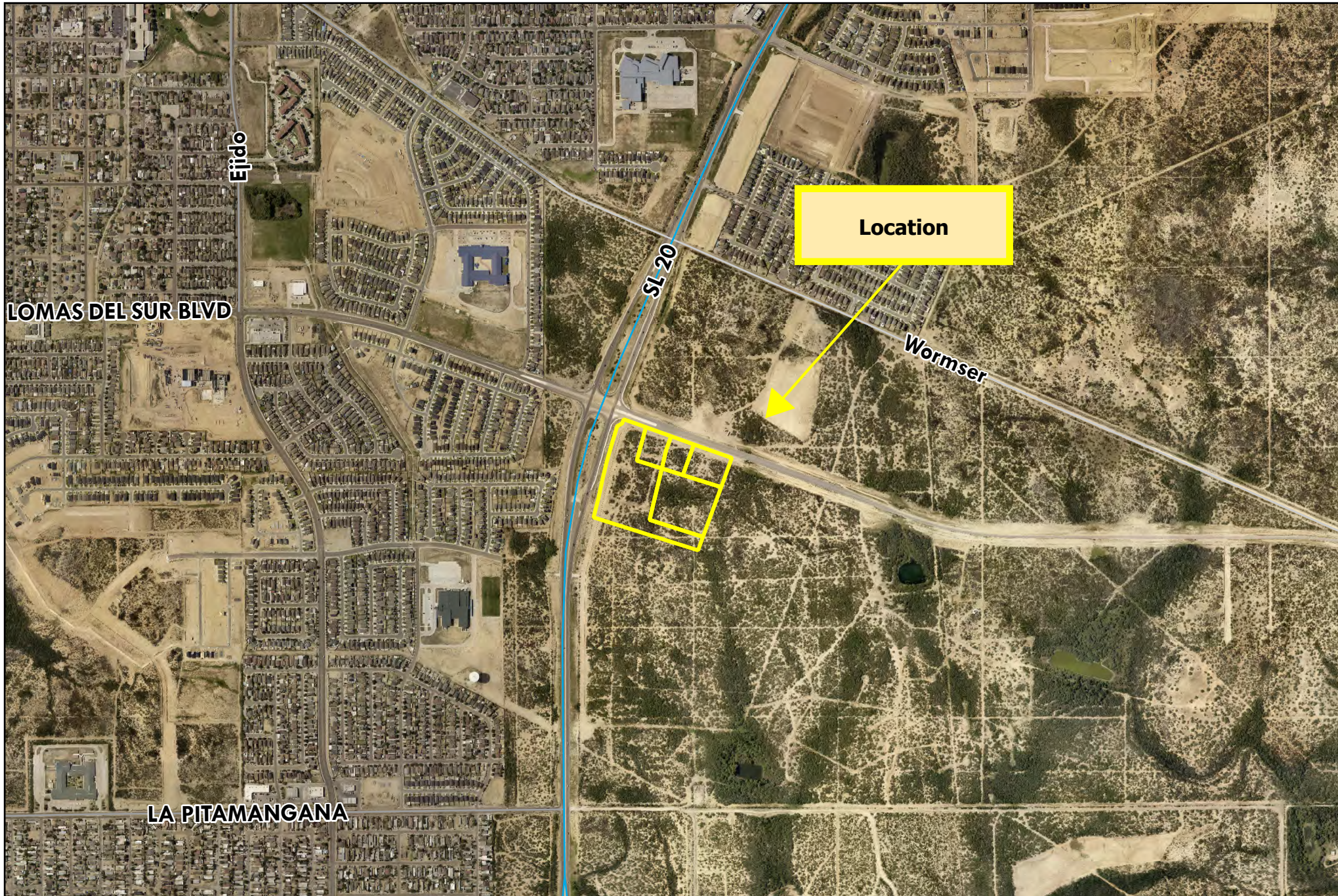
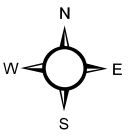
#### NOTICE TO THE DEVELOPER:

Planning:

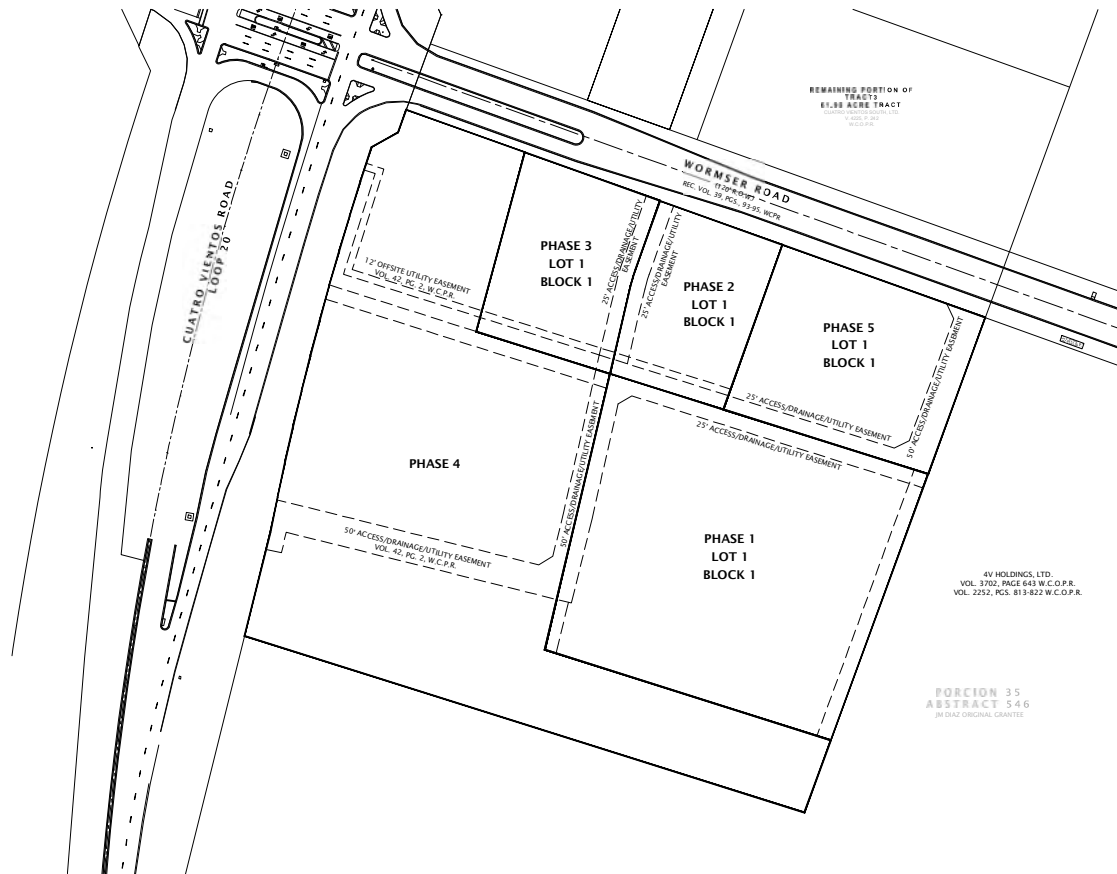
- 1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
  - 2. All comments set forth are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.
-



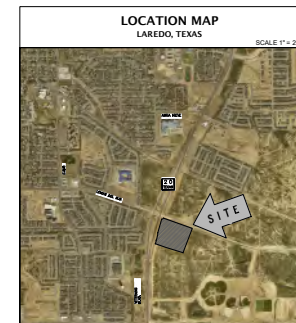
# AERIAL LOCATION MAP







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



ENGINEER/SURVEYOR  
MANUEL E. ESCAMILLA, P.E., R.P.L.S.  
TOP SITE CIVIL GROUP, LLC  
10108 INTERNATIONAL BLVD., STE. 30  
LAREDO, TEXAS 78045  
(959) 725-5057

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

OWNER:  
**BUENA VISTA RANCH  
LAND DEVELOPMENT CO.**

PROJECT #	---
FILED DATE	8/8/20
DRAWN BY	KLH
APPROVED	KLH
DATE	05/10/2020
FILE NAME	C10_MASTERPLAN.dwg
SHEET	1 OF 1

GRAPHIC SCALE IN FEET

**TOPSITE**  
Civil Group

**C1.0**



# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 2/5/2026

**Preliminary Plats and Replats 7A**

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### **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.

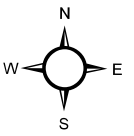
**NOTICE TO THE DEVELOPER:**

**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





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### 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).

CERTIFICATION OF OWNER  
(FARIAS DEVELOPMENT, LTD.)

STATE OF TEXAS  
COUNTY OF MIDLAND

I, **CHARLES F. HEDGES, JR.**, the SENIOR VICE PRESIDENT of FASKEN MANAGEMENT, LTD., the GENERAL PARTNER of FARIAS DEVELOPMENT, LTD., the UNDERSIGNED OWNER OF THE QUAD IN THIS PLAN, AND RESIDENT HEREIN AS EMBARCADERO SOUTHEAST QUADRANT - PHASE 3, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, DO HEREBY CERTIFY THAT THE INFORMATION HEREIN IS TRUE AND CORRECT, AND I AM NOT PROVIDING ANY INFORMATION TO THE PUBLIC FOR THE PURPOSE OF THE PUBLIC RECORDS ACT, AND I AM NOT PROVIDING ANY INFORMATION TO THE PUBLIC FOR THE PURPOSE OF THE PUBLIC RECORDS ACT, AND I AM NOT PROVIDING ANY INFORMATION TO THE PUBLIC FOR THE PURPOSE OF THE PUBLIC RECORDS ACT.

FARIAS DEVELOPMENT, LTD., A TEXAS LIMITED LIABILITY COMPANY  
BY: ITS GENERAL PARTNER, FASKEN MANAGEMENT, LTD.,  
A TEXAS LIMITED LIABILITY COMPANY

BY:

PRINT NAME: CHARLES F. HEDGES, JR.  
PRINT TITLE: SENIOR VICE PRESIDENT

STATE OF TEXAS  
COUNTY OF MIDLAND

I, **CHARLES F. HEDGES, JR.**, the SENIOR VICE PRESIDENT of FASKEN MANAGEMENT, LTD., the GENERAL PARTNER of FARIAS DEVELOPMENT, LTD., the UNDERSIGNED OWNER OF THE QUAD IN THIS PLAN, AND RESIDENT HEREIN AS EMBARCADERO SOUTHEAST QUADRANT - PHASE 3, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, DO HEREBY CERTIFY THAT THE INFORMATION HEREIN IS TRUE AND CORRECT, AND I AM NOT PROVIDING ANY INFORMATION TO THE PUBLIC FOR THE PURPOSE OF THE PUBLIC RECORDS ACT, AND I AM NOT PROVIDING ANY INFORMATION TO THE PUBLIC FOR THE PURPOSE OF THE PUBLIC RECORDS ACT, AND I AM NOT PROVIDING ANY INFORMATION TO THE PUBLIC FOR THE PURPOSE OF THE PUBLIC RECORDS ACT.

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

CERTIFICATE OF ENGINEER

STATE OF TEXAS  
COUNTY OF MIDLAND

I, **ARTURO CAMACHO JR.**, REGISTERED PROFESSIONAL ENGINEER NO. 91711, DO HEREBY CERTIFY THAT I HAVE PERSONALLY EXAMINED THE PLANS AND SPECIFICATIONS FOR THE PROJECT, AND I AM NOT PROVIDING ANY INFORMATION TO THE PUBLIC FOR THE PURPOSE OF THE PUBLIC RECORDS ACT, AND I AM NOT PROVIDING ANY INFORMATION TO THE PUBLIC FOR THE PURPOSE OF THE PUBLIC RECORDS ACT, AND I AM NOT PROVIDING ANY INFORMATION TO THE PUBLIC FOR THE PURPOSE OF THE PUBLIC RECORDS ACT.

ARTURO CAMACHO JR.  
REGISTERED PROFESSIONAL ENGINEER NO. 91711

CERTIFICATE OF SURVEYOR

STATE OF TEXAS  
COUNTY OF WEBB

I, **ROBERT J. GILPIN**, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5844, DO HEREBY CERTIFY THAT I HAVE PERSONALLY EXAMINED THE PLANS AND SPECIFICATIONS FOR THE PROJECT, AND I AM NOT PROVIDING ANY INFORMATION TO THE PUBLIC FOR THE PURPOSE OF THE PUBLIC RECORDS ACT, AND I AM NOT PROVIDING ANY INFORMATION TO THE PUBLIC FOR THE PURPOSE OF THE PUBLIC RECORDS ACT, AND I AM NOT PROVIDING ANY INFORMATION TO THE PUBLIC FOR THE PURPOSE OF THE PUBLIC RECORDS ACT.

ROBERT J. GILPIN  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5844  
GILPIN ENGINEERING COMPANY  
1124 MARSHALL RD., STE. 109  
LAREDO, TEXAS 78045

PLAT-APPROVAL CITY ENGINEER

I, **DANIELA SADA PAZ**, CITY ENGINEER, DO HEREBY CERTIFY THAT I HAVE PERSONALLY EXAMINED THE PLANS AND SPECIFICATIONS FOR THE PROJECT, AND I AM NOT PROVIDING ANY INFORMATION TO THE PUBLIC FOR THE PURPOSE OF THE PUBLIC RECORDS ACT, AND I AM NOT PROVIDING ANY INFORMATION TO THE PUBLIC FOR THE PURPOSE OF THE PUBLIC RECORDS ACT, AND I AM NOT PROVIDING ANY INFORMATION TO THE PUBLIC FOR THE PURPOSE OF THE PUBLIC RECORDS ACT.

DANIELA SADA PAZ  
CITY ENGINEER

PLANNING COMMISSION APPROVAL

THIS PLAT, EMBARCADERO SOUTHEAST QUADRANT - PHASE 3, HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DANIELA SADA PAZ  
CITY ENGINEER

ATTESTATION OF PLANNING COMMISSION APPROVAL

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

DANIELA SADA PAZ  
PLANNING DIRECTOR, PLANNING DEPARTMENT

CERTIFICATION OF COUNTY CLERK

FILED FOR RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DEPUTY: \_\_\_\_\_

COUNTY CLERK  
WEBB COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF WEBB

I, \_\_\_\_\_, CLERK OF THE COUNTY IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, WITH ITS CORPSE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN VOLUME \_\_\_\_\_ PAGE(S) OF THE PLAT RECORDS OF SAID COUNTY.

DEPUTY: \_\_\_\_\_

COUNTY CLERK  
WEBB COUNTY, TEXAS

NOTES:

- ALL IMPROVEMENTS AS PER SUBDIVISION ORDINANCE.
- ACCESS ONTO LOOP 20 (BOB BULLOCK LOOP) AND F.M. 1472 (MINES ROAD) SHALL BE APPROVED BY TUDOT.
- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- SEWER AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE CITY OF LAREDO LAND DEVELOPMENT CODE.
- LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF THE APPENDIX F-2, SECTION 24-83, OF THE CITY OF LAREDO LAND DEVELOPMENT CODE.
- 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).

