

City of Laredo

REGULAR MEETING AGENDA

Thursday, November 20, 2025

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
November 20, 2025
6:00 P.M.

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Citizen Comments

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

5. Public Hearing And Recommendation Of An Ordinance:

- 5A** Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Block 796, Eastern Division, located at 1401 Guatemozin Street, from R-3 (Mixed Residential District) to B-3 (Community Business District). [25-P&Z-327](#)

ZC-083-2025
District II

- 5B** Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 8.6 acre tract, located north of Penn Street and west of Riverside Drive, from AG (Agriculture District) to M-1 (Light Manufacturing District). [25-P&Z-328](#)

ZC-001-2026
District VII

- 5C** Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Block 1, Fire Station No. 11, located at 11015 McPherson Road, from AG (Agricultural District) to M-1 (Light Manufacturing District). [25-P&Z-330](#)
- ZC-002-2026
District VI
- 5D** Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 3.70 acres, located north of Cielito Lindo Boulevard and west of Ejido Avenue, from B-1 (Limited Business District) and R-1A (Single Family Reduced Area District) to B-3 (Community Business District). [25-P&Z-331](#)
- ZC-004-2026
District II
- 5E** Amending the Zoning Ordinance (Map) of the City of Laredo by amending Ordinance 2015-O-039, which authorized a conditional use permit for a Kiosk/Food Stand and Meat Market in the Grocery Store on Lot 12, Block 446, Eastern Division, located at 202 West San Carlos Street in order to remove Deyanira Villarreal and Ralph A. Hase and replace with Sergio Briones and Yessenia Briones as the parties to whom the permit is issued. [25-P&Z-329](#)
- ZC-005-2026
District VIII

6. Consideration Of The Following Preliminary Plats and Replats:

- 6A** Preliminary consideration of the replat of Lot 5, Block 1, D&J Alexander Crossing Plaza into Alexander Villas at Alexander Subdivision. The intent is residential. [25-P&Z-325](#)
- PL-023-2026
District V - Cm. Ruben Gutierrez Jr.
- 6B** Preliminary consideration of the replat of Lot 1A, Block 7, D&J Alexander Unit X & 0.06 Acres Recorded into Lot 1B & Lot 2B, Block 7, D&J Alexander, Unit X. The intent is residential. [25-P&Z-326](#)
- PL-022-2026
District V - Cm. Ruben Gutierrez Jr.

7. 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, November 14, 2025 by 6:00 P.M.

City of Laredo

Planning & Zoning Commission

Meeting Date: 11/20/2025
Ordinance 5A

Public Hearing and Recommendation of an

SUBJECT

Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Block 796, Eastern Division, located at 1401 Guatemozin Street, from R-3 (Mixed Residential District) to B-3 (Community Business District).

ZC-083-2025
District II

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Initiated by: B and M Establishment Group Inc, Owner and Laura M. Valdez De La Garza, Applicant

Council District: II - Ricardo Richie Rangel,Jr.

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

- 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 No Limit Signs & Graphics

Citations, Warnings and/or Complaints:

1. On November 2025, a concerned citizen called about the proposed commercial use stating traffic is horrible in the area ,and the zone change will disrupt the peaceful neighborhood.
2. On July 18, 2018, a concerned citizen filed a complaint due to the property having two businesses in the same building with work trucks being parked throughout the neighborhood. A warning was issued for running a business without a Certificate of Occupancy.

Surrounding Land Uses: To the north of the site is Guatemozin Street, Girl Scouts of Greater South Texas, Market Street Tennis Courts, Joe Jackson Heights Funeral Chapel, Sweet Loring Frozen Yogurt, Champion Care Inc., single family residential uses, manufactured homes, and multi-family residential uses. To the east of the site is Seymour Avenue, vacant land, and single family residential use. To the south of the site is Aldama Street, single family residential uses, vacant land, and train

tracks. To the west of the site is Loring Avenue, single family residential uses, vacant building, W W Cabello Canales CO. (Customs Broker), and Splash Party Zone.

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

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

Transportation Plan: The Long Range Thoroughfare Plan identifies Guatemozin Street as a Local Street and Loring Avenue as a Local Street.

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

Letters sent to surrounding property owners: 23 In Favor: 0 Opposed: 0

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

1. The proposed zone change is not in conformance with the Comprehensive Plan's designation as high density residential (R-3, R-2, B-1R, B-1, R-O), which does not include B-3.
2. The proposed zone change does not meet the Laredo Land Development Code location requirement, stating that B-3 zoning districts should be located along minor or principal arterial streets. Guatemozin Street and Loring Avenue are identified as Local Streets in the Thoroughfare Plan.
3. The proposed site abuts R-3 zoning districts to the north, east, south, and west.

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 proposed site is abutting residential uses; however, there are some commercial uses north of the

site like Joe Jackson Heights Funeral Chapels and Sweet Loring Frozen Yogurt.

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

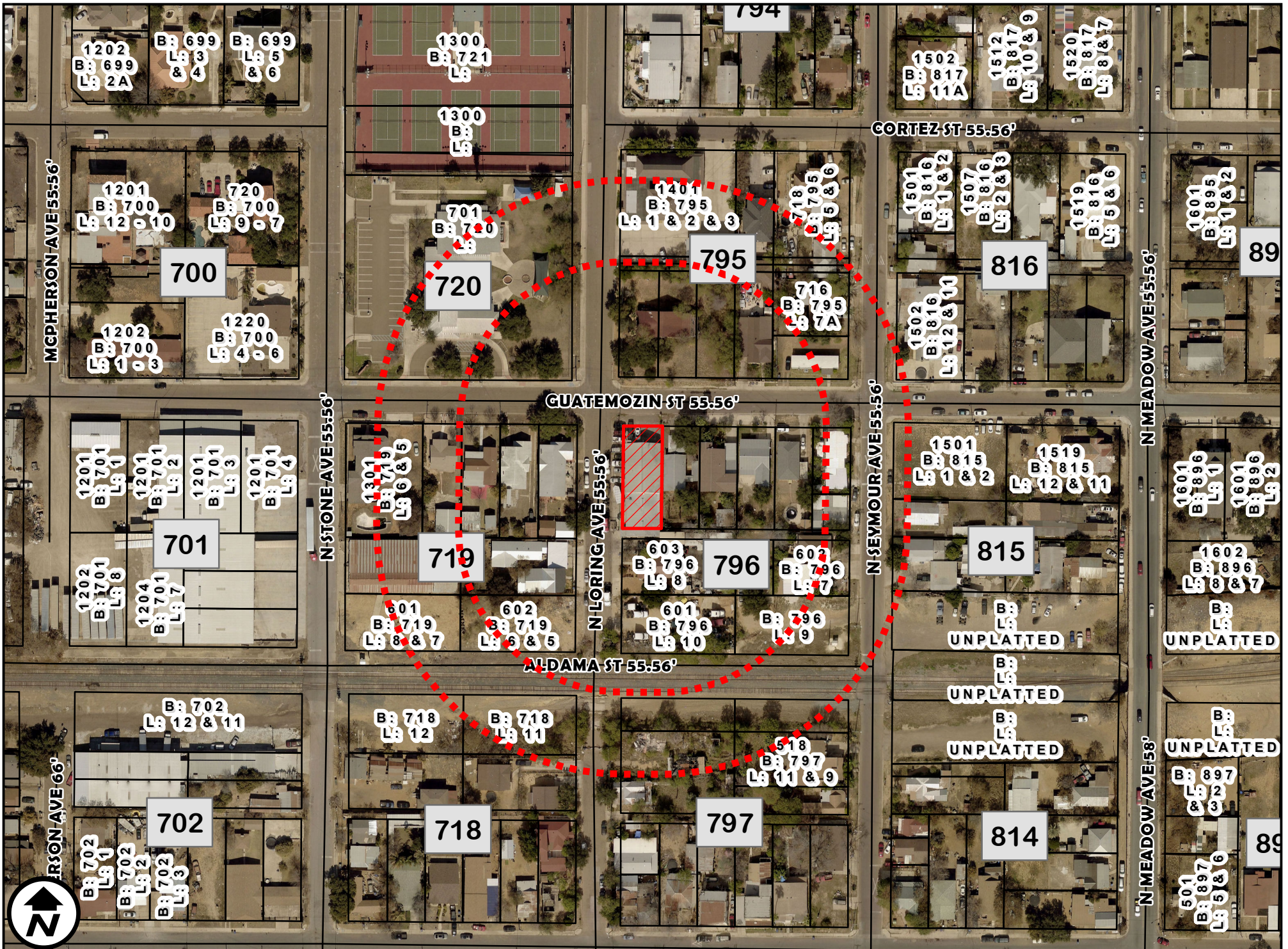
Yes, there proposed site is abutting R-3 zoning districts.

Will change adversely influence living conditions in the neighborhoods?

Possibly, the applicant did not identify the specific commercial use.

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

The applicant did not specify the specific intended use.

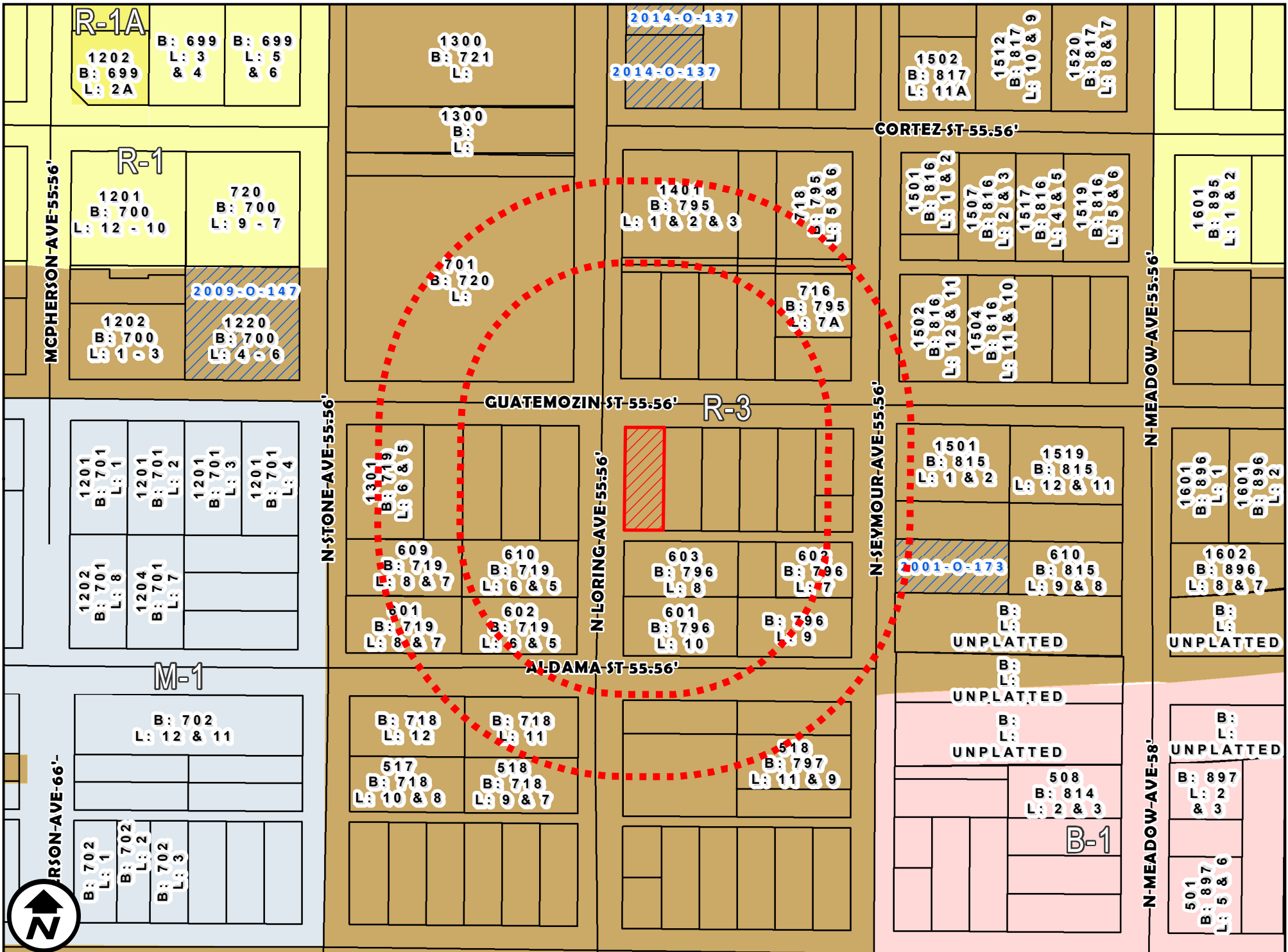


AERIAL MAP

1 inch = 150 feet

ZC-083-2025
COUNCIL DISTRICT 2
1401 GUATEMOZIN STREET

APPLICATION FOR
R-3 (MIXED RESIDENTIAL DISTRICT) TO
B-3 (COMMUNITY BUSINESS DISTRICT)

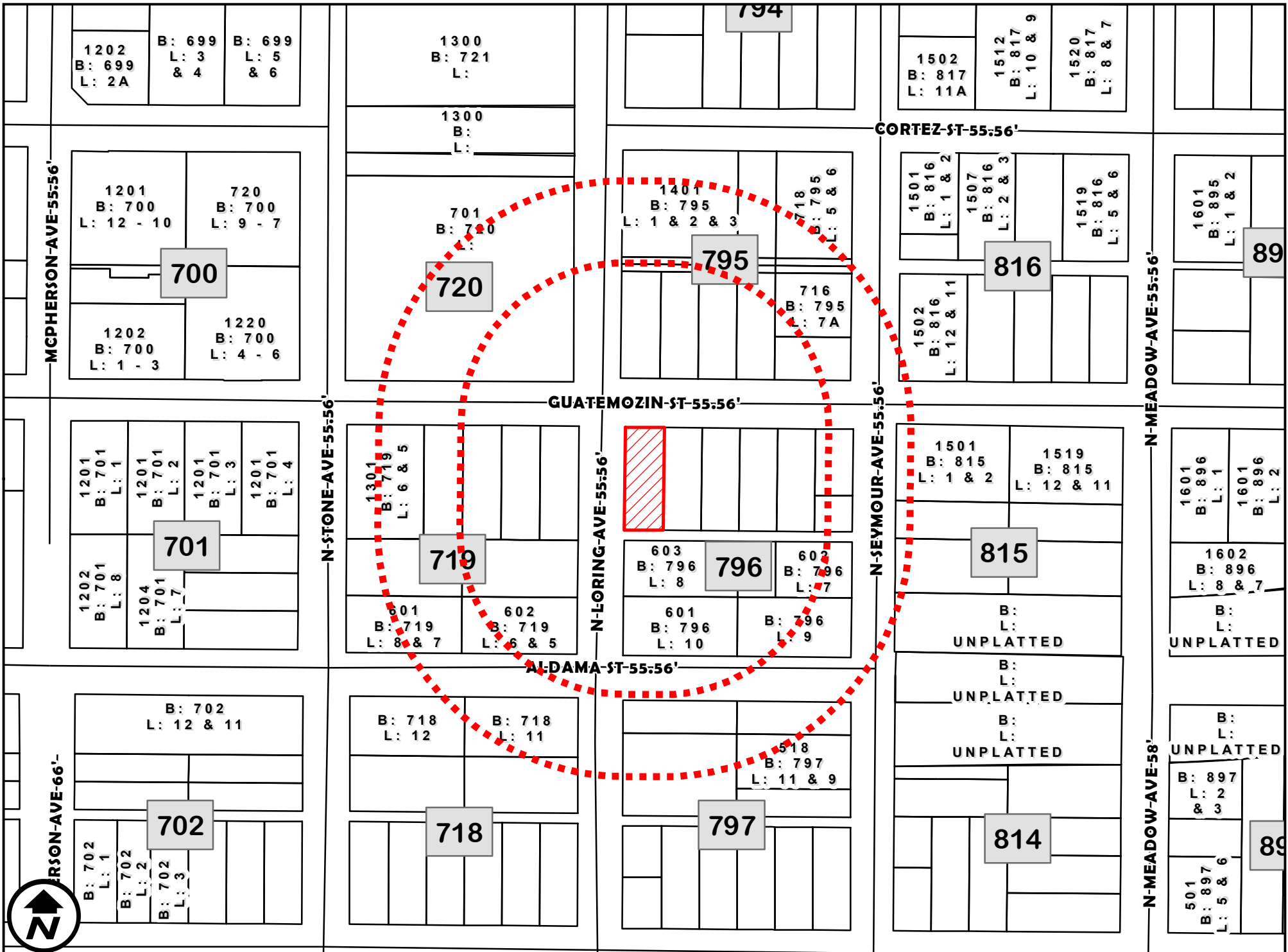


ZONING MAP

ZC-083-2025
COUNCIL DISTRICT 2
1401 GUATEMOZIN STREET

APPLICATION FOR
R-3 (MIXED RESIDENTIAL DISTRICT) TO
B-3 (COMMUNITY BUSINESS DISTRICT)

