

City of Laredo

REGULAR MEETING AGENDA

Thursday, March 19, 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
March 19, 2026
6:00 P.M.

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Texas Pledge

5. Approval Of Minutes Of:

5A Special Meeting for February 18, 2026.

[26-P&Z-457](#)

5B Regular Meeting of March 5, 2026.

[26-P&Z-454](#)

6. Citizen Comments

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

7. Public Hearing And Recommendation Of An Ordinance.

7A Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 12A, Block 2, Tesoro Plaza Subdivision, located at 5217 Tesoro Plaza Drive, from B-3 (Community Business District) to M-1 (Light Manufacturing District).

[26-P&Z-444](#)

ZC-050-2025
District VII

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- 7B** Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a special use permit for a restaurant serving alcohol on Lot 6, Block 1, San Isidro McPherson Subdivision, Phase IV, Cantera Court, located at 9810 McPherson Road. [26-P&Z-445](#)
- ZC-015-2026
District VI
- 7C** Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately the south 87.3 feet of Lot 6 and east 20.56 feet of south 87.30 feet of Lot 7 and west 35 feet of the south 47.82 feet of Lot 7, Block 34, Eastern Division, as further described by metes and bounds in attached "Exhibit A", located at 1102 Cedar Avenue, from R-O (Residential/Office District) to B-3 (Community Business District). [26-P&Z-452](#)
- ZC-027-2026
District III
- 7D** Amending the Zoning Ordinance (Map) of the City of Laredo by amending Ordinance 2023-O-011 which authorized a conditional use permit for an amusement redemption machine establishment on Lot 1A, Block 1, Anil Associates, Limited Liability Company, Phase 1, located at 9110 McPherson Road, Suite 1 (10,800 square feet) in order to remove the current parties and issue the conditional use permit to the property and to extend the current expiration date of the conditional use permit. [26-P&Z-455](#)
- ZC-028-2026
District VI
- 7E** Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 16, D-5 Acres Subdivision, located at 7102 Los Nietos Street, from R-1 (Single Family Residential District) to R-3 (Mixed Residential District). [26-P&Z-446](#)
- ZC-030-2026
District III

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- 7F** Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 3 and the east 18 feet of Lot 2, Block 978, Eastern Division, as further described by metes and bounds in attached "Exhibit A", located at 1803 East Reynolds Street, from R-1 (Single Family Residential District) to R-3 (Mixed Residential District). [26-P&Z-456](#)
- ZC-031-2026
District IV
- 7G** Amending the Zoning Ordinance (Map) of the City of Laredo by amending Ordinance 2025-O-234, which authorized a special use permit for a Smoking Establishment (Cigar Lounge ONLY - No On-Premise Alcohol Consumption) on Lot 3B, Block 1, Laredo Arena Subdivision, Unit 4, located at 2411 Jacaman Road, suite 400 (approximately 1,469 square feet), in order to allow the consumption of alcohol based on a newly passed ordinance (Ordinance 2026-O-026). [26-P&Z-440](#)
- ZC-032-2026
District V
- 7H** Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 25.2 acres, located north of Juan Escutia Boulevard and east of Pausa Drive, from AG (Agricultural District) to R-1A (Single Family Reduced Area District). [26-P&Z-447](#)
- ZC-033-2026
District VI
- 7I** Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 119D, Block 3, San Isidro Southwest-Antler Crossing Subdivision, Phase 5, located at 9802 Springfield Avenue, from R-2 (Multi-Family Residential District) to B-3 (Community Business District). [26-P&Z-448](#)
- ZC-034-2026
District VI
- 7J** Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 3.33 Acre Tract, as further described by metes and bounds in Exhibit A, located east of Don Beto Drive and north of Grisell Drive, from R-1 (Single Family Residential District) to R-2 (Multi-Family Residential District). [26-P&Z-441](#)
- ZC-035-2026
District V
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- 7K** Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Block 1, Kimberly Plaza Subdivision, located at 4800 McPherson Road, from B-3 (Community Business District) to B-4 (Highway Commercial District). [26-P&Z-442](#)

ZC-036-2026
District IV

8. Consideration Of The Following Preliminary Plats And Replats:

- 8A** Preliminary consideration of the plat of Parkview at Century South Park Subdivision, Phase II. The intent is residential. [26-P&Z-443](#)

PL-072-2026
District I - Cm. Gilbert Gonzalez

- 8B** Preliminary consideration of the plat of Buena Vista First Responders Subdivision. The intent is emergency services. [26-P&Z-449](#)

PL-074-2026
District I - Cm. Gilbert Gonzalez

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

- 9A** Preliminary and final consideration of the replat of Excess Acreage of Block 2017, E.D. into Lots 15A & 15B, Block 2017, Eastern Division. The intent is for residential [26-P&Z-450](#)

PL-171-2026
District III - Cm. Melissa R. Cigarroa

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

- 10A** Consideration of a six (6) month extension to the final plat approval of the plat Verde Creek Subdivision. The intent is residential and multi-family. The request is to extend the scheduled expiration date from May 2, 2026 to November 2, 2026. [26-P&Z-451](#)

PL-073-2026
District VII - Cm. Vanessa Perez

- 10B** Consideration of a six (6) month extension to the final plat approval of the replat of Lot 29, D-5 Acres Subdivision into Lot 29A and Lot 29B, D-5 Acres Subdivision. The intent is residential. The request is to extend the scheduled expiration date from March 21, 2026 to September 21, 2026. [26-P&Z-453](#)

PL-075-2026
Extra-Territorial Jurisdiction (ETJ)

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, March 13, 2026 by 6:00 P.M.

City of Laredo

Planning & Zoning Commission

Meeting Date: 3/19/2026
Ordinance 5A

Public Hearing and Recommendation of an

**CITY OF LAREDO
PLANNING AND ZONING COMMISSION**

MEETING MINUTES OF FEBRUARY 18, 2026

The City of Laredo Planning and Zoning Commission convened in special session open to the public at 12:00 p.m. on Wednesday, February 18, 2026, in the city of Laredo City Hall, First Floor Conference Room, 1110 Houston Street, considered the following:

COMMISSIONERS PRESENT:

Daniela Sada Paz, Chair	(Arrived at 12:04 p.m.)
Michael Barron, Vice Chair	(Arrived at 12:06p.m.)
Mercurio Martinez, III, Acting Chair	
Hector “Tito” Garcia	
Rolando Cazares	
Cindy E. Cantu	
John D. Beckelhymer	
Adolfo Martinez	

COMMISSIONERS EXCUSED:

Regina Portillo	(Excused)
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STAFF PRESENT:

Vanessa Guerra, Planning Director
Rafael Vidaurri, Planner
Deidre Garcia, Planner
Laura Garza, Planner
Luis Vazquez, Planner
Stephanie Prado, Planner
Vanessa Fresnillo, Planner
Xavier Charles, Legal
Ruben Dominguez, Fire Department

OTHERS PRESENT:

Wayne Nance
Jaime Barrera
Ricardo Villarreal
Oscar Castillo
Elizabeth Martinez
Orlando Navarro
Ivan Morales
Jose Flores
Daniel Gomez
Alexa Reyes
Rocky Bruni

1. CALL TO ORDER

Vice Chair Barron called the Planning and Zoning Commission meeting to order at 12:02 p.m.

2. ROLL CALL

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

MOTION: Commissioner A. Martinez, made a motion to excuse Commissioner(s) not present.

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

Motion Carried Unanimously

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES OF:

A. Regular Minutes of January 22, 2026

B. Regular Minutes of February 5, 2026

MOTION: Commissioner Garcia, made a motion to approve the minutes of January 22, 2026 and February 5, 2026.

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

Motion Carried Unanimously

5. CITIZEN COMMENTS

None.

6. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE.

A. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Block 5, Riverhill South Subdivision, Phase I, located at 4401 Nogal Lane, from R-1MH (Single Family Manufactured Housing District) to R-2 (Multi-Family Residential District).

ZC-020-2026

District II

Chair Sada Paz, arrived at the meeting at 6:03 p.m.

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

Staff Recommendation: Staff supports the proposed zone change.

Wayne Nance, Porrás Nance Engineering, informed the Commission he was in support of the zone change and was available to answer questions.

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

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

Motion Carried Unanimously

Vice Chair Barron arrived at the meeting at 6:05 p.m.

B. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning the west 83 feet of Lots 7 and 8, Block 765, Western Division, as further described by metes and bounds in attached “Exhibit A”, located at 2819 Flores Avenue, from R-3 (Mixed Residential District) to B-1 (Limited Business District).

ZC-021-2026

District VIII

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

Staff Recommendation: Staff supports the proposed zone change.

Jaime Barrera, informed the Commission he was in support of the zone change and was available to answer questions.

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

Second:	Vice Chair Barron
In Favor:	8
Opposed:	0

Abstained: 0

Motion Carried Unanimously

Ms. Vanessa Guerra, Planning Director, informed the Commission notices had been issued to the property owner advising that the property is currently unplatted. She explained the property must be formally platted prior to the issuance of any building permits and the development will be required to comply with all applicable municipal regulations, including parking requirements and other applicable development standards.

C. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a conditional use permit for a baseball bat manufacturing (woodworking shop) on the west 83 feet of Lots 7 and 8, Block 765, Western Division, as further described by metes and bounds in attached "Exhibit A", located at 2819 Flores Avenue.

ZC-022-2026

District VIII

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

Staff Recommendation: Staff supports the proposed conditional use permit.

Jaime Barrera, informed the Commission he was in support of the zone change and was available to answer questions.

If approved, Staff suggests the following conditions

1. The hours of operation shall be limited to, Monday to Friday, from 9:00 a.m. to 6:00p.m.
2. There shall be no outside storage or outdoor manufacturing activity on the property.
3. The parking of all vehicles and maneuvering spaces shall be kept within the property.
4. There shall be proper ventilation and filtration system for the dust and painting areas. The location of the dust and finishing rooms shall be in an enclosed room/ area.
5. No hazardous materials shall be stored in the facility. Hazardous occupancy and the storage of hazardous material shall be prohibited on the premises. The determination of a hazardous occupancy or material shall be made by the Fire Chief as per the Laredo Land Development Code, Section 24.74.3(d). Hazardous materials shall be defined as stated in the City of Laredo Code of Ordinances, Sec. 33-20.
6. All paints and solvents shall be stored in sealed containers within an enclosed designated area and/or finishing room. Materials shall be maintained, handled, and disposed of in accordance with all applicable local, state, and federal regulations, including fire and safety codes.
7. All wood waste shall be collected and disposed of properly. There shall be no outdoor dumping or burning of materials.
8. All loading and unloading of shipments or deliveries shall occur on-site and shall not occur in the public right-of-way.
9. No commercial vehicle that exceeds one (1) ton in manufacturer's gross vehicle weight rating

- (GVWR) or that has more than two (2) axels, nor any commercial or utility trailer, shall be parked or stored in any manner on the property.
10. Overnight parking and idling of tractor trailer (trucks) shall be prohibited.
 11. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
 12. Landscaping shall be provided and maintained for the complete duration in accordance with the City of Laredo Land Development Code.
 - There shall be approximately 7 trees and 28 shrubs on site.
 - Per the Laredo Land Development Code, Section 24.83.2 (b): “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.”
 - Calculation: 204 linear feet (106 feet + 98 feet) = 6.8, approximately 7 trees
 - Per the Laredo Land Development Code, Section 24.83.3(b): “The number of shrubs shall be equal to the total number of trees multiplied by four (4).”
 - Calculation: 7 trees * 4 = 28 shrubs
 13. The owner shall provide an opaque fence or wall of not less than 7 (seven) feet in height along any side or rear property lines which abut or adjoin property containing a residential use or residential zoning district. Apartment complexes, residential condominiums or residential townhomes shall be similarly screened irrespective of which zoning district they occur in.
 14. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
 15. Signage shall be consistent with the City's Sign Ordinance.
 16. On-site parking shall be provided in accordance with the City of Laredo Land Development Code.
 17. There shall be no ground vibrations created or sustained on the site which are perceptible without instruments at any point on any property adjoining the subject property.
 18. The proposed use shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load issued to the CUP business holder.
 19. The proposed use shall, during all hours of operation, maintain, free from obstruction or impediment to full instant use in the case of fire or other emergency, all exit accesses, exits or exit discharges.
 20. The proposed use shall undergo an annual Fire Inspection.
 21. All permits, licenses, certifications and inspections required by the codes and ordinances of the City of Laredo shall be kept up to date and current including but not limited to: a. Food Manager License (annual), b. Food Handler's Permit (annual), c. Certificate of Occupancy with Occupant Load. Occupant Load being the approved capacity of a building or portion thereof.
 22. Owner shall comply with Building, Health, Safety, Fire, Environmental, and all applicable codes and regulations as required.
 23. The operating characteristics of the use shall not create a nuisance and the impacts of the use on surrounding properties shall be minimized with respect to noise, odors, vibrations, glare, and any other similar conditions.

MOTION: Vice Chair Barron made a motion to close the public hearing, support Staff recommendation and **approve** the item.

Second: Commissioner Cazares

In Favor: 8
Opposed: 0
Abstained: 0

Motion Carried Unanimously

- D. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 55.27-acre tract, as further described by metes and bounds in attached “Exhibit A”, located south of Cielito Lindo Boulevard and west of Cuatro Vientos Road, from R-1A (Single Family Reduced Area District) to R-1B (Single-Family High-Density District).**

ZC-023-2026

District I

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

Staff Recommendation: Staff supports the proposed zone change.

Ricardo Villarreal, Top Site Civil Group, informed the Commission he was in support of the zone change and was available to answer questions.

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

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

Motion Carried Unanimously

- E. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 2 and 3, Block 7, San Isidro Northeast Las Palmas Subdivision, Phase 2, located at 11082 and 11110 Cavatina Drive from R-2 (Multi-Family Residential District) to R-1B (Single-Family High-Density District).**

ZC-024-2026

District VI

Stephanie Prado and Deidre Garcia, Planners, provided a brief overview on the item.

Staff Recommendation: Staff supports the proposed zone change.

Oscar Castillo, PEUA Consulting, informed the Commission he was in support of the zone change and was available to answer questions.

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

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

Motion Carried Unanimously

F. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 6 and the east half (1/2) of Lot 5, Block 92, Eastern Division, as further described by metes and bounds in attached “Exhibit A”, located at 720 Laredo Street from B-1 (Limited Business District) to B-3 (Community Business District).

ZC-025-2026

District III

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

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

Elizabeth Martinez, Owner, informed the Commission she was in support of the zone change and was available to answer questions.

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

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

Motion Carried Unanimously

G. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 8.0432 acres, as further described by metes and bounds in “Exhibit A”, located south of Inspiration Parkway and east of Bob Bullock Loop, from R-2 (Multi-Family Residential District) to B-3 (Community Business District).

ZC-026-2026

District VI

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

Staff Recommendation: Staff does not support the proposed B-3 zone.

Staff Recommendation: Staff supports a B-1 zoning district.

Orlando Navarro, Charco Land Sales, informed the Commission he was in support of the zone change. He explained even though he will accept the B-1 zoning Staff is recommending, he asks the Commission to reconsider the B-3 requested. He explained they would like to accommodate a hotel in the future and was available to answer questions.

MOTION: Vice Chair Barron made a motion to close the public hearing, go against Staff recommendation and approve the item with a B-3 zoning.

Second:	Commissioner Beckelhymer
In Favor:	9
Opposed:	0
Abstained:	0

Motion Carried Unanimously

7. PUBLIC HEARING AND CONSIDERATION OF THE FOLLOWING PRELIMINARY PLATS AND REPLATS:

A. Public hearing and preliminary consideration of the replat of Lot 1400, Block 85, Del Mar Hills into Lot 1400A, Block 85, Del Mar Hills and the granting of a variance to reduce the front yard building setback line from 30 feet to 23.5 feet pursuant to Section 24.77.2(6) of the Laredo Land Development Code. The intent is residential.

PL-056-2026

District VI– Councilmember Ruben Gutierrez, Jr.

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

Mr. Ricardo Villarreal, Top Site Civil Group, informed the Commission the purpose of the replat was to reduce the required setback from 30 feet to 23.5 feet. He explained the property owner was undertaking renovations to the residence and was requesting a variance to accommodate improvements to the garage. Mr. Villarreal noted the garage was constructed in the 1980s, when different development standards were in effect, and indicated the existing garage dimensions are not adequate to accommodate many modern vehicles, such as larger SUVs.

Ms. Vanessa Guerra, Planning Director, informed the Commission the ordinance requires the presence of an “undue hardship” in order for a variance to be considered. She explained there are four (4) criteria used to determine whether an undue hardship exists, and the Planning Commission must make a finding as to how the requested variance satisfies one or more of those criteria. The criteria include: (1) strict compliance with the ordinance would deprive the property owner of reasonable use of the land; (2) unusual physical characteristics of the property, such as an irregular lot configuration, topographical constraints, the presence of a creek, or significant slope conditions; (3) unique design considerations; and (4) planning and land use considerations, including factors such as excessive vehicular traffic, noise, vibration, or intrusive adjacent uses. Ms. Guerra stated Staff had reviewed the request and determined that the proposed variance did not satisfy any of the four (4) criteria required to establish an undue hardship.

Commissioner Beckelhymer stated he experiences a similar situation in which his garage is too small to accommodate his larger truck. He indicated, in his view, the hardship in this case is the inability of the homeowner to protect a vehicle when absent from the property for an extended period of time, leaving the only options to park the vehicle in the driveway or on the street.

Mr. Ricardo Villarreal, Top Site Civil Group, further explained the property is an irregularly shaped lot. He stated the lot is not perpendicular to the roadway, is not symmetrical, and resembles more of a parallelogram configuration. He indicated this irregular configuration could be considered when evaluating the request. Mr. Villarreal also noted it can be difficult to accommodate newer, larger vehicles within garages designed under older residential standards.

MOTION: Commissioner A. Martinez made a motion to approve the plat and the variance stating the hardship, is the irregularity of the lot and the structure which are not symmetrical, not rectangular, therefore; not being able to reasonably use the garage that has been expanded.

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

Motion Carried Unanimously

Vanessa Guerra, Planning Director, informed the Commission that, for future reference, the Ordinance defines “hardship” as a condition that deprives a property of reasonable use. She stated that she did not believe such hardship existed in this case, as there is currently a residence on the property and the property is not being deprived of reasonable use.

Vice Chair Barron asked why the case was not brought before the Board of Adjustments (BOA). Ms. Guerra responded that the Planning and Zoning Commission has the authority to grant variances for front and rear setbacks only. She further explained that, in order for a case to be considered by the Board of Adjustments, it must first be denied by the Building Department.

Ms. Vanessa Guerra also noted that the Board of Adjustments operates under strict hardship standards and its members receive extensive training regarding those criteria. She explained that hardship is not defined as a preference for a different use or the potential for greater financial return, but rather as a situation in which the property cannot reasonably be used at all. She stated that, because the plat required amendment, the matter was required to be addressed by the Commission.

Staff Recommendation: Staff does not approve the item subject to the following comments.

Planning:

1. Staff does not support the requested variance to reduce the front yard building setback from 30 feet to 23.5 feet for the reasons outlined below.

Staff has reviewed the variance request against each of the criteria set forth in Section 2.3.7 (a) and finds as follows:

Section 2.3.7 (a)(i) - Undue Hardship

Strict compliance must create an undue hardship that deprives the owner of the reasonable use of the land. The property currently contains an existing residence, and compliance with the required 30-foot front yard setback does not deprive the owner of reasonable use. The lot remains functional and buildable under the standards of the R-S zoning district. Therefore, an undue hardship has not been demonstrated.

Section 2.3.7(a)(ii) - Unusual Physical Characteristics

Unusual physical characteristics must exist. No irregular lot configuration, topographical constraints, or other unique site limitations have been identified that would prevent compliance with the required setback.

Section 2.3.7(a)(iii) - Unique Design Considerations

Unique design considerations must warrant the variance. The request does not demonstrate design circumstances inherent to the property that would justify deviation from the required standard.

Section 2.3.7(a)(iv) - Planning and Land Use Considerations

Planning and land use considerations must require mitigation of excessive vehicular traffic, noise, dust, vibration, or other intrusive adjacent uses. The request is not related to mitigation of such impacts.

Because the findings outlined in Section 2.3.7(a) cannot be made, staff finds that the criteria necessary to justify approval of the variance have not been satisfied.

APPLICABLE ORDINANCE:

Under Section 2.3.7(a) of the Subdivision Ordinance, the Commission, by a two-thirds majority vote of those members present and voting may grant a variance from specific terms or standards of this chapter if:

- (i) Strict compliance would create an undue hardship by depriving the owner or applicant of the reasonable use of the land;
- (ii) Unusual physical characteristics exist;
- (iii) Unique design considerations warrant; or
- (iv) Planning and land use considerations require the mitigation of excessive vehicular traffic, noise, dust, vibration or other intrusive adjacent uses.

Pursuant to Section 2.3.7(e), the Commission shall make findings concerning the factors justifying the decision to grant a variance, and shall include these findings in the official minutes of the meeting at which the variance was granted.

- 2. Identify all easements.
- 3. All improvements as per the Subdivision Ordinance.

Fire: No comments submitted.

Traffic Safety: No comments submitted.

Engineering: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

AT&T: No comments submitted.

8. CONSIDERATION OF THE FOLLOWING FINAL PLATS AND REPLATS:

MOTION: Commissioner Cantu made a motion to **hear** items 8A and 8B.

Second:	Vice Chair Barron
In Favor:	8
Opposed:	0
Abstained:	0

Motion Carried Unanimously

A. Final Consideration of the plat of Las Manadas Industrial Park, Phase 1. The intent is industrial.

PL-062-2026

District VI – Councilmember Dr. David Tyler King

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

- B. Final consideration of the replat of Lot 1A, Block 7, D & J Alexander, Unit X and 0.06 acres recorded into Lot 1B and Lot 2B, Block 7, D & J Alexander, Unit X. The intent is residential.**

PL-061-2026

District V – Councilmember Ruben Gutierrez, Jr.

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

MOTION: Commissioner M. Martinez made a motion to **approve** items 8A and 8B.

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

Motion Carried Unanimously

9. RECONSIDERATION OF THE FOLLOWING FINAL PLATS AND REPLATS:

- A. Final reconsideration of the plat of Loma Veranos Subdivision. The purpose of the reconsideration is to modify Dorado Lane to better accommodate park access and address potential conflicts related to on-street parking near the park area. The intent is residential.**

PL-063-2026

District I – Councilmember Gilbert Gonzalez

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

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

Motion Carried Unanimously

10. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:

A. Consideration of Model Rule Subdivision Compliance of the plat of Copper Creek Subdivision, Phase VI. The intent is residential.

PL-064-2026

District III- Councilmember Melissa R. Cigarroa

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

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

Motion Carried Unanimously

11. ADJOURNMENT:

MOTION: Vice Chair Barron made a motion to adjourn the meeting at 6:53 p.m.

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

Motion Carried Unanimously

Vanessa Guerra, AICP, MPA
Planning Director

Daniella Sada Paz, Chair
Planning & Zoning Commission

City of Laredo

Planning & Zoning Commission

Meeting Date: 3/19/2026
Ordinance 5B

Public Hearing and Recommendation of an

**CITY OF LAREDO
PLANNING AND ZONING COMMISSION**

MEETING MINUTES OF MARCH 5, 2026

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:03 p.m. on Thursday, March 5, 2026, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

COMMISSIONERS PRESENT:

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

COMMISSIONERS EXCUSED:

Michael Barron, Vice Chair	(Excused)
Cindy E. Cantu	(Excused)
Adolfo Martinez	(Excused)

STAFF PRESENT:

Vanessa Guerra, Planning Director
Rafael Vidaurri, Planner
Luis Vazquez, Planner
Joaquin Rodriguez, Legal
Ruben Dominguez, Fire Department

OTHERS PRESENT:

Orlando Navarro
Wayne Nance
Francisco Ramos

1. CALL TO ORDER

Chair Sada Paz called the Planning and Zoning Commission meeting to order at 6:03 p.m.

2. ROLL CALL

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

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

Second:	Commissioner Garcia
In Favor:	6

Opposed: 0
Abstained: 0

Motion Carried Unanimously

3. PLEDGE OF ALLEGIANCE

4. CITIZEN COMMENTS

None.

5. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE.

- A. An ordinance of the City of Laredo, Texas, amending section 24.65.0 of the Laredo Land Development Code, titled “General Supplemental Provisions,” creating subsection (D) which will impose distance regulations to prevent gas stations from being located within 100 or 200 feet of any residential district, school, or day care facility, depending on the amount of gallons of gasoline tank capacity a facility has.**

Mr. Orlando Navarro addressed the Commission and requested clarification regarding which ordinance was currently under review.

Commissioner M. Martinez responded the Commission was reviewing the ordinance related to exhaust placement requirements for fuel dispensing facilities. He explained the ordinance addresses the required distance for exhaust systems, specifically whether they must be located within 100 feet or 200 feet of any residential district, school, or daycare facility, depending on the gasoline tank capacity of the facility. Commissioner Martinez further noted, pursuant to regulations of the Texas Commission on Environmental Quality (TCEQ), exhaust pipes are generally required to extend above the canopy of the structure; however, he indicated he was uncertain whether that specific requirement applied to the ordinance currently under consideration.

Ms. Vanessa Guerra informed the Commission the caption of the ordinance differed from the caption presented in the Staff report.

Mr. Joaquin Rodriguez of the Legal Department advised the Commission the language contained within the ordinance itself constituted the controlling authority.

Commissioner Cazares stated the Environmental Director, Mr. Wagner, had previously indicated that exhaust systems located above the canopy were not the primary issue under consideration. Rather, the more significant concern involved the connectors extending from the underground storage tanks, and the applicable distance measurements would begin from those tank caps.

Ms. Vanessa Guerra, Planning Director, informed the Commission she had consulted with Mr. Wagner regarding the matter. She explained the discussion centered on how the required

distance measurements would be determined. Specifically, the previously discussed interpretation suggested the 100-foot distance would be measured from the property boundary. However, the ordinance language under review indicated the 100-foot distance would instead be measured from the injection point of the underground storage tanks. Ms. Guerra clarified the Commission was discussing whether the 100-foot or 200-foot distance requirements should be measured from the property line of the gas station site or from the injection point where gasoline is delivered into the storage tanks.

Commissioner Garcia suggested the ordinance be rewritten using language that is clearer and more easily understood, so the provisions would not require additional explanation for proper interpretation.

Chair Sada Paz requested Mr. Wagner attend the next meeting when the ordinance would be presented in order to provide an explanation consistent with the information he had previously provided to the Subcommittee.

Ms. Guerra informed Chair Sada Paz Staff would extend an invitation to Mr. Wagner to attend the next meeting at which the ordinance would be discussed. She also noted representatives from the Legal Department, which is responsible for the ordinance, would be present.

Commissioner Portillo requested Mr. Wagner provide supporting documentation and/or a presentation explaining the ordinance, particularly in the event that he is unable to attend the meeting.

MOTION: Commissioner Garcia made a motion to **table** the item and requested it be rewritten so that it will be easier to understand.

Second:	Commissioner M. Martinez
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

6. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:

- A. Review and consideration of a revision to the Aquero Subdivision Masterplan, and the granting of a variance to increase the maximum dead-end street length from 500 feet to approximately 650 feet, pursuant to Section 3-2 J, of the Subdivision Ordinance. The intent is residential, commercial, and multifamily. The purpose of this revision is to reconfigure phases and increase residential density.**

PL-067-2026

District VII – Councilmember Vanessa Perez

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

Wayne Nance, Porras Nance Engineering, informed the Commission he concurred with Staff comments.

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

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

Motion Carried Unanimously

Staff Recommendation: Staff supports the item subject to the following comments.

Planning:

1. Include the extension of Aquero Boulevard in Phase XIII (8).
2. Revise street name “Pope Pius XI” in Phase VIII, as it conflicts with “Pope Pius X” in Phase V.
3. A zone change will be required for the intended uses. Please note that masterplan 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. In the event that the zone change is not approved, the applicant must submit a revised plat.
4. Coordinate with the Parks Department for input on the proposed greenspace.
5. 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).
6. All improvements as per the Subdivision Ordinance.

Fire:

1. Phase VII – Basilica Dr. and Vacation Ct. – Dead-end fire apparatus roads in excess of 150 feet shall be approved with width and turnaround provisions in accordance with Table D103.4 (96-foot cul-de-sac, 60-foot Y, 120-foot hammerhead).
2. Fire hydrants required every 500 feet for residential development.
3. ~~Phase IX – Remoteness where two fire apparatus access roads are required they shall place a distance apart to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served measured in a straight line between accesses.~~
4. ~~Phase VIII – Dead-end fire apparatus roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4 (96-foot cul-de-sac, 60-foot Y, 120-foot hammerhead).~~
5. ~~Fire hydrants required 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. (As per Subdivision Ordinance Handbook Section 3-2).
 - a. Block lengths and street lengths may be waived by the Planning and Zoning Commission provided that the waiver is requested in writing, incorporates traffic impact mitigation measures into a site plan, which is then submitted in conjunction with a preliminary plat/replat application.
 - b. No block length waiver may be granted by the Planning and Zoning Commission unless traffic impact mitigation measures comply with standards (herein adopted as minimum standards) of the Institute of Transportation Engineers (Latest Edition) and as set out in the "Transportation and Land Development Manual (Latest Edition)".
 - c. No block length waiver may be granted which modifies the City of Laredo Comprehensive Plan or the Thoroughfare Plan of the Comprehensive Plan addressing thoroughfares, highways, arterials, and collectors, or of the proper extension of any street.
 - d. A block length waiver shall not compromise safety.
2. Submit a TIA (As per Land Development Code Section 24.62.8)
3. Avoid Street jogs with centerline effect of less than 300 feet (As per Subdivision Ordinance Handbook, Chapter III Section 3-2, F).
4. Streets shall be laid out so as to intersect at right angle (As per Subdivision Ordinance Handbook, Section 3-2 H).
5. Follow functional hierarchy of roads (As per AASHTO Chapter 1)

Engineering: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

AT&T: No comments submitted.

7. CONSIDERATION OF THE FOLLOWING PRELIMINARY PLATS AND REPLATS:

- A. Preliminary consideration of the plat of Lot 1, Block 1, Jorge A. & Beatriz A. Flores Subdivision. The intent is multi-family.**

PL-065-2026

District V – Councilmember Ruben Gutierrez, Jr.

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

Francisco Ramos, Ramos Engineering, informed the Commission he concurred with Staff comments and stated a zone change application was submitted to change the zoning from an R-1 to an R-2.

Vanessa Guerra, Planning Director, informed the Commission and Engineer if the zone change does not get approved, they would need to come back and address it in the plat.

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

Second:	Commissioner M. Martinez
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

Planning:

1. Provide a cul-de-sac of a radius of 50 ft. at dead-end of “Don Beto Drive” pursuant to Section 3.2 J. of the Subdivision Ordinance.
2. 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.
3. Identify all easements.
4. 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.

**B. Preliminary consideration of the plat of Lot B-8E, Tanquecitos Partnership II Subdivision.
The intent is residential.**

PL-066-2026

Extra-Territorial Jurisdiction (ETJ)

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

Francisco Ramos, Ramos Engineering, informed the Commission he concurred with Staff comments.

Commissioner M. Martinez stepped out of the meeting at 6:19 p.m.

Commissioner M. Martinez stepped back into the meeting at 6:20 p.m.

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

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

Motion Carried Unanimously

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

Planning:

1. Modify Plat Note No. 3 to include the correct lot number.
2. Plat approval is required by Webb County as this subdivision is located in the Extra-Territorial Jurisdiction (ETJ) of the City of Laredo.
3. Identify all easements.
4. 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.

8. CONSIDERATION OF THE FOLLOWING FINAL PLATS AND REPLATS:

MOTION: Commissioner Garcia made a motion to hear items 8A, 8B and 8C together.

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

Motion Carried Unanimously

A. Final consideration of the plat of Lot 1, Block 1, Gonzalez-Gonzalez Plat. The intent is commercial.

PL-070-2026

District III – Councilmember Melissa R. Cigarroa

B. Final consideration of the plat of the replat of Lot 1, Block 8, Pueblo Nuevo into Lot 1A, 1B and 1C, Block 8, Pueblo Nuevo. The intent is residential and commercial.

PL-069-2026

Extra-Territorial Jurisdiction (ETJ)

C. Final consideration of the plat of Los Presidentes East Subdivision, Phase 5. The intent is residential.

PL-068-2026

District III – Councilmember Melissa R. Cigarroa

Luis Vazquez, Planner, read items 8A, 8B and 8C in for the record.

MOTION: Commissioner Garcia made a motion to approve items 8A, 8B and 8C.

Second:	Commissioner M. Martinez
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

9. ADJOURNMENT:

Planning & Zoning Commission
Minutes
March 5, 2026

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

Second:	Commissioner M. Martinez
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Vanessa Guerra, AICP, MPA
Planning Director

Daniella Sada Paz, Chair
Planning & Zoning Commission

City of Laredo

Planning & Zoning Commission

Meeting Date: 3/19/2026
Ordinance 7A

Public Hearing and Recommendation of an

SUBJECT

Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 12A, Block 2, Tesoro Plaza Subdivision, located at 5217 Tesoro Plaza Drive, from B-3 (Community Business District) to M-1 (Light Manufacturing District).

ZC-050-2025
District VII

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Initiated by: Hector Miguel Bernal Zamora, Owner Veronica Rios, Applicant and Representative

Council District: VII - Vanessa Perez

Proposed Use: The proposed use is for Truck Parking, Mechanic Shop, and Office Trailer.

- The applicant was advised about applying for a conditional use permit (CUP), and decided to attempt the zone change instead of applying for the CUP.

Site: The site is currently vacant developed land.

Surrounding Land Uses: To the north of the site is Laredo Fire Fighters Reception Hall, vacant developed land, Ministerio De Salvacion Church, and Kohls. To the east of the site is San Bernardo Avenue and Americas Best Value Inn hotel. To the south of the site is Nationalization of Vehicles Enterprises, Muscle & Fitness Center, Tesoro Apartments, Comunidad Cristiana Reino De Los Cielos Church, and the Laredo Fire Department Federal Credit Union. To the west of the site is Tesoro Plaza Drive, Apartments, Grupo MCA (customs broker), and trailer parking.

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

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

Transportation Plan: The Long Range Thoroughfare Plan identifies Tesoro Plaza Drive as a Local Street.

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

/17680/638703100333370000

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

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

1. The proposed zone change is not in conformance with the Comprehensive Plan's designation as Neighborhood Mixed Use (ALL EXCEPT M-1, M-2, B-4, AH, AN, FH, OG, FiH), which does not include M-1 zoning districts.
2. The proposed use may also result in a significant increase in commercial traffic. Tesoro Plaza Drive is designated as a local street, which is intended to function primarily as a residential corridor serving neighborhood traffic rather than accommodating high volumes of commercial traffic.
3. The proposed zone change may be anticipated to have a negative impact to the nearby residents and/or the surrounding area due to an increase in noise associated with the Truck/Heavy Equipment/Recreational Vehicle Repair.
4. The proposed zoning will create an isolated zoning district.

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

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

Is this change contrary to the established land use pattern?

There are industrial uses to the west of the site such as a trucking company for transfer and storage terminals.

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

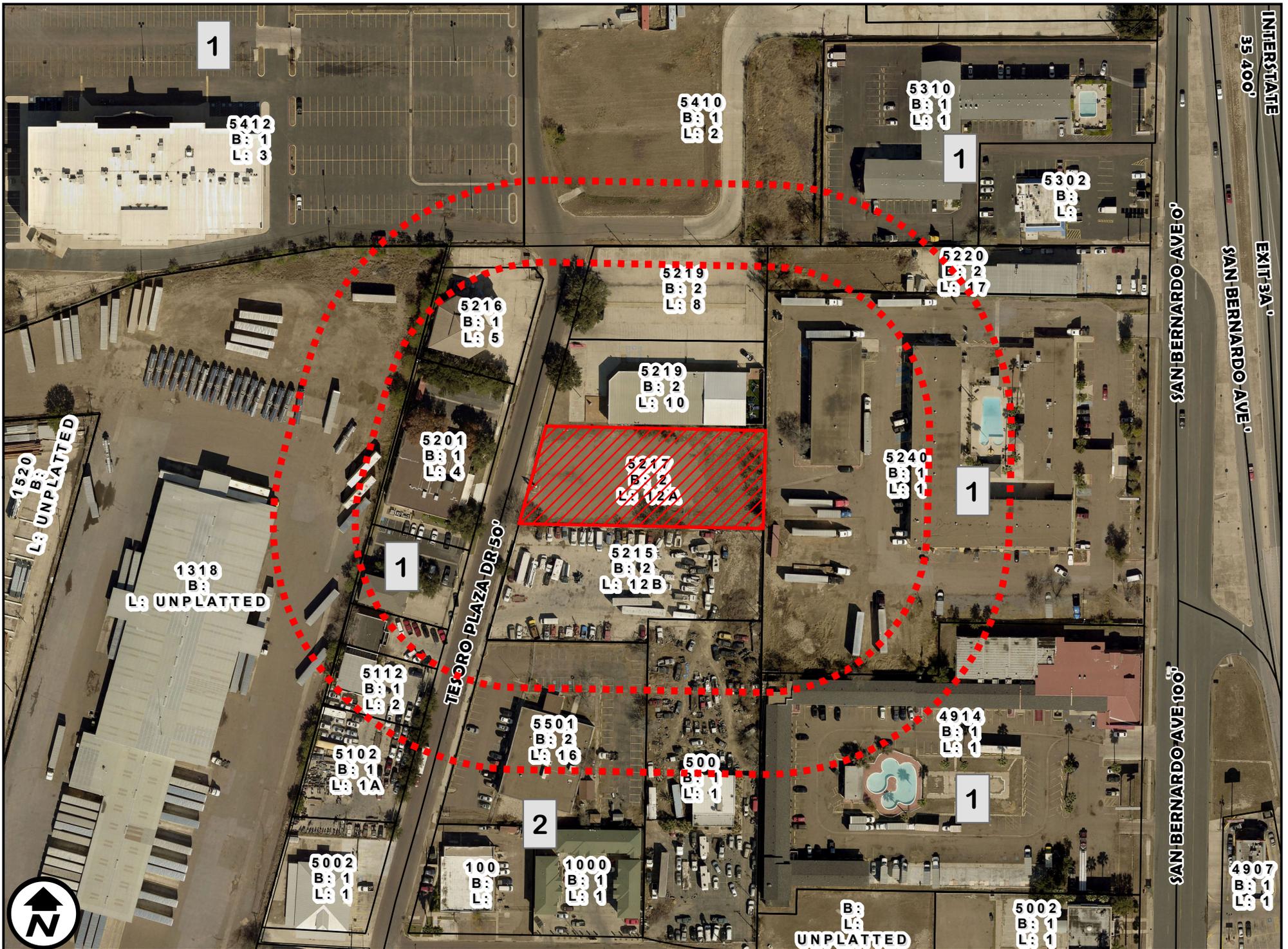
Yes. The proposed zoning will create an isolated zoning district.

Will change adversely influence living conditions in the neighborhoods?

Yes, it is anticipated to have a negative impact in the surrounding area or neighborhood due to an

increase in commercial traffic.

Are there substantial reasons why the property cannot be used in accordance with existing zoning?
Yes. The existing zone does not allow for Truck/Heavy Equipment/Recreational Vehicle Repair as intended by the applicant.

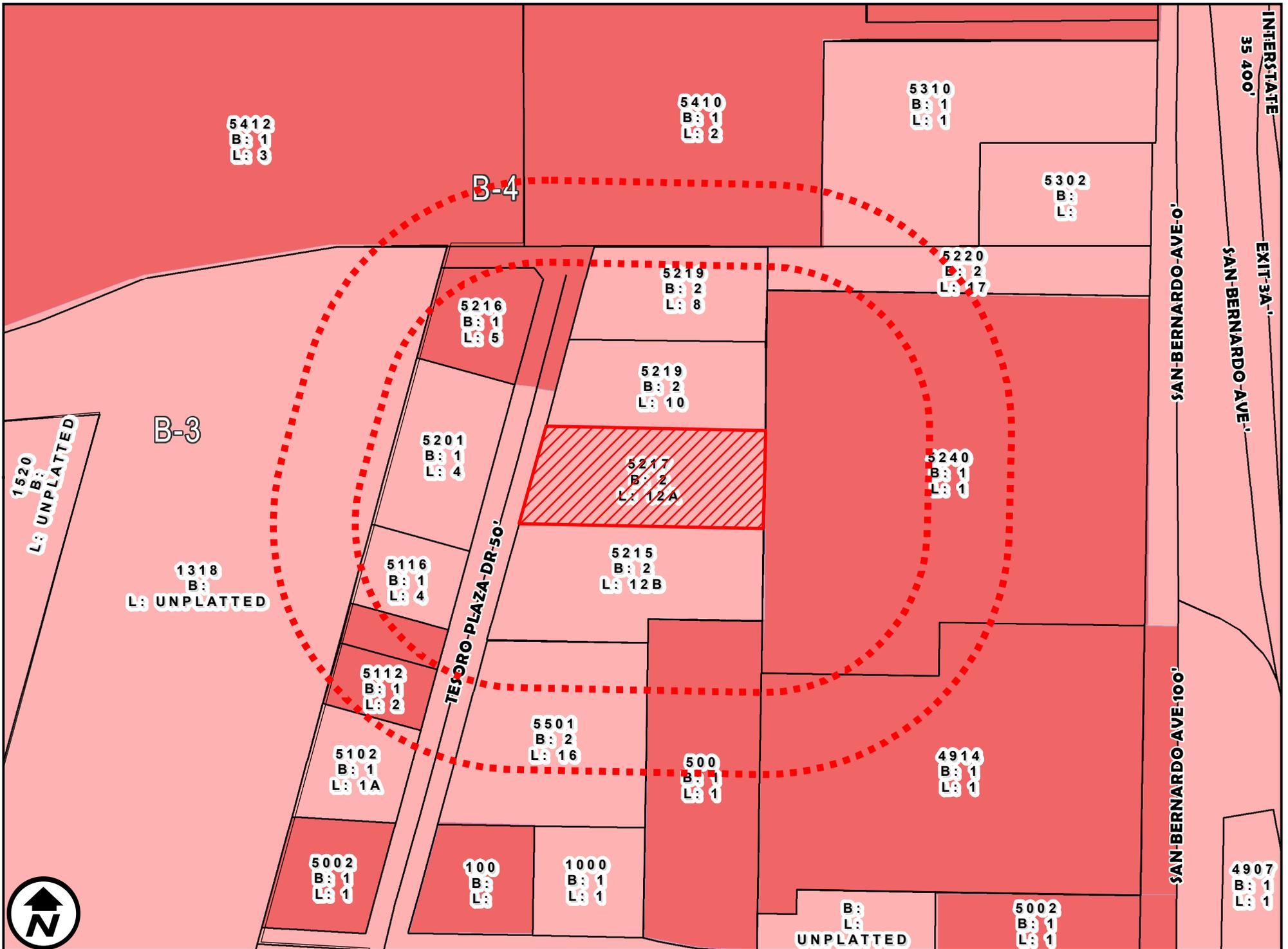


AERIAL MAP

1 inch = 150 feet

ZC-050-2025
 COUNCIL DISTRICT 7
 5217 TESORO PLAZA DRIVE

APPLICATION FC34
 B-3 (COMMUNITY BUSINESS DISTRICT) TO
 M-1 (LIGHT MANUFACTURING DISTRICT)

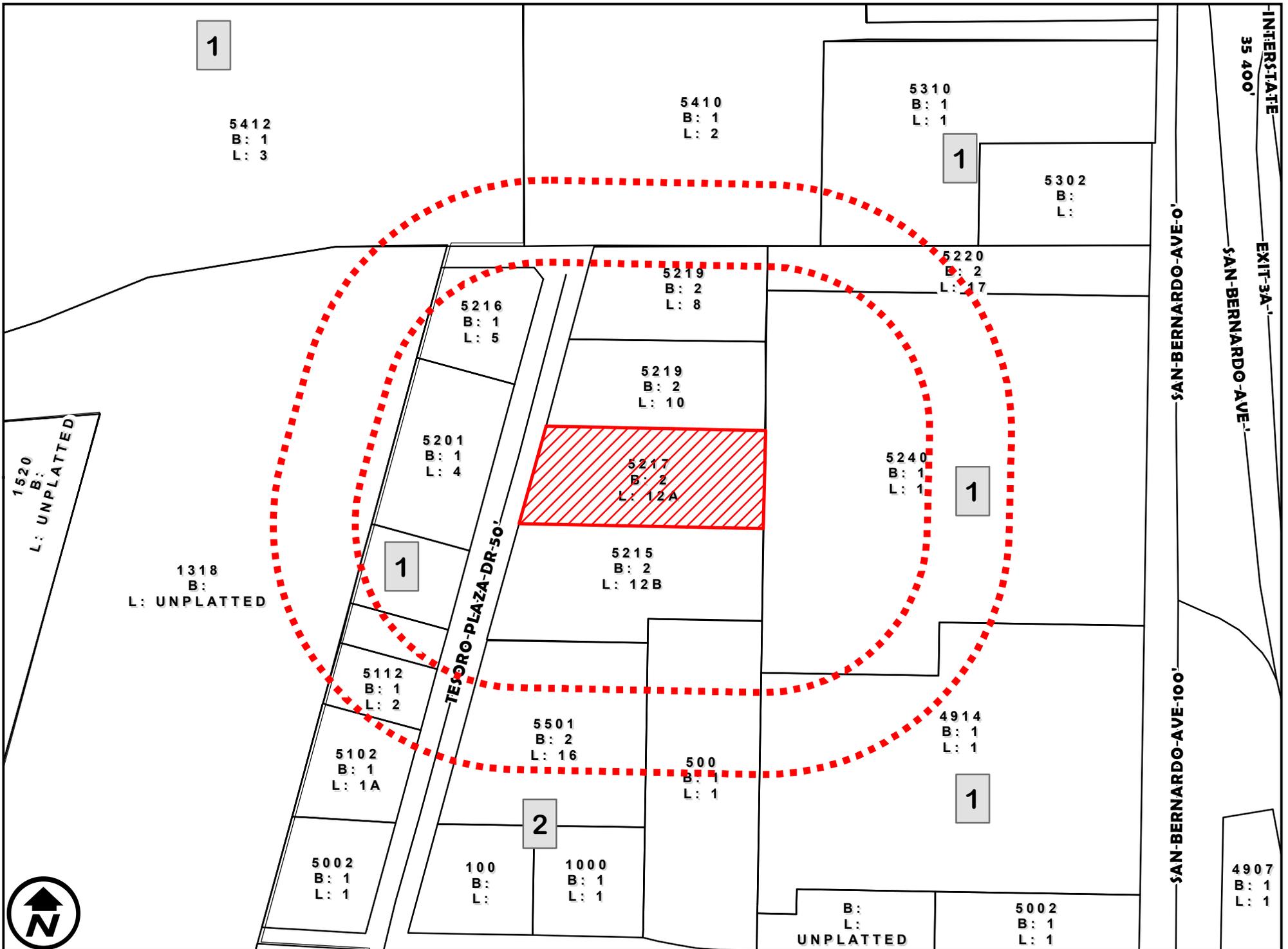


ZONING MAP

1 inch = 150 feet

ZC-050-2025
 COUNCIL DISTRICT 7
 5217 TESORO PLAZA DRIVE

APPLICATION FC36
 B-3 (COMMUNITY BUSINESS DISTRICT) TO
 M-1 (LIGHT MANUFACTURING DISTRICT)

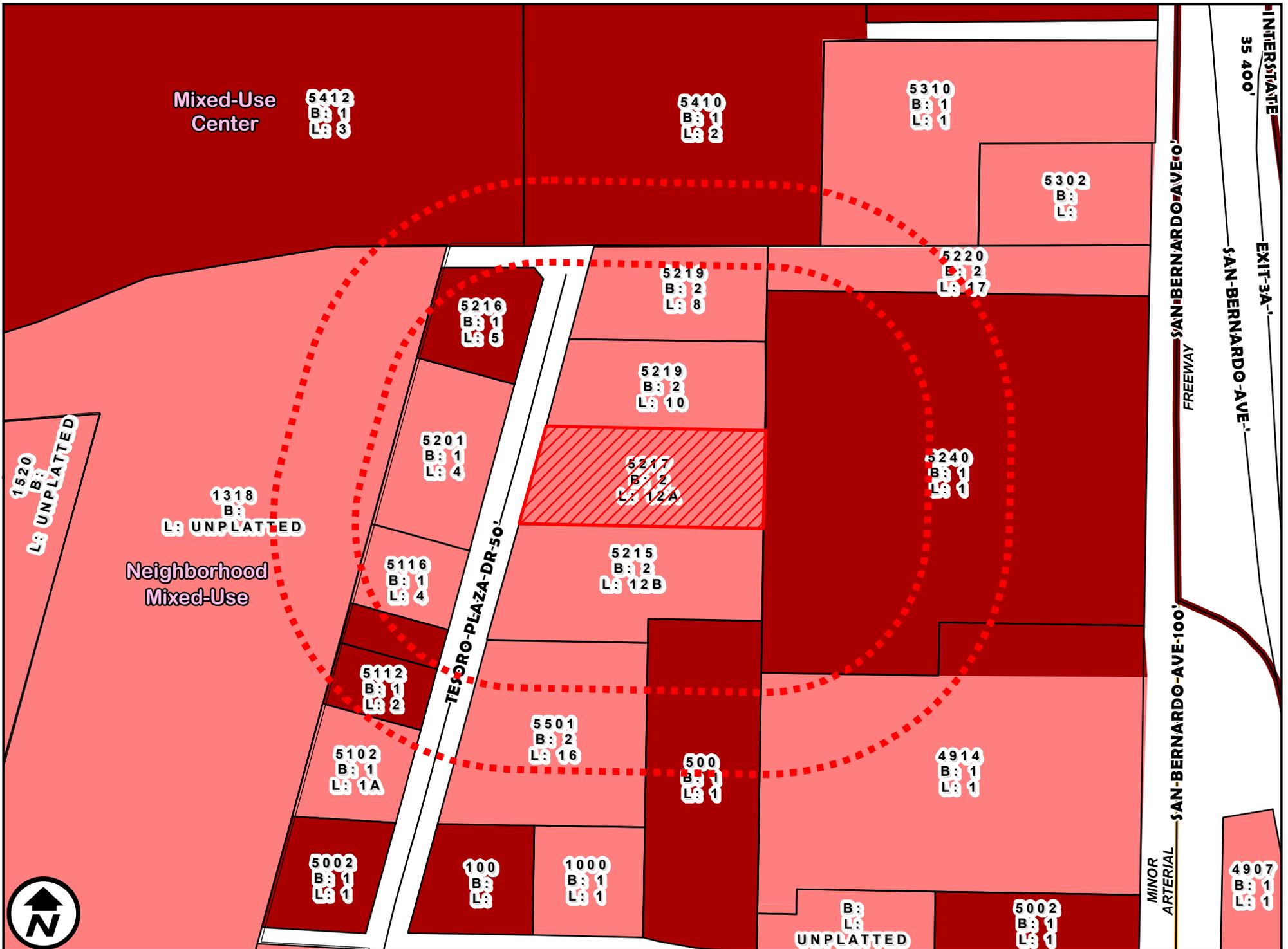


SURVEY MAP

1 inch = 150 feet

ZC-050-2025
 COUNCIL DISTRICT 7
 5217 TESORO PLAZA DRIVE

APPLICATION FC37
 B-3 (COMMUNITY BUSINESS DISTRICT) TO
 M-1 (LIGHT MANUFACTURING DISTRICT)

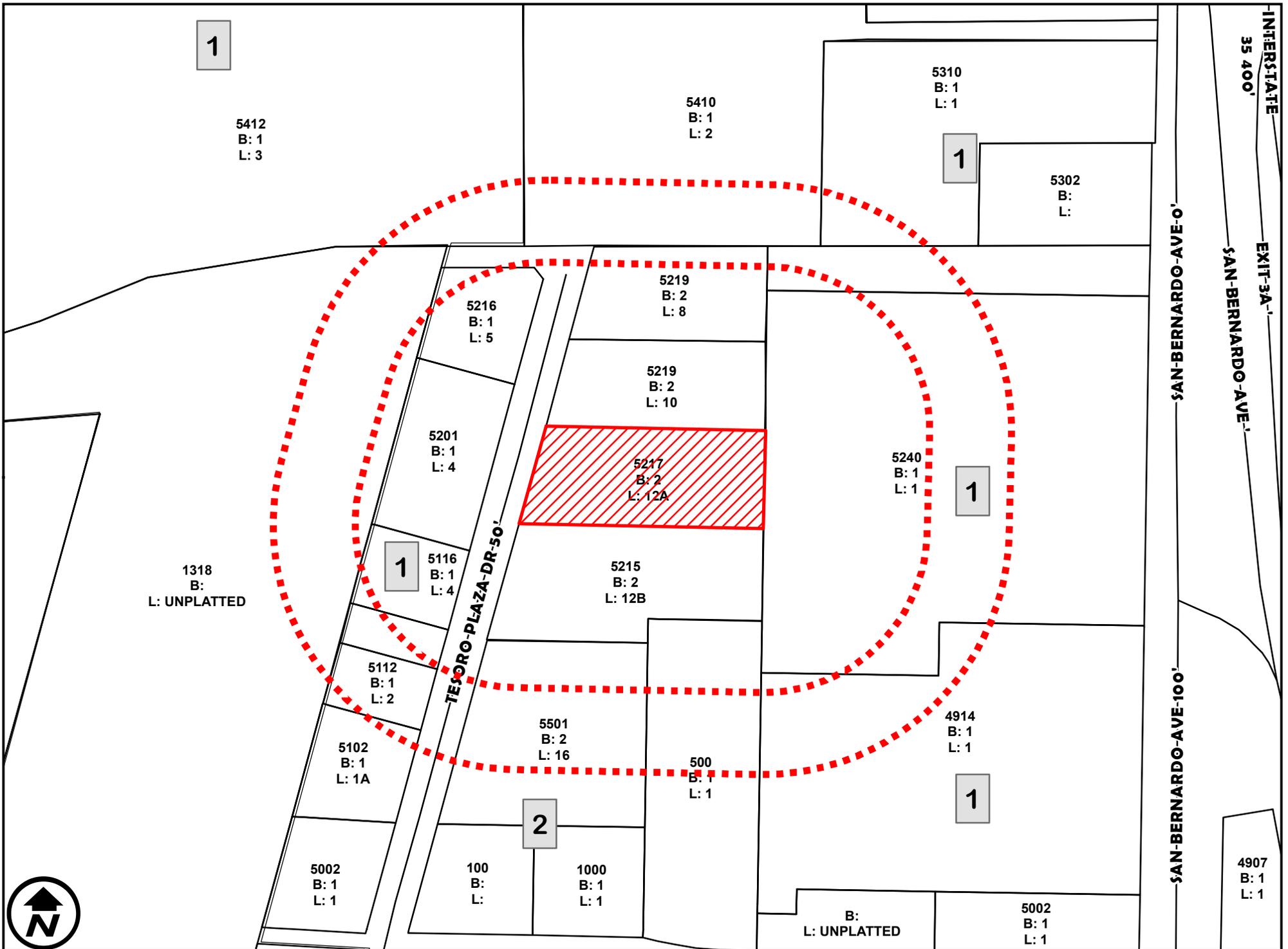


FUTURE LANDUSE

1 inch = 150 feet

ZC-050-2025
 COUNCIL DISTRICT 7
 5217 TESORO PLAZA DRIVE

APPLICATION FC39
 B-3 (COMMUNITY BUSINESS DISTRICT) TO
 M-1 (LIGHT MANUFACTURING DISTRICT)



200' AND 300' NOTIFICATION

1 inch = 150 feet

ZC-050-2025
 COUNCIL DISTRICT 7
 5217 TESORO PLAZA DRIVE

APPLICATION FC40
 B-3 (COMMUNITY BUSINESS DISTRICT) TO
 M-1 (LIGHT MANUFACTURING DISTRICT)



City of Laredo

Planning & Zoning Commission

Meeting Date: 3/19/2026
Ordinance 7B

Public Hearing and Recommendation of an

SUBJECT

Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a special use permit for a restaurant serving alcohol on Lot 6, Block 1, San Isidro McPherson Subdivision, Phase IV, Cantera Court, located at 9810 McPherson Road.

ZC-015-2026
District VI

PREVIOUS COUNCIL ACTION

On April 7, 1997, the City Council approved of the zone change request from AG to B-1 and R-O. (Ordinance Number 97-O-077)

BACKGROUND

Initiated by: Pizza Hut of South Valley LP, Owner; Ayva Pizza LLC, Applicant; and Shoukatali Dhanani, Representative

Council District: VI- Dr. Tyler King

Proposed Use: The proposed use is a special use permit for a Restaurant Serving Alcohol (Pizza Hut)

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

Current Zoning: The current zoning at this location is B-1 (Limited Business District) zoning district.

Site: The site is currently occupied by Pizza Hut Restaurant.

Surrounding Land Uses: To the north of the site is Sonterra Drive, Taco Palenque, Yun Cuisine, Delgado Insurance Agency, Tots to Teens Pediatric Dentistry & Orthodontics, and multi family residential uses. To the east of the site is McPherson Road, Laredo Medical Center, Geo Mortgage, SLAY Architecture, Texas Elite Realty Group, and Allied Universal Security Services. To the south of the site is Cantera Court, La Vida Food Truck, Savora Café Brunch, Melskitchenservices, Horikawa Tattoo and Piercing Studios, Blue Moon Country Bar & Patio, and multi family residential uses.

Citations, Warnings, and/or Violations: There are currently no citations, warnings, and/or violations.

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

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

Transportation Plan: The Long Range Thoroughfare Plan identifies McPherson Road as a Major Arterial and Cantera Court as a Local Street.

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

Letters sent to surrounding property owners: 15 In Favor: 0 Opposed: 0

STAFF COMMENTS:

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

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

1. Although the site does not meet the minimum distance requirement of 300 feet as per the Laredo Land Development Code Section 24.93.7, subsection (1), it is not anticipated to have a negative impact in the surrounding area or neighborhood because there will be no outdoor patio.

- The measurement is to be made from the front door of the establishment serving alcohol to the nearest property line (by shortest route) to the front door of the church, public school, entrance to the public park, front door of the residential structure or zoning district boundary and in a direct line across intersections wherever they occur and consistent with the measurement methodology as has been adopted by the Texas Alcoholic Beverage Commission.

- The distance to the nearest residential zoning district is approximately 162 feet.

2. The proposed use is compatible with the area since there are similar uses within the vicinity.

If approved, Staff suggests the following conditions:

1. The Special Use Permit is issued to Pizza Hut #39502, and may only be transferred upon application to and with the express permission of the City Council.
2. The hours of operation shall be limited to, Sunday through Thursday 10:30 a.m. to 11:00 p.m and Friday through Saturday 10:30 a.m. to 12:00 a.m.
3. An outdoor patio and/or outdoor seating is prohibited.
4. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
5. Landscaping shall be provided in accordance with the City of Laredo Land Development

Code.

6. The owner shall provide an opaque fence or wall of not less than 7 (seven) feet in height along any side or rear property lines in which abut or adjoin property containing a residential use or residential zoning district. Apartment complexes, residential condominiums or residential townhomes shall be similarly screened irrespective of which zoning district they occur in.
7. Establishments must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
8. Signage shall be consistent with the City's Sign Ordinance and TABC rule or regulation.
9. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
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. At all times the restaurant is open to the public for business, it shall continually maintain and serve food from its full-service menu.
12. The restaurant shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load.
13. The restaurant shall, during all hours of operation, maintain, free from obstruction or impediment to full instant use in the case of fire or other emergency, all exit accesses, exits or exit discharges.
14. The restaurant shall undergo an annual Fire Inspection.
15. All permits, licenses, certifications and inspections required by the codes and ordinances of the City of Laredo shall be kept up to date and current including but not limited to: a. Food Manager License (annual) b. Food Handler's Permit (annual), c. Certificate of Occupancy with Occupant Load. Occupant Load being the approved capacity of a building or portion thereof.
16. Owner shall comply with, Building, Health, Safety, and all applicable codes and regulations as required.
17. The restaurant shall maintain and comply with the BLUE Gun Sign regulations as per TABC (not exceed the required alcohol sales percentage).
18. The restaurant shall provide the City of Laredo, Building Development Services Department with a copy of the current TABC License to include but not limited to any renewals or amendments as they occur.
19. A business entity, which has been granted an SUP, is required to report (on a form approved by the Building Official of designee) any change in the entity's ownership status which occurs by virtue of the transfer of a majority of its stock or a majority of its membership interest to the City of Laredo Building Services Building Official or designee. Any change in ownership interest shall be deemed a transfer of the business and shall require Council approval of the transfer of the existing SUP.
20. Failure to comply (# 19 condition) above, shall render the existing SUP null, void and of no force or effect.
21. The use authorized by the special use permit is required to abide by all relevant municipal codes.

Notice to the owner/applicant:

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

COMMITTEE RECOMMENDATION

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

STAFF RECOMMENDATION

IMPACT ANALYSIS

Is this change contrary to the established land use pattern?

There are multi-family residential uses to the south and west of the site and a bar to the south of the site.

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

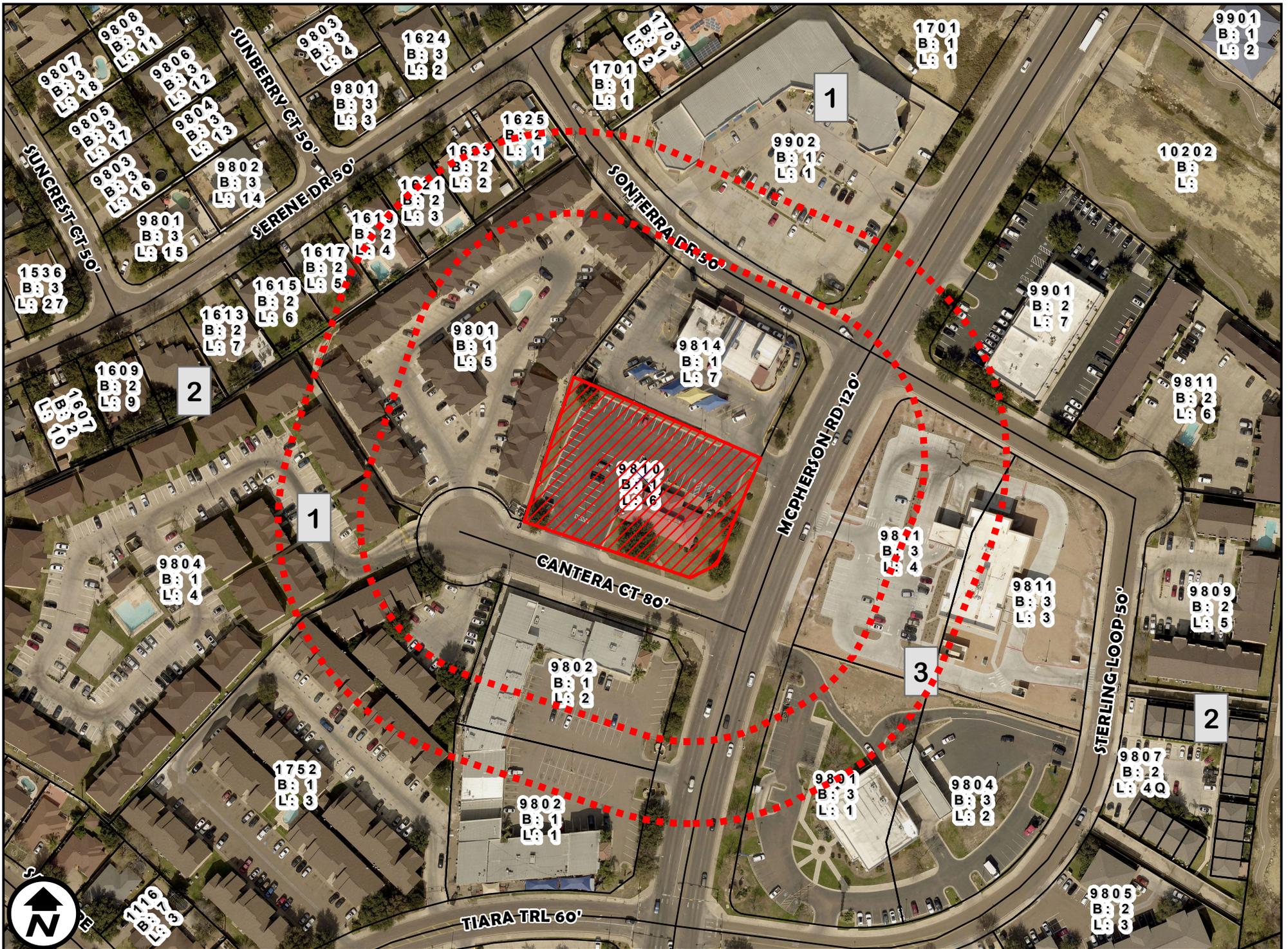
No, the zone will not change.

Will change adversely influence living conditions in the neighborhoods?