LEGEND

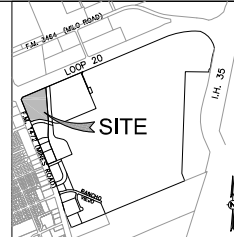
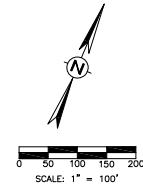
- IRON PIN FOUND
- 1/2" IRON ROD W/ CAP SET
- RIGHT-OF-WAY
- BUILDING SETBACK LINE
- UTILITY EASEMENT
- SANITARY SEWER EASEMENT
- VARIABLE-WIDTH CLEAR VISION EASEMENT
- PLAT RECORDS OF WEBB COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS
- FEMA FLOODPLAIN

DETENTION NOTE

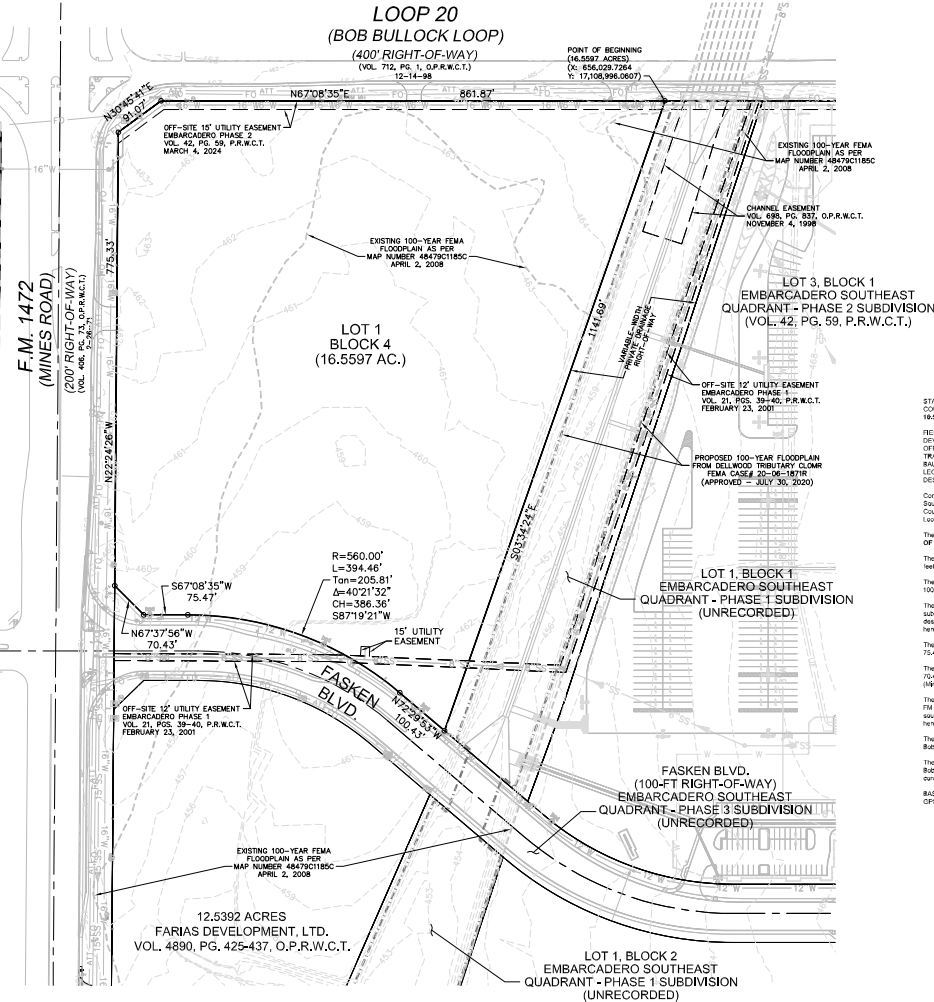
STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY AND IS ACCOUNTED FOR IN AN OFFSITE DETENTION POND LOCATED IN LOT 1, BLOCK 2, EMBARCADERO SOUTHEAST QUADRANT - PHASE 1, RECORDED IN VOLUME \_\_\_\_\_, PAGE(S) \_\_\_\_\_, PLAT RECORDS OF WEBB COUNTY, TEXAS.

AREA BEING PLATTED

BEING 16.5597 ACRES AND ESTABLISHING LOT 1, BLOCK 4, OUT OF A 1,530.61 ACRE PARCEL, FASKEN, LTD., RECORDED IN VOLUME 370, PAGES 77-82, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, AND TRANSFERRED TO FARIAS DEVELOPMENT, LTD. IN VOLUME 4890, PAGES 425-437, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, SITUATED IN ABSTRACT 48, PORCION 20, ORIGINAL GRANTEE BAUTISTA GARCIA, ABSTRACT 49, PORCION 21, ORIGINAL GRANTEE LEONARDO GARCIA, ABSTRACT 3294, SURVEY 2415, ORIGINAL GRANTEE F & I FARIAS, AND ABSTRACT 277, PORCION 22, ORIGINAL GRANTEE MARIA DE JESUS SANCHEZ, CITY OF LAREDO, TEXAS.



LOOP 20  
(BOB BULLOCK LOOP)  
(400' RIGHT-OF-WAY)  
(VOL. 712, PG. 1, O.P.R.W.C.T.)  
12-14-88



STATE OF TEXAS  
COUNTY OF WEBB  
16.5597 ACRES

FIELD NOTES DESCRIBING A 16.5597 ACRE TRACT, BEING OUT OF A FASKEN DEVELOPMENT, LTD. PROPERTY, RECORDED IN VOLUME 4890, PAGES 425-437, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, HEREIN DESCRIBED TRACT, SITUATED IN PORCION 20, ABSTRACT 48, ORIGINAL GRANTEE BAUTISTA GARCIA, PORCION 21, ABSTRACT 49, ORIGINAL GRANTEE LEONARDO GARCIA, WEBB COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED BY NOTES AND BOUNDS AS FOLLOWS:

Commencing at a point 1/4th inch from the northwesterly corner of Embarradero Southeast Quadrant - Phase 2, recorded in Volume 42, Page 59, Plat Records of Webb County, Texas, same being situated on the southerly right-of-way line of Bob Bullock Loop (Loop 20);

Thence, S87°08'25\"/>

PRELIMINARY PLAT  
EMBARCADERO SOUTHEAST QUADRANT - PHASE 3  
SUBDIVISION PLAT  
LAREDO, TEXAS

DATE: 1/21/26	DRAWN BY: P.A.L.	DESIGNED BY: P.A.L.	CHECKED BY: A.C.	REVIEWED BY: A.C.	PROJECT NUMBER: 35004-109
SHEET 1 OF 1					

# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 2/5/2026

**Preliminary Plats and Replats 7B**

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### **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:**

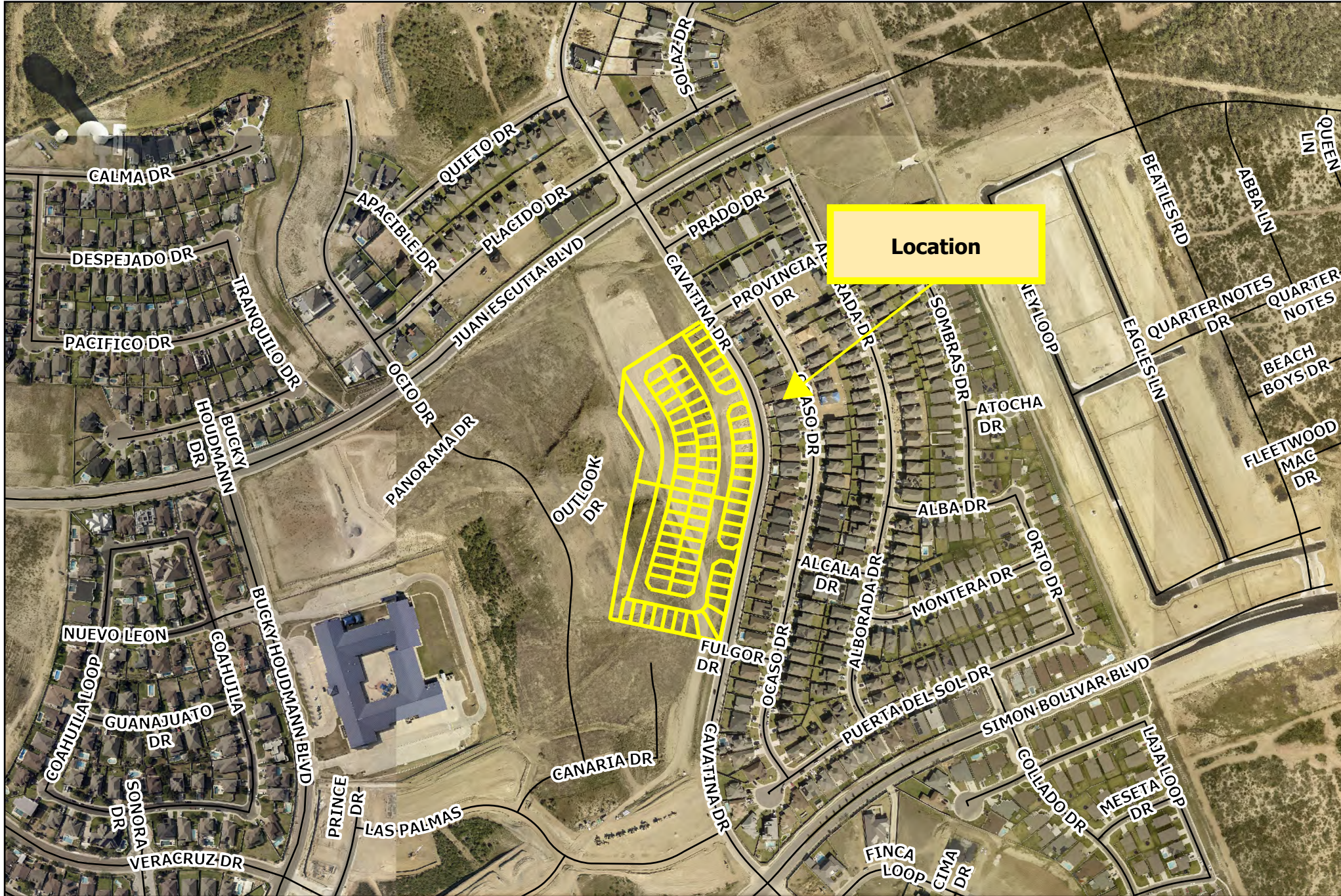
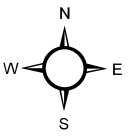
Planning:

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

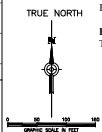
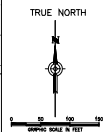




NOTES:

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.



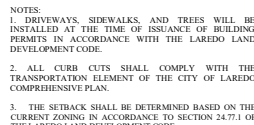


A circular professional seal for the State of Texas. The outer ring contains the text "STATE OF TEXAS" at the top and "LICENSED PROFESSIONAL ENGINEER" at the bottom, separated by two stars on each side. In the center, there is a five-pointed star above the name "OSCAR CASTILLO" and the license number "95620".

DATE \_\_\_\_\_

Curve #	Length	Radius	Delta	Obstruction	Chord Length
C30	45.65	445.00	0.80	N4° 57' 37"E	45.44
C31	45.65	445.00	0.85	N0° 35' 38"E	45.44
C32	45.65	445.00	0.85	N0° 44' 47"E	45.44
C33	45.65	445.00	0.85	N12° 30' 15"E	45.44
C34	45.65	445.00	0.85	N12° 30' 15"E	45.44
C35	45.65	445.00	0.85	N12° 30' 15"E	45.44
C36	45.65	445.00	0.85	N24° 18' 12"E	45.44
C37	45.65	445.00	0.85	N24° 18' 12"E	45.44
C38	43.43	445.00	0.21	N02° 46' 52"E	44.22
C39	34.24	317.00	0.29	S29° 41' 30"E	34.23
C40	37.90	371.00	0.80	S24° 15' 17"E	37.88
C41	37.90	371.00	0.80	S24° 15' 17"E	37.88
C42	37.90	371.00	0.80	S24° 15' 17"E	37.88
C43	37.90	371.00	0.80	S24° 15' 17"E	37.88
C44	30.76	371.00	4.70	S10° 40' 36"W	30.75
C45	30.76	371.00	4.70	S10° 40' 36"W	30.75
C46	45.65	371.00	7.04	S10° 40' 36"W	45.44
C47	45.65	371.00	7.04	N10° 41' 36"W	45.44
C48	45.65	371.00	7.04	N10° 41' 36"W	45.44
C49	45.65	371.00	7.04	N10° 41' 36"W	45.44
C50	45.65	371.00	7.04	N10° 41' 36"W	45.44
C51	29.44	371.00	4.05	N02° 00' 50"E	29.43
C52	23.89	297.00	4.43	S30° 07' 17"E	23.89
C53	36.60	297.00	7.04	S24° 11' 11"E	36.48
C54	36.60	297.00	7.04	S24° 11' 11"E	36.48
C55	36.60	297.00	7.04	S24° 11' 11"E	36.48
C56	36.60	297.00	7.04	S24° 11' 11"E	36.48
C57	36.60	297.00	7.04	S24° 11' 11"E	36.48
C58	28.14	297.00	5.43	N01° 06' 50"W	28.13

Phase 2									
Angulo Sine Residential Subdivision									
BLOCK 2			BLOCK 2			BLOCK 4			
LOT	SQ.FT.	AC	LOT	SQ.FT.	AC	LOT	SQ.FT.	AC	
10	3000.26	0.0689	26	3037.49	0.0697	5	3000.81	0.0689	
11	3138.65	0.0721	27	3037.49	0.0697	6	3161.70	0.0726	
12	3083.99	0.0708	28	3037.49	0.0697	7	3200.65	0.0735	
13	3083.99	0.0708	29	3037.49	0.0697	8	3200.65	0.0735	
14	3083.99	0.0708	30	3037.49	0.0697	9	3200.65	0.0735	
15	3083.99	0.0708	31	3015.96	0.0692	10	3200.65	0.0735	
16	3083.99	0.0708	32	3024.49	0.0694	11	3200.65	0.0735	
17	3083.99	0.0708	BLOCK 3			12	3251.85	0.0747	
18	3114.89	0.0715							
			LOT	SQ.FT.	AC				
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							



SHEET NO.:  
1.10  
JOB NO.: 2025.00

# City of Laredo

## Planning & Zoning Commission

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**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.

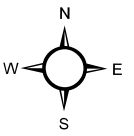
#### NOTICE TO THE DEVELOPER:

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.