1 inch = 150 feet

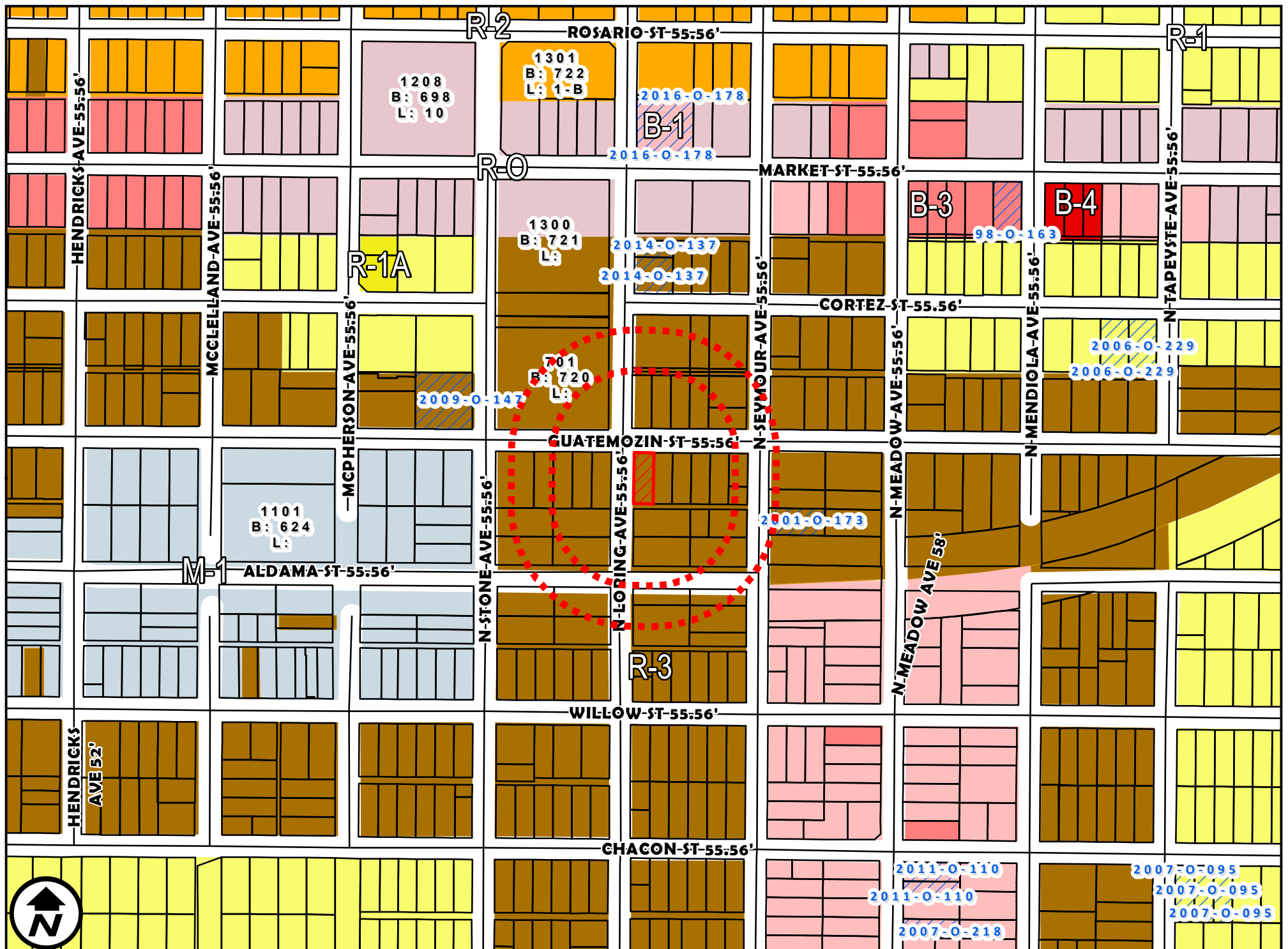


SURVEY MAP

1 inch = 150 feet

ZC-083-2025
COUNCIL DISTRICT 2
1401 GUATEMOZIN STREET

APPLICATION FC 10
R-3 (MIXED RESIDENTIAL DISTRICT) T
B-3 (COMMUNITY BUSINESS DISTRICT)



ZONING OVERVIEW

1 inch = 300 feet

ZC-083-2025
COUNCIL DISTRICT 2
1401 GUATEMOZIN STREET

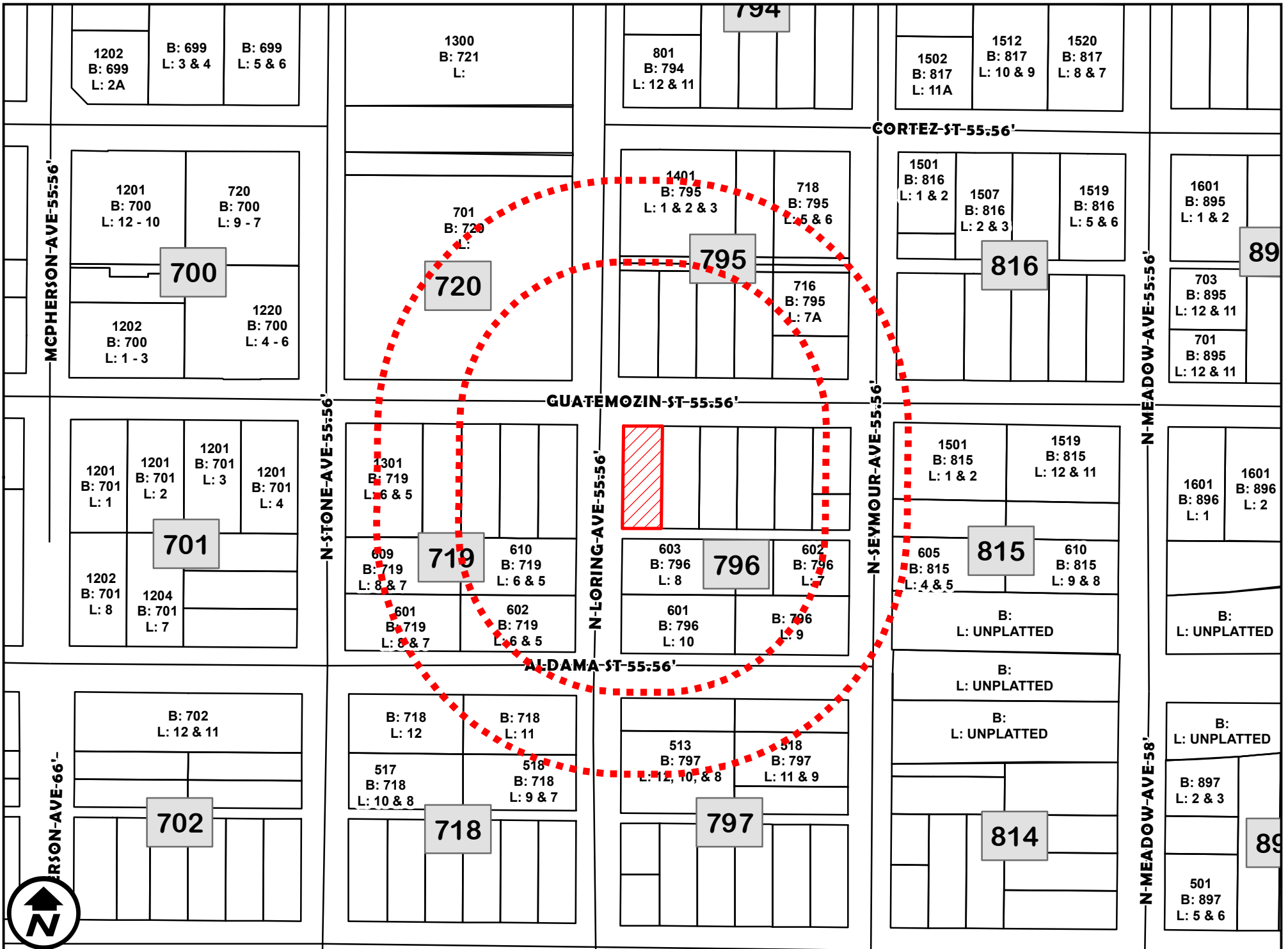
APPLICATION FC 11
R-3 (MIXED RESIDENTIAL DISTRICT) T
B-3 (COMMUNITY BUSINESS DISTRICT)



1 inch = 150 feet

ZC-083-2025

APPLICATION FC₁₂





City of Laredo

Planning & Zoning Commission

Meeting Date: 11/20/2025
Ordinance 5B

Public Hearing and Recommendation of an

SUBJECT

Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 8.6 acre tract, located north of Penn Street and west of Riverside Drive, from AG (Agriculture District) to M-1 (Light Manufacturing District).

ZC-001-2026
District VII

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Initiated by: Armand Javier Juarez, Owner and Francisco Ramos, Applicant and Representative

Council District: VII - Vanessa Perez

Proposed Use: The proposed use is for Trailer Parking and Storage.

Site: The site is currently vacant undeveloped land.

Surrounding Land Uses: To the north of the site is Island Street, Yarda Gonher Tx (import export company), Grupo RYT Importaciones (importer), Altezza Events (banquet hall), and vacant undeveloped land. To the east of the site Riverside Drive, is IMC Recycling Inc. (junkyard), Optimus Translog Services (transportation service), Guerros Tire Shop (car repair and maintenance service), and Laredo Job Corps Center. To the south of the site is Penn Street, Transportation Services (trucking company), and Cabral Yard (transportation service). To the west of the site is vacant undeveloped land.

Comprehensive Plan: The Future Land Use Map recognizes this area as Agricultural/Rural.

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

Transportation Plan: The Long Range Thoroughfare Plan identifies Riverside Drive as an Industrial Collector.

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

Letters sent to surrounding property owners: 16 In Favor: 0 Opposed: 0

Staff supports the proposed zone change for the following reasons:

1. The proposed site meets the minimum lot area requirement of 9,000 square feet for M-1 zone districts as per the Laredo Land Development Code, Section 24.77.1 Dimensional Standards. The property lot area is approximately 8.63 acres (1 acre = 43,560 feet).
2. There is predominately M-1 zoning to the east and south of the site.
3. The proposed use is compatible with the area since there are similar uses to the east and south of the site, such as trucking transportation services.
4. The proposed zoning will not 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 east of the site such as trucking transportation services.

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

No. The proposed zoning will not create an isolated zoning district.

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 trailer parking and storage as intended by the applicant.



AERIAL MAP

1 inch = 350 feet

ZC-001-2026

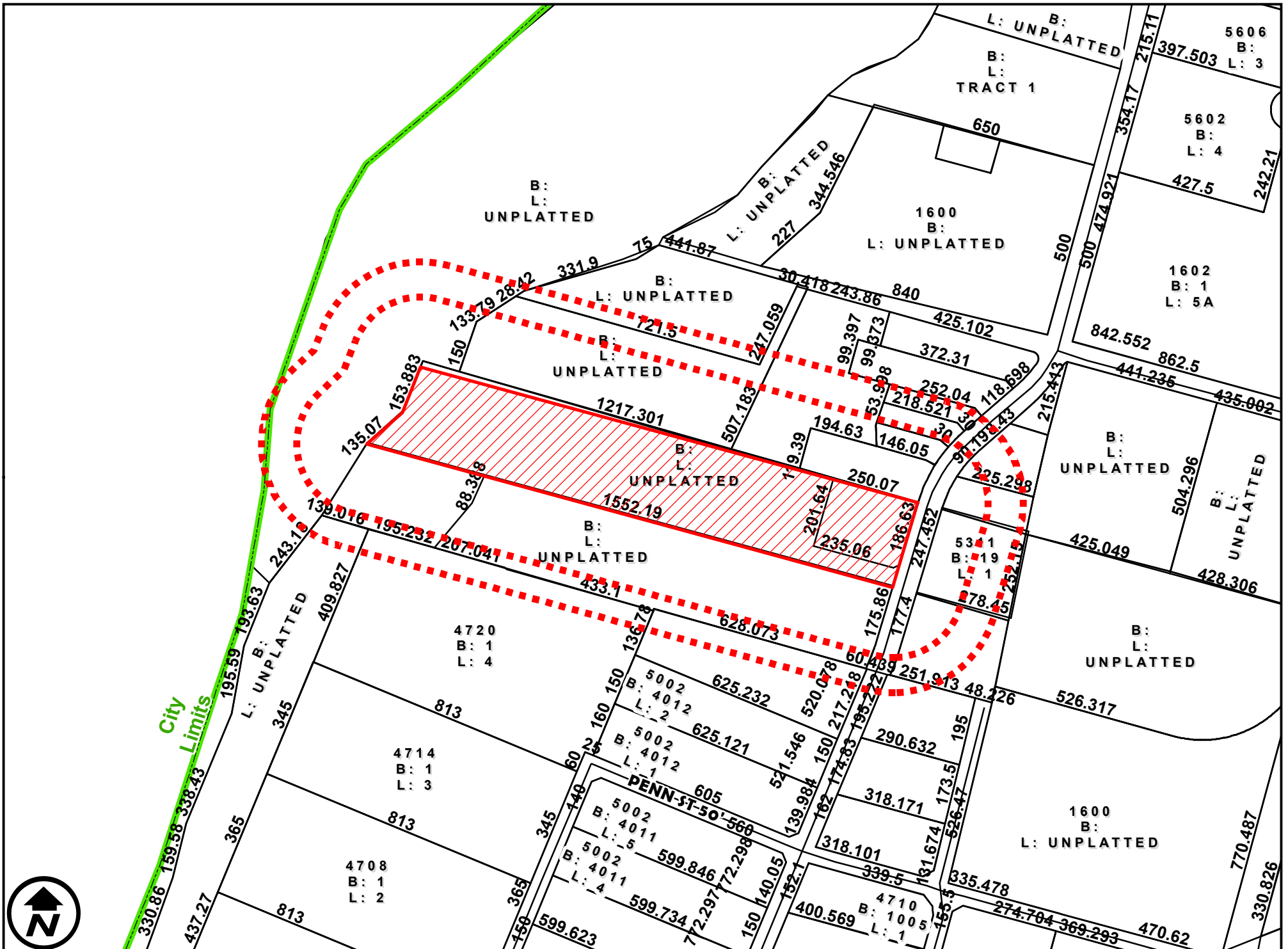
COUNCIL DISTRICT 7

NORTH OF PENN STREET AND WEST OF RIVERSIDE DRIVE

APPLICATION FC 17

AG (AGRICULTURAL DISTRICT) T

M-1 (LIGHT MANUFACTURING DISTRICT)



DIMENSIONS MAP

ZC-001-2026

COUNCIL DISTRICT 7

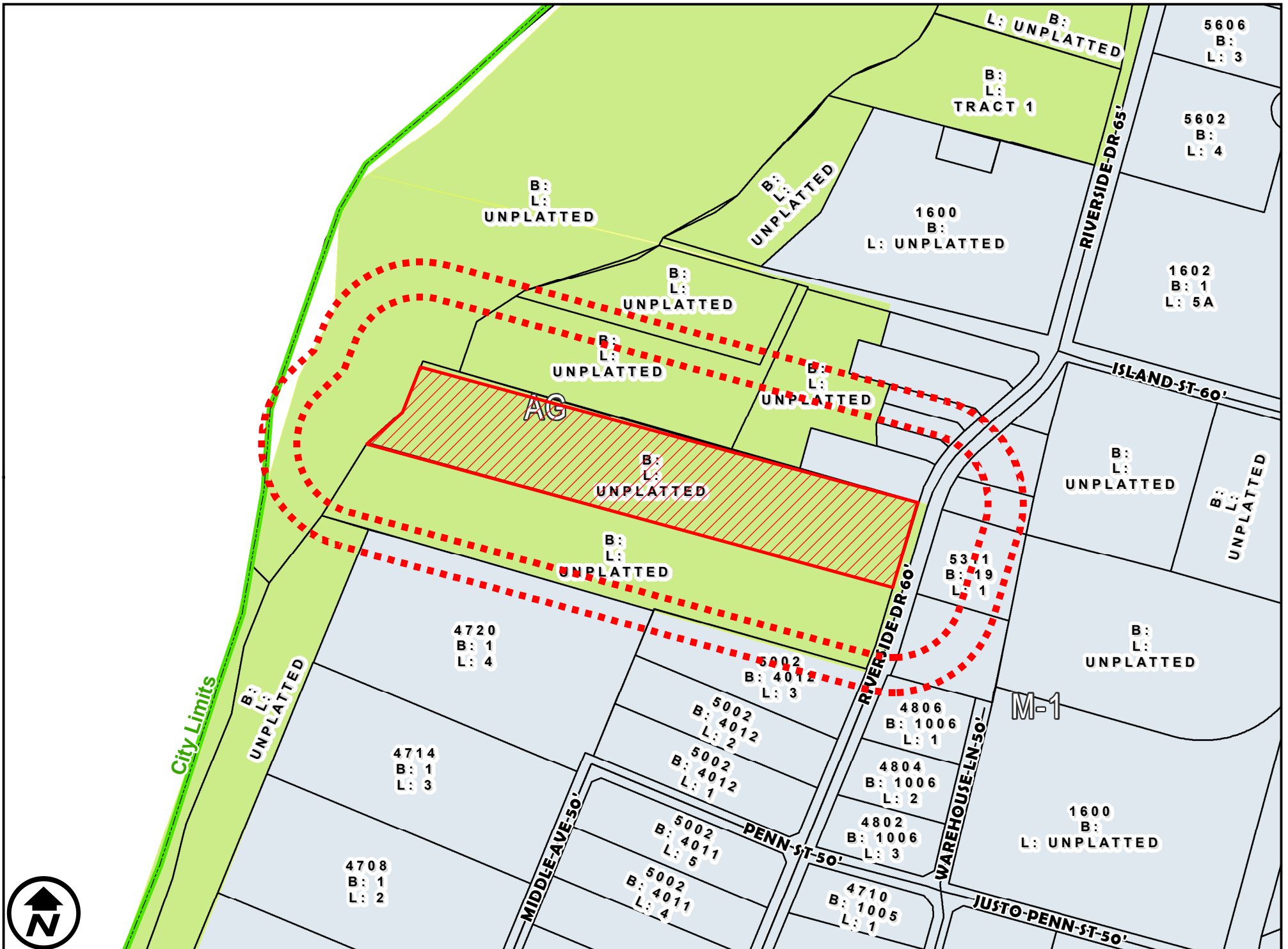
NORTH OF PENN STREET AND WEST OF RIVERSIDE DRIVE

APPLICATION FC 18

AG (AGRICULTURAL DISTRICT) T

M-1 (LIGHT MANUFACTURING DISTRICT)

1 inch = 350 feet



ZONING MAP

1 inch = 350 feet

ZC-001-2026

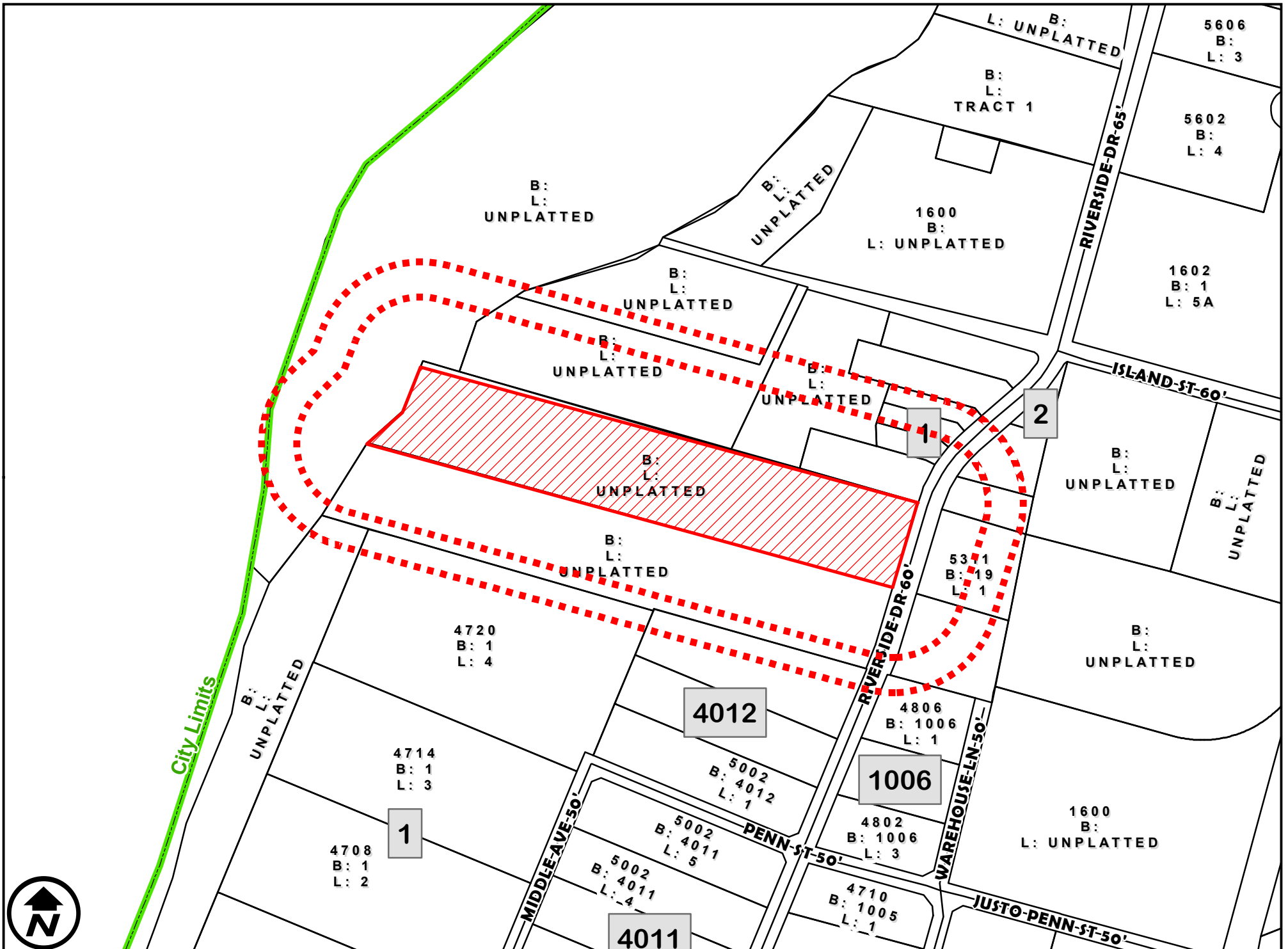
COUNCIL DISTRICT 7

NORTH OF PENN STREET AND WEST OF RIVERSIDE DRIVE

APPLICATION FC 19

AG (AGRICULTURAL DISTRICT) T

M-1 (LIGHT MANUFACTURING DISTRICT)