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

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

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



AERIAL MAP

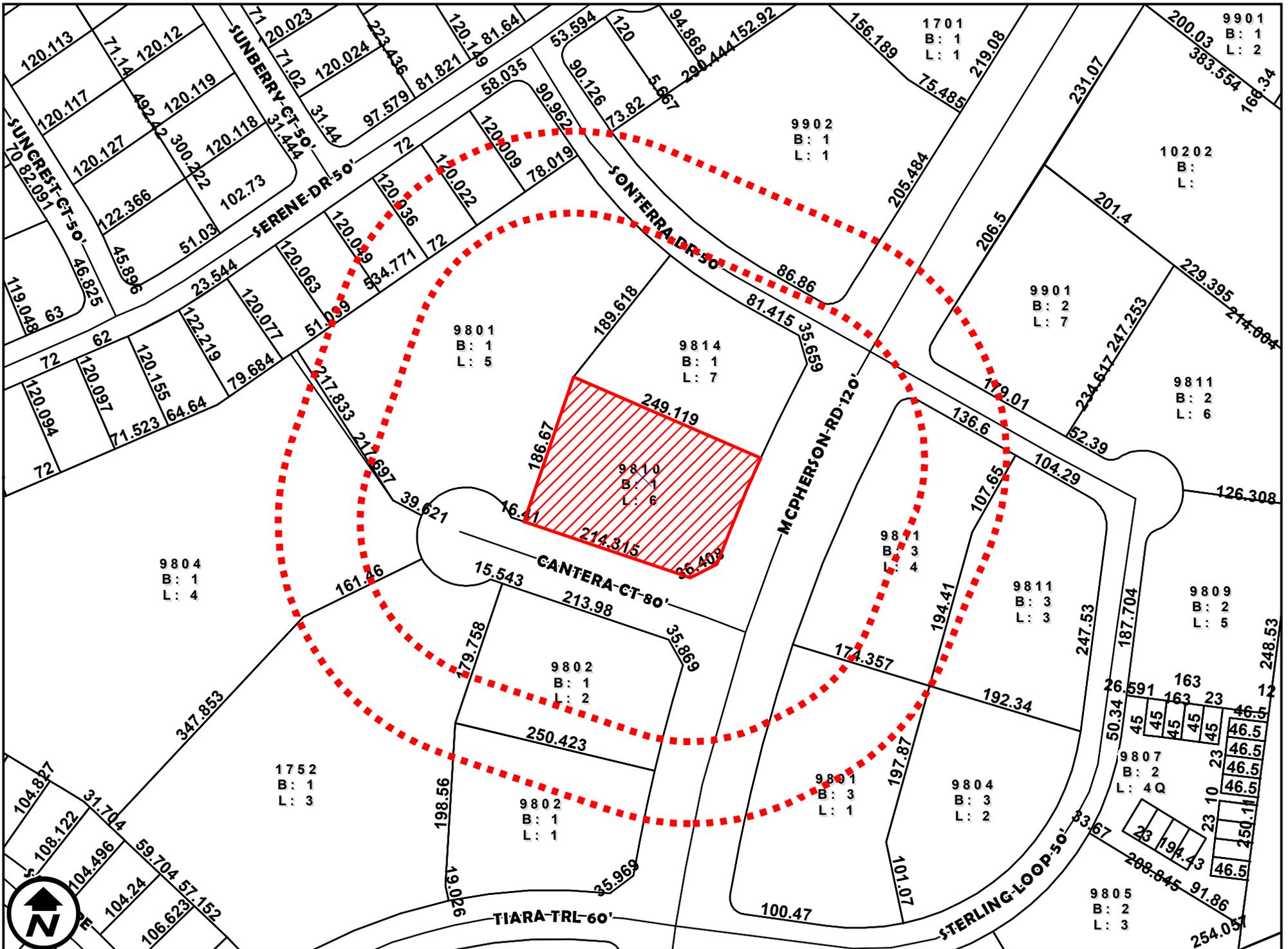
1 inch = 150 feet

ZC-015-2026

COUNCIL DISTRICT 6
9810 MCPHERSON ROAD

APPLICATION FC 46

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

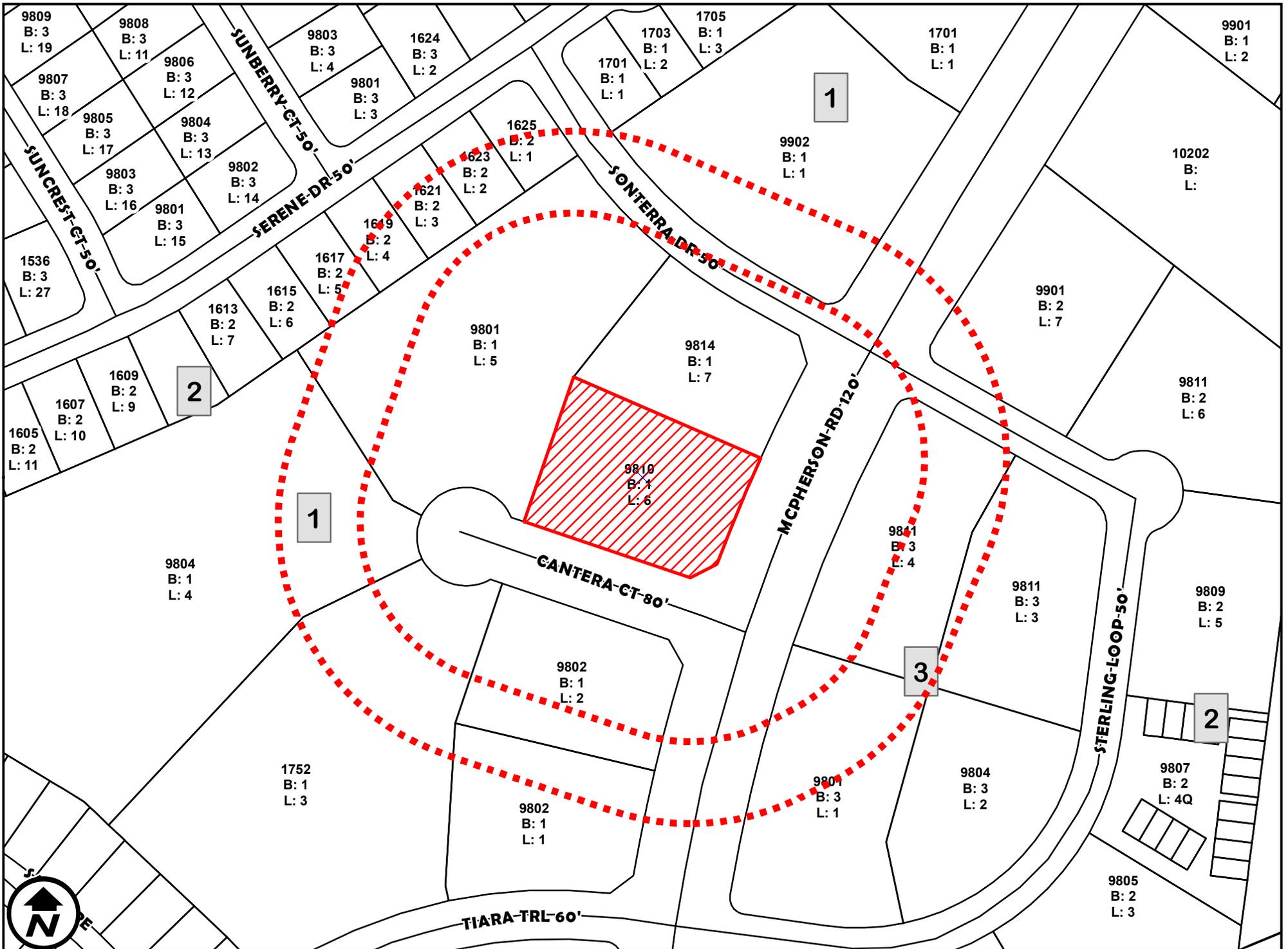


DIMENSIONS MAP

1 inch = 150 feet

ZC-015-2026
 COUNCIL DISTRICT 6
 9810 MCPHERSON ROAD

APPLICATION FC 47
 B-1 (LIMITED BUSINESS DISTRICT) T-1
 S.U.P. FOR RESTAURANT SERVING ALCOHOL



200' AND 300' NOTIFICATION

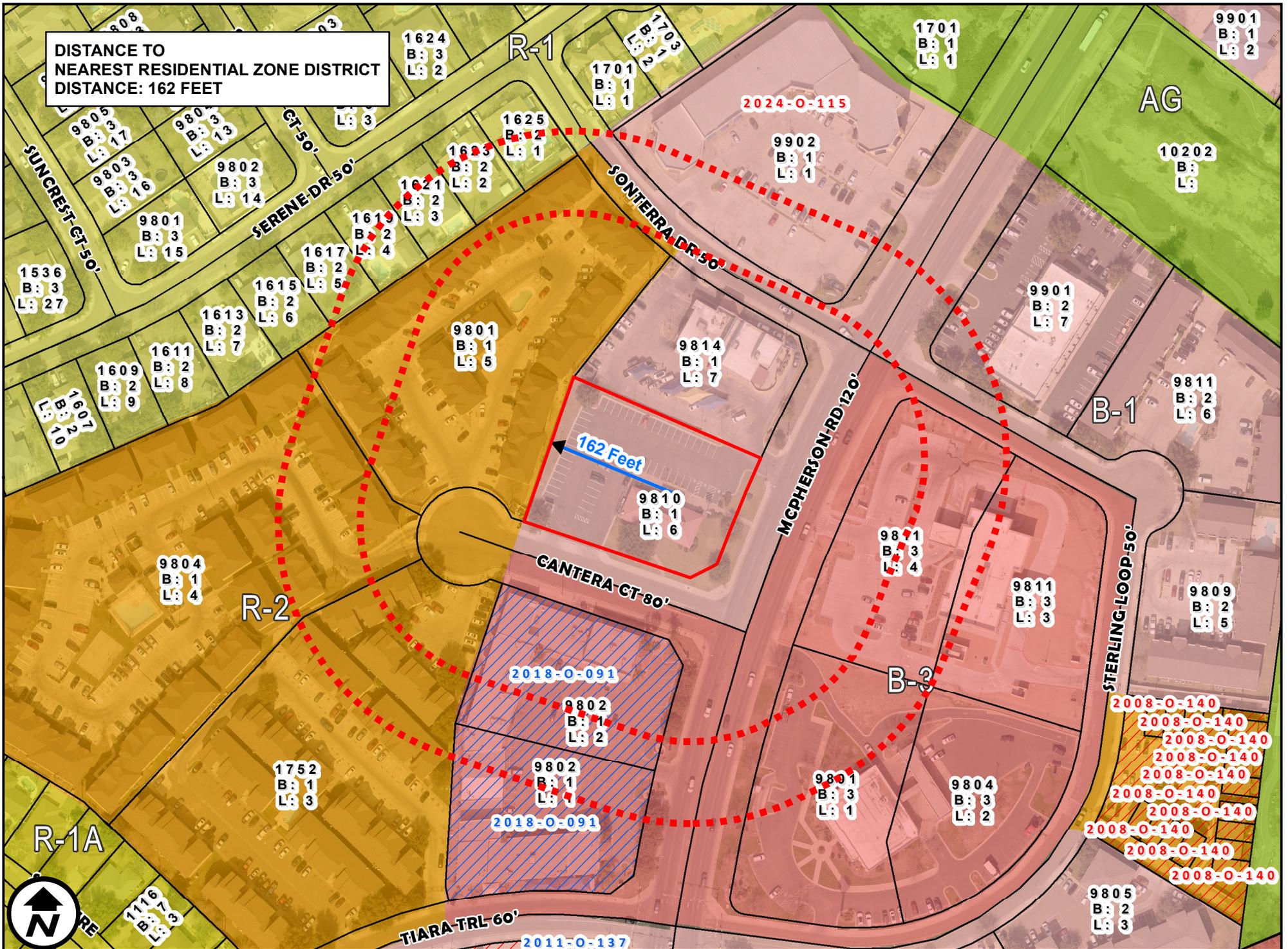
ZC-015-2026

APPLICATION FC 48

1 inch = 150 feet

COUNCIL DISTRICT 6
9810 MCPHERSON ROAD

B-1 (LIMITED BUSINESS DISTRICT) T-1
S.U.P. FOR RESTAURANT SERVING ALCOHOL



DISTANCE TO
NEAREST RESIDENTIAL ZONE DISTRICT
DISTANCE: 162 FEET

162 Feet



DISTANCE MAP

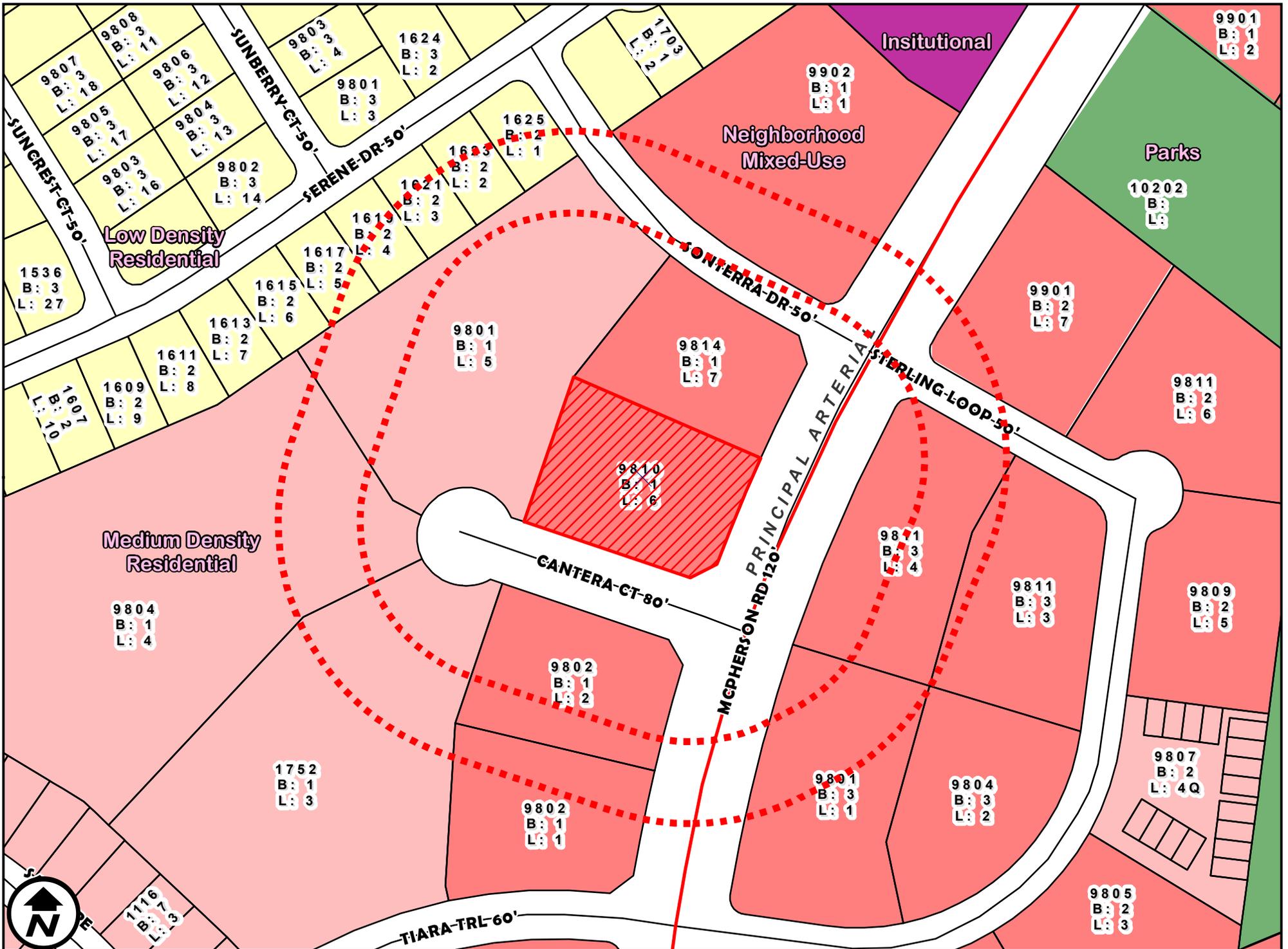
1 inch = 150 feet

ZC-015-2026

COUNCIL DISTRICT 6
9810 MCPHERSON ROAD

APPLICATION FC 49

B-1 (LIMITED BUSINESS DISTRICT) TO
S.U.P. FOR RESTAURANT SERVING ALCOHOL

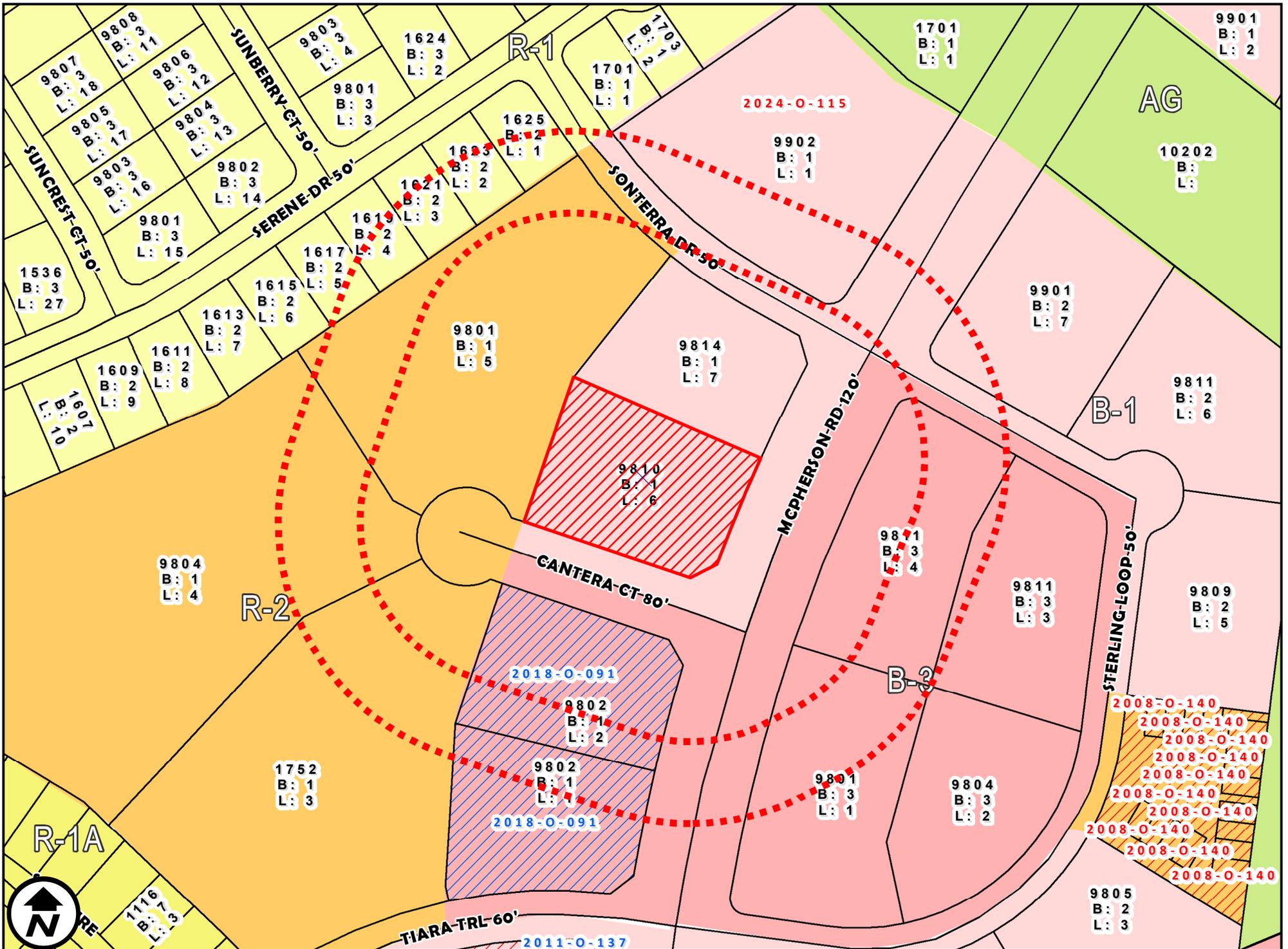


FUTURE LANDUSE

1 inch = 150 feet

ZC-015-2026
 COUNCIL DISTRICT 6
 9810 MCPHERSON ROAD

APPLICATION FC 50
 B-1 (LIMITED BUSINESS DISTRICT) T
 S.U.P. FOR RESTAURANT SERVING ALCOHOL



ZONING MAP

1 inch = 150 feet

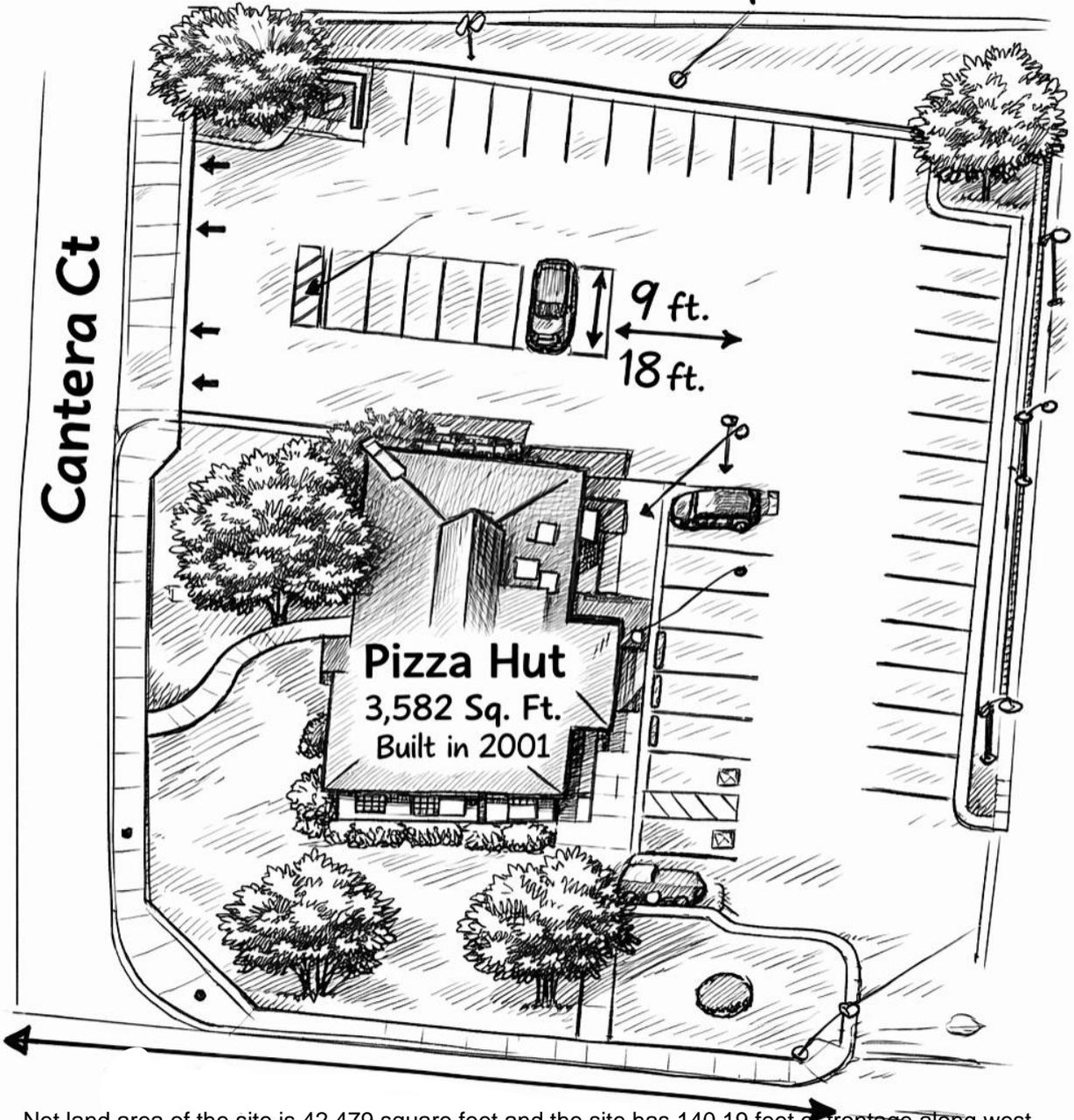
ZC-015-2026
 COUNCIL DISTRICT 6
 9810 MCPHERSON ROAD

APPLICATION FC 52
 B-1 (LIMITED BUSINESS DISTRICT) T
 S.U.P. FOR RESTAURANT SERVING ALCOHOL



Pizza Hut at 9810 N McPherson Ave in Laredo, Texas, is a full-service quick dining restaurant specializing in handcrafted pizzas, pasta dishes, chicken wings, and classic sides. This location operates seven days a week, with business hours from 10:30 AM to 11:00 PM Sunday through Thursday, and 10:30 AM to 12:00 AM on Fridays and Saturdays. The store employs approximately 25 team members, including kitchen staff, delivery drivers, and front-of-house personnel, all dedicated to delivering fast, friendly, and reliable service. Offering dine-in, takeout, and delivery options, the restaurant serves families, students, and professionals throughout the Laredo area and enjoys high visibility in a well-trafficked commercial corridor.

Total Land Area: 42,479 Sq. Ft.



Net land area of the site is 42,479 square feet and the site has 140.19 feet of frontage along west side of Mcpherson and 21,426 feet of frontage along the north side of Cantera court

City of Laredo

Planning & Zoning Commission

Meeting Date: 3/19/2026
Ordinance 7C

Public Hearing and Recommendation of an

SUBJECT

Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately the south 87.3 feet of Lot 6 and east 20.56 feet of south 87.30 feet of Lot 7 and west 35 feet of the south 47.82 feet of Lot 7, Block 34, Eastern Division, as further described by metes and bounds in attached "Exhibit A", located at 1102 Cedar Avenue, from R-O (Residential/Office District) to B-3 (Community Business District).

ZC-027-2026
District III

PREVIOUS COUNCIL ACTION

On May 3, 1999, the City Council approved a conditional use permit for an adult daycare.

BACKGROUND

Initiated by: Professional Clean Service, Inc., Owner; Francisco Garcia & Martha I. Cruz Garcia, Applicant/Representative

Council District: III - Cm. Melissa R. Cigarroa

Proposed Use: The proposed use is for a car lot.

Site: The site is currently occupied by used car lot.

Surrounding Land Uses: To the north of the site is Guadalupe Street, Cedar Avenue, the Outlet Furniture Store, a vacant building Los Jacales restaurant, and single-family residential uses. To the east of the site is Chihuahua Street, CVS Pharmacy, Logan Avenue, Total Makeover Spa & Salon, and a vacant commercial building. To the south of the site is Chihuahua Street, Cedar Avenue, Lexington Avenue, Rosario Street, vacant lot, junk yard (inoperable vehicles), single-family residential uses, multi-family residential uses (apartments and a duplex), Stor-In-Town mini storages. To the west of the site is a bridge system located between Guadalupe and Chihuahua Street, vacant land, the Kansas City Southern Railroad, vacant commercial buildings, Chihuahua Street, and Guadalupe Street.

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

Transportation Plan: The Long Range Thoroughfare Plan identifies Chihuahua Street as an Industrial

Collector and identifies Cedar Avenue as a Local Street.
<https://www.cityoflaredo.com/home/showpublisheddocument/17680/638703100333370000>

Letters sent to surrounding property owners: 27 In Favor: 0 Opposed: 0

Staff supports the proposed zone change for the following reasons:

1. The proposed zone change is appropriate at this location, as the proposed site abuts Chihuahua, which is identified as an industrial collector on the Thoroughfare Plan.
2. Chihuahua Street serves as a buffer between the proposed site and the residential uses to the south, while Guadalupe acts a buffer between the proposed site and the residential uses to the north.
3. Although, the proposed zone change is not in conformance with the Comprehensive Plan's designation as Downtown Mixed-Use (CBD, R-1, R-2, R-3, R-1B, R-1A, R-O, AE), it is not anticipated to negatively impact with the surrounding area, as the proposed use is already established.

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.
2. Any proposed use may require demolition for on-site parking or an accommodation of off-site parking or shared parking. Off-site parking must be within 1000 feet of the proposed site.

COMMITTEE RECOMMENDATION

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

STAFF RECOMMENDATION

IMPACT ANALYSIS

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

Is this change contrary to the established land use pattern?

The vicinity of the site are residential and commercial uses. However, a large portion is bridge system between Guadalupe and Chihuahua Street, as well as the Kansas City Southern Railroad.

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

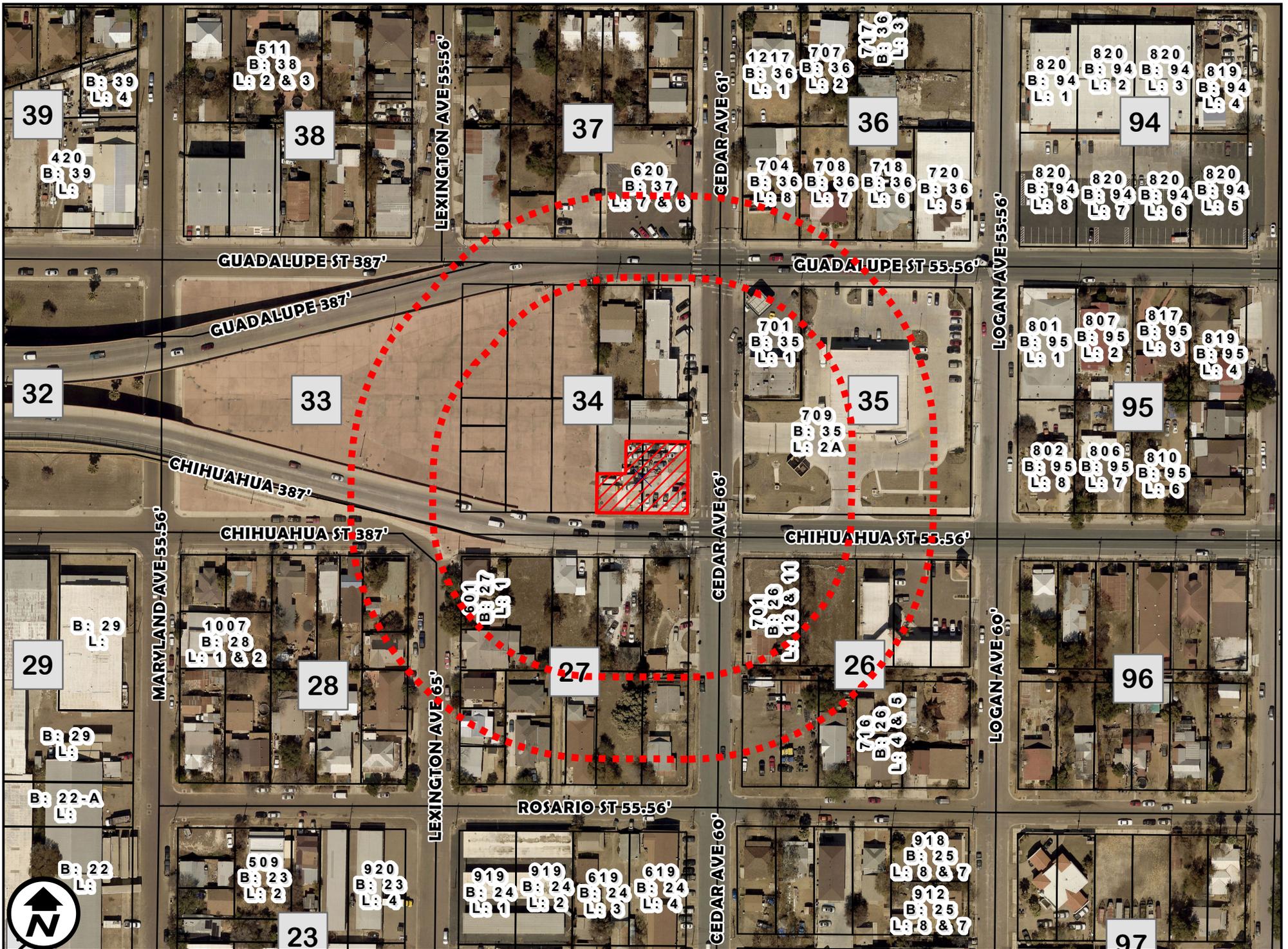
Yes. The proposed zone will create an isolated zoning district.

Will change adversely influence living conditions in the neighborhoods?

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

area or neighborhoods since it seems the proposed use is already existing.

Are there substantial reasons why the property cannot be used in accordance with existing zoning?
Yes. The existing zone does not allow for a car lot as intended by the applicant.



AERIAL MAP

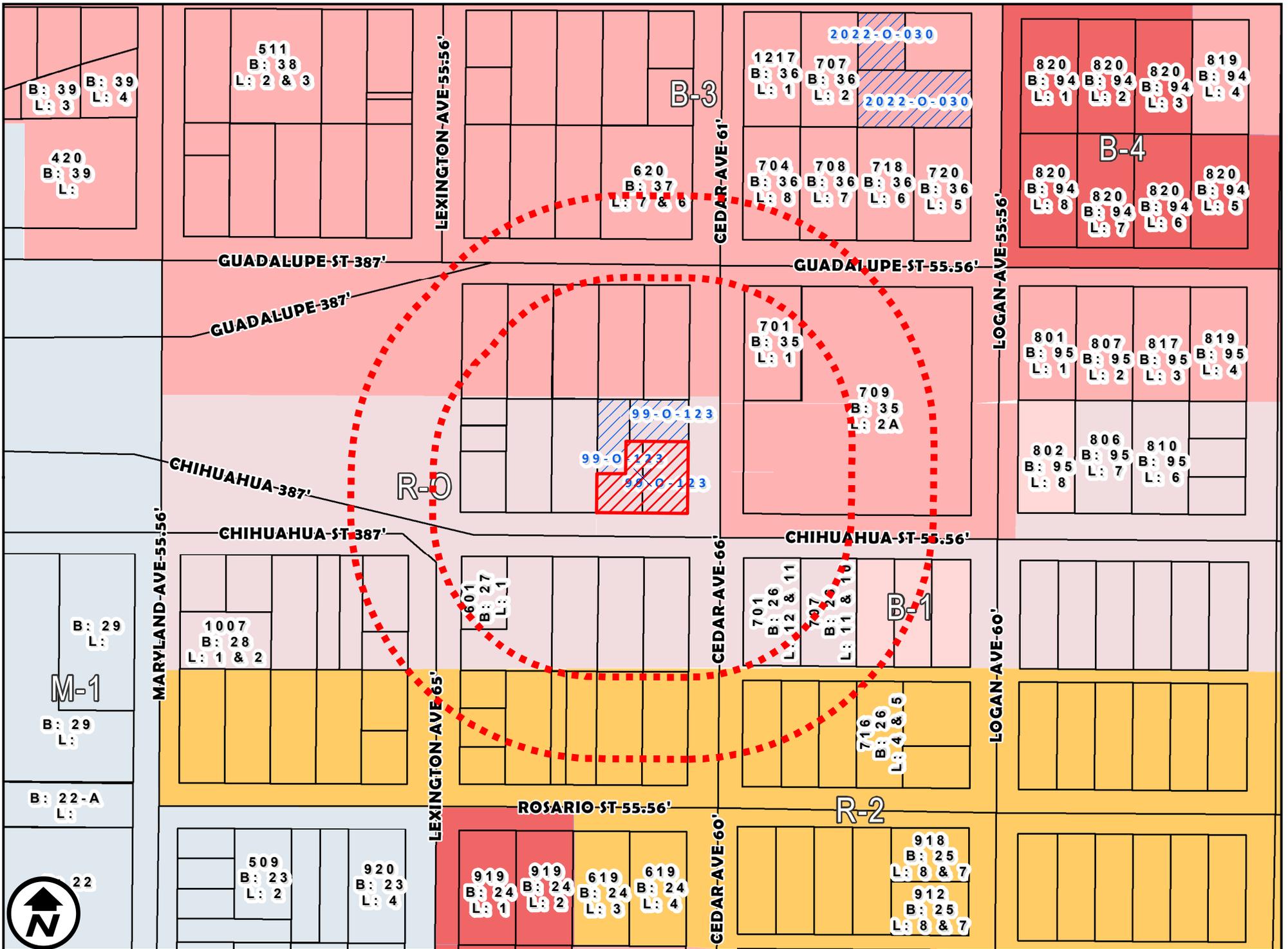
1 inch = 150 feet

ZC-027-2026

COUNCIL DISTRICT 3
1102 CEDAR AVENUE

APPLICATION FC 60

R-O (RESIDENTIAL/OFFICE DISTRICT) T
B-3 (COMMUNITY BUSINESS DISTRICT)



ZONING MAP

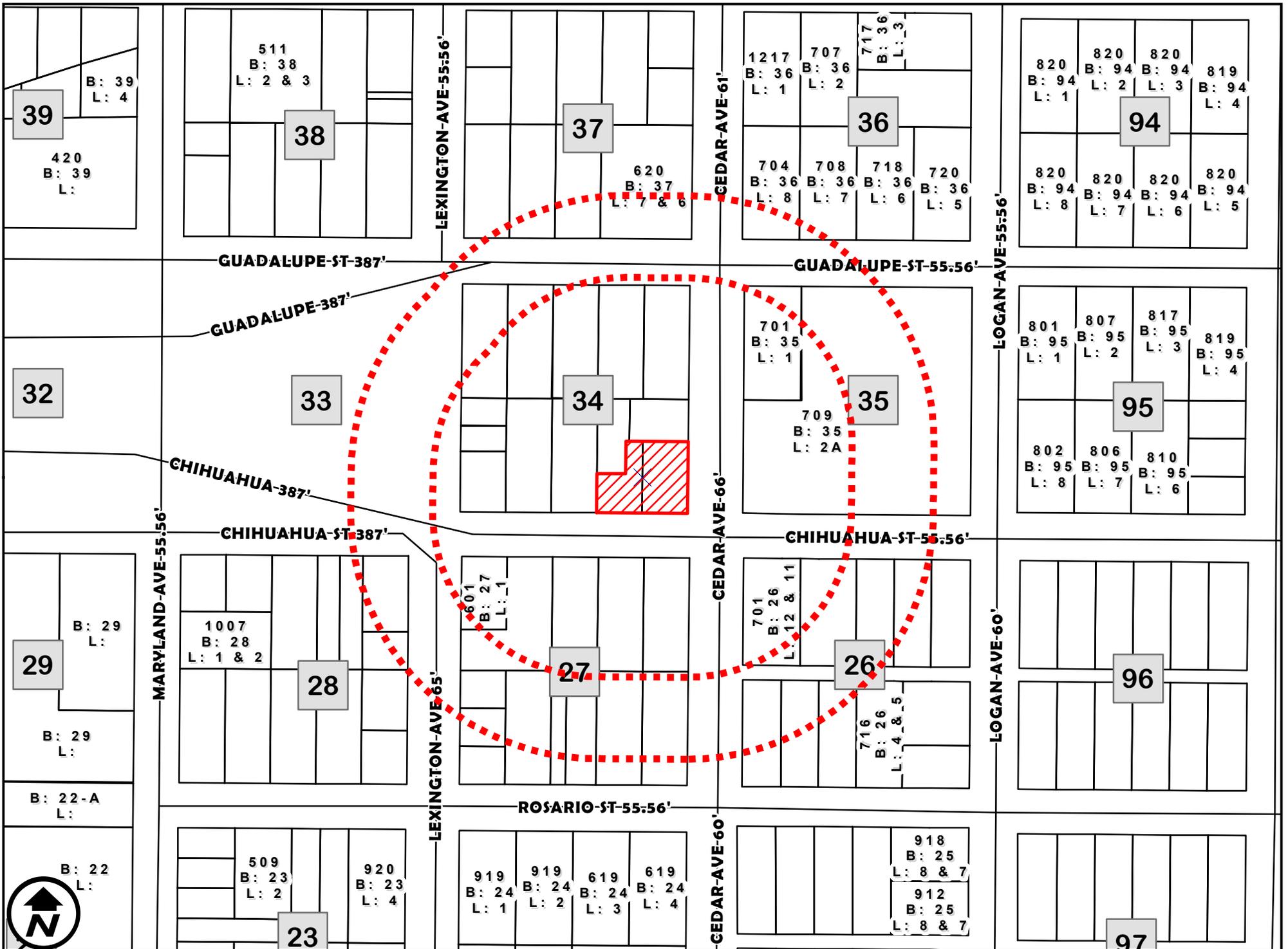
1 inch = 150 feet

ZC-027-2026

COUNCIL DISTRICT 3
1102 CEDAR AVENUE

APPLICATION FC 62

R-O (RESIDENTIAL/OFFICE DISTRICT) T
B-3 (COMMUNITY BUSINESS DISTRICT)



SURVEY MAP

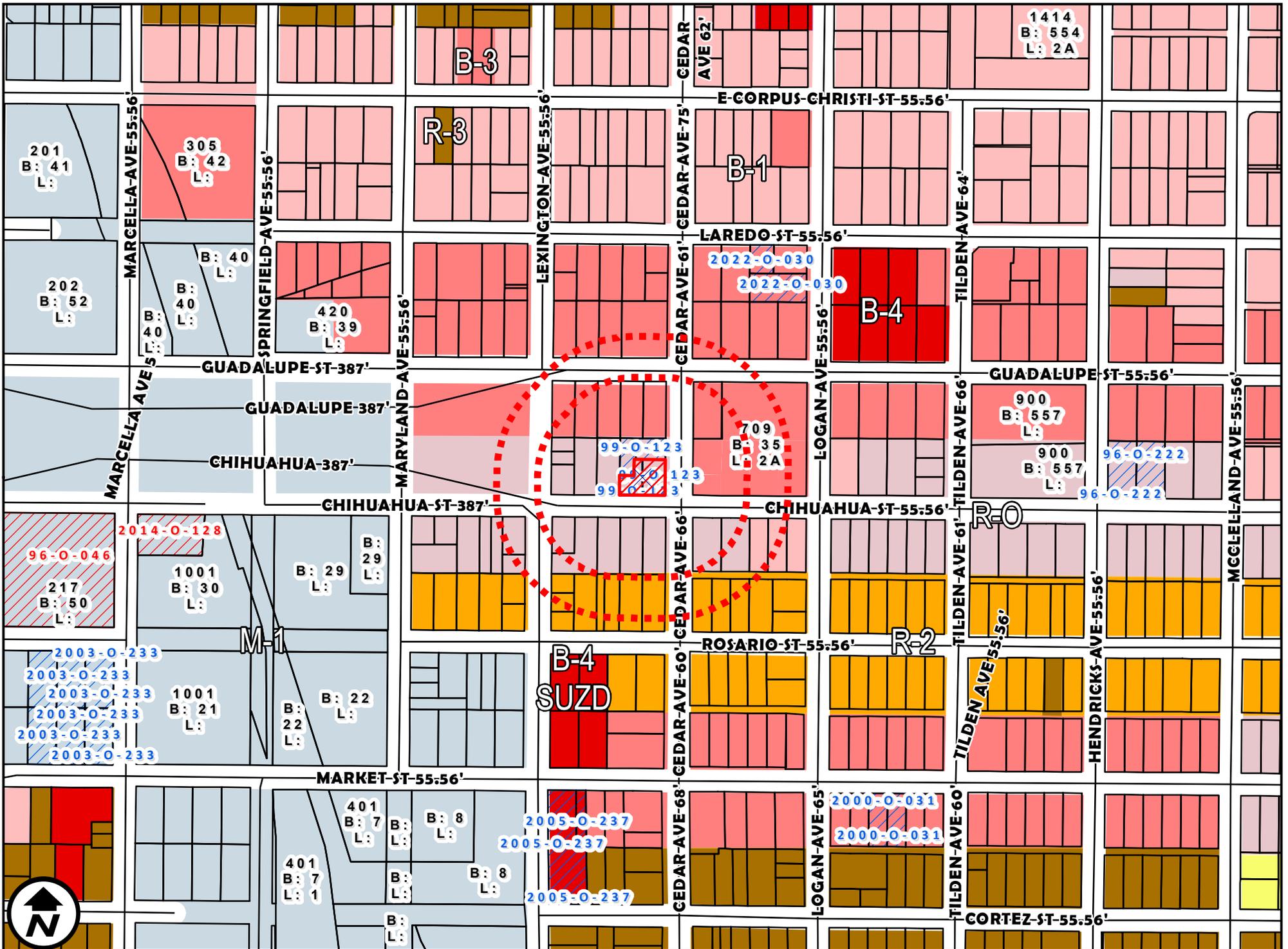
1 inch = 150 feet

ZC-027-2026

COUNCIL DISTRICT 3
1102 CEDAR AVENUE

APPLICATION FC 63

R-O (RESIDENTIAL/OFFICE DISTRICT) T
B-3 (COMMUNITY BUSINESS DISTRICT)



ZONING OVERVIEW

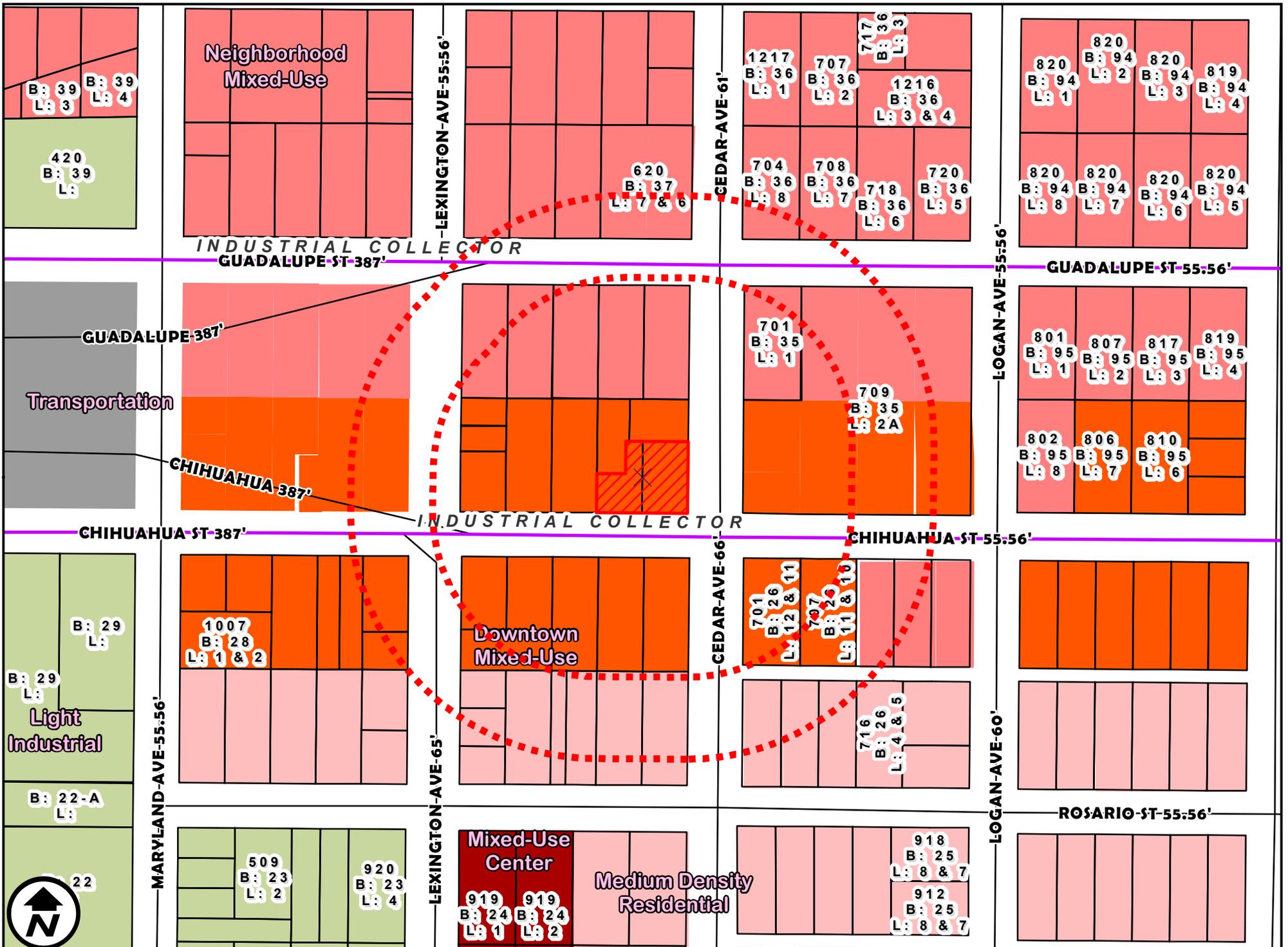
1 inch = 300 feet

ZC-027-2026

COUNCIL DISTRICT 3
1102 CEDAR AVENUE

APPLICATION FC 64

R-O (RESIDENTIAL/OFFICE DISTRICT) T
B-3 (COMMUNITY BUSINESS DISTRICT)



FUTURE LANDUSE

ZC-027-2026

APPLICATION FC 65

1 inch = 150 feet

COUNCIL DISTRICT 3
1102 CEDAR AVENUE

R-O (RESIDENTIAL/OFFICE DISTRICT) T-1
B-3 (COMMUNITY BUSINESS DISTRICT)



200' AND 300' NOTIFICATION

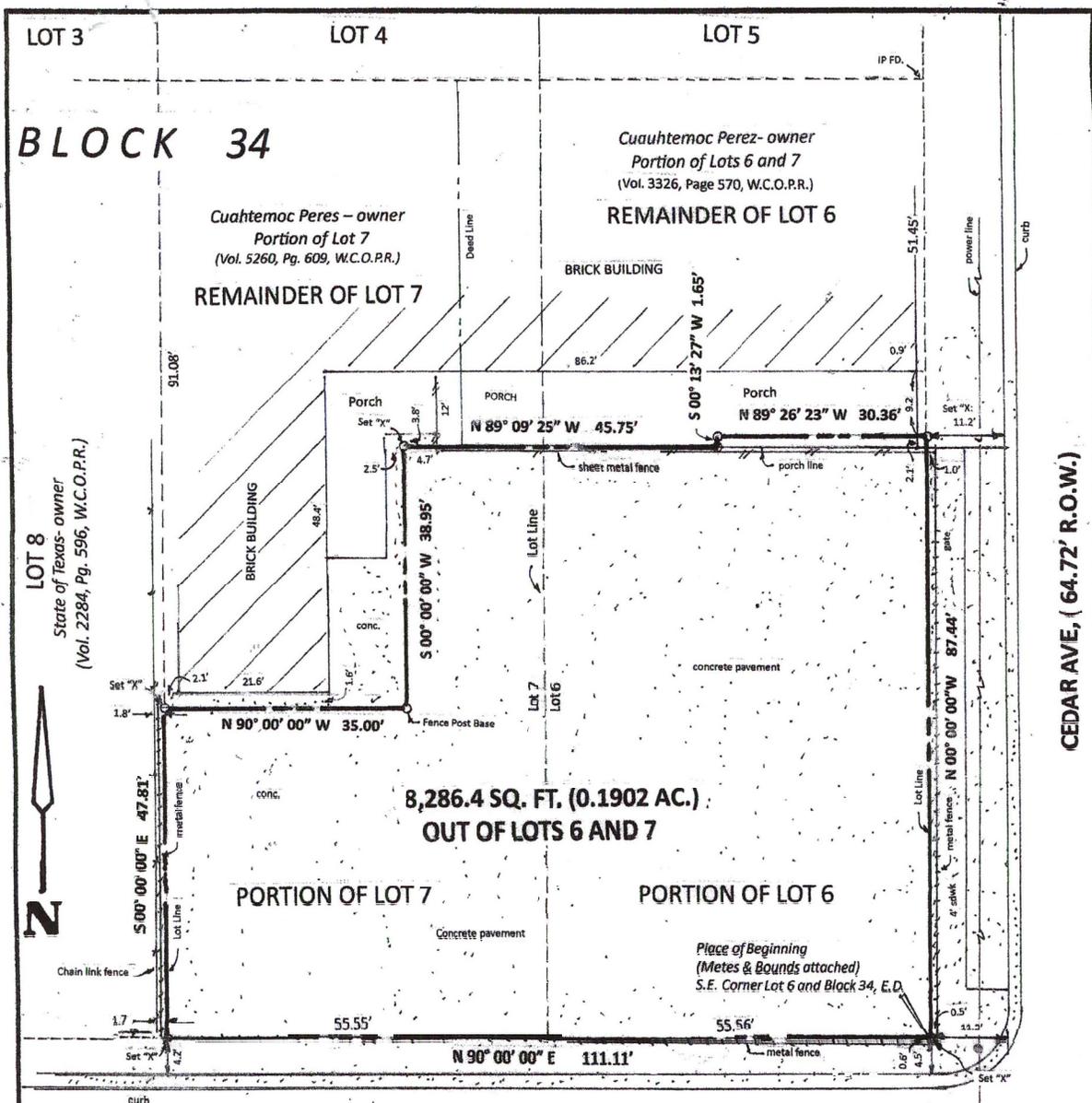
ZC-027-2026

APPLICATION FC 66

1 inch = 150 feet

COUNCIL DISTRICT 3
1102 CEDAR AVENUE

R-O (RESIDENTIAL/OFFICE DISTRICT) T
B-3 (COMMUNITY BUSINESS DISTRICT)



LEGEND
 I.P. - Iron Pin D.E. - Drainage easement
 P.L. - Property Line B.L. - Building Line
 U.E. - Utility Easement

NOTES:
 1) Utilities in easements are not shown. 2) This survey has been prepared with the reasonable expectation that it will be paid within 30 days of date below. 3) This survey is copyrighted material and may not be reproduced without the written permission of the undersigned surveyor, except as necessary for the transaction for which it is intended. 4) This survey shall consist entirely of this document with the original seal and blue ink signature. 5) Properties not described as complete lots or described by Metes & Bounds may need to be platted or replatted in order to obtain utility & building permits.

subject to recorded restrictive covenants and/or easements as follows: Per Title Commitment Dated: _____
 GFW _____ not provided _____
 Vol. 7 Pg. 18 Webb County Plat Records
 Vol. _____ Pg. _____ Records
 Vol. _____ Pg. _____ Records
 Vol. _____ Pg. _____ Records
 Bearing basis: Chihuahua St. R.O.W. per subd. Plat N 90° 00' 00" E.

CHIHUAHUA ST. (55.56' R.O.W.)

**CLIENT: FRANCISCO GARCIA
 PROFESSION CLEAN SERVICE, INC.**

SURVEY OF
 A TRACT OF LAND CONTAINING 8,286.4 SQUARE FEET (0.1902 ACRE), MORE OR LESS, OUT OF LOTS 6 AND 7, BLOCK 34, SITUATED IN THE EASTERN DIVISION OF THE CITY OF LAREDO, PER THE J.A. ORTIZ RE-PLAT RECORDED IN VOLUME 2, PAGE 18, OF THE WEBB COUNTY, TEXAS, PLAT RECORDS. (METES AND BOUNS ATTACHED)
ADDRESS: 1102 CEDAR AVE.

SURVEY NO. 15602 Scale: 1" = 20'
 This property is is not located within a flood hazard area and is within Zone X according to Flood Insurance Rate Map No. 48479C1215C, F.I.R.M. Date: APRIL 2, 2008

SURVEYOR'S CERTIFICATION
 I hereby certify that this survey is true and correct and was prepared from an actual survey of the property made on the ground under my supervision, this 24 TH day of NOVEMBER, 2025
 Signed: J. Ricardo Sanchez
J. Ricardo Sanchez
 R.P.L.S. # 4232
SANCHEZ ENGINEERING, INC.
 P.O. BOX 2654
 LAREDO, TEXAS 78044
 (956) 723-5578
 Texas Land Surveying Firm No. 10111000





City of Laredo

Planning & Zoning Commission

Meeting Date: 3/19/2026
Ordinance 7D

Public Hearing and Recommendation of an

SUBJECT

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

ZC-028-2026
District VI

PREVIOUS COUNCIL ACTION

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

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

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

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

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

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

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

BACKGROUND

Initiated by: Anil Gupta, Owner/Representative

Council District: VI - Dr. David Tyler King

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

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

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

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

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

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

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

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

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

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

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

parties for compliance and enforcement purposes.

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

Notice to the owner/applicant:

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

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

1. The C.U.P. shall be issued to Anil Gupta and Jorge Vicencio Barcenas, and shall be transferable only with the approval of the City Council, and shall be subject to all conditions of the initial approval, and such other conditions as the City Council may require.
2. REMOVE: The C.U.P. is restricted to operating hours from 11:00 a.m. through 2:00 a.m.
ADD: The C.U.P. is restricted to operating hours from 10:00 a.m. through 11:00 p.m.
3. The C.U.P. is restricted to 10,800 square feet located within Suite 1 as per the site plan, Exhibit B, which is made part hereof for all purposes.
4. Signage is limited to that allowed in a B-3 District.
5. Owner shall provide parking places in compliance with Section 24.78 of the Laredo Land Development Code. ADA-compliant parking space(s) shall be required.
6. Off-site parking is prohibited.
7. Owner shall provide and maintain trees and shrubs in compliance with Section 24.83 of the Laredo Land Development Code.
8. Owner shall provide an opaque fence wall of not less than seven feet in height along property lines which abut or adjoin residential property or residential zoning district, in compliance with Section 24.79 of the Laredo Land Development Code.
9. Lighting of property shall be screened to avoid adverse impact on adjacent residential uses.
10. Outdoor music and speakers shall be prohibited and there shall be no ground vibrations created or sustained on this site which are perceptible without instruments at any point on any property adjoining this property.
11. The sale and consumption of alcohol on premises is prohibited.

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

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

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

15. Banners and window signs are prohibited.

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

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

COMMITTEE RECOMMENDATION

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

STAFF RECOMMENDATION

IMPACT ANALYSIS

Is this change contrary to the established land use pattern?

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

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

No. The zone will not change.

Will change adversely influence living conditions in the neighborhoods?