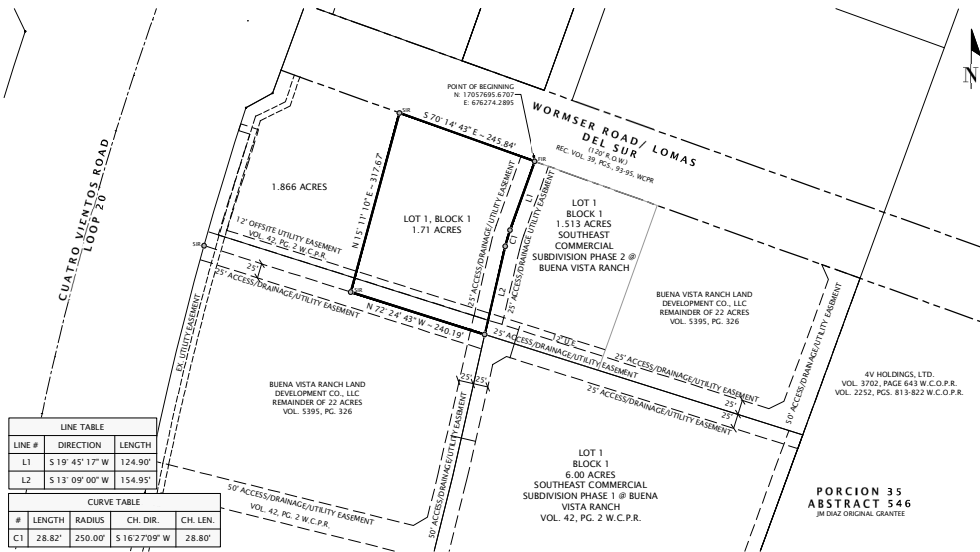
# AERIAL LOCATION MAP





## **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.



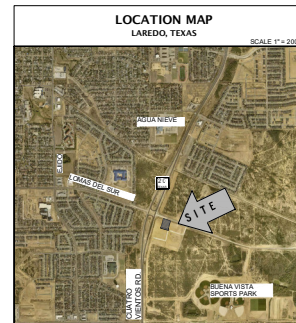
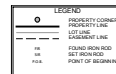
LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S 19° 45' 17" W	124.90'
L2	S 13° 09' 00" W	154.95'

CURVE TABLE			
#	LENGTH	RADIUS	CH. LEN.
C1	28.82'	250.00'	516.2709' W 28.80'

#### LEGAL DESCRIPTION SOUTHEAST COMMERCIAL SUBDIVISION PHASE 3 @ BUENA VISTA RANCH 1.71 ACRES

BEING A TRACT OF LAND CONTAINING 1.866 ACRES, MORE OR LESS, OF A CERTAIN CALLED 22.28 ACRE TRACT OF LAND CONVEYED TO BUENA VISTA RANCH LAND DEVELOPMENT CO., LLC, IN VOLUME 5395, PAGE 326, DOCUMENT #1488032, WEBB COUNTY DEED RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND ON THE NORTHWEST CORNER OF: AT THE SOUTHERN CLIP OF THE SOUTH RIGHT-OF-WAY OF WORMSER ROAD, THENCE THE POINT OF BEGINNING HEREOF;  
THENCE S 19° 45' 17" W A DISTANCE OF 124.90 FEET TO A SET 1/2" IRON ROD AND A NON-TANGENTIAL POINT OF CURVATURE HEREOF;  
THENCE CONTINUING WITH SAID CURVE TO THE LEFT, HAVING A RADIUS OF 250.00', ALONG A CHORD DIRECTION OF S 16° 27' 00" W, A CHORD LENGTH OF 28.82 FEET TO A SET 1/2" IRON ROD AND A POINT OF DEFLECTION HEREOF;  
THENCE S 13° 09' 00" W AT 154.95 FEET A SET 1/2" IRON ROD AND DEFLECTION CORNER HEREOF;  
THENCE N 72° 24' 43" W AT 240.19 FEET A SET 1/2" IRON ROD AND DEFLECTION CORNER HEREOF;  
THENCE N 15° 11' 10" E AT 317.67 FEET A SET 1/2" IRON ROD AND DEFLECTION CORNER HEREOF;  
THENCE S 70° 14' 43" E AT 246.89 FEET TO THE POINT OF BEGINNING OF THIS TRACT OF LAND CONTAINING 1.71 ACRES (74572 SF.), MORE OR LESS.



#### 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.

#### CERTIFICATE OF OWNER:

STATE OF TEXAS §  
WEBB COUNTY §

I, RAUL VALDEZ, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS: SOUTHEAST COMMERCIAL SUBDIVISION PHASE 3 @ BUENA VISTA RANCH, IN COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

\_\_\_\_\_  
RAUL VALDEZ  
BUENA VISTA RANCH LAND DEVELOPMENT CO., LLC

STATE OF TEXAS §  
WEBB COUNTY §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED: RAUL VALDEZ, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN MY HAND AND SEAL OF OFFICE THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE WEBB COUNTY, TEXAS

#### CERTIFICATE OF ENGINEER

STATE OF TEXAS  
COUNTY OF WEBB

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

\_\_\_\_\_  
MANUEL E. ESCAMILLA, P.E. No. 100082-TEXAS

#### CERTIFICATE OF SURVEYOR

STATE OF TEXAS  
COUNTY OF WEBB

I, MANUEL E. ESCAMILLA, 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.

\_\_\_\_\_  
MANUEL E. ESCAMILLA, R.P.L.S. No. 5986  
TBLPS FIRM REG. NO. 10194686

#### PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS: SOUTHEAST COMMERCIAL SUBDIVISION PHASE 3 @ BUENA VISTA RANCH PREPARED BY MANUEL E. ESCAMILLA REGISTERED PROFESSIONAL ENGINEER NO. 100082, AND DATED THE 18th DAY OF OCTOBER, 2025, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

\_\_\_\_\_  
ELIUD DE LOS SANTOS, P.E.  
CITY ENGINEER

#### 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 3RD DAY OF OCTOBER, 2024. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

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

#### 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 \_\_\_\_\_ TH DAY OF \_\_\_\_\_ 2025, WITH ITS CERTIFICATE OF AUTHENTICATION, HEREIN DESIGNATED AS: SOUTHEAST COMMERCIAL SUBDIVISION PHASE 3 @ BUENA VISTA RANCH, IS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ OF THE PLAT RECORDS OF SAID COUNTY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2025.

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

#### PLANNING COMMISSION APPROVAL

THIS PLAT OF SOUTHEAST COMMERCIAL SUBDIVISION PHASE 3 @ BUENA VISTA RANCH 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 OCTOBER, 2024.

\_\_\_\_\_  
DANIELA SADA PAZ,  
PLANNING AND ZONING COMMISSION CHAIR

\_\_\_\_\_  
DATE



ENGINEER/SURVEYOR:  
MANUEL E. ESCAMILLA, P.E., R.P.L.S.  
TOP SITE CIVIL GROUP, LLC  
10108 INTERNATIONAL BLVD., STE. 30  
LAREDO, TEXAS 78045  
(956) 725-5057

OWNER:  
BUENA VISTA RANCH LAND  
DEVELOPMENT CO., LLC  
P.O. BOX 6455  
LAREDO, TX. 78042

## SOUTHEAST COMMERCIAL SUBDIVISION PHASE 3 @ BUENA VISTA RANCH PORCION 35 CITY OF LAREDO, WEBB COUNTY, TEXAS

DRAWN BY: KLS  
APPROVED: KLS  
DATE: 03/03/2025  
FILE NAME: C2L PLAT PREP.mxd  
SCALE: 1"=100'



**TOPSITE**  
Civil Group

C2.0



# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 2/5/2026

**Preliminary Plats and Replats 7D**

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### **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.

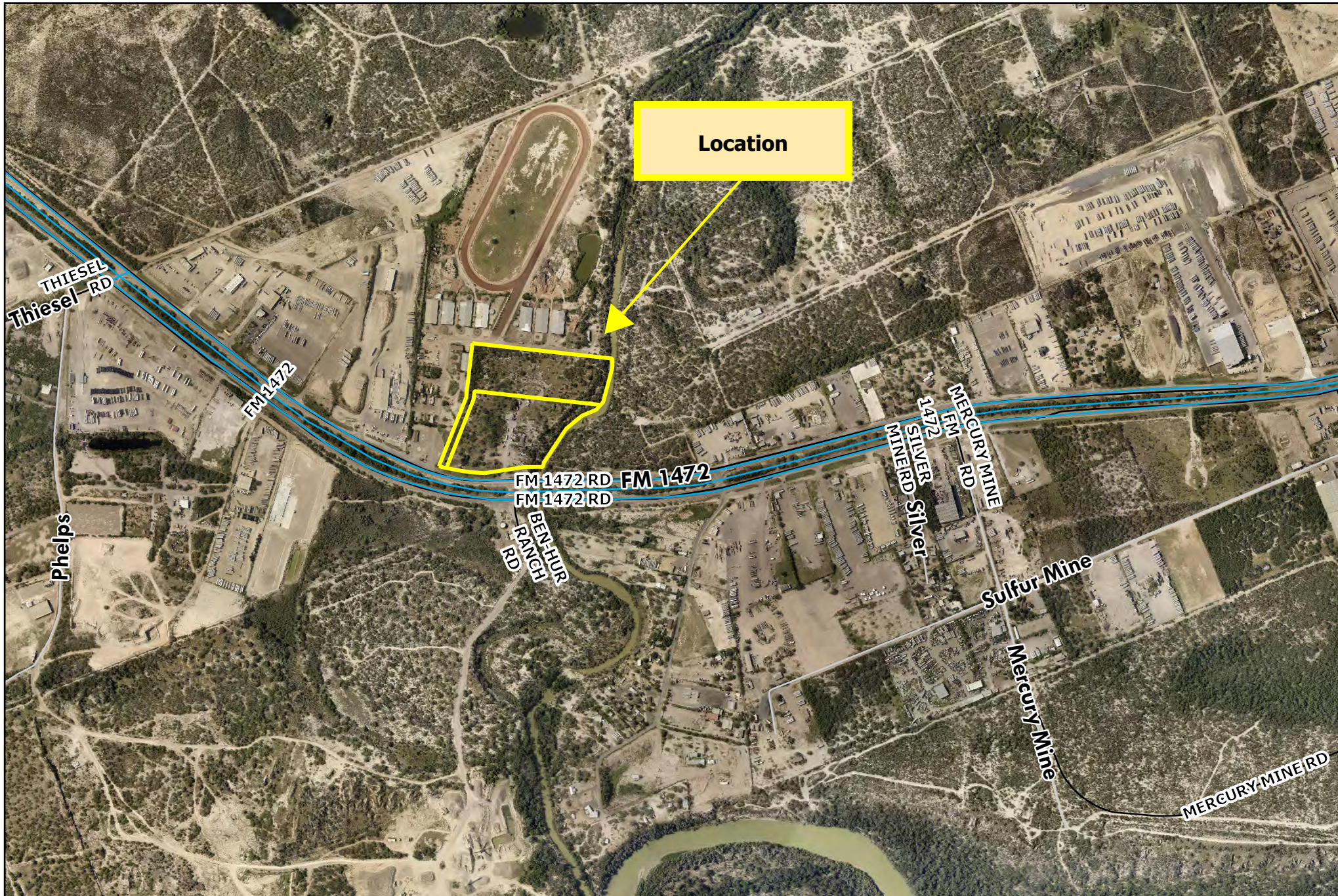
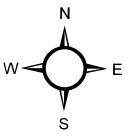
#### NOTICE TO THE DEVELOPER:

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

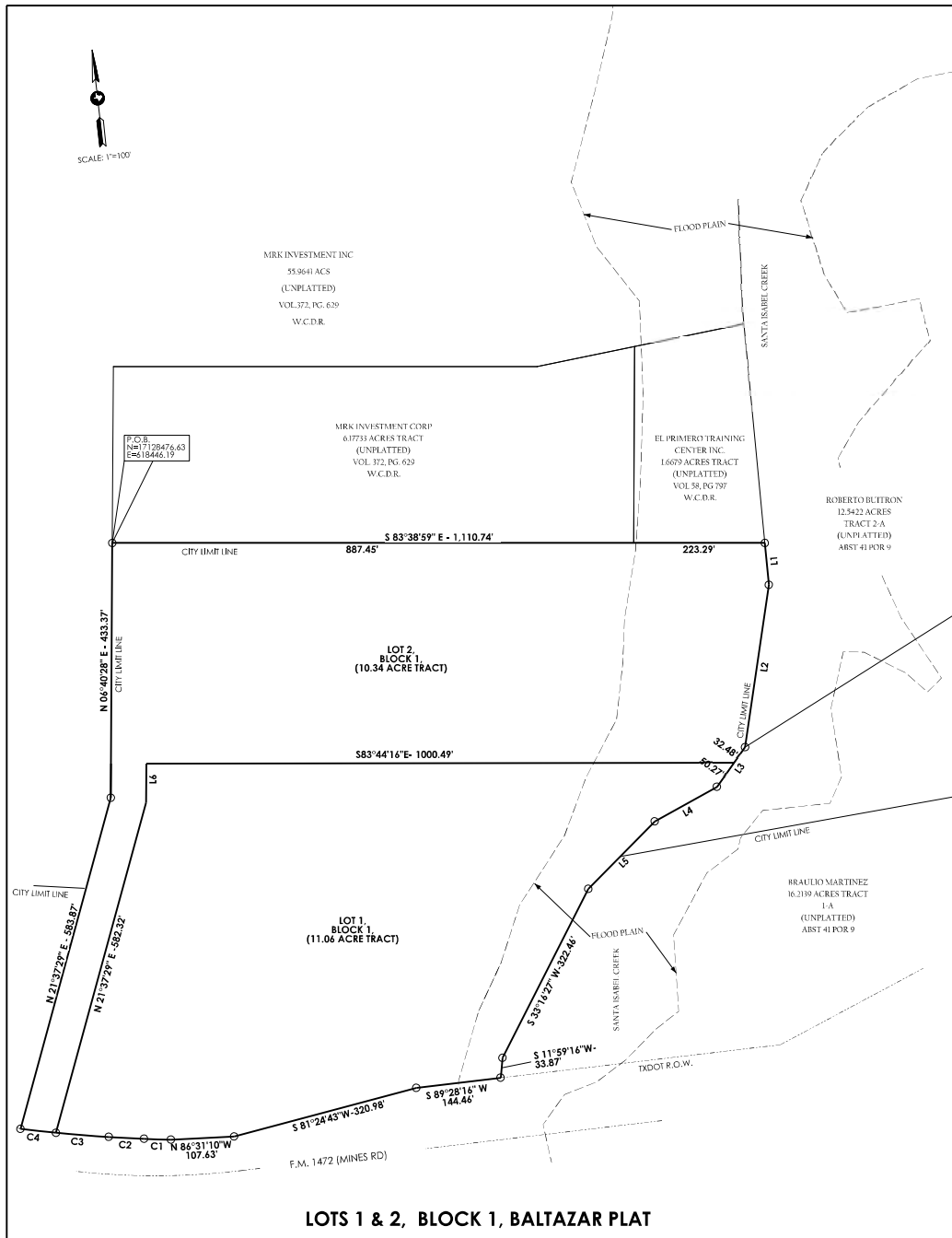




#### NOTES

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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) FRONTAGE ROAD IS SUBJECT TO REVIEW AND APPROVAL BY THE TEXAS DEPARTMENT OF TRANSPORTATION(TXDOT).