SURVEY MAP

1 inch = 350 feet

ZC-001-2026

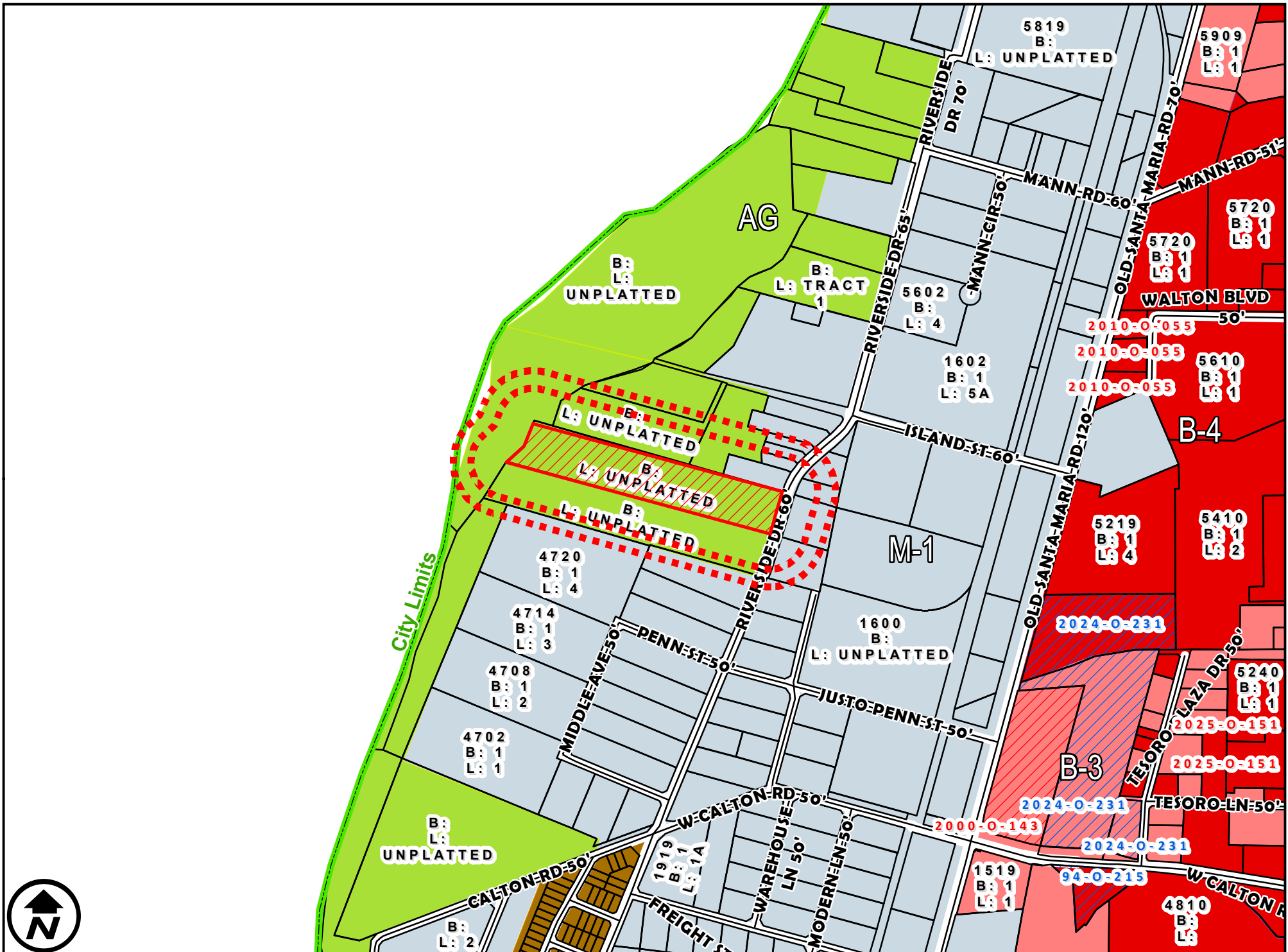
COUNCIL DISTRICT 7

NORTH OF PENN STREET AND WEST OF RIVERSIDE DRIVE

APPLICATION FC 20

AG (AGRICULTURAL DISTRICT) TC

M-1 (LIGHT MANUFACTURING DISTRICT)



ZONING OVERVIEW

1 inch = 700 feet

ZC-001-2026

COUNCIL DISTRICT 7

NORTH OF PENN STREET AND WEST OF RIVERSIDE DRIVE

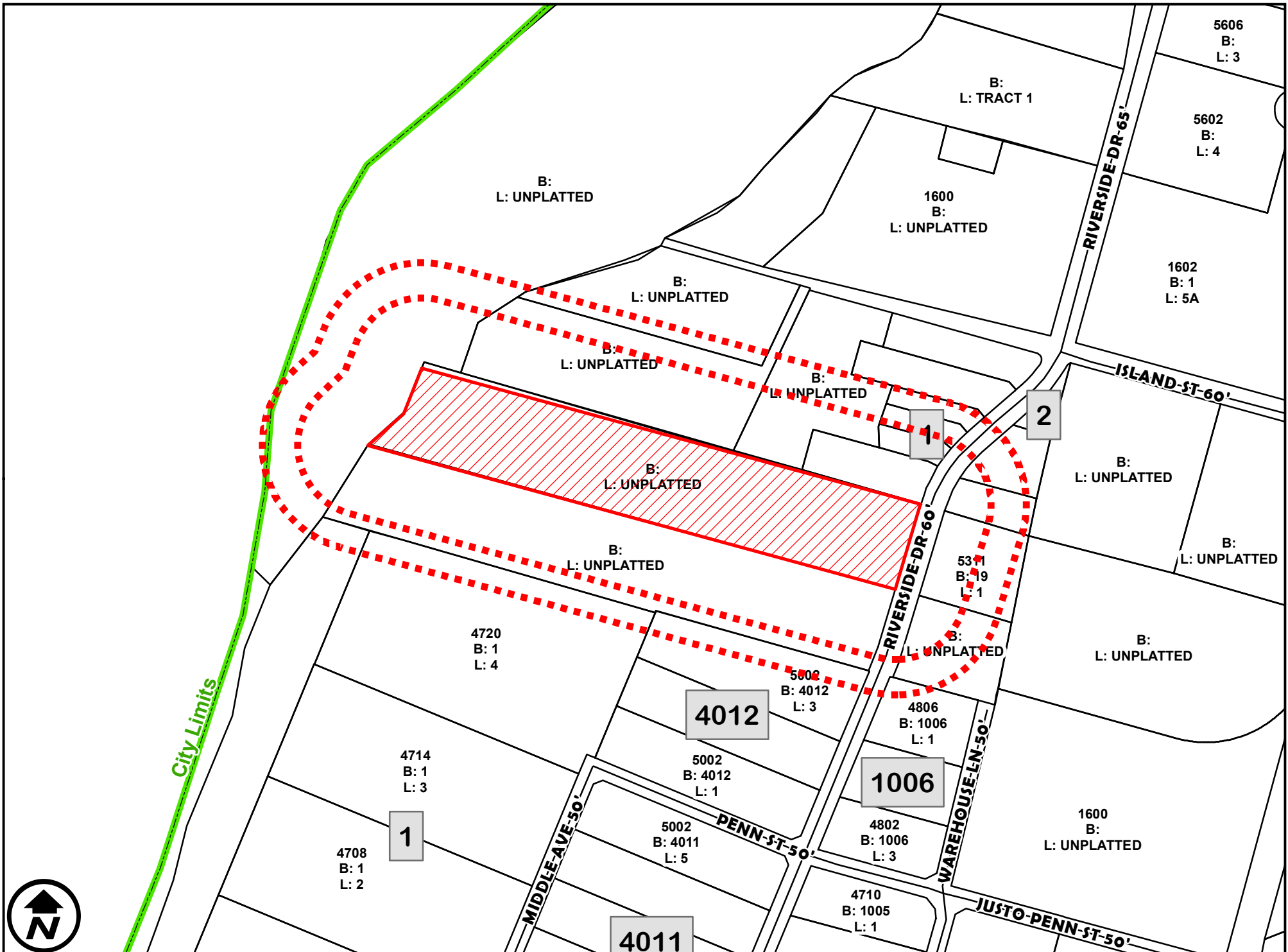
APPLICATION FC 21

AG (AGRICULTURAL DISTRICT) T

M-1 (LIGHT MANUFACTURING DISTRICT)



AG (AGRICULTURAL DISTRICT) T²²
M-1 (LIGHT MANUFACTURING DISTRICT)



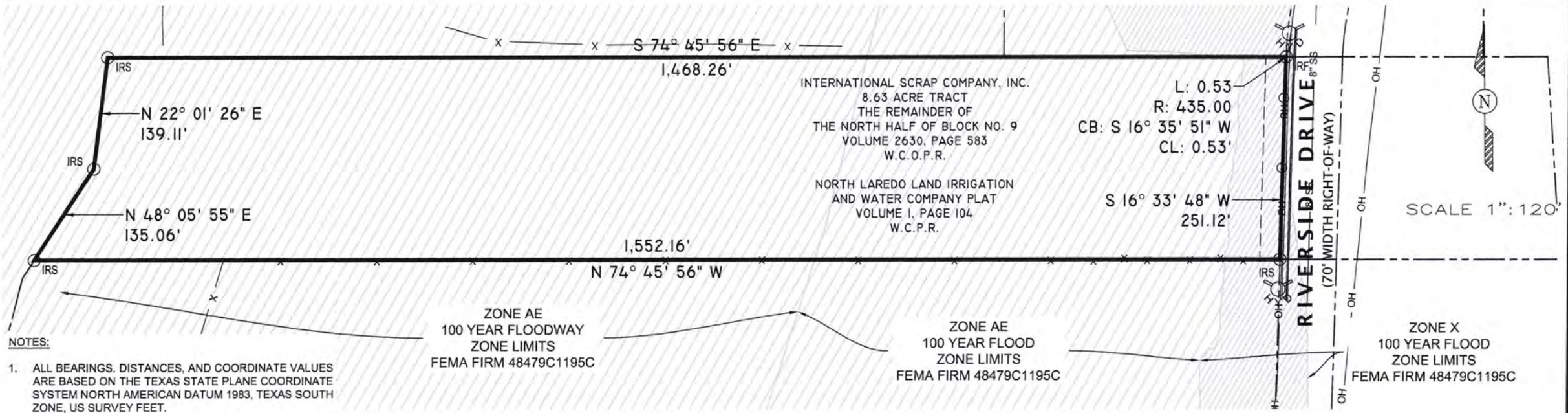
200' AND 300' NOTIFICATION

1 inch = 350 feet

3C-001-2026
COUNCIL DISTRICT 7
NORTH OF PENN STREET AND WEST OF RIVERSIDE DRIVE

APPLICATION FC 23
AG (AGRICULTURAL DISTRICT) TC
M-1 (LIGHT MANUFACTURING DISTRICT)





- NOTES:**
1. ALL BEARINGS, DISTANCES, AND COORDINATE VALUES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH AMERICAN DATUM 1983, TEXAS SOUTH ZONE, US SURVEY FEET.
 2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT; THEREFORE OTHER EASEMENTS, RIGHT-OF-WAYS, AND OTHER FEATURES AFFECTING THIS PROPERTY MAY NOT BE SHOWN.
 3. THIS WORK DOES NOT REPRESENT A CHAIN OF TITLE EXAMINATION, SURFACE MINERAL FEE IN EITHER SUBJECT AND/OR ADJACENT TRACTS MAY NOT BE CURRENT AND/OR HISTORICALLY CORRECT AND IS SHOWN FOR INFORMATIONAL PURPOSE ONLY.
 4. BY GRAPHICAL SCALING, THIS PROPERTY APPEARS TO BE LOCATED WITHIN ZONE X, AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD; AND IN ZONE AE, SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), ALSO KNOWN AS THE BASE FLOOD, IS THE FLOOD THAT HAS A 1% CHANCE OF BEING EQUALLED OR EXCEEDED IN ANY GIVEN YEAR, THE SPECIAL FLOOD HAZARD AREA IF THE AREA SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE FLOOD. AREAS OF SPECIAL FLOOD HAZARD INCLUDE ZONES A, AE, AH, AO, AR, A99, V AND VE. THE BASE FLOOD ELEVATION IS THE WATER SURFACE ELEVATION OF THE 1% ANNUAL CHANCE FLOOD. ZONE AE - BASE FLOOD ELEVATIONS DETERMINED. AND ALSO IN THE FLOODWAY AREAS IN ZONE AE, THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS. AS PER MAP 48479C1195C, EFFECTIVE DATE APRIL 2, 2008.

LEGEND

- PROPERTY LINE
- LOT LINES
- OH OVERHEAD LINES
- IRF FOUND IRON ROD
- FIRE HYDRANT

BASIS OF BEARINGS:
BASIS OF BEARING FOR THIS PLAT IS THE TEXAS COORDINATE SYSTEM, NAD 83, TEXAS SOUTH ZONE, 4205, BASED ON MEASUREMENTS ACCORDING TO A GPS OBSERVATION SESSION AND COMPUTED BY THE NATIONAL GEODETIC SURVEY (NGS) ON BASE LOCATION:

LATITUDE : 027° 34' 55.94"
LONGITUDE : 099° 31' 36.09"
NORTHING : 17101808.4200"
EASTING : 651680.1900"



I, THE UNDERSIGNED, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THE FOREGOING PLAT OF SURVEY WAS PREPARED FROM AN ACTUAL SURVEY OF THE STATED PROPERTY ON THE GROUND AND UNDER MY SUPERVISION, AND THAT THIS SKETCH REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY.

Francisco Ramos April 14, 2025
FRANCISCO RAMOS, R.P.L.S. No. 6573 DATE

SURVEY OF
A 8.63 ACRE TRACT
THE REMAINDER OF BLOCK NO. 9
NORTH LAREDO LAND IRRIGATION
AND WATER COMPANY PLAT
VOLUME 1, PAGE 104
W.C.P.R.
LAREDO, TX

RAMOS ENGINEERING, PLLC
4820 MIMS AVE., STE. #2 LAREDO, TX 78041
O: 956.539.7003 FIRM NUMBERS ENG: F-23568 SUR: 10194771

APPROVED BY: F.R.
DRAWN BY: F.R.
SHEET 1 OF 1
CHECKED BY: F.R.
DATE: 04.14.2025

FILE:2025-527 - 8 ACRE PLAT - REZONE - SURVEY.DWG REV: —

City of Laredo

Planning & Zoning Commission

Meeting Date: 11/20/2025
Ordinance 5C

Public Hearing and Recommendation of an

SUBJECT

Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Block 1, Fire Station No. 11, located at 11015 McPherson Road, from AG (Agricultural District) to M-1 (Light Manufacturing District).

ZC-002-2026
District VI

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Initiated by: City of Laredo, Joseph Neeb, Owner; Gloria P. Saavedra, Representative

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

Proposed Use: The proposed use is for Truck/Heavy/Equipment/Recreational Vehicle Repair (Fire Station Fleet Annex).

Site: The site is currently occupied by Fire Station No. 10.

Surrounding Land Uses: To the north of the site is Nafta Boulevard, Laredo North Border Patrol Station, L&M Forwarding, and Degasa USA. To the east of the site is McPherson Road, Diana M. DE Motemayor, LLC, communication tower, and Rava Forwarding. To the south of the site is Bob Bullock Loop, Circle K, Olive Garden, Crossroads Avenue, and a vacant commercial plaza. To the west of the site is a water plant, vacant land, and Burlington's.

Comprehensive Plan: The Future Land Use Map recognizes this area as Institutional.
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 Principal Arterial and identifies Nafta Boulevard as a Local Street.
<https://www.cityoflaredo.com/home/showpublisheddocument/17680/638703100333370000>

Letters sent to surrounding property owners: 11 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 Institutional, which allows the use of a fire station.
2. The proposed zone change is appropriate at this location, as the property abuts M-1 zoning to the north and west of the site.
3. The proposed use is appropriate at this location, as the surrounding area contains more intensive uses, including trucking companies that operate heavy equipment and machinery.

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

M-1. The purpose of the M-1 District (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?

No. There are high intense uses within the vicinity of the site.