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

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

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



AERIAL MAP

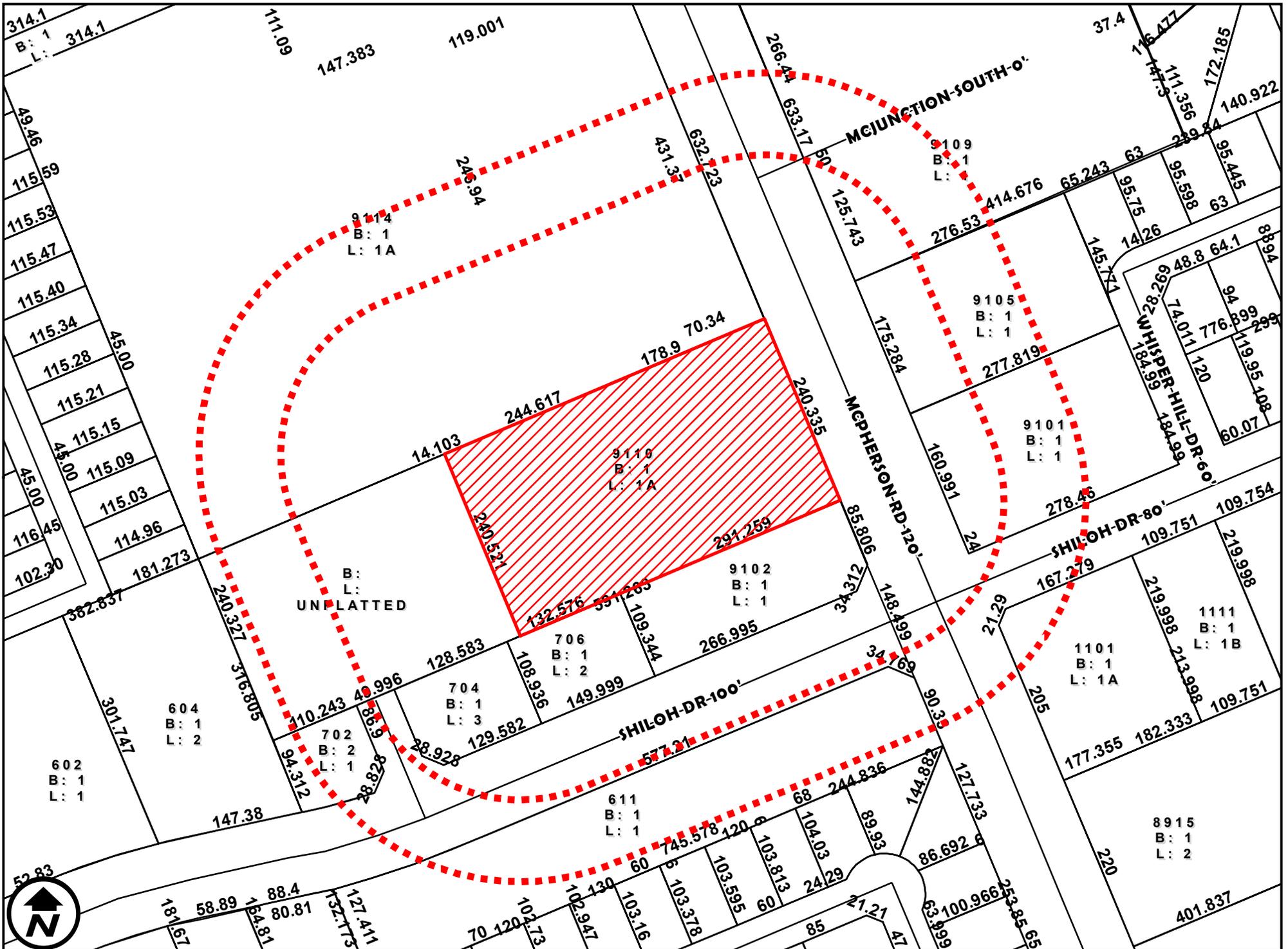
1 inch = 150 feet

ZC-028-2026

COUNCIL DISTRICT 6
 9110 MCPHERSON ROAD, SUITE 1

APPLICATION FC-73

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

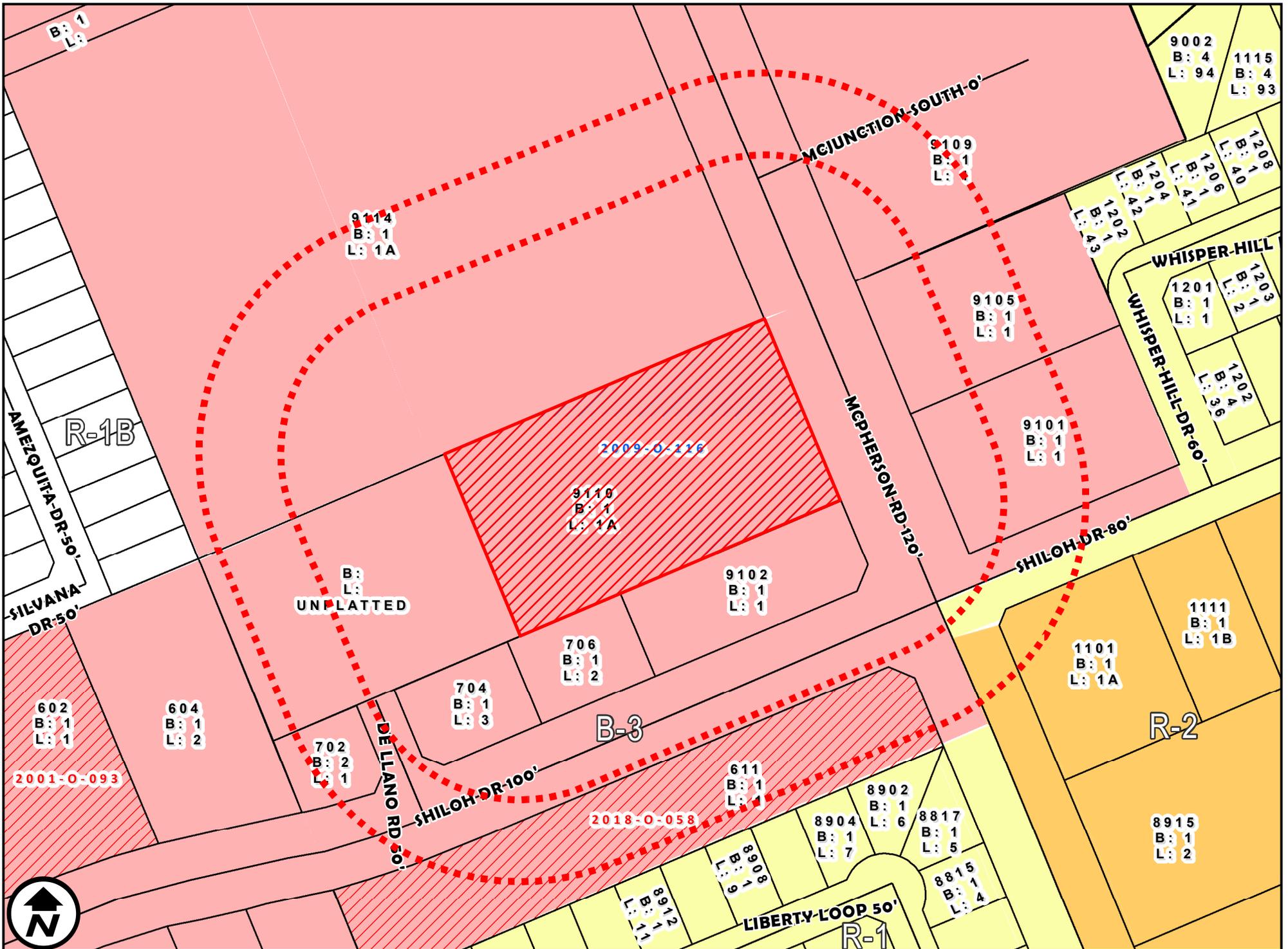


DIMENSIONS MAP

1 inch = 150 feet

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

APPLICATION FC-74
 B-3 (COMMUNITY BUSINESS DISTRICT) 1
 C.U.P. FOR AMUSEMENT REDEMPTION MACHINE ESTABLISHMENT



ZONING MAP

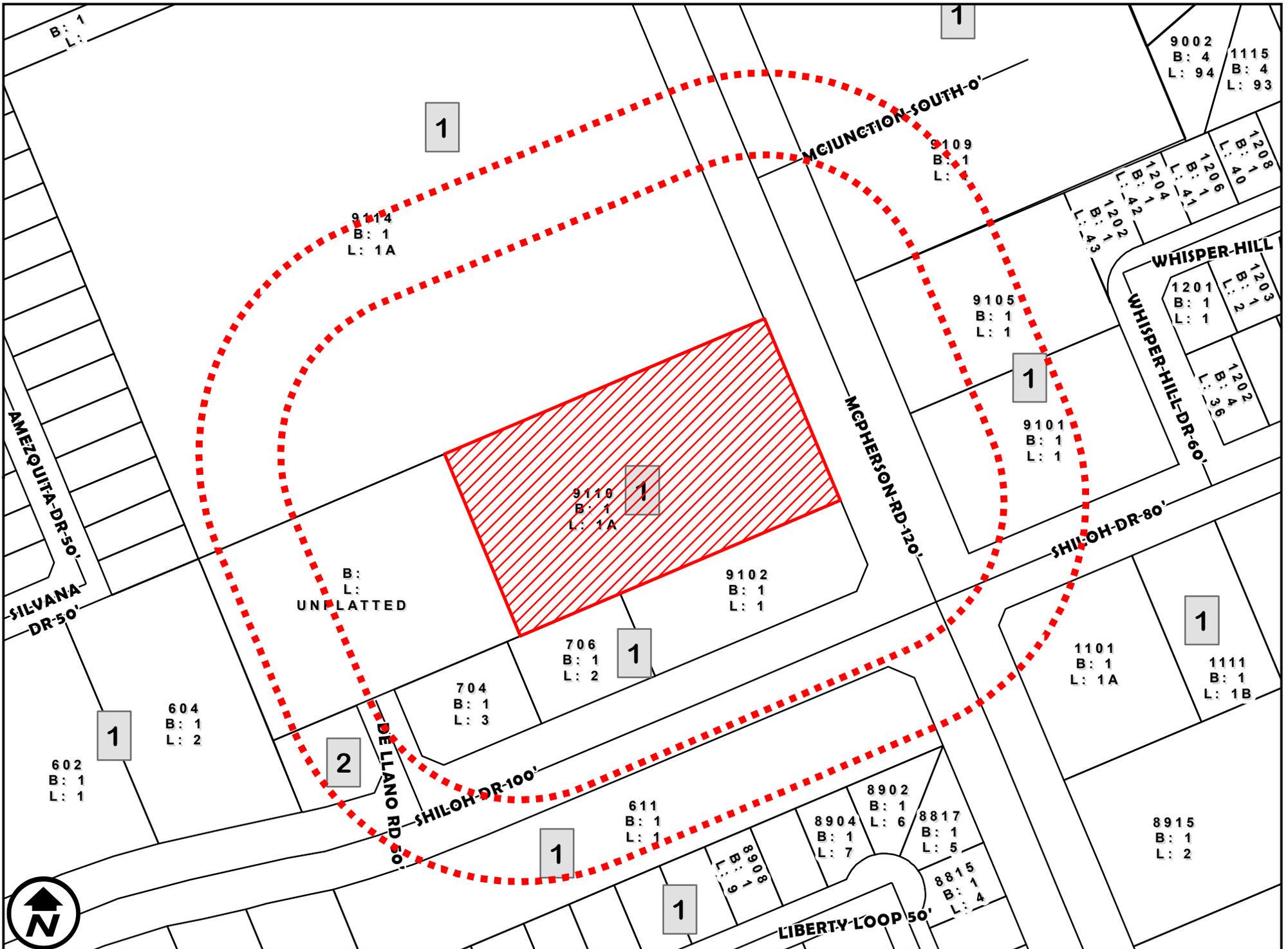
1 inch = 150 feet

ZC-028-2026

COUNCIL DISTRICT 6
9110 MCPHERSON ROAD, SUITE 1

APPLICATION FC-75

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

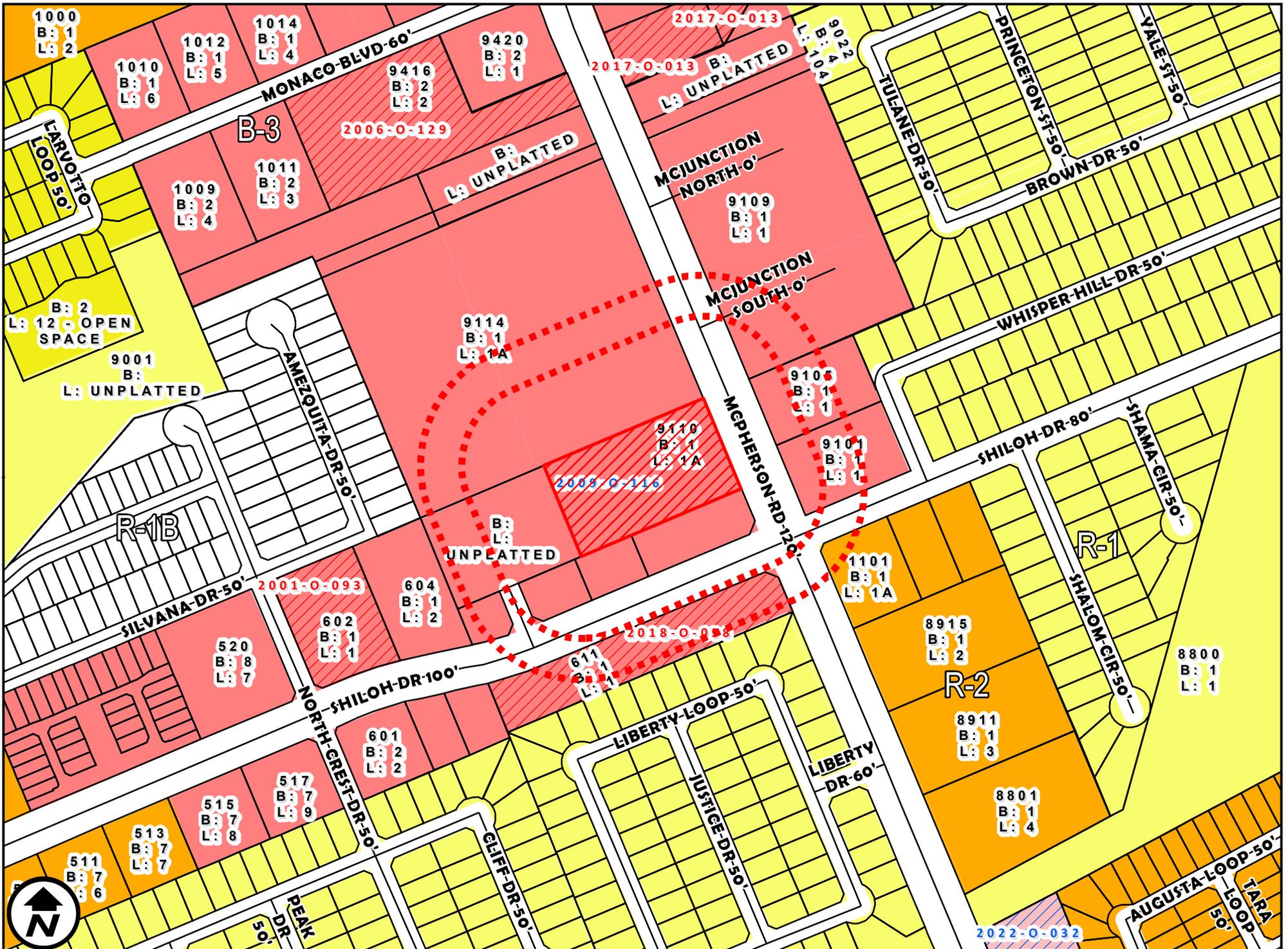


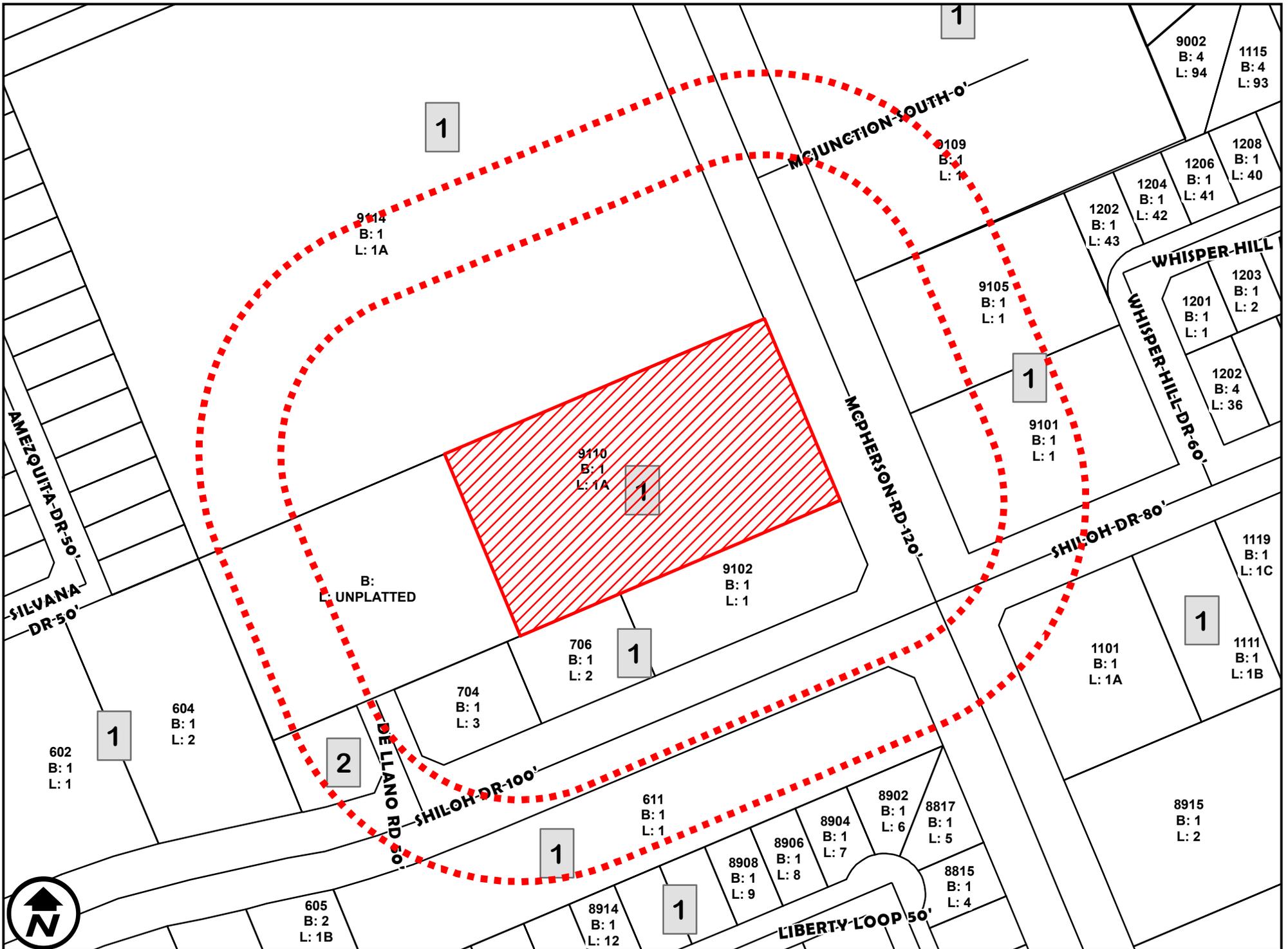
SURVEY MAP

1 inch = 150 feet

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

APPLICATION FC-76
 B-3 (COMMUNITY BUSINESS DISTRICT) TO
 C.U.P. FOR AMUSEMENT REDEMPTION MACHINE ESTABLISHMENT



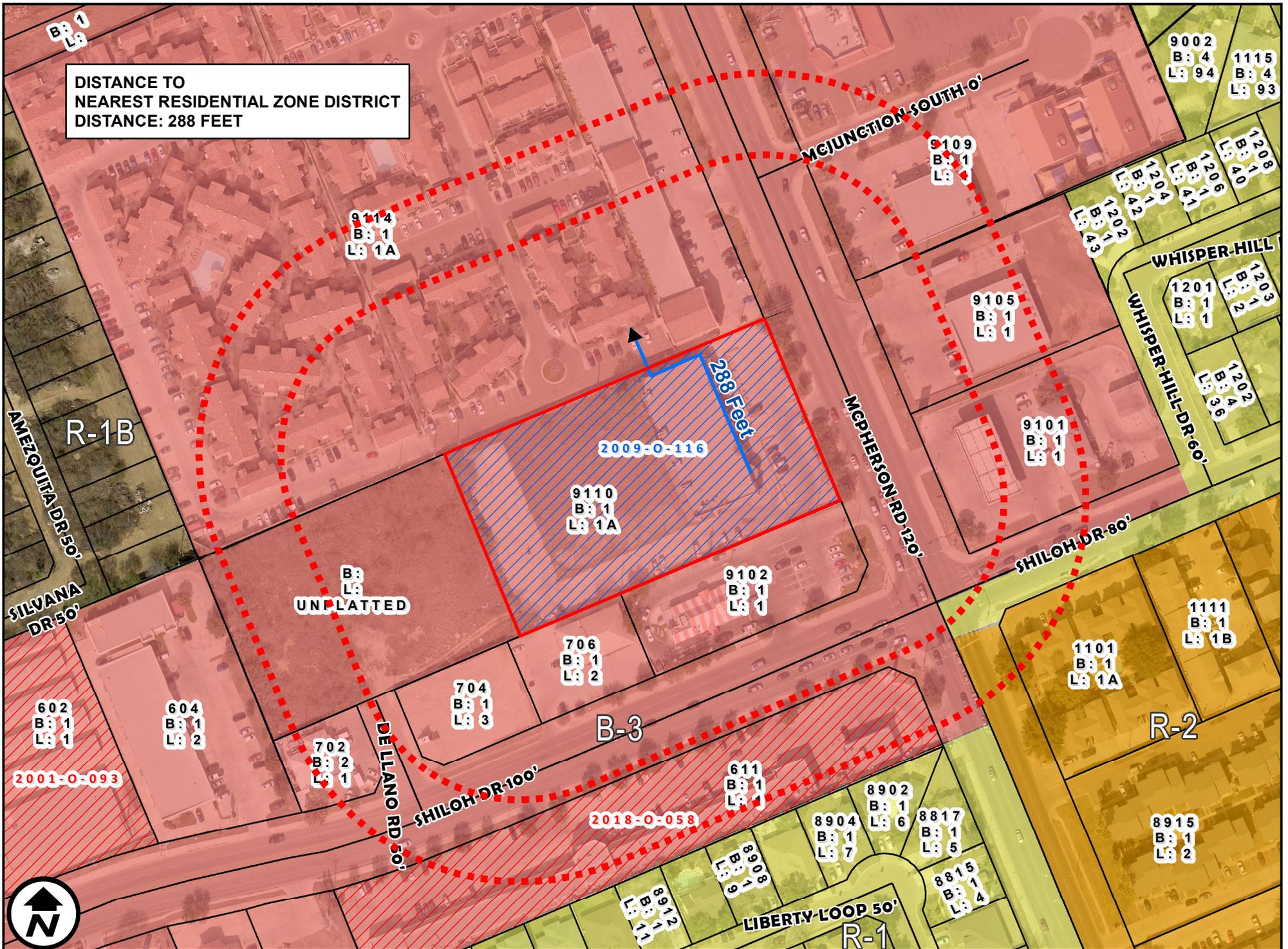


200' AND 300' NOTIFICATION

1 inch = 150 feet

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

APPLICATION FC-79
 B-3 (COMMUNITY BUSINESS DISTRICT) T-1
 C.U.P. FOR AMUSEMENT REDEMPTION MACHINE ESTABLISHMENT



DISTANCE MAP

1 inch = 150 feet

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

APPLICATION FC 80
B-3 (COMMUNITY BUSINESS DISTRICT) TO
C.U.P. FOR AMUSEMENT REDEMPTION MACHINE ESTABLISHMENT

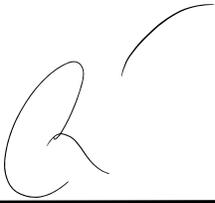
February 26th, 2026

To whom it may concern,

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

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

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



Anil Gupta

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

9110 MCPHERSON RD

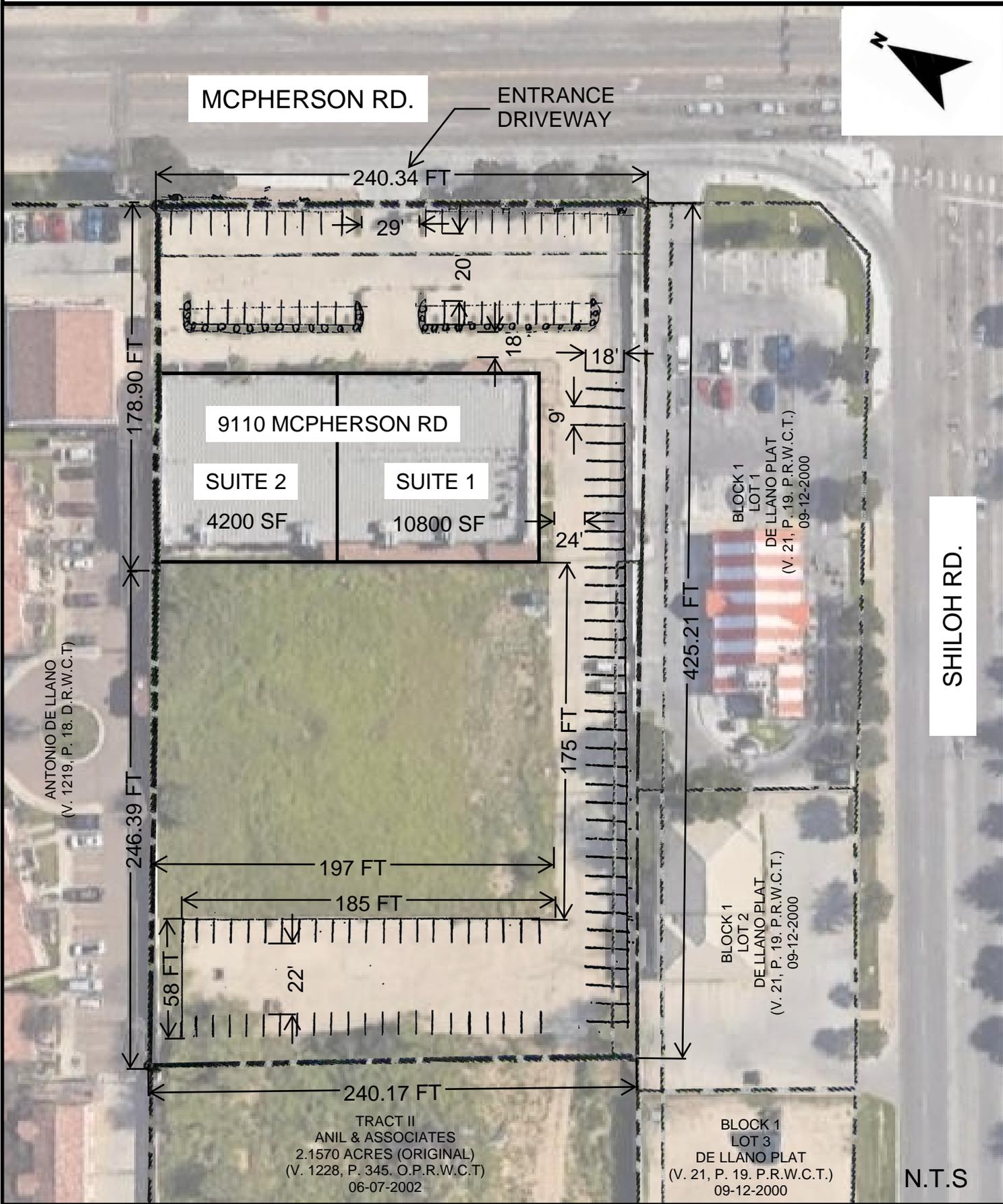


EXHIBIT B



City of Laredo

Planning & Zoning Commission

Meeting Date: 3/19/2026
Ordinance 7E

Public Hearing and Recommendation of an

SUBJECT

Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 16, D-5 Acres Subdivision, located at 7102 Los Nietos Street, from R-1 (Single Family Residential District) to R-3 (Mixed Residential District).

ZC-030-2026
District III

PREVIOUS COUNCIL ACTION

On December 8, 2003, the City Council approved an annexation and establish the initial zoning of R-1. (Ordinance Number 2003-O-306).

BACKGROUND

Initiated by: Baltazar Luna and Rosila Gonzaga, Owner; and Esperenza Martinez, Representative

Council District: III Melissa R. Cigarroa

Proposed Use: The proposed use is for a mobile home.

- The applicant was advised about applying for a conditional use permit (CUP), and decided to attempt the zone change instead of applying for the CUP.

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

Surrounding Land Uses: To the north of the site is Tempo Street, single family residential uses, manufactured homes, and Family Baptist Church. To the east of the site is Riata Road and Bennett trailer leasin. To the south of the site is Los Nietos Street and outside the city limits is manufactured homes and vacant land. To the west of the site is Dasaw Lane, single family residential uses, manufactured homes, and vacant developed land.

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

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

Transportation Plan: The Long Range Thoroughfare Plan identifies Los Nietos Street and Riata Drive as a Local Streets.

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

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

Staff supports the proposed zone change for the following reasons:

1. Although, the proposed zone change is not in conformance with the Comprehensive Plan's designation as Low Density Residential (R-1, R-1-MH, R-1A, R-1B, R-S, B-1R, and RO *with exceptions), it is not anticipated to have a negative impact with the surrounding area or neighborhoods, as the proposed use already exist in the area.

1. The proposed use is compatible at this location, as there are similar uses, such as manufactured homes, within the surrounding area.

2. The proposed site is abutting an R-3 zoning district to the west of the site.

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

Is this change contrary to the established land use pattern?

The area is surrounded by manufactured homes and single family residential uses.

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

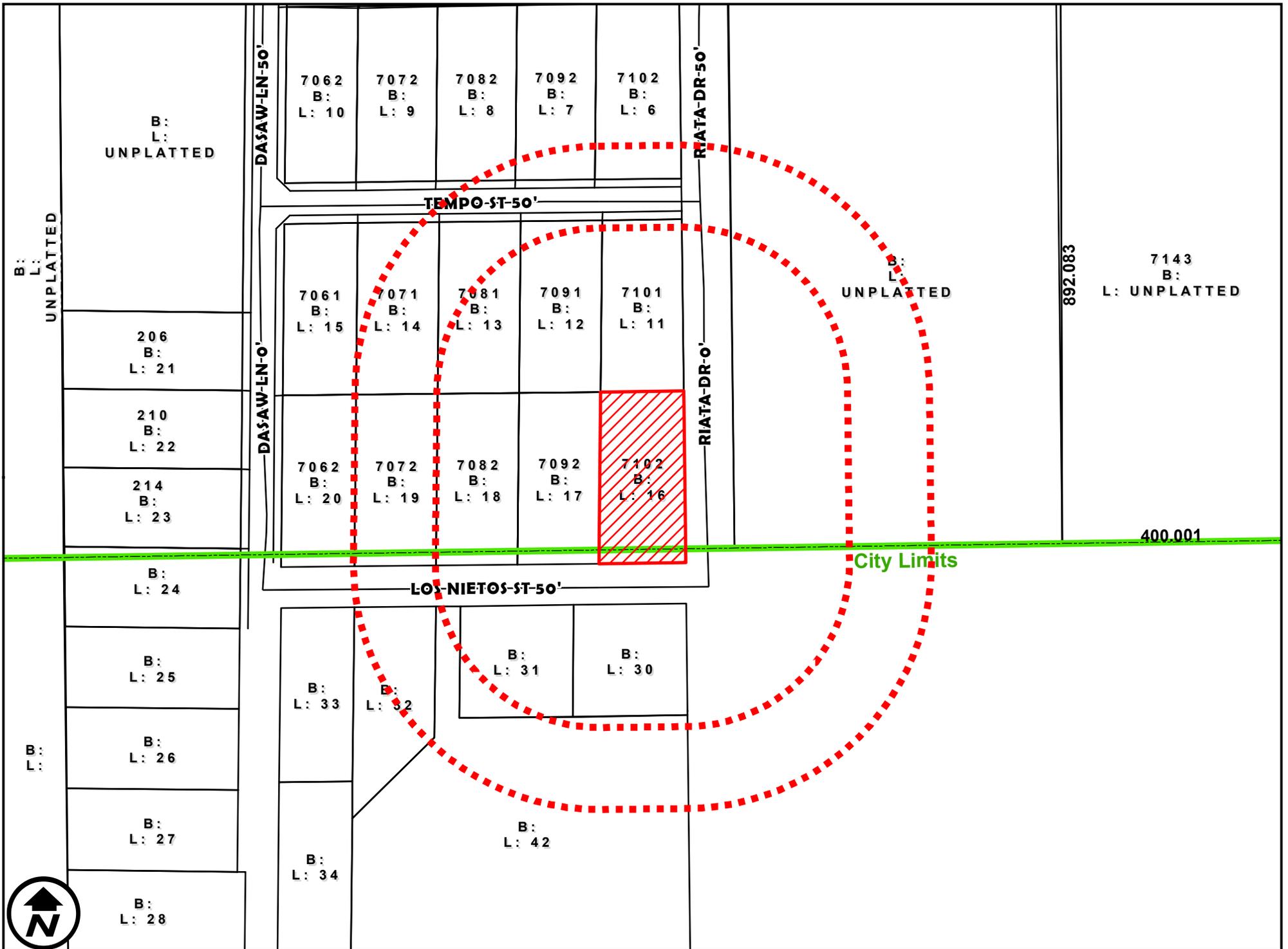
The proposed site is abutting an R-3 however it is predominately surrounded by R-1 zoning districts.

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 a mobile home as intended by the applicant.



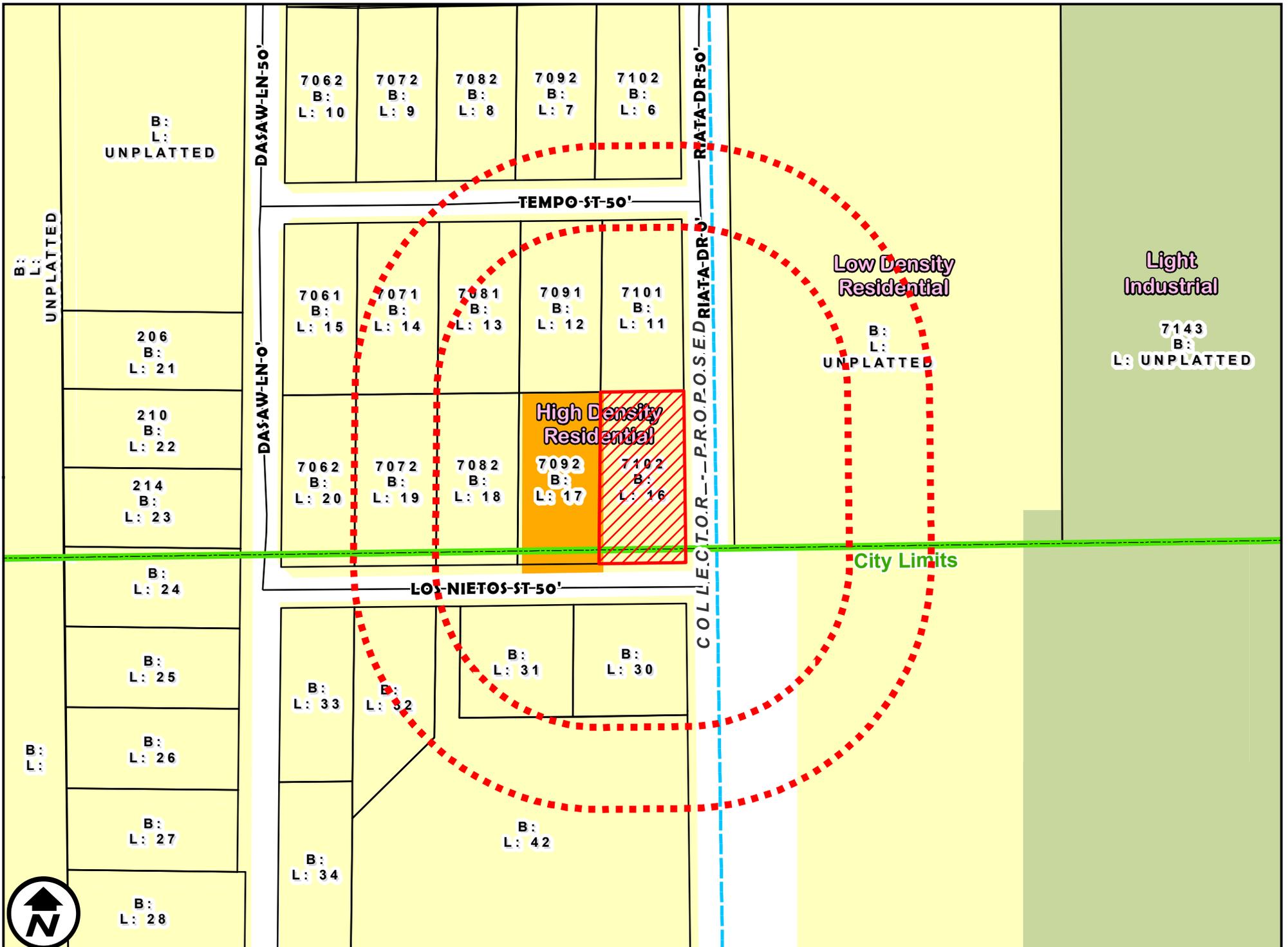
DIMENSIONS MAP

1 inch = 150 feet

ZC-030-2026
 COUNCIL DISTRICT 3
 7102 LOS NIETOS STREET

APPLICATION FC 87
 R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) T
 R-3 (MIXED RESIDENTIAL DISTRICT)





FUTURE LANDUSE

1 inch = 150 feet

ZC-030-2026
 COUNCIL DISTRICT 3
 7102 LOS NIETOS STREET

APPLICATION FC₉₁
 R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) T
 R-3 (MIXED RESIDENTIAL DISTRICT)



ZC-030-2026
ATTENTION

PROPOSED
ZONE CHANGE

FROM **R-1** TO **R-3**

FOR INFORMATION CALL
CITY PLANNING DEPARTMENT
794-1613

City of Laredo

Planning & Zoning Commission

Meeting Date: 3/19/2026
Ordinance 7F

Public Hearing and Recommendation of an

SUBJECT

Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 3 and the east 18 feet of Lot 2, Block 978, Eastern Division, as further described by metes and bounds in attached "Exhibit A", located at 1803 East Reynolds Street, from R-1 (Single Family Residential District) to R-3 (Mixed Residential District).

ZC-031-2026
District IV

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Initiated by: Lorenza Moreno, Owner; Rosa E. Varela, Applicant; Rose E. Varela & Claudia Fuentes, Representative

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

Proposed Use: The proposed use is for a tri-plex.

Site: The site is currently occupied by a tri-plex.

Surrounding Land Uses: To the north of the site is Reynolds Street, Stewart Street, mixed residential uses such as apartments, manufactured homes, and single-family residential uses. To the east of the site is Buena Vista Avenue, Urbahn Avenue, and primarily single-family residential uses. To the south of the site is O'Kane Street, Clark Boulevard and single-family residential uses. To the west of the site is Tapeyste Avenue, Mendiola Avenue, single-family residential uses, and vacant land.

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

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

Transportation Plan: The Long Range Thoroughfare Plan identifies Reynolds Street as a Local Street.

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

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

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

1. The proposed zone change is not in conformance with the Comprehensive Plan's designation as Low Density Residential (R-1, R-1-MH, R-1A, R-1B, R-S, B-1R, and R-O), which does not include R-3 zoning districts.
2. Reynolds Street serves as a transition between the R-1 and R-3 zoning districts. The area located south of Reynolds Street, where the proposed site is located, is predominantly zoned R-1.

Notice to the owner/applicant:

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

COMMITTEE RECOMMENDATION

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

STAFF RECOMMENDATION

IMPACT ANALYSIS

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

Is this change contrary to the established land use pattern?

There are multi-family uses to the north of the site.

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

No. There are R-3 zoning districts across Reynolds Street.

Will change adversely influence living conditions in the neighborhoods?

No. The proposed zone change is not anticipated to have a negative impact with the surrounding area or neighborhoods since the proposed use has been existing for years.

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

Yes. The existing zone does not allow for a tri-plex as intended by the applicant.



AERIAL MAP

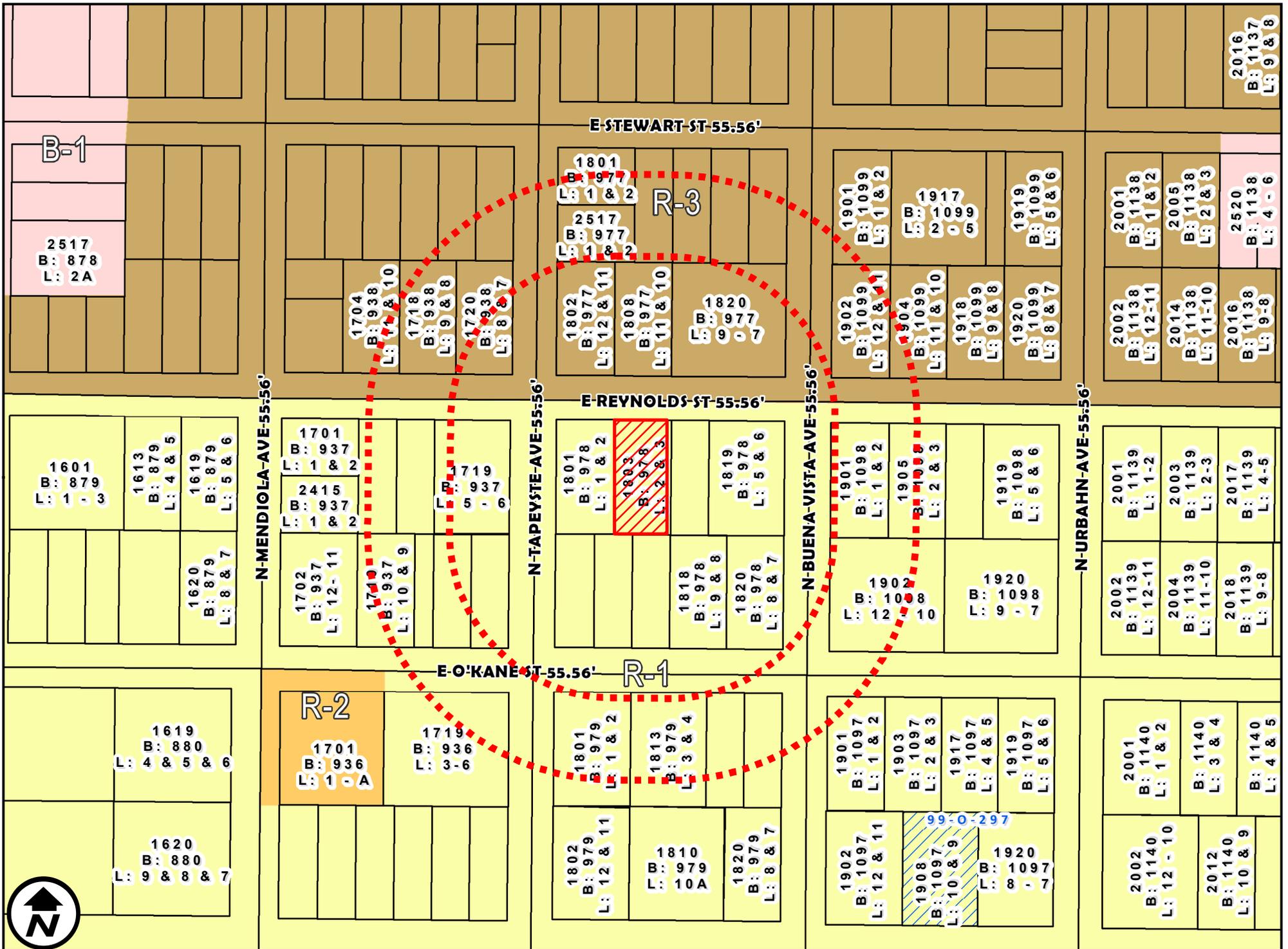
ZC-031-2026

APPLICATION FC 96

1 inch = 150 feet

COUNCIL DISTRICT 4
1803 EAST REYNOLDS STREET

R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) T
R-3 (MIXED RESIDENTIAL DISTRICT)



ZONING MAP

ZC-031-2026

APPLICATION FC 98

1 inch = 150 feet

COUNCIL DISTRICT 4
1803 EAST REYNOLDS STREET

R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) T
R-3 (MIXED RESIDENTIAL DISTRICT)



SURVEY MAP

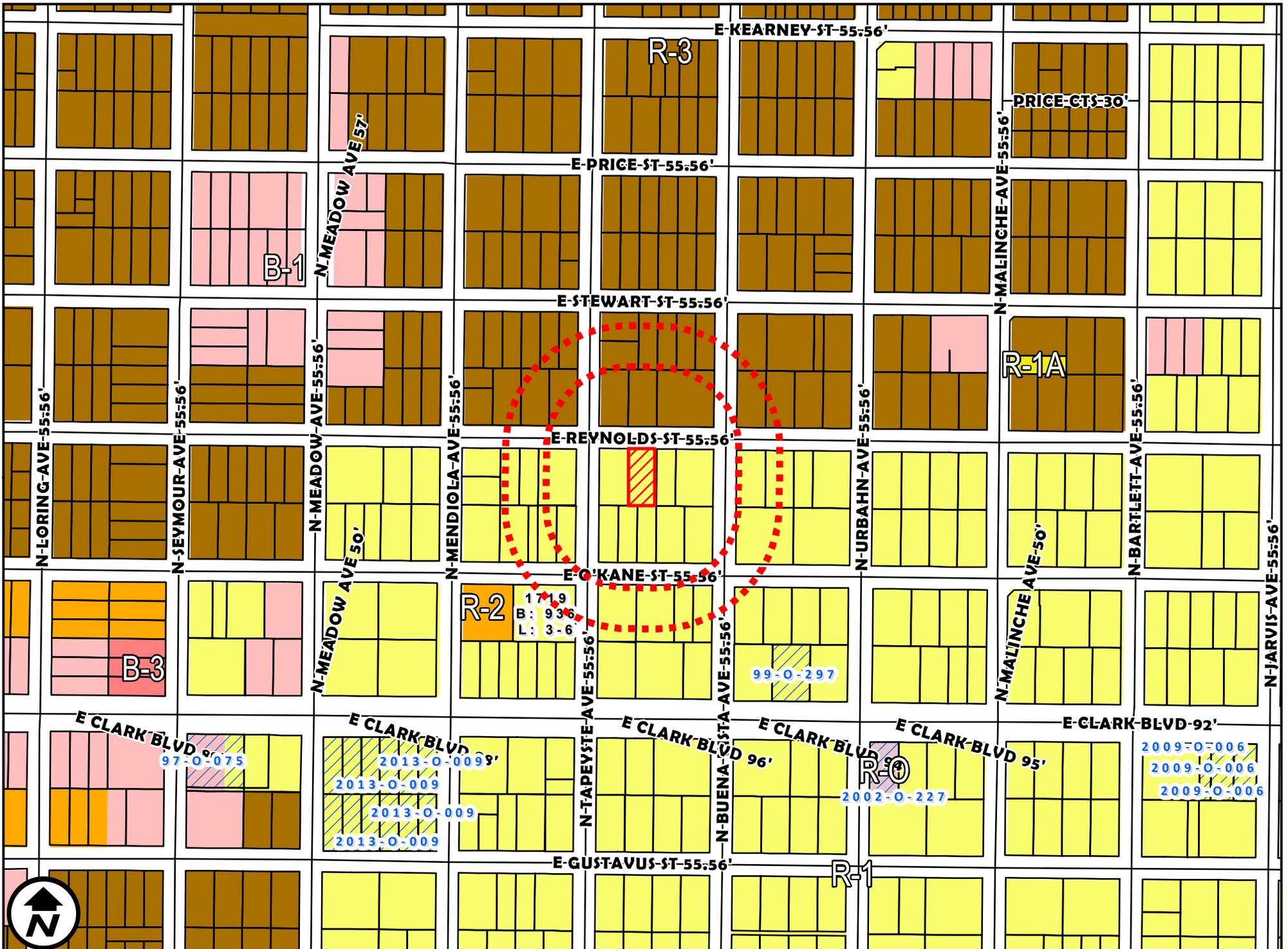
1 inch = 150 feet

ZC-031-2026

COUNCIL DISTRICT 4
1803 EAST REYNOLDS STREET

APPLICATION FC 99

R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) T
R-3 (MIXED RESIDENTIAL DISTRICT)



ZONING OVERVIEW

1 inch = 300 feet

ZC-031-2026
 COUNCIL DISTRICT 4
 1803 EAST REYNOLDS STREET

APPLICATION F 100
 R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) 10
 R-3 (MIXED RESIDENTIAL DISTRICT)



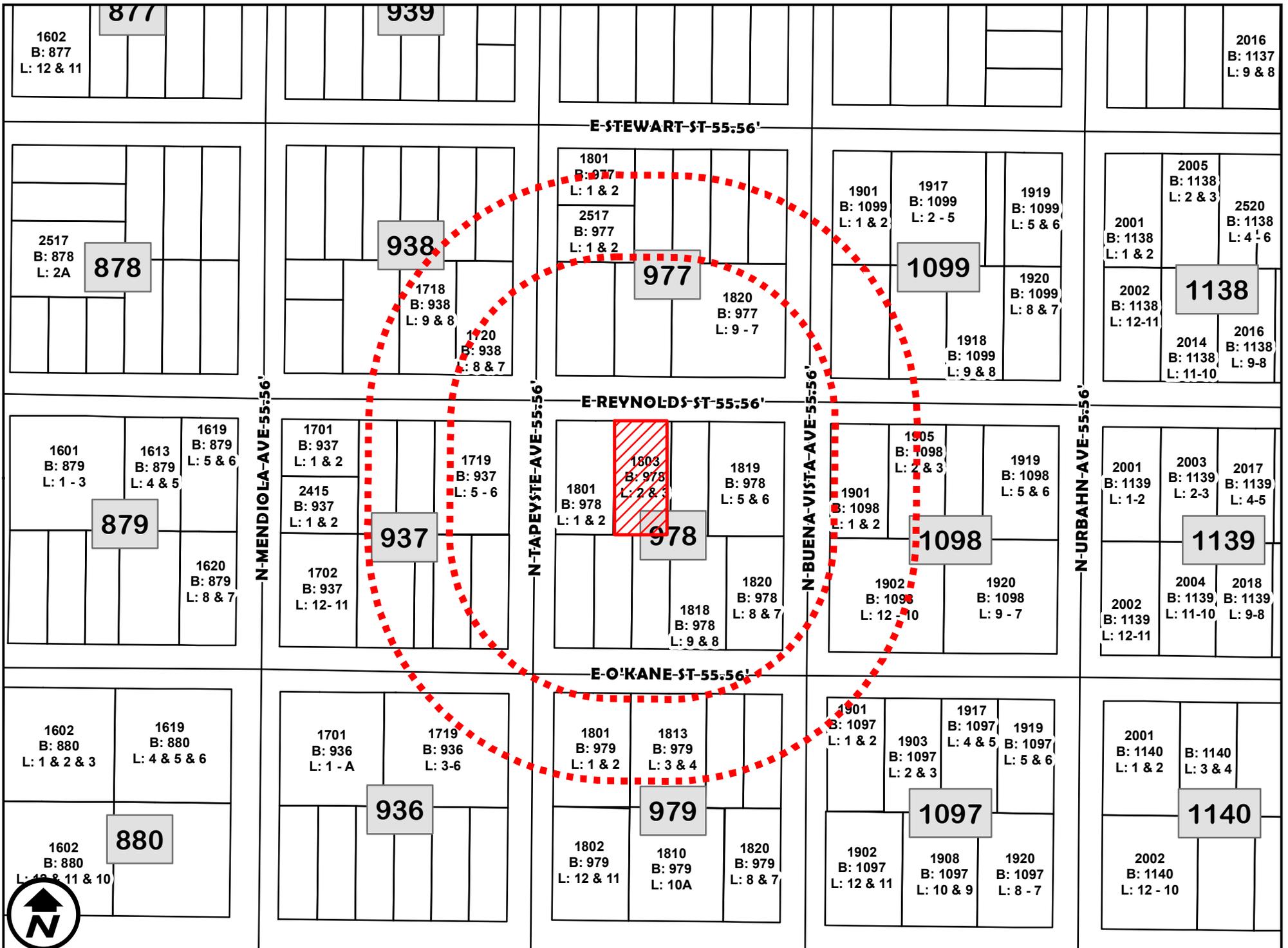
Low Density Residential

FUTURE LANDUSE

1 inch = 150 feet

ZC-031-2026
 COUNCIL DISTRICT 4
 1803 EAST REYNOLDS STREET

APPLICATION F 101
 R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) C
 R-3 (MIXED RESIDENTIAL DISTRICT)



200' AND 300' NOTIFICATION

ZC-031-2026

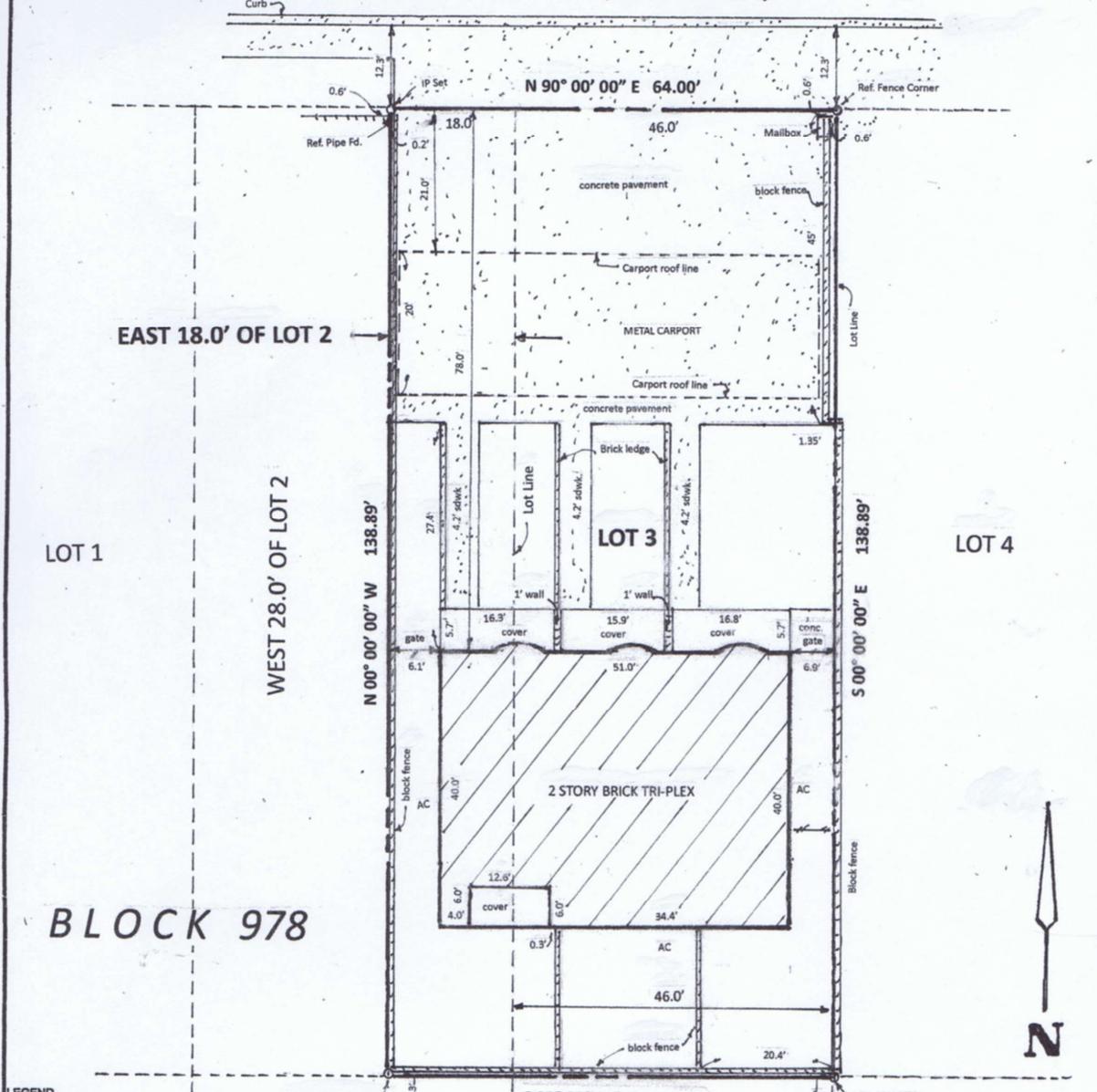
APPLICATION F 102

1 inch = 150 feet

COUNCIL DISTRICT 4
1803 EAST REYNOLDS STREET

R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) 10
R-3 (MIXED RESIDENTIAL DISTRICT)

REYNOLDS ST. (55.56' R.O.W.)



LEGEND
 I.P.- Iron Pin D.E.- Drainage easement
 P.L.- Property Line B.L.- Building Line
 U.E.- Utility Easement

NOTES:
 1) Utilities in easements are not shown. 2) This survey has been prepared with the reasonable expectation that it will be paid within 30 days of date below. 3) This survey is copyrighted material and may not be reproduced without the written permission of the undersigned surveyor; except as necessary for the transaction for which it is intended. 4) This survey shall consist entirely of this document with the original "wet" seal and blue ink signature. 5) Properties not described as complete lots or described by Metes & Bounds may need to be platted or replatted in order to obtain utility & building permits.

Subject to recorded restrictive covenants and/or easements as follows: Per Title Commitment Dated :
 GF# not provided
 Vol. 7 Pg. 15 Webb County Plat Records

LOT 3 & EAST 18.0 FT. LOT 2 TOTAL LAND AREA- 8,889.0 SQ. FT.
 Bearing basis: Reynolds St. R.O.W. per subd. Plat N 90° 00' 00" E

CLIENT: LORENZA B. MORENO

SURVEY OF
LOT 3 AND THE EAST 18.0 FT. OF LOT 2, BLOCK 978,
EASTERN DIVISION, CITY OF LAREDO, PER DEED
RECORDED IN VOLUME 4756, PAG 114, WEBB
COUNTY, TEXAS, OFFICIAL PUBLIC RECORDS.
ADDRESS: 1803 REYNOLDS ST.

SURVEY NO. 22121 **Scale:** 1" = 20'
 This property is is not located within a flood hazard area and is within Zone X according to Flood Insurance Rate Map No. 48479C1215C. F.I.R.M. Date: APRIL 2, 2008

SURVEYOR'S CERTIFICATION
 I hereby certify that this survey is true and correct and was prepared from an actual survey of the property made on the ground under my supervision, this 17 TH day of FEBRUARY, 2026
 Signed: *J. Ricardo Sanchez*
 J. Ricardo Sanchez
 R.P.L.S. # 4232
SANCHEZ ENGINEERING, INC.
 P.O. BOX 2654
 LAREDO, TEXAS 78044
 (956) 723-5578
 Texas Land Surveying Firm No. 10111000





City of Laredo

Planning & Zoning Commission

Meeting Date: 3/19/2026
Ordinance 7G

Public Hearing and Recommendation of an

SUBJECT

Amending the Zoning Ordinance (Map) of the City of Laredo by amending Ordinance 2025-O-234, which authorized a special use permit for a Smoking Establishment (Cigar Lounge ONLY - No On-Premise Alcohol Consumption) on Lot 3B, Block 1, Laredo Arena Subdivision, Unit 4, located at 2411 Jacaman Road, suite 400 (approximately 1,469 square feet), in order to allow the consumption of alcohol based on a newly passed ordinance (Ordinance 2026-O-026).

ZC-032-2026
District V

PREVIOUS COUNCIL ACTION

On December 1, 2025, the City Council approved of a special use permit for a Smoking Establishment (Cigar Lounge ONLY - No On-Premise Alcohol Consumption). Refer to Executed Ordinance No. 2025-O-234 attachment.

On February 2, 2026, the City Council approved Ordinance No. 2026-O-26, which redefines the definition of "Bar" in the Code of Ordinances, Chapter 15, Article VI, Section 78.

- (1) Bar means an establishment whose primary business is the serving of alcoholic beverages for public consumption on the premises whether or not entertainment, dancing, or food items are also provided. For purposes of this definition, "primary business" means the establishment derives more than fifty percent (50%) of its gross revenue on a quarterly basis from the sale or service of alcoholic beverages, as defined in the Texas Alcoholic Beverage Code (as amended), for on-premises consumption. This definition does not include bona fide restaurants, hotels, motels, or sports related facilities such as golf courses, bowling alleys or sports arenas, or the serving of alcoholic beverages at publicly or privately sponsored events such as weddings, public celebrations, quinceaneras, or the like.

BACKGROUND

Initiated By: P&F Properties, LLC, Owner; Geronimo Trevino Jr., Applicant/Representative

Council District: V - Cm. Ruben Gutierrez

Proposed use: The proposed use is for a Smoking Establishment (Cigar Lounge with On-Premise Alcohol Consumption).

- The applicant is requesting to remove condition number 20 on Ordinance 2025-O-234, to allow the consumption of alcohol on premise at the establishment.

City of Laredo Land Development Code:

Definitions:

- Smoking establishment - shall mean an establishment that is dedicated, in whole or in part, to the smoking of tobacco or other substances and includes any establishment that allows both: (1) the payment of consideration by a customer to the establishment in exchange for on-site delivery of tobacco, tobacco accessories or similar legal substances and products to the customer; and (2) the on-site smoking of tobacco or other substances. These establishments are required to have isolated HVAC systems to remove smoke and odors. This definition shall be construed to include establishments known variously as, cigar lounges, hookah cafes, tobacco clubs, tobacco bars, and similar establishments, but shall not include an establishment that derives fifty (50) percent or more of its gross revenue on a quarterly basis (i.e., three (3) months) from the sale of alcoholic beverages for on-premise consumption or food sales.

- Tobacco Shop - shall mean an establishment whose main purpose is the sale of tobacco products (i.e. cigars, cigarettes, chewing and dipping tobacco, e-cigarettes, e-cigarette related products, and related tobacco smoking accessories) and in which the sale of other products is merely incidental and does not account for more than forty-five percent (45%) of the establishment's gross revenue. (Added Ord. No. 2014-O-153, 11/17/14)

- Drug and Tobacco Paraphernalia Shop (a/k/a Head Shop) - shall mean any premises or establishment having a substantial or significant portion of its stock in trade in drug paraphernalia or which has as its main purpose the offering for sale, or that presents or, displays for sale, drug paraphernalia, or items, equipment or products commonly used, intended to be used or commonly known to be used for the ingestion, inhalation, preparation or injection of illegal substances. (Added Ord. No. 2014-O-153, 11/17/14)

- Bar - shall mean an establishment whose primary business is the serving of alcoholic beverages for public consumption on the premises whether or not entertainment, dancing, or food items are also provided. For purposes of this definition, "primary business" means the establishment derives in excess of fifty percent (50%) of its gross revenue on a quarterly basis from the sale or service of alcoholic beverages, as defined in the Texas Alcoholic Beverage Code (as amended), for on-premise consumption. This definition does not include bona fide restaurants, hotels, motels, or sports related facilities such as golf courses, bowling alleys or sports arenas, or the serving of alcoholic beverages at publicly or privately sponsored events such as weddings, public celebrations, quinceaneras or the like." (Amended 2/4/13, Ord. No. 2013-O-005)

City of Laredo Code of Ordinances:

Chapter 15 - Health and Sanitation, Article VI - prohibits smoking in public places such as restaurants, bars, and places of employment (Ord. 2004-O-332). Only limited exceptions apply, such as tobacco specialty retail stores with isolated HVAC systems, outdoor areas set back from entrances, and private residences/clubs.

Texas Local Government Code - 211:

Sec. 211.013. CONFLICT WITH OTHER LAWS; EXCEPTIONS. (a) If a zoning regulation adopted under this subchapter requires a greater width or size of a yard, court, or other open space, requires a lower building height or fewer number of stories for a building, requires a greater percentage of lot to be left unoccupied, or otherwise imposes higher standards than those required under another statute or local ordinance or regulation, the regulation adopted under this subchapter controls. If the other statute or local ordinance or regulation imposes higher standards, that statute, ordinance, or regulation controls.

Current Zoning District: B-4 zoning (Highway Commercial District)

Site: The site is currently occupied by a commercial plaza, which includes a restaurant and vacant suites.

Surrounding land uses: To the north of the site is Jacaman Road, commercial plazas and businesses, undeveloped land, and residential uses. To the east of the site is a commercial plaza, which includes, Fantasy Nail Bar, Republic Finance, BurgerIM, V&V Roofing, Endo Laredo Dispensary, Beltone, and AB Activewear Collection. To the south of the site is Eduardo's BBQ Steak and Mexican Grill, Military Wings, Hal's Restaurant Bar, FitClub Laredo, and TumbleQueen. To the west of the site is a commercial parking lot, a vacant commercial structure (previously a movie theater), and Sinatra Parkway.

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

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

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

COMMITTEE RECOMMENDATION

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

STAFF RECOMMENDATION

A Special Use Permit is used for those types of uses that warrant individual attention on a case by case basis and should not be categorized in a zoning district. A Special Use Permit is basically an overlay on top of the existing zoning designation and can be limited in many respects, such as time, fencing, setbacks, landscaping, etc.

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

1. The recently adopted Ordinance 2026-O-26, which redefines the term bar, now allows alcohol

consumption within a smoking establishment provided that no more than fifty percent (50%) of the establishment's gross quarterly revenue is derived from the sale or service of alcoholic beverages for on-premises consumption. The proposed use aligns with this updated definition.

2. The limitation on alcohol revenue ensures that the establishment does not operate as a traditional bar, but rather maintains its principal identity as a smoking establishment.

3. All conditions other than the amendment requested to removed condition number 20 of the special use permit, to allow alcohol consumption, shall remain the same.

General Note:

However, Staff still does not support the proposed special use permit for a Smoking Establishment. The proposed establishment does not comply with certain provisions of the Laredo Land Development Code. The site does not meet the required 800-foot separation distance, as the building is approximately 466 feet from the nearest residential zoning district. Additionally, the proposal does not meet the required parking standards, as 60 parking spaces are required but only 57 spaces are provided, resulting in a deficiency of three parking spaces.

Notice to the owner/applicant:

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

If approved, Staff suggest the following conditions:

1. The Special Use Permit is issued to Geronimo Trevino Jr, and shall be non-transferal.

2. The Special Use Permit is restricted to 1,469 square feet located within Suite 400 as per the site plan, Exhibit A, which is made part hereof for all purposes.

3. The hours of operation shall be limited to, from Monday to Wednesday, 9:00am to 9:00pm, Thursday to Saturday, 9:00am to 11:00pm, and Sunday, 12:00pm to 8:00pm.

4. No person under 21 years of age shall be permitted to enter the establishment or purchase any products from the establishment unless accompanied by an adult parent or guardian.

5. The establishment shall post a sign conspicuously on each public entrance or near each public entrance notifying the public that no person under the age of twenty-one years of age may enter the establishment unless accompanied by an adult parent or guardian.

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

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

8. The owner shall provide an opaque fence or wall of not less than 7 (seven) feet in height along any side or rear property lines which abut or adjoin property containing a residential use or residential zoning district. Apartment complexes, residential condominiums or residential townhomes shall be similarly screened irrespective of which zoning district they occur in.
9. Establishments must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
10. Signage shall be consistent with the City's Sign Ordinance for a B-1 Zoning District.
11. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
12. There shall be no ground vibrations created or sustained on the site which are perceptible without instruments at any point on any property adjoining the subject property.
13. The establishment shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load.
14. The establishment shall undergo an annual Fire Inspection.
15. The establishment 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.
16. All permits, licenses, certifications and inspections required by the codes and ordinances of the City of Laredo shall be kept up to date and current including but not limited to: a. Food Manager License (annual), b. Food Handler's Permit (annual), c. Certificate of Occupancy with Occupant Load. Occupant Load being the approved capacity of a building or portion thereof.
17. Owner shall comply with, Building, Health, Safety, and all applicable codes and regulations as required.
18. Nothing herein, including but not limited to the issuance of a Special Use Permit, is intended to, nor shall it be interpreted as legalizing or applying to the delivery, furnishing, transferring, possessing or manufacture of drug paraphernalia or any use otherwise prohibited by state or federal law, including without limitation, Texas Health & Safety Code §481.125.
19. Establishment shall have an isolated HVAC systems to remove smoke and odors.
20. REMOVE: Smoking establishments with alcohol sales, alcohol serving, and on-premise alcohol consumption is prohibited, as per the City of Laredo Code of Ordinances, Chapter 15, Article VI.
21. A business entity, which has been granted a special use permit, is required to report (on a form approved by the Building Official or designee) any change in the entity's ownership status which occurs by virtue of the transfer of a majority of its stock or a majority of its membership interest to the City of Laredo Building Services Building Official or designee. Any change in ownership interest

(occurring by virtue of the transfer of a majority of its stock or a majority of its membership interest) shall be deemed a transfer of the business and the existing special use permit shall be null, void and of no force or effect. In every instance of transfer of ownership a new special use permit application is required to be submitted and shall be processed as a new special use permit request.

22. Any use allowed under the current zone or proposed special use permit is required to abide by all applicable municipal codes.

IMPACT ANALYSIS

Is this change contrary to the established land use pattern?

The surrounding area does not contain any comparable or related uses.

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

No, the zone will not change.

Will change adversely influence living conditions in the neighborhoods?

The proposed change is not anticipated to adversely influence living conditions in the surrounding neighborhoods.

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

Yes. The underlying zone requires the special use permit overlay to allow for a smoking establishment.