**Field Notes**  
 For a 21.401-acre tract of land situated in Portion 9, Abstract 38, Blas Maria Dias, Original Grantee, Webb County, Texas, conveyed to BHT-HAL, LLC, Recorded in Volume 2522, pages 34-42, Webb County Deed Records, situated in Portion 9, Abstract 38, Blas Maria Dias, Original Grantee, Webb County, Texas.

A 21.401-acre tract of land conveyed to BEN-BAL, LLC, recorded in Volume 2522, pages 34-42, Webb County Deed Records, situated in Portion 9, Abstract 38, Blas Maria Dias, Original Grantee, Webb County, Texas, the 31.735-acre tract of land being more particularly described as follows:

Beginning at a fence corner with a 4" steel post found being the southwest corner of a 6.17733 Acre Tract, conveyed to MRK Investment, Inc., as recorded in Volume 372, pages 629-635, of the Deed Records of Webb County, Texas, and being a point along the east line of a 55.9641 Acre Tract, conveyed to MRK Investment, Inc., as recorded in Volume 372, pages 629-635, of the Deed Records of Webb County, Texas, for the northwest corner hereof:

Thence, South 83° 38' 59" East with the south line of said 6.17733 Acre Tract 887.45 feet to the southeast corner of said 6.17733 Acre Tract and southwest corner of a 1.6679 Acre Tract, conveyed to B Primero Training Center, Inc., as recorded in Volume 38, pages 77-80, of the Deed Records of Webb County, Texas, continuing with the south line of said 1.6679 Acre Tract 223.29 feet to a point of 1.110.74 feet to the southeast corner of said 1.6679 Acre Tract and being a point along the center line of Santa Isabel Creek and a point on the west line of a 12.5422 Acre Tract 2-A conveyed to Roberto Butron, for the northeast corner hereof:

Thence, with the west line of said 12.5422 Acre Tract 2-A and centerline of Santa Isabel Creek, South 00° 54' 48" West, 71.43 feet to a point along the said 12.5422 Acre Tract, also being a point along the centerline of Santa Isabel Creek, for an exterior corner hereof:

Thence, with the west line of said 12.5422 Acre Tract 2-A and centerline of Santa Isabel Creek, South 14° 40' 04" West, 279.03 feet to the southwest corner of said 12.5422 Acre Tract 2-A, and northwest corner of a 16.2139 Acre Tract 1-A, conveyed to Braulio Martinez, also being a point along the centerline of Santa Isabel Creek, for an exterior corner hereof:

Thence, with the west line of said 16.2139 Acre Tract 1-A and centerline of Santa Isabel Creek, South 41° 40' 27" West, 82.76 feet to a point along the said 16.2139 Acre Tract 1-A, also being a point along the centerline of Santa Isabel Creek, for an exterior corner hereof:

Thence, with the west line of said 16.2139 Acre Tract 1-A and centerline of Santa Isabel Creek, South 67° 09' 07" West, 121.10 feet to a point along the said 16.2139 Acre Tract, also being a point along the centerline of Santa Isabel Creek, for an exterior corner hereof:

Thence, with the west line of said 16.2139 Acre Tract 1-A and centerline of Santa Isabel Creek, South 39° 16' 27" West, 322.46 feet to a point along the said 16.2139 Acre Tract 1-A, also being a point along the centerline of Santa Isabel Creek, for an exterior corner hereof:

Thence, with the west line of said 16.2139 Acre Tract 1-A and centerline of Santa Isabel Creek, South 11° 59' 16" West, 33.87 feet to the southwest corner of said 16.2139 Acre Tract 1-A, also being a point along the centerline of Santa Isabel Creek and a point along the east TXDOT Right-of-Way line of FM 1472 (Mines Road), for the southeast corner hereof:

Thence, along the east TXDOT Right-of-Way line of FM 1472 (Mines Road), South 89° 28' 16" West, 144.46 feet to a 1/2" iron rod found, for an exterior corner hereof:

Thence, along the east TXDOT Right-of-Way line of FM 1472 (Mines Road), South 81° 24' 43" West, 320.98 feet, for an exterior corner hereof:

Thence, along the east TXDOT Right-of-Way line of FM 1472 (Mines Road), North 86° 31' 10" West, 107.63 feet, for an exterior corner hereof:

Thence, along the east Right-of-Way line of FM 1472 (Mines Road), along the arc of the curve a distance of 45.87 feet said curve having a radius of 2396.48 feet, a delta of 01 degrees 05 minutes 48 seconds, chord bearing North 81 degrees 48 minutes 57 seconds West and a chord distance of 45.87 feet, and being an exterior corner hereof:

Thence, along the east Right-of-Way line of FM 1472 (Mines Road), along the arc of the curve a distance of 60.08 feet said curve having a radius of 2396.48 feet, a delta of 01 degrees 26 minutes 11 seconds, chord bearing North 81 degrees 30 minutes 57 seconds West and a chord distance of 60.08 feet, to the southeast corner of said 55.9641 Acre Tract, and being an exterior corner hereof:

Thence, along the east Right-of-Way line of FM 1472 (Mines Road), along the arc of the curve a distance of 90.48 feet said curve having a radius of 2398.48 feet, a delta of 02 degrees 19 minutes 41 seconds, chord bearing North 79 degrees 06 minutes 23 seconds West and a chord distance of 90.48 feet, to the southeast corner of said 55.9641 Acre Tract, and being an exterior corner hereof:

Thence, along the east Right-of-Way line of FM 1472 (Mines Road), along the arc of the curve a distance of 60.73 feet said curve having a radius of 2398.48 feet, a delta of 01 degrees 27 minutes 25 seconds, chord bearing North 77 degrees 18 minutes 00 seconds West and a chord distance of 60.67 feet, to the southeast corner of said 55.9641 Acre Tract, and being the southwest corner hereof:

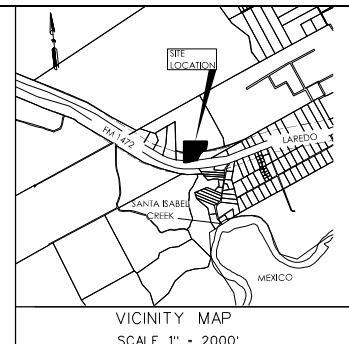
Thence, with the east line of said 55.9641 Acre Tract, North 21° 37' 29" East, 589.87 feet to a point along the east line of said 55.9641 Acre Tract, and being an exterior corner hereof:

Thence, with the east line of said 55.9641 Acre Tract, North 06° 40' 28" East, 433.37 feet to the Point of Beginning and containing 21.401-acre of land, more or less.

- 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) FRONTAGE ROAD IS SUBJECT TO REVIEW AND APPROVAL BY THE TEXAS DEPARTMENT OF TRANSPORTATION (TXDOT).

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	S 00°54'48" W	71.43'
L2	S 14°40'04" W	279.03'
L3	S 41°40'27" W	82.76'
L4	S 67°09'07" W	121.10'
L5	S 50°54'36" W	161.16'
L6	S 06°40'28" E	46.34'

CURVE TABLE		
CURVE	RADIUS	CHORD LENGTH
C1	2396.48'	45.87' N 81°46'56" W 45.87'
C2	2396.48'	60.08' N 80°30'57" W 60.08'
C3	2398.48'	90.48' N 79°06'23" W 90.53'
C4	2398.48'	60.73' N 77°18'00" W 60.67'



LOTS 1 & 2, BLOCK 1, BALTAZAR PLAT

**PRELIMINARY**

**DO-RITE ENGINEERING, LLC**

311 IURSIDE  
 LAREDO, TX 78040  
 TEL: (956) 266-2496  
 www.dorite-eng.com  
 TEXAS FIRM REGISTRATION NO. 20695

REVISED: 1/20/2026

OWNER:  
 BEN BAL, LLC  
 5823 NORTHGATE LANE  
 #590, BLDG C  
 LAREDO, TEXAS 78041

**SHEET 1 OF 2**

STATE OF TEXAS:  
COUNTY OF WEBB:

I, BALTÁZAR HINOJOSA JR., DIRECTOR OF BEN BAL, LLC., THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOTS 1 & 2, BLOCK 1, BALTÁZAR 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 BALTÁZAR HINOJOSA JR. - DIRECTOR

DATE

PLAT APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS LOTS 1 & 2, BLOCK 1, BALTÁZAR PLAT PREPARED BY RICARDO RAMOS, LICENSED PROFESSIONAL ENGINEER NO. 87027 AND DATED THE \_\_\_\_ DAY OF \_\_\_\_\_, 2026, WITH THE LAST REVISED DATE ON \_\_\_\_ DAY OF \_\_\_\_\_, 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 BALTÁZAR 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: \_\_\_\_\_

CITY OF LAREDO HEALTH DEPARTMENT

STATE OF TEXAS  
COUNTY OF WEBB  
THIS PLAT DESIGNATED AS LOTS 1 & 2, BLOCK 1, BALTÁZAR PLAT, WEBB COUNTY, TEXAS, SUBMITTED BY OR BEHALF OF THE OWNER(S) HAS BEEN CONSIDERED BY THE CITY OF LAREDO HEALTH DEPARTMENT. THE APPROVAL FOR THIS SUBDIVISION, WHICH WILL RECEIVE WATER AND SEWER SERVICES FROM THE CITY OF LAREDO UTILITIES DEPARTMENT, IS VALID ONLY AS LONG AS ALL PREMISES ARE CONNECTED TO THESE SYSTEMS IN COMPLIANCE WITH EXISTING LAWS AND REGULATIONS. NOTICE IS HEREBY GIVEN THAT PURSUANT TO SECTION 10(C), WEBB COUNTY ON-SITE SEWAGE FACILITY ORDER, NO ON-SITE SEWAGE FACILITY SYSTEM(S) MAY BE CONSTRUCTED OR INSTALLED WITHIN THIS SUBDIVISION SINCE EACH LOT IS WITHIN 300 FEET OF AN ORGANIZED SEWER SYSTEM.

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

DATE

CERTIFICATION OF COUNTY CLERK

FILED OF RECORD AT \_\_\_\_ O'CLOCK \_\_\_\_ M. ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

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

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

COUNTY CLERK  
WEBB COUNTY, TEXAS

CERTIFICATE OF ENGINEER

STATE OF TEXAS:  
COUNTY OF WEBB:

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



RICARDO RAMOS, P.E. NO. 87027

DATE

PLANNING COMMISSION APPROVAL

THIS PLAT OF LOTS 1 & 2, BLOCK 1, BALTÁZAR 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

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

GUERRA ENGINEERING  
& SURVEYING CO.  
ENGINEERING FIRM NO. 9484  
SURVEY FIRM NO. 100173-00  
LAREDO, TX 78041  
956-718-2600  
fred\_ges@stbcglobal.net

ATTESTMENT OF PLANNING COMMISSION APPROVAL

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

VANESSA GUERRA, AICP,  
PLANNING DIRECTOR

DATE

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

PRELIMINARY

DO-RITE  
ENGINEERING, LLC  
311 ILLUSTE  
LAREDO, TX 78040  
TEL (956) 286-2496  
www.doite-engineers.com  
TEXAS FIRM REGISTRATION NO. 20695

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.

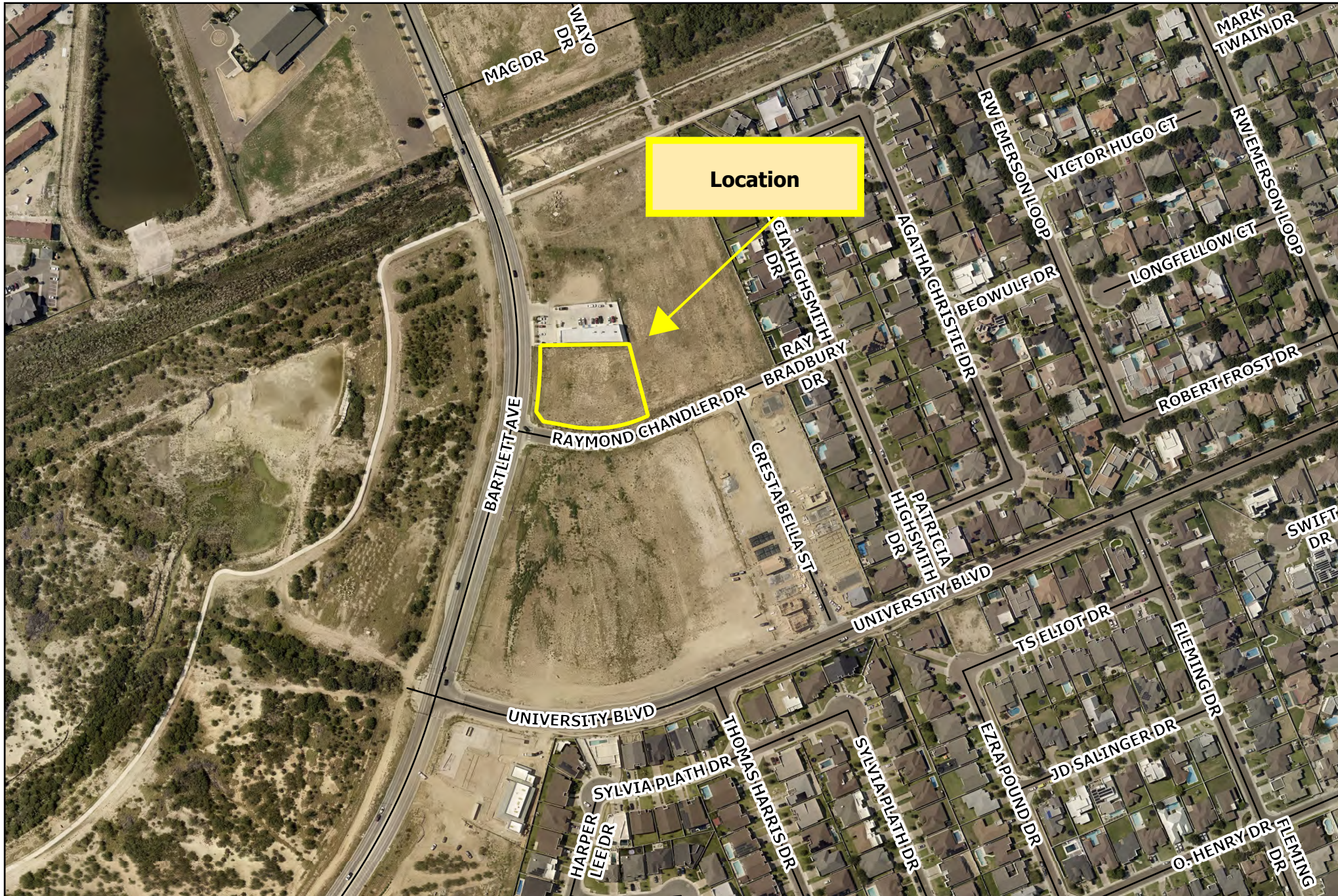
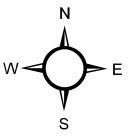
**NOTICE TO THE DEVELOPER:**

**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.



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

# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 2/5/2026

**Final Plats and replats 8A**

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### **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