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

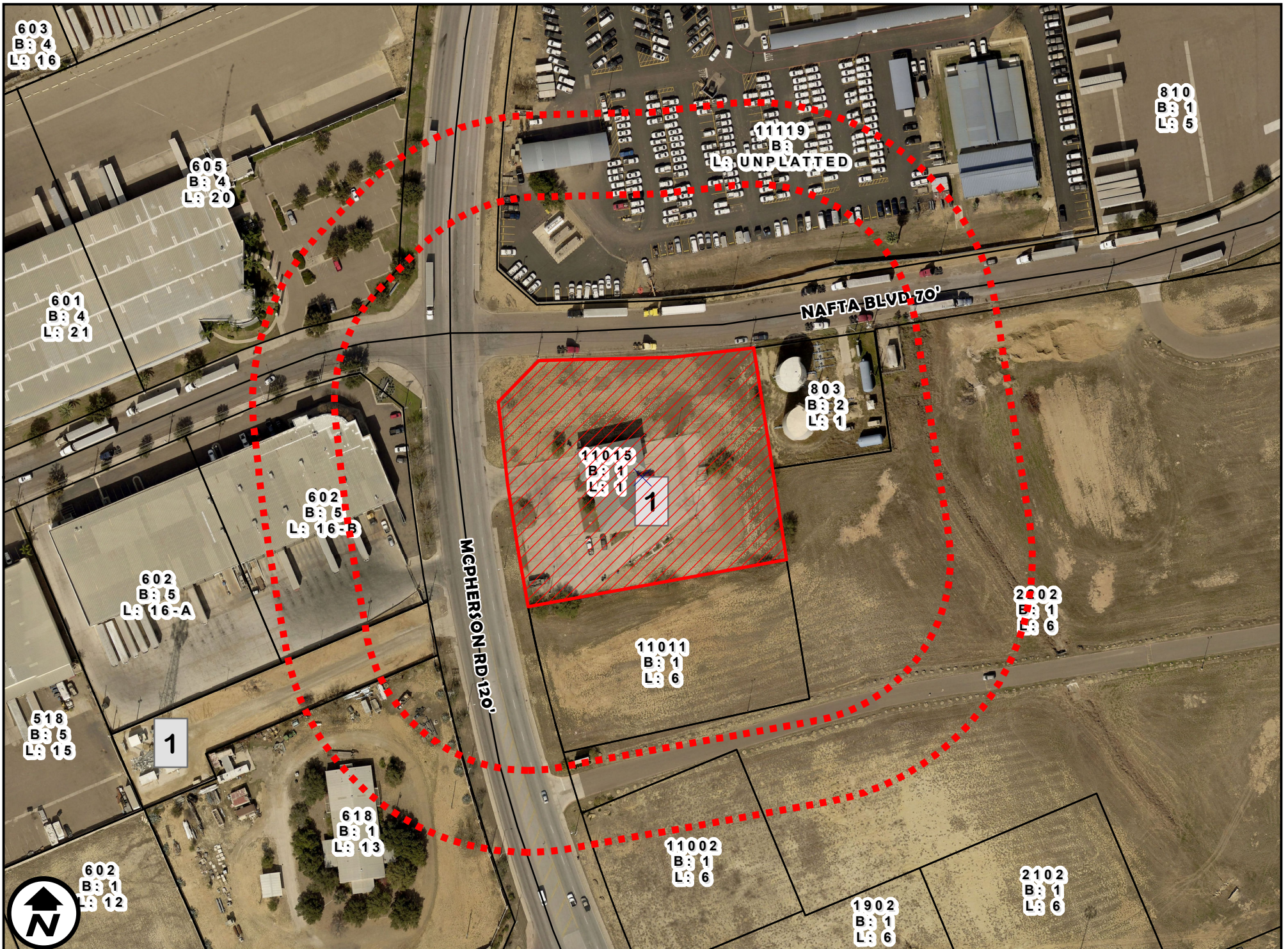
No. The proposed zone will not create an isolated zoning district. There is a large area of M-1 zoning district to the north and west of the site.

Will change adversely influence living conditions in the neighborhoods?

No. The proposed zone change is not anticipated to have a negative impact with the surrounding area or neighborhoods. The property is an existing Fire Station that is adding a fleet annex for the fire engine trucks.

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

Yes. The existing zone does not allow for a Truck/Heavy/Equipment/Recreational Vehicle Repair (Fire Station Fleet Annex) as intended by the applicant.

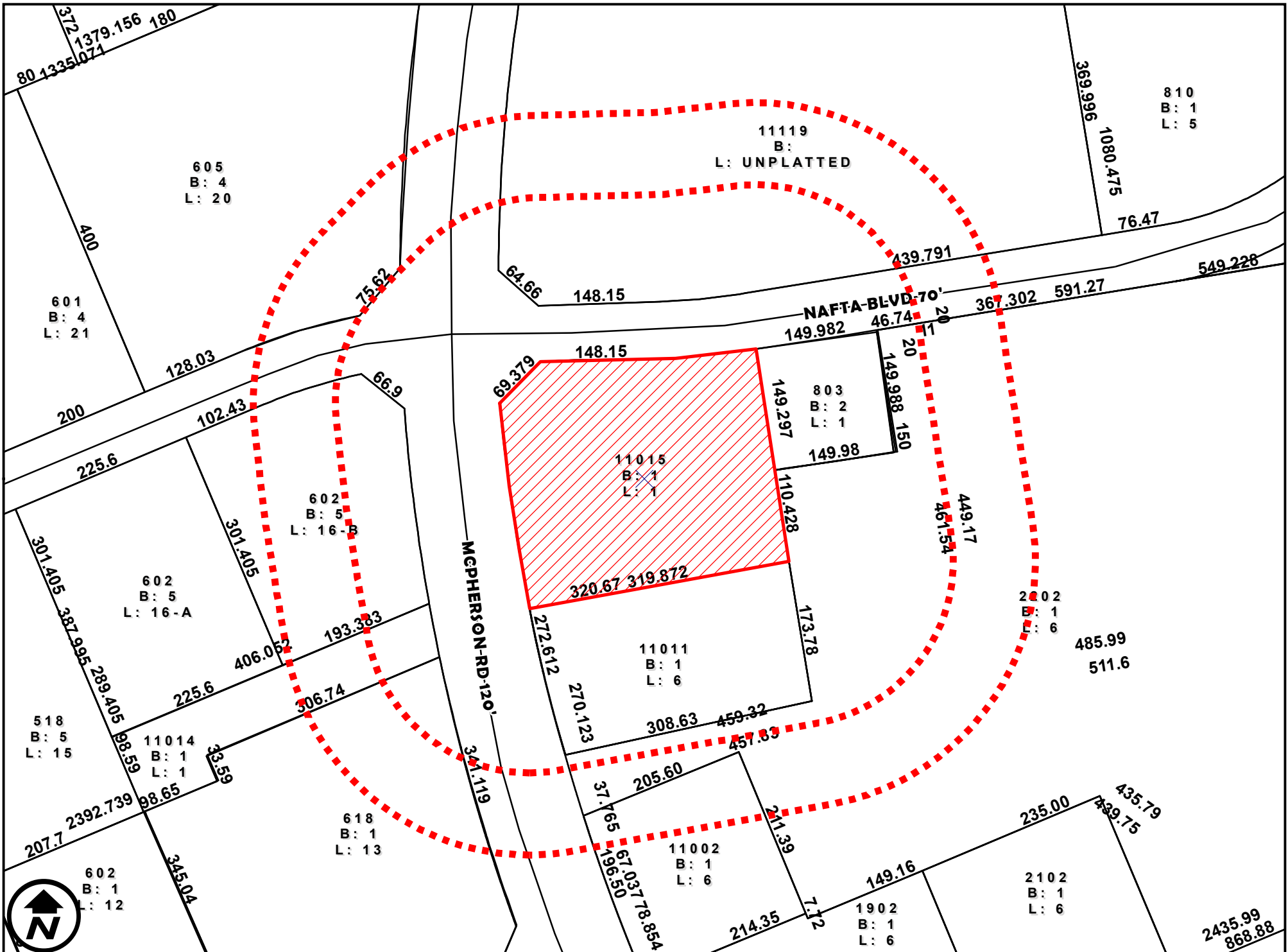


AERIAL MAP

1 inch = 150 feet

ZC-002-2026
COUNCIL DISTRICT 6
11015 MCPHERSON ROAD

APPLICATION FC 28
AG (AGRICULTURAL DISTRICT) TC
M-1 (LIGHT MANUFACTURING DISTRICT)

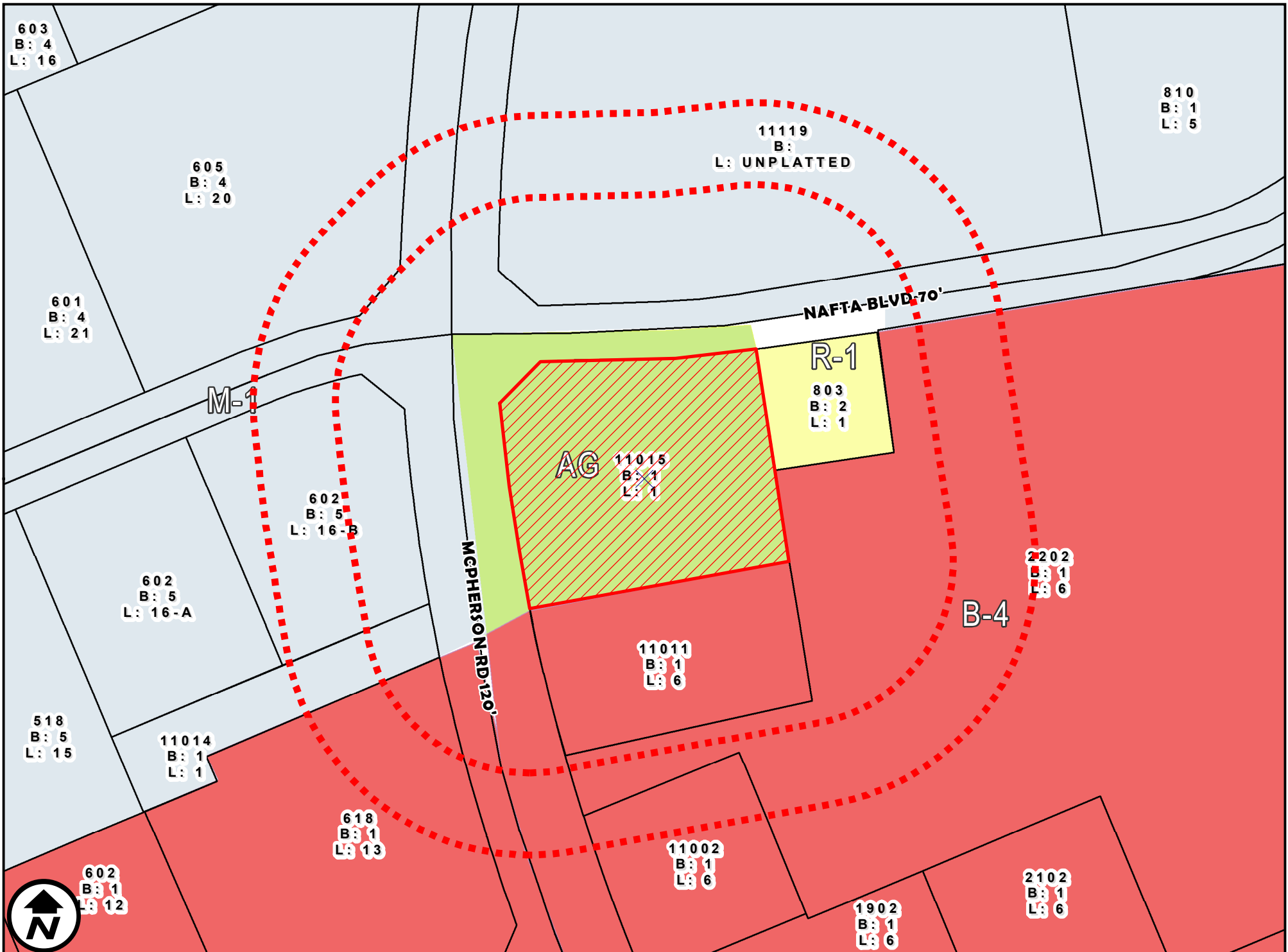


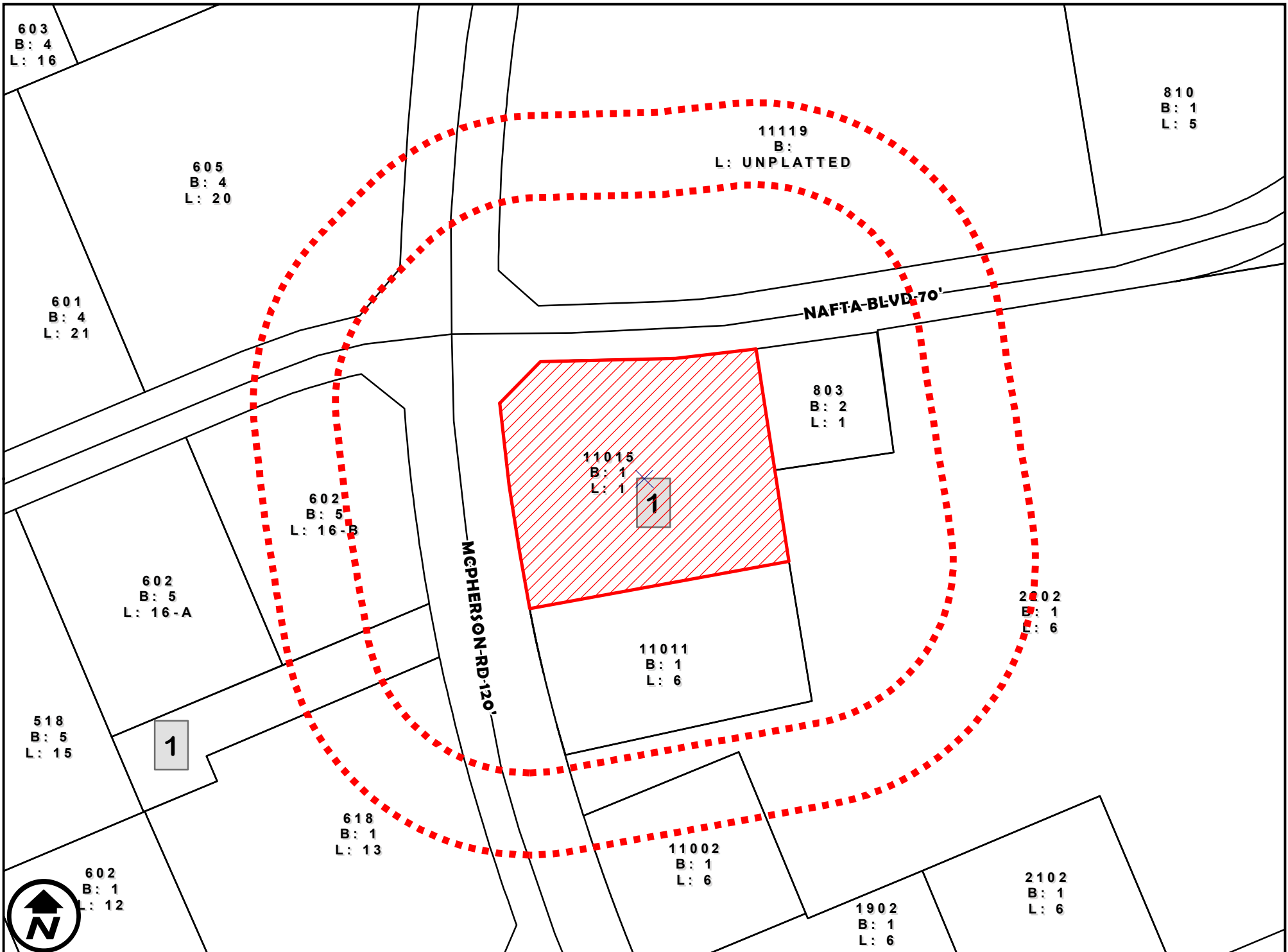
DIMENSIONS MAP

1 inch = 150 feet

ZC-002-2026
COUNCIL DISTRICT 6
11015 MCPHERSON ROAD

APPLICATION FC-29
AG (AGRICULTURAL DISTRICT) TC
M-1 (LIGHT MANUFACTURING DISTRICT)



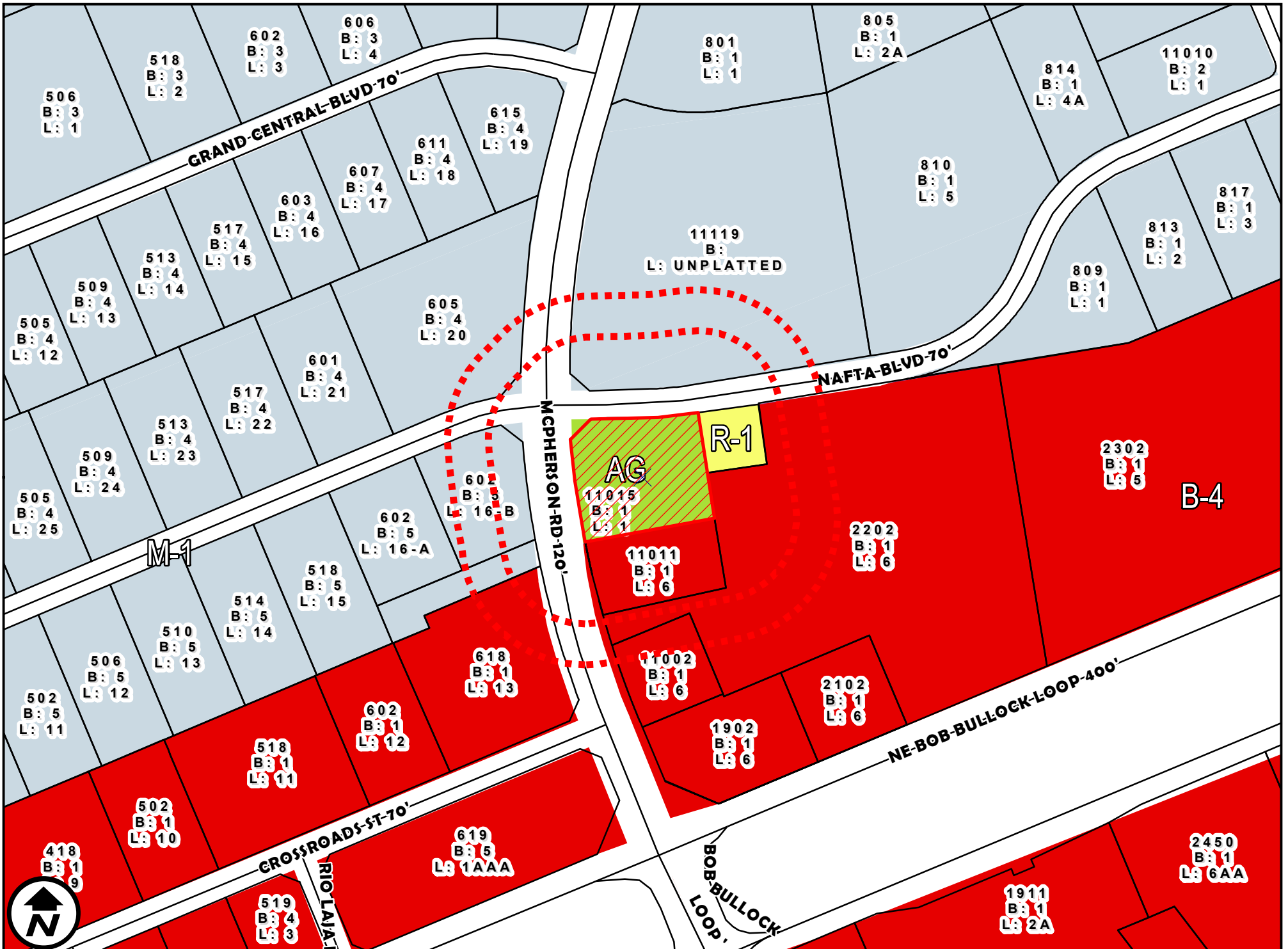


SURVEY MAP

1 inch = 150 feet

ZC-002-2026
COUNCIL DISTRICT 6
11015 MCPHERSON ROAD

APPLICATION FC-31
AG (AGRICULTURAL DISTRICT) T-1
M-1 (LIGHT MANUFACTURING DISTRICT)