AERIAL MAP

1 inch = 150 feet

ZC-032-2026

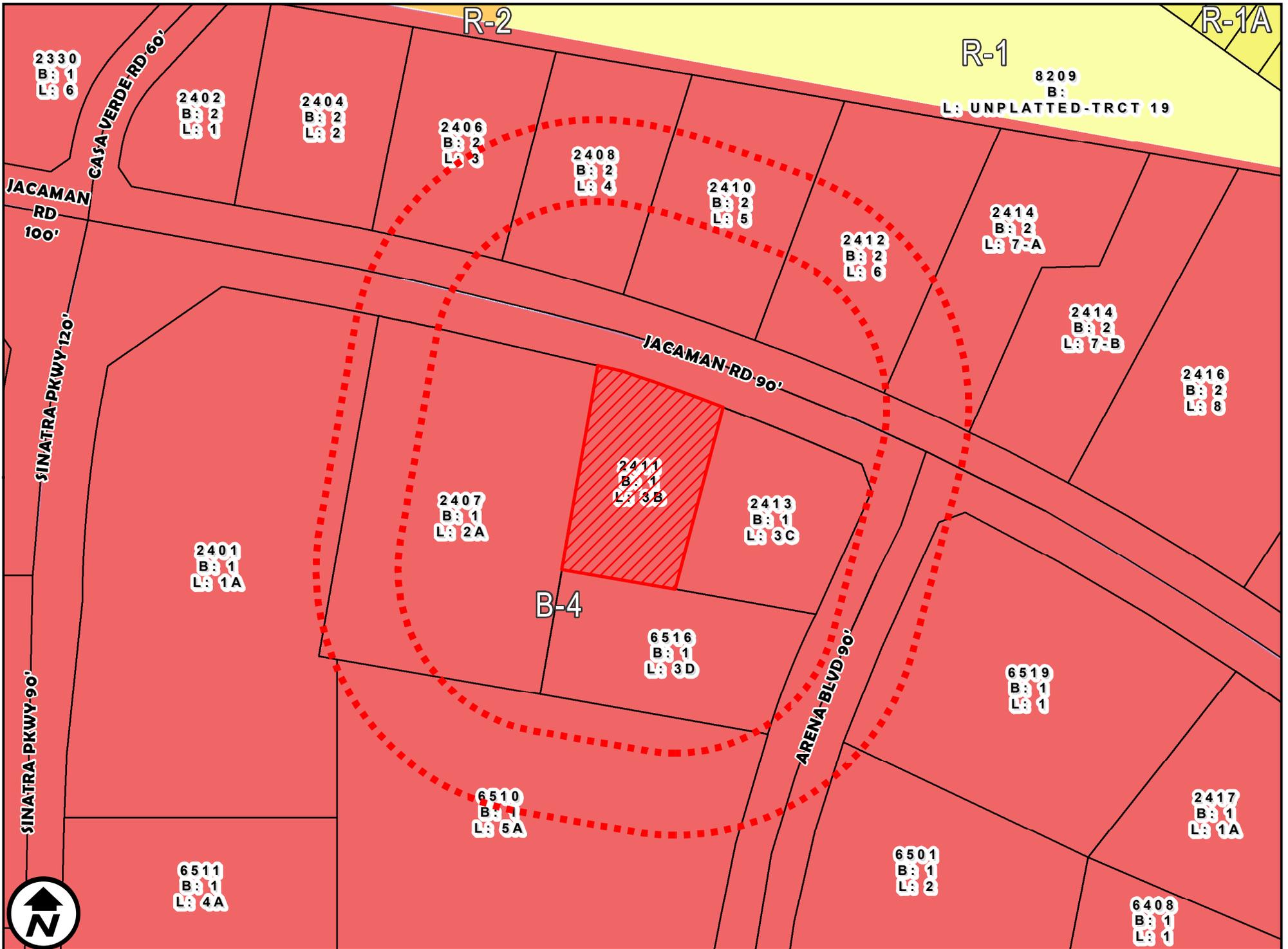
COUNCIL DISTRICT 5
2411 JACAMAN ROAD, SUITE 4

8209
B:
L: UNPLATTED-TRCT 19

APPLICATION F 111

B-4 (HIGHWAY COMMERCIAL DISTRICT)

S.U.P. AMENDMENT FOR SMOKING ESTABLISHMENT (CIGAR LOUNGE)

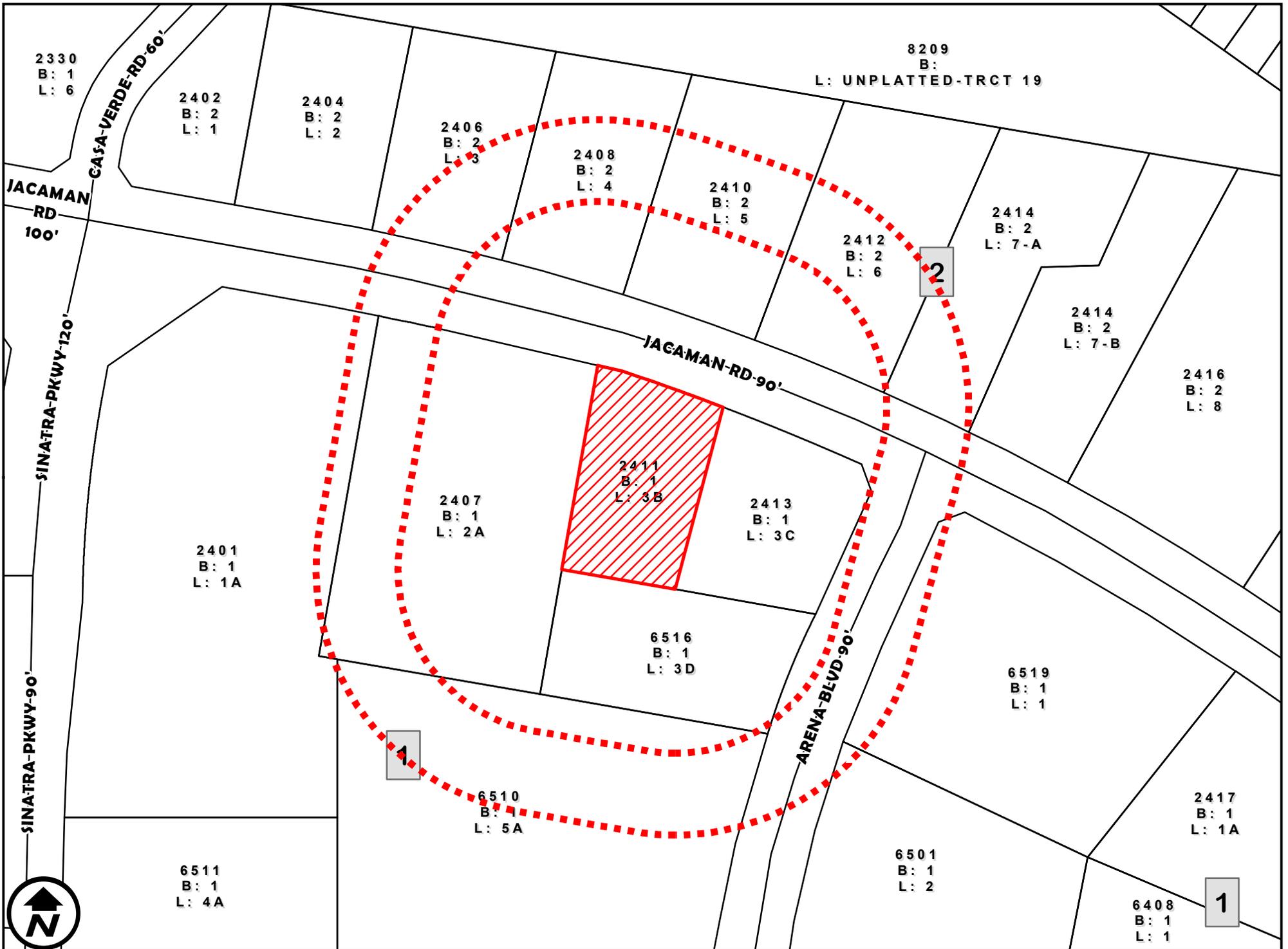


ZONING MAP

1 inch = 150 feet

ZC-032-2026
 COUNCIL DISTRICT 5
 2411 JACAMAN ROAD, SUITE 4

APPLICATION F 113
 B-4 (HIGHWAY COMMERCIAL DISTRICT) 10
 S.U.P. AMENDMENT FOR SMOKING ESTABLISHMENT (CIGAR LOUNGE)

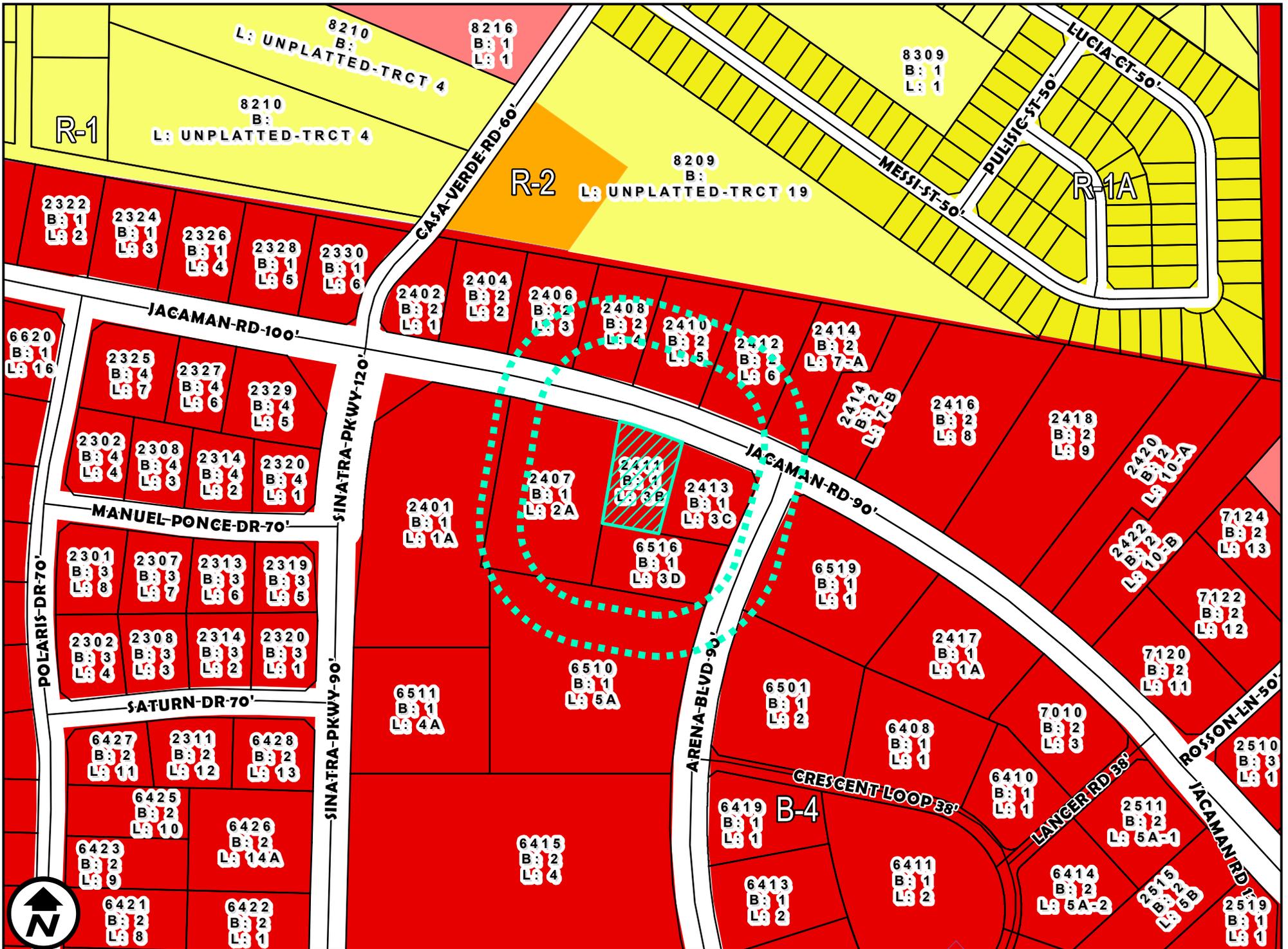


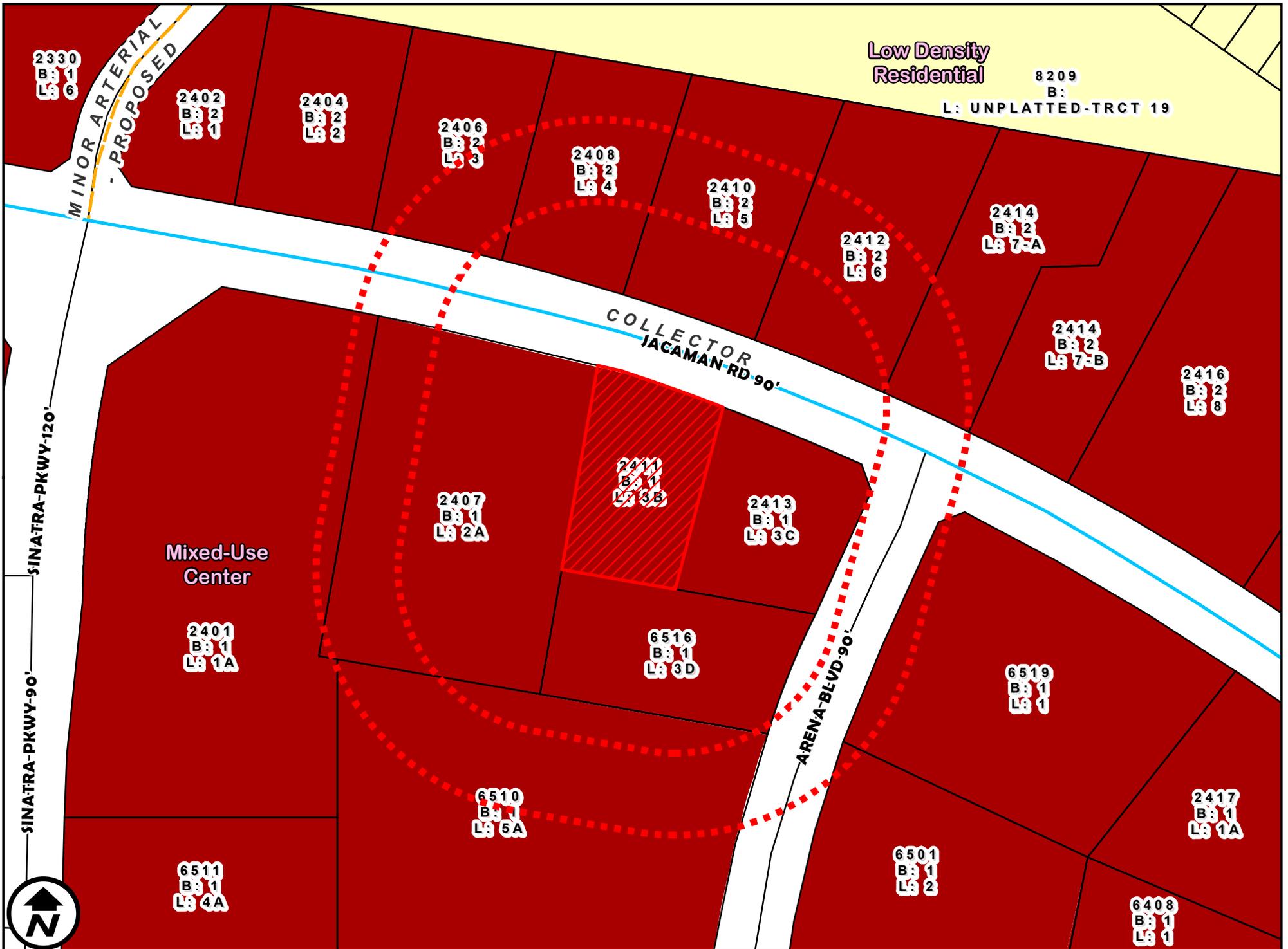
SURVEY MAP

1 inch = 150 feet

ZC-032-2026
COUNCIL DISTRICT 5
2411 JACAMAN ROAD, SUITE 4

APPLICATION F 114
B-4 (HIGHWAY COMMERCIAL DISTRICT)
S.U.P. AMENDMENT FOR SMOKING ESTABLISHMENT (CIGAR LOUNGE)



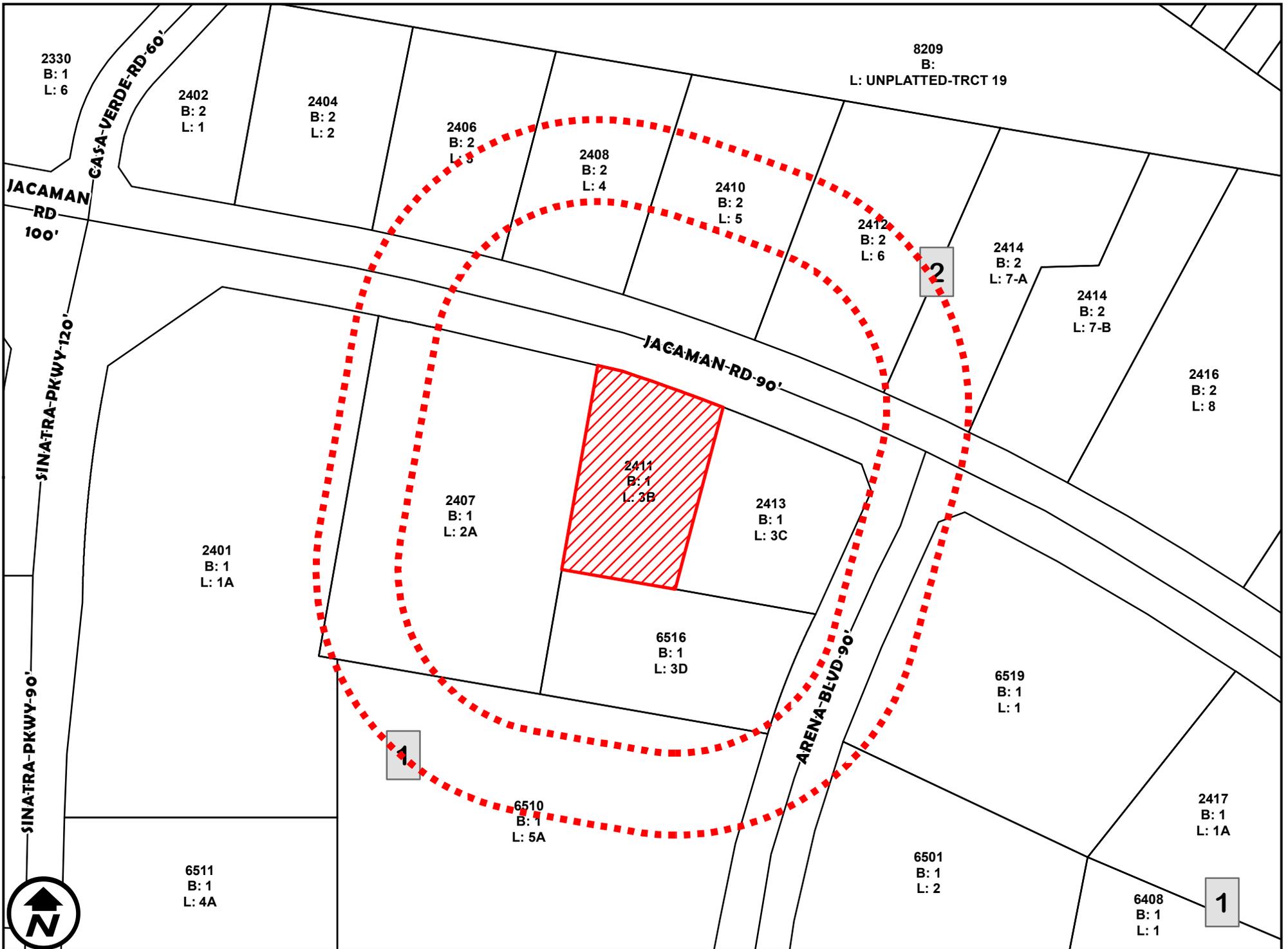


FUTURE LANDUSE

1 inch = 150 feet

ZC-032-2026
 COUNCIL DISTRICT 5
 2411 JACAMAN ROAD, SUITE 4

APPLICATION F 116
 B-4 (HIGHWAY COMMERCIAL DISTRICT) 10
 S.U.P. AMENDMENT FOR SMOKING ESTABLISHMENT (CIGAR LOUNGE)



200' AND 300' NOTIFICATION

1 inch = 150 feet

ZC-032-2026
 COUNCIL DISTRICT 5
 2411 JACAMAN ROAD, SUITE 4

APPLICATION F 117
 B-4 (HIGHWAY COMMERCIAL DISTRICT)
 S.U.P. AMENDMENT FOR SMOKING ESTABLISHMENT (CIGAR LOUNGE)

EXHIBIT A



EXISTING ZONING:

SECTION 24.77
DIMENSIONAL STANDARDS
B-4, HIGHWAY COMMERCIAL DISTRICT

FRONT YARD SET BACK: 20'
SIDE YARD SET BACK: 12'
REAR YARD SET BACK: 20'

TABLE 208.2 PARKING SPACES

Total Number of Parking Spaces Provided in Parking Facility	Minimum Number of Required Accessible Parking Spaces
1 to 25	1
26 to 50	2
51 to 75	3
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
1001 and over	20, plus 1 for each 100, or fraction thereof, over 1000

2010 ADA STANDARD FOR ACCESSIBLE DESIGN

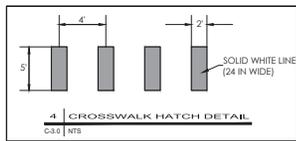
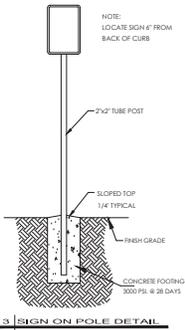
LEGEND

	EX. RUNOFF FLOW
	EX. SURFACE FLOW
	EX. TRAFFIC FLOW
	EX. TOP OF CURB
	FINISH FLOOR ELEVATIONS
	FIRE HYDRANT
	EX. WATER METER
	EX. WASTEWATER MANHOLE
	EX. WASTEWATER MANHOLE
	WATER LINE
	W.W.L.



KEY NOTE (CIVIL)

- ① 4" YELLOW SOLID LINE (PARKING)
- ② PROPOSED HANDICAP SIGN-REFER TO SHEET C-7 FOR ADDITIONAL DETAILS.
- ③ PROPOSED HANDICAP PARKING SPACE WITH 96" VAN ACCESSIBLE ISLAND; SECONDARY ISLAND OF 60"
- ④ PROPOSED ACCESSIBLE ROUTE; MAXIMUM OF 5% SLOPE OTHERWISE USE TRUNCATED DOME SURFACE; REFER TO DETAILS IN SHEET C-7
- ⑤ PROPOSED CURB AND GUTTER TYPE A; REFER TO DETAIL 11 IN SHEET C-7.
- ⑥ PROPOSED CONCRETE SIDEWALK TO BE PLACED AT MINIMUM OF 1" BELOW BUILDING FINISH FLOOR (EXCEPT AT MAIN ENTRANCES; MATCH FINISH FLOOR)
- ⑦ PROPOSED LANDSCAPING AREA/TREE
- ⑧ PROPOSED REMOVAL AND PROPER DISPOSAL OF EXISTING ASPHALT PAVEMENT
- ⑨ PROPOSED CONCRETE WHEEL STOPS
- ⑩ PROPOSED DUMPSTER AREA; REFER TO ARCHITECTURAL PLANS FOR DETAILS.
- ⑪ PROPOSED CONCRETE STAIRS WITH HAND RAILING
- ⑫ PROPOSED HANDICAP RAM P WITH RAILING ON BOTH SIDES
- ⑬ PROPOSED YELLOW PAINT CURB ON AREAS WHERE CURVE IS HIGHER THAN 4"
- ⑭ PROPOSED BLOCK WALL; REFER TO DETAIL 5 IN THIS SHEET



CROSSWALK STRIPPING

When crosswalk lines are used, they shall consist of solid white lines that mark the crosswalk. They shall be not less than 150 mm (6 in) or greater than 400 mm (24 in) in width.

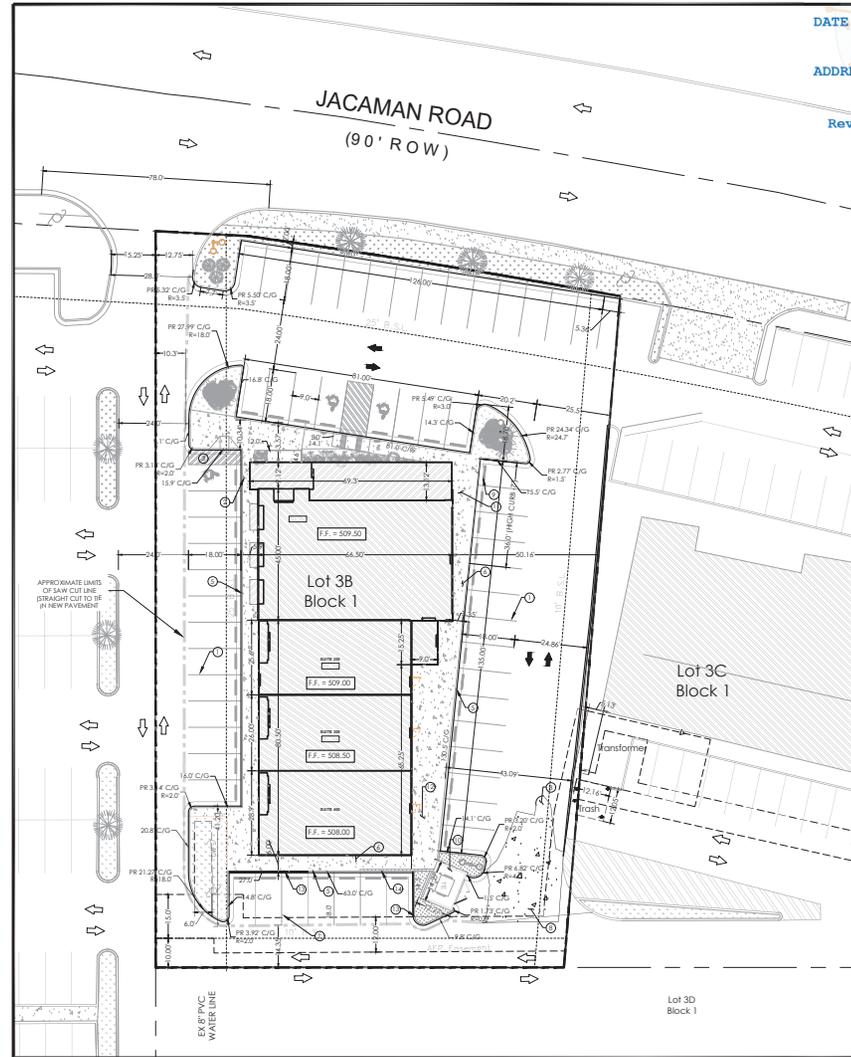
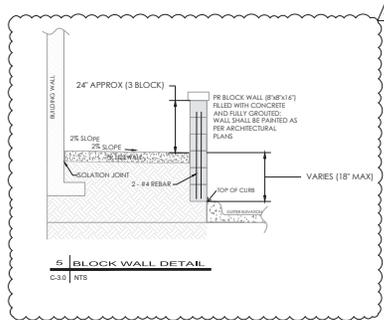
Guidance:

If transverse lines are used to mark a crosswalk, the gap between the lines should not be less than 1.8 m (6 ft). If diagonal or longitudinal lines are used without transverse lines to mark a crosswalk, the crosswalk should be not less than 1.8 m (6 ft) wide. Crosswalk lines, if used on both sides of the crosswalk, should extend across the full width of pavement or to the edge of the intersecting crosswalk to discourage diagonal walking between crosswalks. For added visibility, the area of the crosswalk may be marked with white diagonal lines at a 45-degree angle to the line of the crosswalk or with white longitudinal lines parallel to traffic flow.

When diagonal or longitudinal lines are used to mark a crosswalk, the transverse crosswalk lines may be omitted. This type of marking may be used at locations where substantial numbers of pedestrians cross without any other traffic control device, or locations where physical conditions are such that added visibility of the crosswalk is desired, or at places where a pedestrian crosswalk might not be expected.

Guidance:

If used, the diagonal or longitudinal lines should be 300 to 400 mm (12 to 24 in) wide and spaced 300 to 1500 mm (12 to 40 ft) apart. The marking design should avoid the wheel paths, and the spacing should not exceed 2.5 times the line width.



1 DIMENSIONAL PLAN
C-3.0 1"=20'



1119 FLORES AVE. STE 200 LAREDO, TEXAS 78004
956.727.5391 WWW.REDLINEARCHITECTURE.COM

DATE: 4/3/2024

ADDRESS: 2411 JACAMAN RD

Reviewed for Code Compliance

4/17/25

CASA AZUL RESTAURANT & PLAZA
2411 Jacaman Road (Including Suite 101)
Laredo, TX 78041

ENGINEER'S SEAL:



No.	Description	Date
1.	Addendum 1	10.21.2022



Daniel Gomez Engineering, P.C.
Firm Registration # 9224
7110 Rocio Dr. Suite #4
Laredo, Texas 78041
PH: 956.723.6536

DIMENSIONAL PLAN

Project number: 861214.00.DG 2217
Date: 10.21.2022
Drawn by: JF
Checked by: DG

C-3.0

Scale: 1"=20'



ORDINANCE NO. 2025-O-234

AMENDING THE ZONING ORDINANCE MAP OF THE CITY OF LAREDO BY AUTHORIZING A SPECIAL USE PERMIT FOR A SMOKING ESTABLISHMENT (CIGAR LOUNGE ONLY - NO ON-PREMISE ALCOHOL CONSUMPTION) ON LOT 3B, BLOCK 1, LAREDO ARENA SUBDIVISION, UNIT 4, LOCATED AT 2411 JACAMAN ROAD, SUITE 400 (APPROXIMATELY 1,469 SQUARE FEET); PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

WHEREAS, a request has been received for the issuance of a Special Use Permit for a Smoking Establishment (Cigar Lounge ONLY - No On-Premise Alcohol Consumption) on Lot 3B, Block 1, Laredo Arena Subdivision, Unit 4, located at 2411 Jacaman Road, suite 400 (approximately 1,469 square feet; and,

WHEREAS, the required written notices were sent to surrounding property owners at least ten (10) days before the public hearing held before the Planning and Zoning Commission on October 16, 2025; and,

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

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

WHEREAS, the City Council has held a public hearing on November 17, 2025, on the request and finds the Special Use Permit appropriate and consistent with the General Plan of the City of Laredo; and,

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

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

Section 1: The Zoning Map of the City of Laredo be and is hereby amended by authorizing a Smoking Establishment (Cigar Lounge ONLY – No On-Premise Alcohol Consumption) on Lot 3B, Block 1, Laredo Arena Subdivision, Unit 4, located at 2411 Jacaman Road, suite 400 (approximately 1,469 square feet).

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

1. The Special Use Permit is issued to Geronimo Trevino Jr, and shall be non-transferal.
2. The Special Use Permit is restricted to 1,469 square feet located within Suite 400 as per the site plan, Exhibit A, which is made part hereof for all purposes.
3. The hours of operation shall be limited to, from Monday to ~~Thursday~~ Wednesday, 9:00am to 9:00pm, Thursday ~~Friday~~ to Saturday, 9:00am to 11:00pm, and Sunday, 12:00pm to 8:00pm.
4. No person under 21 ~~18~~ years of age shall be permitted to enter the establishment or purchase any products from the establishment unless accompanied by an adult parent or guardian.
5. The establishment shall post a sign conspicuously on each public entrance or near each public entrance notifying the public that no person under the age of ~~eighteen~~ twenty-one years of age may enter the establishment unless accompanied by an adult parent or guardian.
6. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
7. Landscaping shall be provided in accordance with the City of Laredo Land Development Code.
8. The owner shall provide an opaque fence or wall of not less than 7 (seven) feet in height along any side or rear property lines which abut or adjoin property containing a residential use or residential zoning district. Apartment complexes, residential condominiums or residential townhomes shall be similarly screened irrespective of which zoning district they occur in.
9. Establishments must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
10. Signage shall be consistent with the City's Sign Ordinance for a B-1 Zoning District.
11. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
12. There shall be no ground vibrations created or sustained on the site which are perceptible without instruments at any point on any property adjoining the subject property.
13. The establishment shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load.
14. The establishment shall undergo an annual Fire Inspection.
15. The establishment 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.
16. All permits, licenses, certifications and inspections required by the codes and

- ordinances of the City of Laredo shall be kept up to date and current including but not limited to: a. Food Manager License (annual), b. Food Handler's Permit (annual), c. Certificate of Occupancy with Occupant Load. Occupant Load being the approved capacity of a building or portion thereof.
17. Owner shall comply with, Building, Health, Safety, and all applicable codes and regulations as required.
 18. Nothing herein, including but not limited to the issuance of a Special Use Permit, is intended to, nor shall it be interpreted as legalizing or applying to the delivery, furnishing, transferring, possessing or manufacture of drug paraphernalia or any use otherwise prohibited by state or federal law, including without limitation, Texas Health & Safety Code §481.125.
 19. Establishment shall have an isolated HVAC systems to remove smoke and odors.
 20. Smoking establishments with alcohol sales, alcohol serving, and on-premise alcohol consumption is prohibited, as per the City of Laredo Code of Ordinances, Chapter 15, Article VI.
 21. A business entity, which has been granted a special use permit, is required to report (on a form approved by the Building Official or designee) any change in the entity's ownership status which occurs by virtue of the transfer of a majority of its stock or a majority of its membership interest to the City of Laredo Building Services Building Official or designee. Any change in ownership interest (occurring by virtue of the transfer of a majority of its stock or a majority of its membership interest) shall be deemed a transfer of the business and the existing special use permit shall be null, void and of no force or effect. In every instance of transfer of ownership a new special use permit application is required to be submitted and shall be processed as a new special use permit request.
 22. Any use allowed under the current zone or proposed special use permit is required to abide by all applicable municipal codes.

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

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

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

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS THE
1st DAY OF December, 2025.

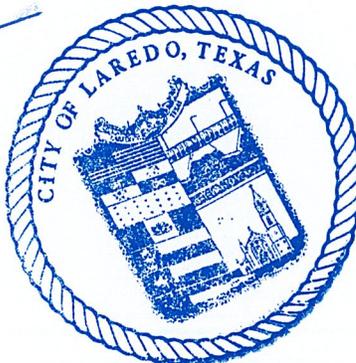


DR. VICTOR D. TREVINO
MAYOR

ATTEST:



MARIO I. MALDONADO, JR.
CITY SECRETARY



APPROVED AS TO FORM:



DOANH "ZONE" T. NGUYEN
CITY ATTORNEY

City Council Agenda Item ZC-076-2025

(Special Use Permit for a **Smoking Establishment – Cigar Lounge with On-Premise Alcohol Consumption**, located at 2411 Jacaman Road, Suite 400)

1. Level of Alignment

☑ **Weak/None** – The proposed Special Use Permit to authorize a smoking establishment with on-premise alcohol consumption **conflicts with both the City’s Code of Ordinances and the policy intent** of the Viva Laredo Comprehensive Plan. The **Future Land Use Map** identifies the site as part of a **Mixed-Use Center**; however, the proposed use—particularly one involving indoor smoking and alcohol service—does not contribute to the Plan’s stated goals for health, sustainability, and compatible mixed-use environments.

2. Supporting Goal(s)/Policy(ies)

- **Policy 7.1.1 (Public Health and Well-Being)** – *“Promote a healthy and safe environment for all residents by supporting policies that reduce exposure to pollutants, improve air quality, and create healthier living and working environments.”*
Viva Laredo City of Laredo Comprehensive Plan, p. 7.18.
Relevance: The proposed use conflicts with this policy because it introduces a smoking establishment into an area intended for mixed commercial activity, increasing potential exposure to smoke and odors for workers and nearby patrons.
 - **Policy 3.2.4 (Urban Design)** – *“Promote compatible transitions between commercial, mixed-use, and residential areas to protect the character and livability of neighborhoods.”*
Viva Laredo City of Laredo Comprehensive Plan, p. 3.41.
Relevance: While the property lies within a commercial corridor, the intensity of a cigar lounge with alcohol consumption is inconsistent with adjacent retail and dining uses envisioned as “family-oriented and walkable” under the Mixed-Use Center designation.
 - **Policy 1.2.1 (Land Use Patterns)** – *“Ensure that new commercial or entertainment uses are located where infrastructure and surrounding uses can support them, without creating nuisances or safety issues.”*
Viva Laredo City of Laredo Comprehensive Plan, p. 1.27.
Relevance: The site fails to meet parking and separation requirements, and the proposed use introduces activity that may conflict with the character and intent of the surrounding commercial plaza.
 - **No supporting goals** in the Comprehensive Plan explicitly endorse indoor smoking establishments or on-premise alcohol use in mixed-use corridors.
Source: No applicable goal or policy identified in the Viva Laredo Comprehensive Plan.
-

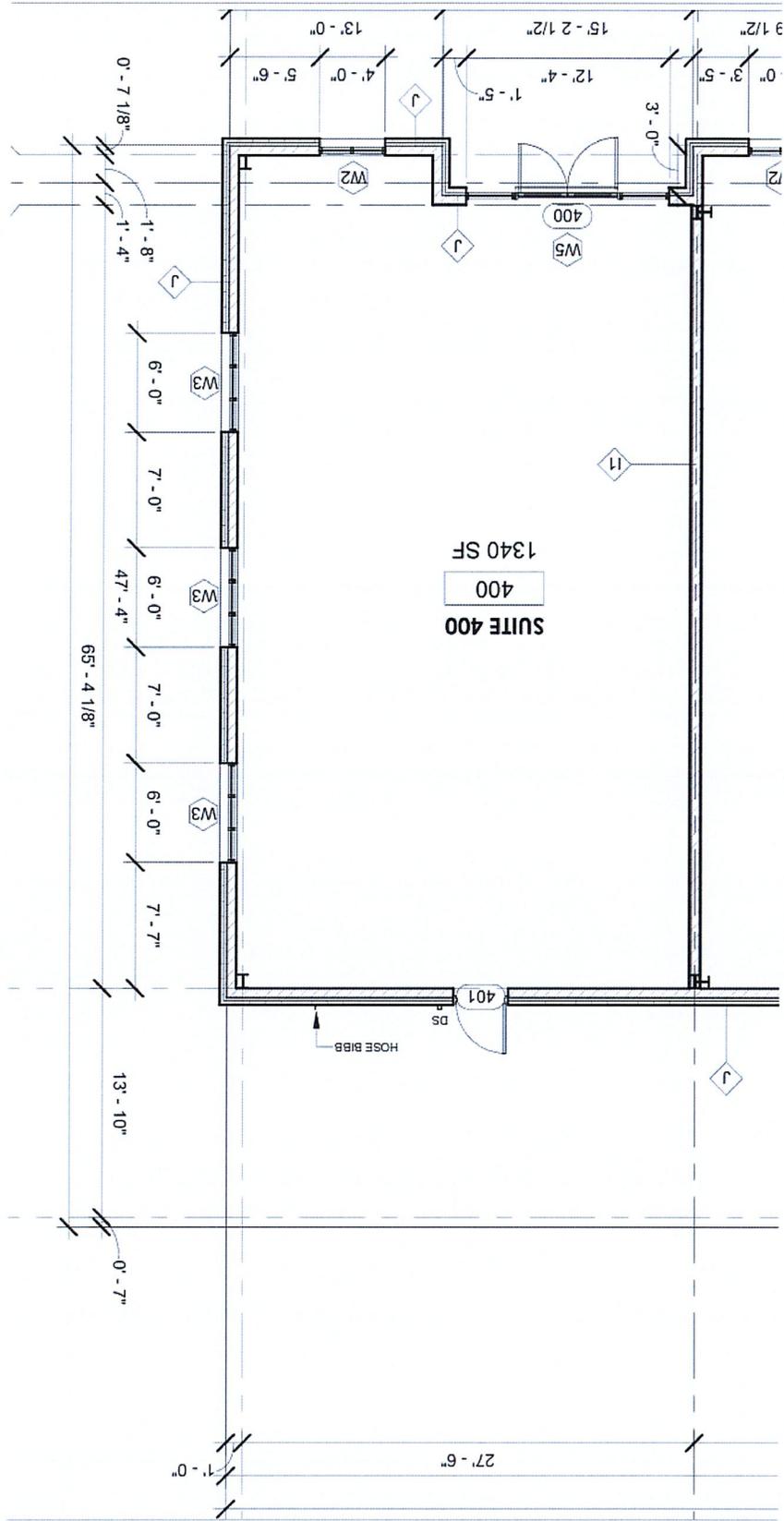
3. Summary of Alignment

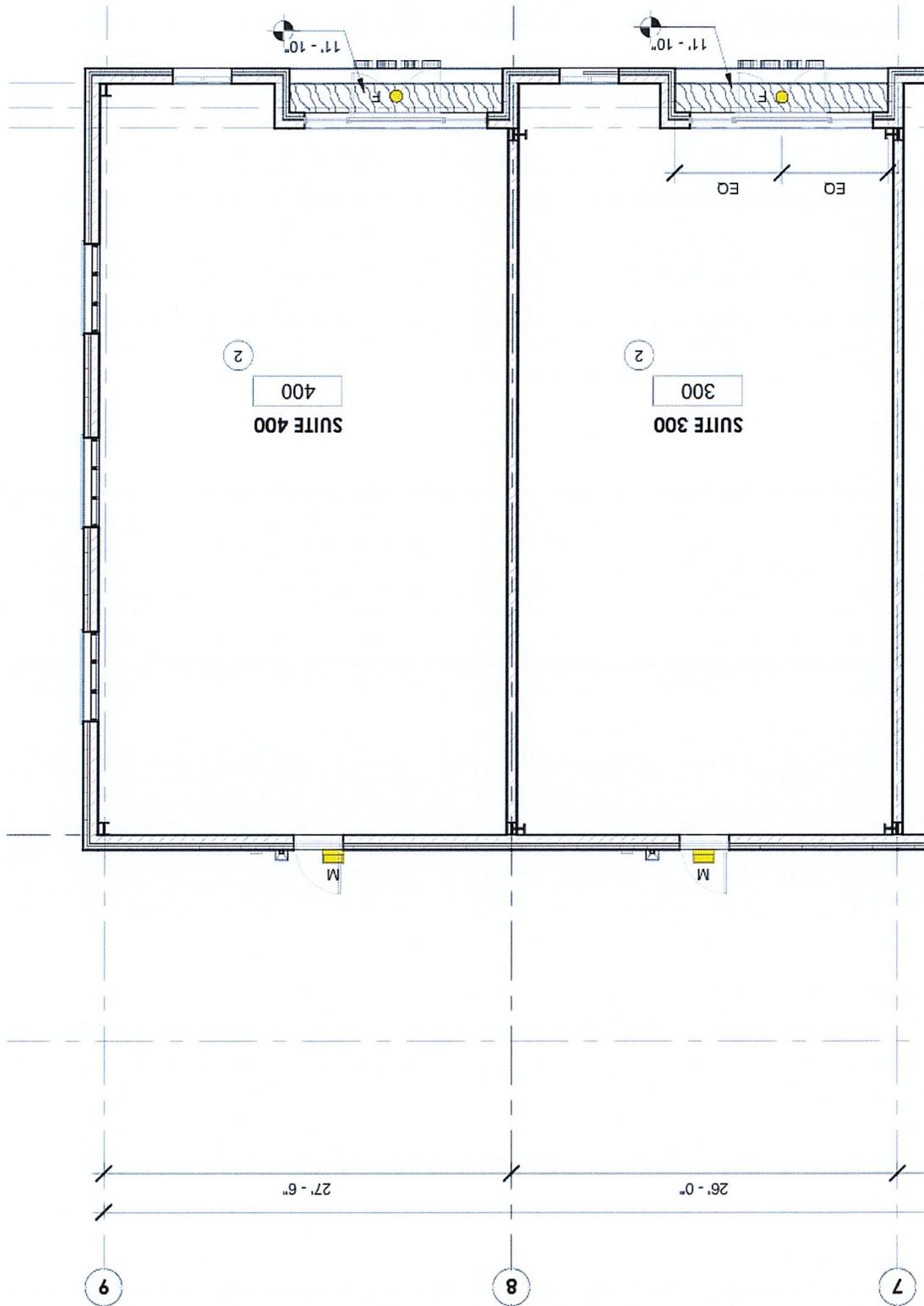
Although the **Mixed-Use Center** designation accommodates a range of retail, restaurant, and service uses, the **proposed cigar lounge with alcohol consumption** does not align with Viva Laredo’s principles of **public health, compatibility, and sustainable land use**. The Plan emphasizes healthy environments and active, pedestrian-friendly corridors—conditions inconsistent with smoking establishments.

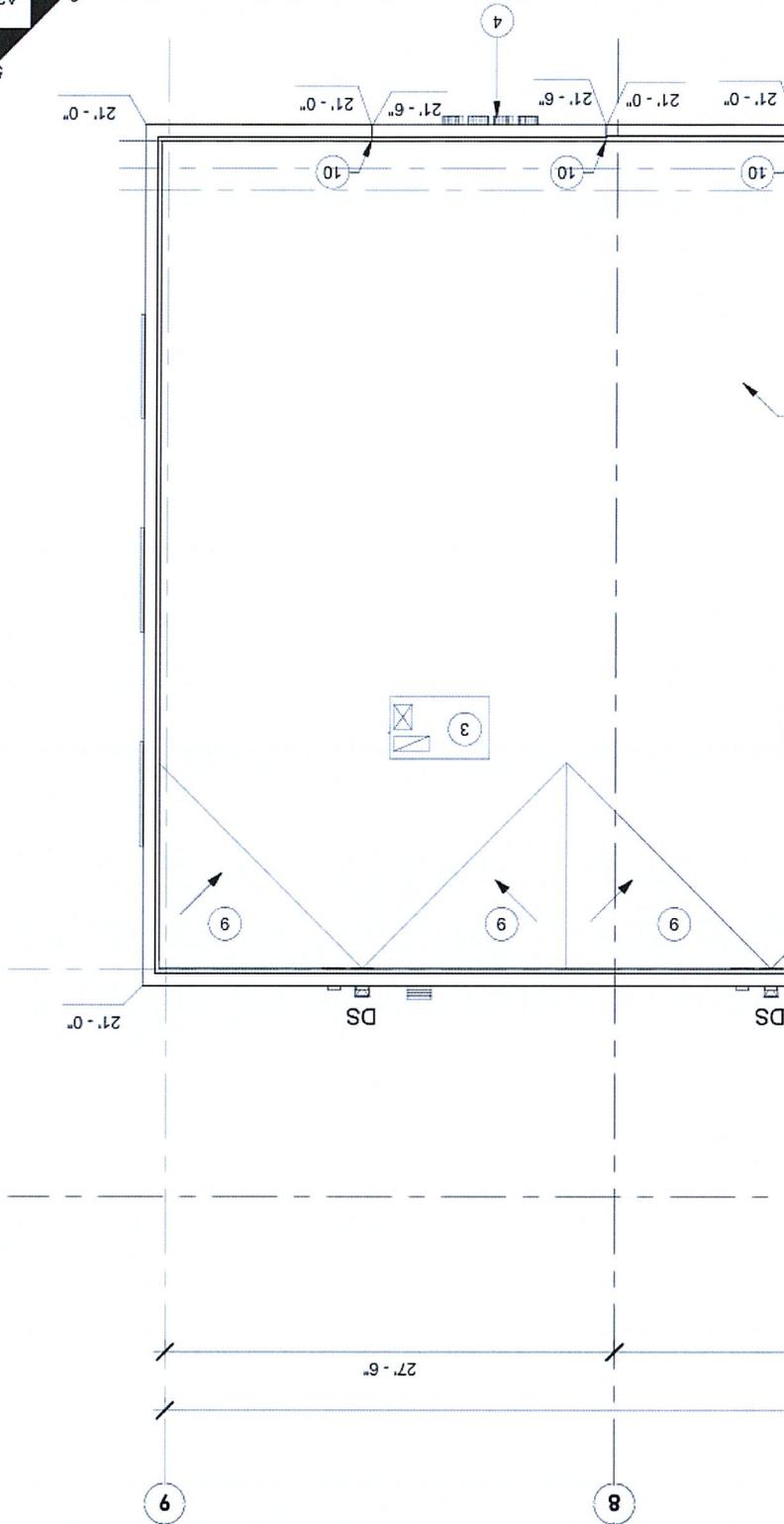
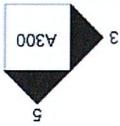
Furthermore, the proposed use fails to comply with local ordinances prohibiting smoking establishments with alcohol sales and does not meet distance or parking requirements outlined in the Land Development Code.

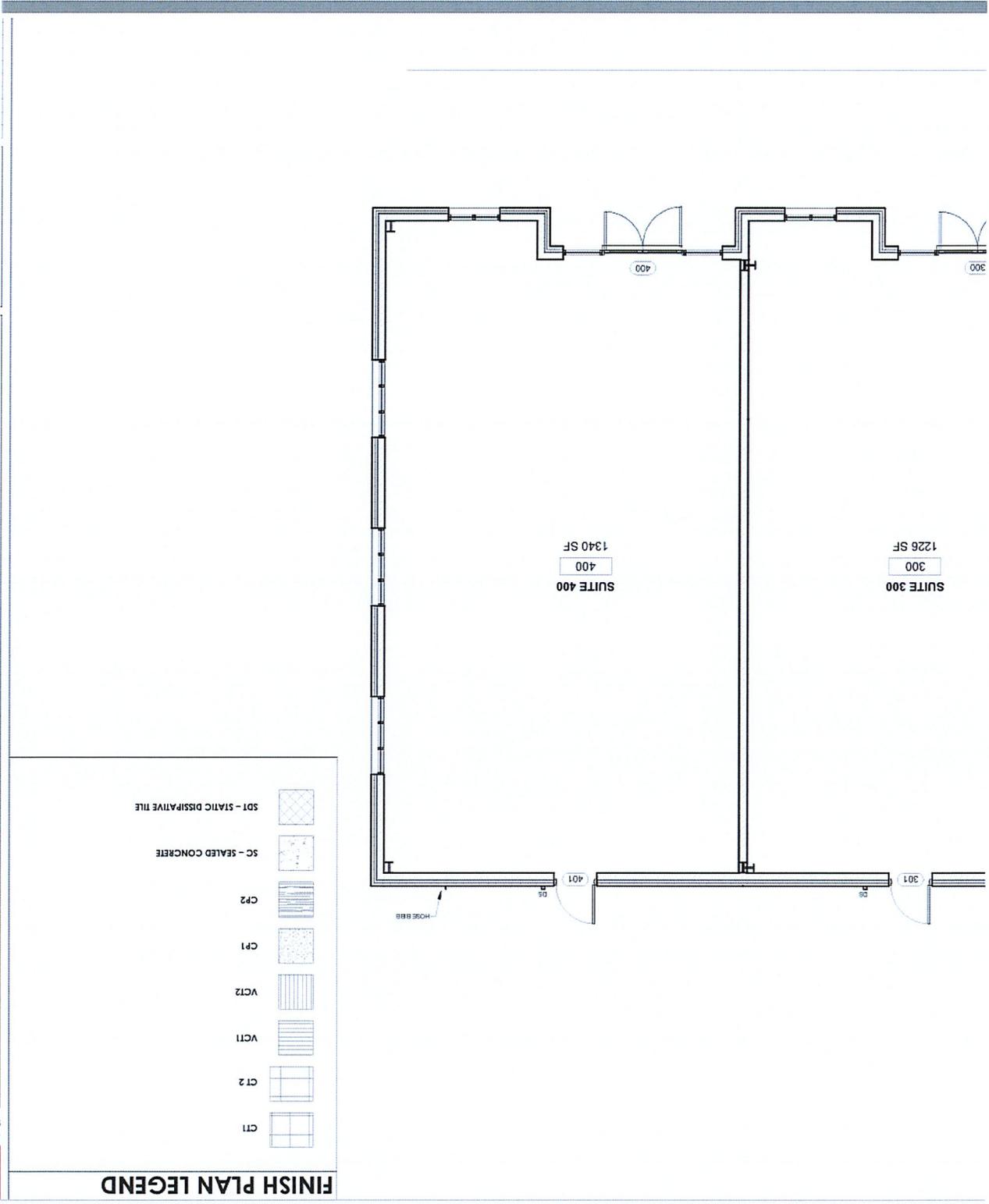
Accordingly, this case demonstrates **Weak/None alignment** with the Comprehensive Plan. It neither advances public health nor enhances the livability or walkability envisioned for the Jacaman Road corridor.











FINISH PLAN LEGEND

SOT - STATIC DISSIPATIVE TILE

SC - SEALED CONCRETE

CP2

CP1

VC2

VC1

CT 2

CT 1

Geronimo Treviño Jr
Owner
Porciones Cigar and Whiskey Lounge
2411 Jacaman Rd, Suite 400
Laredo, TX 78041
Gerot25@gmail.com
281-967-8876

Date: August 27, 2025

To:
City of Laredo Council Members
Planning and Zoning Department
1110 Houston Street
Laredo, TX 78040

**RE: Request for Special Use Permit (SUP) for Porciones Cigar and Whiskey Lounge —
2411 Jacaman Rd, Suite 400, Laredo, TX 78041**

Dear Council Members and Planning and Zoning Officials,

On behalf of Porciones Cigar and Whiskey Lounge, I respectfully submit this formal request for a Special Use Permit (SUP) to operate a cigar lounge with limited alcohol spirits available for purchase for on premise consumption at 2411 Jacaman Rd, Suite 400, Laredo, TX 78041.

Business Overview

Porciones Cigar and Whiskey Lounge is envisioned as a refined, adult-only establishment that brings together the enjoyment of premium cigars, fine spirits, and crafted cocktails in an upscale and comfortable environment. This will be the first establishment of its kind in Laredo, Texas, offering both cigars and limited alcoholic beverages for purchase.

Our primary offerings will include:

- Premium hand-rolled cigars sourced from reputable manufacturers.
- Cigar accessories such as cutters, lighters, humidors, and ashtrays.

- Cigar memberships offering discounts on cigars and their accessories.
- Cigar lockers available for rent with an annual fee.
- Mail order cigar subscriptions.
- A limited selection of top-shelf whiskeys and fine spirits.
- A small cocktail menu featuring crafted classic and contemporary recipes.

To ensure a comfortable and high-quality experience for all patrons and staff, a dedicated HVAC system with integrated smoke eradication and air purification systems will be installed. This system will be designed specifically to meet the standards of cigar lounges, removing smoke and maintaining optimal air quality throughout the premises.

Operating Hours & Regulatory Compliance

Porciones Cigar and Whiskey Lounge proposes operating hours of:

9:00 AM to 9 PM, Monday - Thursday

9:00 AM to 11 PM, Friday and Saturday

12:00 PM to 8 PM, Sunday

These hours will remain fully compliant with all local ordinances and requirements applicable to Smoking Establishments under the City of Laredo regulations and state law. All tobacco and alcohol sales will strictly adhere to Texas state and federal regulations. Local ordinances will be strictly enforced to ensure tobacco and tobacco products are in excess of 50% of the businesses gross revenue, as required under the special use permit. Accounting records will be available for review upon request to substantiate each quarter's revenue requirements.

Our target audience consists solely of adults aged 21 years and older, who are legally permitted to purchase and consume tobacco and alcoholic products. No persons under the legal age will be permitted entry, and we will enforce a strict age verification policy through government-issued photo identification at the point of entry and purchase.

Please note that no vaping products, THC-based products, or cigarettes will be sold or permitted within the premises. The focus is exclusively on premium cigar culture and quality spirit appreciation.

Facility & Capacity

The proposed site comprises approximately 1,340 square feet, which supports a modest but intimate occupancy model. Adequate parking is available onsite to accommodate the anticipated volume of patrons.

We are committed to maintaining a clean, well-managed, and respectful business presence in alignment with community values and expectations

A Cultural and Historic Experience

Porciones Cigar and Whiskey Lounge is more than just a business—it is a tribute to the rich history of Laredo, TX. Our name, “Porciones,” honors the Visita General of 1767, when land grants or “porciones” were issued to settlers, establishing the cultural and geographic foundations of our city.

Our goal is to bring a metropolitan-level experience to Laredo, offering cigar aficionados and enthusiasts a place to enjoy exceptional products, meaningful conversation, and the cultural pride of our unique border community.

We appreciate your time and consideration of our request for a Special Use Permit. We are happy to comply with any additional requirements or inspections necessary to move forward and welcome the opportunity to contribute to Laredo’s vibrant business landscape.

Please do not hesitate to contact me directly with any questions or requests for further information.

Sincerely,



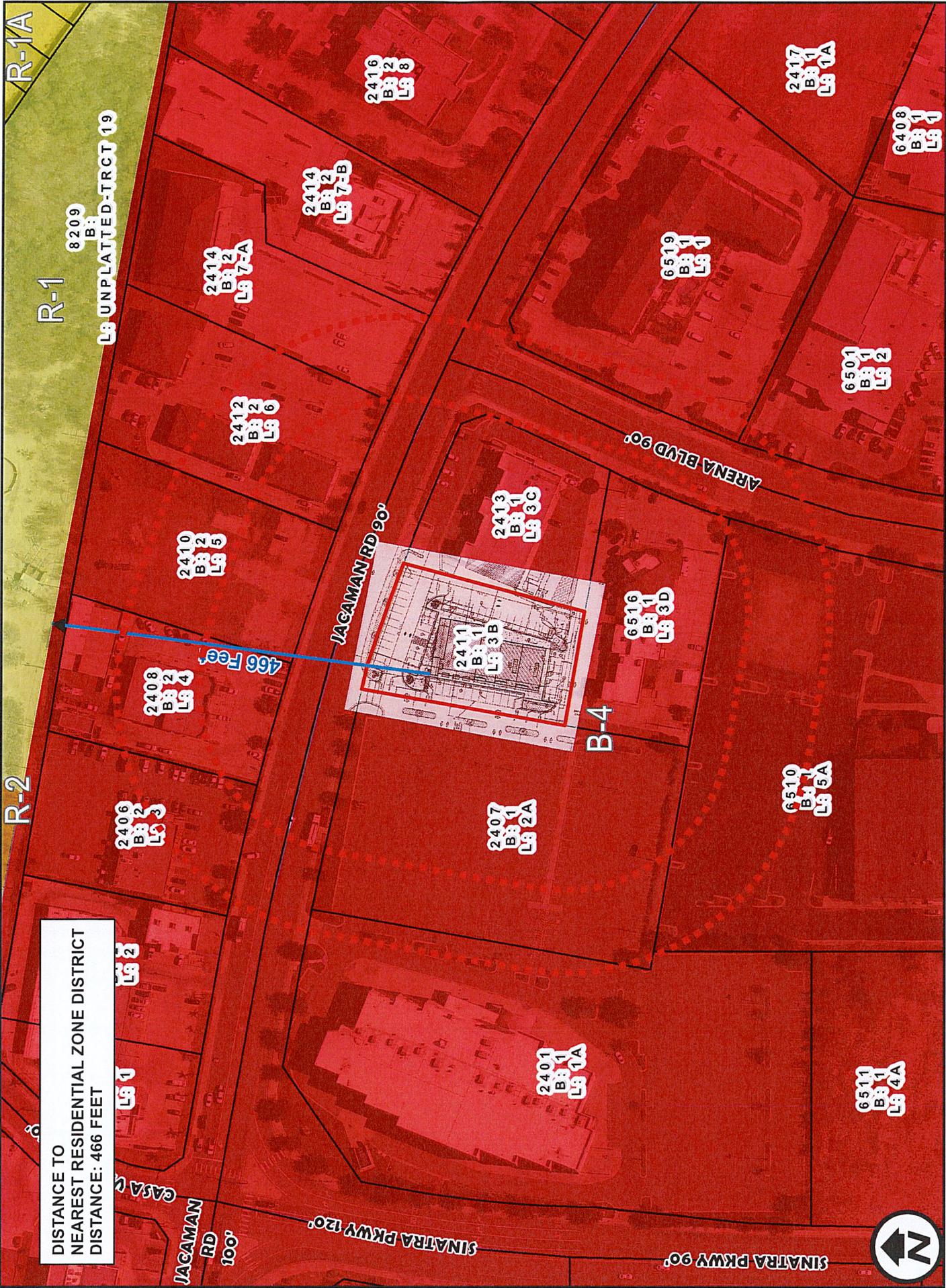
Geronimo Treviño Jr.

Owner

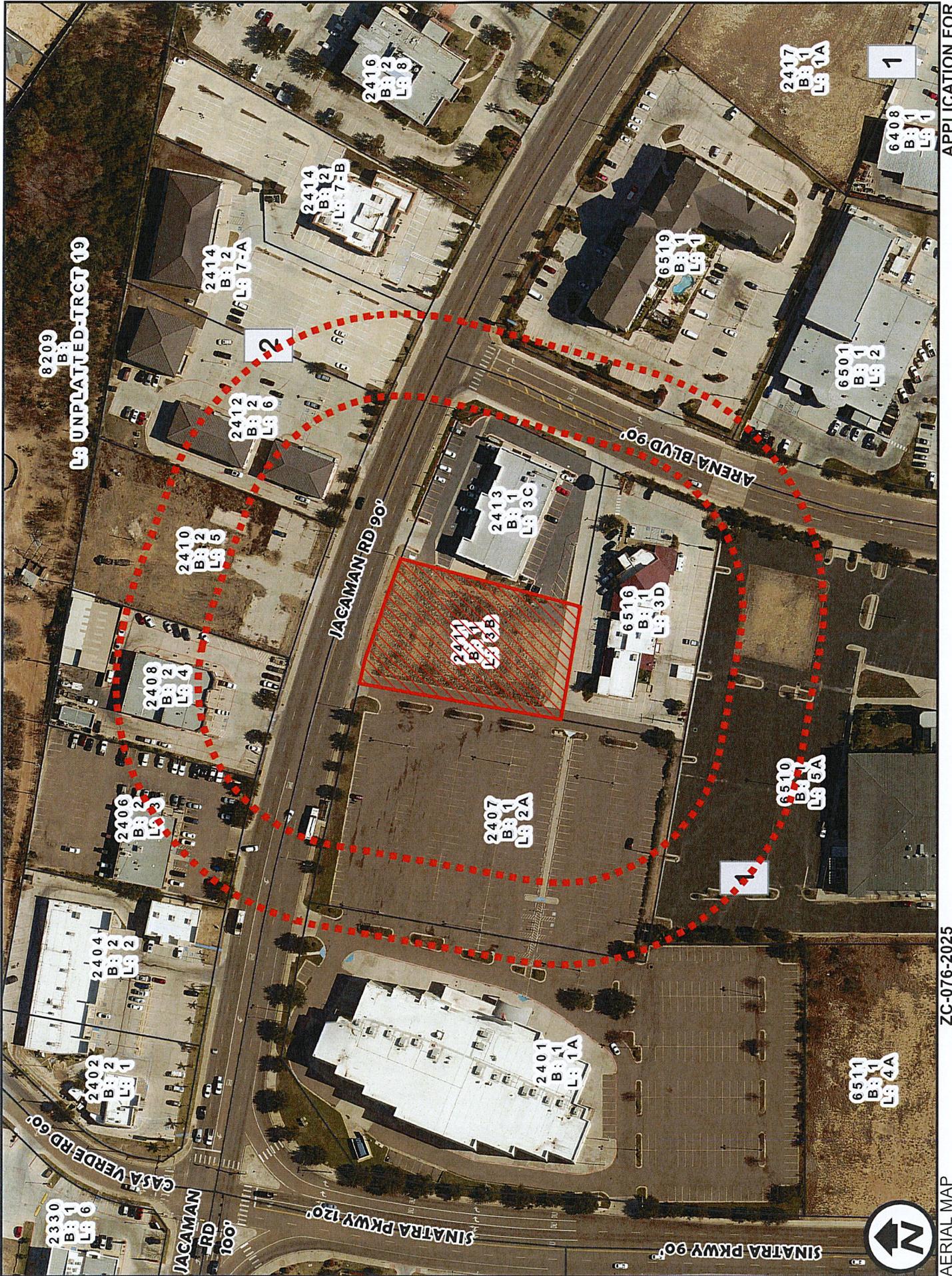
Porciones Cigar and Whiskey Lounge

281-967-8876

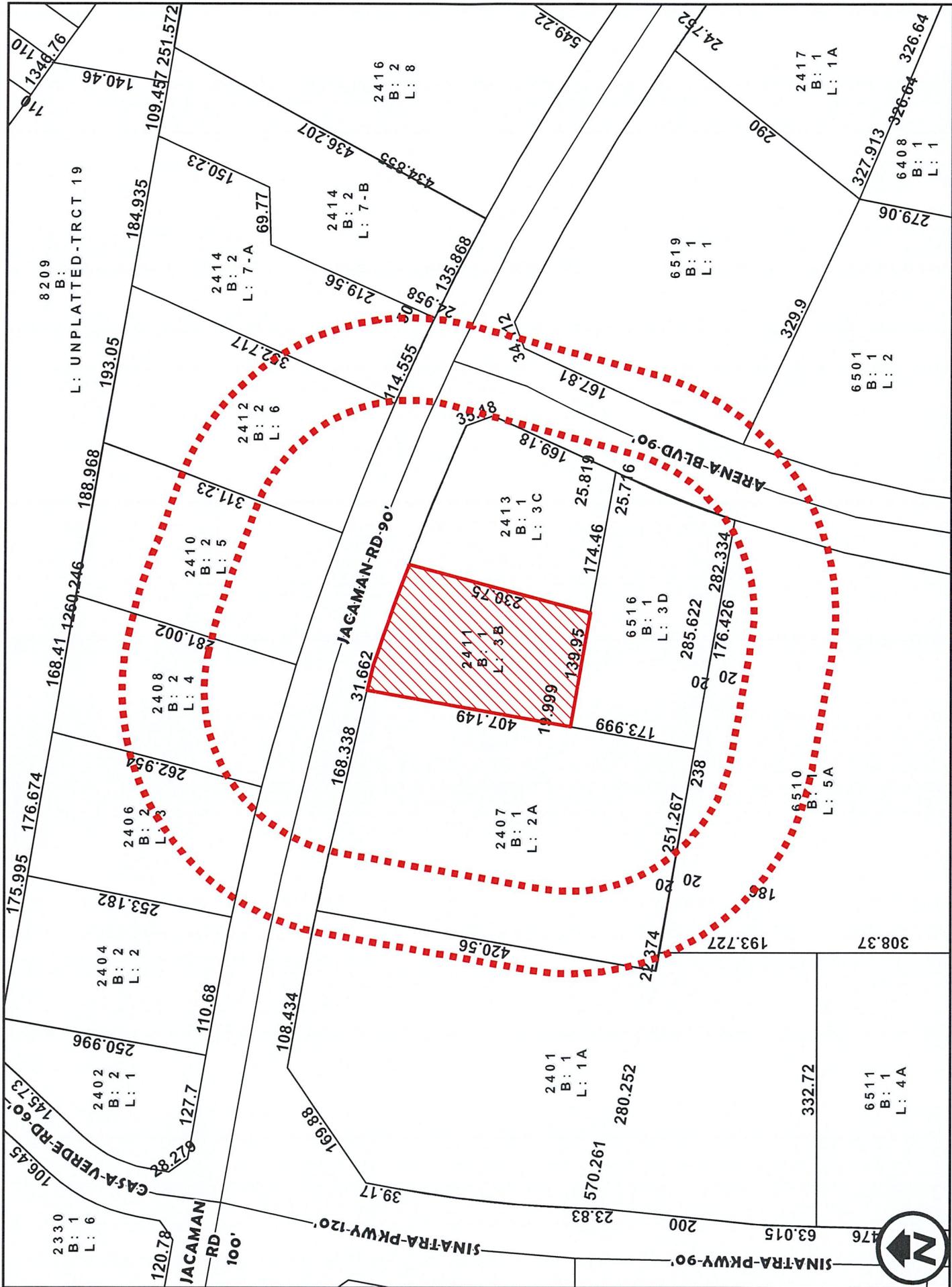
Gerot25@gmail.com



DISTANCE MAP
 ZC-076-2025
 COUNCIL DISTRICT 5
 2411 JACAMAN ROAD
 S.U.P. FOR SMOKING ESTABLISHMENT (CIGAR LOUNGE WITH ON-PREMISE ALCOHOL CONSUMPTION)
 B-4 (HIGHWAY COMMERCIAL DISTRICT) TO
 APPLICATION FOR



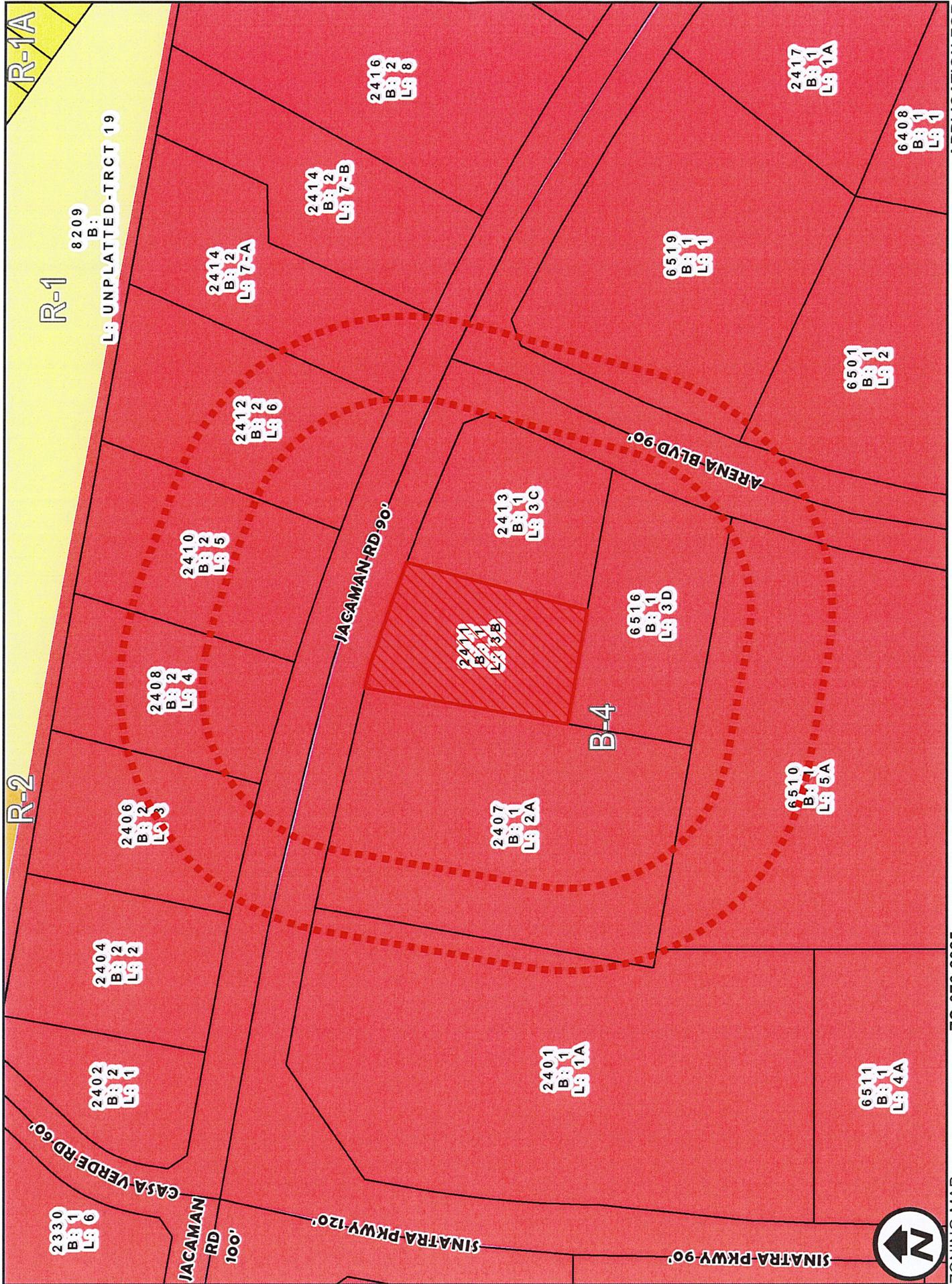
AERIAL MAP
 ZC-076-2025
 COUNCIL DISTRICT 5
 2411 JACAMAN ROAD
 S.U.P. FOR SMOKING ESTABLISHMENT (CIGAR LOUNGE WITH ON-PREMISE ALCOHOL CONSUMPTION)
 B-4 (HIGHWAY COMMERCIAL DISTRICT) TO
 APPLICATION FOR



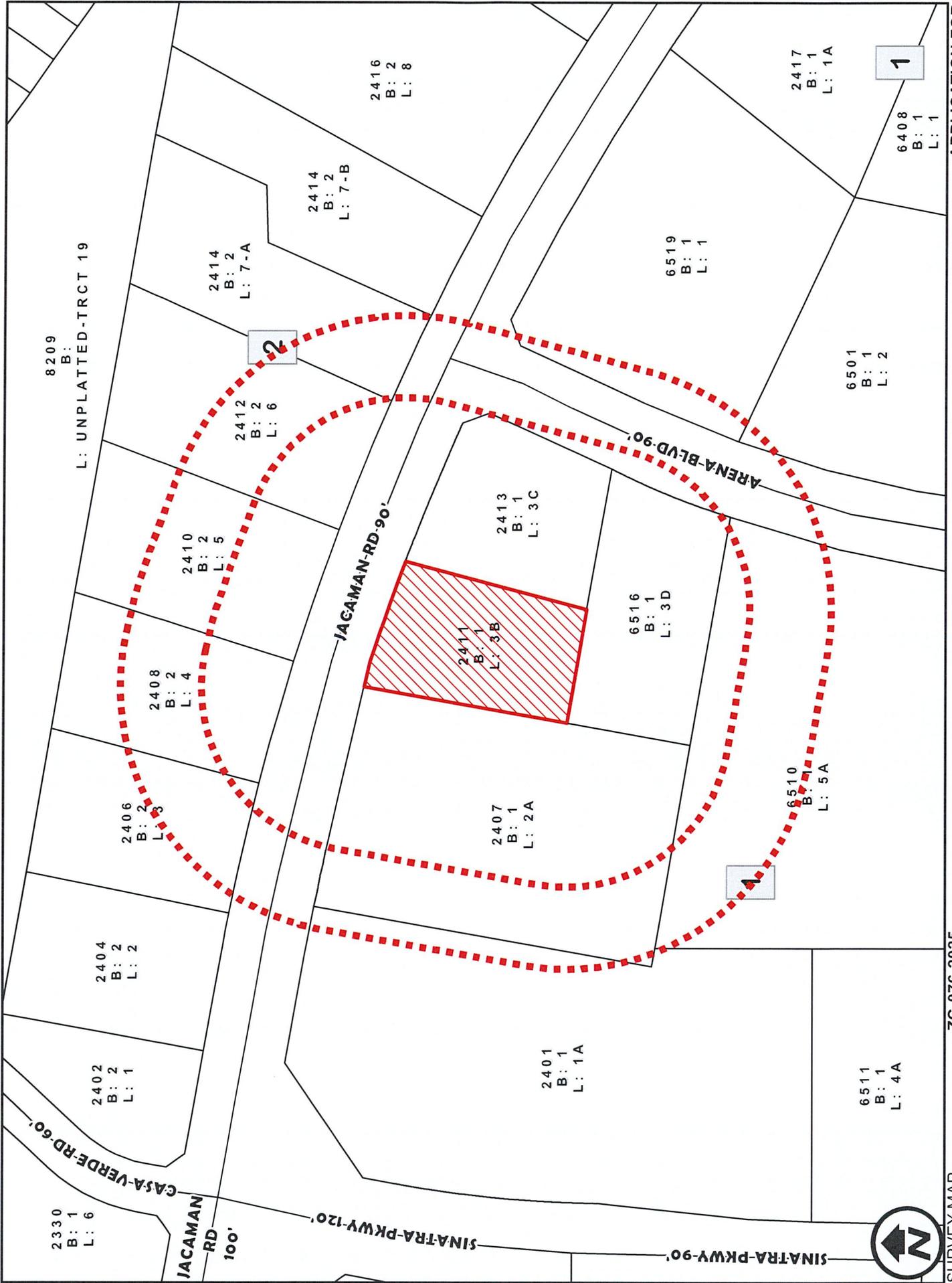
DIMENSIONS MAP
 ZC-076-2025
 COUNCIL DISTRICT 5
 2411 JACAMAN ROAD
 S.U.P. FOR SMOKING ESTABLISHMENT (CIGAR LOUNGE WITH ON-PREMISE ALCOHOL CONSUMPTION)
 B-4 (HIGHWAY COMMERCIAL DISTRICT) TO
 APPLICATION FOR