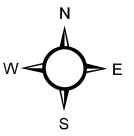
NOTICE TO THE DEVELOPER

N/A

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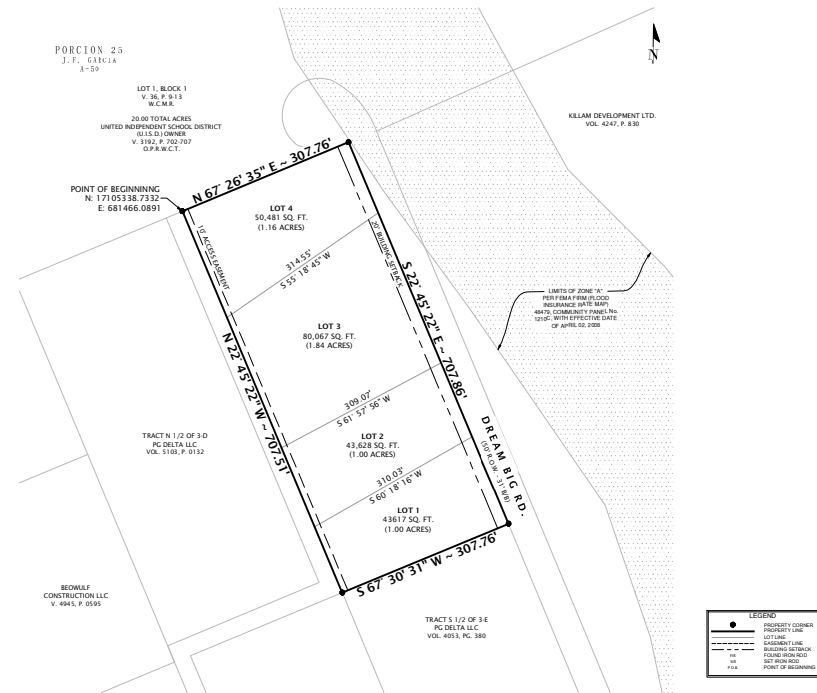
# AERIAL LOCATION MAP





## **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.



CERTIFICATE OF OWNER:  
EL REFUGIO SUBDIVISION  
STATE OF TEXAS §  
WEBB COUNTY §

I, **CUAUHTEMOC RODRIGUEZ**, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS: **EL REFUGIO SUBDIVISION**, IN COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

CUAUHTEMOC RODRIGUEZ

STATE OF TEXAS §  
WEBB COUNTY §

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **CUAUHTEMOC RODRIGUEZ**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN MY HAND AND SEAL OF OFFICE THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

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

CERTIFICATE OF ENGINEER  
STATE OF TEXAS:  
COUNTY OF WEBB:

RICARDO VILLARREAL, P.E. No. 101308 TEXAS

CERTIFICATE OF SURVEYOR  
STATE OF TEXAS:  
COUNTY OF WEBB:

I, \_\_\_\_\_, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND.

RICARDO VILLARREAL, R.P.L.S. No. 6242  
TSP/LS FIRM REG. NO. 10194666

PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS: **EL REFUGIO SUBDIVISION**, PREPARED BY **RICARDO VILLARREAL**, REGISTERED PROFESSIONAL ENGINEER No. 101308, AND DATED THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_, WITH THE LAST REVISED DATE ON \_\_\_\_ AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ELUID DE LOS SANTOS, P.E.  
CITY ENGINEER

#### LEGAL DESCRIPTION EL REFUGIO SUBDIVISION 5.00 ACRES

A TRACT OF LAND CONTAINING 5.00 ACRES MORE OR LESS, SITUATED IN PORTION 25, JUAN F. GARCIA, ORIGINAL GRANTEE ABSTRACT 50, CITY OF LAREDO, WEBB COUNTY, TEXAS, BEING THE NORTHERLY 5.00 ACRES OUT OF A 10.00 ACRES BEING SHARED AS TRACT 3-E OUT OF SHARE 3 AS RECORDED IN VOLUME 510, PAGES 39-42, DEED RECORDS, WEBB COUNTY, TEXAS. THIS 5.00 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- BEGINNING** AT A SET 1/2" IRON ROD BEING THE WESTERLY CORNER OF SAID 10 ACRE TRACT FOR THE WESTERLY CORNER OF THIS TRACT BEING ON THE SOUTHERN BOUNDARY LINE OF THE COVES AT WINFIELD SUBDIVISION, PHASE 1, LOT 1, BLOCK 1, A 20.00 ACRE TRACT, AS RECORDED IN VOLUME 38, PAGES 9-13 W.C.M.R. AND THE TRUE POINT OF BEGINNING;
- THENCE** N 67° 26' 35" E, ALONG THE NORTHERN BOUNDARY LINE OF SAID 10.00 ACRE TRACT ALSO BEING THE COMMON LINE OF SAID THE COVES AT WINFIELD SUBDIVISION, LOT 1, BLOCK 1, A DISTANCE OF 307.26 FEET TO A FOUND 1/2" IRON ROD BEING THE NORTHERN CORNER OF SAID 10.00 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID LOT 1, BLOCK 1 ALSO BEING ON THE RIGHT-OF-WAY LINE OF DREAM BIG ROAD AS RECORDED IN SAID THE COVES OF WINFIELD SUBDIVISION, PHASE 1, FOR THE NORTHERN CORNER HEREOF;
- THENCE** S 22° 45' 22" E, ALONG THE NORTHEAST BOUNDARY LINE OF SAID 10.00 ACRE TRACT ALSO BEING ALONG THE WESTERLY RIGHT-OF-WAY LINE OF DREAM BIG ROAD, A DISTANCE OF 707.86 FEET, TO A SET 1/2" IRON ROD FOR THE EAST CORNER HEREOF;
- THENCE** S 67° 30' 31" W, A DISTANCE OF 30.76 FEET TO A SET 1/2" IRON ROD, BEING ON THE SOUTHWEST BOUNDARY LINE OF SAID 10.00 ACRE TRACT FOR THE SOUTHERN CORNER HEREOF;
- THENCE** N 22° 45' 23" W, ALONG THE SOUTHWEST BOUNDARY LINE OF SAID 10.00 ACRE TRACT, A DISTANCE OF 707.51 FEET, TO THE POINT OF BEGINNING, CONTAINING 5 ACRES OF LAND, 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.

#### PLANNING COMMISSION APPROVAL

THIS PLAT OF **EL REFUGIO SUBDIVISION**, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

DANIELA SADA PAZ,  
PLANNING AND ZONING COMMISSION CHAIR

#### ATTESTMENT OF PLANNING COMMISSION APPROVAL

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

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

#### CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS:  
COUNTY OF WEBB:

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



#### 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 1984 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 IN: 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.

OWNER:  
**CUAUHTEMOC RODRIGUEZ**  
P.O. BOX 450387  
LAREDO, TEXAS 78045

PLAT OF  
**EL REFUGIO SUBDIVISION**  
PORTION 25  
CITY OF LAREDO, WEBB COUNTY, TEXAS

PROJECT # 2007-001  
FILED DATE: \_\_\_\_  
DRAWN BY: KAGL  
CHECKED BY: KAGL  
DATE: 02/02/2008  
FILE NAME: EL REFUGIO SUBDIVISION PLAT.dwg  
SCALE: 1"=200'

GRAPHIC SCALE IN FEET

**TOPSITE**  
Civil Group

**ENGINEER**  
RICARDO M. VILLARREAL, P.E.  
TOP SITE CIVIL GROUP, LLC  
10801 INTERNATIONAL BLVD., STE 300  
LAREDO, TEXAS 78041  
(956) 725-5057

**SURVEYOR**  
RICARDO M. VILLARREAL, P.E.  
TOP SITE CIVIL GROUP, LLC  
10801 INTERNATIONAL BLVD., STE 300  
LAREDO, TEXAS 78041  
(956) 725-5057

**C1.0**



# 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

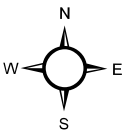
NOTICE TO THE DEVELOPER:

N/A

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# 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.*





VICINITY MAP

SCALE: 1" = 2,000'

PRELIMINARY REPLAT  
OF  
LOT 2 & LOT 3, BLOCK 1, AMENDED  
PLAT OF AMISTAD ACRES  
SUBDIVISION AS RECORDED IN  
VOLUME 16, PAGE 79, P.R.W.C.T.

INTO  
 LOT 2R & 3R, BLOCK 1  
 AMISTAD ACRES SUBDIVISION  
 PREPARATION DATE: 9-10-2025

*Legend*

- |  |                               |
|--|-------------------------------|
|  | Boundary Line                 |
|  | Adjoining Boundary Line       |
|  | Right-of-Way Line             |
|  | Easement Line                 |
|  | Gas Line                      |
|  | Gas Line                      |
|  | Underground Fiber Optic Line  |
|  | Overhead Electric Line        |
|  | Underground Electric Line     |
|  | Sanitary Sewer Line           |
|  | Storm Drainage Pipe           |
|  | Underground Telephone Line    |
|  | Water Line                    |
|  | Wire Fence Line               |
|  | Metal Fence Line              |
|  | Flood Hazard Line             |
|  | Benchmark (BM)                |
|  | Found Monument (As Noted)     |
|  | Found Monument (As Noted)     |
|  | Water Meter                   |
|  | Fire Hydrant                  |
|  | Water Valve                   |
|  | Sewer Manhole (SMB)           |
|  | Sewer Clean Out               |
|  | Electric Meter                |
|  | Utility Pole                  |
|  | Electric Vault                |
|  | Air Conditioner Unit          |
|  | Light Pole/Overhanging        |
|  | Light Pole (1 Lamp)           |
|  | Traffic Separator             |
|  | Traffic Light (1 Lamp)        |
|  | Traffic Light (2 Lamps)       |
|  | Traffic Light (Walking)       |
|  | Double Turn Signs             |
|  | Traffic Sign (Type of Sign)   |
|  | Drainage Manhole (DMH)        |
|  | Tree (Deciduous)              |
|  | Tree (Coniferous)             |
|  | Wheel Stop                    |
|  | Dead Records of Webb County   |
|  | Paid Records of Webb County   |
|  | Central and Light County      |
|  | Record Bearing & Distance per |
|  | (XXXXX)                       |

Property Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
C1	3759.51'	269.87'	4°06'46"	S14°06'02"W	269.81'

Property Curve Table per record Plat Vol. 16, Pg. 79 P.R.W.C.T.

Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
C1	3759.51'	270.00'	4°06'54"	S14°17'30"W	269.95'

SURVEYOR

CEI ENGINEERING ASSOCIATES, INC.  
2600 NE 11TH ST, SUITE 300  
BENTONVILLE, AR 72712  
PHONE: (479) 273-9472  
FAX: (479) 273-0844  
CORPORATE TBPLS FRM #10031500

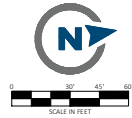
3030 LBJ FREEWAY, SUITE 920  
DALLAS, TX 75234  
PHONE: (972) 488-3737  
FAX: (972) 488-6732

SHEET NUMBER

1 OF 3



OWNER  
DURAN GLOBAL INVESTMENTS, L.L.C.  
7231 SYLVIA PLATH DR.  
LAREDO, TEXAS 78041



VICINITY MAP  
SCALE: 1" = 200'  
Latitude: 27°33'45"N  
Longitude: 97°28'28"W

PRELIMINARY REPLAT  
OF  
LOT 2 & LOT 3, BLOCK 1, AMENDED  
PLAT OF AMISTAD ACRES  
SUBDIVISION AS RECORDED IN  
VOLUME 16, PAGE 79, P.R.W.C.T.

INTO  
LOT 2R & 3R, BLOCK 1  
AMISTAD ACRES SUBDIVISION

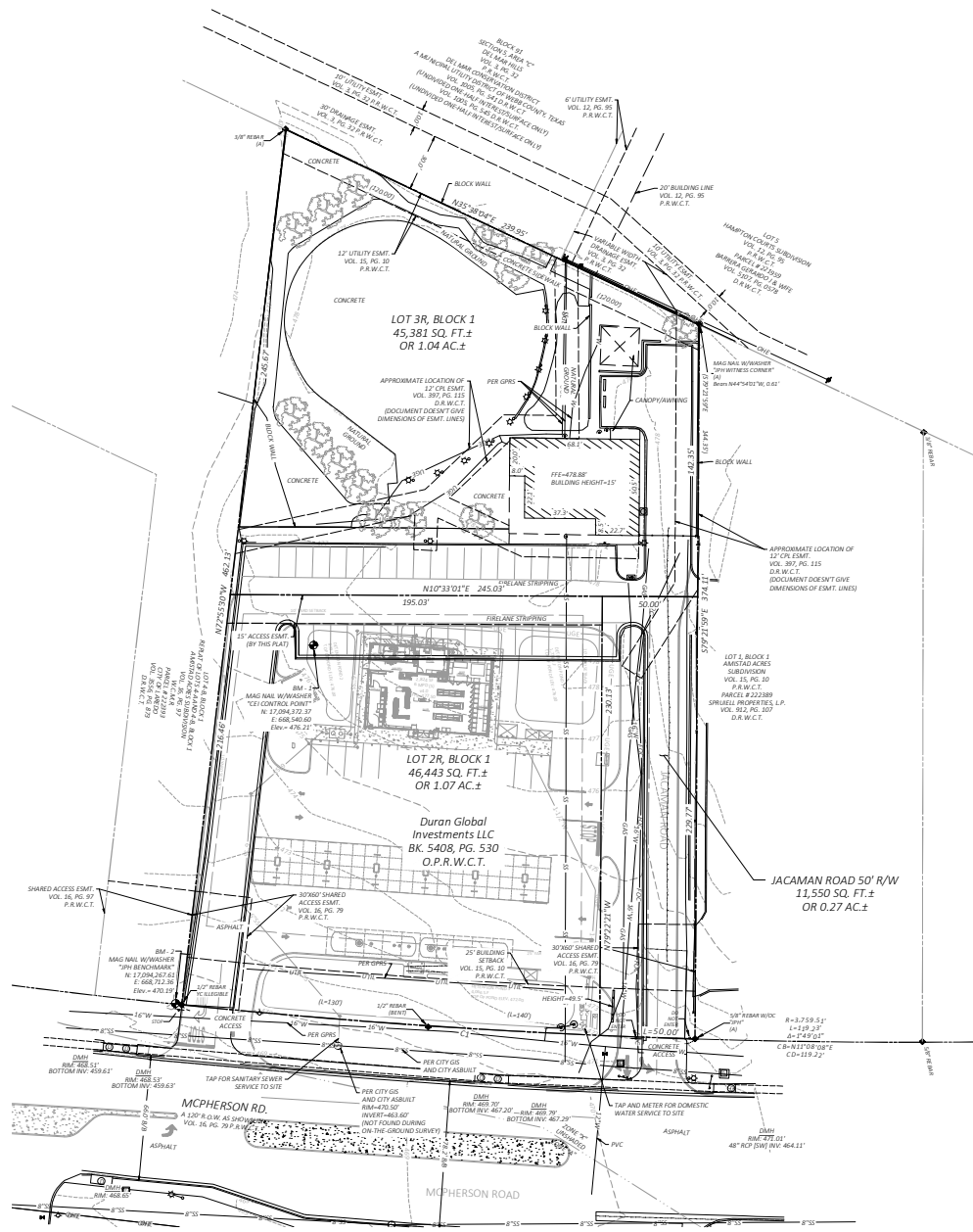
PREPARED 9-10-2025

- Legend**
- Boundary Line
  - Adjoining Boundary Line
  - Right-of-Way Line
  - Easement Line
  - Setback Line
  - Block Line
  - Gas Line
  - Underground Fiber Optic Line
  - Overhead Electric Line
  - Underground Electric Line
  - Sanitary Sewer Line
  - Storm Drainage Pipe
  - Underground Telephone Line
  - Water Line
  - Wire Fence Line
  - Found Fence Line
  - Benchmark (BM)
  - Found Monument (As Noted)
  - Found Nail (As Noted)
  - Water Meter
  - Fire Hydrant
  - Water Valve
  - Sewer Manhole (SMH)
  - Sewer Clean Out
  - Electric Meter
  - Utility Pole
  - Electric Vault
  - Air Conditioner Unit
  - Light Pole Overhanging
  - Light Pole (3 Lamps)
  - Traffic Signal Mast
  - Traffic Light (3 Lamps)
  - Traffic Light (3 Lamps)
  - Traffic Light (3 Lamps)
  - Double Pole Yield Sign
  - Traffic Sign (Type of Sign)
  - Drainage Manhole (DMH)
  - Tree (Deciduous)
  - Wheel Stop
  - D.R.W.C.T.
  - P.R.W.C.T.
  - CPL
  - (XXXX)

Property Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
C1	3759.51'	269.87'	4°06'46"	S14°06'02"W	269.81'

Property Curve Table per record Plat Vol. 16, Pg. 79 P.R.W.C.T.