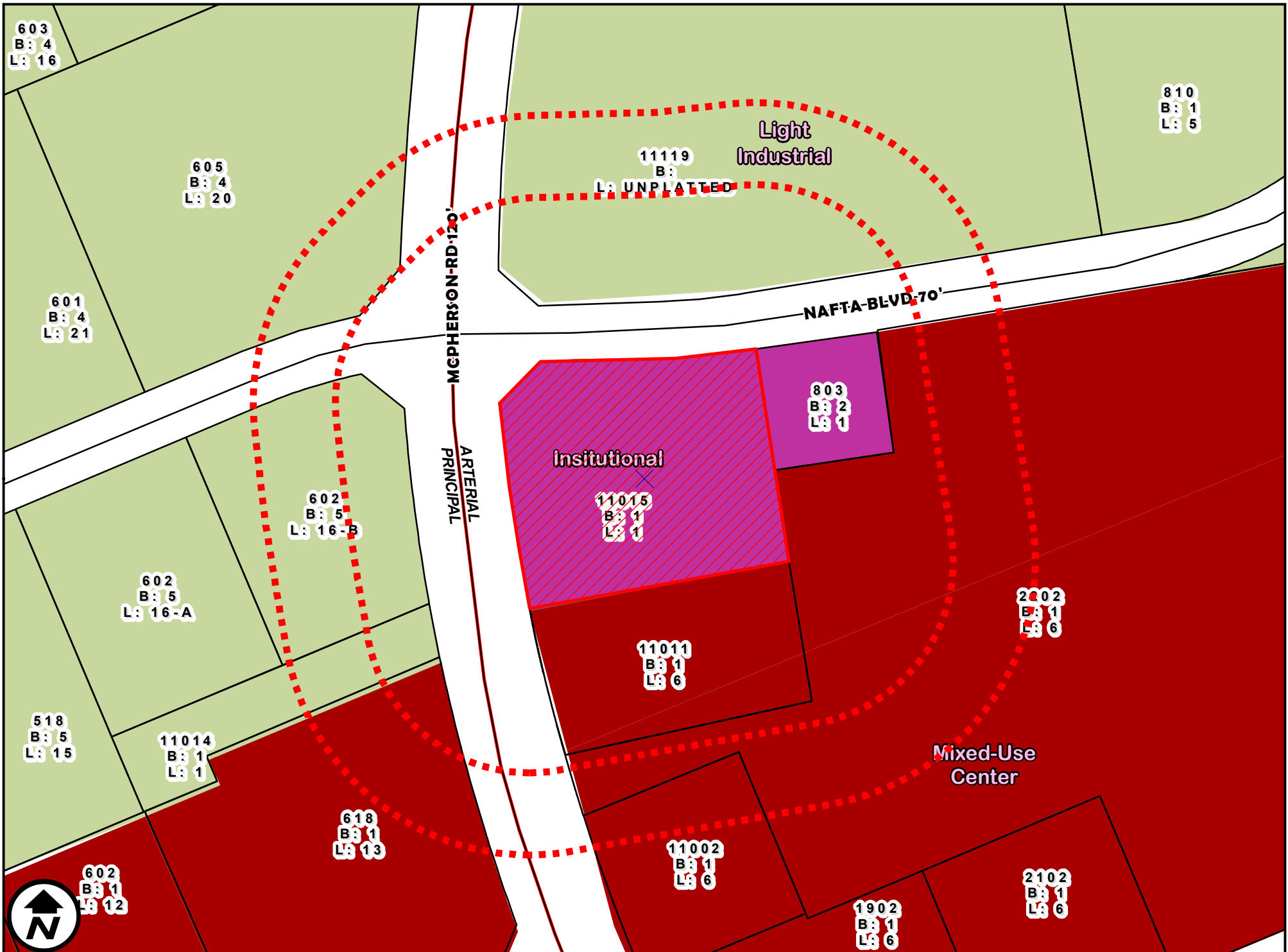


ZONING OVERVIEW

1 inch = 300 feet

ZC-002-2026
COUNCIL DISTRICT 6
11015 MCPHERSON ROAD

APPLICATION FC 32
AG (AGRICULTURAL DISTRICT) T
M-1 (LIGHT MANUFACTURING DISTRICT)

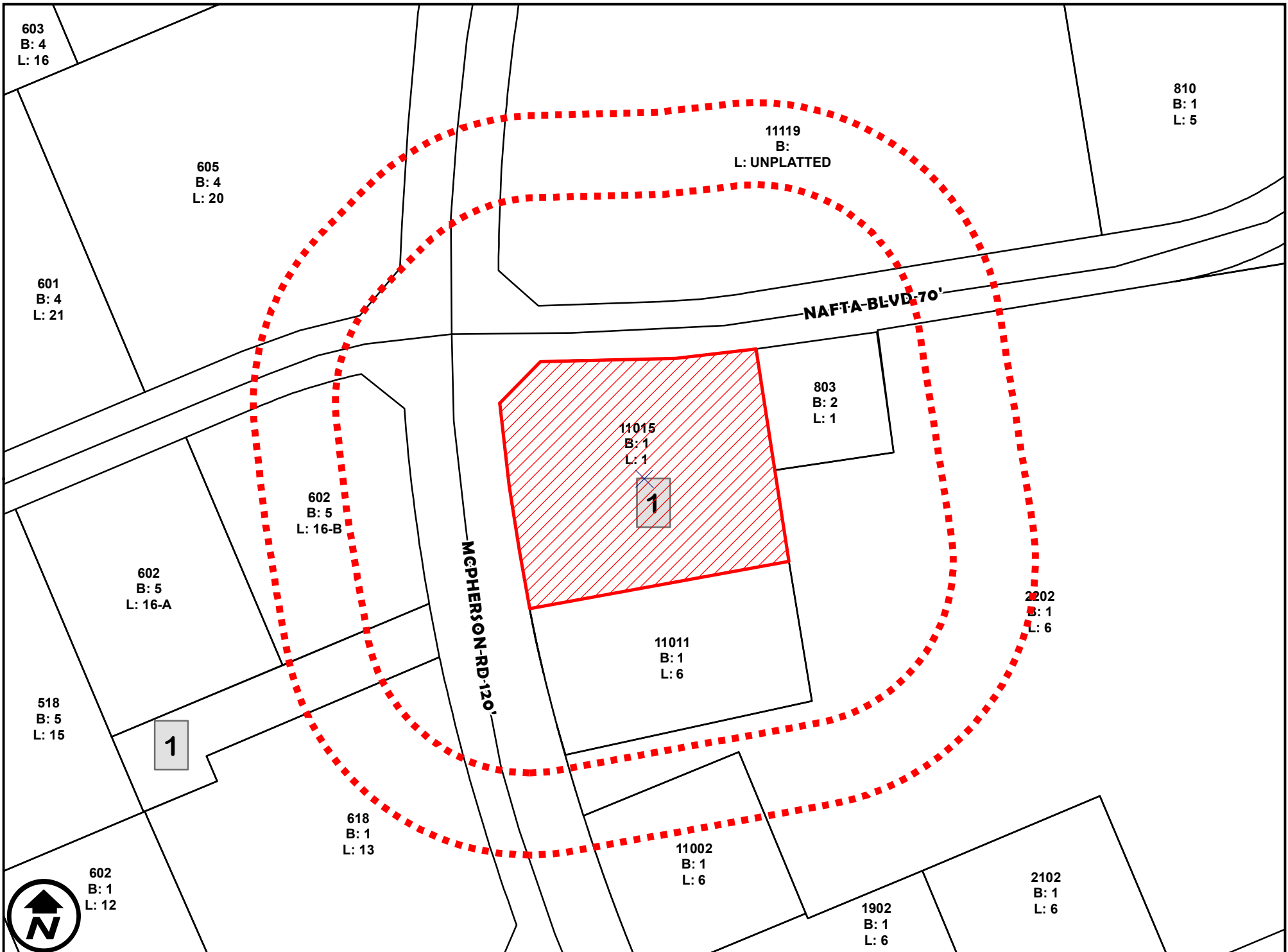


FUTURE LANDUSE

1 inch = 150 feet

ZC-002-2026
COUNCIL DISTRICT 6
11015 MCPHERSON ROAD

APPLICATION FC 33
AG (AGRICULTURAL DISTRICT) T-1
M-1 (LIGHT MANUFACTURING DISTRICT)



200' AND 300' NOTIFICATION

1 inch = 150 feet

ZC-002-2026
COUNCIL DISTRICT 6
11015 MCPHERSON ROAD

APPLICATION FC 34
AG (AGRICULTURAL DISTRICT) T-
M-1 (LIGHT MANUFACTURING DISTRICT)



City of Laredo

Planning & Zoning Commission

Meeting Date: 11/20/2025
Ordinance 5D

Public Hearing and Recommendation of an

SUBJECT

Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 3.70 acres, located north of Cielito Lindo Boulevard and west of Ejido Avenue, from B-1 (Limited Business District) and R-1A (Single Family Reduced Area District) to B-3 (Community Business District).

ZC-004-2026
District II

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Initiated by: Salinas Village Development Corporation, Owner; Porras Nance Engineering, Applicant/Representative

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

Proposed Use: The proposed use is for a restaurant (drive thru).

Site: The site is currently vacant developed land.

Surrounding Land Uses: To the north of the site is mixed residential uses such as mobile homes and single family residential uses, Earthhaven Drive, and vacant developed land. To the east of the site is Ejido Avenue, Dollar Tree, and vacant land. To the south of the site is Cielito Lindo Boulevard and Lyndon B Johnson High School. To the west of the site is Everton Drive, Dollar General Market, vacant land, and mixed residential uses.

Comprehensive Plan: The Future Land Use Map recognizes this area as predominantly Neighborhood Mixed-Use and a portion of Medium Density Residential.

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

Transportation Plan: The Long Range Thoroughfare Plan identifies Ejido Avenue as a Principal Arterial, Cielito Lindo Boulevard as a Major Arterial, and Everton Drive as a Local Street.

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

Letters sent to surrounding property owners: 20 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 predominantly designation as Neighborhood Mixed-Use (All Except, M-1, M-2, AH, AN, FH OG, B-4 allowed with exceptions***), which includes B-3 zoning districts.
2. The proposed zone change is appropriate at this location since there are B-3 zoning districts within the vicinity of the property.
3. The proposed use is compatible at this location, as the restaurant (drive thru) will provide additional amenities to the surrounding area.

Notice to the owner/applicant:

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

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?

No. There are similar uses within the vicinity of the site.

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

No. The proposed zone will not create an isolated zoning district. There is an area of B-3 zoning district to the south of the site.

Will change adversely influence living conditions in the neighborhoods?

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

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

Yes. The existing zone does not allow for a restaurant (drive thru) as intended by the applicant.



AERIAL MAP

ZC-004-2026

APPLICATION FC 38

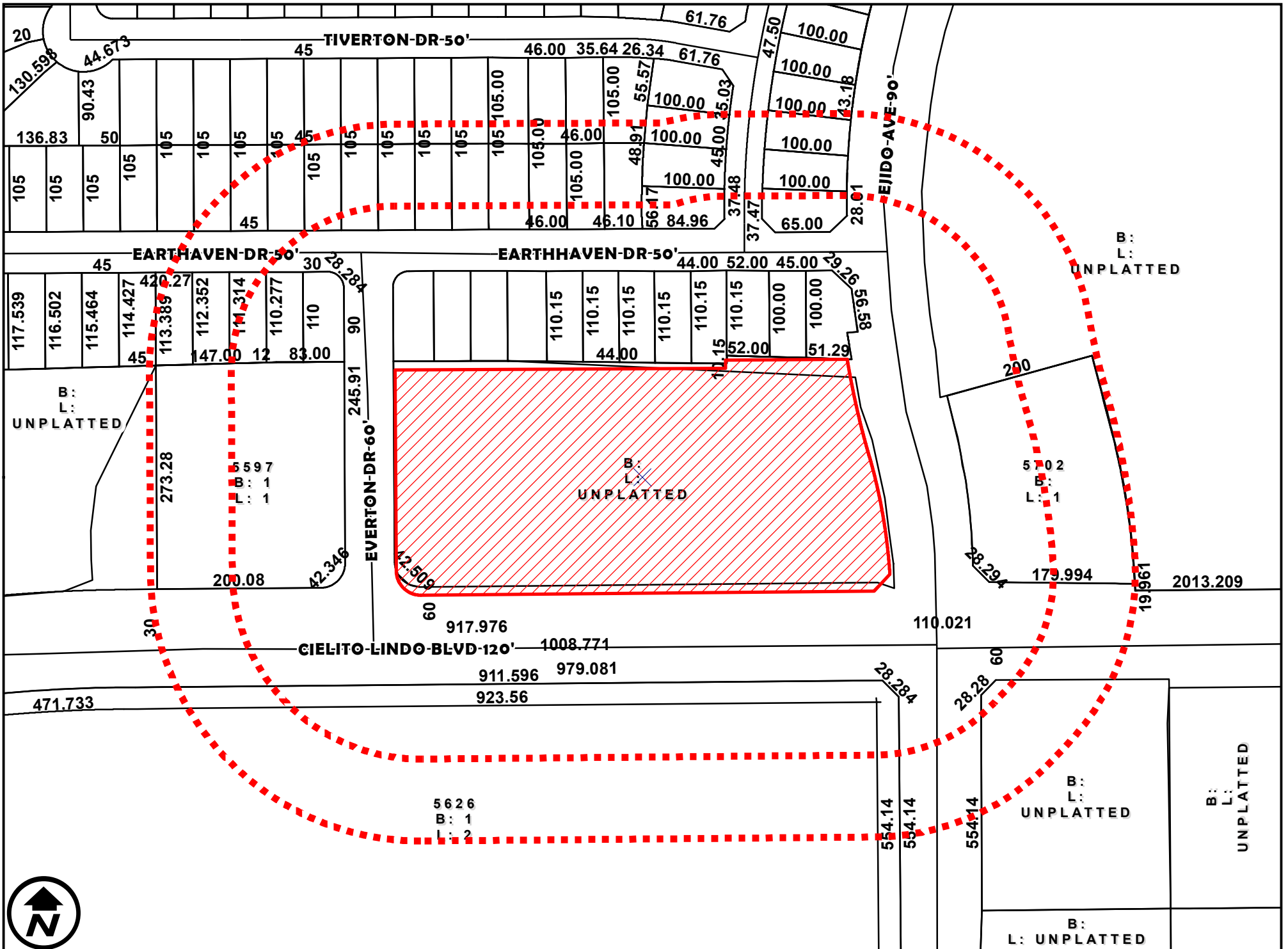
1 inch = 150 feet

COUNCIL DISTRICT 2

B-1 (LIMITED BUSINESS DISTRICT) AND R-1A (SINGLE FAMILY REDUCED AREA DISTRICT) 1

NORTH OF CIELITO LINDO BOULEVARD AND WEST OF EIJIDO AVENUE

B-3 (COMMUNITY BUSINESS DISTRICT)



DIMENSIONS MAP

ZC-004-2026

APPLICATION FC-39

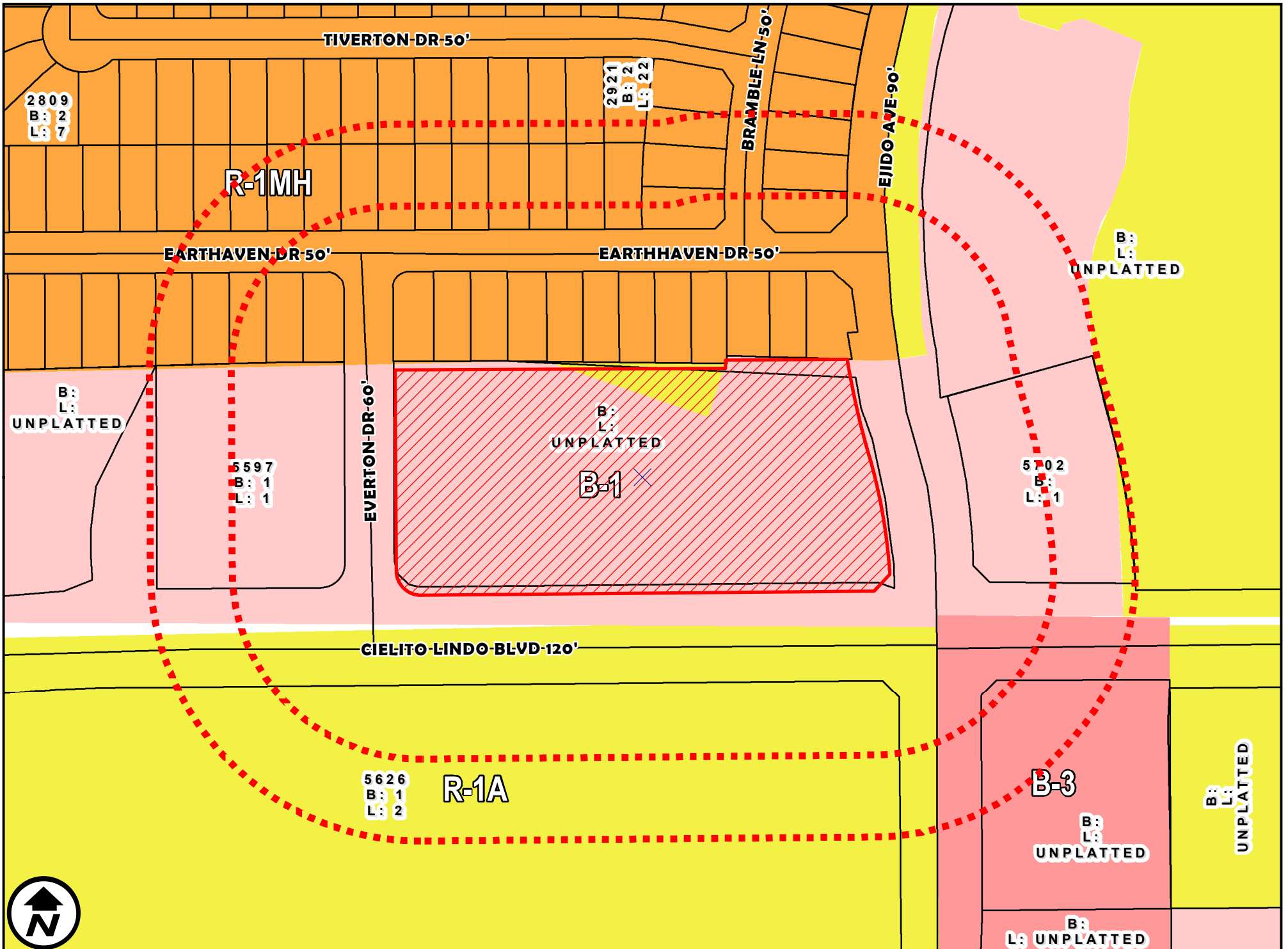
COUNCIL DISTRICT 2

B-1 (LIMITED BUSINESS DISTRICT) AND R-1A (SINGLE FAMILY REDUCED AREA DISTRICT) 1

1 inch = 150 feet

NORTH OF CIELITO LINDO BOULEVARD AND WEST OF EJIDO AVENUE

B-3 (COMMUNITY BUSINESS DISTRICT)