1 inch = 150 feet



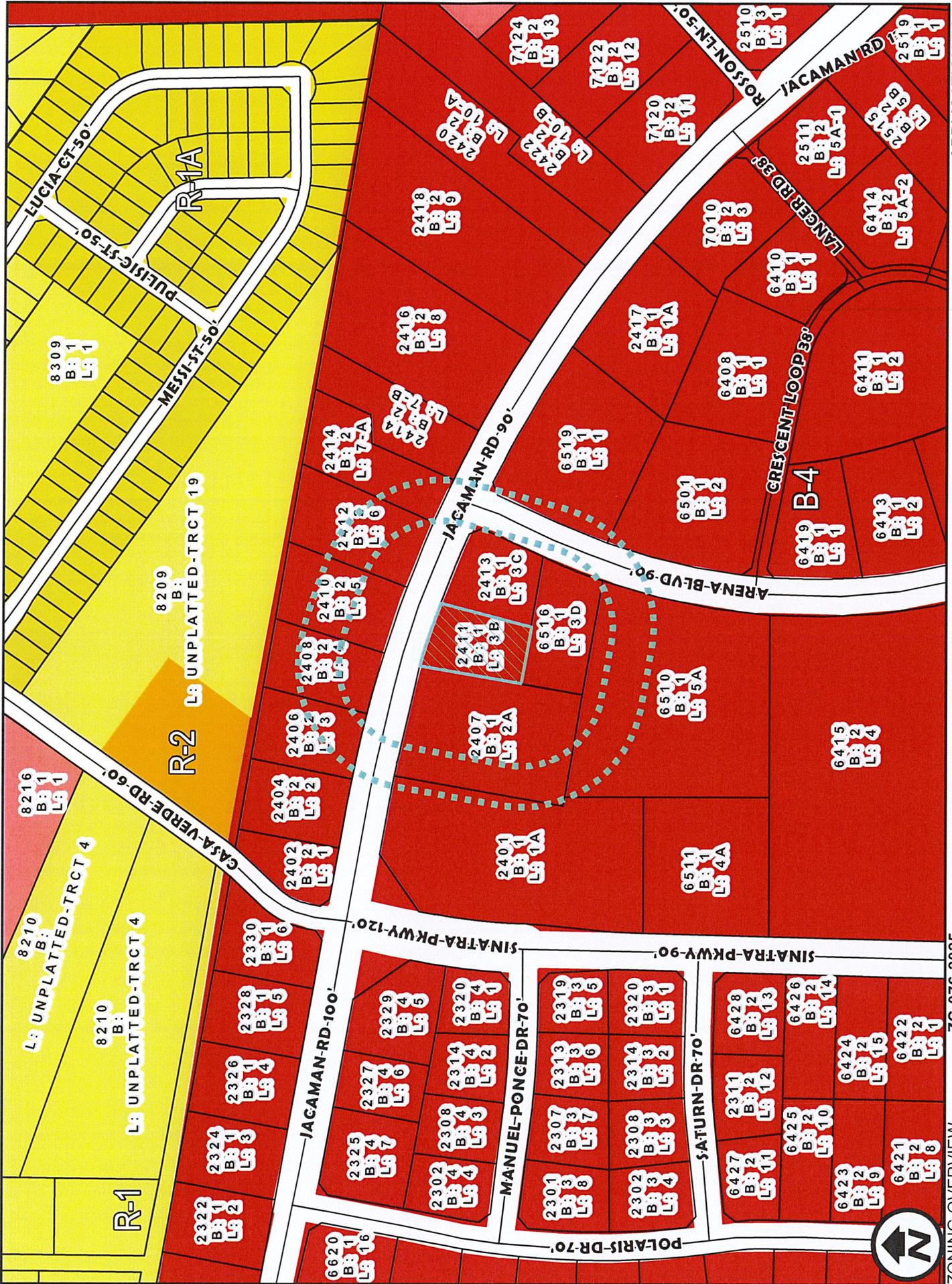


ZONING MAP
 ZC-076-2025
 COUNCIL DISTRICT 5
 2411 JACAMAN ROAD
 1 inch = 150 feet
 APPLICATION FOR
 B-4 (HIGHWAY COMMERCIAL DISTRICT) TO
 S.U.P. FOR SMOKING ESTABLISHMENT (CIGAR LOUNGE WITH ON-PREMISE ALCOHOL CONSUMPTION)

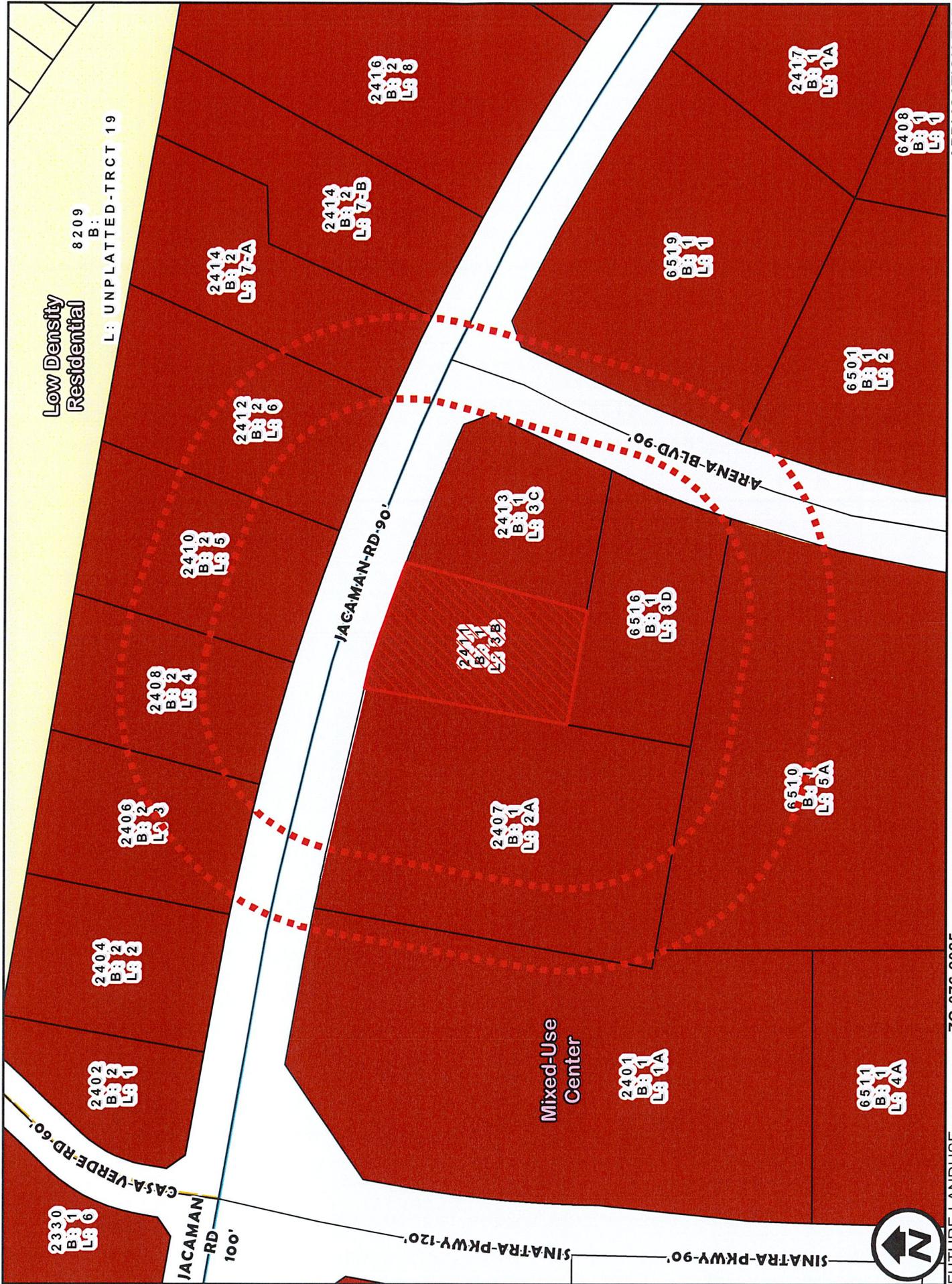


SURVEY MAP
 ZC-076-2025
 COUNCIL DISTRICT 5
 2411 JACAMAN ROAD
 S.U.P. FOR SMOKING ESTABLISHMENT (CIGAR LOUNGE WITH ON-PREMISE ALCOHOL CONSUMPTION)
 B-4 (HIGHWAY COMMERCIAL DISTRICT) TO
 APPLICATION FOR

1 inch = 150 feet
 143



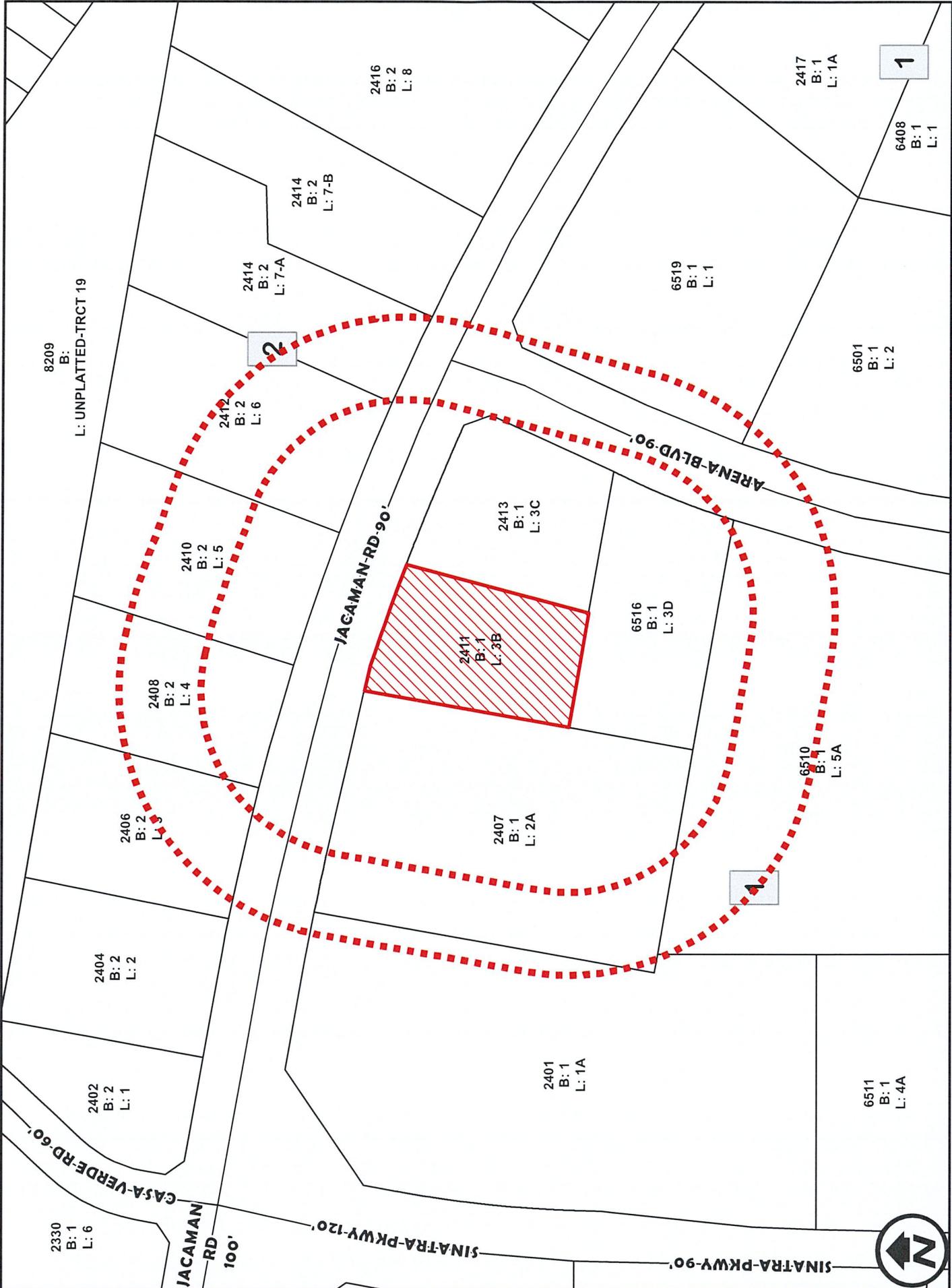
ZONING OVERVIEW
 ZC-076-2025
 COUNCIL DISTRICT 5
 2411 JACAMAN ROAD
 S.U.P. FOR SMOKING ESTABLISHMENT (CIGAR LOUNGE WITH ON-PREMISE ALCOHOL CONSUMPTION)
 B-4 (HIGHWAY COMMERCIAL DISTRICT) TO
 APPLICATION FOR
 1 inch = 300 feet



APPLICATION FOR
B-4 (HIGHWAY COMMERCIAL DISTRICT) TO
S.U.P. FOR SMOKING ESTABLISHMENT (CIGAR LOUNGE WITH ON-PREMISE ALCOHOL CONSUMPTION)

ZC-076-2025
COUNCIL DISTRICT 5
2411 JACAMAN ROAD

FUTURE LANDUSE
1 inch = 150 feet



200' AND 300' NOTIFICATION ZC-076-2025
 COUNCIL DISTRICT 5
 2411 JACAMAN ROAD S.U.P. FOR SMOKING ESTABLISHMENT (CIGAR LOUNGE WITH ON-PREMISE ALCOHOL CONSUMPTION)
 APPLICATION FOR B-4 (HIGHWAY COMMERCIAL DISTRICT) TO

1 inch = 150 feet

City Council-Regular Meeting

Date: 12/01/2025

Initiated By: Ramon Chavez, Assistant City Manager

Initiated By: P&F Properties, LLC, Owner; Geronimo Trevino Jr.,
Applicant/Representative

Staff Source: Vanessa Guerra, MPA, AICP, Planning Director

SUBJECT

2025-O-234 Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a special use permit for a Smoking Establishment (Cigar Lounge with On-Premise Alcohol Consumption) on Lot 3B, Block 1, Laredo Arena Subdivision, Unit 4, located at 2411 Jacaman Road, suite 400 (approximately 1,469 square feet).

ZC-076-2025

District V

PREVIOUS COUNCIL ACTION

On November 17, 2025, City Council made a motion to introduce the item.

BACKGROUND

Council District: V – Cm. Ruben Gutierrez

Proposed use: The proposed use is for a Smoking Establishment (Cigar Lounge with On-Premise Alcohol Consumption).

City of Laredo Land Development Code:

Definitions:

- Smoking establishment - shall mean an establishment that is dedicated, in whole or in part, to the smoking of tobacco or other substances and includes any establishment that allows both: (1) the payment of consideration by a customer to the establishment in exchange for on-site delivery of tobacco, tobacco accessories or similar legal substances and products to the customer; and (2) the on-site smoking of tobacco or other substances. These establishments are required to have isolated HVAC systems to remove smoke and odors. This definition shall be construed to include establishments known variously as, cigar lounges, hookah cafes, tobacco clubs, tobacco bars, and similar establishments, but shall not include an establishment that derives fifty (50) percent or more of its gross revenue on a quarterly basis (i.e., three (3) months) from the sale of alcoholic beverages for on-premise consumption or food sales.

- Tobacco Shop - shall mean an establishment whose main purpose is the sale of tobacco products (i.e. cigars, cigarettes, chewing and dipping tobacco, e-cigarettes, e-cigarette related products, and related tobacco smoking accessories) and in which the sale of other products is merely incidental and does not account for more than forty-five percent (45%) of the establishment's gross revenue. (Added Ord. No. 2014-O-153, 11/17/14)

- Drug and Tobacco Paraphernalia Shop (a/k/a Head Shop) - shall mean any premises or establishment having a substantial or significant portion of its stock in trade in drug paraphernalia or which has as its main purpose the offering for sale, or that presents or, displays for sale, drug paraphernalia, or items, equipment or products commonly used,

intended to be used or commonly known to be used for the ingestion, inhalation, preparation or injection of illegal substances. (Added Ord. No. 2014-O-153, 11/17/14)

- Bar - shall mean an establishment whose primary business is the serving of alcoholic beverages for public consumption on the premises whether or not entertainment, dancing, or food items are also provided. For purposes of this definition, "primary business" means the establishment derives in excess of fifty percent (50%) of its gross revenue on a quarterly basis from the sale or service of alcoholic beverages, as defined in the Texas Alcoholic Beverage Code (as amended), for on-premise consumption. This definition does not include bona fide restaurants, hotels, motels, or sports related facilities such as golf courses, bowling alleys or sports arenas, or the serving of alcoholic beverages at publicly or privately sponsored events such as weddings, public celebrations, quinceaneras or the like." (Amended 2/4/13, Ord. No. 2013-O-005)

*****City of Laredo Code of Ordinances***:**

Chapter 15 – Health and Sanitation, Article VI - prohibits smoking in public places such as restaurants, bars, and places of employment (Ord. 2004-O-332). Only limited exceptions apply, such as tobacco specialty retail stores with isolated HVAC systems, outdoor areas set back from entrances, and private residences/clubs.

Definitions:

Bar - means any area devoted to the serving of alcoholic beverages for consumption by patrons on the premises and in which the serving of food is only incidental to the serving of alcoholic beverages. Although a restaurant may contain a bar, the term "bar" shall not include the dining area

*****Texas Local Government Code – 211***:**

Sec. 211.013. CONFLICT WITH OTHER LAWS; EXCEPTIONS. (a) If a zoning regulation adopted under this subchapter requires a greater width or size of a yard, court, or other open space, requires a lower building height or fewer number of stories for a building, requires a greater percentage of lot to be left unoccupied, or otherwise imposes higher standards than those required under another statute or local ordinance or regulation, the regulation adopted under this subchapter controls. If the other statute or local ordinance or regulation imposes higher standards, that statute, ordinance, or regulation controls.

Current Zoning District: B-4 zoning (Highway Commercial District)

Site: The site is currently occupied by a commercial plaza, which includes a restaurant and vacant suites.

Surrounding land uses: To the north of the site is Jacaman Road, commercial plazas and businesses, undeveloped land, and residential uses. To the east of the site is a commercial plaza, which includes, Fantasy Nail Bar, Republic Finance, BurgerIM, V&V Roofing, Endo Laredo Dispensary, Beltone, and AB Activewear Collection. To the south of the site is Eduardo's BBQ Steak and Mexican Grill, Military Wings, Hal's Restaurant Bar, FitClub Laredo, and TumbleQueen. To the west of the site is a commercial parking lot, a vacant commercial structure (previously a movie theater), and Sinatra Parkway.

Comprehensive Plan: The Future Land Use Map recognizes this area as Mixed-Use Center. <https://www.cityoflaredo.com/LaredoPlanning/wp-content/uploads/>

Transportation Plan: The Long-Range Thoroughfare Plan identifies Jacaman Road as a Major Collector.

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

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

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a 5 to 0 vote recommended approval of the special use permit for a Smoking Establishment (Cigar Lounge ONLY - NO ON PREMISE ALCOHOL CONSUMPTION).

The Commission also recommended approval of the applicant's request to amend Conditions Number 3, 4, and 5 as follows:

- Condition Number 3: Amend the hours of operation to extend Thursday hours from 9:00 a.m. to 11:00 p.m.
- Condition Number 4: Amend the minimum age requirement for patrons from 18 years old to 21 years old.
- Condition Number 5: Amend the minimum age requirement for patrons from 18 years old to 21 years old.

STAFF RECOMMENDATION

A Special Use Permit is used for those types of uses that warrant individual attention on a case by case basis and should not be categorized in a zoning district. A Special Use Permit is basically an overlay on top of the existing zoning designation and can be limited in many respects, such as time, fencing, setbacks, landscaping, etc.

Staff **does not support** the proposed special use permit for the following reasons:

1. The site does not meet the minimum distance requirement of 800 feet as per the Laredo Land Development Code Section 24.93.6, subsection (5). The measurement shall be made in a straight line, without regard to intervening structure or objects, from the nearest portion of the building or structure used to house the establishment to the nearest property line of the premises of a church or public or private elementary, middle or high school, a day care licensed by the state, a college or a university, public playgrounds, parks, or stadiums.

- The building or structure that houses the establishment is approximately 466 feet from the nearest residential zoning district.

2. The proposed use does not meet the required parking requirement as per the Laredo Land Development Code Section 27.78.3.

- Total parking spaces required for the proposed smoking establishment and commercial structure = 60 parking spaces

- Proposed smoking establishment requires = 7 parking spaces

- Required remaining commercial structure = 53 parking spaces

- Actual amount identified on site plan = 57 parking spaces
- Therefore, the proposed site would need an additional 3 parking spaces.

3. Furthermore, smoking establishments with alcohol sales, alcohol serving, and on-premise alcohol consumption is prohibited, as per the City of Laredo Code of Ordinances, Chapter 15, Article VI.

Notice to the owner/applicant:

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

If approved, Staff suggest the following conditions (smoking establishments with alcohol sales, alcohol serving, and on-premise alcohol consumption is prohibited):

1. The Special Use Permit is issued to Geronimo Trevino Jr, and shall be non-transferal.
2. The Special Use Permit is restricted to 1,469 square feet located within Suite 400 as per the site plan, Exhibit A, which is made part hereof for all purposes.
3. The hours of operation shall be limited to, from Monday to ~~Thursday~~ Wednesday, 9:00am to 9:00pm, ~~Friday~~ Thursday to Saturday, 9:00am to 11:00pm, and Sunday, 12:00pm to 8:00pm.
4. No person under 21 ~~18~~ years of age shall be permitted to enter the establishment or purchase any products from the establishment unless accompanied by an adult parent or guardian.
5. The establishment shall post a sign conspicuously on each public entrance or near each public entrance notifying the public that no person under the age of ~~eighteen~~ twenty-one years of age may enter the establishment unless accompanied by an adult parent or guardian.
6. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
7. Landscaping shall be provided in accordance with the City of Laredo Land Development Code.
8. The owner shall provide an opaque fence or wall of not less than 7 (seven) feet in height along any side or rear property lines which abut or adjoin property containing a residential use or residential zoning district. Apartment complexes, residential condominiums or residential townhomes shall be similarly screened irrespective of which zoning district they occur in.
9. Establishments must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
10. Signage shall be consistent with the City's Sign Ordinance for a B-1 Zoning District.
11. Off-street parking shall be provided in accordance with the City of Laredo Land

Development Code.

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

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

14. The establishment shall undergo an annual Fire Inspection.

15. The establishment 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.

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

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

18. Nothing herein, including but not limited to the issuance of a Special Use Permit, is intended to, nor shall it be interpreted as legalizing or applying to the delivery, furnishing, transferring, possessing or manufacture of drug paraphernalia or any use otherwise prohibited by state or federal law, including without limitation, Texas Health & Safety Code §481.125.

19. Establishment shall have an isolated HVAC systems to remove smoke and odors.

20. Smoking establishments with alcohol sales, alcohol serving, and on-premise alcohol consumption is prohibited, as per the City of Laredo Code of Ordinances, Chapter 15, Article VI.

21. A business entity, which has been granted a special use permit, is required to report (on a form approved by the Building Official or designee) any change in the entity's ownership status which occurs by virtue of the transfer of a majority of its stock or a majority of its membership interest to the City of Laredo Building Services Building Official or designee. Any change in ownership interest (occurring by virtue of the transfer of a majority of its stock or a majority of its membership interest) shall be deemed a transfer of the business and the existing special use permit shall be null, void and of no force or effect. In every instance of transfer of ownership a new special use permit application is required to be submitted and shall be processed as a new special use permit request.

22. Any use allowed under the current zone or proposed special use permit is required to abide by all applicable municipal codes.

IMPACT ANALYSIS

Is this change contrary to the established land use pattern?

The surrounding area does not contain any comparable or related uses.

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

No, the zone will not change.

Will change adversely influence living conditions in the neighborhoods?

The proposed change is not anticipated to adversely influence living conditions in the surrounding neighborhoods.

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

Yes. The underlying zone requires the special use permit overlay to allow for a smoking establishment.

Attachments

Maps
Distance Map
Site Plan
Narrative
Set of Plans
Signage
Final Ordinance

City of Laredo

Legislation Details (With Text)

File #:	2025-O-234	Version:	1
Type:	Final Readings	Status:	Agenda Ready
File created:	11/18/2025	In control:	City Council
On agenda:	12/1/2025	Final action:	
Title:	An Ordinance of the City of Laredo, Texas, amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a special use permit for a Smoking Establishment (Cigar Lounge with On-Premise Alcohol Consumption) on Lot 3B, Block 1, Laredo Arena Subdivision, Unit 4, located at 2411 Jacaman Road, Suite 400 (approximately 1,469 square feet).		
	ZC-076-2025 District V		
Sponsors:			
Code sections:			
Attachments:	1. ZC-076-2025 - Final Staff Report, 2. ZC-076-2025 - Maps, 3. ZC-076-2025 - Distance Map, 4. ZC-076-2025 - Narrative, 5. ZC-076-2025 - Site Plan, 6. ZC-076-2025 - Set of Plans, 7. ZC-076-2025 - Signage, 8. ZC-076-2025 - Comp Plan Alignment, 9. ZC-076-2025 - Final Ordinance		

Date	Ver.	Action By	Action	Result
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SUBJECT

An Ordinance of the City of Laredo, Texas, amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a special use permit for a Smoking Establishment (Cigar Lounge with On-Premise Alcohol Consumption) on Lot 3B, Block 1, Laredo Arena Subdivision, Unit 4, located at 2411 Jacaman Road, Suite 400 (approximately 1,469 square feet).

ZC-076-2025
District V

Council District: District 5 **Zone Case:** ZC-076-2025

Letters sent to property owners: 12

In Favor (within 200 radius): 0
Opposed (within 200 radius): 0

In Favor (outside 200 radius): 0
Opposed (outside 200 radius): 0

COMMISSION RECOMMENDATIONS - Approve with changes

The Planning & Zoning Commission in a 5 to 0 vote recommended approval of the special use permit for a Smoking Establishment (Cigar Lounge ONLY - NO ON PREMISE ALCOHOL CONSUMPTION).

The Commission also recommended approval of the applicant's request to amend Conditions Number's 3, 4, and 5 as follows:

- Condition Number 3: Amend the hours of operation to extend Thursday hours from 9:00 a.m. to 11:00 p.m.
- Condition Number 4: Amend the minimum age requirement for patrons from 18 years old to 21 years old.
- Condition Number 5: Amend the minimum age requirement for patrons from 18 years old to 21 years old.

STAFF RECOMMENDATION - Does not support

Staff does not support the proposed special use permit.

ORDINANCE NO. 2026-O-26

AN ORDINANCE OF THE CITY OF LAREDO, TEXAS, AMENDING CHAPTER 15, ARTICLE VI, SECTION 78, DEFINITIONS, OF THE CODE OF ORDINANCES, BY REDEFINING “BAR”; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING A SEVERABILITY CLAUSE; AND DECLARING AN EFFECTIVE DATE.

WHEREAS, the City seeks to align to definition of “Bar” in Chapter 15 of the Code of Ordinances with the definition of “Bar” listed in the Land Development Code; and

WHEREAS, it is necessary that there is consistency amongst all definitions within the codes that pertain to the City of Laredo.

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

Section 1. The City of Laredo Code of Ordinances, Chapter 15, Article VI, is hereby amended as follows:

15-78 Definitions

~~(1) [Bar means any area devoted to the serving of alcoholic beverages for consumption by patrons on the premises and in which the serving of food is only incidental to the serving of alcoholic beverages. Although a restaurant may contain a bar, the term “bar” shall not include the dining area.]~~

(1) Bar means an establishment whose primary business is the serving of alcoholic beverages for public consumption on the premises whether or not entertainment, dancing, or food items are also provided. For purposes of this definition, "primary business" means the establishment derives more than fifty percent (50%) of its gross revenue on a quarterly basis from the sale or service of alcoholic beverages, as defined in the Texas Alcoholic Beverage Code (as amended), for on-premises consumption. This definition does not include bona fide restaurants, hotels, motels, or sports related facilities such as golf courses, bowling alleys or sports arenas, or the serving of alcoholic beverages at publicly or privately sponsored events such as weddings, public celebrations, quinceañeras, or the like.

(2) *Business* means any sole proprietorship, joint venture, corporation, or other business entity formed for profit-making purposes, including retail establishments where goods or services are sold as well as professional offices where legal, medical, dental, engineering, architectural, or other professional services are delivered.

(3) *Child care facility* means any licensed nursery, day care center, preschool, or other facility engaged in the practice of providing care for children. A private residence is not a child care facility, except during those hours and in those portions of the residence when it is being used as a business for the purpose of providing care for children.

(4) *Dining area* means any area containing a counter, booths or tables upon which food is served.

(5) *Educational facility* means any day care center, nursery school, elementary school, middle school, junior high school, senior high school, vocational school, special education center, college or university.

(6) *Electronic smoking device (ESD)* means any electronic device that delivers vaporized or aerosolized substances to the user, including but not limited to e-cigarettes, e-cigars, e-hookahs, vape pens, and other similar devices, regardless of whether they contain nicotine or are marketed for the use of any substance.

(7) *Employee* means any person who is employed in consideration for monetary compensation or profit.

(8) *Employer* means any person, partnership, corporation, association or other entity that employs one or more persons.

(9) *Enclosed area* means all space between a floor and ceiling that is enclosed on all sides by solid walls or windows (exclusive of doorways) that extend from floor to ceiling where smoking is not permitted.

(10) *Health care facility* means any office or institution providing individual care or treatment of diseases, whether physical, mental or emotional, or other medical, physiological or psychological conditions.

(11) *Food establishment* means any area which prepares meals or serves food or beverages, regardless of whether or not the establishment provides seating or facilities for on-premises consumption. The term includes, but is not limited to: restaurants, coffee shops, cafeterias, short-order cafes, fast-food establishments, luncheonettes, lunchrooms, soda fountains, food carts, food-vending vehicles, and catering establishments but shall not include any portion of that establishment that constitutes a "bar".

(12) *Place of employment* means any enclosed indoor area under the control of the employer to which employees have access during the course of employment, including but not limited to work areas, employee lounges, employee restrooms, conference rooms, and employee cafeterias; as well as, a minimum of ten (10) feet from the entrance to the establishment. A private residence

is not a "place of employment" unless it is used as a child care or health care facility as defined herein.

(13) *Private place* means any enclosed area to which the public is not invited or in which the public is not permitted, including, but not limited to, personal residences, private social clubs or personal automobiles. A privately-owned business, open to the public, is not a "private place."

(14) *Public place* means any enclosed indoor area in which the public is permitted or that may be used by the general public and includes, but is not limited to, banks, stores, offices and other commercial establishments, restaurants, public and private institutions of higher education, and child care and health care facilities. A private residence is not a "public place".

(15) *Restaurant* means any coffee shop, cafeteria, food stand, private- and public-school cafeteria, and any other eating establishment that gives or offers for sale food to the public, guests or employees, except that the term "restaurant" shall not include a "bar" as defined herein.

(16) *Service line* means any indoor or outdoor line at which one (1) or more persons are waiting for or receiving service of any kind, whether or not such service involves the exchange of money.

(17) *Smoking* means inhaling, exhaling, burning, or carrying any lighted cigar, cigarette, pipe, weed, plant or other combustible substance in any manner or any form. Smoking also includes the use of electronic smoking devices (ESDs) as defined herein.

(18) *Sports arena* means any enclosed or unenclosed sports pavilion, gymnasium, health spa, swimming pool, roller or ice rink, bowling alley, boxing arena, tennis courts, and any other similar public place where members of the general public assemble either to engage in physical exercise, participate in athletic competition, or witness sports events, including, but not limited to, the following activities: baseball, football, basketball, hockey, soccer, tennis, boxing, swimming, wrestling, volleyball, gymnastics, handball, weightlifting, martial-arts-related sports, rodeo or track and field games.

(19) *Tobacco specialty retail shop* means any freestanding retail store or retail store equipped with a heat-ventilation-air conditioning system or contrivance for introducing fresh air or expelling foul air sufficient to keep adjoining businesses from being affected by smoke or its related odors utilized primarily for the sale of tobacco products and accessories and in which the sale of other products is merely incidental.

Section 2. This ordinance shall be cumulative of all provisions of ordinances of the City of Laredo, Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

Section 3. It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction,

such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

Section 4. This Ordinance shall become effective immediately upon passage.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS 2nd DAY OF February 2026.

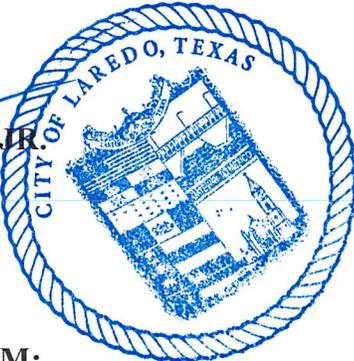


**DR. VICTOR D. TREVINO
MAYOR**

ATTESTED:



**MARIO MALDONADO, JR.
CITY SECRETARY**



APPROVED AS TO FORM:

CITY ATTORNEY



**DOANH "ZONE" T. NGUYEN
CITY ATTORNEY**

City of Laredo

Legislation Details (With Text)

File #: 2026-O-26 **Version:** 1
Type: Final Readings **Status:** First Reading
File created: 12/19/2025 **In control:** City Council
On agenda: 2/2/2026 **Final action:**
Title: An Ordinance of the City of Laredo, Texas, amending Chapter 15, Article VI, Section 78, Definitions, of the Code of Ordinances, by redefining “Bar”; providing that this Ordinance shall be cumulative; providing a severability clause; and declaring an effective date.

Sponsors:

Code sections:

Attachments: 1. INTRO ORD - Bar Definition Ordinance

Date	Ver.	Action By	Action	Result
1/20/2026	1	City Council	close and introduce	Pass

SUBJECT

An Ordinance of the City of Laredo, Texas, amending Chapter 15, Article VI, Section 78, Definitions, of the Code of Ordinances, by redefining “Bar”; providing that this Ordinance shall be cumulative; providing a severability clause; and declaring an effective date.

VIVA LAREDO PLAN ALIGNMENT

Alignment Rating: Strong

Supporting goal(s)/policy(ies):

- **Goal 7.5:** Strengthen public health systems, governance, and regulatory consistency.
- **Policy 7.5.1:** Ensure City ordinances and regulations are clear, consistent, and aligned across codes to support effective implementation and enforcement.
- **Goal 6.1:** Promote safe and orderly development that protects public health, safety, and quality of life.
- **Policy 6.1.3:** Maintain consistency between land use regulations and public safety ordinances.

Summary of alignment: This ordinance aligns with the Viva Laredo Comprehensive Plan by ensuring regulatory clarity and consistency across the City’s Code of Ordinances and the Land Development Code. By standardizing the definition of “Bar,” the City improves enforcement, reduces ambiguity, and supports coordinated land use, public safety, and health-related decision-making. These updates reinforce the Plan’s goals of effective governance, orderly development, and a regulatory framework that protects public health, safety, and overall quality of life.

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

The City of Laredo seeks to align to definition of “Bar” in Chapter 15 of the Code of Ordinances with the definition of “Bar” listed in the Land Development Code and it is necessary that there is consistency amongst all definitions within the codes that pertain to the City of Laredo.

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

Staff recommends that Council approves the Ordinance.

Fiscal Impact

Fiscal Year:	2025
Budgeted Y/N?:	N
Source of Funds:	N/A
Account #:	N/A
Change Order: Exceeds 25% Y/N:	N/A

FINANCIAL IMPACT:

N/A

City of Laredo

Planning & Zoning Commission

Meeting Date: 3/19/2026
Ordinance 7H

Public Hearing and Recommendation of an

SUBJECT

Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 25.2 acres, located north of Juan Escutia Boulevard and east of Pausa Drive, from AG (Agricultural District) to R-1A (Single Family Reduced Area District).

ZC-033-2026
District VI

PREVIOUS COUNCIL ACTION

On March 1, 2021, the City Council approved an annexation and establish the initial zoning of AG and R-1A. (Ordinance Number 2021-O-062).

BACKGROUND

Initiated by: Rodriguez Zertuche Development LLC, Owner and Howland Engineering and Surveying Co., Applicant and Representative.

Council District: VI - Cm. Dr. Tyler King

Proposed Use: Single Family Residential

Site: The site is currently vacant undeveloped land.

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

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

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

Transportation Plan: The Long Range Thoroughfare Plan identifies Juan Escutia Boulevard as a Local Street.

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

Letters sent to surrounding property owners: 25 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 Low Density Residential (R-1, R-1-MH, R-1A, R-1B, R-S, B-1R, and R-O with exceptions) and Neighborhood Mixed Use (ALL EXCEPT M-1, M-2, B-4, AH, AN, FH, OG, FiH), which does include R-1A zoning districts. However, the proposed zone change is not in conformance with the Comprehensive Plan's designation as Medium Density Residential (R-1, R-O, R-2, B-1R, R1-B) and High Density Residential (R-3, R-2, B-1R, B-1, R-O), which does not include R-1A zoning districts.
2. Although a portion of the tract is not in conformance with the Comprehensive Plan's designation as Medium Density Residential and High Density Residential which does not include R-1A zoning districts, the proposed R-1A zoning designation would be compatible with the existing R-1A zoning designations to south of the site.
3. The proposed zone change does not create an isolated zoning district as it abuts R-1A zoning districts to the west of the site.

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-1A. The purpose of the R1-A (Single Family Reduced Area 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 4500 square feet.

Is this change contrary to the established land use pattern?

The surrounding land use is primarily vacant land and single family residential south and east of the site.

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

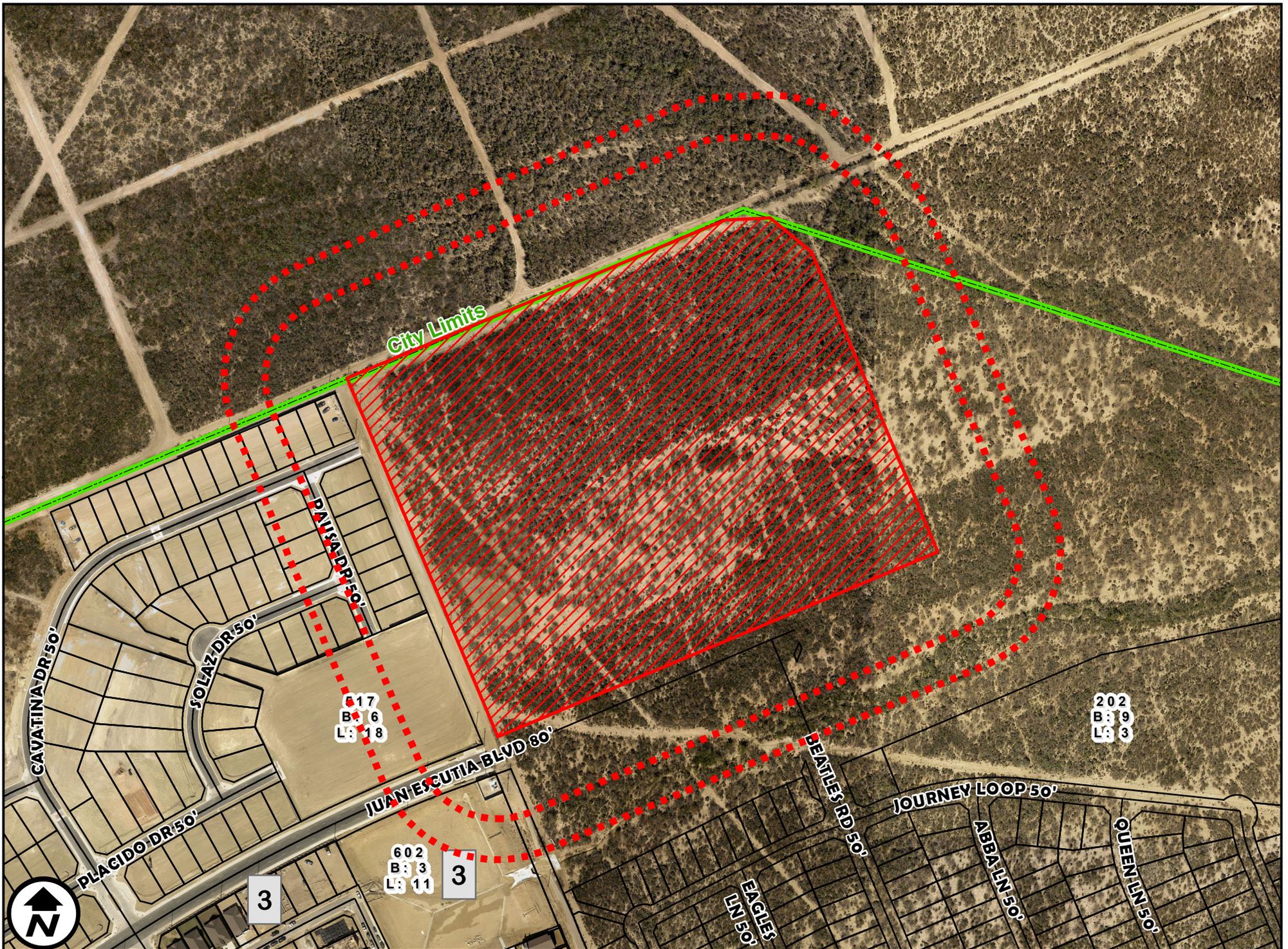
No. There are R-1A zoning districts to the south of the site.

Will change adversely influence living conditions in the neighborhoods?

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

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

Yes. The existing zone does not allow for single family residential uses as intended by the applicant.



AERIAL MAP

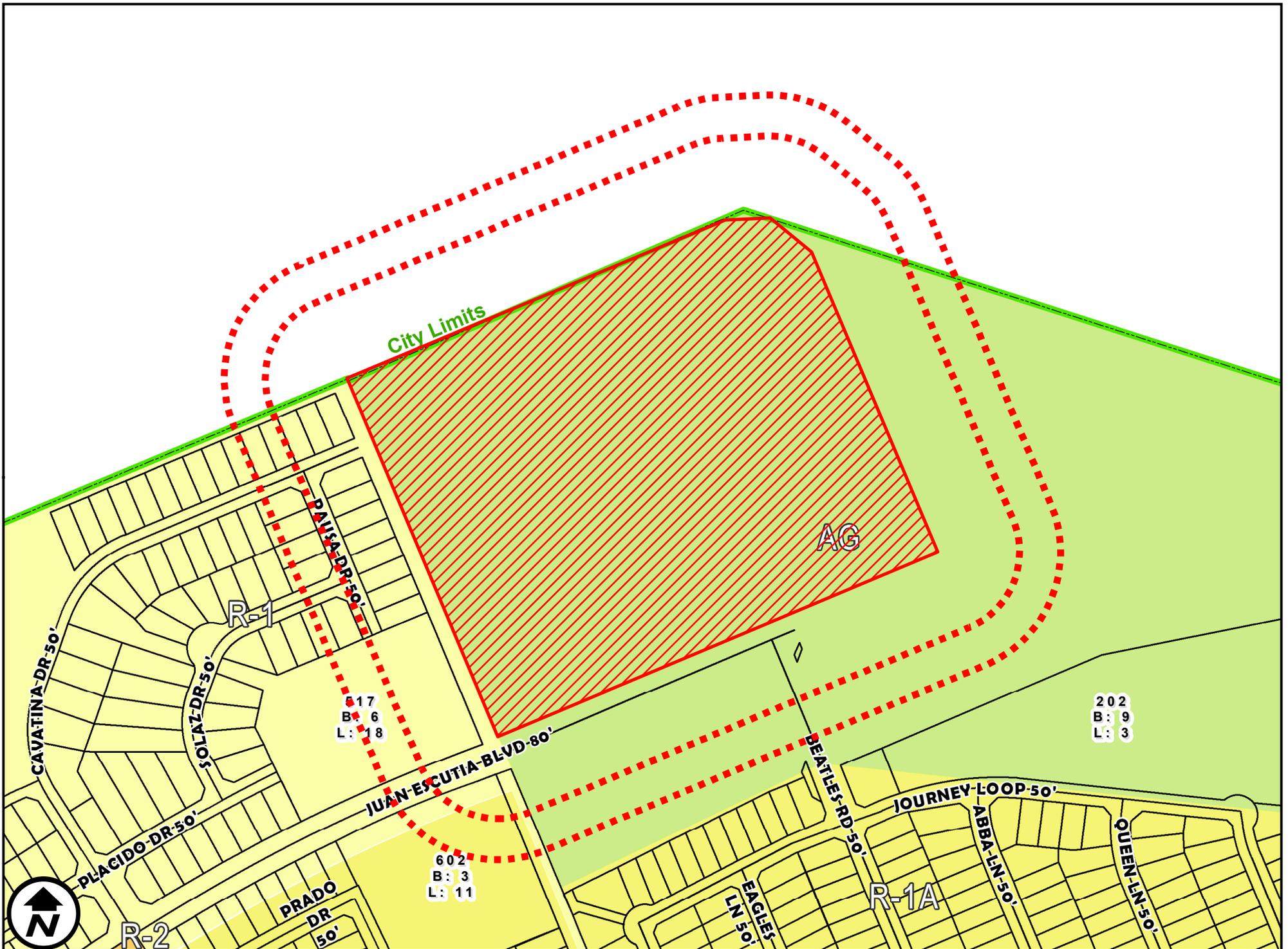
ZC-033-2026

APPLICATION F 164

1 inch = 300 feet

COUNCIL DISTRICT 6
NORTH OF JUAN ESCUTIA BOULEVARD AND EAST OF PAUSA DRIVE

AG (AGRICULTURAL DISTRICT) 10
R-1A (SINGLE FAMILY REDUCED AREA DISTRICT)



ZONING MAP

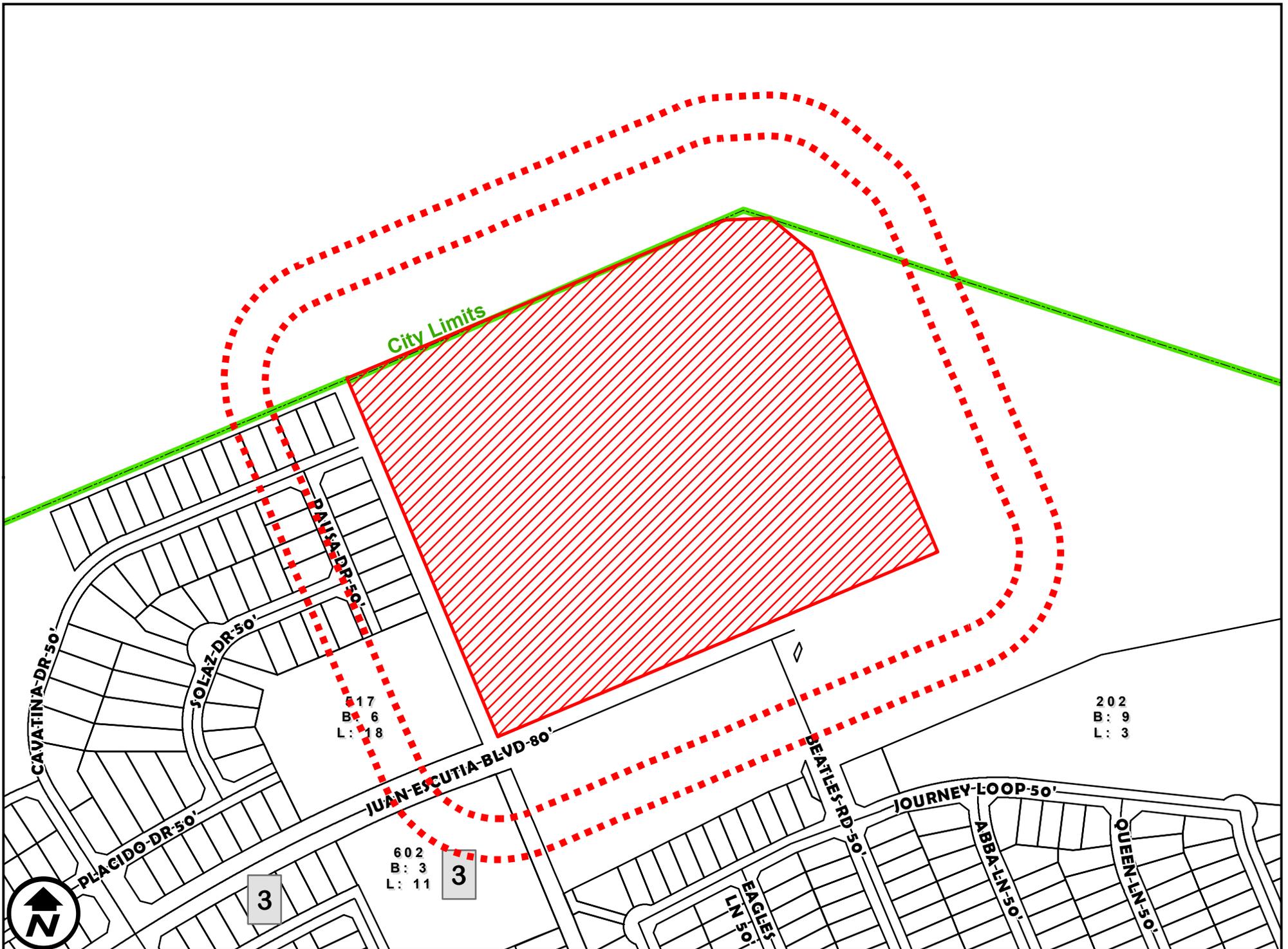
ZC-033-2026

APPLICATION F 166

1 inch = 300 feet

COUNCIL DISTRICT 6
NORTH OF JUAN ESCUTIA BOULEVARD AND EAST OF PAUSA DRIVE

AG (AGRICULTURAL DISTRICT)
R-1A (SINGLE FAMILY REDUCED AREA DISTRICT)



SURVEY MAP

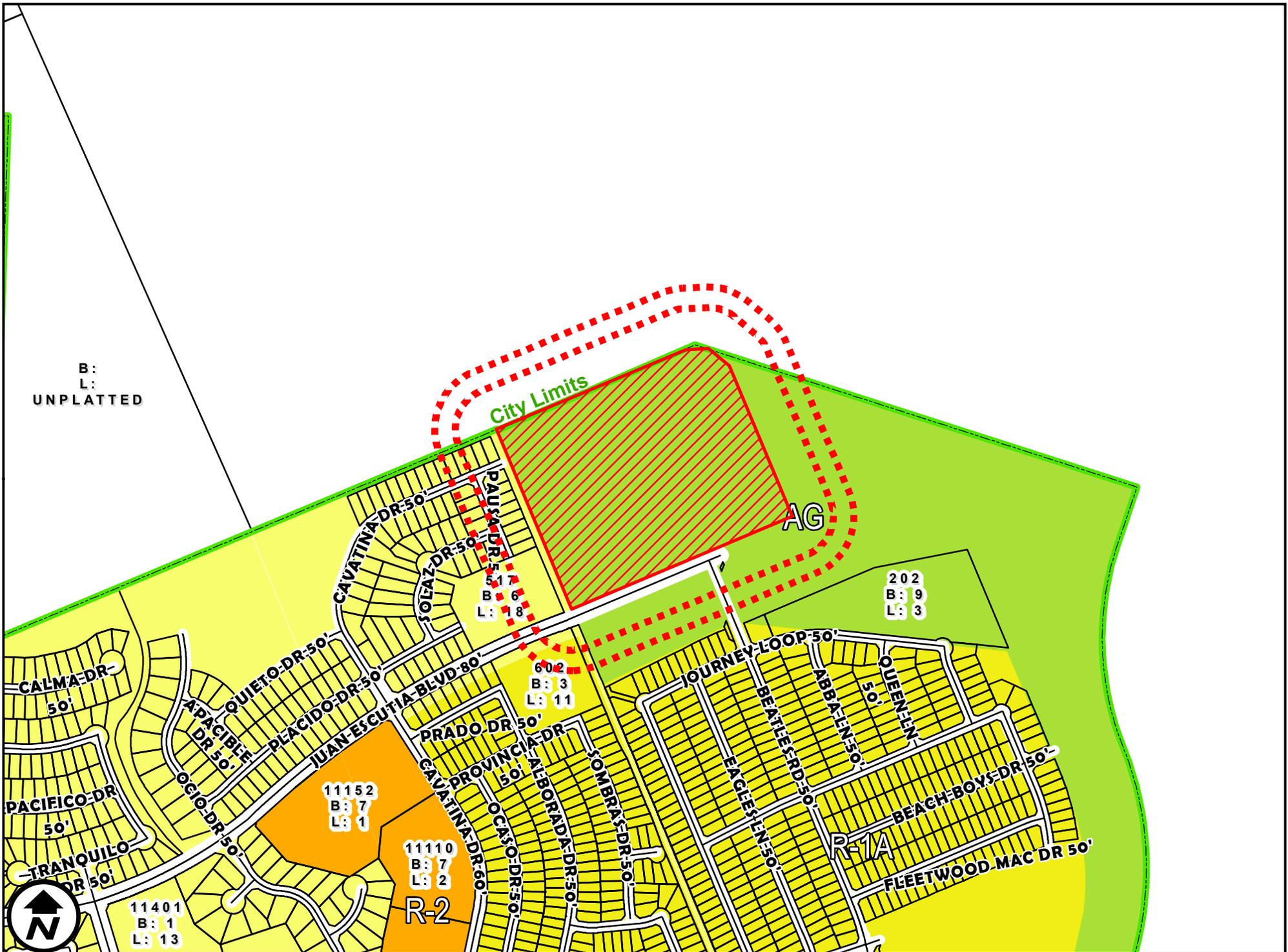
ZC-033-2026

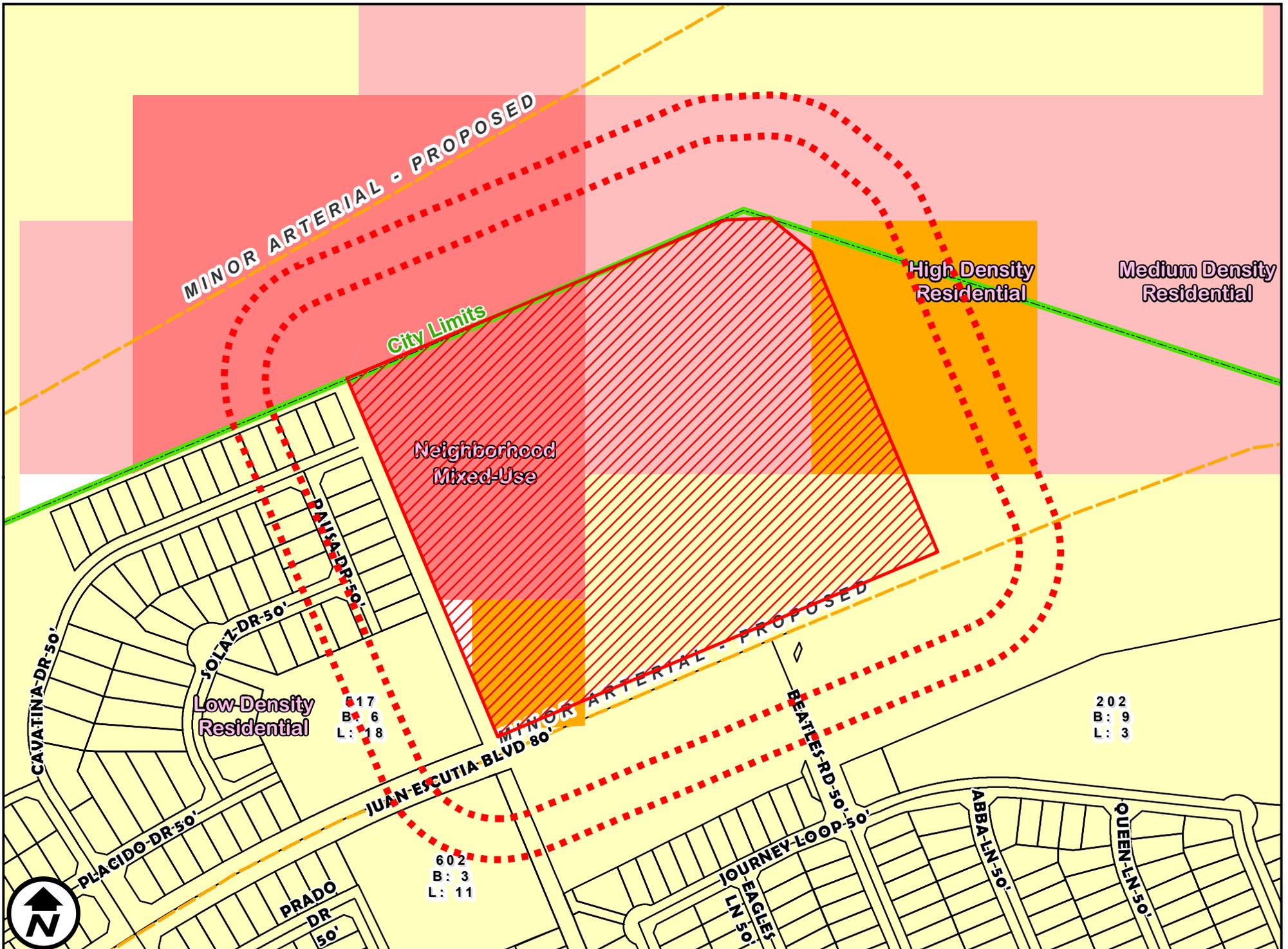
APPLICATION F 167

1 inch = 300 feet

COUNCIL DISTRICT 6
NORTH OF JUAN ESCUTIA BOULEVARD AND EAST OF PAUSA DRIVE

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





MINOR ARTERIAL - PROPOSED

City Limits

Neighborhood Mixed-Use

High Density Residential

Medium Density Residential

Low Density Residential

617
B: 6
L: 18

602
B: 3
L: 11

202
B: 9
L: 3



FUTURE LANDUSE

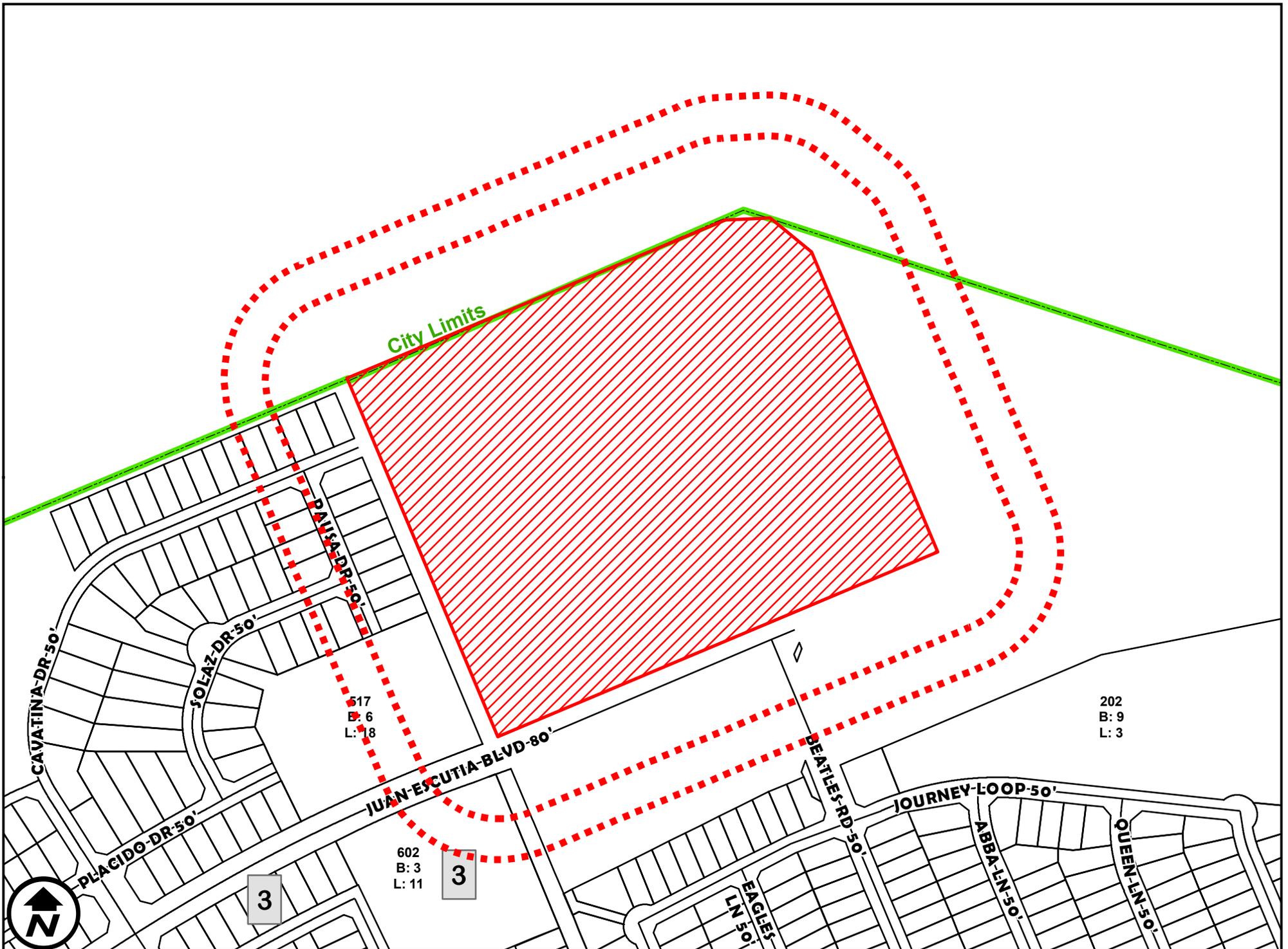
ZC-033-2026

APPLICATION F 169

1 inch = 300 feet

COUNCIL DISTRICT 6
NORTH OF JUAN ESCUTIA BOULEVARD AND EAST OF PAUSA DRIVE

AG (AGRICULTURAL DISTRICT) 10
R-1A (SINGLE FAMILY REDUCED AREA DISTRICT)



200' AND 300' NOTIFICATION

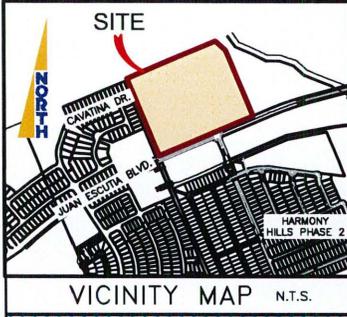
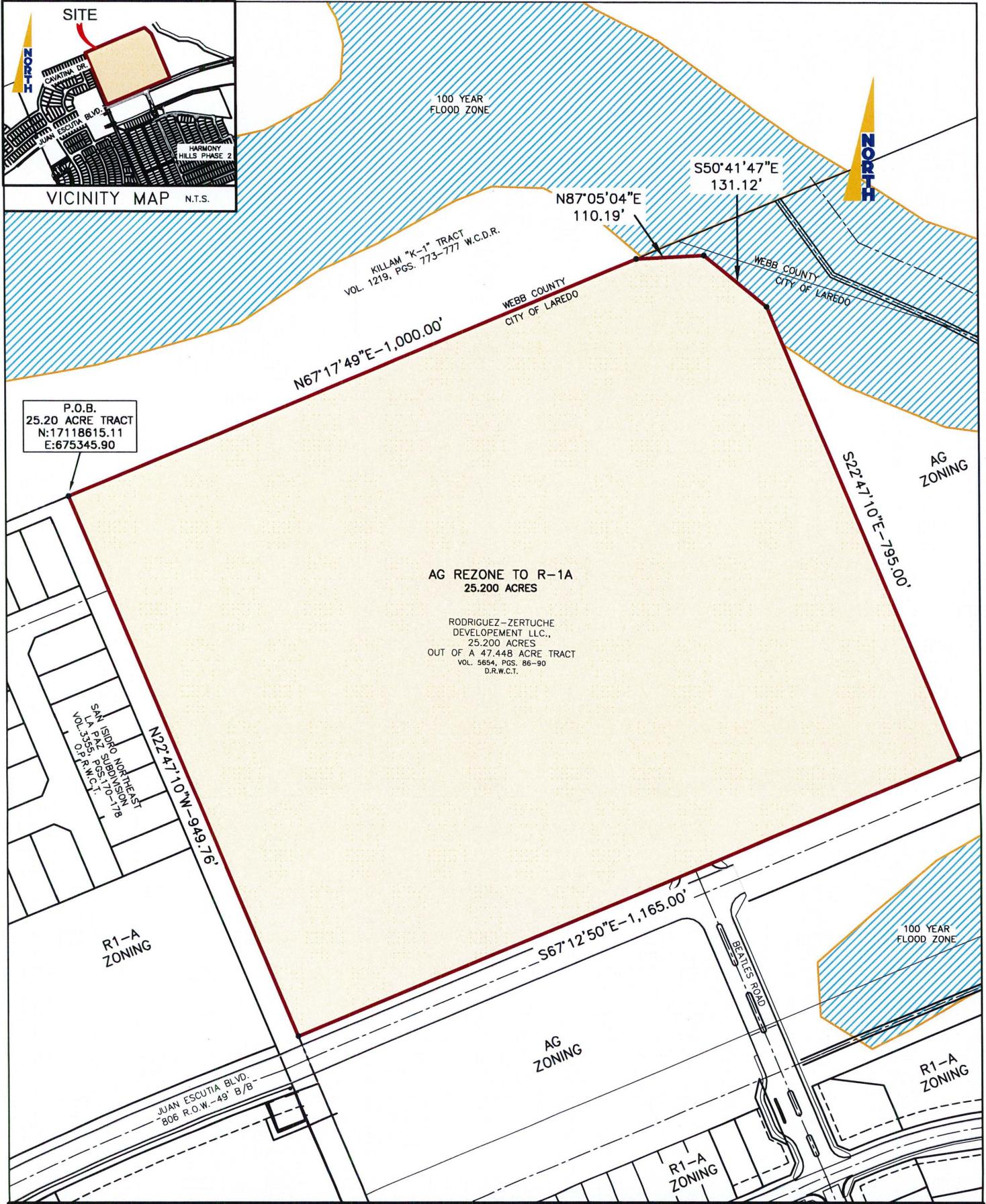
ZC-033-2026

APPLICATION F 170

1 inch = 300 feet

COUNCIL DISTRICT 6
NORTH OF JUAN ESCUTIA BOULEVARD AND EAST OF PAUSA DRIVE

AG (AGRICULTURAL DISTRICT) 170
R-1A (SINGLE FAMILY REDUCED AREA DISTRICT)



P.O.B.
25.20 ACRE TRACT
N:17118615.11
E:675345.90

AG REZONE TO R-1A
25.200 ACRES

RODRIGUEZ-ZERTUCHE
DEVELOPMENT LLC.,
25.200 ACRES
OUT OF A 47.448 ACRE TRACT
VOL. 5854, PGS. 86-90
D.R.W.C.T.

SPAN 17/10 NORTH-EAST
SOUTH 17/10 NORTH-EAST
VOL. 5854, PGS. 86-90
D.R.W.C.T.