Curve #	Radius	Length	Delta	Chord Bearing	Chord Distance
C1	3759.51'	270.00'	4°06'54"	S14°17'30"W	269.95'



OWNER  
DURAN GLOBAL INVESTMENTS, LLC  
7331 SILVER PLAZA DR.  
LAREDO, TEXAS 78041



SURVEYOR  
CEI ENGINEERING ASSOCIATES, INC.  
10015 W. 15TH STREET, SUITE 100  
BENTONVILLE, AR 72712  
PHONE: (479) 278-9472  
FAX: (479) 278-9488  
COORDINATE: TRANS-NAD 83/03 1100

3030 (B) FREEMAN, SUITE 300  
DALLAS, TX 75225  
PHONE: (972) 488-3537  
FAX: (972) 488-6732

SHEET NUMBER  
2 OF 3

PLANNING LOCATION: S:\1\DOCS\3772\AMISTAD\SUBMIT\FIGURE\NAD\3772.PDF DWG: 3772.DWG SAVES BY: C:\DWG\3772

© 2025 CEI ENGINEERING ASSOCIATES, INC.

**PARENT TRACT DESCRIPTION**  
Lots Number Two (2) and Three (3), in Block Number One (1), Amistad Acres Subdivision, a subdivision situated in the City of Laredo, as per Plat recorded in Volume 15, Page 10 and amended in Volume 16, Page 79, Plat Records, Webb County, Texas. Owner by Special Warranty Deed with Vendor's Lien, Duran Global Investments LLC, recorded in Volume 5468, Page 530 Official Public Records of Webb County, Texas.

**CERTIFICATE OF OWNER**

STATE OF TEXAS:  
COUNTY OF WEBB:

I, Duran Global Investments LLC, owner of the land shown on this PLAT and designated herein as REPLAT OF AMENDED PLAT OF AMISTAD ACRES SUBDIVISION, LOTS 2R & 3R, in the City of Laredo, County of Webb, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all easements and public places thereon shown for the purpose and consideration therein expressed.

GUADALUPE JESUS DURAN  
Managing Member

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 consideration therein stated, given my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 2025.

Notary public in and for Webb County, Texas  
My commission expires: \_\_\_\_\_

**CERTIFICATE OF ENGINEER**

STATE OF TEXAS:  
COUNTY OF WEBB:

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

Anthony C. Apple, No. 86684

Date

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS:  
COUNTY OF WEBB:

I, the undersigned, a registered professional land surveyor in the state of Texas, hereby certify that this PLAT is true and was prepared from an actual survey of the property made under my supervision, on the ground, that the corner monuments shown thereon where found or will be properly placed under my supervision.

James Barnett, RPLS No. 6596

Date

**PLANNING COMMISSION APPROVAL**

This PLAT of REPLAT of AMISTAD ACRES SUBDIVISION, LOTS 2 & 3, City of Laredo, 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 \_\_\_\_\_, 2025.

Interim Chairman

Date

**ATTESTMENT OF PLANNING COMMISSION APPROVAL**

The City of Laredo Planning Commission approved the filing for record of this PLAT at a public meeting held on the \_\_\_\_\_ day of \_\_\_\_\_, 2025, the minutes of said meeting reflect such approval.

Director of Planning City of Laredo, Texas

Date

STATE OF TEXAS:  
COUNTY OF WEBB:

I, Margie R. Ibarra, clerk of the county court in and for the Webb County, Do hereby certify that the foregoing instrument Dated the \_\_\_\_\_ day of \_\_\_\_\_, 2025, with its certificate of authentication was filed for record in my office on the \_\_\_\_\_ day of \_\_\_\_\_, 2025, at \_\_\_\_\_ O'Clock \_\_\_\_\_ M. in Volume \_\_\_\_\_, Page(s) \_\_\_\_\_ of the Map Records of said County.

Deputy

County Clerk, Webb County, Texas

Date

**CERTIFICATION OF COUNTY CLERK**

Filed of Record at \_\_\_\_\_ O'Clock \_\_\_\_\_ M. on the \_\_\_\_\_ day of \_\_\_\_\_, 2025

Deputy: \_\_\_\_\_

County Clerk, Webb County, Texas

**PLAT APPROVAL CITY ENGINEER**

I, have reviewed this Amended Plat of Amistad Acres Subdivision, City of Laredo, Texas, prepared by "CEI Engineering and Associates, Inc." and dated the \_\_\_\_\_ Day of \_\_\_\_\_, 2025, with the last revised date on \_\_\_\_\_ and have found them in compliance with the subdivision ordinance of the City of Laredo, Texas.

Ramon E. Chavez, P.E.  
City Engineer

Date

OWNER  
DURAN GLOBAL INVESTMENTS, LLC  
7231 SILVA PLATA DR.  
LAREDO, TEXAS 78041

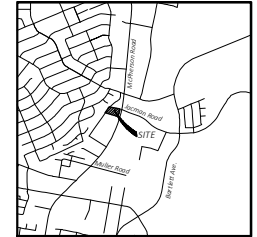


CEI ENGINEERING ASSOCIATES, INC.  
2600 NE 15TH ST, SUITE 100  
BENTONVILLE, AR 72712  
PHONE: (479) 275-9472  
FAX: (479) 275-0888  
CORPORATE TRAIL FROM ROUTE 1500

3030 181 FREEMAN, SUITE 930  
DALLAS, TX 75235  
PHONE: (972) 488-3537  
FAX: (972) 488-6732

SHEET NUMBER

3 OF 3



**VICINITY MAP**  
SCALE: 1" = 2,000'  
Latitude: 27°33'45"N  
Longitude: 99°38'28"W

**PRELIMINARY REPLAT**  
OF  
LOT 2 & LOT 3, BLOCK 1, AMENDED  
PLAT OF AMISTAD ACRES  
SUBDIVISION AS RECORDED IN  
VOLUME 16, PAGE 79, P. R.W.C.T.  
**INTO**  
LOT 2R & 3R, BLOCK 1  
AMISTAD ACRES SUBDIVISION  
PREPARATION DATE: 9-10-2025



# 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

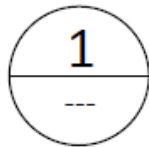
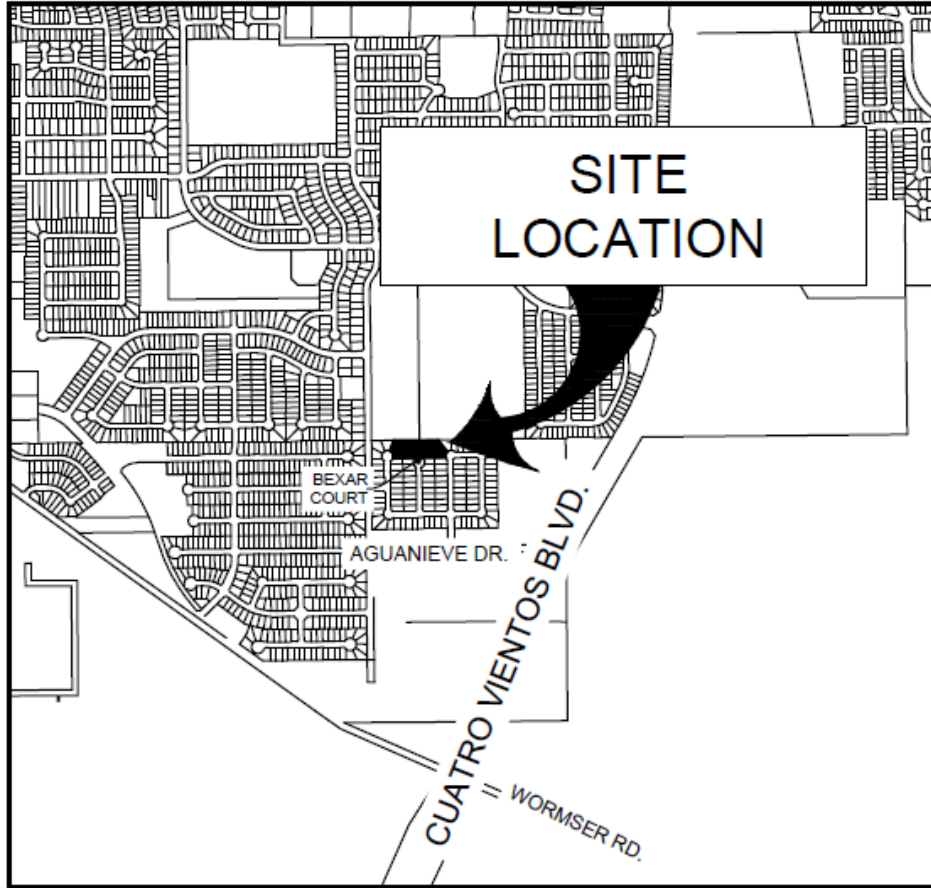
### **STAFF RECOMMENDATION**

APPROVAL

NOTICE TO THE DEVELOPER:

N/A

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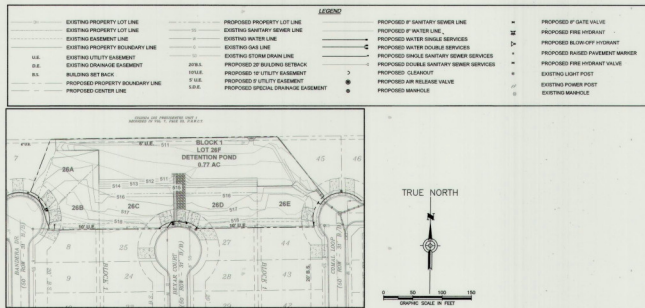


## VICINITY MAP

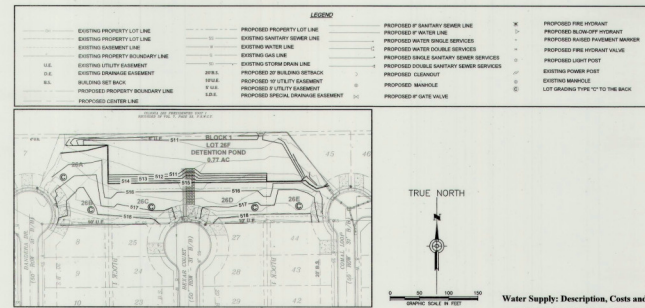
SCALE: 1" = 2000'



NORTH



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



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

**NOTE TO HOME BUILDER:**

HOME BUILDERS SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH A WAY TO IMPED OR CHANGE THE ESTABLISHED DRAINAGE FLOW PATTERN AS INDICATED ON THIS GRADING PLAN. TYPICAL LOT GRADING SHOWN ON THIS PLAN WILL BE DONE BY HOME BUILDER AS PART OF BUILDING PERMIT. ADDITIONALLY, HOME BUILDER SHALL INSTALL A 20FT. WIDE 500 STEP ALONG THE ENTIRE REAR PROPERTY LINE OF LOTS DRAINING ONTO OTHER LOTS (10-FT. STEP ON UP-GRADE LOTS AND 10-FT. STEP ON DOWN-GRADE LOTS).

**LOT DRAINAGE NOTE:**

REAR OWNERS OF ANY LOTS WHICH WILL RECEIVE RUNOFF FROM ADJACENT LOTS, SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH A MANNER THAT IMPEDS THE ESTABLISHED DRAINAGE FLOW PATTERN. WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZE OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE FLOWING. GENERAL EXAMPLES OF SUCH FENCES ARE SHOWN BELOW.

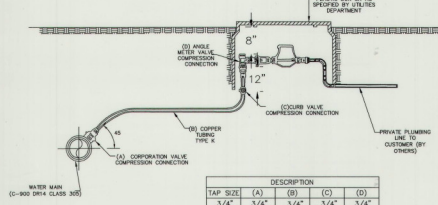
**Water Supply: Description, Costs and Operability Data**

Lots 26A, 26B, 26C, 26D, 26E, 26F, 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 the subdivision for at least thirty (30) years and the City of Laredo has provided documentation to sufficiently establish the long term quality and quantity of the available water supply to serve the full development of this subdivision for at least thirty (30) years. The subdivision has an existing 8" diameter water main on Bandera Drive, Bexar Court and Comal Loop. From the existing 8" diameter water main on Bandera Drive will connect a 1" diameter service line, splitting into two (2) 1/2" diameter single service lines connecting to the water meter boxes for each lot. From the existing 8" diameter water main on Comal Loop will connect a 1" diameter service line, splitting into two (2) 1/2" diameter single service lines connecting to the water meter boxes for each lot.

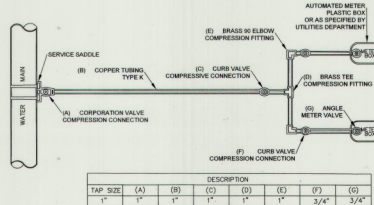
The 1" diameter water service lines and the 1/2" diameter water service lines, meter boxes have been constructed at a total cost of \$8,000 or \$1,260 per lot. The Subdivision in addition paid the City of Laredo the sum of \$7,500 for the Water Availability Fees.