ZONING MAP

ZC-004-2026

APPLICATION FC 140

1 inch = 150 feet

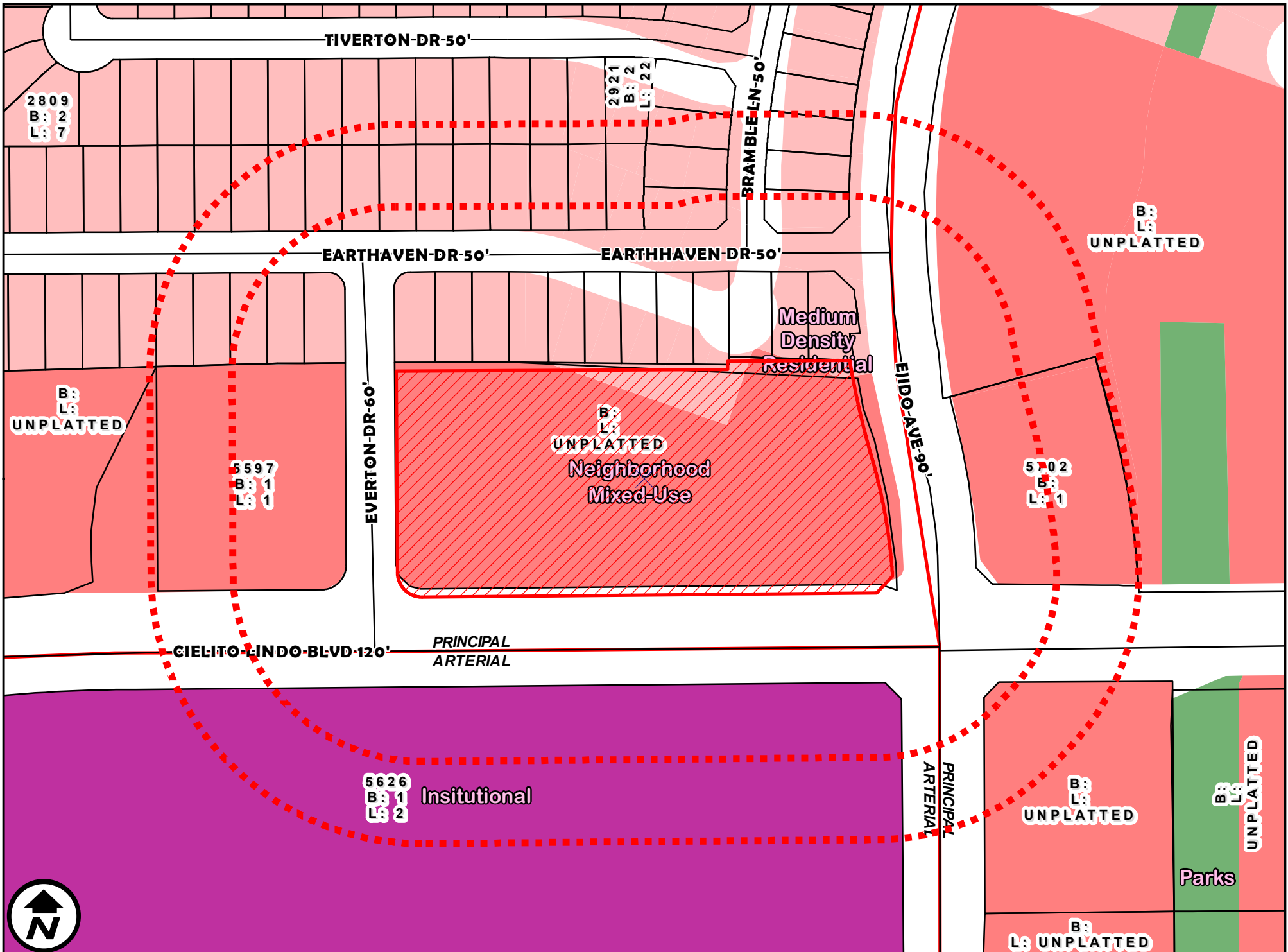
COUNCIL DISTRICT 2 NORTH OF CIELITO LINDO BOULEVARD AND WEST OF EJIDO AVENUE

B-1 (LIMITED BUSINESS DISTRICT) AND R-1A (SINGLE FAMILY REDUCED AREA DISTRICT)

B-3 (COMMUNITY BUSINESS DISTRICT)



NORTH OF CIELITO LINDO BOULEVARD AND WEST OF EJIDO AVENUE



FUTURE LANDUSE

ZC-004-2026

APPLICATION FC 143

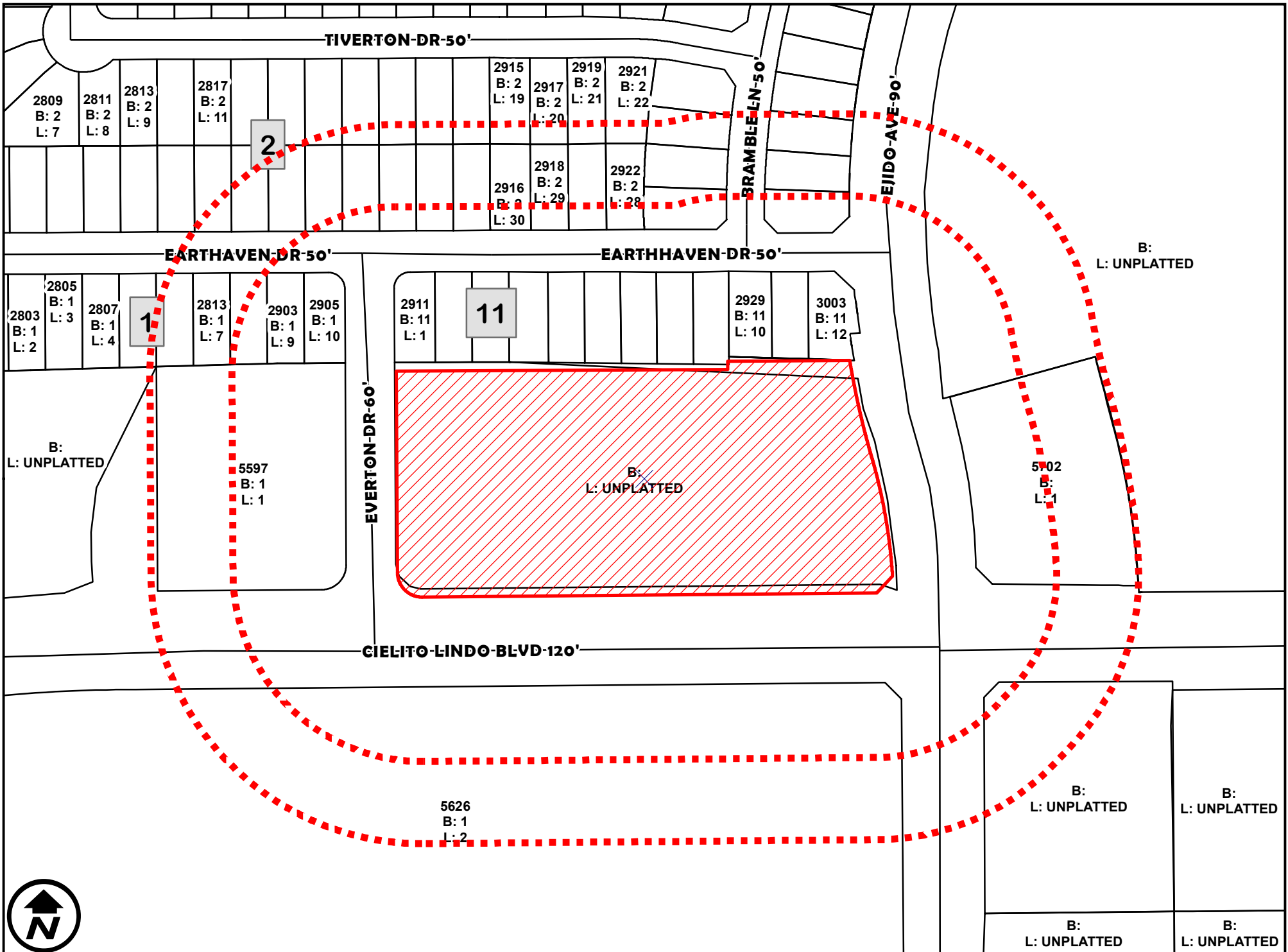
1 inch = 150 feet

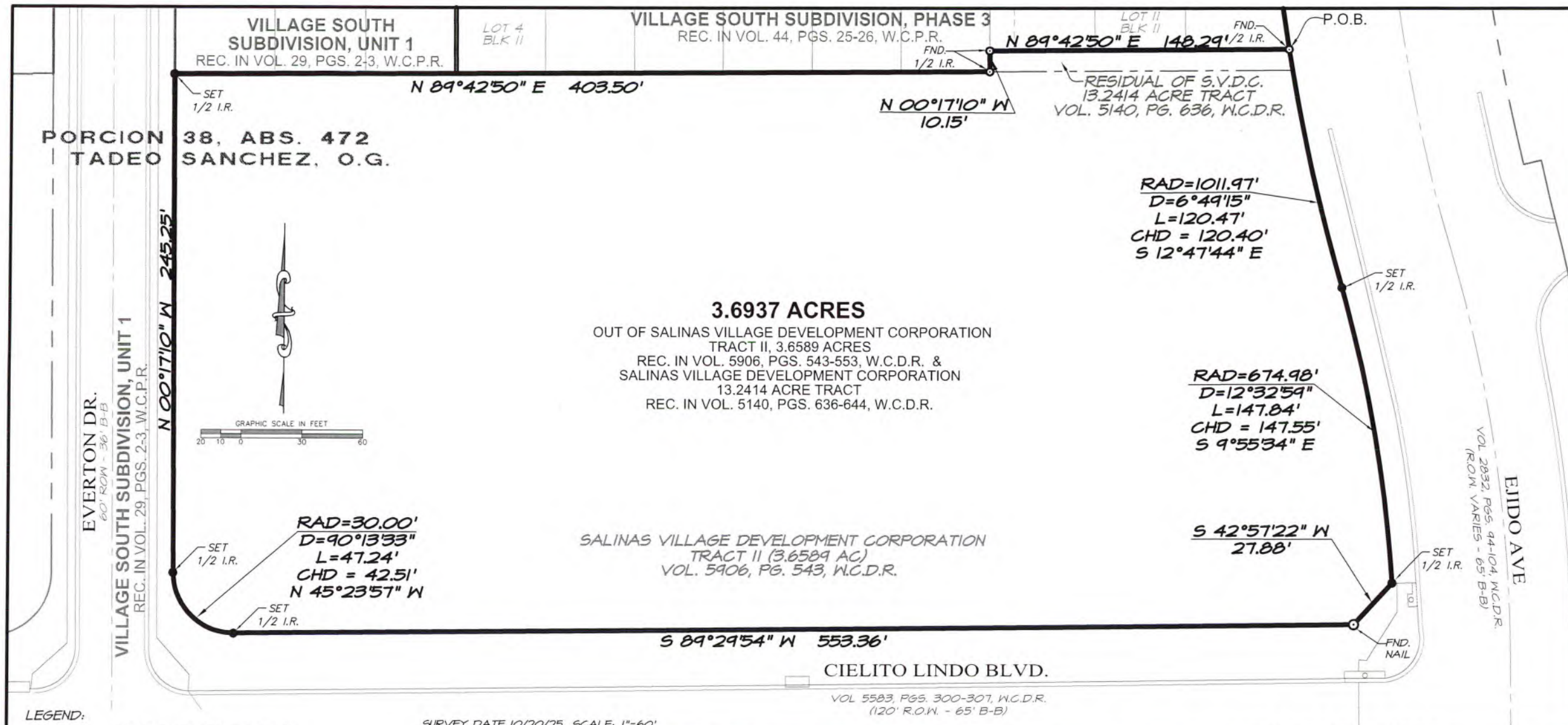
COUNCIL DISTRICT 2

B-1 (LIMITED BUSINESS DISTRICT) AND R-1A (SINGLE FAMILY REDUCED AREA DISTRICT)

NORTH OF CIELITO LINDO BOULEVARD AND WEST OF EJIDO AVENUE

B-3 (COMMUNITY BUSINESS DISTRICT)





LEGEND:

- SET NAIL or SET 1/2" IRON ROD
- ⊙ FOUND 1/2" IRON ROD
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT-OF-WAY
- B-B CURB BACK TO BACK WIDTH
- W.C.P.R. WEBB COUNTY PLAT RECORDS
- W.C.D.R. WEBB COUNTY DEED RECORDS

NOTES:
THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
THIS PROPERTY IS LOCATED IN ZONE "X" AREA WHICH IS NOT WITHIN THE 100-YR FLOOD ZONE ACCORDING TO FEMA FLOOD INSURANCE RATE MAPS NO. 48479C1390C DATED: APRIL 2, 2008
BASIS OF BEARINGS:
GPS NAD 83 (2011 ADJ.) TEXAS STATE PLANE, 4205 SOUTH ZONE.

SURVEY DATE 10/20/25 SCALE: 1"=60'



SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND THIS 20TH DAY OF OCTOBER, 2025

Wayne Nance
WAYNE NANCE, P.P.L.S.
TEXAS REG. NO. 6235

3.6937 ACRE TRACT
OUT OF THE SALINAS VILLAGE DEVELOPMENT CORP.
TRACT II, 3.6589 ACRES
REC. IN VOL. 5906, PGS. 543-553, W.C.D.R. & SALINAS VILLAGE DEVELOPMENT CORPORATION
13.2414 ACRE TRACT
REC. IN VOL. 5140, PGS. 636-644, W.C.D.R.

PORRAS NANCE
ENGINEERING

304 E. CALTON RD.
LAREDO, TEXAS 78041
TBP E-6205
TBP LSF-10188800
OFFICE (956) 724-3097
www.porrasnance.com

3.6937 ACRE TRACT

Being out and part of

Porcion 38 ~ Abstract 472 ~ Tadeo Sanchez, Original Grantee

Out and part of Salinas Village Development Corporation, Tract II (3.6589 Acres)

Recorded in Volume 5906, Pages 543-553, Webb County Deed Records and

Salinas Village Development Corporation, 13.2414 Acre Tract

Recorded in Volume 5140, Pages 636-644, Webb County Deed Records

Within the limits of the

City of Laredo and Webb County, Texas

Being a tract of land found to contain 3.6937 acres, more or less, situated in Porcion 38, Abstract 472, Tadeo Sanchez, Original Grantee within the City Limits of Laredo and Webb County, Texas, out and part of the Salinas Village Development Corporation, Tract II (3.6589 Acres), recorded in Volume 5906, Pages 543-553, of the Deed Records of Webb County, Texas and the Salinas Village Development Corporation, 13.2414 Acre Tract recorded in Volume 5140, Pages 636-644, of the Deed Records of Webb County, Texas; this tract being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod found on a curve in the westerly right-of-way line of Ejido Avenue, as recorded in Volume 2832, Page 94, of the Official Public Records of Webb County, Texas, for the southeast corner of the Village South Subdivision, Phase 3, as recorded Volume 44, Pages 25-26 of the Webb County Plat Records, the northeast corner of the herein described tract and the **POINT OF BEGINNING**;

THENCE along the westerly right-of-way line of Ejido Avenue and the easterly boundary of the herein described tract as follows:

A total curvilinear distance of 120.47 Feet, with said right-of-way curve to left having the following characteristics: Central Angle = 06°49'15", R = 1011.97 Feet, TAN = 60.31 Feet, CHD = 120.40 Feet, CHD Bearing = S 12°47'44" E, to a point of reverse curvature;

A total curvilinear distance of 147.84 Feet, with said curve having the following characteristics: Central Angle = 12°32'59", R = 674.98 Feet, TAN = 74.22 Feet, CHD = 147.55 Feet, CHD Bearing = S 09°55'34" E, to a right-of-way a clip corner to the right;

South 42°57'22" West, 27.88 Feet, to a ½" iron rod found on the northerly right-of-way line of Cielito Lindo Boulevard, recorded in Volume 5583, Pages 300 – 307, Webb County Deed Records, for the southeast corner of the herein described tract;

THENCE South 89°29'54" West, 553.36 Feet, along the northerly right-of-way of Cielito Lindo Boulevard to a point of curvature to the right in easterly right-of-way line of Everton Drive;

THENCE along the Everton Drive easterly right-of-way and the westerly boundary line of the herein described tract as follows:

A total curvilinear distance of 47.24 Feet, with said curve to right having the following characteristics: Central Angle = 90°13'33", R = 30.00 Feet, TAN = 30.12 Feet, CHD = 42.51 Feet, CHD Bearing = N 45°23'57" W, to a point of tangency;

North 00°17'10" West, 245.25 Feet, to the southwest corner of Lot 1, Block 11, Village South Subdivision, Unit 1, recorded in Volume 29, Pages 2 – 3, Webb County Plat Records and the

northwest corner of the herein described tract;

THENCE along the northerly boundary line of the herein described tract as follows:

North 89°42'50" East, at 139.50 Feet, passing a ½" iron rod found for the southeast corner of said Village South Subdivision, Unit 1, continuing for a total distance of 403.50 Feet to a ½" iron rod found for the southeast corner of Lot 9, Block 11, of said Village South Subdivision, Phase 3 for a deflection corner to the left;

North 00°17'10" West, 10.15 Feet to a ½" iron rod found for the southwest corner of Lot 10, Block 11, same Village South Subdivision, Phase 3 for a deflection corner to the right;

North 89°42'50" East, 148.29 Feet to a ½" iron rod found on the westerly right-of-way line of Ejido Avenue for the southeast corner of said Village South Subdivision, Phase 3, the northeast corner of the herein described tract and the **POINT OF BEGINNING**.

Basis of Bearings and Distances:

GPS NAD 83 (2011 Adj.), Texas State Plane, 4205 South Zone

I, Wayne Nance, the undersigned Registered Professional Land Surveyor, Number 6235, do hereby certify that the metes and bounds description shown hereon is true and correct to my best knowledge and belief and that it was prepared from an actual survey made on the ground and from office records available, without the benefit of a complete title examination report.



Witness my Hand and Seal

Wayne Nance
Wayne Nance, R.P.L.S.