N22°47'10"W-949.76'

R1-A ZONING

AG ZONING

R1-A ZONING

JUAN ESCUTIA BLVD.
-806 R.O.W.-49' B/B

BEATLES ROAD

S67°12'50"E-1,165.00'

S22°47'10"E-795.00'

N67°17'49"E-1,000.00'

N87°05'04"E
110.19'

S50°41'47"E
131.12'

100 YEAR FLOOD ZONE

100 YEAR FLOOD ZONE

AG ZONING

NOTE:

A FOUND 1/2" IRON ROD BEING THE NORTHWEST CORNER OF SAID 25.20 ACRE TRACT OWNED BY RODRIGUEZ-ZERTUCHE, LLC. (N:17118615.11, E:675345.90)

BASIS OF BEARING G.P.S., NAD-83 SOUTH TEXAS ZONE,

RODRIGUEZ-ZERTUCHE DEVELOPEMENT

**25.200 ACRE TRACT
REZONE FROM AG TO R-1A**

MADE UP OF ONE TRACT LOCATED IN
CITY OF LAREDO, WEBB COUNTY, TEXAS

EXHIBIT "A"



02/17/26

DRAWN BY: F.S.

JOB No. E-337-24

FILE NAME:
SONATA HEIGHTS SUBD. REZONE

SCALE: 1"=200'

SHEET
1 OF **2**



ENGINEERING AND SURVEYING CO.
TBPE Firm Registration No. F-4097 / TBPLS Firm Registration No. 100464-00
7615 N. Bartlett Avenue / P.O.Box 451128 (78045) Laredo, TX. 78041
P. 956.722.4411 / F. 956.722.5414
www.howlandcompanies.com

**LEGAL DESCRIPTION
FOR RE-ZONE AG TO R1-A
25.200 ACRE TRACT**

A TRACT OF LAND CONTAINING 25.200 ACRES (1,097,727 SF), more or less, situated in Porcion 20, Bautista Garcia, Original Grantee, Abstract 48, City of Laredo, Webb County, Texas. Being out of a 47.448 tract of land known as TRACT A as per Volume 5654, Pages 86-90, Deed Records of Webb County, Texas. This 25.200-acre tract being more particularly described as follows:

BEGINNING at a found 1/2-inch iron rod being northeast corner of a 217.14 acre tract, as per deed recorded in Volume 3355, Page 170-178, O.P.R.W.C.T., also being on the north boundary line of 806.8789 acre tract, known as Share 1, as recorded in Volume 1315, Pages 180-191, W.C.D.R., for the northwest corner of this tract, and the **TRUE POINT OF BEGINNING**;

THENCE, N 67°17'49" E, along the northerly boundary line of said 806.8789 acre tract, also being the south boundary line of Killam "K-1 Tract, as per deed recorded in Volume 1219, Pages 773-777, W.C.D.R., a distance of **1,000.00 FEET** to a set 1/2-inch iron rod being a deflection right hereof;

THENCE, N 87°05'04" E, a distance of **110.19 FEET** to a set 1/2-inch iron rod, for a deflection right hereof;

THENCE, S 50°41'47" E, a distance of **131.12 FEET** to a set 1/2-inch iron rod, for a deflection right hereof;

THENCE, S 22°47'10" E, a distance of **795.00 FEET** to a set 1/2-inch iron rod, for the southeast corner hereof;

THENCE, S 67°12'50" W, a distance of **1,165.00 FEET** to a set 1/2-inch iron rod, being on the east boundary line of said 217.14 acre tract, for the southwest corner hereof;

THENCE, N 22°47'10" W, along the east boundary line of said 217.14 acre tract, a distance of **949.76 FEET** to the point of beginning of this 25.200-acre tract of land, more or less.



ZC-033-2026



ATTENTION

PROPOSED

ZONE CHANGE

FROM A-G TO R-1A

**FOR INFORMATION CALL
CITY PLANNING DEPARTMENT
794-1613**

City of Laredo

Planning & Zoning Commission

Meeting Date: 3/19/2026
Ordinance 71

Public Hearing and Recommendation of an

SUBJECT

Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 119D, Block 3, San Isidro Southwest-Antler Crossing Subdivision, Phase 5, located at 9802 Springfield Avenue, from R-2 (Multi-Family Residential District) to B-3 (Community Business District).

ZC-034-2026
District VI

PREVIOUS COUNCIL ACTION

On March 21, 2022, the City Council approved of the zone change request from a B-4 zoning district to an R-2 zoning district.

BACKGROUND

Initiated by: Anthlers Holdings, LLC, Owner and Abraham Gonzalez Applicant

Council District: VI - Cm. Dr. Tyler King

Proposed Use: Commercial. The applicant did not identify the specific proposed commercial use.

Site: The site is currently vacant developed land.

Surrounding Land Uses: To the north of the site is San Isidro Parkway and vacant developed land. To the east of the site is Springfield Avenue, vacant developed land, and Grace Bible Church. To the south of the site is Sambar Loop and single family residential uses. To the west of the site is Blue Oak Loop and vacant developed land.

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

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

Letters sent to surrounding property owners: 28 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 Mixed Use Center (ALL EXCEPT M-1, M-2, AH, AN, FH, OG), which does include B-3 zoning districts.
2. The proposed zone change meets the Laredo Land Development Code location requirement, stating that B-3 zoning districts should be located along minor or principal arterial streets. Springfield Avenue is identified as a minor arterial in the Thoroughfare Plan.
3. The proposed zone abuts B-3 zoning districts to the north of the site.

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

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

Is this change contrary to the established land use pattern?

The surrounding land use is primarily vacant land and single family residential south of the site.

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

No. There are B-3 zoning districts to the north of the site.

Will change adversely influence living conditions in the neighborhoods?

Possibly, the applicant did not specify the specific proposed use to determine the influences in the surrounding neighborhoods.

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

Yea, the existing zone does not allow for commercial uses as intended by the applicant. However, the applicant did not identify the specific proposed commercial use.

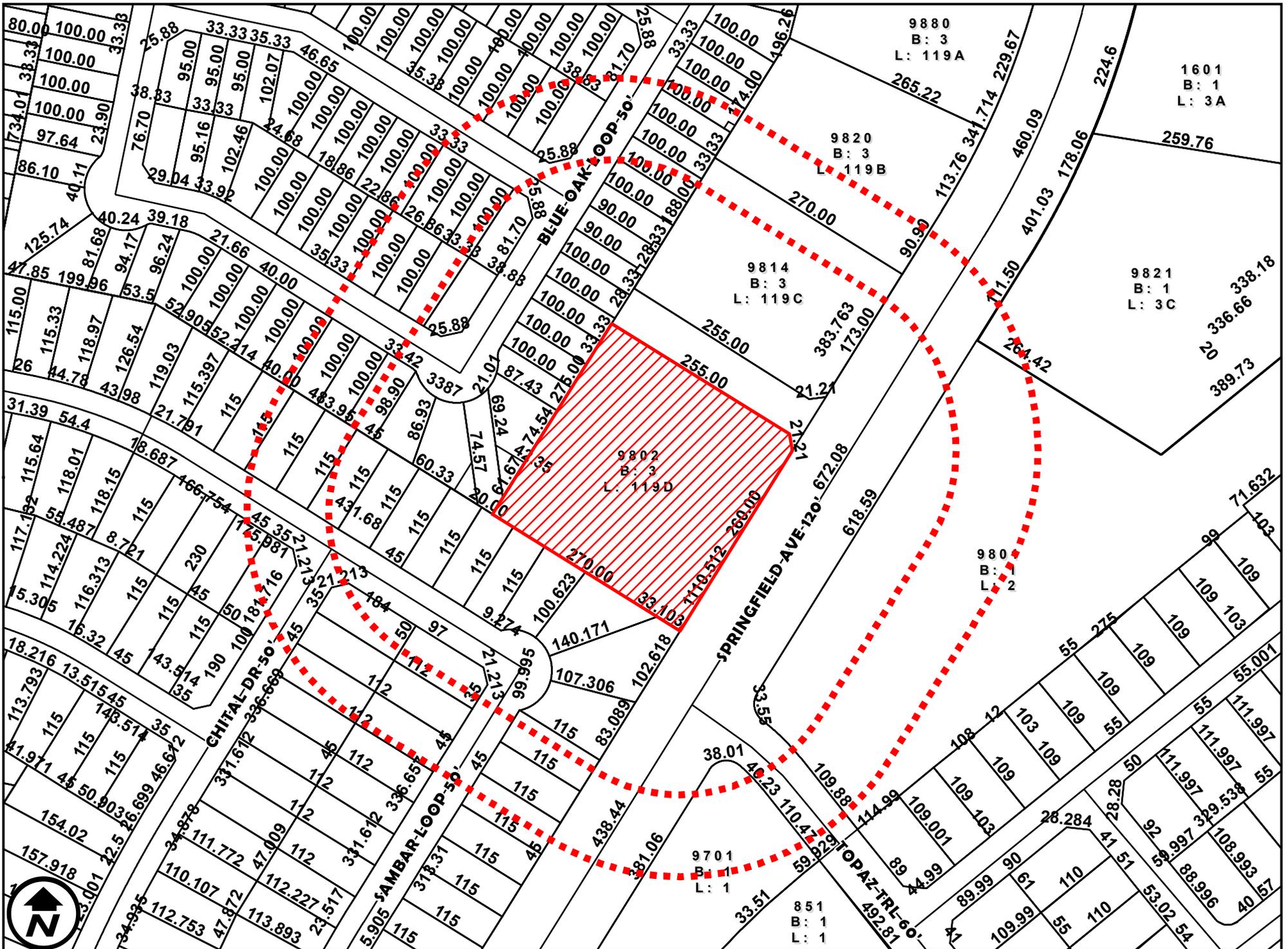


AERIAL MAP

1 inch = 150 feet

ZC-034-2026
 COUNCIL DISTRICT 6
 9802 SPRINGFIELD AVENUE

APPLICATION F 176
 R-2 (MULTI-FAMILY RESIDENTIAL DISTRICT) / B-3 (COMMUNITY BUSINESS DISTRICT)



DIMENSIONS MAP

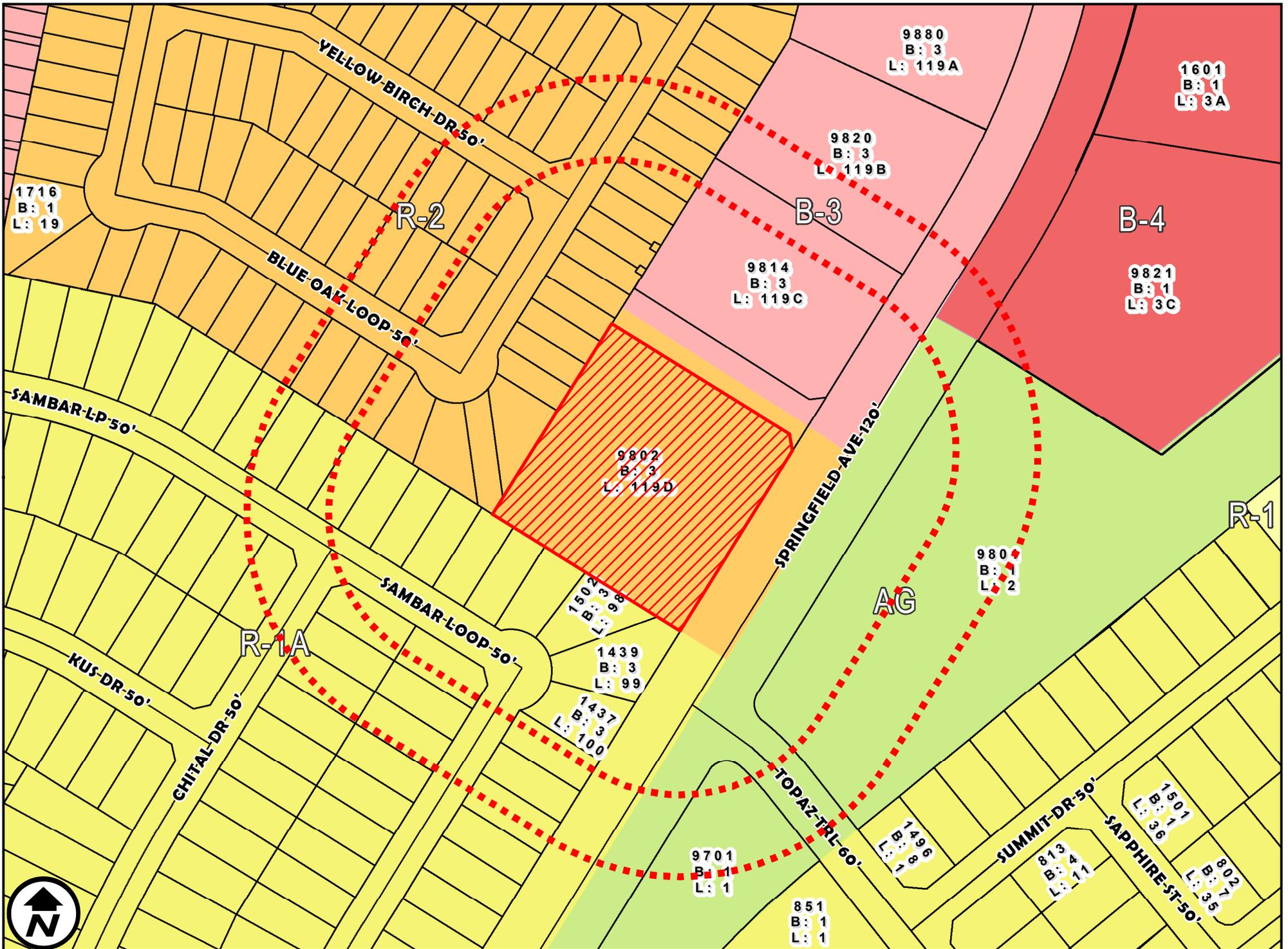
1 inch = 150 feet

ZC-034-2026

COUNCIL DISTRICT 6
9802 SPRINGFIELD AVENUE

APPLICATION F 177

R-2 (MULTI-FAMILY RESIDENTIAL DISTRICT) ...
B-3 (COMMUNITY BUSINESS DISTRICT)



ZONING MAP

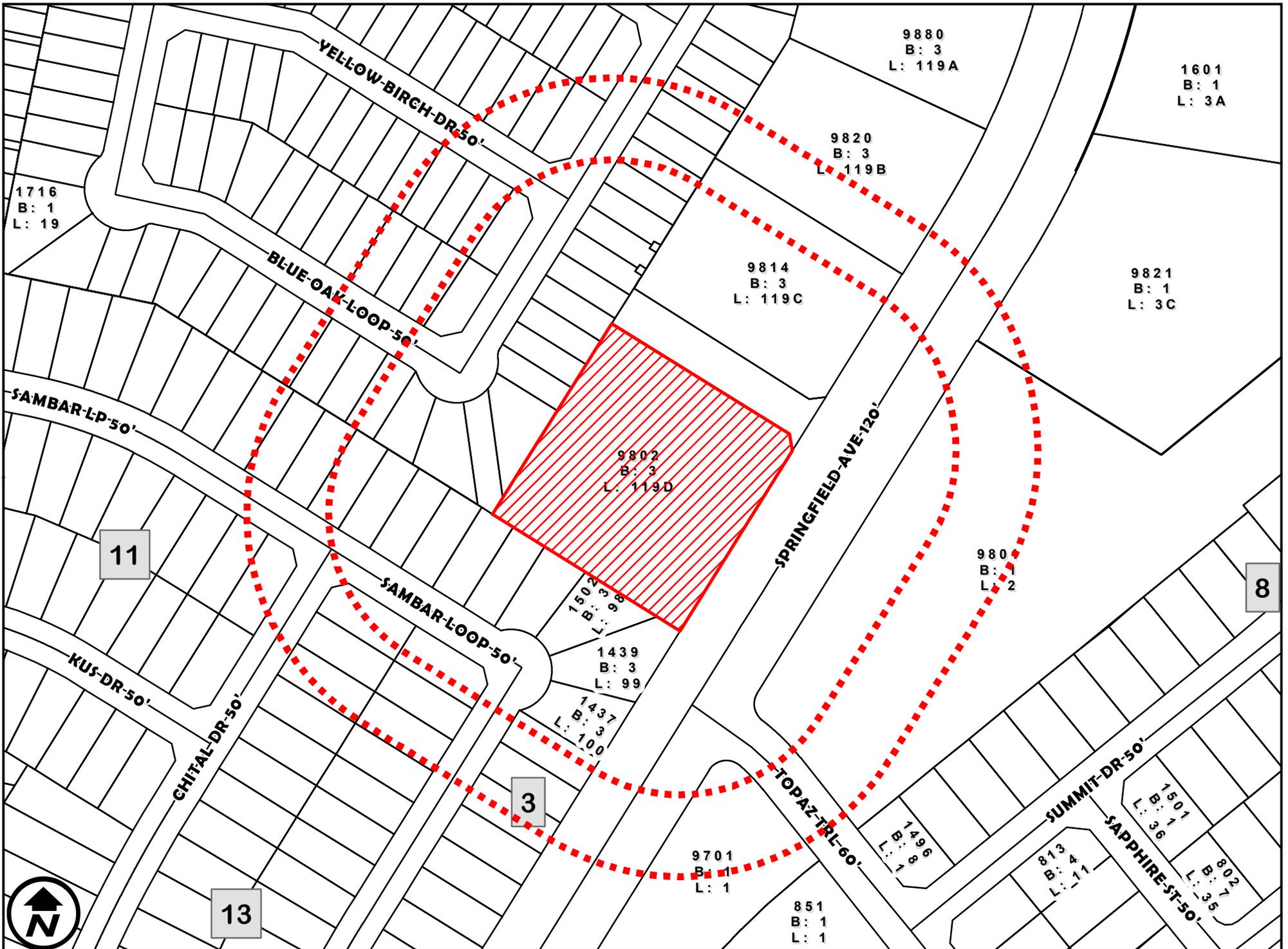
1 inch = 150 feet

ZC-034-2026

COUNCIL DISTRICT 6
9802 SPRINGFIELD AVENUE

APPLICATION F 178

R-2 (MULTI-FAMILY RESIDENTIAL DISTRICT) 10
B-3 (COMMUNITY BUSINESS DISTRICT)



SURVEY MAP

1 inch = 150 feet

ZC-034-2026

COUNCIL DISTRICT 6
9802 SPRINGFIELD AVENUE

APPLICATION F 179

R-2 (MULTI-FAMILY RESIDENTIAL DISTRICT) 10
B-3 (COMMUNITY BUSINESS DISTRICT)



ZONING OVERVIEW

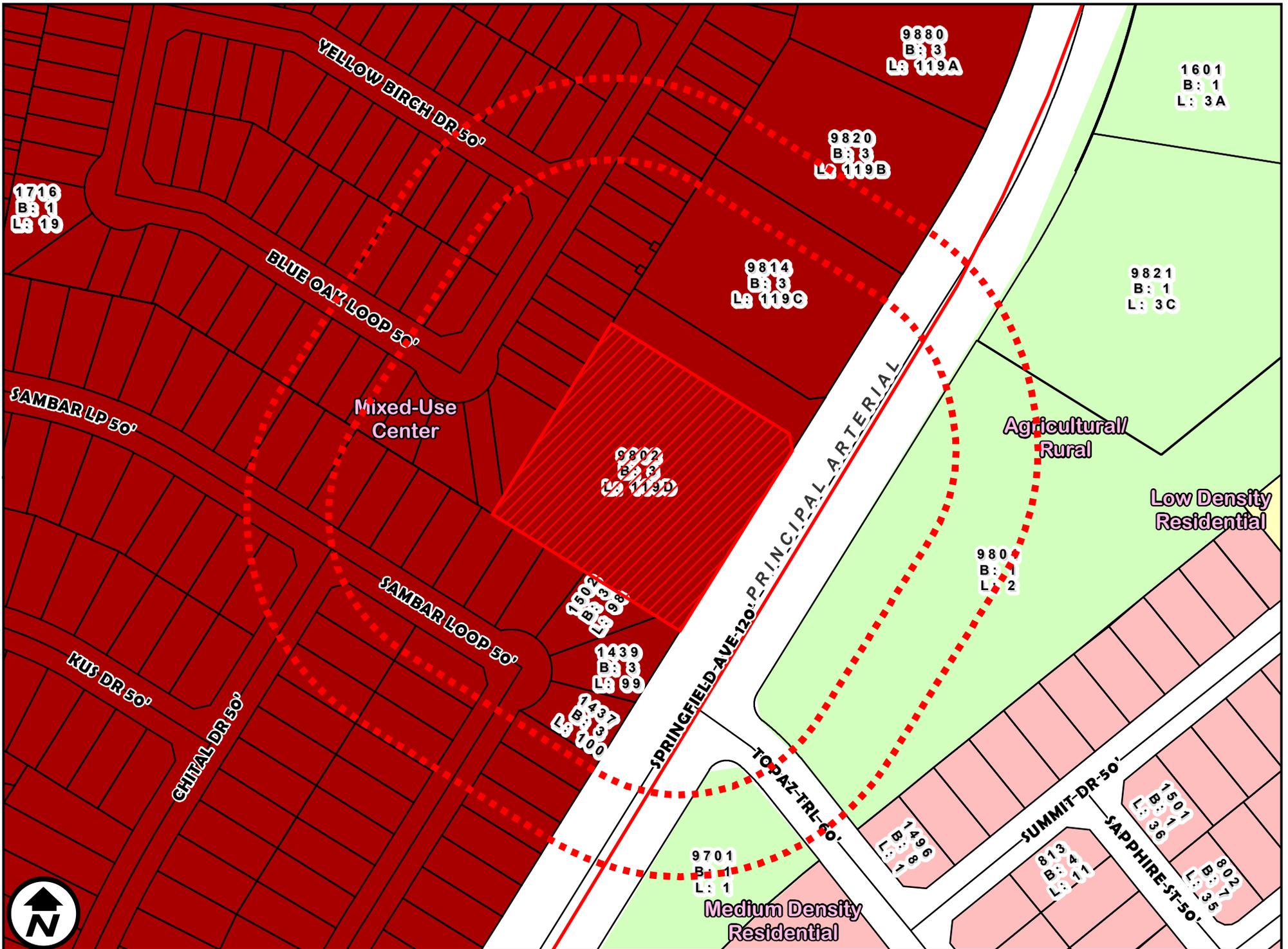
1 inch = 300 feet

ZC-034-2026

COUNCIL DISTRICT 6
 9802 SPRINGFIELD AVENUE

APPLICATION F 180

R-2 (MULTI-FAMILY RESIDENTIAL DISTRICT) 10
 B-3 (COMMUNITY BUSINESS DISTRICT)

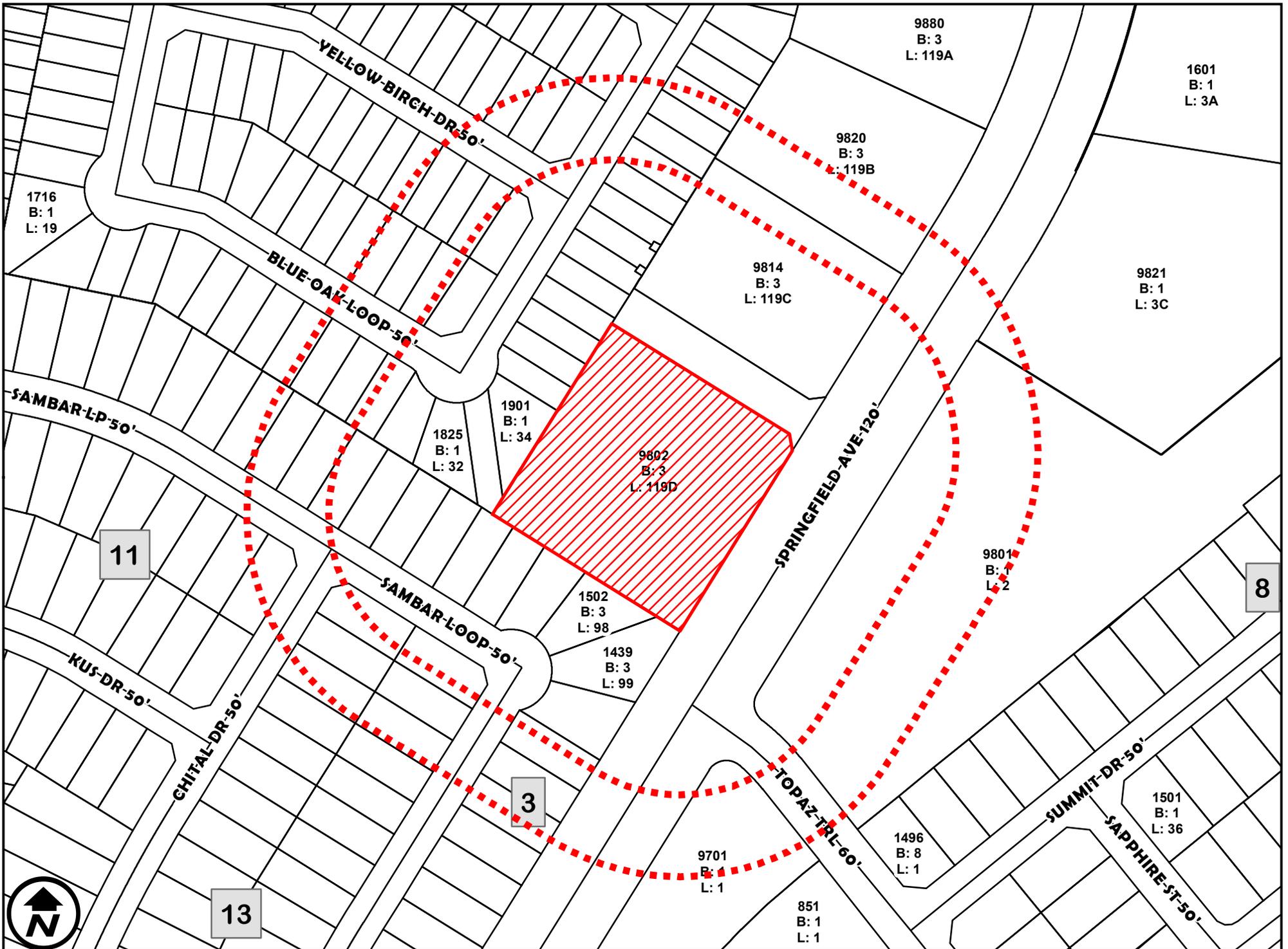


FUTURE LANDUSE

1 inch = 150 feet

ZC-034-2026
COUNCIL DISTRICT 6
9802 SPRINGFIELD AVENUE

APPLICATION F 181
R-2 (MULTI-FAMILY RESIDENTIAL DISTRICT) 10
B-3 (COMMUNITY BUSINESS DISTRICT)



200' AND 300' NOTIFICATION

ZC-034-2026

APPLICATION F 182

1 inch = 150 feet

COUNCIL DISTRICT 6
9802 SPRINGFIELD AVENUE

R-2 (MULTI-FAMILY RESIDENTIAL DISTRICT) AND
B-3 (COMMUNITY BUSINESS DISTRICT)



ZC-034-2026
ATTENTION



PROPOSED
ZONE CHANGE
FROM **R-2** TO **B-3**

FOR INFORMATION CALL
CITY PLANNING DEPARTMENT
794-1613

City of Laredo

Planning & Zoning Commission

Meeting Date: 3/19/2026
Ordinance 7J

Public Hearing and Recommendation of an

SUBJECT

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

ZC-035-2026
District V

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Initiated by: Jorge & Beatriz Flores, Owners; Francisco Ramos, Applicant/Representative.

Council District: V - Cm. Ruben Gutierrez

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

Site: The site is currently vacant undeveloped land.

Surrounding Land Uses: To the north of the site is multifamily residential uses (apartments). To the east of the site is vacant undeveloped land. To the south of the site is single family residential uses and Grisell Drive. To the west of the site is single family residential uses, Don Beto Drive, and Casa Verde Road.

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

Transportation Plan: The Long Range Thoroughfare Plan identifies Don Beto as a local street.
<https://www.cityoflaredo.com/home/showpublisheddocument/17680/638703100333370000>

Letters sent to surrounding property owners: 33 In Favor: 0 Opposed: 2

COMMITTEE RECOMMENDATION

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

STAFF RECOMMENDATION

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

1. The proposed zone change is not in conformance with the Comprehensive Plan's designation as Low Density Residential, which does not include R-2 zoning districts.
2. The site is located towards the back of an established neighborhood and is anticipated to have a negative impact with the creation of additional density, which will significantly impact the established neighborhood's traffic volume.
3. The applicant has stated the proposed use as multi-family residential, townhomes/condos. However, once the zoning has been changed, the property may be used in any manner consistent with the zoning ordinance.
4. High density residential uses are not encouraged along local streets. Don Beto is identified as a local street on the Thoroughfare Plan.

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 municipal codes and regulations.

IMPACT ANALYSIS

R-2. The purpose of the R-2 (Multi-Family Residential District) is to provide an area for higher density residential uses and those public and semi-public uses normally considered an integral part of the neighborhood they serve.

Is this change contrary to the established land use pattern?

No. The proposed site abuts an area of multifamily residential uses to the north.

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

No. The proposed zone change does not create an isolated zoning district. There is R-2 zoning north of the site.

Will change adversely influence living conditions in the neighborhood?

The proposed zone change is anticipated to have a negative impact with the surrounding area or neighborhoods.

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

Yes. The existing zone does not allow for multi-family residential uses intended by the applicant.



AERIAL MAP

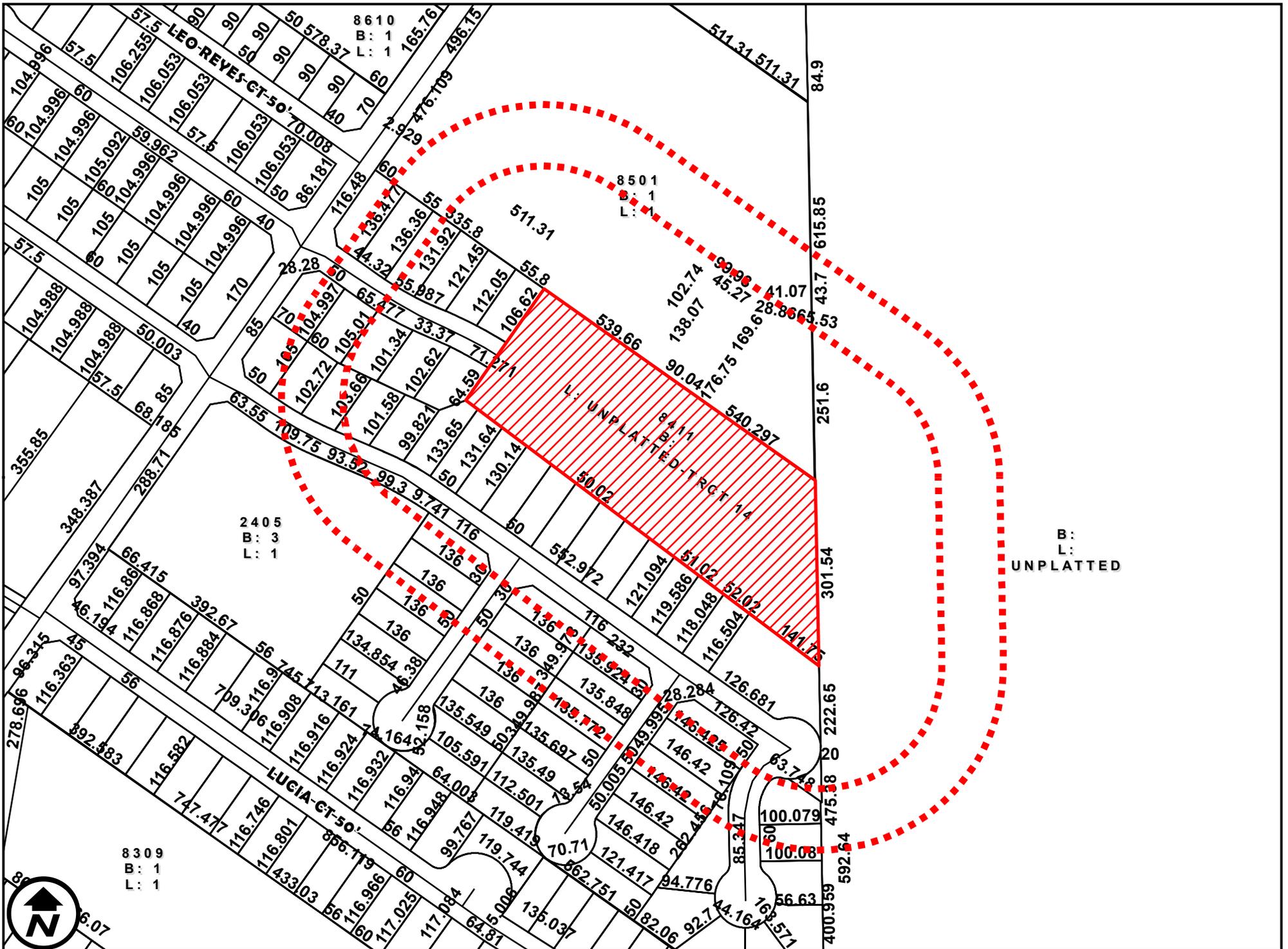
ZC-035-2026

APPLICATION F 186

1 inch = 200 feet

COUNCIL DISTRICT 5
 EAST OF DON BETO DRIVE AND NORTH OF GRISELL DRIVE

R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT)
 R-2 (MULTI-FAMILY RESIDENTIAL DISTRICT)



DIMENSIONS MAP

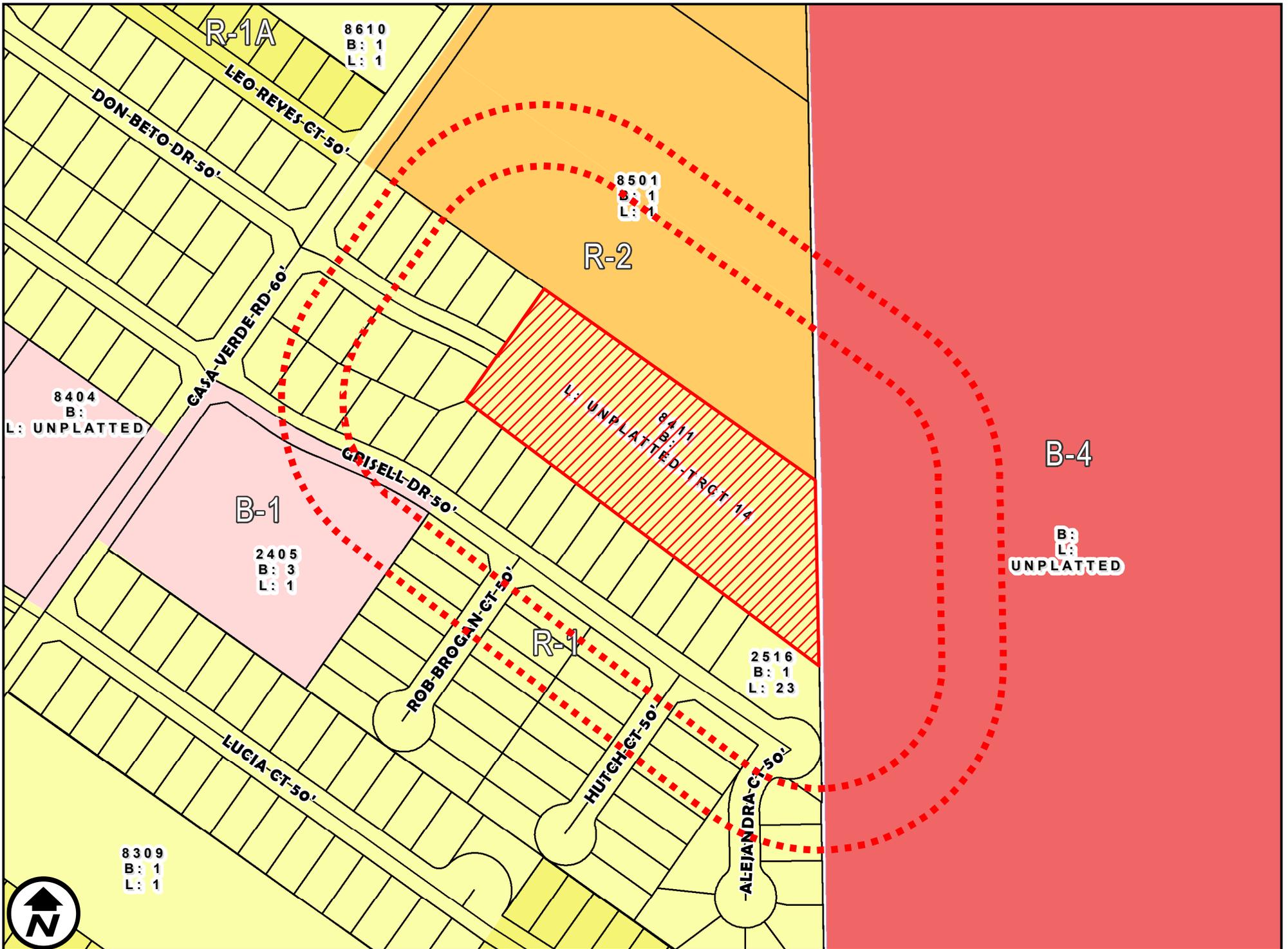
1 inch = 200 feet

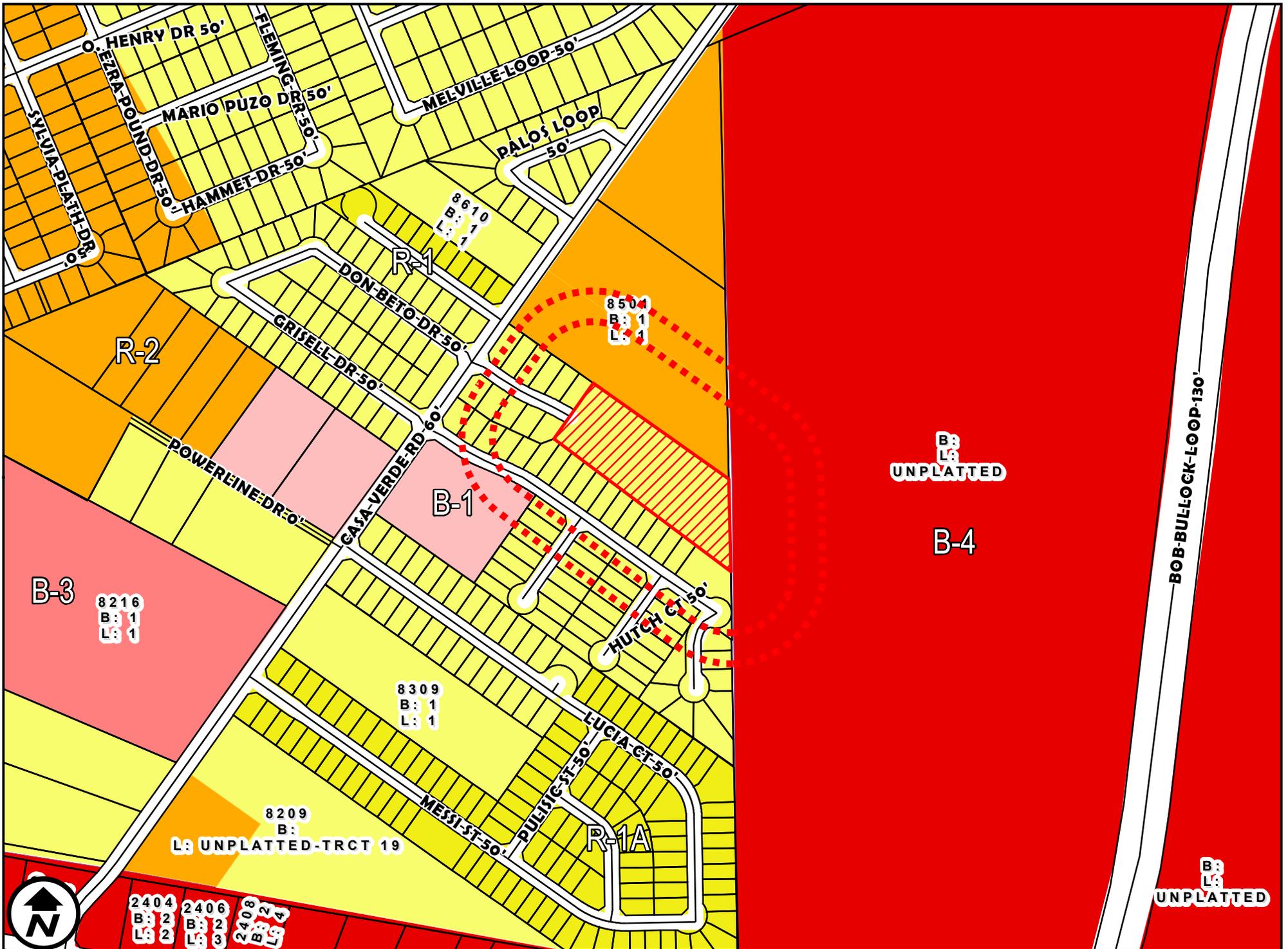
ZC-035-2026

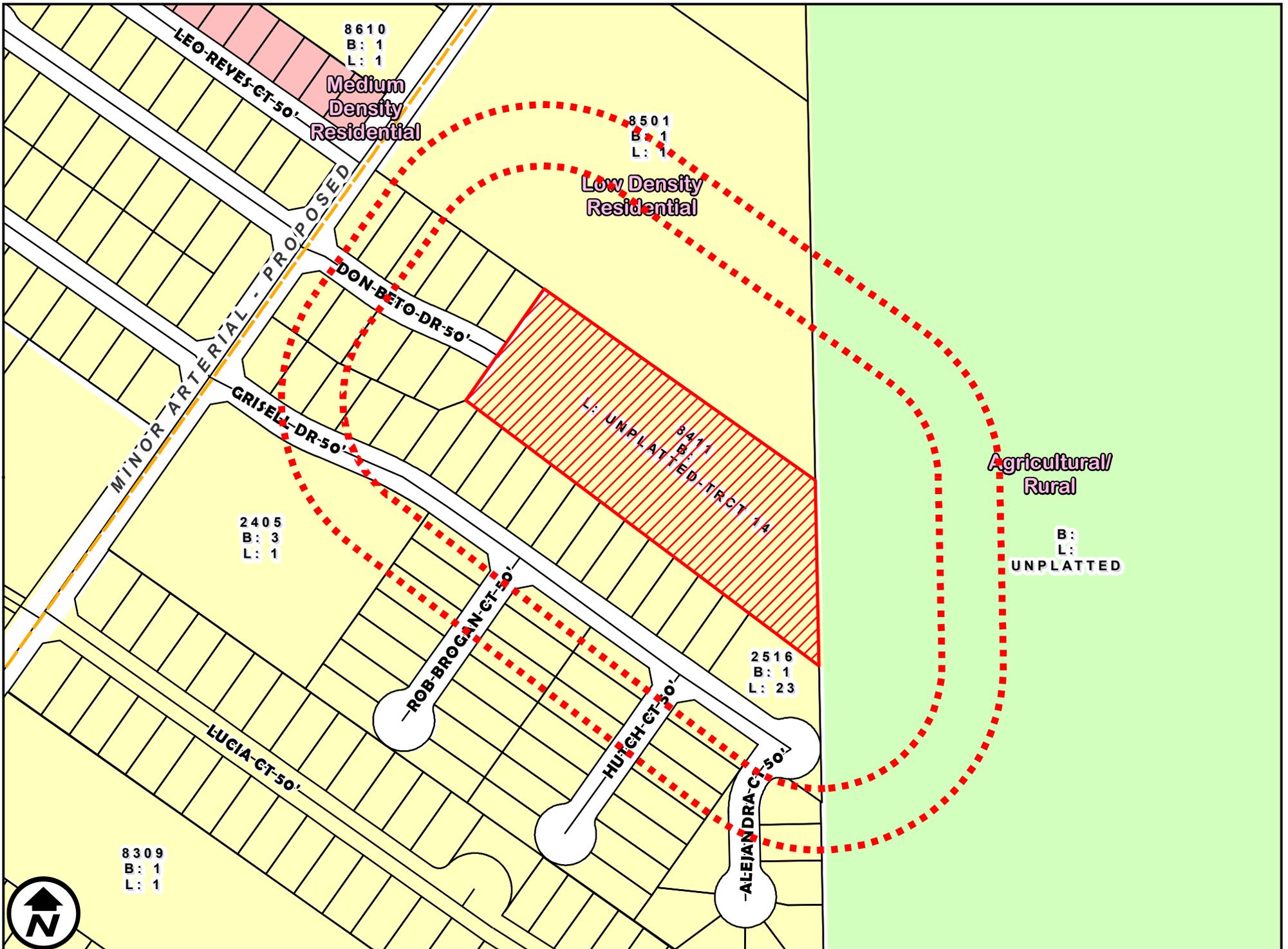
COUNCIL DISTRICT 5
EAST OF DON BETO DRIVE AND NORTH OF GRISELL DRIVE

APPLICATION F 187

R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) ...
R-2 (MULTI-FAMILY RESIDENTIAL DISTRICT)







FUTURE LANDUSE

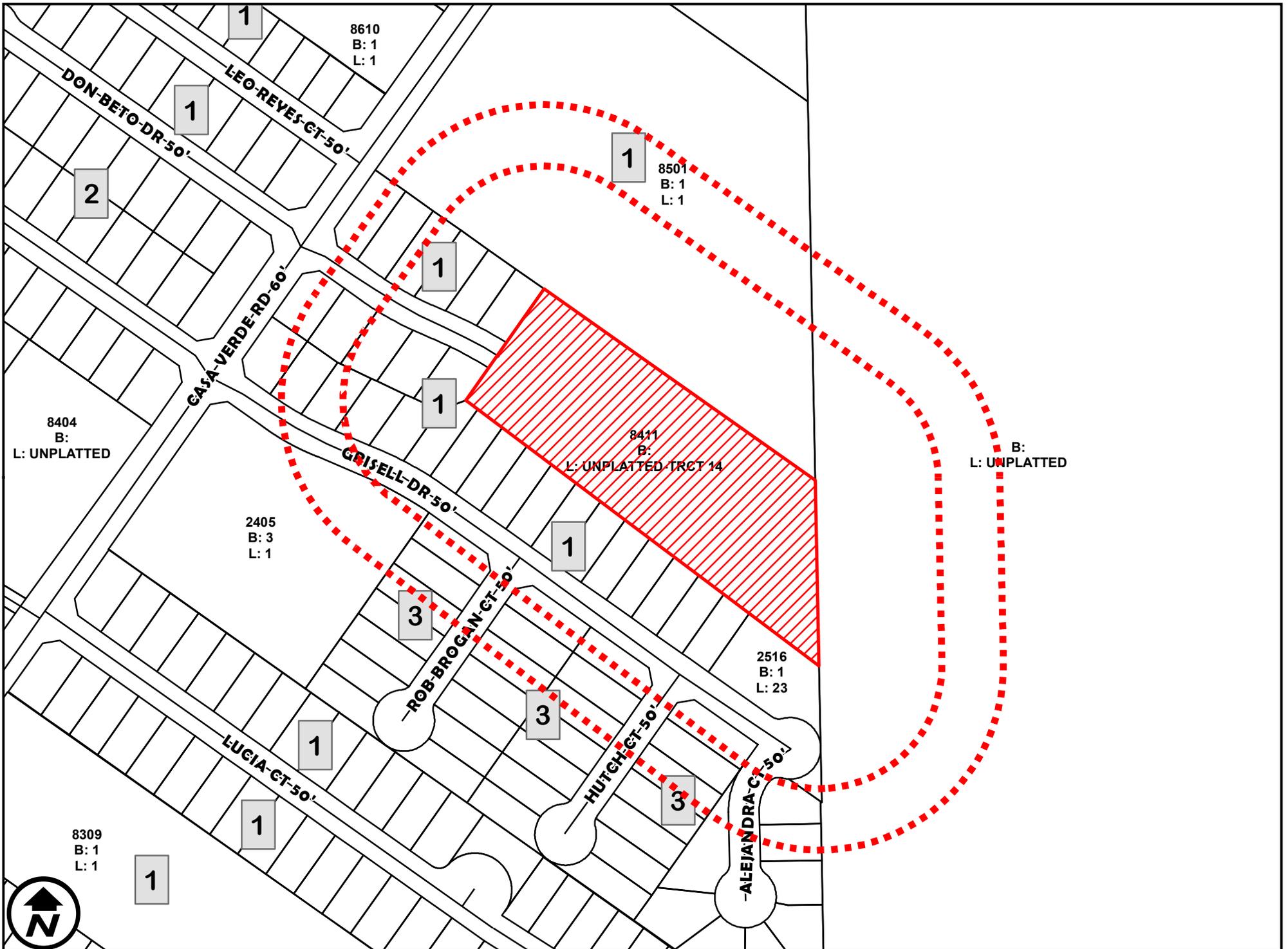
1 inch = 200 feet

ZC-035-2026

COUNCIL DISTRICT 5
EAST OF DON BETO DRIVE AND NORTH OF GRISELL DRIVE

APPLICATION F 191

R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT)
R-2 (MULTI-FAMILY RESIDENTIAL DISTRICT)



200' AND 300' NOTIFICATION

ZC-035-2026

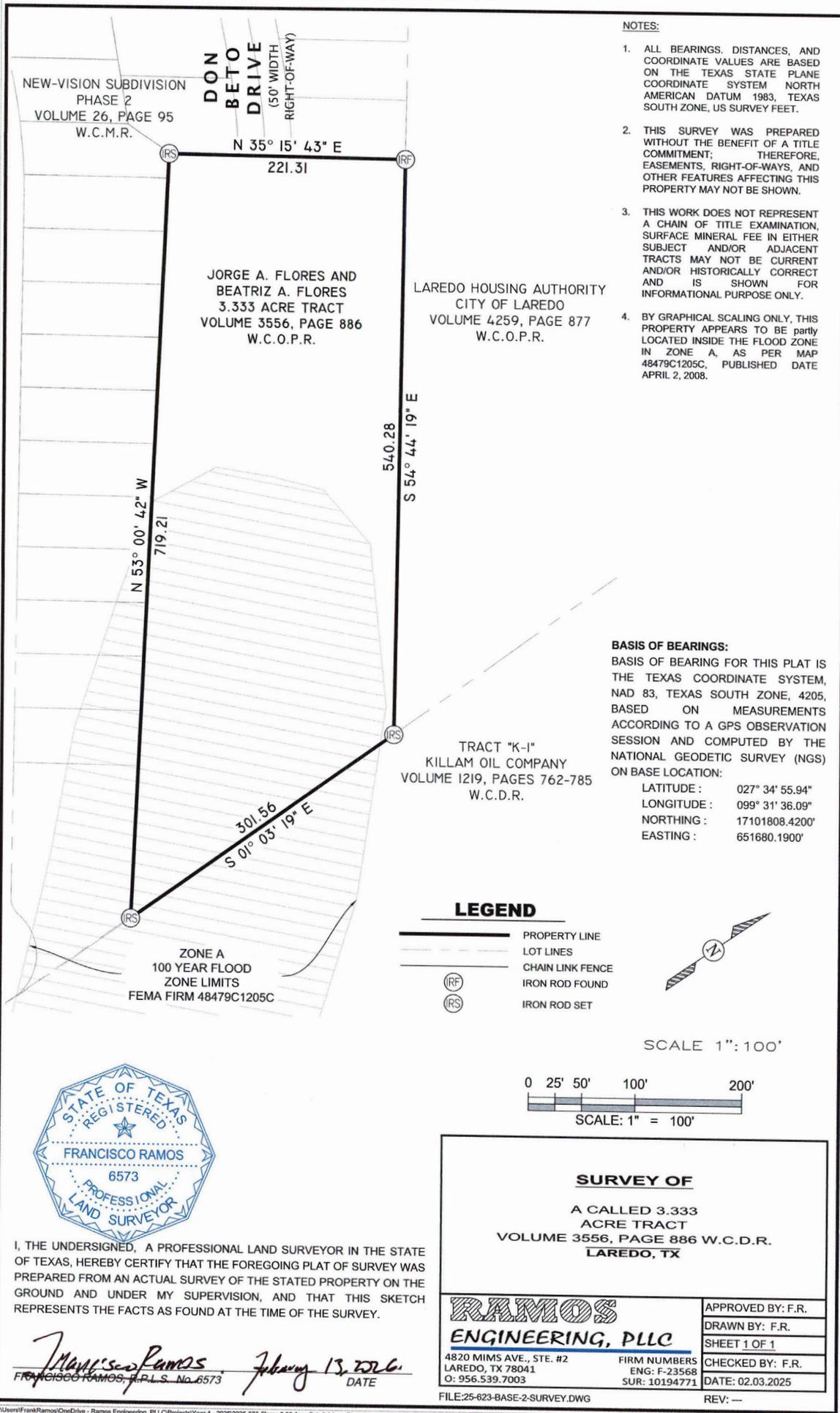
APPLICATION F 192

1 inch = 200 feet

COUNCIL DISTRICT 5
EAST OF DON BETO DRIVE AND NORTH OF GRISELL DRIVE

R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT)
R-2 (MULTI-FAMILY RESIDENTIAL DISTRICT)

EXHIBIT A



LEGAL DESCRIPTION OF
A 3.333 ACRE TRACT

VOLUME 3556, PAGE 886
W.C.O.P.R.
LAREDO, TX

BEING A 3.333 ACRE, TRACT OF LAND, MORE OR LESS, BEING ALL OF A CALLED 3.333 ACRE TRACT OF LAND, CONVEYED TO JORGE A. FLORES AND BEATRIZ A. FLORES, IN A DEED RECORDED IN VOLUME 3556, PAGE 886, WEBB COUNTY OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS, BEING SITUATED IN SURVEY 2181, ABSTRACT 648, J.W. CODY, ORIGINAL GRANTEE, WEBB COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD, BEING THE NORTHERN MOST SOUTHEAST CORNER OF THE NEW-VISION SUBDIVISION PHASE 2, A 14.667 ACRE TRACT, RECORDED IN VOLUME 26, PAGE 95, WEBB COUNTY MAP RECORDS, WEBB COUNTY, TEXAS, AND BEING THE NORTHWESTERN CORNER OF A CALLED 3.333 ACRE TRACT OF LAND, CONVEYED TO JORGE A. FLORES AND BEATRIZ A. FLORES, IN A DEED RECORDED IN VOLUME 3556, PAGE 886, WEBB COUNTY OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS, BEING THE **POINT OF BEGINNING** AND THE NORTHWESTERN CORNER HEREOF;

THENCE **S 54° 44' 19" E** A DISTANCE OF **540.28'**, ALONG THE NORTH EASTERN PROPERTY LINE OF SAID CALLED 3.333 ACRE TRACT TO A SET 1/2" IRON ROD WITH PINK CAP, BEING THE NORTHEASTERN CORNER OF SAID 3.333 ACRE TRACT, AND BEING THE NORTHEASTERN CORNER HEREOF;

THENCE **S 01° 03' 19" E** A DISTANCE OF **301.56'**, ALONG THE SOUTHEASTERN PROPERTY LINE OF THE SAID CALLED 3.333 ACRE TRACT TO A SET 1/2" IRON ROD WITH PINK CAP, BEING THE EASTERN MOST NORTHEASTERN CORNER OF SAID NEW-VISION SUBDIVISION PHASE 2, AND BEING THE SOUTHEASTERN CORNER OF SAID CALLED 3.333 ACRE TRACT, AND THE SOUTHEASTERN CORNER HEREOF;

THENCE **N 53° 00' 42" W** A DISTANCE OF **719.21'**, ALONG THE SOUTHWESTERN PROPERTY LINE OF SAID CALLED 3.333 ACRE TRACT AND THE NORTHEASTERN PROPERTY LINE OF SAID NEW-VISION SUBDIVISION PHASE 2, TO A SET 1/2" IRON ROD WITH PINK CAP, BEING AN INTERIOR CORNER OF THE NEW-VISION SUBDIVISION PHASE 2, AND BEING THE SOUTHWESTERN CORNER OF SAID CALLED 3.333 ACRE TRACT AND THE SOUTHWESTERN CORNER HEREOF;

THENCE **N 35° 15' 43" E** A DISTANCE OF **221.31'** ALONG THE NORTHWESTERN PROPERTY LINE OF SAID CALLED 3.333 ACRE TRACT AND THE SOUTHWESTERN PROPERTY LINE OF SAID NEW-VISION SUBDIVISION PHASE 2, TO THE **POINT OF BEGINNING** OF THIS 3.333 ACRE TRACT OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF WEBB:

I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS SURVEY DESCRIPTION IS TRUE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN WERE PROPERLY PLACED OR LOCATED UNDER MY SUPERVISION.



Francisco Ramos
FRANCISCO RAMOS, R.P.L.S. No. 6573

February 13, 2026
DATE

SHEET: 2 OF 2

City of Laredo

Planning & Zoning Commission

Meeting Date: 3/19/2026
Ordinance 7K

Public Hearing and Recommendation of an

SUBJECT

Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Block 1, Kimberly Plaza Subdivision, located at 4800 McPherson Road, from B-3 (Community Business District) to B-4 (Highway Commercial District).

ZC-036-2026
District IV

PREVIOUS COUNCIL ACTION

On April 1, 2019, City Council made a motion to approve a special use permit for a restaurant serving alcohol. (Ordinance No. 2019-O-049)

BACKGROUND

Initiated by: TXINV Family Limited Partnership, Owner; Raul Cantu, Applicant.

Council District: IV - Cm. Ricardo Garza

Proposed Use: The proposed use is Groceries/Related Products (Wholesale).

- The applicant was advised about applying for a conditional use permit (CUP), and decided to attempt the zone change instead of applying for the CUP.

Site: The site is currently occupied by a commercial structure, which includes, Suarez Restaurant, Mr. Corn, and Obregon's Restaurant.

Surrounding Land Uses: To the north of the site is a commercial plaza, which includes, Saludos Brewing and Print x Press, and single-family residential uses. To the east of the site is McPherson Road, and Multi-Family Residential uses. To the south of the site is Broadacres Apartments. To the west of the site is Broadacres Apartments and single-family residential uses.

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

Transportation Plan: The Long-Range Thoroughfare Plan identifies McPherson Road as a major arterial.

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

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

COMMITTEE RECOMMENDATION

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

STAFF RECOMMENDATION

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

1. The proposed zone change is not in conformance with the Comprehensive Plan's designation as Neighborhood Mixed-Use (All Except, M-1, M-2, B-4, AH, FH, OG, FiH), which does not include B-4 zoning districts.
2. The property is surrounded by residential uses to the south and west of the site.
3. The proposed zone change may introduce uses that are incompatible with the surrounding land uses.

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 municipal codes and regulations.

IMPACT ANALYSIS

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

Is this change contrary to the established land use pattern?

Yes. The surrounding land uses include residential uses, such as single family residences, apartments and town-homes. The surrounding land uses also include commercial uses, such as a commercial plaza.

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

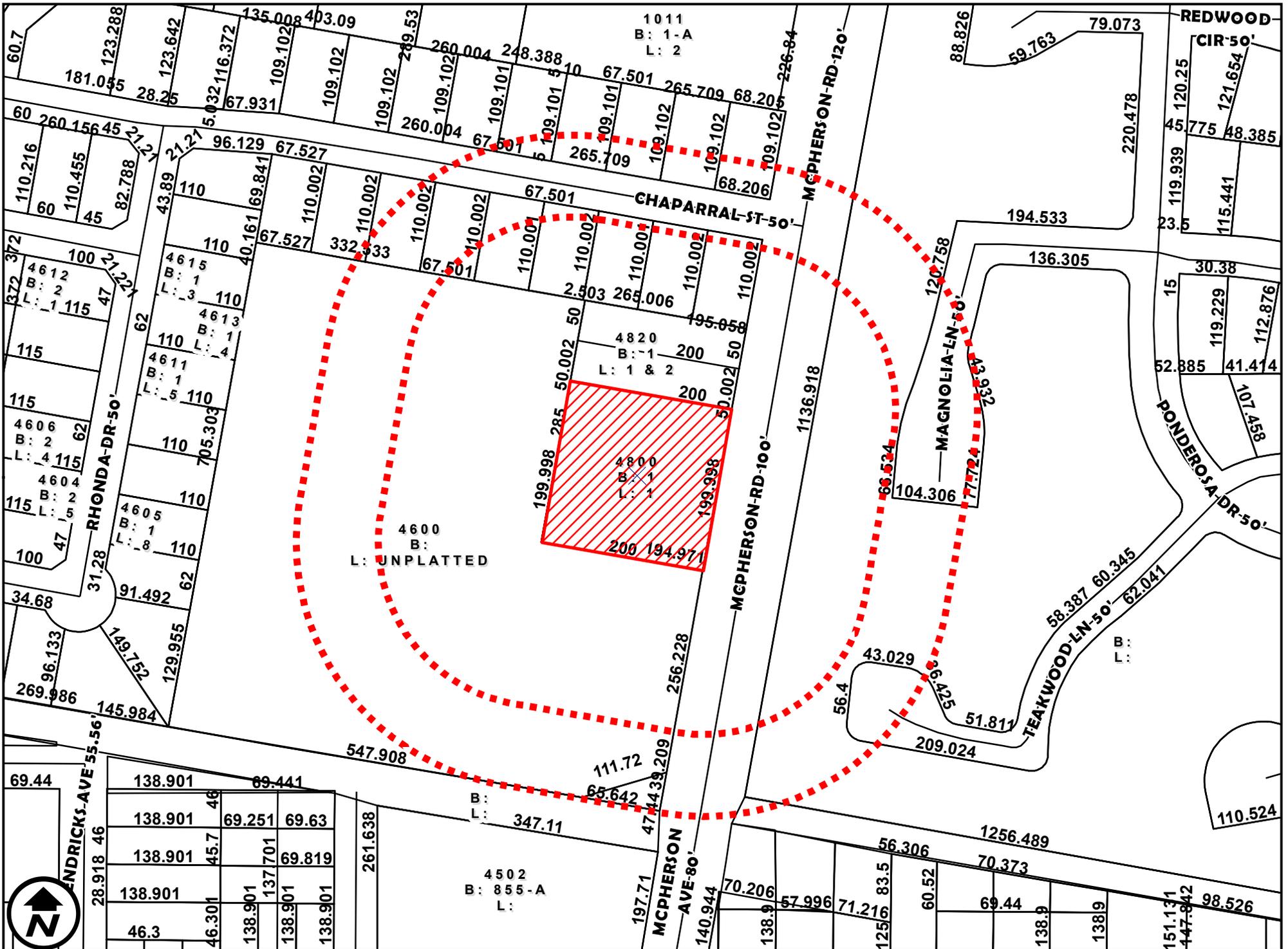
The property is surrounded by residential zoning districts (R-1 and R-2 zoning).

Will change adversely influence living conditions in the neighborhood?

Yes. The proposed zone change is anticipated to have a negative impact with the surrounding area or neighborhoods, as it may introduce uses that are dissimilar to the area.

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

The existing zone does not allow for a Groceries/Related Products (Wholesale) as intended by the applicant.