**Sewer Facilities: Description, Costs and Operability Data**

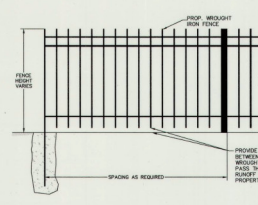
Sewer for Lots 26A, 26B, 26C, 26D, 26E, 26F, Block 1, Cuatro Vientos Norte Subdivision Phase I (the Subdivision) will be disposed of through the sanitary sewer system of the City of Laredo. The Subdivision and the City of Laredo have entered into a contract in which the City of Laredo has promised to provide sufficient sewage disposal for the full development of this subdivision for at least thirty (30) years. The subdivision has an existing 8" diameter sanitary sewer main within an existing 10' Utility Easement on the south side of the Subdivision. From the existing 8" diameter sanitary sewer main will connect five (5) 6" diameter sanitary sewer service lines to the east and end with a cleanout to each lot. The 6" diameter sanitary sewer service lines, the weirs and clean outs have been constructed at a total of \$7,500 or \$1,250 per lot.



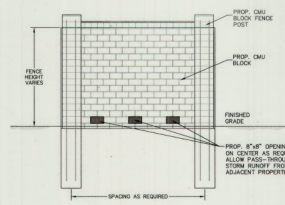
**3 3/4" Single Water Service Connection**  
SCALE: NOT TO SCALE



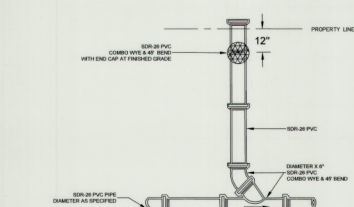
**4 1" Double Water Service Connection**  
SCALE: NOT TO SCALE



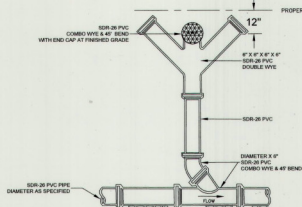
**7 TYP. WROUGHT IRON FENCE DETAIL**  
SCALE: N.T.S.



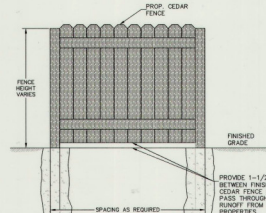
**8 TYP. CMU BLOCK FENCE DETAIL**  
SCALE: N.T.S.



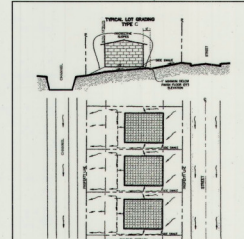
**5 Typical Sanitary Sewer Service**  
SCALE: NOT TO SCALE



**6 Sanitary Sewer Double Connection**  
SCALE: NOT TO SCALE



**9 TYP. CEDAR FENCE DETAIL**  
SCALE: N.T.S.



**10 TYPICAL LOT GRADING TYPE C**  
SCALE: NOT TO SCALE

**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 Sec343, Water Code.  
City of Laredo Utilities Department  
Date: 1/23/26

Tony G. Al-Zabet, P.E., D. Utilities Director  
City of Laredo Utilities Department  
Date: 1/23/26

**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 16.3432, Water Code.  
Oscar Castillo, P.E. #95620  
Date: 01/19/2026

Oscar Castillo, P.E. #95620



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

Home Model Rules



## **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

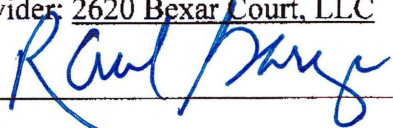
By: 

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

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**Meeting Date:** 2/5/2026

**Model Subdivision Compliance 9B**

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### **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

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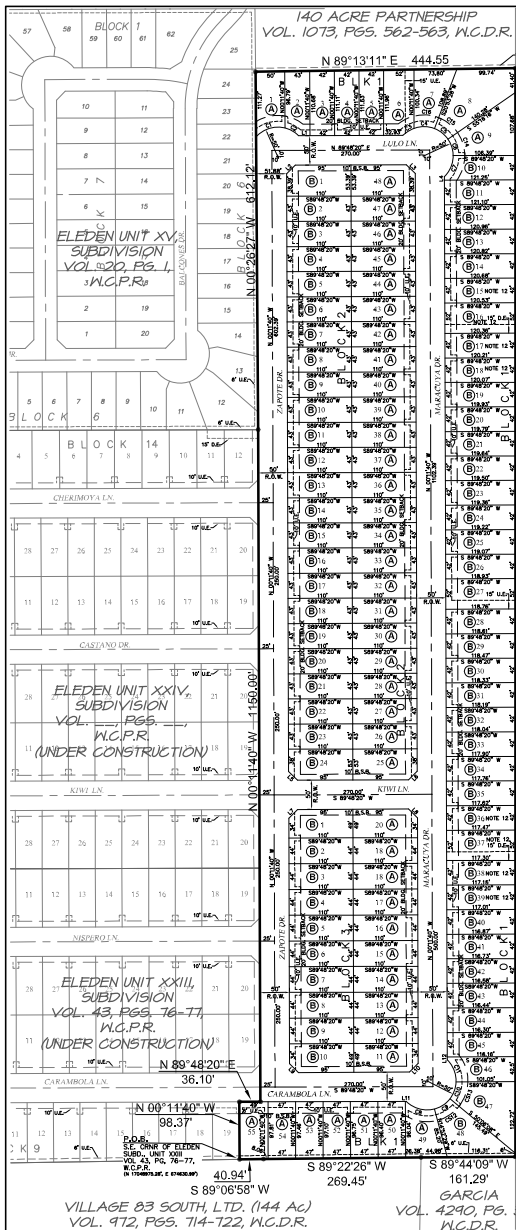




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## NOTES:

- 1.- MAINTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF APPENDIX F-2 OF SECTION 24-83 OF THE LAREDO LAND DEVELOPMENT CODE.
- 2.- THE SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
- 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.



GRAPHIC SCALE IN FEET  
0 50 100 200

DATE: 01-16-25  
REVISIONS: 1

VERICAL SCALE  
HORIZONTAL SCALE: 1"=100'  
DRAWN: D.M.  
CHECKED: B.M.  
APPROVED: W.N.  
FIELD BOOK: ---

LEGEND:  
P.O.B. RIGHT OF WAY  
P.O.B. POINT OF BEGINNING  
W.C.P.R. WEBB COUNTY PLAT RECORDS  
R.S. RESUBDIVISION  
U.S.E. UTILITY EASEMENT  
U.S.E. UTILITY & ACCESS EASEMENT  
D.E. DRAINAGE EASEMENT

VILLAGE 83 SOUTH, LTD. (144 AC)  
VOL. 912, PGS. 714-722, W.C.D.R.

GARCIA  
VOL. 4290, PG. 825  
W.C.D.R.

**PORRAS NANCE**  
**ENGINEERING**

304 E. CALTON  
LAREDO, TEXAS 78041  
PHONE: 722-8021  
FAX: 722-8021  
WWW.PORRASNANCE.COM

OWNER:  
NDAS DEVELOPMENT, LLC  
18001 MONTICOMERY STREET  
LAREDO, TEXAS 78043  
(956) 722-8021

ENGINEER/SURVEYOR:  
PORRAS NANCE ENGINEERING  
304 E. CALTON RD.  
LAREDO, TEXAS 78041  
(956) 724-3097 PH  
(956) 724-9208 FX

PROJECT DATA:  
ACRES: 18.842  
LOTS: 1-123  
R.O.W.: 50'  
B/B: 31'

PLAT OF:  
LAS AVES SUBDIVISION  
OUT OF THE NDAS DEVELOPMENT, LLC, 34,539 ACRE TRACT REC. IN VOL. 5616, PGS. 352-356 W.C.D.R.,  
NDAS DEVELOPMENT, LLC, 18,842 ACRE TRACT 1 REC. IN VOL. 5596, PGS. 738-751 W.C.D.R.,  
NDAS DEVELOPMENT, LLC, 0.1020 ACRE PARCEL B, REC. IN VOL. 5596, PGS. 762-768 W.C.D.R.,  
PORCION 37 ABSTRACT 410, JOSE BARTOLO CHAPA, O.G.  
CITY OF LAREDO, WEBB COUNTY, TEXAS

**LAS AVES SUBDIVISION**

SHEET:  
1 of 1

**NOTES:**

1. MAINTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF APPENDIX F-2 OF SECTION 24-83 OF THE LAREDO LAND DEVELOPMENT CODE.
2. THE SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.7.1 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 "M" AREA WHICH IS NOT WITHIN THE 100-YR FLOOD PLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 48474C02C, DATED: APRIL 2, 2005.
7. BASES OF BEARING, DISTANCES AND P.O.B. GRID COORDINATES: NAD 83 (2011 ADJUSTED), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSES AND DO NOT REPRESENT OPTICAL (INCH) CONTING.
8. LOTS 8-47, BLOCK 1, SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH CUATRO VIENTOS ROAD (LOOP 20).
9. LOTS 10-46, 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 1-4, BLOCK 1, LOTS 49-50, 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 GRADE OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH MANNER THAT IMPIDE THE ESTABLISHED DRAINAGE FLOW. FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZE OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE FLOWING.
10. LOTS 1-4, BLOCK 1, LOTS 49-50, BLOCK 1, LOTS 25-48, BLOCK 2 AND LOTS 11-20, BLOCK 3 WILL HAVE LOT GRADING TYPE "A", LOTS 10-46, 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 10-18, 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 10' OVERFLOW DRAINAGE EASEMENT ON LOT 18 & LOT 37, BLOCK 1.
13. THIS PLAT IS SUBJECT TO A CERTIFICATE OF ADDING LANDOWNER RUNOFF DISCHARGE AS RECORDED IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.

LINE DATA	CURVE DATA
L1E 19.66' N 89° 48' 20" E	C1 6279'54" 50.00' 54.38' 30.37' S 72°08'01" W
L2 21.21' N 44° 48' 20" E	C2 3170'07" 50.00' 27.27' 13.98' 28.54' N 60°14'50" W
L3 21.21' S 49° 11' 40" E	C3 3608'33" 50.00' 22.81' 11.81' 22.62' S 57°08'04" W
L4 6.10' N 0° 11' 40" W	C4 4030'53" 50.00' 35.36' 18.40' 34.62' N 89°21'50" W
L5 21.21' N 45° 11' 40" W	C5 3422'48" 50.00' 30.00' 15.47' 28.57' N 51°05'08" W
L6 21.21' S 44° 48' 20" W	C6 3418'07" 50.00' 28.95' 15.44' 29.50' N 17°34'01" W
L7 21.21' N 44° 48' 20" W	C7 4847'20" 50.00' 38.96' 21.12' 38.90' N 22°29'03" E
L8 21.21' N 44° 48' 20" W	C8 6074'27" 50.00' 52.56' 26.02' 50.17' S 74°44'57" E
L9 21.21' S 49° 11' 40" E	C9 3704'28" 50.00' 32.36' 16.77' 31.75' N 56°35'12" E
L10 21.21' N 45° 11' 40" W	C10 3802'07" 50.00' 31.45' 16.36' 30.57' N 20°01'40" E
L11 21.21' S 44° 48' 20" W	C11 4746'40" 50.00' 41.69' 22.15' 43.90' N 21°32'42" W
L12 1.35' N 89° 48' 20" E	C12 3632'56" 70.00' 44.65' 23.12' 43.90' N 56°10'04" E
L13 4.87' N 0° 11' 40" W	C13 3711'47" 70.00' 45.44' 23.56' 44.65' N 18°58'43" E
	C14 3422'48" 70.00' 42.00' 21.66' 41.38' N 51°05'08" W
	C15 3418'07" 70.00' 42.50' 21.90' 41.90' N 89°31'27" W

**METES AND BOUNDS DESCRIPTION**

18.842 ACRE TRACT  
Out and part of NDAS Development, LLC, 34,539 Acre Tract  
Recorded in Volume 5616, Pages 352-356, Webb County Deed Records,  
NDAS Development, LLC, Tract 1 (18,859 Acres)  
Recorded in Volume 5596, Pages 738-761, Webb County Deed Records &  
NDAS Development, LLC, Parcel B (0.1020 Acres)  
Recorded in Volume 5596, Pages 762-768, Webb County Deed Records  
Within the limits of the  
City of Laredo, Webb County, Texas

Being a tract of land found to contain 18.842 acres, more or less, situated in Porcion 37, Abstract 410, Jose Bartolo Chapa, Original Grantee within Webb County, Texas, being out and part of the NDAS Development, LLC, 34,539 Acre Tract, recorded in Volume 5616, Pages 352-356, Webb County Deed Records, all of the NDAS Development, LLC, Tract 1 (18,859 Acres), recorded in Volume 5596, Pages 738-761, Webb County Deed Records and all of the NDAS Development, LLC, Parcel B (0.1020 Acres), recorded in Volume 5596, Pages 762-768, Webb County Deed Records, this tract being more particularly described by metes and bounds as follows:

BEGINNING at a 3/4" iron rod on the south line Porcion 37 for the southeast corner of the Eleden Unit XXII Subdivision, recorded in Volume 43, Pages 76-77, Webb County Plat Records, for the southeast corner of the herein described tract and the POINT OF BEGINNING.

THENCE along the common boundary line of said Eleden Unit XXII and this tract as follows:  
North 00°14'00" West, 98.37 feet, to an iron rod found for a deflection corner to the right,  
North 89°48'20" East, 36.10 feet, to an iron rod found for a deflection corner to the left,  
North 00°14'00" West, at 400.7 feet, passing the northeast corner of said Eleden Unit XXII, continuing for a total distance of 1,150.00 feet,  
South 89°48'20" East, 161.29 feet, to a wooden fence post found for the northeast corner of the Village South LTD (144 Acre) Tract, recorded in Volume 972, Page 714, Webb County Deed Records for an interior deflection corner to the left of this tract.

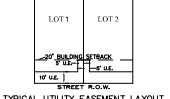
THENCE North 00°14'00" West, 98.37 feet, along the west boundary line of said Eleden Unit XXII, to a 3/4" iron rod set for the southwest corner of the 140 Acre Partnership Tract, recorded in Volume 1073, Page 562, Webb County Deed Records and the northeast corner of this tract;

THENCE North 89°17'11" East, 444.55 feet, along the south boundary line of said 140 Acre Partnership Tract to a 3/4" iron rod set on the west right-of-way line of Loop 20 (Cuatro Vientos Road) for the northeast corner of this tract;

THENCE South, 1862.32 feet, along the west right-of-way line of said Loop 20 to a 3/4" iron rod found for the southeast corner of said 18,859 Acre, Tract 1, for the southeast corner of this tract;

THENCE South 89°48'20" West, 161.29 feet, along the south line of said Tract 1, to a wooden fence post found for the northeast corner of the Village South LTD (144 Acre) Tract, recorded in Volume 972, Page 714, Webb County Deed Records for an interior deflection corner to the left of this tract.

THENCE South 89°22'26" West, 269.45 feet, continuing along the south line of said Tract 1, to the southeast corner of said Eleden Unit XXII, the southeast corner of the herein described tract and the POINT OF BEGINNING.



TYPICAL UTILITY EASEMENT LAYOUT

**CERTIFICATE OF OWNER**

STATE OF TEXAS  
COUNTY OF WEBB  
I, JAVIER DE ANDA, MANAGER, NDAS DEVELOPMENT, LLC, OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS LAS AVES SUBDIVISION, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS AND WHOSE NAME IS SUFFICIENTLY KNOWN TO THE PUBLIC FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, OF THE MAP RECORD OF SAID COUNTY.