10-20-25



City of Laredo

Planning & Zoning Commission

Meeting Date: 11/20/2025
Ordinance 5E

Public Hearing and Recommendation of an

SUBJECT

Amending the Zoning Ordinance (Map) of the City of Laredo by amending Ordinance 2015-O-039, which authorized a conditional use permit for a Kiosk/Food Stand and Meat Market in the Grocery Store on Lot 12, Block 446, Eastern Division, located at 202 West San Carlos Street in order to remove Deyanira Villarreal and Ralph A. Hase and replace with Sergio Briones and Yessenia Briones as the parties to whom the permit is issued.

ZC-005-2026
District VIII

PREVIOUS COUNCIL ACTION

- . On April 6, 2015, City Council made a motion to approve a conditional use permit amendment for a Meat Market in the Grocery Store and a Kiosk/Food Stand. (Ordinance Number 2015-O-039.)
- . On February 06, 2005, City Council made a motion to approve a conditional use permit for a Kiosk/Food Stand. (Ordinance Number 2000-O-019).

BACKGROUND

Initiated by: Serio Briones and Yessenia Briones, Owner

Council District: VIII- Alyssa Cigarroa

Proposed Use: The proposed use is to amend the issuance of an existing conditional use permit for Grocery Store with a Meat Market and a Kiosk/Food Stand.

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

Current Zoning: The current zoning at this location is R-3 (Mixed Residential District) zoning district.

Site: The site is currently occupied by In-N-Out Grocery Store with a meat market and a vacant kiosk/food stand.

Citations, Warnings and/or Complaints:

1. On September 13, 2025, a concerned citizen wrote "Dead animal smell from garbage can; makes [it] unbearable to be in [the] yard; grease trap overflows into yard. Multiple reports have been filled to the health department."
2. On September 13, 2025, a concerned citizen wrote "Dead animal smell from trash bin prevents

from being outdoors. Grease trap overflows into yard causing a health issue as AC unit has to be turned off due to horrendous smell. Multiple complaints filed at health department.”

3. On September 18, 2025, a concerned citizen wrote “ Awful smell daily; [increase in] traffic; no room for parking.”

4. On April 12, 2023, the Owner was cited for building a carport without a building permit.

5. Previous complaints have been made regarding sewer leaks and grease trap issues, which were addressed by the Health Department and Utilities Department.

The proposed amendments for Ordinance 2015-O-039 are as follows:

1. CUP Issuance: Remove Deyanira Villarreal and Ralph A. Hase with Sergio Briones and Yessenia Briones as the parties whom the permit is issued to.
2. CUP Activities: Amend the C.U.P restricted activities described in letter, Exhibit “A”, which is made part hereof for all purposes to include the C.U.P is restricted to Exhibit “1A”, which is made part hereof for all purposes.

Surrounding Land Uses: To the north of the site is West Bustamante Street, manufactured homes, multi-family residential uses, and single family residential uses. To the east of the site is McDonell Avenue and single family residential uses. To the south of the site is West San Carlos Street, single family residential uses, multi-family residential uses, manufactured homes, and vacant land. To the west of the site is Valencia Avenue, single family residential uses, vacant land, Buen Pastor Asamblea De Dios (church), multifamily residential uses, and Anas Outlet.

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 San Carlos Street as a Local Street and McDonell Avenue as a Local Street.

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

Letters sent to surrounding property owners: 34 In Favor: 0 Opposed: 0

STAFF COMMENTS:

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.

Staff supports the proposed conditional use permit amendment at this location for the following

reasons:

1. The proposed use complements the surrounding uses. The proposed use of a grocery store provides amenities to the surrounding neighborhood.
2. The location of the proposed use of a grocery store initiates walkability within the neighborhood, as per the Comprehensive Plan.

If approved, Staff suggests the following conditions:

1. REMOVE THE FOLLOWING: The C.U.P. shall be issued to Deyanira Villarreal and Ralph A. Hase, and is nontransferable.
ADD THE FOLLOWING: The C.U.P. shall be issued to Sergio Briones and Yessenia Briones, and may only be transferred upon application to, and with the express permission of the City Council.
2. REMOVE THE FOLLOWING: The C.U.P. is restricted to the activities describe in letter, Exhibit "A", which is made part hereof for all purposes.
ADD THE FOLLOWING: The C.U.P is restricted to Exhibit "1A", which is made part hereof for all purposes.
3. The C.U.P. is restricted to the site plan, Exhibit "B", which is made part hereof for all purposes.
4. Signage is limited to that allowed in an R-3 District.
5. A seven (7) foot opaque fence shall be provided abutting residential zones.
6. No outdoor sitting area is permitted.
7. No outdoor music is permitted.
8. No outdoor activities are permitted.
ADD THE FOLLOWING:
9. The hours of operation shall be limited to, from Sunday to Thursday, from 8:00 a.m. to 10:00 p.m. and Friday and Saturday, from 8:00 a.m. to 11:00 p.m.
10. On-premise alcohol consumption is prohibited.
11. Grease trap and drainage shall be cleaned every 30 days to ensure proper maintenance.
12. All meat waste, fat, and trimmings shall be stored in sealed, leak-proof containers and removed from the premises daily, or more frequently as needed.
13. Covered dumpsters with tight-fitting lids shall be used at all times.
14. Sanitation shall be performed regularly by a licensed waste hauler.
15. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
16. Landscaping shall be provided in accordance with the City of Laredo Land Development Code.
17. The establishments must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
18. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
19. The proposed use shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load.
20. The proposed use shall, during all hours of operation, maintain, free from obstruction or impediment to full instant use in the case of fire or other emergency, all exit accesses, exits or exit discharges.
21. The proposed use shall undergo an annual Fire Inspection.
22. All permits, licenses, certifications and inspections required by the codes and ordinances of the

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

23. The owner shall comply with, Building, Health, Safety, and all applicable codes and regulations as required.

24. The use authorized by the conditional use permit is required to abide by all relevant municipal codes.

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?

Yes, there are residential uses abutting the proposed site.

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

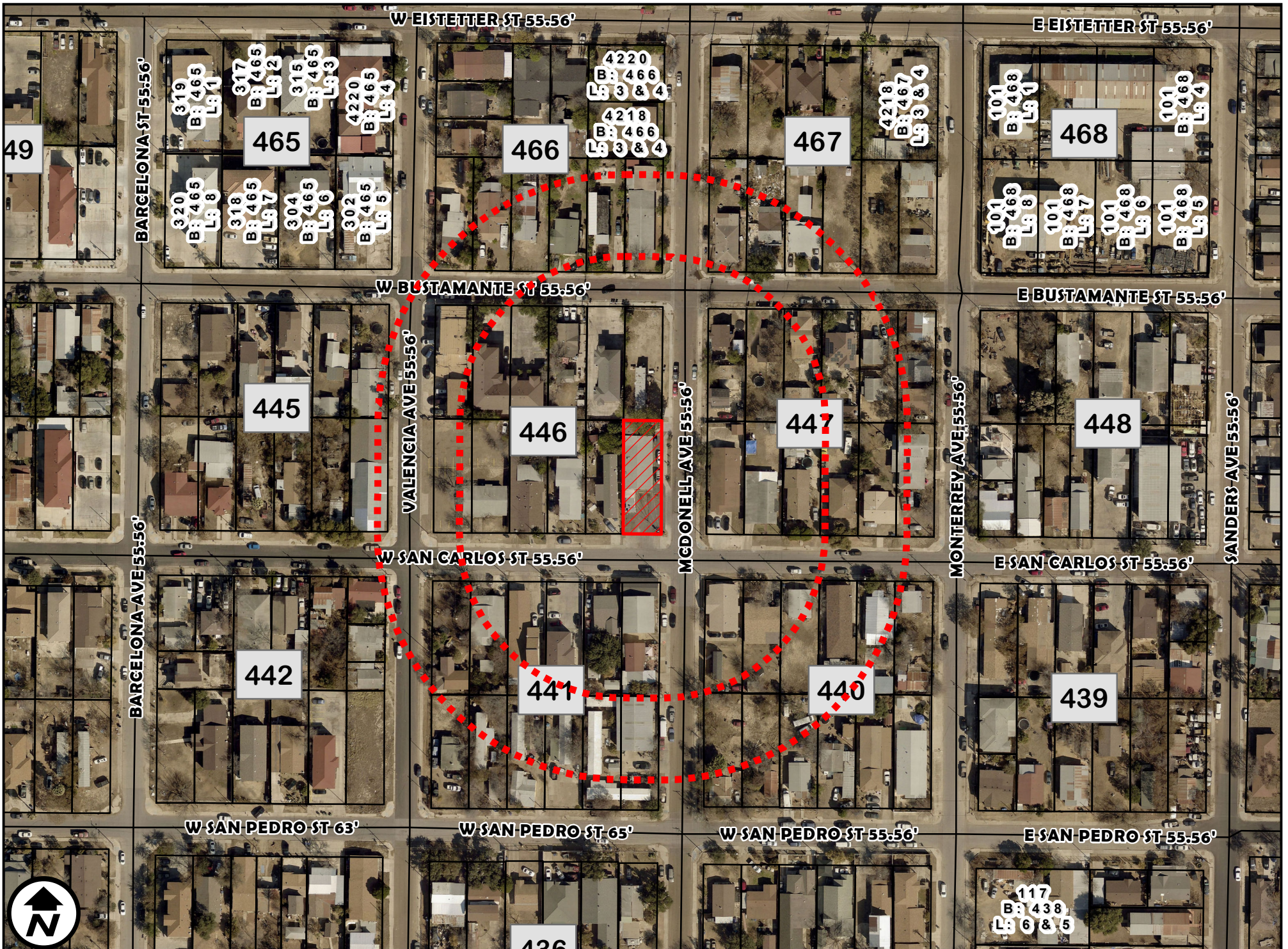
No, the zone will not change.

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.

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

Yes, the underlying zone requires the CUP overlay to allow for a Grocery Store with a Meat Market and a Kiosk/Food Stand as intended by the applicant.



AERIAL MAP

1 inch = 150 feet

ZC-005-2026

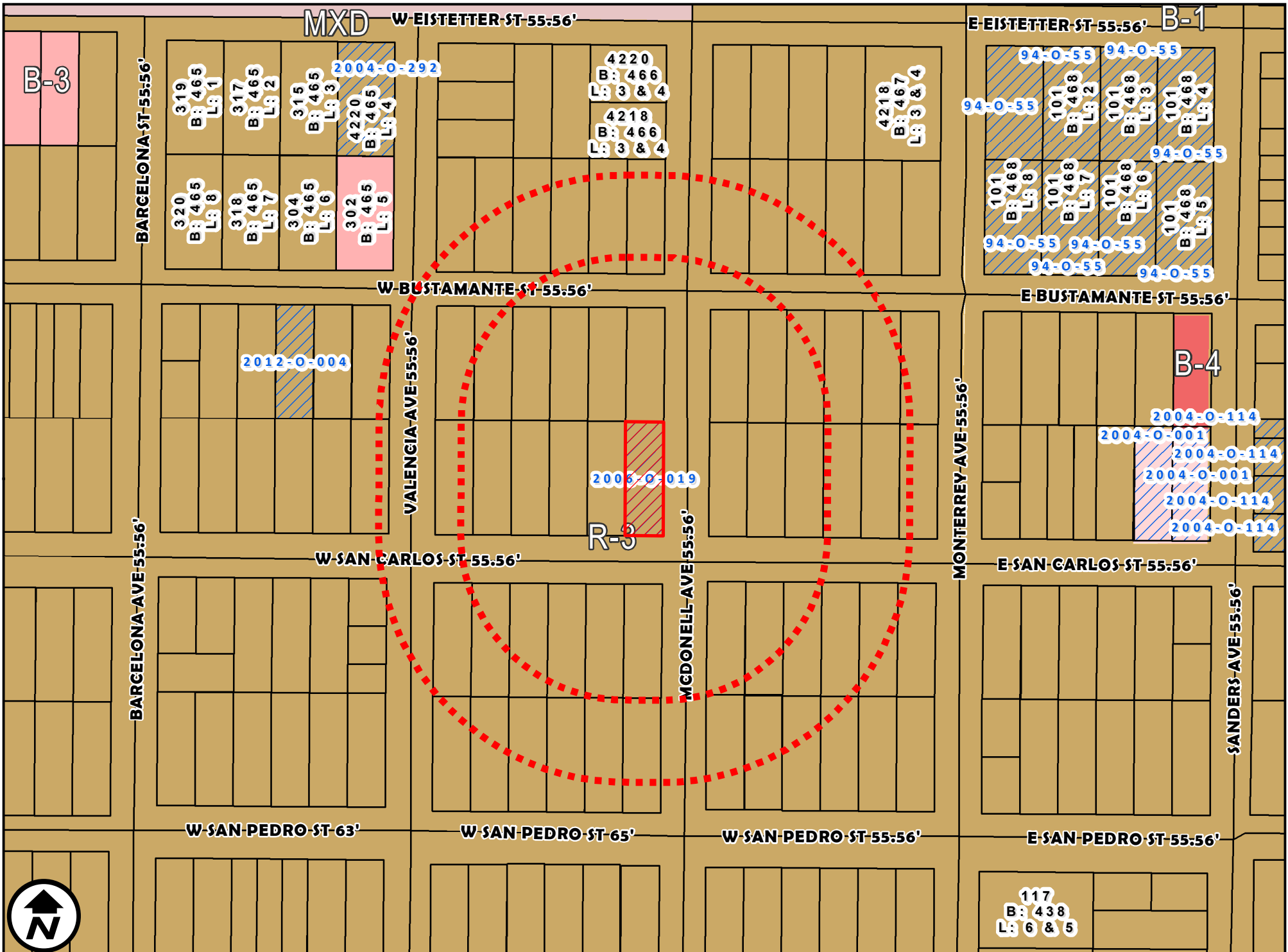
COUNCIL DISTRICT 8

202 WEST SAN CARLOS STREET

C.U.P. FOR GROCERY STORE WITH A MEAT MARKET AND A RESTAURANT (KIOSK)

APPLICATION FC 53

R-3 (MIXED RESIDENTIAL DISTRICT) TC



ZONING MAP

1 inch = 150 feet

ZC-005-2026

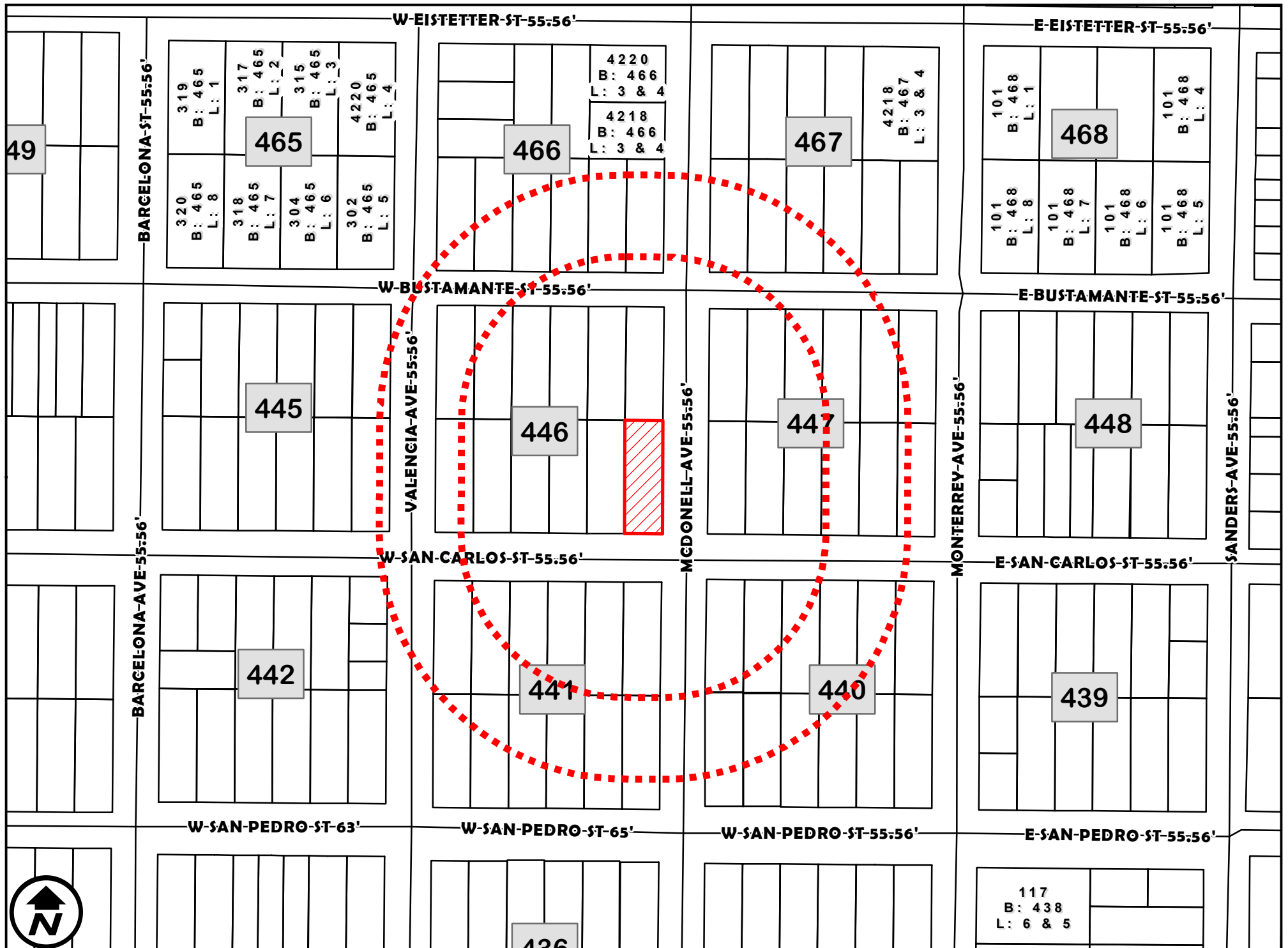
COUNCIL DISTRICT 8

202 WEST SAN CARLOS STREET

APPLICATION FC 55

R-3 (MIXED RESIDENTIAL DISTRICT) 1C

C.U.P. FOR GROCERY STORE WITH A MEAT MARKET AND A RESTAURANT (KIOSK)