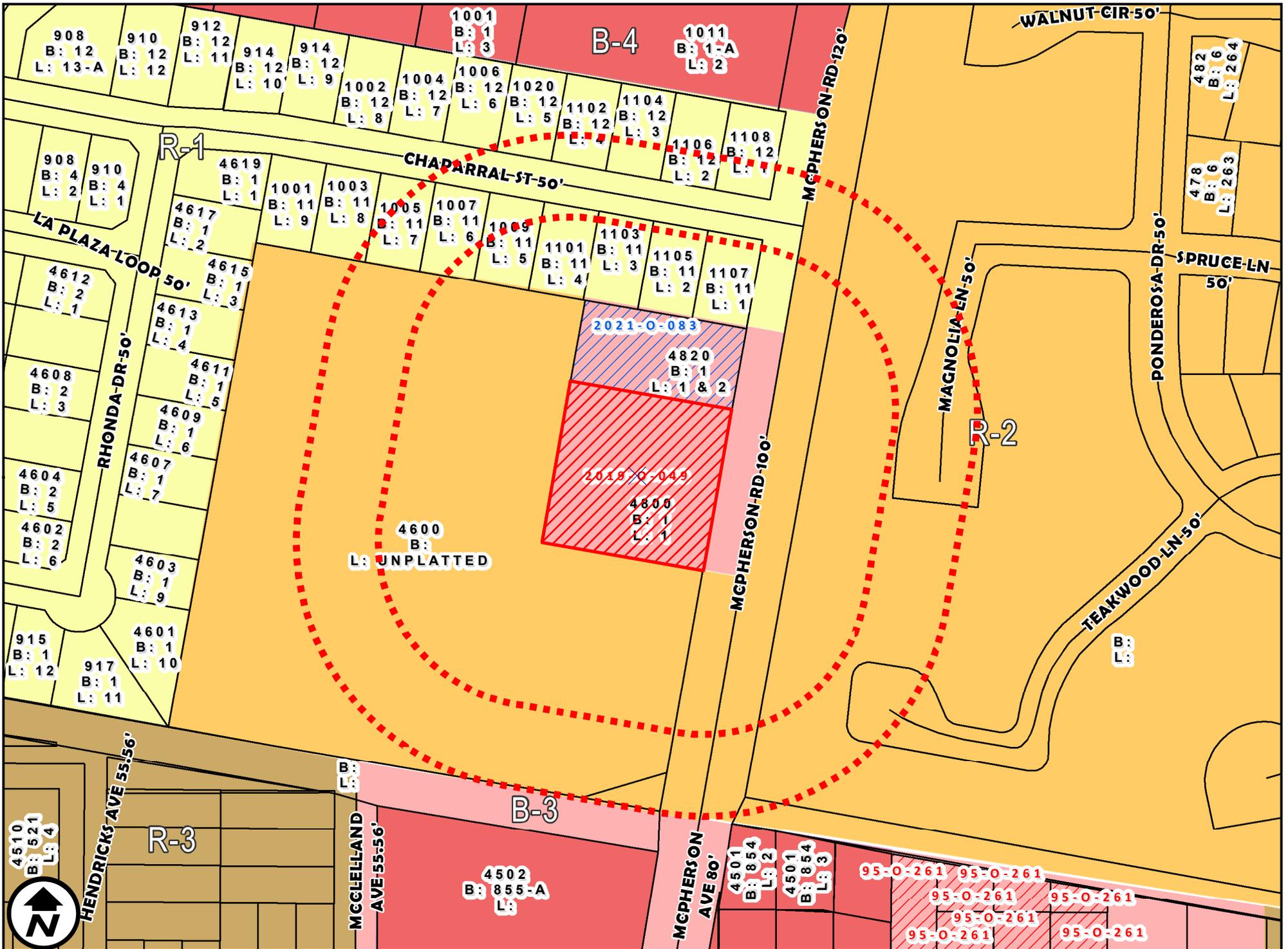


DIMENSIONS MAP

1 inch = 150 feet

ZC-036-2026
 COUNCIL DISTRICT 4
 4800 MCPHERSON ROAD

APPLICATION F 199
 B-3 (COMMUNITY BUSINESS DISTRICT) ...
 B-4 (HIGHWAY COMMERCIAL DISTRICT)

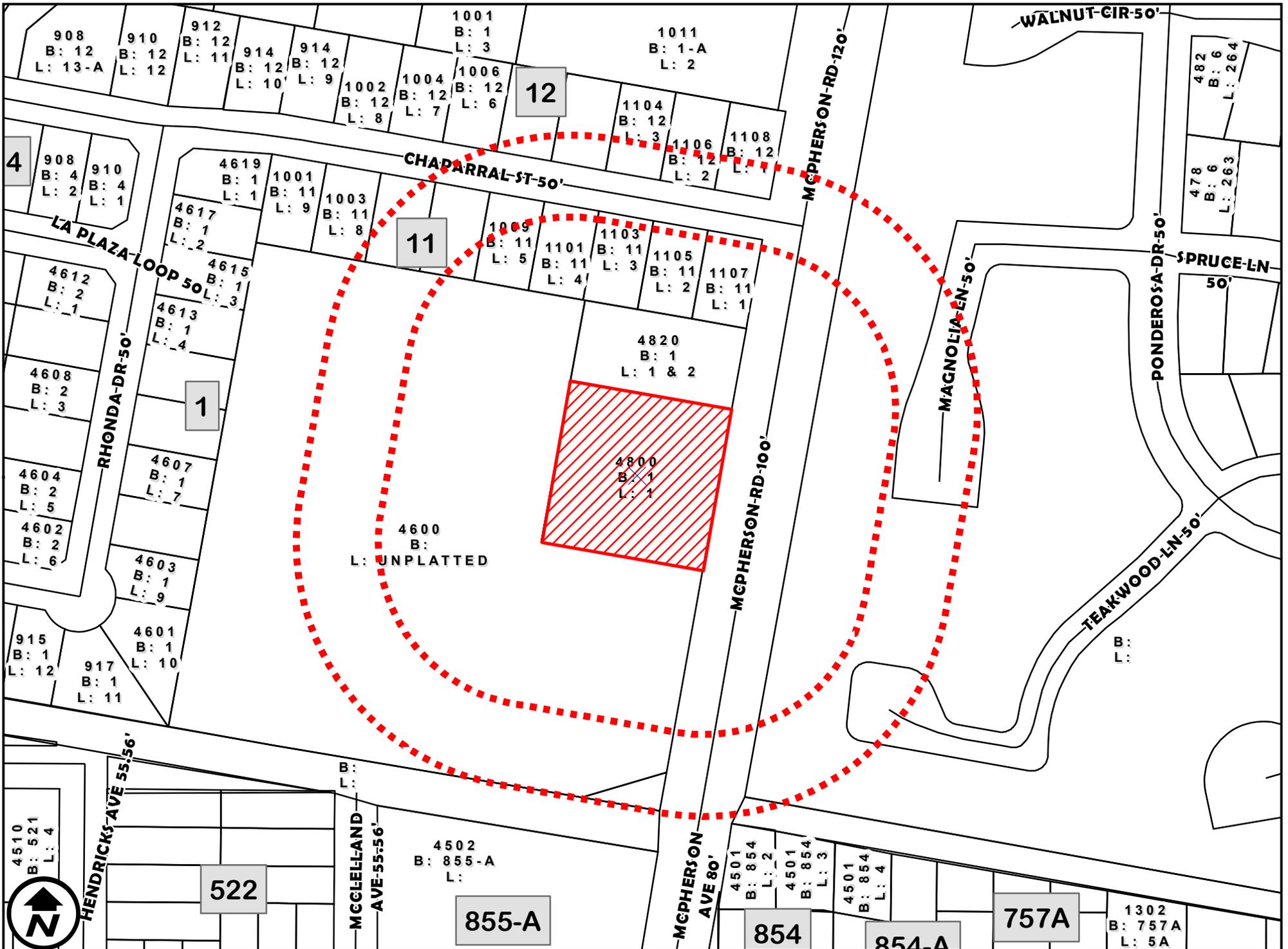


ZONING MAP

1 inch = 150 feet

ZC-036-2026
 COUNCIL DISTRICT 4
 4800 MCPHERSON ROAD

APPLICATION F 200
 B-3 (COMMUNITY BUSINESS DISTRICT)
 B-4 (HIGHWAY COMMERCIAL DISTRICT)



SURVEY MAP

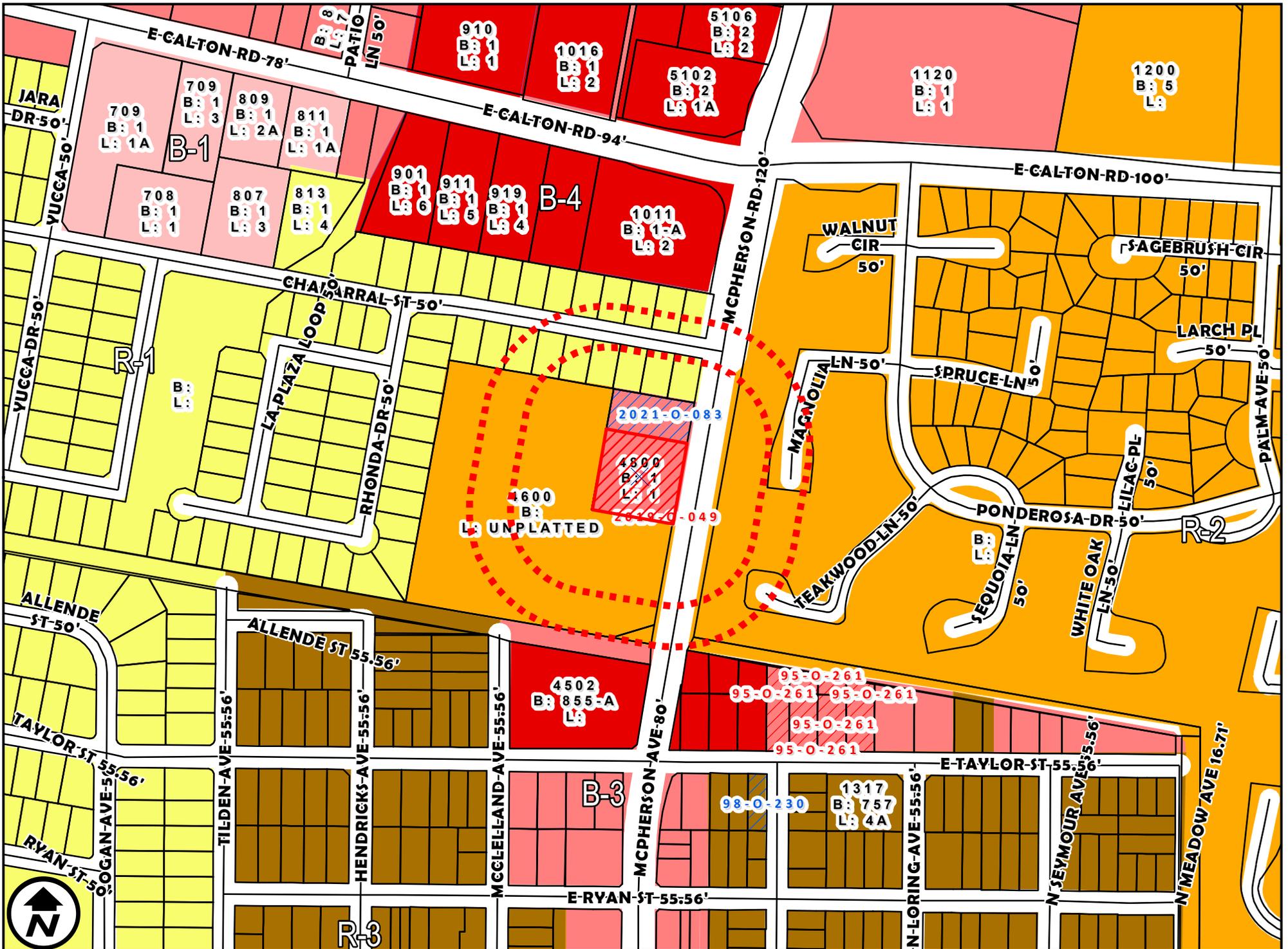
1 inch = 150 feet

ZC-036-2026

COUNCIL DISTRICT 4
4800 MCPHERSON ROAD

APPLICATION F 201

B-3 (COMMUNITY BUSINESS DISTRICT) 10
B-4 (HIGHWAY COMMERCIAL DISTRICT)

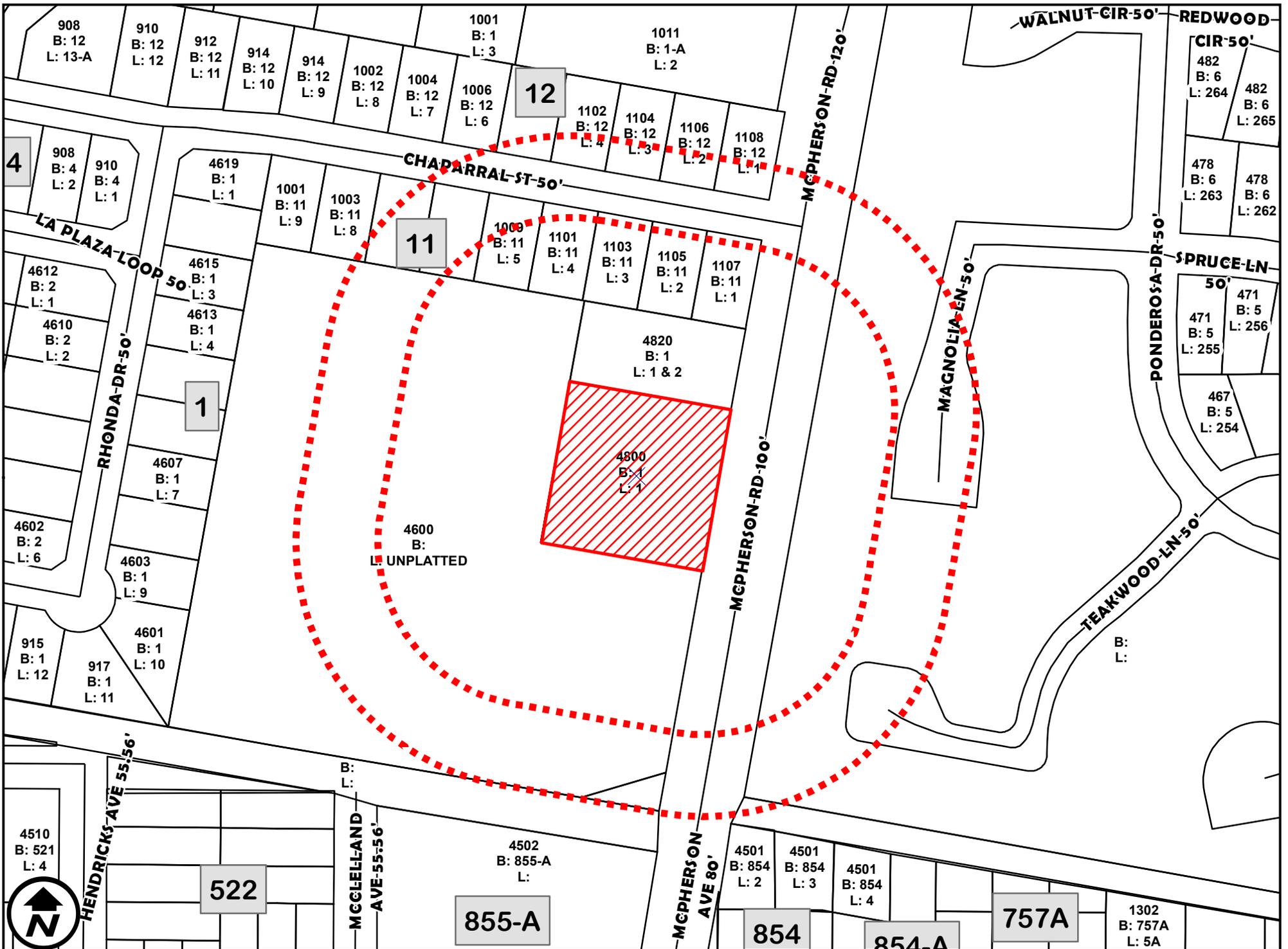


ZONING OVERVIEW

1 inch = 300 feet

ZC-036-2026
 COUNCIL DISTRICT 4
 4800 MCPHERSON ROAD

APPLICATION F 202
 B-3 (COMMUNITY BUSINESS DISTRICT)
 B-4 (HIGHWAY COMMERCIAL DISTRICT)



200' AND 300' NOTIFICATION

1 inch = 150 feet

ZC-036-2026
 COUNCIL DISTRICT 4
 4800 MCPHERSON ROAD

APPLICATION F 204
 B-3 (COMMUNITY BUSINESS DISTRICT)
 B-4 (HIGHWAY COMMERCIAL DISTRICT)



City of Laredo

Planning & Zoning Commission

Meeting Date: 3/19/2026

Preliminary Plats and Replats 8A

SUBJECT

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

PL-072-2026

District I - Cm. Gilbert Gonzalez

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: STX Land Development

ENGINEER: Sherfey Engineering Company, LLC

SITE: This 11.04-acre tract of land is located south of Jaime Zapata Memorial Hwy. and west adjacent to Century Blvd. The zoning for this 59-lot development is R-1A (Single-Family Reduced Area District). This tract is located in District I - Cm. Gilbert Gonzalez.

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide a lot summary table with square footage of each lot.
2. Provide a plat note prohibiting access to White Spruce Drive from Lots 27 and 26, Block 4 as double frontage lots should be avoided (Section 3.3 D. - Subdivision Ordinance).
3. Add a plat note indicating that the finished floor and all mechanical equipment must be elevated 18' above the Base Flood Elevation (Section 24.69.5 A & Section 24.69.7 B - Land Development Code).
4. Include setback lines on Lot 25, Block 4.
5. The developer has submitted a notice of intention to place utilities in the front of the lot. The front-of-lot utility layout/schematics, as prepared by the Developer's engineer, shall be submitted to plan review (Section 3-4 B. 2. - Subdivision Ordinance).
6. Coordinate with the Environmental Department and comply with the vegetative buffering requirements of the Land Development Code as a first order stream impacts portions of this tract

(Section 24-57, Land Development Code).

7. Identify all easements.

8. All improvements as per the Subdivision Ordinance.

Fire:

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

Traffic Safety: No comments submitted.

Engineering: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

AT&T: No comments submitted.

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.

Parkview at Century South Park Subdivision Phase II

TO: Rafael Viduarri, Planner IV, Planning Manager
City of Laredo Planning Department

COPIES: SEC File No. 8303.01

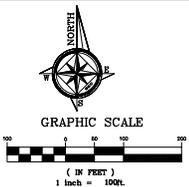
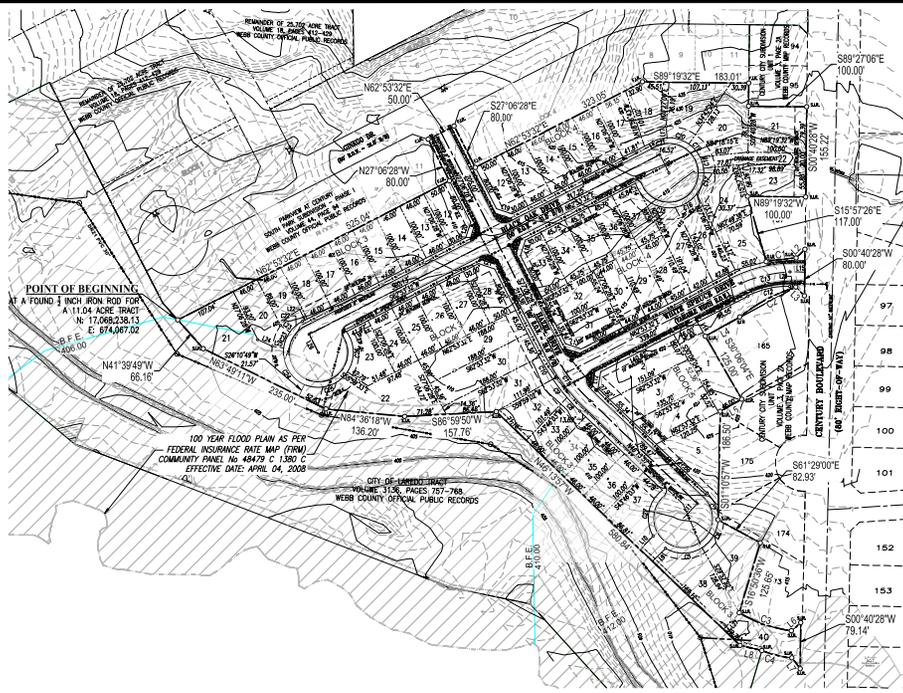
FROM: Francisco Estrada, R.P.L.S. 
Sherfey Engineering Company, L.L.C.
Firm Registration No. F-3132

DATE: March 12, 2026

As required by the City of Laredo ordinance Section 3.4-B-2 please allow this to serve as notice that the developer has requested that front lot utility construction be permitted for this Phase of the development.

GENERAL NOTES:

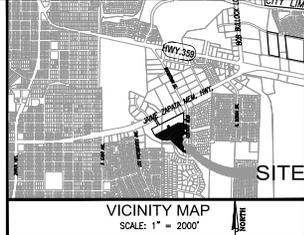
- N1. Sidewalks, driveways and trees will be installed at the issuance of the building permits in accordance with the Laredo Land Development Code.
- N2. The setback lines indicated on the plat shall be for reference only. The official setback line shall be determined based on the current zoning district in accordance to Section 24.77.1 of the Laredo Land Development Code.



LEGEND:
 ○ SR = SET 1/2" IRON ROD
 ○ FR = FOUND 1/2" IRON ROD
 ○ MON = SET CONCRETE MONUMENT

ABBREVIATIONS:
 B.S. = BUILDING SETBACK
 R.O.W. = RIGHT OF WAY
 VOL. = VOLUME
 PAGES = PAGES
 U.E. = UTILITY EASEMENT
 B.F.E. = BASE FLOOD ELEVATION
 FF = FINISH FLOOR

GENERAL NOTES:
 N1. Sidewalks, driveways and trees will be installed at the issuance of the building permits in accordance with the Laredo Land Development Code.
 N2. The setback lines indicated on the plat shall be for reference only. The official setback line shall be determined based on the current zoning district in accordance to Section 24.71.1 of the Laredo Land Development Code.



Line #	Length	Direction
L1	38.67	S27°40'28"W
L2	21.27	N45°40'28"E
L3	21.27	N45°40'28"E
L4	6.987	S40°40'28"W
L5	42.47	S40°20'19"W
L6	21.27	N45°40'28"E
L7	21.27	N45°40'28"E
L8	38.67	N45°40'28"E
L9	31.58	S40°20'19"W
L10	32.29	S40°20'19"W
L11	35.00	N45°40'28"E
L12	28.90	N45°40'28"E
L13	28.28	S70°06'28"E
L14	28.10	S30°06'28"E
L15	25.20	N45°40'28"E
L16	35.00	S70°06'28"E
L17	20.07	S70°16'31"W
L18	28.28	S70°16'31"W
L19	28.28	S70°16'31"W
L20	28.28	S70°16'31"W
L21	28.28	S70°16'31"W
L22	8.15	S45°45'32"W
L23	20.07	S45°45'32"W
L24	21.20	S45°45'32"W
L25	20.07	S45°45'32"W
L26	35.00	N45°40'28"E
L27	38.67	S45°45'32"W
L28	16.54	S45°45'32"W

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	52.26	338.50	84°37'	N47°16'19"E	52.26
C2	108.87	301.25	205°42'	S61°58'20"W	109.32
C3	65.47	226.84	249°56'	S77°06'15"E	64.25
C4	45.37	172.22	271°57'	N47°27'47"W	53.37
C5	48.69	40.00	452°07'	N45°20'38"E	42.39
C6	57.68	40.00	555°52'	N33°02'15"E	55.48
C7	51.00	40.00	484°15'	N37°07'07"W	48.48
C8	44.11	350.00	71°16'	S33°42'06"E	44.08
C9	108.48	325.00	193°70'	N38°40'27"W	107.88
C10	74.21	148.78	282°23'	S77°02'53"W	73.63
C11	86.57	170.00	289°46'	S77°02'53"W	85.48
C12	118.57	40.00	163°28'	S38°58'20"E	118.44
C13	61.26	40.00	64°15'	S68°16'51"E	63.80
C14	43.86	40.00	413°38'	N48°30'21"E	43.00
C15	47.77	40.00	452°46'	N45°02'07"E	45.87
C16	26.57	40.00	193°10'	N17°12'55"W	26.41
C17	26.60	40.00	261°03'	N41°02'54"W	26.30
C18	28.28	40.00	375°28'	N17°10'18"W	28.05
C19	24.38	40.00	236°44'	S19°06'37"W	24.21
C20	28.28	40.00	272°44'	S49°10'12"W	28.12
C21	29.23	40.00	275°44'	S17°20'31"W	28.84
C22	76.58	40.00	75°27'	S39°01'55"E	71.48
C23	84.20	40.00	82°46'	N16°12'35"E	77.48
C24	74.05	40.00	70°42'	N1°28'50"W	68.44
C25	87.71	40.00	85°48'	S11°28'51"W	86.11

LEGAL DESCRIPTION
 11.04 ACRES

A TRACT OF LAND CONTAINING 11.04 ACRES OF LAND, MORE OR LESS, BEING OUT OF PORCION 32, ABSTRACT 296, ANTONIO TRIVINO ORIGINAL GRANTEE SAME BEING OUT OF A TRACT OF LAND AS CONVEYED TO ZAFFEX CORPORATION IN DEED AS RECORDED IN VOLUME 118, PAGES 412-429, WEBB COUNTY OFFICIAL PUBLIC RECORDS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEING PART OF A FOUND 1/2 INCH IRON ROD AT THE SOUTHWEST CORNER OF LOT 1, BLOCK 3, PARKVIEW AT CENTURY CITY PHASE I AS RECORDED IN VOLUME 44, PAGE 24, WEBB COUNTY PUBLIC RECORDS, THE NORTHEAST CORNER OF THE HEREN DESCRIBED TRACT;

THENCE, S 62°53'32" E, A DISTANCE OF 525.04 FEET TO A SET 1/2 INCH IRON ROD, A DEFLECTION LEFT;

THENCE, N 27°06'28" W, A DISTANCE OF 80.00 FEET TO A SET 1/2 INCH IRON ROD, A DEFLECTION RIGHT;

THENCE, S 62°53'32" E, A DISTANCE 50.00 FEET TO A SET 1/2 INCH IRON ROD, A DEFLECTION RIGHT;

THENCE, S 27°06'28" E, A DISTANCE OF 80.00 FEET TO A SET 1/2 INCH IRON ROD, A DEFLECTION LEFT;

THENCE, S 62°53'32" E, A DISTANCE OF 323.05 FEET TO A SET 1/2 INCH IRON ROD, A DEFLECTION RIGHT;

THENCE, S 89°19'32" E, A DISTANCE OF 183.01 FEET TO A SET 1/2 INCH IRON ROD, A DEFLECTION RIGHT;

THENCE, S 07°04'28" W, A DISTANCE OF 39.63 FEET TO A SET 1/2 INCH IRON ROD, A DEFLECTION LEFT;

THENCE, S 89°19'32" E, A DISTANCE OF 100.00 FEET TO A SET 1/2 INCH IRON ROD, THE NORTHEAST CORNER OF THE HEREN DESCRIBED TRACT;

THENCE, S 07°04'28" W, A DISTANCE OF 155.02 FEET TO A SET 1/2 INCH IRON ROD, A DEFLECTION RIGHT;

THENCE, N 87°18'32" W, A DISTANCE OF 100.00 FEET TO A SET 1/2 INCH IRON ROD, A DEFLECTION LEFT;

THENCE, S 15°57'26" E, A DISTANCE OF 117.00 FEET TO A SET 1/2 INCH IRON ROD, A NON-TANGENT POINT OF CURVATURE TO THE RIGHT;

THENCE, ALONG SAID ARC TO THE RIGHT WITH A RADIUS OF 338.50 FEET, A DELTA OF 84°37', A CHORD AND CHORD BEARING OF 52.26 FEET AND N 82°46'18" E, A DISTANCE OF 52.26 FEET TO A SET 1/2 INCH IRON ROD, A DEFLECTION LEFT;

THENCE, N 49°47'28" E, A DISTANCE OF 21.21 FEET TO A SET 1/2 INCH IRON ROD, A DEFLECTION RIGHT;

THENCE, S 07°04'28" W, A DISTANCE OF 126.00 FEET TO A SET 1/2 INCH IRON ROD, A DEFLECTION RIGHT;

THENCE, S 67°45'22" W, A DISTANCE OF 67.86 FEET TO A SET 1/2 INCH IRON ROD, A DEFLECTION LEFT;

THENCE, S 37°06'04" E, A DISTANCE OF 175.00 FEET TO A SET 1/2 INCH IRON ROD, A DEFLECTION LEFT;

THENCE, S 67°23'56" W, A DISTANCE OF 42.44 FEET TO A SET 1/2 INCH IRON ROD, A DEFLECTION LEFT;

THENCE, S 01°10'57" W, A DISTANCE OF 185.00 FEET TO A SET 1/2 INCH IRON ROD, A DEFLECTION LEFT;

THENCE, S 62°29'00" E, A DISTANCE OF 82.83 FEET TO A SET 1/2 INCH IRON ROD, A DEFLECTION RIGHT;

THENCE, S 16°52'36" W, A DISTANCE 125.65 FEET TO SET 1/2 INCH IRON ROD, A DEFLECTION LEFT AND NON-TANGENT POINT OF CURVATURE TO THE LEFT;

THENCE, ALONG SAID ARC TO THE LEFT WITH A RADIUS OF 226.84 FEET, A DELTA OF 24°55'56", A CHORD AND CHORD BEARING OF 64.75 FEET AND S 71°06'19" E, A DISTANCE OF 95.45 FEET TO A SET 1/2 INCH IRON ROD, A DEFLECTION LEFT;

THENCE, N 49°20'14" E, A DISTANCE OF 21.21 FEET TO A SET 1/2 INCH IRON ROD, A DEFLECTION RIGHT;

THENCE, S 07°04'28" W, A DISTANCE OF 79.14 FEET TO A SET 1/2 INCH IRON ROD, THE MOST SOUTHERLY CORNER OF THE HEREN DESCRIBED TRACT;

THENCE, N 37°51'39" W, A DISTANCE OF 23.47 FEET TO A SET 1/2 INCH IRON ROD, A NON-TANGENT POINT OF CURVATURE TO THE RIGHT;

THENCE, ALONG SAID ARC TO THE RIGHT WITH A RADIUS OF 177.22 FEET, A DELTA OF 171°35'56", A CHORD AND CHORD BEARING OF 53.10 FEET AND S 17°06'19" E, A DISTANCE OF 53.30 FEET TO A SET 1/2 INCH IRON ROD, A NON-TANGENT POINT;

THENCE, N 79°23'47" W, A DISTANCE OF 38.41 FEET TO A SET 1/2 INCH IRON ROD, A DEFLECTION LEFT;

THENCE, N 48°15'57" W, A DISTANCE OF 58.04 FEET TO A SET 1/2 INCH IRON ROD, A DEFLECTION LEFT;

THENCE, S 86°59'50" W, A DISTANCE OF 157.76 FEET TO A SET 1/2 INCH IRON ROD, A DEFLECTION RIGHT;

THENCE, N 84°36'18" W, A DISTANCE OF 136.20 FEET TO A SET 1/2 INCH IRON ROD, A DEFLECTION RIGHT;

THENCE, N 63°49'11" W, A DISTANCE OF 235.00 FEET TO A SET 1/2 INCH IRON ROD, A DEFLECTION RIGHT;

THENCE, N 41°39'49" W, A DISTANCE OF 66.16 FEET TO RETURN TO AND CLOSE AT THE POINT OF BEGINNING, CONTAINING 11.04 ACRES OF LAND.

CERTIFICATE OF OWNER

STATE OF TEXAS
 COUNTY OF WEBB

I, _____, of _____, the Owner of the land shown on this Plat, and designated herein as: **PARKVIEW AT CENTURY SOUTH PARK SUBDIVISION - PHASE II**, in the City of Laredo, County of Webb, Texas, and whose name is subscribed hereto, hereby dedicate the use to the public for all streets, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Signature of Owner/Title _____ DATE _____

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 of Laredo, Texas.

Victor Gonzalez, P.E. No. 103528 _____ DATE _____

ATTENDMENT 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 _____ of _____, 20____. The minutes of meeting reflect such approval.

Venesa Guerra, A.I.C.P., Planning Director _____ DATE _____

PLANNING COMMISSION APPROVAL

This Plat **PARKVIEW AT CENTURY SOUTH PARK SUBDIVISION - PHASE II** 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 _____ of _____, 20____.

Daniella Sada Paz, Chairman _____ DATE _____

PRELIMINARY NOT FOR RECORDATION

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 (s)he executed the same for the purposes and considerations therein stated. WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC _____ DATE _____

PRELIMINARY NOT FOR RECORDATION

Victor Gonzalez, P.E. No. 103528 _____ DATE _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
 COUNTY OF WEBB

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

PRELIMINARY NOT FOR RECORDATION
 Francisco Estrada V., R.P.L.S. No. 5862 _____ DATE _____

CERTIFICATE COUNTY CLERK

Filed and recorded at _____ o'clock, on the _____ day of _____, 20____.

Deputy _____ County Clerk - WEBB COUNTY, TEXAS

LIEN HOLDER'S CERTIFICATE

This subdivision map is hereby approved and adopted by the undersigned Lien Holder this _____ day of _____, 20____.

By _____ Title: _____ as an act and deed of _____.

Signature of Bank Officer _____ DATE _____

PRELIMINARY NOT FOR RECORDATION

Francisco Estrada V., R.P.L.S. No. 5862 _____ DATE _____

PLAT APPROVAL - CITY ENGINEER

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 (s)he executed the same for the purpose and considerations therein stated. WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC _____ DATE _____

STATE OF TEXAS
 COUNTY OF WEBB

I have reviewed this Plat identified as: **PARKVIEW AT CENTURY SOUTH PARK SUBDIVISION - PHASE II**, prepared by Victor H. Gonzalez, P.E. No. 103528, and dated the _____ of _____, 20____, with the last revised date on _____, and have found them in compliance with the Subdivision Ordinance of the City of Laredo, Texas.

Eliud De Los Santos, P.E. - City Engineer _____ DATE _____

PLAT APPROVAL - CITY ENGINEER

STATE OF TEXAS
 COUNTY OF WEBB

I, _____, Clerk of the County Court in and for Webb County, do hereby certify that the foregoing instrument dated the _____ day of _____, 20____, with it's certificate of authentication was filed for record in my office on the _____ day of _____, 20____ at _____ o'clock, in Volume _____ Page _____ of the Map Records of said County.

Deputy _____ COUNTY CLERK WEBB COUNTY, TEXAS

ENGINEER/SURVEYOR:
 SHERFEY ENGINEERING CO.
 104 DEL COURT - SUITE 400
 LAREDO, TEXAS 78041
 (956) 791-3511
 T.B.P.E. FIRM REGISTRATION No. F-3132
 T.B.P.L.S. FIRM REGISTRATION No. 10099800

PRELIMINARY PLAT
PARKVIEW AT CENTURY SOUTH PARK SUBDIVISION - PHASE II

A TRACT OF LAND CONTAINING 11.04 ACRES OF LAND, MORE OR LESS, BEING OUT OF PORCION 32, ABSTRACT 296, ANTONIO TRIVINO ORIGINAL GRANTEE SAME BEING OUT OF A TRACT OF LAND AS CONVEYED TO ZAFFEX CORPORATION IN DEED AS RECORDED IN VOLUME 118, PAGES 412-429, WEBB COUNTY OFFICIAL PUBLIC RECORDS

DATE: 03/04/2026
 REV: 0
 FILE: 2026 PRELIMINARY PLAT PHASE II
 CENTURY SOUTH PARK SUBD. PH II & D
 PROJECT: 6503.01

SHERFEY ENGINEERING COMPANY, L.L.C.
 104 Del Court
 Suite 400
 Laredo, Texas 78041
 (956) 791-3511

City of Laredo

Planning & Zoning Commission

Meeting Date: 3/19/2026

Preliminary Plats and Replats 8B

SUBJECT

Preliminary consideration of the plat of Buena Vista First Responders Subdivision. The intent is emergency services.

PL-074-2026

District I - Cm. Gilbert Gonzalez

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: City of Laredo

ENGINEER: Crane Engineering

SITE: This 11.22-acre tract of land is located east of Cuatro Vientos Rd. and south of Lomas del Sur. The zoning for this 2-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:

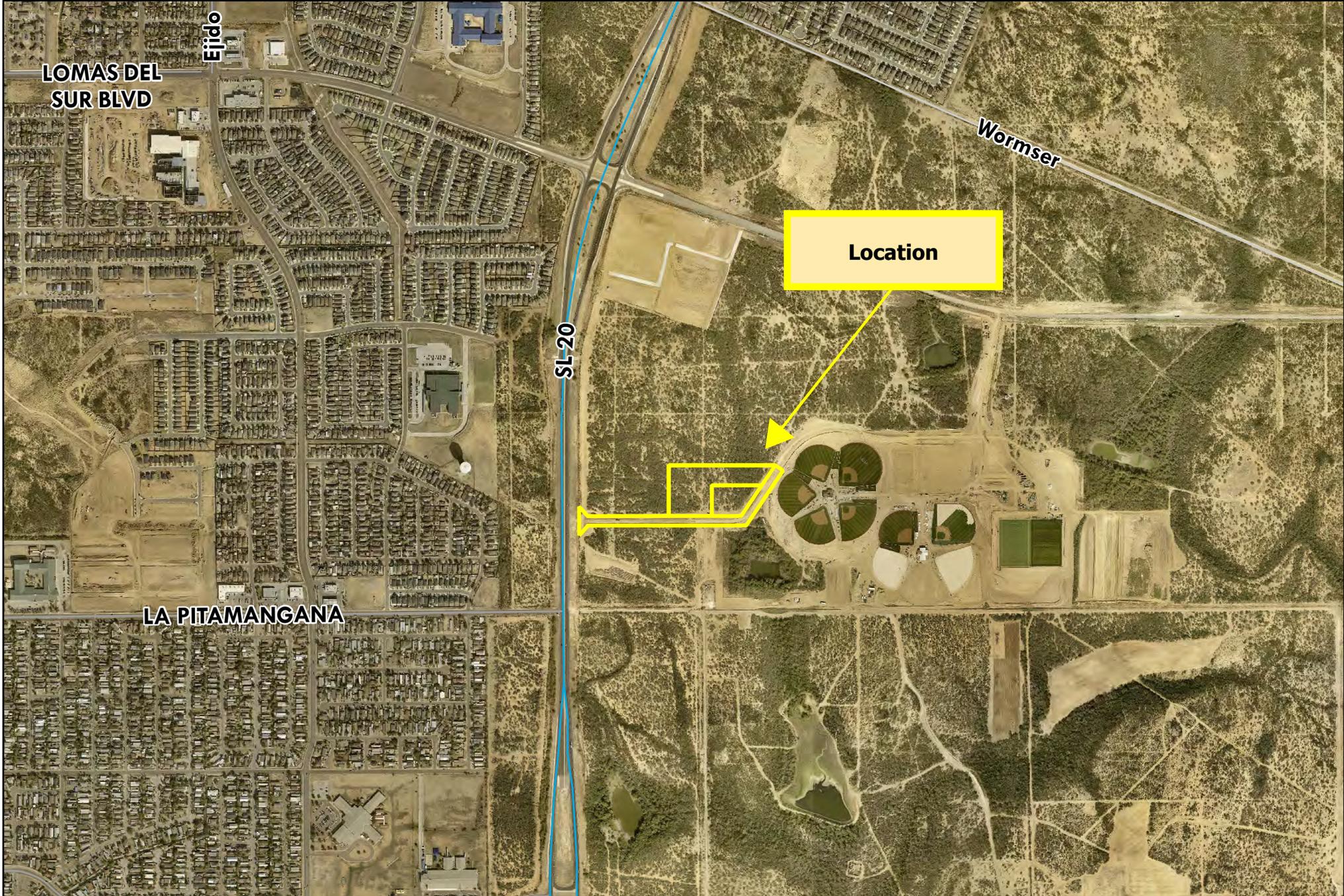
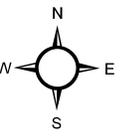
1. Provide an alternative street name as "Buena Vista" is already in use in the Eastern Division.
2. Access to Cuatro Vientos is subject to the review and approval by Texas Department of Transportation (TX-DOT).
3. Identify all easements.
4. All improvements as per the Subdivision Ordinance.

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).
2. Buena Vista Dr. will need to be renamed as it is already an existing street.

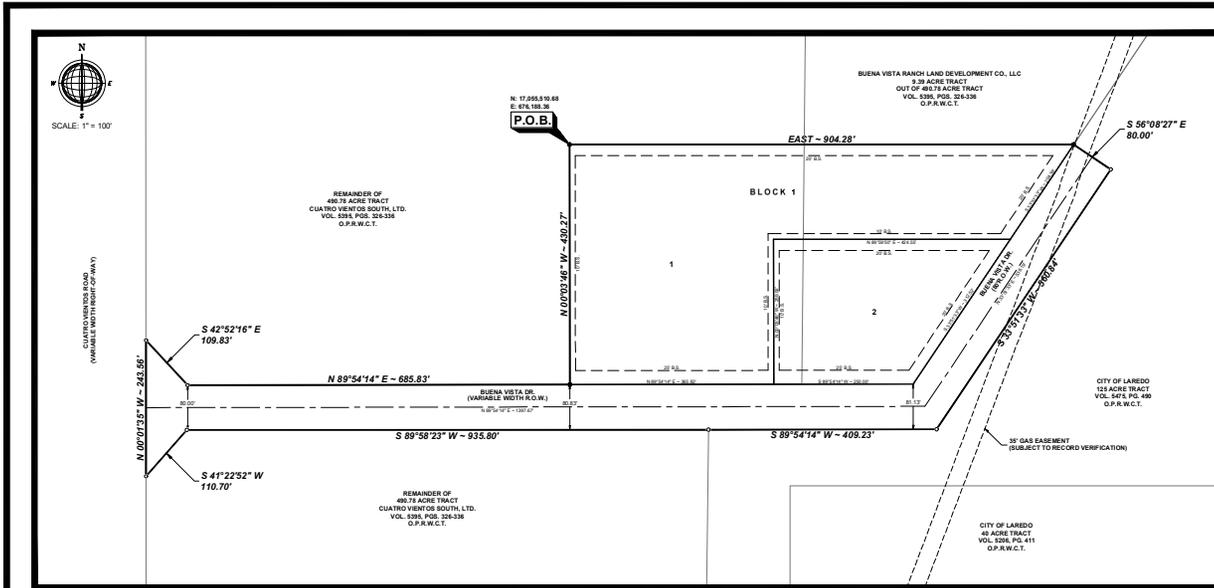
Traffic Safety: No comments submitted.
Engineering: No comments submitted.
Environmental: No comments submitted.
Water & Utilities: No comments submitted.
WEBB County App: No comments submitted.
AEP Engineers: No comments submitted.
U.I.S.D.: No comments submitted.
L.I.S.D.: No comments submitted.
AT&T: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

AERIAL LOCATION MAP



NOTES

1. Driveways will be installed at the time of issuance of building permits in accordance with the City of Laredo Land Development Code.
2. All curb cuts shall comply with the transportation element of the City of Laredo Comprehensive Plan.
3. GPS coordinate for Point of Beginning is: N: 17,055,510.68 E: 676,188.36
4. The setback lines indicated on the plat shall be for reference only. The official setback line shall be determined based on the current zoning district in accordance to Section 24.77.1 of the City of Laredo Land Development Code.



LEGAL DESCRIPTION - 11.22 ACRE TRACT

Being an 11.22 acre tract of land situated in Survey 2149, Abstract 594, R. H. Rain, Original Grantee, Webb County, Texas, said tract being comprised of all of that said 1.70 acre tract described in deed to the City of Laredo recorded in Volume 5629, Pages 226-237, Official Public Records, Webb County, Texas, all of the 0.37 acre tract described in deed to the City of Laredo recorded in Volume 5629, Pages 238-250, Official Public Records, Webb County, Texas, all of the 0.37 acre tract described in deed to the City of Laredo recorded in Volume 5700, Pages 505-508, Official Public Records, Webb County, Texas, and a portion of that 1.25 acre tract described in deed to the City of Laredo recorded in Volume 5475, Pages 485-500, Official Public Records, Webb County, Texas, and being more particularly described by metes and bounds as follows to-wit:

BEGINNING 1/2" iron rod found at the northwest corner of said 5.50 acre tract for the most northerly northwest corner hereof;

THENCE, East, 804.28 feet to a point, from which a 1/2" iron rod found bears North 86 degrees 14 minutes 23 seconds West, 0.16 feet, for a point of deflection hereof;

THENCE, South 56 degrees 08 minutes 27 seconds East, 80.00 feet to a 1/2" iron rod set for an exterior corner hereof;

THENCE, South 33 degrees 51 minutes 23 seconds West, 560.84 feet to a 1/2" iron rod set for an exterior corner hereof;

THENCE, South 89 degrees 54 minutes 14 seconds West, 420.23 feet to a 1/2" iron rod set for a point of deflection hereof;

THENCE, South 89 degrees 58 minutes 23 seconds West, 243.56 feet to a 1/2" iron rod set for a point of deflection hereof;

THENCE, South 41 degrees 22 minutes 52 seconds West, 110.70 feet to a 1/2" iron rod set for an exterior corner hereof;

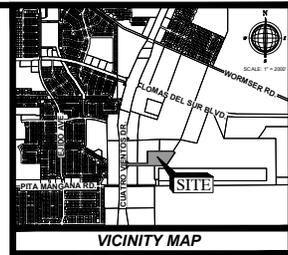
THENCE, South 42 degrees 52 minutes 16 seconds East, 109.83 feet to a 1/2" iron rod set for a point of deflection hereof;

THENCE, North 00 degrees 01 minutes 35 seconds West, 243.56 feet to a 1/2" iron rod set for an exterior corner hereof;

THENCE, South 42 degrees 52 minutes 16 seconds East, 109.83 feet to a 1/2" iron rod set for a point of deflection hereof;

THENCE, North 89 degrees 54 minutes 14 seconds East, 685.83 feet to a point, from which a 1/2" iron rod found bears North 52 degrees 03 minutes 40 seconds West, 1.01 feet, for an interior corner hereof;

THENCE, North 00 degrees 03 minutes 48 seconds West, 420.27 feet, to the **POINT OF BEGINNING** and containing 11.22 acres of land, more or less.



NOTES

1. Driveways will be installed at the time of issuance of building permits in accordance with the City of Laredo Land Development Code.
2. All such cuts shall comply with the transportation element of the City of Laredo Comprehensive Plan.
3. GPS coordinates for Point of Beginning is: N: 17,055,510.88 E: 476,188.38
4. The setback lines indicated on the plat shall be for reference only. The official setback line shall be determined based on the current zoning district in accordance to Section 24.17.1 of the City of Laredo Land Development Code.

LOT SUMMARY

Lot #	Area (SF)	Area (AC)
1	238,983.42	5.49
2	87,577.05	2.01
TOTAL	326,560.47	7.50

SUMMARY TABLE

SUBDIVISION SUMMARY	11.22 ACRES
2 LOTS	
1 BLOCK	

LEGEND

- - 1/2" IR, FOUND
- - 1/2" IR, SET

BASIS OF BEARINGS

TEXAS STATE PLANE
SOUTH ZONE - 4205
NAD83

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, CITY OF LAREDO, the undersigned Owner of the land shown on this PLAT, and designated herein as PLAT OF BUENA VISTA FIRST RESPONDERS SUBDIVISION, in the City of Laredo, County of Webb, Texas, and whose name is subscribed hereto, hereby declare the use of the public sewer, street, drains, easements, and public places therein shown for the purpose and consideration therein expressed.

JOSEPH NEEB
CITY MANAGER
DATE

STATE OF TEXAS

COUNTY OF WEBB

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

NOTARY

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

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

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

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

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

JULIAN JAVIER RUIZ, R.P.L.S.
Registered Professional Land Surveyor
Texas No. 5384
DATE

PLAT APPROVAL - CITY ENGINEER

I have received this RES/PLAT and accompanying drawings identified as PLAT OF BUENA VISTA FIRST RESPONDERS SUBDIVISION, prepared by ALFREDO MARTINEZ, Licensed Professional Engineer No. 123303, and dated the 4th day of March 2026, with the last revised date of _____ and have found them in compliance with the Subdivision Ordinance of the City of Laredo, Texas.

ELIUD DE LOS SANTOS, P.E.
City Engineer
DATE

PLANNING COMMISSION APPROVAL

This PLAT OF BUENA VISTA FIRST RESPONDERS 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__.

DANELLA SADA PAZ
Chairwoman
DATE

ATTESTMENT OF PLANNING COMMISSION

The City of Laredo Planning Commission approved the filing for record of this PLAT OF BUENA VISTA FIRST RESPONDERS SUBDIVISION at a public meeting held on the ____ day of ____ 20__ at ____ o'clock ____ m. The minutes of said meeting reflect such approval.

VANESSA GUERRA, AICP
Planning Director
DATE

CERTIFICATE OF COUNTY CLERK

Filed and Recorded at ____ O'clock ____ m. on the ____ day of ____ 20__.

DEPUTY COUNTY CLERK
STATE OF TEXAS
COUNTY OF WEBB

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

DEPUTY COUNTY CLERK
WEBB COUNTY, TEXAS

SURVEYOR: JJ RUIZ LAND SURVEYING
JULIAN JAVIER RUIZ, R.P.L.S.
312 W. JONQUIL AVE.
MCKALEN, TX 78501
956-568-4470

Preliminary Plat
March 4, 2026

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

OWNER: City of Laredo
1110 Houston Street
Laredo, TX 78040

Buena Vista First Responders Subdivision

P1

City of Laredo

Planning & Zoning Commission

Meeting Date: 3/19/2026

Preliminary Plats and Replats 9A

SUBJECT

Preliminary and final consideration of the replat of Excess Acreage of Block 2017, E.D. into Lots 15A & 15B, Block 2017, Eastern Division. The intent is for residential

PL-171-2026

District III - Cm. Melissa R. Cigarroa

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Guillermo Dominguez & Blanca D. Dominguez

ENGINEER: Alfredo T. Guerra

SITE: This 0.335-acre tract of land is located west of Espana Dr. and north adjacent of Cortez St. The zoning for this 2-lot development is R-3 (Mixed Residential District). This tract is located in District III - Cm. Melissa R. Cigarroa.

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

APPROVAL

NOTICE TO THE DEVELOPER:

Planning:

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

PLAT NOTES:

1. THE PURPOSE OF THIS PLAT IS TO RECONFIGURE 1 14194.558 SF LOT INTO 2 IDENTICAL 7097.279 SF LOTS. THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
2. THE BUILDING SETBACKS SHALL BE DETERMINED BASED ON THE ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
3. DRIVEWAYS, SIDEWALKS, AND TREES WILL BE INSTALLED AT TIME OF ISSUACE OF BUILDING PERMITS WITH THE LAREDO LAND DEVELOPMENT CODE.
4. THE PROPERTY OWNER SHALL ADDRESS ELEVATION DIFFERENCES AT THE TIME OF DEVELOPMENT. PRIOR TO ISSSUANCE OF A BUILDING PERMIT, ENGINEERED PLANS DEMONSTRATING APPROPRIATE GRADING AND ANY NECESSARY RETAINING WALLS AND PROTECTIVE MEASURES SHALL BE SUBMITTED FOR CITY REVIEW AND APPROVAL.



LOT AREA TABLE		
LOT	BLOCK	AREA
EXCESS ACREAGE	2017 E.D.	14194.558 SF

PLAT OF EXCESS ACREAGE OF BLOCK 2017 E.D., CITY OF LAREDO PLAT, WEBB COUNTY TX
RECORDED IN VOL 7, PAGE 15, PLAT RECORDS OF WEBB COUNTY, TX
SITUATED IN CITY OF LAREDO, WEBB COUNTY, TX

CERTIFICATE OF OWNER
STATE OF TEXAS:
COUNTY OF WEBB:

I, GUILLERMO DOMINGUEZ

the undersigned owner of the land shown
on this plat, and designated herein a replat excess acreage of Blk 2017, E.D.,
of The City of Laredo, Webb County, Tx into Lots 15-A & 15-B, Blk 2017, E.D.,
of The City of Laredo, Webb County, Tx,
in WEBB COUNTY, TEXAS, and whose name is subscribed hereto, hereby dedicate
to the use of the public forever all ~~assessments~~ assessments, and public places thereon shown
for the purpose and consideration therein expressed.

Guillermo Dominguez, Owner _____ Date _____

CERTIFICATE OF NOTARY PUBLIC
STATE OF TEXAS:
COUNTY OF WEBB:

Before me, the undersigned authority, on this day personally appeared
Guillermo Dominguez _____, known to me to be
the person whose name is subscribed to the foregoing instrument, and acknowledged to me
that person executed the same for the purposes and considerations therein expressed, and
in the capacity therein stated.
Witness my hand and seal of office on this the ____ day of _____, 2026.

Notary Public, Webb County, Texas _____ Date Commission Expires _____

CERTIFICATE OF OWNER
STATE OF TEXAS:
COUNTY OF WEBB:

I, Bianca D. Dominguez

the undersigned owner of the land shown
on this plat, and designated herein a replat excess acreage of Blk 2017, E.D.,
of The City of Laredo, Webb County, Tx into Lots 15-A & 15-B, Blk 2017, E.D.,
of The City of Laredo, Webb County, Tx,
in WEBB COUNTY, TEXAS, and whose name is subscribed hereto, hereby dedicate
to the use of the public forever all ~~assessments~~ assessments, and public places thereon shown
for the purpose and consideration therein expressed.

Bianca D. Dominguez, Owner _____ Date _____

CERTIFICATE OF NOTARY PUBLIC
STATE OF TEXAS:
COUNTY OF WEBB:

Before me, the undersigned authority, on this day personally appeared
Bianca D. Dominguez _____, known to me to be
the person whose name is subscribed to the foregoing instrument, and acknowledged to me
that person executed the same for the purposes and considerations therein expressed, and
in the capacity therein stated.
Witness my hand and seal of office on this the ____ day of _____, 2026.

Notary Public, Webb County, Texas _____ Date Commission Expires _____

CERTIFICATE OF SURVEYOR
STATE OF TEXAS:
COUNTY OF WEBB:

I, the undersigned and Professional Land Surveyor in the State of Texas,
herby certify that this plat 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 placed under my
supervision.

Alfredo T. Guerra, R.P.L.S. No. 5702-TEXAS

Date: _____

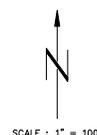
CERTIFICATE OF ENGINEER

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:

Alfredo T. Guerra, P.E. No. 86263-TEXAS

Date: _____



LOT AREA TABLE		
LOT	BLOCK	AREA (SF)
15-A	BLOCK 5	7097.279
15-B	BLOCK 5	7097.279

REPLAT OF EXCESS ACREAGE OF BLOCK 2017 E.D.,
CITY OF LAREDO PLAT, WEBB COUNTY, TX
INTO LOTS 15-A & 15-B, BLOCK 2017, EASTERN DIVISION

CERTIFICATE OF COUNTY CLERK

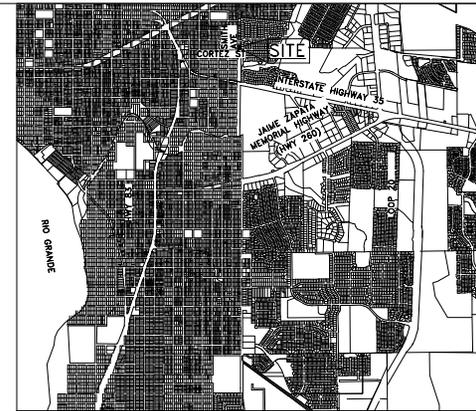
Filed of record at _____ o'clock _____ M. on
the _____ day of _____, 20____

DEPUTY : _____ COUNTY CLERK
WEBB COUNTY, TEXAS

STATE OF TEXAS:
COUNTY OF WEBB:

I, Margie Ramirez Ibarra, Clerk of the County Court in and
for Webb County, do hereby certify that the foregoing instrument
dated the _____ day of _____, 2026
_____ with its certified of authentication was filed for
recorded in my office on the _____ day of
_____, 20____ of _____ o'clock
_____ M. in Volume _____ Page _____
of the map records of said County.

DEPUTY : _____ COUNTY CLERK
WEBB COUNTY, TEXAS



VICINITY MAP
SCALE : 1" = 2000'

- PLAT NOTES:
1. THE PURPOSE OF THIS PLAT IS TO RECONFIGURE 14194.558 SF LOT INTO 2 IDENTICAL 7097.279 SF LOTS. THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
 2. THE BUILDING SETBACKS SHALL BE DETERMINED BASED ON THE ZONING IN ACCORDANCE TO SECTION 28.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
 3. DRIVEWAYS, SIDEWALKS, AND TREES WILL BE INSTALLED AT TIME OF ISSUANCE OF BUILDING PERMITS WITH THE LAREDO LAND DEVELOPMENT CODE.
 4. THE PROPERTY OWNER SHALL ADDRESS ELEVATION DIFFERENCES AT THE TIME OF DEVELOPMENT. PRIOR TO ISSUANCE OF A BUILDING PERMIT, ENGINEERED PLANS DEMONSTRATING APPROPRIATE GRADING AND ANY NECESSARY RETAINING WALLS AND PROTECTIVE MEASURES SHALL BE SUBMITTED FOR CITY REVIEW AND APPROVAL.

REPLAT APPROVAL - CITY ENGINEER
I have reviewed this plat of Excess Acreage of Block 2017, Eastern Division, City of Laredo, Webb County, Tx, prepared by Alfredo T. Guerra, Registered Professional Engineer No. 86263, and dated the _____ day of _____, 2026 with the last revised date on _____ and have found them in compliance with the Subdivision Ordinance of the City of Laredo, Tx

Elud De Los Santos, P.E. _____ Date _____
City Engineer

PLANNING COMMISSION APPROVAL
This replat Excess Acreage of Block 2017, Eastern Division, City of Laredo, into Lots 15-A and 15-B, Block 2017, E.D., in WEBB COUNTY, TEXAS, has been submitted to and considered by the Planning and Zoning Commission of the City of Laredo, Texas, and is hereby approved by such commission on the _____ Day of _____, 2026

Date _____ Chairman, Planning & Zoning

ATTESTMENT OF PLANNING COMMISSION APPROVAL
The City of Laredo Planning and Zoning 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 said approval.

Date _____ Vanessa Guerra, A.I.C.P. Planning Director

FINAL REPLAT

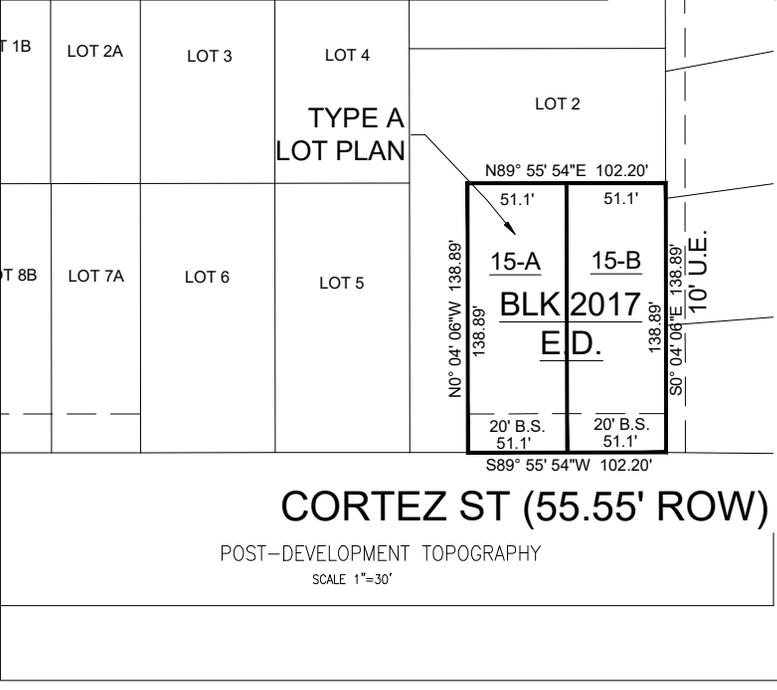
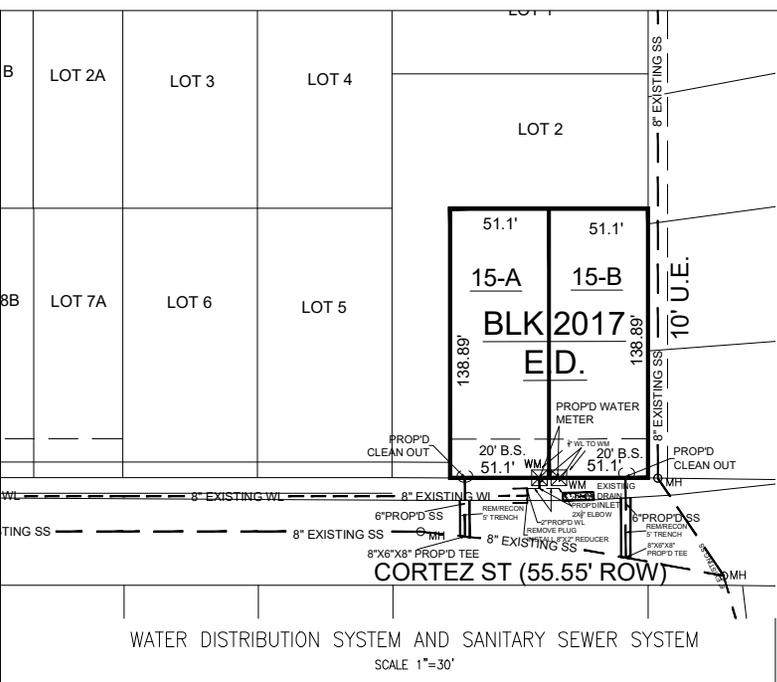
GUERRA ENGINEERING & SURVEYING CO.
LAREDO, TX. 78041 956-718-2600 fred_ges@sbqglobal.net ENGR FIRM # F-9484, SURV. FIRM # 100173-00

REPLAT OF
EXCESS ACREAGE OF BLOCK 2017 EASTERN DIVISION
CITY OF LAREDO PLAT, WEBB COUNTY, TX
INTO
LOTS 15-A & 15-B, BLOCK 2017, EASTERN DIVISION

DRAWN BY: A.T.G. FILE: FINAL PLAT.DWG DATE: 16-JAN-2026
CHECKED BY: A.T.G. SCALE: 24X36 SIZE: 1"= 100'
APPROVED BY: A.T.G. SHEET 1 OF 2

OWNER / DEVELOPER :
GUILLERMO DOMINGUEZ
GUERRA ENGR. & SURV. CO.
154 HORIZON LOOP
LAREDO, TX 78046
956-237-1077
gd3construction@yahoo.com

SURVEYOR / ENGINEER :
ALFREDO T. GUERRA, P.E., RPLS
GUERRA ENGR. & SURV. CO.
507 SURREY RD.
LAREDO, TX 78041
956-423-9772
fred_ges@sbqglobal.net



SEWAGE FACILITIES: Description, Costs, and Operability Date

Sewage from Replat of excess acreage from Blk 2017, Eastern Division of The City of Laredo into Lots 15-A and 15-B, Blk 2017, E.D. will be disposed of through the sanitary sewer system of the City of Laredo. The Subdivider, and the City of Laredo have entered into a contract in which the City of Laredo has promised to provide sufficient sewage disposal for the full development of this subdivision for at least 30 years. The City of Laredo has an existing 8" diameter sanitary sewer line along the Centerline of the right-of-way of Cortez St. From the 8" line, two proposed 6" will stem from the existing SS line to serve Lots 15-A and 15-B, Blk 1017 E.D..

WATER SUPPLY: Descriptions, Costs, and Operability Date

Replat of Excess acreage from Blk 2017, Eastern Division of The City of Laredo, Tx into Lots 15-A and 15-B, Blk 2017, E.D. will be provided with potable water by the City of Laredo. The subdivider, and the City of Laredo have entered into a contract in which the City of Laredo has promised to provide sufficient water to the subdivision for at least 30 years and the City of Laredo has provided documentation to sufficiently establish the long term quantity and quality of the available water supplies to serve the full development of this subdivision. The City of Laredo has an existing 8" diameter water line running along the North side of the right-of-way of Cortez St. From the 8" line, two proposed 1" diameter single service line and one 1" will turn into a 3/4" diameter single service line going to the meter boxes for the lots. This service will need to be installed. The Subdivider has in addition paid the City of Laredo the sum of \$ 529.00, which covers the cost per lot for the water availability and water meters.

Certification:

I certify that water and sewage service facilities described above are in compliance with the Model rules adopted under section 16.343, Water code.

Alfredo T. Guerra, P.E., No. 86263 Date



Certifications:

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.

DR. TAREQ AL-ZABET, PH.D. Date



Floodplain Certification:

That, I, Alfredo T. Guerra, P.E. Registered Professional Engineer in Texas No. 86263, do hereby certify that this property known as Excess Acreage of Block 2017 E.D. City of Laredo, Tx is NOT within 100 year Flood Zone According to FEMA Map 48479C 1405 C, with an effective date of April 2, 2008.

Alfredo T. Guerra, P.E., No. 86263 Date



Drainage Certification:

All Drainage Flow of existing lot will remain in its natural drainage flow and all storm drainage will be draining away from all buildings. Street improvements have been designed to handle the flows of a 10 year Storm Frequency according to Webb County Subdivision Regulations adopted September 9, 2002.

Alfredo T. Guerra, P.E., No. 86263 Date

CERTIFICATE OF OWNER
STATE OF TEXAS
COUNTY OF WEBB:

GUILLERMO DOMINGUEZ
the undersigned owner of the land shown on this plan, and designated herein as REPLAT OF EXCESS ACREAGE FROM BLK 2017, E.D., CITY OF LAREDO, TX INTO LOTS 15-A AND 15-B, BLK 2017, E.D. CITY OF LAREDO, TX
in WEBB COUNTY, TEXAS, and whose name is subscribed hereto, hereby dedicate to the use of the public forever of ~~sewer~~ assessments, and public places thereon shown for the purpose and consideration therein expressed.

GUILLERMO DOMINGUEZ Date

CERTIFICATE OF NOTARY PUBLIC
STATE OF TEXAS
COUNTY OF WEBB:

Before me, the undersigned authority, on this day personally appeared GUILLERMO DOMINGUEZ
the person whose name is subscribed to the foregoing instrument, and acknowledged to me that person executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.
Witness my hand and seal of office on this the ___ day of _____ 2026.

Notary Public, Webb County, Texas Date Commission Expires

CERTIFICATE OF OWNER
STATE OF TEXAS
COUNTY OF WEBB:

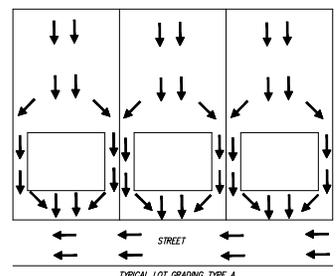
BLANCA D. DOMINGUEZ
the undersigned owner of the land shown on this plan, and designated herein as REPLAT OF EXCESS ACREAGE FROM BLK 2017, E.D., CITY OF LAREDO, TX INTO LOTS 15-A AND 15-B, BLK 2017, E.D. CITY OF LAREDO, TX
in WEBB COUNTY, TEXAS, and whose name is subscribed hereto, hereby dedicate to the use of the public forever of ~~sewer~~ assessments, and public places thereon shown for the purpose and consideration therein expressed.

BLANCA D. DOMINGUEZ Date

CERTIFICATE OF NOTARY PUBLIC
STATE OF TEXAS
COUNTY OF WEBB:

Before me, the undersigned authority, on this day personally appeared BLANCA D. DOMINGUEZ
the person whose name is subscribed to the foregoing instrument, and acknowledged to me that person executed the same for the purposes and considerations therein expressed, and in the capacity therein stated.
Witness my hand and seal of office on this the ___ day of _____ 2026.

Notary Public, Webb County, Texas Date Commission Expires



NOTE:
HOME BUILDERS/HOME OWNERS SHALL NOT CHANGE THE GRADES OR CONSTRUCT FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH A WAY TO IMPEDE THE ESTABLISHED DRAINAGE FLOW PATTERN AS INDICATED ON THIS GRADING PLAN WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF TO CONTINUE TO FLOW ON THIS PLAN. TYPICAL LOT GRADING SHOWN ON THIS PLAN WILL BE DONE BY THE OWNER AS PART OF THE BUILDING PERMIT.

FINAL PLAT

GUERRA ENGINEERING & SURVEYING CO.
LAREDO, TX 78041 956-718-2600 fred_ges@sbcglobal.net ENGR FIRM # F-9484, SURV. FIRM # 100173-00

OWNER / DEVELOPER :
GUILLERMO DOMINGUEZ
BLANCA D. DOMINGUEZ
154 HORIZON LOOP
LAREDO, TX 78046
956-237-1077
gd3construction@yahoo.com

SURVEYOR / ENGINEER :
ALFREDO T. GUERRA P.E. RPLS
GUERRA ENGR. & SURV. CO.
500 SURREY RD.
LAREDO, TX 78041
956-473-9772
fred_ges@sbcglobal.net

REPLAT OF EXCESS ACREAGE OF BLOCK 2017 EASTERN DIVISION CITY OF LAREDO PLAT, WEBB COUNTY, TX INTO LOTS 15-A & 15-B, BLOCK 2017, EASTERN DIVISION

DRAWN BY: A.T.G. FILE: FINAL PLAT.DWG DATE: 16-FEB-2026
CHECKED BY: A.T.G. SCALE: 24X36 SIZE: 1"= 30'
APPROVED BY: A.T.G. SHEET 2 OF 2

City of Laredo

Planning & Zoning Commission

Meeting Date: 3/19/2026

Extension of Preliminary plats and replats 10A

SUBJECT

Consideration of a six (6) month extension to the final plat approval of the plat Verde Creek Subdivision. The intent is residential and multi-family. The request is to extend the scheduled expiration date from May 2, 2026 to November 2, 2026.

PL-073-2026

District VII - Cm. Vanessa Perez

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Verde Corp

ENGINEER: Porras Nance Engineering

SITE: This 27.630-acre tract of land is located north of FM 1472 (Mines Rd.) and east of Verde Blvd. The zoning for this 157-lot development B-1 (Limited Business District). This tract is located in District VII - Cm. Vanessa Perez.

COMMITTEE RECOMMENDATION

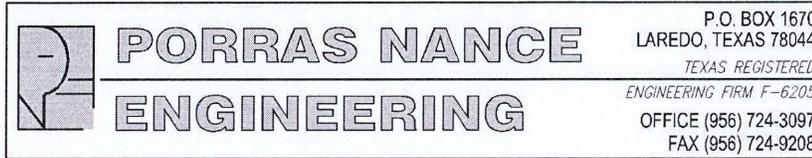
N/A

STAFF RECOMMENDATION

APPROVAL

NOTICE TO THE DEVELOPER:

N/A



March 4, 2026

Ms. Vanessa Guerra. AICP
Planning Director
City of Laredo Planning & Zoning Dept.
1120 San Bernardo Ave.
Laredo, Texas 78040

Ms. Daniella Sada Paz
Commission Chair
City of Laredo Planning & Zoning Commission
1110 Houston Street 2nd Floor
Laredo, Texas 78040

**Re: Verde Creek Subdivision
Request for Approval Extension**

Dear Ms. Guerra & Ms. Sada Paz;

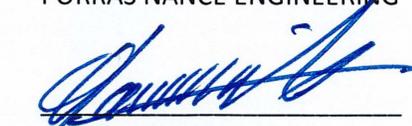
Please accept this letter as a formal request on behalf of the above referenced development for a Six (6) month extension in accordance with Section 2-3.5 (b) "Expiration and extension period of all plat approvals" of the City of Laredo Subdivision Ordinance, which states:

(b) All final plat approvals and the conditions therein, if any, are valid for a period of thirty (30) months from the date on which the approval was granted. The Commission may, upon written request of the owner or applicant and in conformance with the submittal requirements of this chapter, prior to the expiration of plat approval, extend this term of approval for a period not exceeding one additional six (6) month period, but in no event will the approval of any final plat be valid for a period of more than thirty-six (36) months from the date of approval.