JAVIER DE ANDA  
MANAGER  
COUNTY OF WEBB

**CERTIFICATE OF NOTARY PUBLIC**

STATE OF TEXAS  
COUNTY OF WEBB  
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAVIER DE ANDA, MANAGER, NDAS DEVELOPMENT, LLC, WHOSE NAME IS SUFFICIENTLY KNOWN TO THE PUBLIC FOR THE PURPOSE AND CONSIDERATION HEREIN EXPRESSED, AND ACKNOWLEDGED TO ME THAT HE WOULD EXECUTE THE SAME FOR THE PURPOSES AND CONSIDERATIONS HEREIN STATED.  
GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

**CERTIFICATE OF ENGINEER**

STATE OF TEXAS  
COUNTY OF WEBB  
I, WAYNE NANCE, THE UNDERSIGNED LICENSED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT I HAVE PERSONALLY EXAMINED THE PLAT AND THE MATTERS OF STREETS, LOTS, WATER, SEWER, AND APPURTENANCES AND DRAINAGE LAYOUTS AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

WAYNE NANCE  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REG. NO. 87008  
DATE

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS  
COUNTY OF WEBB  
I, WAYNE NANCE, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY AND UNDER MY SUPERVISION ON THE GROUND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION.

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

**CERTIFICATE OF CITY ENGINEER**

STATE OF TEXAS  
COUNTY OF WEBB  
I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS DESIGNED AS LAS AVES SUBDIVISION, PREPARED BY: WAYNE NANCE, LICENSED PROFESSIONAL ENGINEER IN TEXAS, REG. NO. 87008, AND DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, WITH THE LAST REVISED DATE ON \_\_\_\_\_, 2025, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

RAMON E. CHAVEZ, P.E.  
CITY ENGINEER  
DATE

**PLANNING COMMISSION APPROVAL**

STATE OF TEXAS  
COUNTY OF WEBB  
THIS PLAT: LAS AVES SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

DANIELA SADA PAZ  
CHAIR  
DATE

**ATTESTMENT OF PLANNING COMMISSION APPROVAL**

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

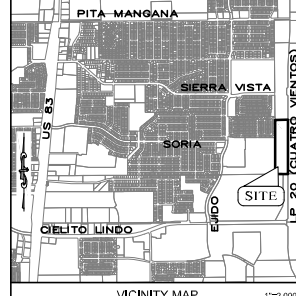
VANESSA GUERRA, AICP  
DIRECTOR OF PLANNING  
DATE

**CERTIFICATE OF COUNTY CLERK**

STATE OF TEXAS  
COUNTY OF WEBB  
I, MARIE RAMIREZ BARRIA, CLERK OF THE COUNTY COURT IN AND FOR WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, OF THE MAP RECORD OF SAID COUNTY.

DEPUTY  
COUNTY CLERK  
WEBB COUNTY, TEXAS  
FILED FOR RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

DEPUTY  
COUNTY CLERK  
WEBB COUNTY, TEXAS  
FILED FOR RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.



**LOT AREAS**

LOT AREA (S.F.)	LOT AREA (S.F.)
1 4,906	1 5,769
2 4,559	2 4,730
3 4,657	3 4,730
4 4,675	4 4,730
5 4,683	5 4,730
6 5,700	6 4,730
7 4,599	7 4,730
8 9,851	8 4,730
9 7,681	9 4,730
10 4,723	10 4,730
11 5,089	11 4,730
12 5,083	12 4,730
13 5,077	13 4,730
14 5,071	14 4,730
15 5,065	15 4,730
16 4,263	16 4,730
17 5,052	17 4,730
18 5,046	18 4,730
19 5,040	19 4,730
20 5,034	20 4,730
21 5,028	21 4,730
22 5,022	22 4,730
23 5,016	23 4,730
24 5,010	24 5,718
25 4,997	25 4,730
26 4,991	26 4,730
27 4,985	27 4,730
28 4,979	28 4,730
29 4,973	29 4,730
30 4,967	30 4,730
31 4,961	31 4,730
32 4,955	32 4,730
33 4,949	33 4,730
34 4,943	34 4,730
35 4,937	35 4,730
36 4,931	36 4,730
37 4,925	37 4,730
38 4,919	38 4,730
39 4,913	39 4,730
40 4,907	40 4,730
41 4,901	41 4,730
42 4,895	42 4,730
43 4,889	43 4,730
44 4,883	44 4,730
45 4,877	45 4,730
46 4,871	46 4,730
47 4,865	47 4,730
48 4,859	48 4,730
49 5,110	49 4,730
50 5,104	50 4,730
51 4,519	51 4,730
52 4,513	52 4,730
53 4,507	53 4,730
54 4,501	54 4,730
55 4,495	55 4,730
56 4,489	56 4,730
57 4,483	57 4,730
58 4,477	58 4,730
59 4,471	59 4,730
60 4,465	60 4,730
61 4,459	61 4,730
62 4,453	62 4,730
63 4,447	63 4,730
64 4,441	64 4,730
65 4,435	65 4,730
66 4,429	66 4,730
67 4,423	67 4,730
68 4,417	68 4,730
69 4,411	69 4,730
70 4,405	70 4,730
71 4,399	71 4,730
72 4,393	72 4,730
73 4,387	73 4,730
74 4,381	74 4,730
75 4,375	75 4,730
76 4,369	76 4,730
77 4,363	77 4,730
78 4,357	78 4,730
79 4,351	79 4,730
80 4,345	80 4,730
81 4,339	81 4,730
82 4,333	82 4,730
83 4,327	83 4,730
84 4,321	84 4,730
85 4,315	85 4,730
86 4,309	86 4,730
87 4,303	87 4,730
88 4,297	88 4,730
89 4,291	89 4,730
90 4,285	90 4,730
91 4,279	91 4,730
92 4,273	92 4,730
93 4,267	93 4,730
94 4,261	94 4,730
95 4,255	95 4,730
96 4,249	96 4,730
	7 4,840
	8 4,860
	9 5,840
	10 5,277
	11 5,277
	12 5,277
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	96 5,840



# Water Supply: Description, Costs and Operability Date

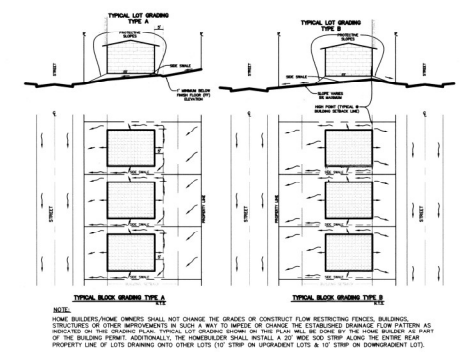
Las Aves Subdivision will be provided with potable water by the City of Laredo. The subdivider and the City of Laredo have entered into a contract in which the City of Laredo has committed to provide sufficient water to the subdivision for at least 30 years and the City of Laredo has provided documentation to sufficiently establish the long term quantity and quality of the available water supplies to serve the full development of this subdivision. The City of Laredo has 8" diameter water lines on Carambola Drive, Zapota Drive and Kiwi Lane. The water system for Las Aves Subdivision consists of 8" diameter water lines along all proposed streets that connect to these existing water lines. These lines will service a total of 123 residential lots through individual services consisting of a 1/2" diameter single service for individual lots and a 1" diameter dual service lines run to pairs of lots before splitting into two 1/2" 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 1/2" single service lines, and the meter boxes have already been installed, at a total cost of \$419,729 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.

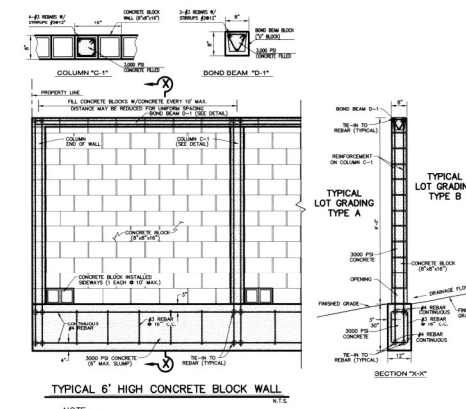
# Sewer Facilities: Description, Costs and Operability Date

Sewage 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 \$889,756 or \$7,233.80 per lot.



NOTE: HOME BUILDERS/HOME OWNERS SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH A MANNER AS TO INTERFERE WITH THE DRAINAGE PATTERN AS INDICATED ON THIS CHANGING PLAN. TYPICAL LOT GRADING SYSTEMS: THIS PLAN SHALL BE DONE BY THE HOME BUILDER AS PART OF THE BUILDING PERMIT. ADDITIONALLY, THE HOMEOWNER SHALL INSTALL A 1/2" WIDE 500' STRIP ALONG THE ENTIRE REAR PROPERTY LINE OF LOTS DRAWING ONTO OTHER LOTS (1/2" STRIP ON UPDRAINAGE LOTS & 1/2" STRIP ON DOWNDRAINAGE LOTS).



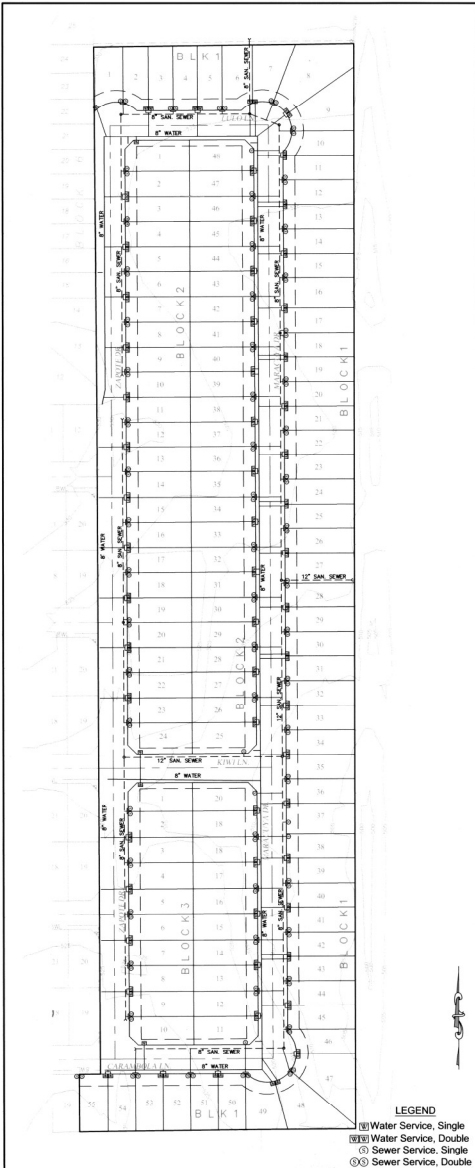
NOTE: FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ACCURATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW AS SHOWN ON THIS PLAN. DIMENSIONS AND MATERIALS FOR THIS TYPICAL CONCRETE BLOCK SECTION MAY BE VARYED AND HAVE TO BE REVIEWED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

# CERTIFICATE OF UTILITIES DIRECTOR

STATE OF TEXAS: 8  
COUNTY OF WEBB: 8  
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE DESCRIBED ABOVE SHALL BE PROVIDED IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE.  
WAYNE NANCE, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REG. NO. 87006  
1/20/2026  
1/20/26  
DATE

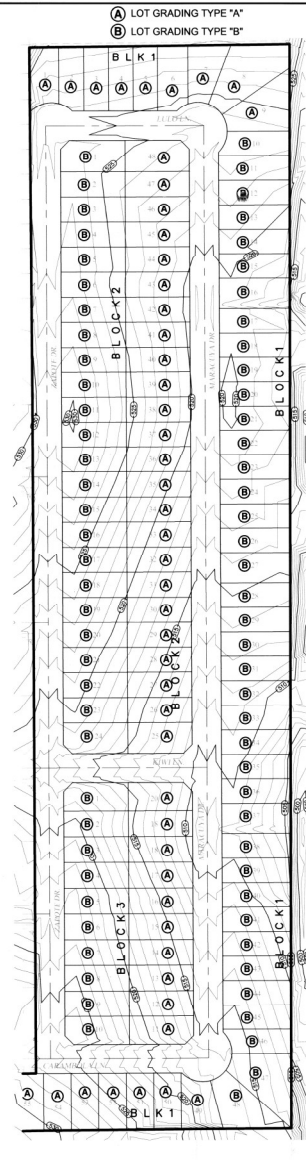
# CERTIFICATE OF ENGINEER

STATE OF TEXAS: 8  
COUNTY OF WEBB: 8  
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE DESCRIBED ABOVE SHALL BE PROVIDED IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE.  
WAYNE NANCE, P.E.  
LICENSED PROFESSIONAL ENGINEER  
TEXAS REG. NO. 87006  
1.6.26  
DATE



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

GRAPHIC SCALE IN FEET 0 25 50 100 200	VERTICAL SCALE: 1"=100'	LEGEND: P.O.B. POINT OF BEGINNING W.C.D. WEBB COUNTY DEED RECORDS B.S. BUILDING SETBACK U.E. UTILITY EASEMENT U.A.E. UTILITY & ACCESS EASEMENT S.D.E. SPECIAL DRAINAGE EASEMENT
DATE: 01-16-25	CHECKED: M.N.	RIGHT OF WAY
REVISIONS:	APPROVED: M.N.	POINT OF BEGINNING
	FIELD BOOK: ---	WEBB COUNTY DEED RECORDS
		BUILDING SETBACK
		UTILITY EASEMENT
		UTILITY & ACCESS EASEMENT
		SPECIAL DRAINAGE EASEMENT



POST DEVELOPMENT TOPOGRAPHY  
SCALE: 1"=100'

**PORRAS NANCE ENGINEERING**  
304 E. CALTON LAREDO, TEXAS 78041  
TYPE: F-5020  
TRPLS: F-10109800  
OFFICE (956) 724-3091  
www.porrasnance.com

OWNER: NDAS DEVELOPMENT, LLC 2801 MONTGOMERY STREET LAREDO, TEXAS 78043 (956) 724-3097 PH (956) 724-9208 FX	ENGINEER/SURVEYOR: PORRAS NANCE ENGINEERING 304 E. CALTON RD. LAREDO, TEXAS 78041 (956) 724-3097 PH (956) 724-9208 FX	PROJECT DATA: ACRES: 18.842 LOTS: 123 R.O.W.: 50' 8/8: 31'	PLAT OF: <b>LAS AVES SUBDIVISION</b> 18.842 ACRE TRACT OUT OF THE NDAS DEVELOPMENT, LLC, 34,539 ACRE TRACT REC. IN VOL. 5616, PGS. 352-356 W.C.D.R., NDAS DEVELOPMENT, LLC, 18,802 ACRE TRACT I, REC. IN VOL. 5596, PGS. 739-761 W.C.D.R. & NDAS DEVELOPMENT, LLC, 01020 ACRE PARCEL B, REC. IN VOL. 5596, PGS. 762-768 W.C.D.R., FORGON 37 ABSTRACT 410, JOSE BARTOLO CHAPA, O.G. CITY OF LAREDO, WEBB COUNTY, TEXAS	SHEET: <b>2 of 2</b>
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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<sup>J</sup> 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-, 2020.

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