The Planning and Zoning Commission granted Final Approval to this subdivision plat during its November 2, 2023 meeting (see attached agenda, Item 8.C)

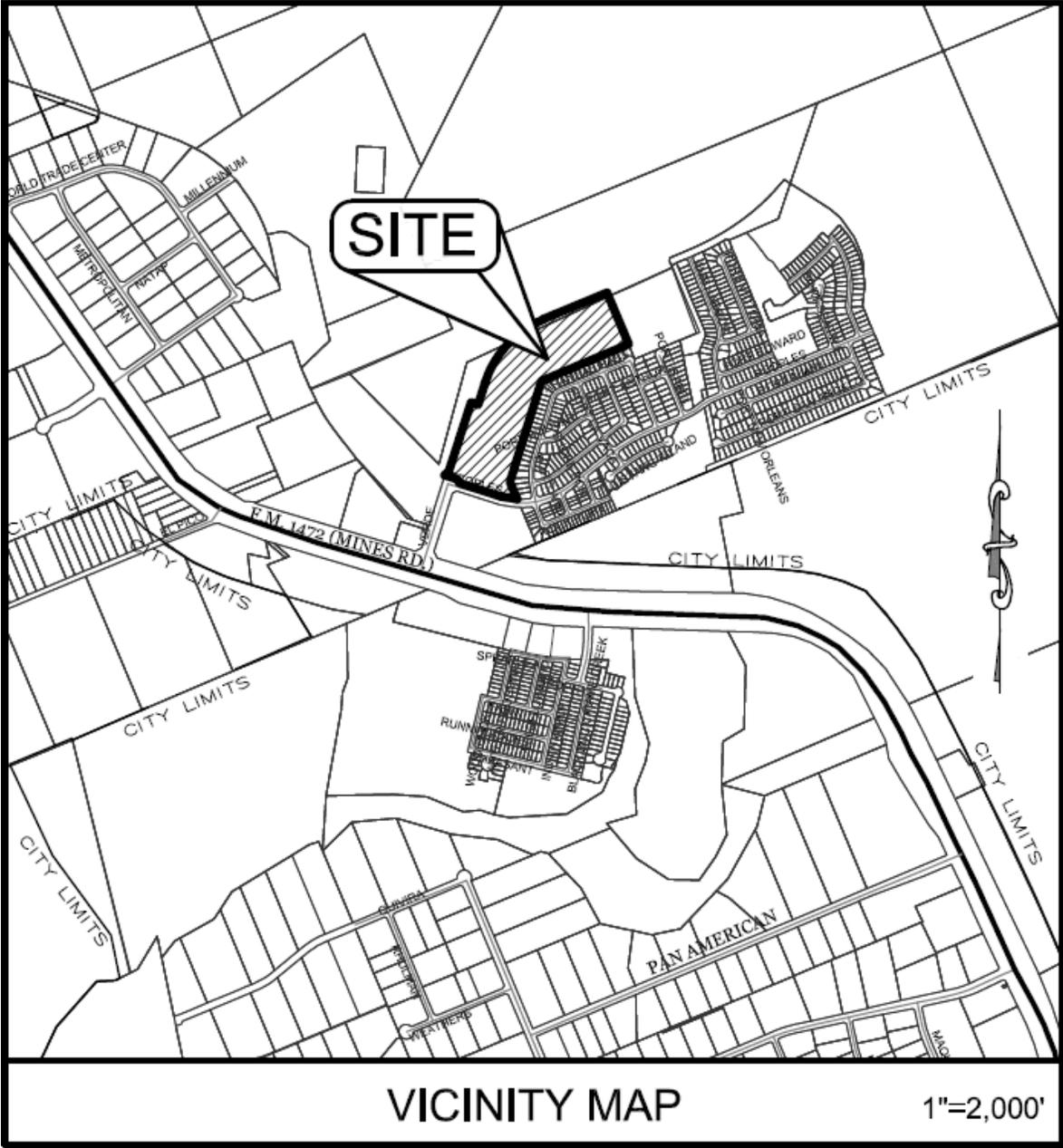
Please call us if you have any questions.

Sincerely,
PORRAS NANCE ENGINEERING



Rogelio Baldazo, P.E.
Project Manager





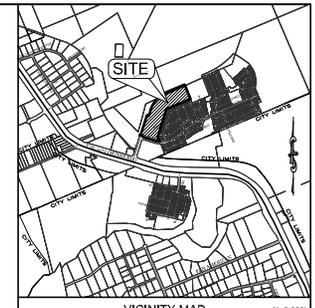
NOTES:

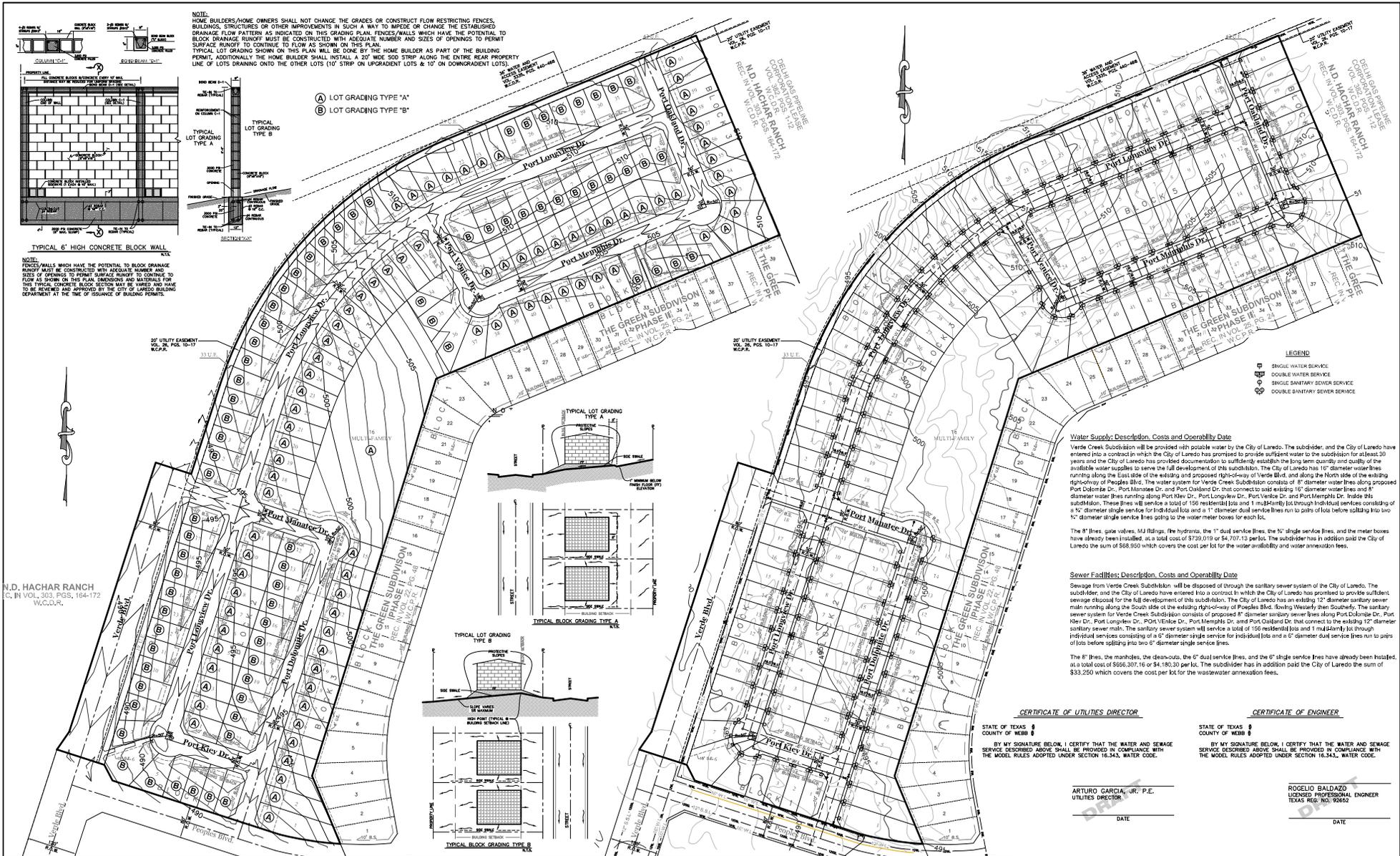
- 1.-MAINTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF APPENDIX F-2 OF SECTION 24-83 OF THE LAREDO LAND DEVELOPMENT CODE.
- 2.-THE SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE..
- 3.-DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- 4.-NO MORE THAN ONE SINGLE FAMILY DETACH DWELLING UNIT SHALL BE LOCATED ON AN INDIVIDUAL SINGLE FAMILY RESIDENTIAL LOT.
- 5.-NO GARAGE OR CARPORT WHICH RECEIVES ACCESS FROM THE SIDE YARD ON ANY CORNER LOT SHALL BE LOCATED LESS THAN 20 FEET FROM THE PROPERTY LINE.
- 6.-ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- 7.-BASIS OF BEARINGS & DISTANCES:GPS NAD 83 (2011 ADJ.) TEXAS STATE PLANE, 4205 SOUTH ZONE GRID COORDINATES.
- 8.-P.O.B. COORDINATES REFERENCED TO NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE ARE PROVIDED FOR GENERAL LOCATIVE PURPOSES.
- 9.-LOTS 1-6, BLOCK 1 AND LOT 1, BLOCK 3 SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH PEOPLES BLVD.
- 10.-EXISTING ACCESS AND UTILITY EASEMENT SHOWN ON AMENDED PLAT OF MILLENIUM PARK AS RECORDED IN VOLUME 20, PAGES 87-90, W.C.P.R. WILL BE ABANDONED ON THIS PLAT.
- 11.-LOTS 1-18, BLOCK 1; LOTS 12-2, BLOCK 2; LOTS 34-36, 47-50, BLOCK 3; LOTS 1-17, 25-32, BLOCK 4 AND LOTS 1-12, BLOCK 5 WILL HAVE SOME SURFACE WATER DRAINING TOWARDS THE BACK OF THE LOT; LOTS 1-11, BLOCK 2; LOTS 1-16, BLOCK 3 AND LOTS 13-24, BLOCK 5 WILL GET SOME SURFACE WATER FROM THE ADJACENT BACK LOTS. HOME OWNER SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, IN SUCH MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW. FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW.
- 10.-LOTS 47-49, BLOCK 3 WILL GET SOME SURFACE WATER FROM THE ADJACENT SIDE LOTS. HOME OWNER SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS ALONG THE 10' SPECIAL DRAINAGE EASEMENT, IN SUCH MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW. FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW.
- 13.-LOTS 1-11, BLOCK 2; LOTS 1-33, 37-46, 51-61, BLOCK 3; LOTS 18-24, BLOCK 5 AND LOTS 13-24, BLOCK 5; WILL HAVE LOT GRADING TYPE "A"; LOTS 1-18, BLOCK 1; LOTS 12-2, BLOCK 2; LOTS 34-36, 47-50, BLOCK 3; LOTS 1-17, 25-32, BLOCK 4 AND LOTS 1-12, BLOCK 5; WILL HAVE LOT GRADING TYPE "B"; AS SHOWN ON SHEET 2 OF 2 OF THIS PLAT.
- 14.-STRUCTURES ON LOTS 6 & 7, BLOCK 1 SHALL HAVE A MINIMUM FINISH FLOOR ELEVATION OF 493.00. STRUCTURES ON LOTS 46 & 47, BLOCK 3 SHALL HAVE A MINIMUM FINISH FLOOR ELEVATION OF 506.60.
- 15.-NO PLANTING, STRUCTURE, FENCE, WALL, BERM OR OTHER OBSTRUCTION TO VISION EXCEEDING THREE (3) FEET IN HEIGHT SHALL BE INSTALLED, CONSTRUCTED OR MAINTAINED AS TO OBSTRUCT CROSS- VISIBILITY IN THE CLEAR VIEW EASEMENT (C.V.E.), AS SHOWN ON LOTS 29-33, BLOCK 3 AND LOT 1, BLOCK 5.
- 16.-THIS PLAT IS SUBJECT TO A RUNOFF ACCEPTANCE LETTER FOR DRAINAGE RUNOFF DISCHARGE AS RECORDED IN VOLUME ____, PAGE ____, OF THE OFFICIAL PUBLIC RECORDS, WEBB COUNTY TEXAS. PRE-DEVELOPMENT AND POST-DEVELOPMENT RUNOFF WILL BE CONVEYED BY THE PROPOSED STREETS AND STORM DRAINAGE SYSTEM AND ULTIMATELY DETAINED ON EXISTING AND FUTURE DETENTION POND FACILITIES.

CURVE DATA					
CURVE	DELTA ANGLE	RADIUS	ARC	TANG	CHORD BEARING
C1	10°08'47.24"	833.561	147.621	74.007	N 81°18'07.91" E
C2	49°15'01.11"	955.000	826.451	441.111	N 80°09'21.11" E
C3	47°45'56.51"	855.000	826.011	316.361	N 80°09'21.11" E
C4	07°38'56.50"	825.000	109.341	55.009	N 63°36'19.19" E
C5	49°15'01.11"	955.000	826.451	441.111	N 80°09'21.11" E
C6	20°05'57.94"	940.000	181.441	63.811	N 78°03'19.19" E
C7	03°06'10.15"	940.000	50.301	29.477	N 19°29'25.15" E
C8	03°03'15.13"	940.000	50.101	29.068	N 25°37'18.18" E
C9	03°03'15.13"	940.000	50.101	29.068	N 25°37'18.18" E
C10	03°03'15.13"	940.000	50.101	29.068	N 25°37'18.18" E
C11	03°03'15.13"	940.000	50.101	29.068	N 25°37'18.18" E
C12	03°03'15.13"	940.000	50.101	29.068	N 25°37'18.18" E
C13	03°03'15.13"	940.000	50.101	29.068	N 25°37'18.18" E
C14	03°03'15.13"	940.000	50.101	29.068	N 25°37'18.18" E
C15	03°03'15.13"	940.000	50.101	29.068	N 25°37'18.18" E
C16	03°03'15.13"	940.000	50.101	29.068	N 25°37'18.18" E
C17	03°03'15.13"	940.000	50.101	29.068	N 25°37'18.18" E
C18	03°03'15.13"	940.000	50.101	29.068	N 25°37'18.18" E
C19	03°03'15.13"	940.000	50.101	29.068	N 25°37'18.18" E
C20	03°03'15.13"	940.000	50.101	29.068	N 25°37'18.18" E
C21	03°03'15.13"	940.000	50.101	29.068	N 25°37'18.18" E
C22	03°03'15.13"	940.000	50.101	29.068	N 25°37'18.18" E
C23	03°03'15.13"	940.000	50.101	29.068	N 25°37'18.18" E
C24	03°03'15.13"	940.000	50.101	29.068	N 25°37'18.18" E
C25	03°03'15.13"	940.000	50.101	29.068	N 25°37'18.18" E
C26	03°03'15.13"	940.000	50.101	29.068	N 25°37'18.18" E
C27	03°03'15.13"	940.000	50.101	29.068	N 25°37'18.18" E
C28	03°03'15.13"	940.000	50.101	29.068	N 25°37'18.18" E
C29	03°03'15.13"	940.000	50.101	29.068	N 25°37'18.18" E
C30	03°03'15.13"	940.000	50.101	29.068	N 25°37'18.18" E
C31	03°03'15.13"	940.000	50.101	29.068	N 25°37'18.18" E
C32	03°03'15.13"	940.000	50.101	29.068	N 25°37'18.18" E
C33	03°03'15.13"	940.000	50.101	29.068	N 25°37'18.18" E
C34	03°03'15.13"	940.000	50.101	29.068	N 25°37'18.18" E
C35	03°03'15.13"	940.000	50.101	29.068	N 25°37'18.18" E
C36	03°03'15.13"	940.000	50.101	29.068	N 25°37'18.18" E
C37	03°03'15.13"	940.000	50.101	29.068	N 25°37'18.18" E
C38	03°03'15.13"	940.000	50.101	29.068	N 25°37'18.18" E
C39	03°03'15.13"	940.000	50.101	29.068	N 25°37'18.18" E
C40	03°03'15.13"	940.000	50.101	29.068	N 25°37'18.18" E
C41	03°03'15.13"	940.000	50.101	29.068	N 25°37'18.18" E
C42	03°03'15.13"	940.000	50.101	29.068	N 25°37'18.18" E
C43	03°03'15.13"	940.000	50.101	29.068	N 25°37'18.18" E
C44	03°03'15.13"	940.000	50.101	29.068	N 25°37'18.18" E
C45	03°03'15.13"	940.000	50.101	29.068	N 25°37'18.18" E
C46	03°03'15.13"	940.000	50.101	29.068	N 25°37'18.18" E
C47	03°03'15.13"	940.000	50.101	29.068	N 25°37'18.18" E
C48	03°03'15.13"	940.000	50.101	29.068	N 25°37'18.18" E
C49	03°03'15.13"	940.000	50.101	29.068	N 25°37'18.18" E
C50	03°03'15.13"	940.000	50.101	29.068	N 25°37'18.18" E

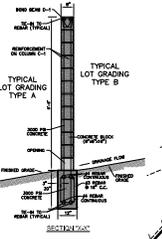
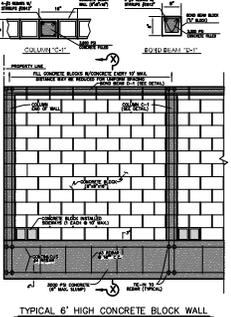
LINE DATA		
CLP	DISTANCE	BEARING
L1	21.211	N 82°50'21.11" E
L2	21.211	S 27°09'39.19" E
L3	21.211	N 82°50'21.11" E
L4	21.211	N 22°28'22.22" E
L5	21.211	N 82°50'21.11" E
L6	21.211	N 82°50'21.11" E
L7	21.211	N 82°50'21.11" E
L8	21.211	N 82°50'21.11" E
L9	21.211	N 82°50'21.11" E
L10	20.851	S 76°33'14.14" E
L11	21.211	N 82°50'21.11" E
L12	21.211	N 82°50'21.11" E
L13	21.211	N 82°50'21.11" E
L14	21.211	N 82°50'21.11" E
L15	21.211	N 82°50'21.11" E
L16	21.211	N 82°50'21.11" E
L17	21.211	N 82°50'21.11" E
L18	21.211	N 82°50'21.11" E
L19	21.211	N 82°50'21.11" E
L20	21.211	N 82°50'21.11" E

CURVE DATA					
CURVE	DELTA ANGLE	RADIUS	ARC	TANG	CHORD BEARING
C44	14°14'03.71"	800.000	132.481	6.281	N 28°50'12.12" E
C47	89°09'54.54"	800.000	34.461	56.771	N 28°50'12.12" E
C48	11°59'41.67"	800.000	27.311	13.821	N 82°50'21.11" E
C49	02°28'12.12"	800.000	34.491	34.491	N 19°04'27.27" E
C50	13°20'48.48"	800.000	46.221	23.371	N 28°50'12.12" E
C51	03°20'48.48"	800.000	46.221	23.371	N 28°50'12.12" E
C52	03°20'48.48"	800.000	46.221	23.371	N 28°50'12.12" E
C53	03°20'48.48"	800.000	46.221	23.371	N 28°50'12.12" E
C54	03°20'48.48"	800.000	46.221	23.371	N 28°50'12.12" E
C55	03°20'48.48"	800.000	46.221	23.371	N 28°50'12.12" E
C56	03°20'48.48"	800.000	46.221	23.371	N 28°50'12.12" E
C57	03°20'48.48"	800.000	46.221	23.371	N 28°50'12.12" E
C58	03°20'48.48"	800.000	46.221	23.371	N 28°50'12.12" E
C59	03°20'48.48"	800.000	46.221	23.371	N 28°50'12.12" E
C60	03°09'49.49"	800.000	44.171	22.091	N 55°21'11.11" E
C61	02°28'12.12"	800.000	34.491	34.491	N 19°04'27.27" E
C62	03°20'48.48"	800.000	46.221	23.371	N 28°50'12.12" E
C63	03°20'48.48"	800.000	46.221	23.371	N 28°50'12.12" E
C64	03°20'48.48"	800.000	46.221	23.371	N 28°50'12.12" E
C65	03°20'48.48"	800.000	46.221	23.371	N 28°50'12.12" E
C66	03°20'48.48"	800.000	46.221	23.371	N 28°50'12.12" E
C67	03°20'48.48"	800.000	46.221	23.371	N 28°50'12.12" E
C68	03°20'48.48"	800.000	46.221	23.371	N 28°50'12.12" E
C69	03°20'48.48"	800.000	46.221	23.371	N 28°50'12.12" E
C70	03°09'49.49"	800.000	44.171	22.091	N 55°21'11.11" E
C71	03°20'48.48"	800.000	46.221	23.371	N 28°50'12.12" E
C72	04°00'17.17"	800.000	47.681	23.291	N 42°57'07.07" E
C73	29°49'04.04"	800.000	356.491	182.381	N 32°44'53.53" E
C74	10°07'00.00"	800.000	60.881	40.651	N 52°43'00.00" E
C75	36°18'55.55"	800.000	31.691	16.401	N 03°11'11.11" E
C76	47°09'23.23"	800.000	41.151	21.821	N 40°00'00.00" E
C77	47°09'23.23"	800.000	41.151	21.821	N 40°00'00.00" E
C78	42°29'34.34"	800.000	37.081	19.441	N 36.241
C79	39°27'23.23"	800.000	34.431	17.821	N 33.761
C80	43°26'10.10"	800.000	37.811	19.821	N 31.491
C81	40°58'38.38"	800.000	40.581	20.361	N 28.361
C82	47°09'23.23"	800.000	41.151	21.821	N 40°00'00.00" E
C83	10°07'00.00"	800.000	60.881	40.651	N 52°43'00.00" E
C84	42°29'34.34"	800.000	37.081	19.441	N 36.241
C85	00°22'29.29"	800.000	5.271	2.631	N 67°14'03.03" E





NOTE:
HOME BUILDERS/HOME OWNERS SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH A WAY TO WERSE OR CHANGE THE ESTABLISHED DRAINAGE FLOW PATTERN AS INDICATED ON THIS GRADING PLAN, FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW AS SHOWN ON THIS PLAN.
TYPICAL LOT GRADING SHOWN ON THIS PLAN WILL BE DONE BY THE HOME BUILDER AS PART OF THE BUILDING PERMIT. ADDITIONALLY THE HOME BUILDER SHALL INSTALL A 20" WIDE 500' STRIP ALONG THE ENTIRE REAR PROPERTY LINE OF LOTS DRAINING ONTO THE OTHER LOTS (10' STRIP ON UPGRADIENT LOTS & 10' ON DOWNGRADIENT LOTS).



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

N.D. HACHAR RANCH
C. IN VOL. 303, PGS. 164-172
W.C.D.R.

Water Supply: Description, Costs and Operability Date
Verde Creek Subdivision will be provided with potable water by the City of Laredo. The subdividor, and the City of Laredo have entered into a contract in which the City of Laredo has promised to provide sufficient water to the subdivision for at least 30 years and the City of Laredo has provided documentation to sufficiently establish the long term quantity and quality of the available water supplies to serve the full development of this subdivision. The City of Laredo has 16" diameter water lines running along the East side of the existing and proposed right-of-way of Verde Blvd., and along the North side of the existing right-of-way of Peoples Blvd. The water system for Verde Creek Subdivision consists of 8" diameter water lines along proposed Port Dolomite Dr., Port Manatee Dr., Port Oakland Dr., that connect to said existing 16" diameter water lines and 8" diameter water lines running along Port Verde Dr., Port Longview Dr., Port Venice Dr., and Port Memphis Dr. Inside this subdivision, these lines will service a total of 156 residential lots and 1 multi-family lot through individual service lines consisting of a 1/2" diameter single service line for individual lots and a 1" diameter dual service line 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, gate valves, MJ fittings, the 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 \$739,019 or \$4,707.13 per lot. The subdividor has in addition paid the City of Laredo the sum of \$68,950 which covers the cost per lot for the water availability and water annexation fees.

Sewer Facilities: Description, Costs and Operability Date
Sewage from Verde Creek Subdivision will be disposed through the sanitary sewer system of the City of Laredo. The subdividor, 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. The City of Laredo has an existing 12" diameter sanitary sewer main running along the South side of the existing right-of-way of Peoples Blvd. Running Westward from Peoples Blvd. The sanitary sewer system for Verde Creek Subdivision consists of proposed 8" diameter sanitary sewer lines along Port Dolomite Dr., Port Verde Dr., Port Longview Dr., Port Venice Dr., and Port Memphis Dr. that connect to the existing 12" diameter sanitary sewer main. The sanitary sewer system will service a total of 156 residential lots and 1 multi-family lot through individual services consisting of a 6" diameter single service line for individual lots and a 6" diameter dual service line run to pairs of lots before splitting into two 6" diameter single service lines.
The 8" lines, the manholes, the clean-outs, the 6" dual service lines, and the 6" single service lines have already been installed, at a total cost of \$666,307.16 or \$4,193.30 per lot. The subdividor has in addition paid the City of Laredo the sum of \$33,250 which covers the cost per lot for the wastewater annexation fees.

CERTIFICATE OF UTILITIES DIRECTOR

STATE OF TEXAS)
COUNTY OF WEBB)
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWERAGE SERVICE DESCRIBED ABOVE SHALL BE PROVIDED IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.345, WATER CODE.

ARTURO GARCIA, JR., P.E.
UTILITIES DIRECTOR
DATE

CERTIFICATE OF ENGINEER

STATE OF TEXAS)
COUNTY OF WEBB)
BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWERAGE SERVICE DESCRIBED ABOVE SHALL BE PROVIDED IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.345, WATER CODE.

ROSELIO BALDAZO
LICENSED PROFESSIONAL ENGINEER
TEXAS REG. NO. 92662
DATE

POST DEVELOPMENT TOPOGRAPHY
SCALE: 1"=100'

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

GRAPHIC SCALE IN FEET 0 50 100 200	VERTICAL SCALE: —	LEGEND: P.O.B. POINT OF BEGINNING P.O.S. POINT OF SEWER W.C.D.R. WEBB COUNTY DEED RECORDS B.S. BUILDING SETBACK U.E. UTILITY EASEMENT M.L. WATER LINE S.S.L. SANITARY SEWER LINE C.V.E. CLEAR VISION EASEMENT
DATE: 10-10-23	DRAWN: T.P.N./N.H.	
REVISIONS:	APPROVED: R.B./N.H.	
	FIELD BOOK:	

PORRAS NANCE ENGINEERING

304 E. CALTON RD.
LAREDO, TEXAS 78041
TYPE F-8205
TEL: F-101888
OFFICE (956) 724-3097
WWW.PORRASNANCE.COM

OWNER:
VERDE CORP.
7718 WILKINSON RD.
BUILDING "T" - SUITE 304
LAREDO, TEXAS 78045
(956) 794-9737

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

PROJECT DATA:
ACRES: 27.630 ACRES
LOTS: 157 LOTS
R.O.W.: VARIES
B/B: VARIES

PLAT OF:
VERDE CREEK SUBDIVISION
27.630 ACRE TRACT
BEING OR PART OF N.D. HACHAR RANCH
AS RECORDED IN VOLUME 303, PG. 164, W.C.D.R.
PORCION 14 -- ABSTRACT 56, COUNTY GUJARADO, ORIGINAL GRANTEE
CITY OF LAREDO, WEBB COUNTY, TEXAS

SHEET:
2 OF 2

City of Laredo

Planning & Zoning Commission

Meeting Date: 3/19/2026

Extension of Preliminary plats and replats 10B

SUBJECT

Consideration of a six (6) month extension to the final plat approval of the replat of Lot 29, D-5 Acres Subdivision into Lot 29A and Lot 29B, D-5 Acres Subdivision. The intent is residential. The request is to extend the scheduled expiration date from March 21, 2026 to September 21, 2026.

PL-075-2026

Extra-Territorial Jurisdiction (ETJ)

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Flora Rocha Etal

ENGINEER: Ramos Engineering

SITE: This 0.63-acre tract of land is located south of State Highway 359 and west adjacent to Dasaw Ln. The zoning for this 2-lot development is not applicable as it is located in the Extra-Territorial Jurisdiction (ETJ).

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

APPROVAL

NOTICE TO THE DEVELOPER:

N/A

RAMOS
ENGINEERING, PLLC

2023-201

Vanessa Guerra, AICP
Planning Director
City of Laredo Planning and Zoning Department
1413 Houston St.
Laredo, TX 78040

March 06, 2026

RE: Submittal of Final Plat for Extension
Lot 29, D-5 Acres into Lot 29A and Lot 29B

Dear Ms. Guerra,

Ramos Engineering, PLLC would like to submit this letter to you as our request for your consideration for the extension of the Replat of Lot 29, in D-5 Acres. A Colonia on 359 and in the ETJ.

In accordance to Section 2-3.5(b) of City of Laredo Ordinance No. 2009-0-087 and Ordinance No. 2011-0-171, we respectfully request a six (6) month extension of our final replat approval.

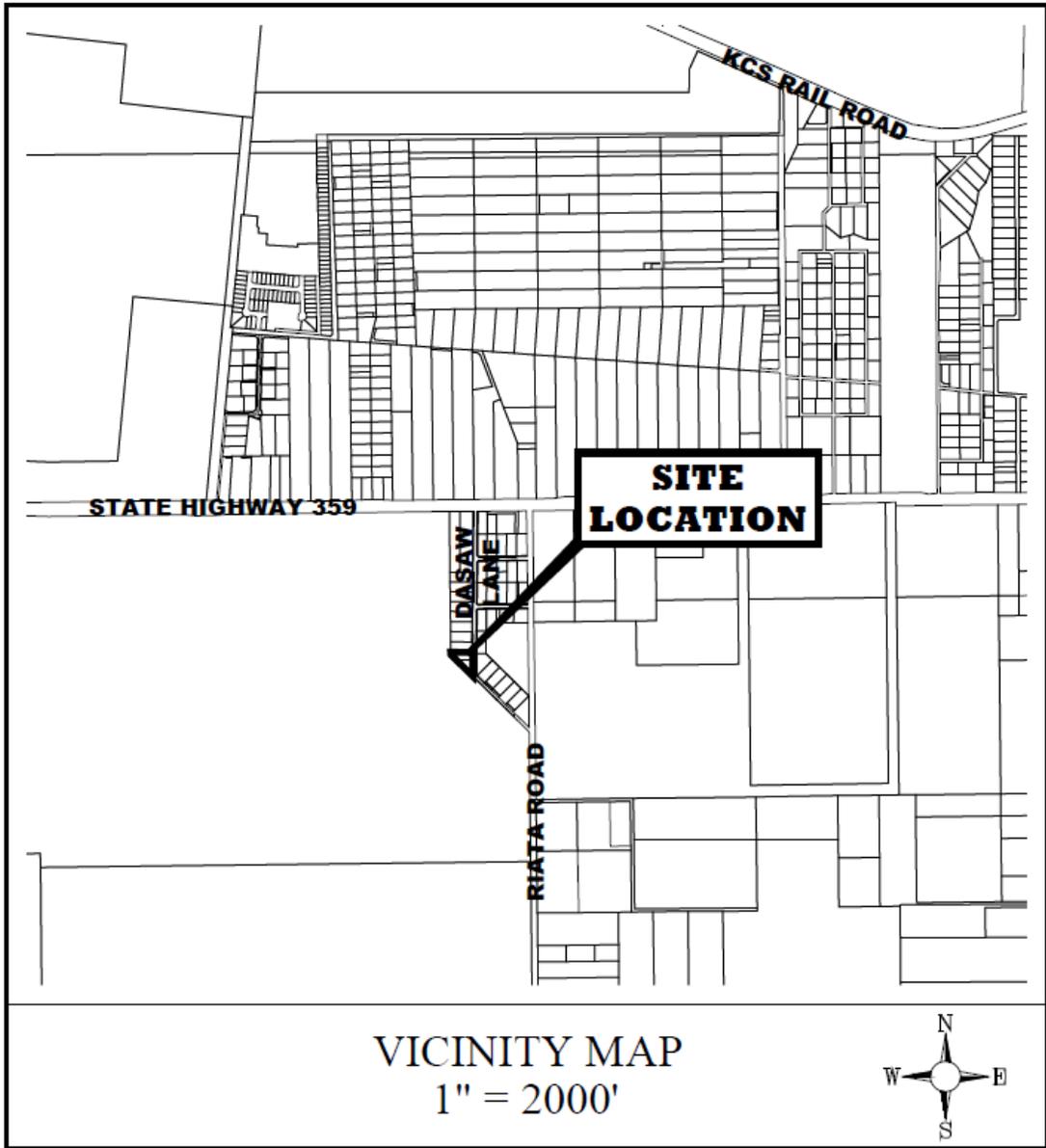
According to our records, the final replat was approved on the Meeting held on September 21, 2023 and is set to expire 30 months later on March 21, 2026. With Planning & Zoning Commission approval of this request, final plat approval would extend to September 21, 2023.

We respectfully request your concurrence of the Plat Extension with an approval from the City of Laredo Planning Department. Should you have any questions, please feel free to contact me at 956.539.7003.

Respectfully,



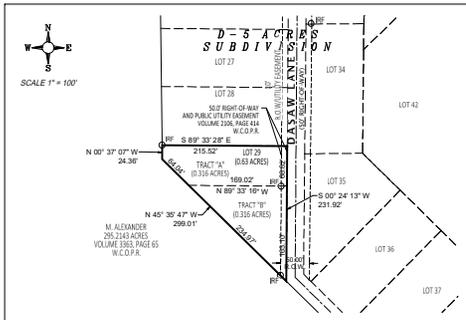
Francisco Ramos, PE, RPLS
Principal – Ramos Engineering, PLLC



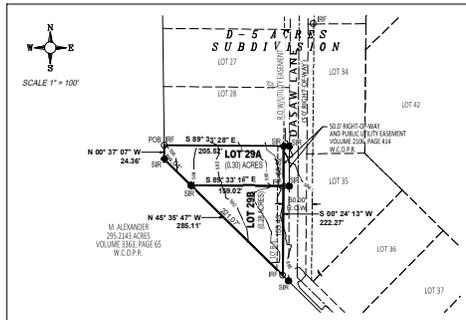
PLAT NOTES/RESTRICTIONS:

THE PURPOSE OF THIS REPLAT IS TO REPLAT LOT 29 OF D-5 ACRES, SUBDIVIDED IN HALF BY DEED INTO LOT 29A AND LOT 29B.

1. THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS
2. NO MORE THAN ONE SINGLE FAMILY DETACHED DWELLINGS SHALL BE LOCATED ON EACH LOT, AS PER WEBB COUNTY MODEL SUBDIVISION RULES, 364.37 AND CITY OF LAREDO LAND DEVELOPMENT CODE SECTION 24.80.4.
3. SET BACKS FOR LOT 29A AND LOT 29B SHALL BE DETERMINED AS PER WEBB COUNTY MODEL SUBDIVISION RULES, 364.36, SHALL APPLY UNTIL SUCH TIME THIS TRACK IS ANNEXED INTO THE CITY OF LAREDO, AT WHICH TIME SETBACKS FOR LOT 29A AND LOT 29B SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE CITY OF LAREDO LAND DEVELOPMENT CODE.
4. WATER DISTRIBUTION AND SEWER SERVICE TO THESE LOTS WILL BE PROVIDED BY THE CITY OF LAREDO.
5. NO SIDEWALKS ARE REQUIRED BY THIS REPLAT.
6. ACCESS TO THESE LOTS IS PROVIDED BY AN EXISTING PUBLIC ROAD. (DASAW LANE).
7. ALL IMPROVEMENTS SHALL BE AS PER CURRENT CITY OF LAREDO ORDINANCE .
8. THE EXISTING DRAINAGE PATTERNS OF THI REPLAT WILL NOT TBE ALTERED TO CAUSE ANY DETRIMENTAL IMPACT ON THE ADJOINING PROPERTIES AND WILL NOT CHANGE THE DRAINAGE AS IT WAS PROPOSED AND CONSTRUCTED FROM THE ORIGINAL PLAT OF RECORD.
9. POINT OF BEGINNING FOR LOT 29, (NORTHING: 17064605.9700', EASTING: 697669.4040')



AS PLATTED
 LOT 29
 D-5 ACRES SUBDIVISION
 TRACT "A" AND TRACT "B"
 PER DEED RECORDED IN
 VOLUME 4710, PAGE 837 WEBB COUNTY OFFICIAL PUBLIC RECORDS
 PER PLAT RECORDED IN
 VOLUME 4, PAGE 89 WEBB COUNTY PLAT RECORDS
 WEBB COUNTY, TEXAS



REPLAT
 OF LOT 29
 D-5 ACRES SUBDIVISION
 INTO
 LOT 29A AND LOT 29B
 D-5 ACRES SUBDIVISION
 WEBB COUNTY, TEXAS

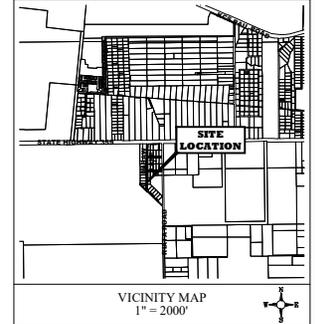
LEGEND

- CHFF FOUND IRON ROD
- IRON ROD POINT OF BEGINNING
- IRON ROD POINT OF BEGINNING

PLAT NOTES/RESTRICTIONS:

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5. NO SIDEWALKS ARE REQUIRED BY THIS REPLAT.
6. ACCESS TO THESE LOTS IS PROVIDED BY AN EXISTING PUBLIC ROAD, (DASAWY LANE).
7. ALL IMPROVEMENTS SHALL BE AS PER CURRENT CITY OF LAREDO ORDINANCE.
8. THE EXISTING DRAINAGE PATTERNS OF THE REPLAT WILL NOT BE ALTERED TO CAUSE ANY DETRIMENTAL IMPACT ON THE ADJOINING PROPERTIES AND WILL NOT CHANGE THE DRAINAGE AS IT WAS PROPOSED AND CONSTRUCTED FROM THE ORIGINAL PLAT OF RECORD.
9. POINT OF BEGINNING FOR LOT 29, (NORTHING: 17064605.97007, EASTING: 697669.40407)



CERTIFICATE OF OWNERS

STATE OF TEXAS
 COUNTY OF WEBB

I, FLORA ROCHA, THE UNDER SIGNED OWNER OF THE LAND SHOWN ON THIS REPLAT, AND DESIGNATED HEREIN AS - **REPLAT OF LOT 29, D-5 ACRES SUBDIVISION INTO LOT 29A AND LOT 29B, D-5 ACRES SUBDIVISION**, IN THE CITY OF LAREDO, COUNTY OF WEBB, STATE OF TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

FLORA ROCHA _____ DATE _____

STATE OF TEXAS
 COUNTY OF WEBB

I, MARIA NATIVIDAD GONZALES, THE UNDER SIGNED OWNER OF THE LAND SHOWN ON THIS REPLAT, AND DESIGNATED HEREIN AS - **REPLAT OF LOT 29, D-5 ACRES SUBDIVISION INTO LOT 29A AND LOT 29B, D-5 ACRES SUBDIVISION**, IN THE CITY OF LAREDO, COUNTY OF WEBB, STATE OF TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

MARIA NATIVIDAD _____ DATE _____

STATE OF TEXAS
 COUNTY OF WEBB

I, MARIA INEZ MORENO, THE UNDER SIGNED OWNER OF THE LAND SHOWN ON THIS REPLAT, AND DESIGNATED HEREIN AS - **REPLAT OF LOT 29, D-5 ACRES SUBDIVISION INTO LOT 29A AND LOT 29B, D-5 ACRES SUBDIVISION**, IN THE CITY OF LAREDO, COUNTY OF WEBB, STATE OF TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

MARIA INEZ MORENO _____ DATE _____

STATE OF TEXAS
 COUNTY OF WEBB

I, AMPARO MARIA ARREOLA, THE UNDER SIGNED OWNER OF THE LAND SHOWN ON THIS REPLAT, AND DESIGNATED HEREIN AS - **REPLAT OF LOT 29, D-5 ACRES SUBDIVISION INTO LOT 29A AND LOT 29B, D-5 ACRES SUBDIVISION**, IN THE CITY OF LAREDO, COUNTY OF WEBB, STATE OF TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

AMPARO MARIA ARREOLA _____ DATE _____

STATE OF TEXAS
 COUNTY OF WEBB

I, VERONICA ROCHA, THE UNDER SIGNED OWNER OF THE LAND SHOWN ON THIS REPLAT, AND DESIGNATED HEREIN AS - **REPLAT OF LOT 29, D-5 ACRES SUBDIVISION INTO LOT 29A AND LOT 29B, D-5 ACRES SUBDIVISION**, IN THE CITY OF LAREDO, COUNTY OF WEBB, STATE OF TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

VERONICA ROCHA _____ DATE _____

STATE OF TEXAS
 COUNTY OF WEBB

I, FRANCISCO RAMOS, RPLS - NO. 6573

DATE _____

CERTIFICATE OF OWNERS

I, CELIA MORENO, THE UNDER SIGNED OWNER OF THE LAND SHOWN ON THIS REPLAT, AND DESIGNATED HEREIN AS - **REPLAT OF LOT 29, D-5 ACRES SUBDIVISION INTO LOT 29A AND LOT 29B, D-5 ACRES SUBDIVISION**, IN THE CITY OF LAREDO, COUNTY OF WEBB, STATE OF TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

CELIA MORENO _____ DATE _____

STATE OF TEXAS
 COUNTY OF WEBB

I, JOSE SANTOS ROCHA, THE UNDER SIGNED OWNER OF THE LAND SHOWN ON THIS REPLAT, AND DESIGNATED HEREIN AS - **REPLAT OF LOT 29, D-5 ACRES SUBDIVISION INTO LOT 29A AND LOT 29B, D-5 ACRES SUBDIVISION**, IN THE CITY OF LAREDO, COUNTY OF WEBB, STATE OF TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL STREETS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

JOSE SANTOS ROCHA _____ DATE _____

PLAT APPROVAL - CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS **REPLAT OF LOT 29, D-5 ACRES SUBDIVISION INTO LOT 29A AND LOT 29B, D-5 ACRES SUBDIVISION**, PREPARED BY RAMOS ENGINEERING, PLLC, FRANCISCO RAMOS, REGISTERED PROFESSIONAL ENGINEERING NO. 108833, AND DATED ON _____, 2023, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

RAMON E. CHAVEZ PE - CITY ENGINEER _____ DATE _____

PLANNING COMMISSION APPROVAL

THIS PLAT IF REPLAT OF LOT 29, D-5 ACRES SUBDIVISION INTO LOT 29A AND LOT 29B, D-5 ACRES SUBDIVISION HAS BEEN SUBMITTED TO THE AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON THE _____ DAY OF _____, 2023.

JUAN M. NARVEZ, PAZ CHARMAN _____ DATE _____

ATTESTMENT 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 _____, 2023. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

ORLANDO D. NAVARRO _____ DATE _____
 PLANNING DIRECTOR, CITY OF LAREDO

CERTIFICATE OF COUNTY CLERK

I, _____ CLERK OF THE COUNTY CLERK IN AND FOR WEBB COUNTY, DO HEREBY CERTIFY THAT FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 2023, WITH ITS CERTIFICATION OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2023 AT _____ O'CLOCK _____ IN VOLUME _____ PAGE _____ OF THE MAP RECORDS OF SAID COUNTY.

COUNTY CLERK
 WEBB COUNTY, TEXAS

DATE _____

PLAT APPROVAL - COUNTY PLANNING DEPARTMENT

I HAVE REVIEWED THIS PLAT IDENTIFIED AS **REPLAT OF LOT 29, D-5 ACRES SUBDIVISION INTO LOT 29A AND LOT 29B, D-5 ACRES SUBDIVISION**, PREPARED BY RAMOS ENGINEERING, PLLC, FRANCISCO RAMOS, REGISTERED PROFESSIONAL ENGINEERING NO. 108833, AND SURVEYED ALSO BY RAMOS ENGINEERING, PLLC, FRANCISCO RAMOS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6573, DATED ON _____, WITH THE LATEST REVISED DATE ON THE _____ DAY OF _____, 2023, EXCEPT FOR ANY WATER SPECIFICALLY AUTHORIZED BY THE WEBB COUNTY COMMISSIONERS COURT, I HAVE FOUND THEM IN COMPLIANCE WITH THE WEBB COUNTY SUBDIVISION REGULATIONS AND THE WEBB COUNTY FLOOD DAMAGE PREVENTION ORDER. THIS PLAT WAS RECOMMENDED FOR APPROVAL BY THE WEBB COUNTY PLANNING ADVISORY BOARD ON THE _____ DAY OF _____, 2023.

JORGE A. CALDERON, CFM _____ DATE _____
 COUNTY PLANNING DIRECTOR

COMMISSIONERS COURT APPROVAL

WE HEREBY CERTIFY THAT THIS PLAT, DESIGNATED AS **REPLAT OF LOT 29, D-5 ACRES SUBDIVISION INTO LOT 29A AND LOT 29B, D-5 ACRES SUBDIVISION**, WAS APPROVED BY THE WEBB COUNTY COMMISSIONERS COURT ON THE _____ DAY OF _____, 2023, AND MAY BE FILED IN THE PLAT RECORDS OF WEBB COUNTY BY THE WEBB COUNTY CLERK, NOTICED IS HEREBY GIVEN THAT THE COUNTY OF WEBB DOES NOT ASSUME ANY OBLIGATIONS, NOW OR IN THE FUTURE, TO FURNISH ANY SERVICES OR FACILITIES TO ANY LANDS SITUATED WITHIN THIS SUBDIVISION IN CONNECTION WITH WATER, SANITARY SEWER, STREET LIGHTS, FIRE PROTECTION, GARBAGE COLLECTION OR OTHER FACILITIES OR SERVICES. THE ONLY SERVICES TO BE FURNISHED BY WEBB COUNTY, WHILE SUCH AREA IS OUTSIDE THE LIMITS OF ANY INCORPORATED CITY OF NOT OTHERWISE SUBJECT TO CITY CONTROL AS AUTHORIZED BY STATE LAW ARE STREETS AND STORM DRAINAGE MAINTENANCE AND REPAIR AFTER FINAL ACCEPTANCE BY THE COUNTY ROAD AND BRIDGE SUPERINTENDENT IS POLICE PROTECTION IN AREAS WITHIN THE JURISDICTION OF THE SHERIFF'S DEPARTMENT.

HONORABLE TANO E. TIERNIA _____
 WEBB COUNTY JUDGE

HONORABLE JESSE GONZALEZ _____
 COMMISSIONER PRECINCT 1

HONORABLE RICARDO A. JAMIE _____
 COMMISSIONER PRECINCT 4

HONORABLE JOHN C. GILLO _____
 COMMISSIONER PRECINCT 3

HONORABLE MAGOE RAMIREZ BARRA _____
 WEBB COUNTY CLERK

LEGAL DESCRIPTION OF

A 0.58 ACRE TRACT OF LAND ALL OF LOT 29 D-5 ACRES SUBDIVISION VOLUME 4, PAGE 89 W.C.P.R.

BEING A 0.58 ACRE TRACT OF LAND, MORE OR LESS, BEING ALL OF LOT 29, D-5 ACRES SUBDIVISION, RECORDED IN VOLUME 4, PAGE 89, WEBB COUNTY PLAT RECORDS, WEBB COUNTY, TEXAS, AND BEING OUT OF PORCION 33, ABSTRACT 3064-D, TRIVING, ORIGINAL GRANTEE, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON ROD BEING THE SOUTHWEST CORNER OF LOT 28, D-5 ACRES SUBDIVISION, RECORDED IN VOLUME 4, PAGE 89, WEBB COUNTY PLAT RECORDS, WEBB COUNTY, TEXAS, AND THE NORTHWEST CORNER OF LOT 29 OF SAID D-5 ACRES SUBDIVISION, AND ALSO BEING THE NORTHWEST CORNER AND THE POINT OF BEGINNING HEREOF;

THENCE S 89° 33' 30" E A DISTANCE OF 286.82', ALONG THE SOUTH PROPERTY LINE OF SAID LOT 28, AND THE NORTH PROPERTY LINE OF SAID LOT 29, TO A SET 12" IRON ROD BEING A POINT ON THE WEST RIGHT-OF-WAY LINE DASAWY LANE AND THE NORTHEAST CORNER HEREOF;

THENCE S 90° 24' 10" W A DISTANCE OF 222.27', ALONG THE WEST RIGHT-OF-WAY LINE OF DASAWY LANE, TO A SET 12" IRON ROD BEING THE SOUTH CORNER OF SAID LOT 29 AND THE SOUTH CORNER HEREOF;

THENCE N 40° 35' 47" W A DISTANCE OF 285.11', ALONG THE SOUTHWEST PROPERTY LINE OF SAID LOT 29, TO A SET 12" IRON ROD, BEING THE SOUTHWEST CORNER OF SAID LOT 29, AND THE SOUTHWEST CORNER HEREOF;

THENCE N 00° 37' 07" W A DISTANCE OF 24.36' ALONG THE WEST PROPERTY LINE OF SAID LOT 29, TO THE POINT OF BEGINNING OF THIS 0.58 ACRE TRACT OF LAND, MORE OR LESS.

CERTIFICATE OF NOTARY PUBLIC

STATE OF TEXAS
 COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED FLORA ROCHA, MARIA NATIVIDAD GONZALES, MARIA INEZ MORENO, AMPARO MARIA ARREOLA, VERONICA ROCHA, CELIA MORENO, AND JOSE SANTOS ROCHA, KNOWN TO ME TO BE THE PERSONS WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN STATED, GIVEN MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC IN AND FOR THE COUNTY OF WEBB, TEXAS

MY COMMISSION EXPIRES ON _____

CERTIFICATE OF ENGINEER

STATE OF TEXAS
 COUNTY OF WEBB

I HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT REGARDING ALL MATTERS OF STREETS, LOTS, WATER, SEWER, DRAINAGE, LAYOUT AND APPURTENANCES; AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS, MODEL SUBDIVISION RULES, CHAPTER 232, SUBCHAPTER B, TEXAS LAND ADMINISTRATION CODE, THE PRIVATE SERVICE FACILITY ORDER, AND THE FLOOD DAMAGE PREVENTION ORDER OF THE COUNTY OF WEBB, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN SPECIFICALLY GRANTED BY SAID COUNTY COMMISSIONERS COURT.

FRANCISCO RAMOS, PE - NO. 108833 _____
 DATE _____

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
 COUNTY OF WEBB

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

FRANCISCO RAMOS, RPLS - NO. 6573 _____
 DATE _____



0	50	100	200
SCALE 1" = 100'			
DRAWN BY:	F.R.	DATE:	08.16.23
CHECKED BY:	DATE:		
APPROVED BY:	DATE:		
FILE:	23-201-842E.DWG		

No.	DATE	REVISION

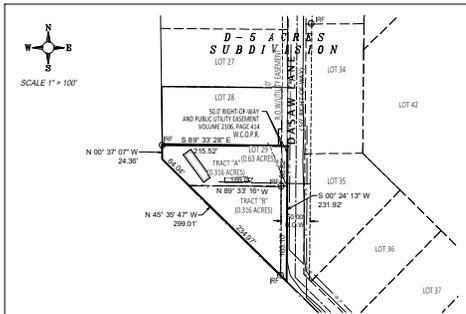
RAMOS ENGINEERING, PLLC

4820 MIMS AVE., STE. #2
 LAREDO, TEXAS 78041
 C: 956.326.9420

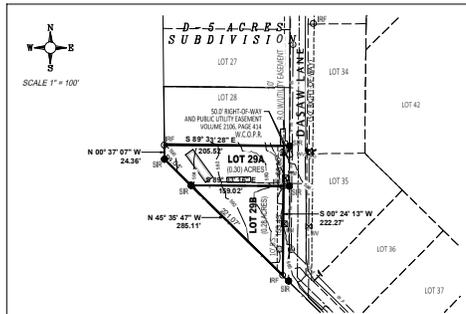
ENG # F-23568
 S: 103118471
 www.RamosEng.com

REPLAT OF		SHEET: 1 OF 2
LOT 29 - D-5 ACRES SUBDIVISION INTO		
LOT 29A AND LOT 29B - D-5 ACRES SUBDIVISION		
WEBB COUNTY, TEXAS		

OWNER	ENGINEER / SURVEYOR
FLORA ROCHA, MARIA NATIVIDAD GONZALES, MARIA INEZ MORENO, VERONICA ROCHA, AMPARO MARIA ARREOLA, CELIA MORENO, JOSE SANTOS ROCHA 321 DASAWY LN LAREDO, TX 78046	FRANCISCO RAMOS, PE, RPLS RAMOS ENGINEERING, PLLC 4820 MIMS AVE., STE. #2 LAREDO, TX 78041 (956) 326 - 9420

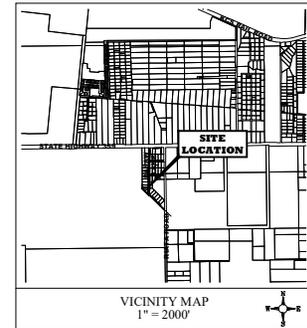


AS PLATTED
LOT 29
D-5 ACRES SUBDIVISION
TRACT "A" AND TRACT "B"
 PER DEED RECORDED IN
 VOLUME 4710, PAGE 837 WEBB COUNTY OFFICIAL PUBLIC RECORDS
 PER PLAT RECORDED IN
 VOLUME 4, PAGE 89 WEBB COUNTY PLAT RECORDS
 WEBB COUNTY, TEXAS



REPLAT
OF LOT 29
D-5 ACRES SUBDIVISION
INTO
LOT 29A AND LOT 29B
D-5 ACRES SUBDIVISION
 WEBB COUNTY, TEXAS

- LEGEND**
- RFB FOUND IRON ROD
 - RFB SET OF IRON ROD
 - RFB MANHOLE - SANITARY SEWER
 - RFB CLEANOUT SERVICE
 - RFB WATER VALVE
 - RFB WATER METER
 - RFB POWER POLE



WATER SUPPLY DESCRIPTION, OPERABILITY DATE AND COSTS:

REPLAT FOR LOT 29 - D-5 ACRES SUBDIVISION INTO LOTS 29A AND 29B - D-5 ACRES SUBDIVISION WILL BE PROVIDED WITH POTABLE WATER BY THE CITY OF LAREDO. THE CITY OF LAREDO HAS AN 8 INCH DIAMETER WATER LINE RUNNING ALONG THE EAST 10 FOOT RIGHT-OF-WAY DEDICATION AND UTILITY EASEMENT OF DA SAW LANE. FROM THE EXISTING 8 INCH LINE 2.34 INCH SINGLE SERVICE LINES RUN ACROSS DA SAW LANE TO SERVICE THE LOT 29A AND LOT 29B INDIVIDUALLY. THESE SERVICES HAVE ALREADY BEEN INSTALLED IN ACCORDANCE WITH THE CITY OF LAREDO INSPECTORS AND APPROVALS.

THE SUBDIVIDER HAS PAID THE UTILITY SUM OF \$ _____ WHICH SUM REPRESENTS THE TOTAL COST OF WATER METERS, WATER RIGHTS ACQUISITIONS FEES, AND ALL MEMBERSHIP OF OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE UTILITY'S WATER SUPPLY SYSTEM.

SEWAGE FACILITIES DESCRIPTION, OPERABILITY DATE AND COST:

THE REPLAT FOR LOT 29 - D-5 ACRES SUBDIVISION INTO LOTS 29A AND 29B - D-5 ACRES SUBDIVISION WILL DISCHARGE AND DISPOSED SEWAGE THROUGH THE SANITARY SEWER SYSTEM OF THE CITY OF LAREDO. THE CITY OF LAREDO HAS AN 8 INCH SANITARY SEWER LINE RUNNING ALONG THE WEST 10 FOOT RIGHT-OF-WAY DEDICATION AND UTILITY EASEMENT OF DA SAW LANE. FROM THE EXISTING 8 INCH LINE A 6 INCH DOUBLE SERVICE LINE SERVICES LOT 29A AND LOT 29B. ANOTHER 8 INCH SINGLE SERVICE LINE SERVICES LOT 29B. THESE SERVICES HAVE ALREADY BEEN INSTALLED IN ACCORDANCE WITH THE CITY OF LAREDO INSPECTORS AND APPROVALS.

THE SUBDIVIDER HAS PAID THE UTILITY SUM OF \$ _____ WHICH SUM REPRESENTS THE TOTAL COST OF TAP FEES, CAPITAL RECOVERY CHARGES, AND OTHER FEES ASSOCIATED WITH CONNECTING THE INDIVIDUAL LOTS IN THE SUBDIVISION TO THE UTILITY'S WASTEWATER COLLECTION AND TREATMENT SYSTEM.

CERTIFICATE OF ENGINEER

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES AS DESCRIBED ABOVE ARE, TO THE BEST OF MY KNOWLEDGE, IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

FRANCISCO RAMOS, PE - NO. 108833

DATE

CERTIFICATE OF UTILITIES DIRECTOR

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.

ARTURO GARCIA, JR. PE
 UTILITIES DIRECTOR - CITY OF LAREDO

DATE

SPANISH TRANSLATION OF SECTIONS OF FINAL ENGINEERING REPORT DESCRIBING WATER SUPPLY AND SEWER SERVICE FACILITIES

ABASTECIMIENTO DE AGUA: DESCRIPCIÓN, FECHA DE OPERATIVIDAD Y COSTOS:

REPLAT PARA EL LOTE 29 - SUBDIVISION D-5 ACRES EN LOTES 29A Y 29B - LA SUBDIVISION D-5 ACRES SERA PROVEIDA CON AGUA POTABLE POR LA CIUDAD DE LAREDO. LA CIUDAD DE LAREDO TIENE UNA LINEA DE AGUA DE 8 PULGADAS DE DIAMETRO CORRIENDO A LO LARGO DE LA DEDICACION DEL DERECHO DE PASO DE 10 PIES DEL ESTE Y LA SERVIDUMBRE DE SERVICIOS PUBLICOS DE DA SAW LANE. DE LA LINEA EXISTENTE DE 8 PULGADAS, 2 LINEAS DE SERVICIO UNICO DE 3/4 DE PULGADA, ATRAVESAN DA SAW LANE PARA DAR SERVICIO AL LOTE 29A Y AL LOTE 29B INDIVIDUALMENTE. ESTOS SERVICIOS YA SE HAN INSTALADO EN ADQUIRIDO CON LAS INSPECCIONES Y APROBACIONES DE LA CIUDAD DE LAREDO. EL FRACCIONADOR HA PAGADO LAS UTILIDADES EN LA CIUDAD. _____ CUYA SUMA REPRESENTA EL COSTO TOTAL DE LOS MEDIDORES DE AGUA, COSTOS DE ADQUISICION DE DERECHOS DE AGUA, Y TODA LA MEMBRERIA DE OTRAS TARIFAS ASOCIADAS CON LA CONEXION DE LOTES INDIVIDUALES EN LA SUBDIVISION AL SISTEMA DE SUMINISTRO DE AGUA DE LA EMPRESA DE SERVICIOS PUBLICOS.

INSTALACIONES DE ALCANTARILLADO: DESCRIPCIÓN, FECHA DE OPERATIVIDAD Y COSTOS:

EL REPLAT PARA EL LOTE 29 - SUBDIVISION D-5 ACRES EN LOS LOTES 29A Y 29B - SUBDIVISION D-5 ACRES DESCARGARA Y DISPOSICION DE AGUAS RESIDUALES A TRAVES DEL SISTEMA DE DRENAJE SANITARIO DE LA CIUDAD DE LAREDO. LA CIUDAD DE LAREDO TIENE UNA LINEA DE DRENAJE SANITARIO DE 8 PULGADAS CORRIENDO A LO LARGO DE LA SERVIDUMBRE DE SERVICIOS PUBLICOS Y LA DEDICACION DEL DERECHO DE PASO DE 10 PIES DEL OESTE DE DA SAW LANE. DE LA LINEA EXISTENTE DE 8 PULGADAS, UNA LINEA DOBLE DE 6 PULGADAS DA SERVICIO A LOTE 29A Y LOTE 29B. OTRA LINEA DE SERVICIO UNICO DE 3/4 DE PULGADA DA SERVICIO A LOTE 29B. ESTOS SERVICIOS YA HAN SIDO INSTALADOS EN ADQUIRIDO CON LAS INSPECCIONES Y APROBACIONES DE LA CIUDAD DE LAREDO. EL FRACCIONADOR HA PAGADO LA CANTIDAD DE SERVICIOS PUBLICOS DE \$ _____. CUYA SUMA REPRESENTA EL COSTO TOTAL DE LAS TARIFAS DE TOMA, LOS CARGOS DE RECUPERACION DE CAPITAL, Y OTRAS TARIFAS ASOCIADAS CON LA CONEXION DE LOTES INDIVIDUALES EN LA SUBDIVISION AL SISTEMA DE RECOLECCION Y TRATAMIENTO DE AGUAS RESIDUALES DE LA EMPRESA DE SERVICIOS PUBLICOS.

CERTIFICACION DE INGENIERO:

CON MI FIRMA CERTIFICO QUE LAS INSTALACIONES DE SERVICIO DE AGUA Y ALCANTARILLADO DESCRITAS ANTERIORMENTE SON, SEGUN MI LEAL SABER Y ENTENDER, DE CONFORMIDAD CON LAS REGLAS MODELO ADOPTADAS BAJO LA SECCION 16.343, CODIGO DE AGUA.

FRANCISCO RAMOS, PE - NO. 108833

DATE

STATE OF TEXAS
 COUNTY OF WEBB

I HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT REGARDING ALL MATTERS OF DRENAGE, LOTS, WATER, SEWER, DRAINAGE, LAYOUT AND APPURTENANCES, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL THE REQUIREMENTS OF THE SUBDIVISION REGULATIONS, MODEL SUBDIVISION RULES, CHAPTER 332, SUBCHAPTER 8, TEXAS LOCAL GOVERNMENT CODE, THE PRIVATE SEWAGE FACILITY ORDER, AND THE FLOOD DAMAGE PREVENTION ORDER OF THE COUNTY OF WEBB, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN SPECIFICALLY GRANTED BY MAJORITY VOTE OF THE WEBB COUNTY COMMISSIONERS COURT.

FRANCISCO RAMOS, PE - NO. 108833

DATE

WEBB COUNTY FLOODPLAIN DETERMINATION CERTIFICATE

BY MY SIGNATURE BELOW, I ATTEST THAT I HAVE REVIEWED THIS SUBDIVISION PLAT OR REPLAT ENTITLED **REPLAT OF LOT 29, D-5 ACRES SUBDIVISION INTO LOT 29A AND LOT 29B, D-5 ACRES SUBDIVISION**, AND HAVE MADE THE FOLLOWING DETERMINATIONS AS IT RELATES TO WEBB COUNTY'S FLOODPLAIN MANAGEMENT REGULATIONS PURSUANT TO THE WEBB COUNTY FLOOD DAMAGE PREVENTION ORDER (FDPO) EFFECTIVE AUGUST 12, 2019:

1. THE BOUNDARIES OF THIS PLAT OR REPLAT DO NOT ENCOMPASS ANY PORTION OF:
 - a. THE AREAS OF SPECIAL FLOOD HAZARD IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AS SHOWN ON THE FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 26470C-1365D, DATED APRIL 2, 2019; OR
 - b. THE ADDITIONAL AREA OF SPECIAL FLOOD HAZARD AS SET OUT BY THE WEBB COUNTY FDPO (A.K.A. THE LOCAL REGULATOR FLOODPLAIN) PURSUANT TO ARTICLE 3, SECTION B(2), AND
2. BASED ON THE ABOVE DETERMINATIONS MADE AT THE TIME OF ITS FILING, THIS PLAT OR REPLAT IS NOT SUBJECT TO FURTHER REGULATION UNDER ARTICLE 3, SECTION B(3) AND ARTICLE 5, SECTION C OF THE WEBB COUNTY FDPO AS A CONDITION PRECEDENT TO PLAT APPROVAL.

ATTESTED BY:

 JORGE A. CALDERON, CFM
 COUNTY PLANNING DIRECTOR
 FLOODPLAIN ADMINISTRATOR

DATE

PLAT APPROVAL - ROAD & BRIDGE SUPERINTENDENT

I HAVE REVIEWED THE PLAT AND ACCOMPANYING CONSTRUCTION PLANS OF **REPLAT OF LOT 29, D-5 ACRES SUBDIVISION INTO LOT 29A AND LOT 29B, D-5 ACRES SUBDIVISION**, AS PREPARED BY **RAMOS ENGINEERING, PLLC**, FRANCISCO RAMOS, REGISTERED PROFESSIONAL ENGINEERING NO. 108833, AND **RAMOS ENGINEERING, PLLC**, FRANCISCO RAMOS, REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2875 DATED THE _____ DAY OF _____, 2023 WITH THE LAST REVISED DATE ON _____ EXCEPT FOR ANY VARIANCE SPECIFICALLY AUTHORIZED BY THE WEBB COUNTY COMMISSIONERS COURT, I HAVE FOUND THIS COMPLIANCE WITH THE WEBB COUNTY SUBDIVISION REGULATIONS AND WEBB COUNTY MODEL SUBDIVISION RULES FOR RESIDENTIAL DEVELOPMENTS.

JOSE LUIS NEIRA
 ROAD & BRIDGE SUPERINTENDENT

DATE

FLOOD PLAIN AND DRAINAGE CERTIFICATION

THAT, I, FRANCISCO RAMOS, P.E., REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, NO. 108833, DO HEREBY CERTIFY THAT THIS PROPERTY, LOTS 29A AND 29B, D-5 ACRES SUBDIVISION, ARE NOT WITHIN THE 100 YEAR FLOOD ZONE ACCORDING TO FEMA MAPS/REGULATIONS, WITH AN EFFECTIVE DATE OF APRIL 2, 2019, AND THAT ALL DRAINAGE FLOW OF THE EXISTING LOT WILL REMAIN IN ITS NATURAL DRAINAGE FLOW AND ALL STORM DRAINAGE WILL BE DRAINING AWAY FROM ALL BUILDINGS.

FRANCISCO RAMOS, PE - NO. 108833

DATE



CERTIFICATE OF ENGINEER



OWNER
 FLORA ROCHA, MARIA NATIVIDAD GONZALES, MARIA INEZ MORENO, VIRGINIA ROCHA, AMPARO MARIA ARREOLA, CELINA MORENO, JOSE SANTIAGO ROCHA, 321 DASAW LN, LAREDO, TX 78046

ENGINEER / SURVEYOR
 FRANCISCO RAMOS, PE, P.L.S., RAMOS ENGINEERING, PLLC, 4820 MIMS AVE., STE. #2, LAREDO, TX 78041, (956) 326-9420

0	20	50	100	200
SCALE 1" = 100'				
DRAWN BY:	F.R.	DATE:	08.16.23	REVISION:
CHECKED BY:	DATE:			
APPROVED BY:	DATE:			
FILE:	2320-SAGE.DWG			

RAMOS
 ENGINEERING, PLLC

4820 MIMS AVE., STE. #2
 LAREDO, TEXAS 78041
 C: 956.326.9420
 ENG # F-23568
 SUR # 1019471
 www.RamosEng.com

REPLAT OF
LOT 29 - D-5 ACRES SUBDIVISION
INTO
LOT 29A AND LOT 29B - D-5 ACRES SUBDIVISION
 WEBB COUNTY, TEXAS

SHEET:
 2 OF 2