SURVEY MAP

ZC-005-2026

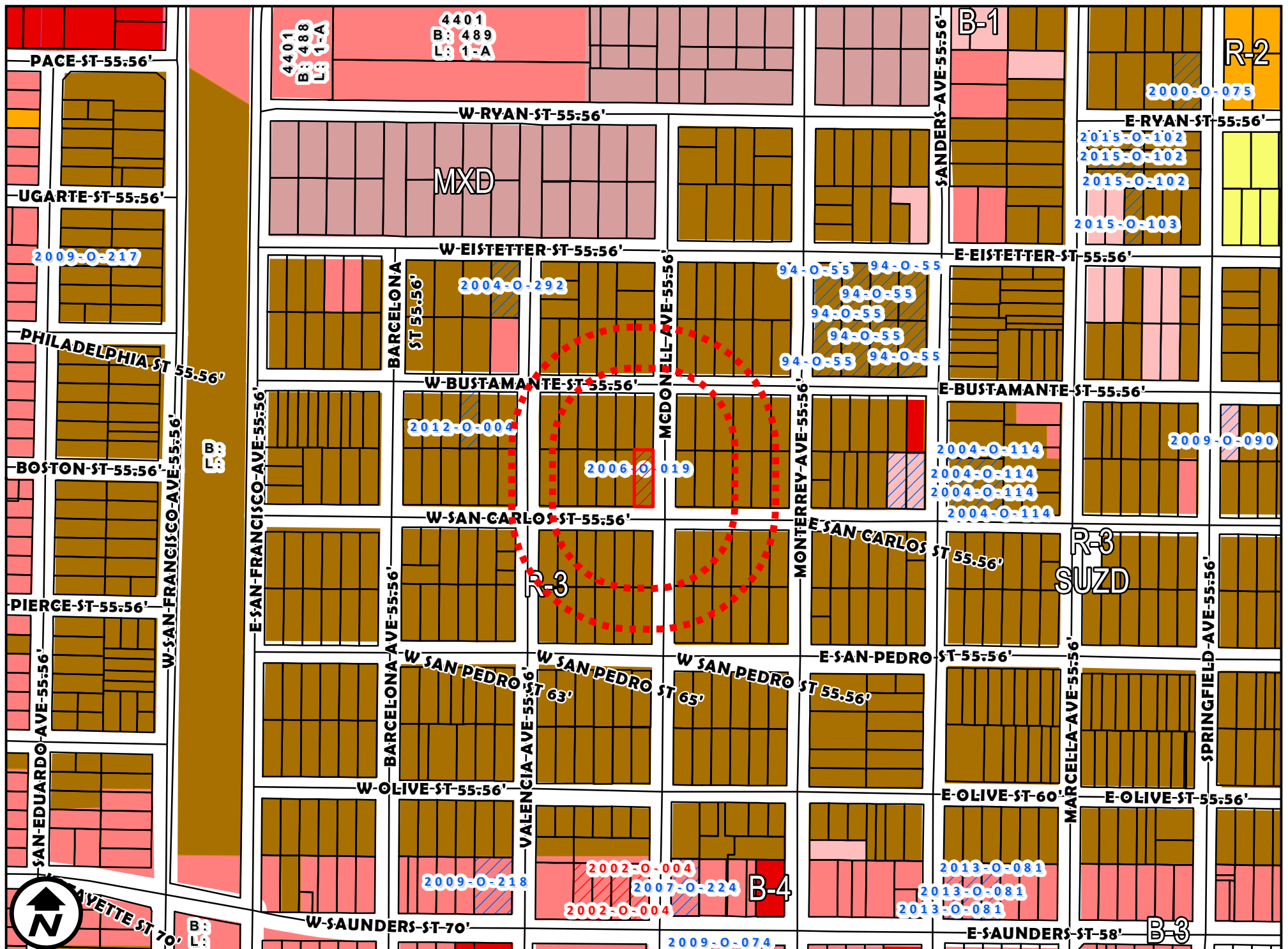
1 inch = 150 feet

COUNCIL DISTRICT 8
202 WEST SAN CARLOS STREET

C.U.P. FOR GROCERY STORE WITH A MEAT MARKET AND A RESTAURANT (KIOSK)

APPLICATION FC 56

R-3 (MIXED RESIDENTIAL DISTRICT) T



ZONING OVERVIEW

ZC-005-2026

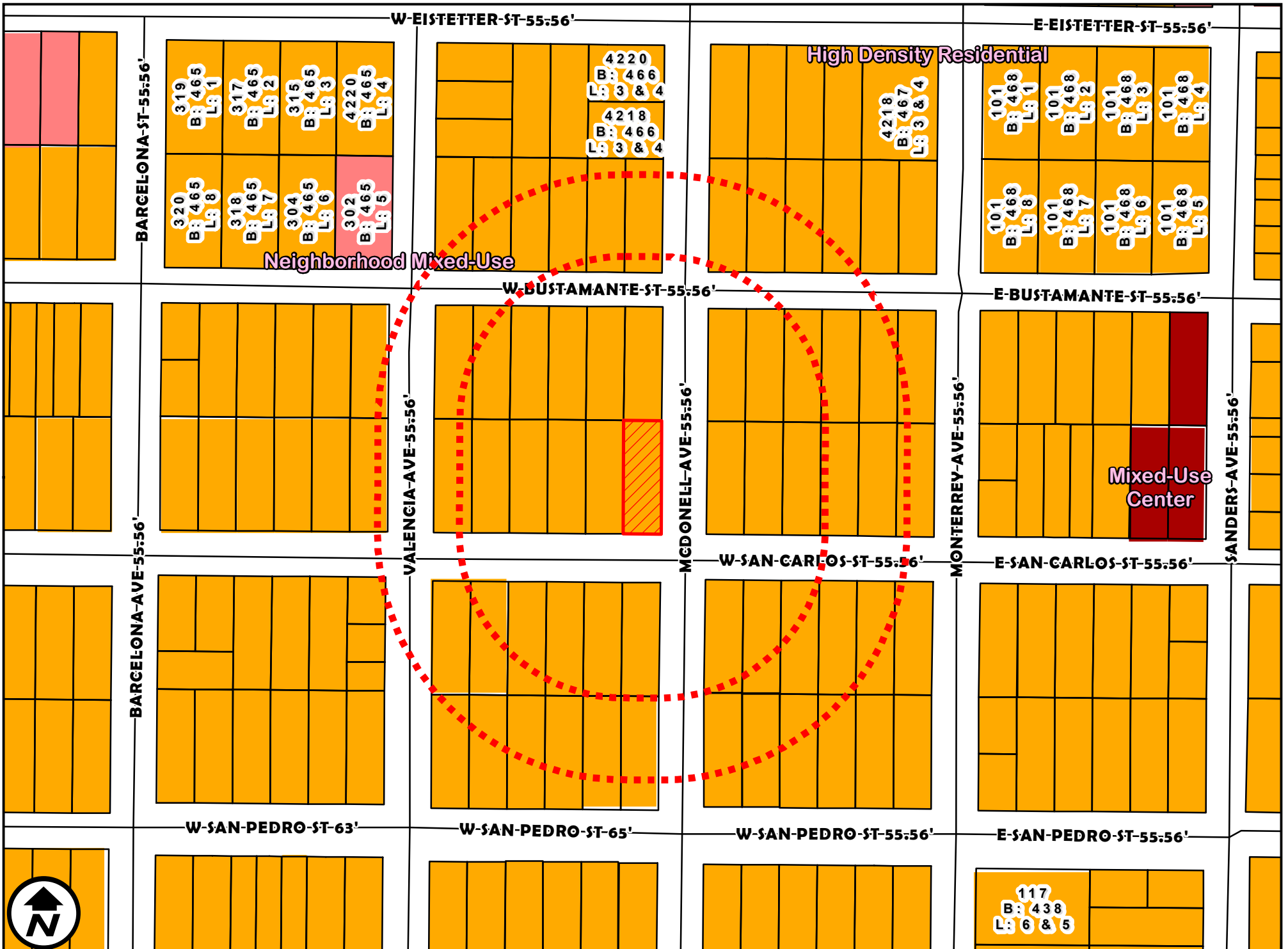
1 inch = 300 feet

COUNCIL DISTRICT 8
202 WEST SAN CARLOS STREET

C.U.P. FOR GROCERY STORE WITH A MEAT MARKET AND A RESTAURANT (KIOSK)

APPLICATION FC 57

R-3 (MIXED RESIDENTIAL DISTRICT) 1C

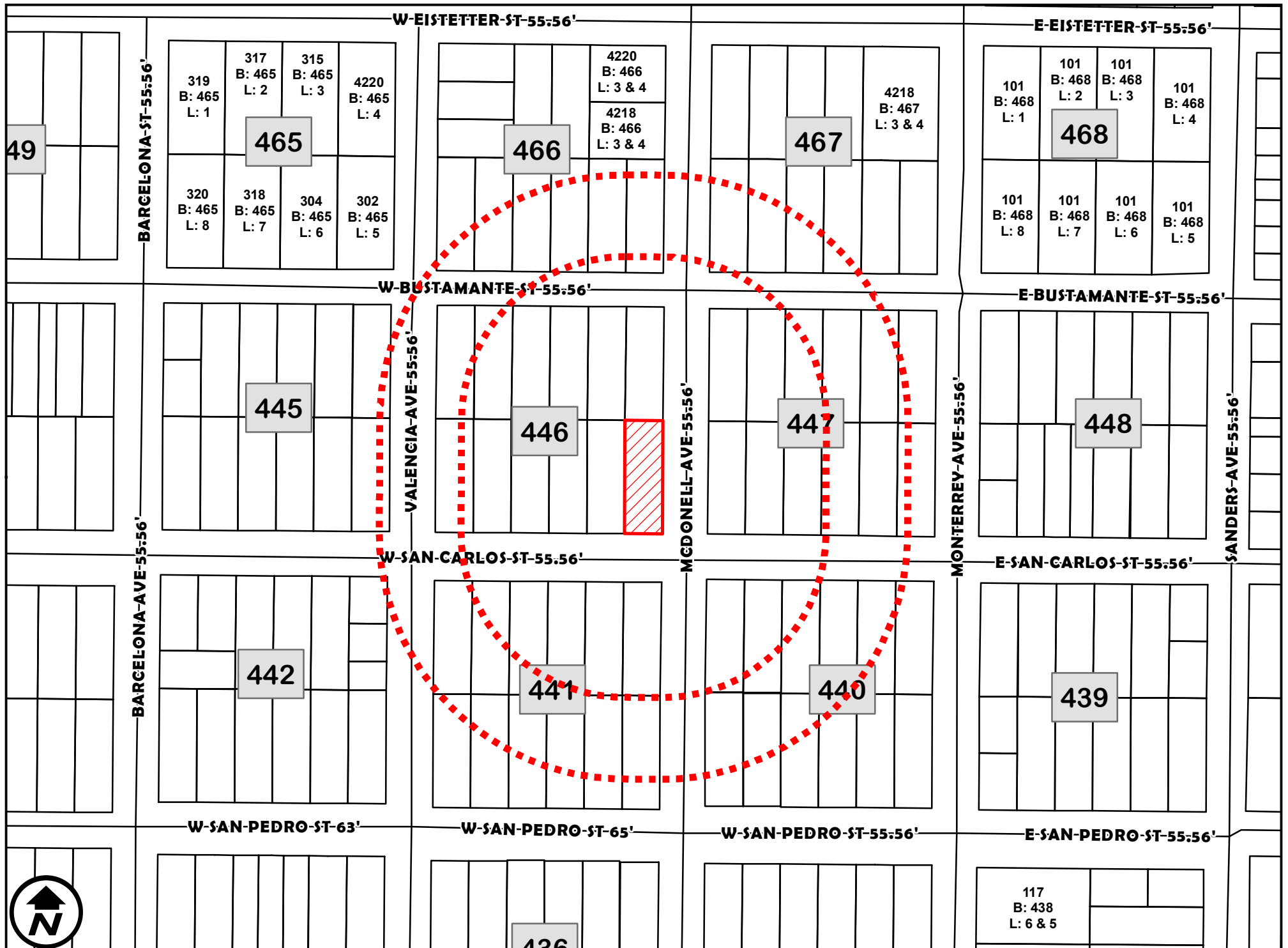


FUTURE LANDUSE

1 inch = 150 feet

ZC-005-2026
COUNCIL DISTRICT 8
202 WEST SAN CARLOS STREET

APPLICATION FC 58
R-3 (MIXED RESIDENTIAL DISTRICT) T
C.U.P. FOR GROCERY STORE WITH A MEAT MARKET AND A RESTAURANT (KIOSK)



200' AND 300' NOTIFICATION

ZC-005-2026

APPLICATION FC 59

1 inch = 150 feet

COUNCIL DISTRICT 8
202 WEST SAN CARLOS STREET

R-3 (MIXED RESIDENTIAL DISTRICT) T
C.U.P. FOR GROCERY STORE WITH A MEAT MARKET AND A RESTAURANT (KIOSK)



Since 1981, our grocery store has operated continuously on a residential corner lot in Laredo, Texas, offering groceries, meat products, and financial services to the local community for over four decades. The store has remained a consistent and essential part of the neighborhood, serving generations of residents with accessible and reliable services. A meat market extension was added by the previous owner in 2015 under a Conditional Use Permit (CUP), and a 10 × 12 ft standalone taco stand was constructed outside the store in 2006. Both the convenience store and taco stand have operated without interruption and are documented through Webb CAD records, which confirm their historical establishment and continuity. We respectfully request an amendment to the existing CUP to formally authorize the continued operation of both the meat market and the taco stand under current ownership. We also request that the CUP be attached to the land to ensure long-term regulatory clarity and prevent future disruptions to business continuity for subsequent owners.

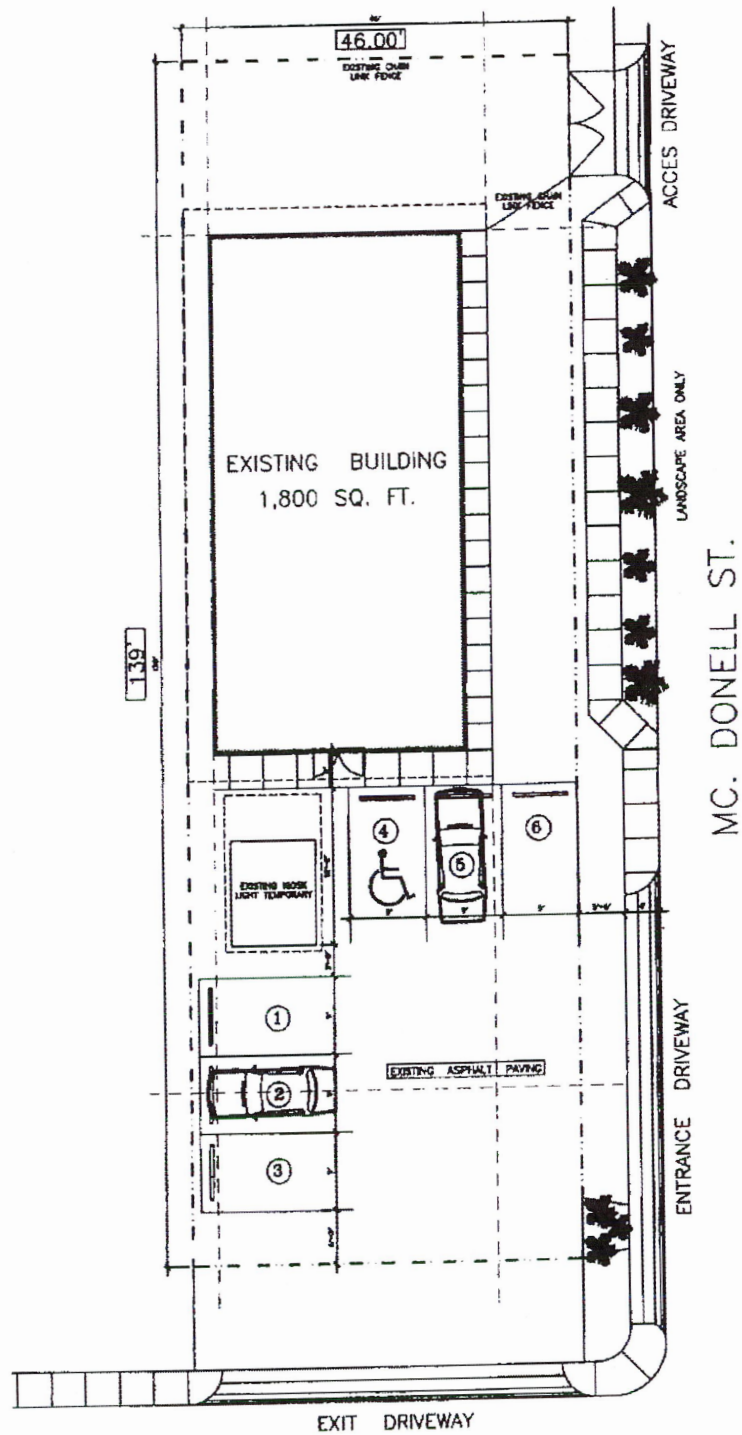
The property includes six off-street parking spaces that adequately serve customers, while staff utilize a private rear off-street parking space. All food-related operations comply with the Texas Department of State Health Services and the City of Laredo Public Health licensing requirements. The taco stand is located entirely on private property and does not encroach on sidewalks or public rights-of-way, in accordance with City of Laredo ordinances governing commercial use of private property. The grocery store and taco stand have long supported local commerce and provided vital services to nearby residents, many of whom rely on walking due to lack of vehicle access. In addition to food services, the store offers financial services such as check cashing and money transfers, which are especially valuable to the surrounding community. The taco stand is small in scale, generates minimal traffic, and integrates seamlessly with existing pedestrian and parking infrastructure. The store maintains an active presence on social media, with over 2,800 followers on Facebook. This reflects strong community engagement and ongoing support from local residents, many of whom rely on the store for daily essentials and services.

The business operates Sunday through Thursday from 8:00 AM to 10:00 PM, and Friday and Saturday from 8:00 AM to 11:00 PM. It currently employs five staff members who are split between morning and evening shifts to ensure full coverage throughout operating hours. Staff roles include cashiers, meat market attendants, and an office assistant. The meat market offers fresh beef, pork, chicken, marinated meats, sausages, and specialty cuts tailored to local preferences. The kiosk (taco stand) serves tacos, burritos, aguas frescas,

and breakfast items such as egg and chorizo tacos. The grocery store provides packaged foods, canned goods, dairy products, snacks, beverages, household essentials, over-the-counter medicines, and financial services including check cashing and money transfers. Formalizing the CUP will ensure continued compliance with zoning regulations, maintain public safety standards, and allow us to keep serving the community with consistency and care. We believe this amendment reflects the longstanding role our business has played in the neighborhood and supports the city's goals for responsible development and community well-being.

202 W San Carlos

Exhibit B



1 SITE PLAN SAN CARLOS ST.
A1 SCALE: NOT SCALE.

LEGAL DESCRIPTION	
ADDRESS:	# 202 W. San Carlos
LOT:	
BLOCK:	
SUBDIVISION:	

Exhibit B

City of Laredo

Planning & Zoning Commission

Meeting Date: 11/20/2025

Preliminary Plats and Replats 6A

SUBJECT

Preliminary consideration of the replat of Lot 5, Block 1, D&J Alexander Crossing Plaza into Alexander Villas at Alexander Subdivision. The intent is residential.

PL-023-2026

District V - Cm. Ruben Gutierrez Jr.

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Claudia J. Martinez Briones

ENGINEER: Armando Guerra, P.E.

SITE: This 3.0-acre tract of land is located east of Bartlett Avenue and south adjacent to Ray Bradbury Dr. The zoning for this 28-lot development is R-1B (Single-Family High-Density District). This tract is located in District V - Cm. Ruben Gutierrez Jr.

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Identify the block numbers on the replat sketch.
2. Identify all easements.
3. All improvements as per the Subdivision Ordinance.

Parks & Leisure:

1. Please pay the park improvement fees before platting.

Traffic: No comments submitted.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

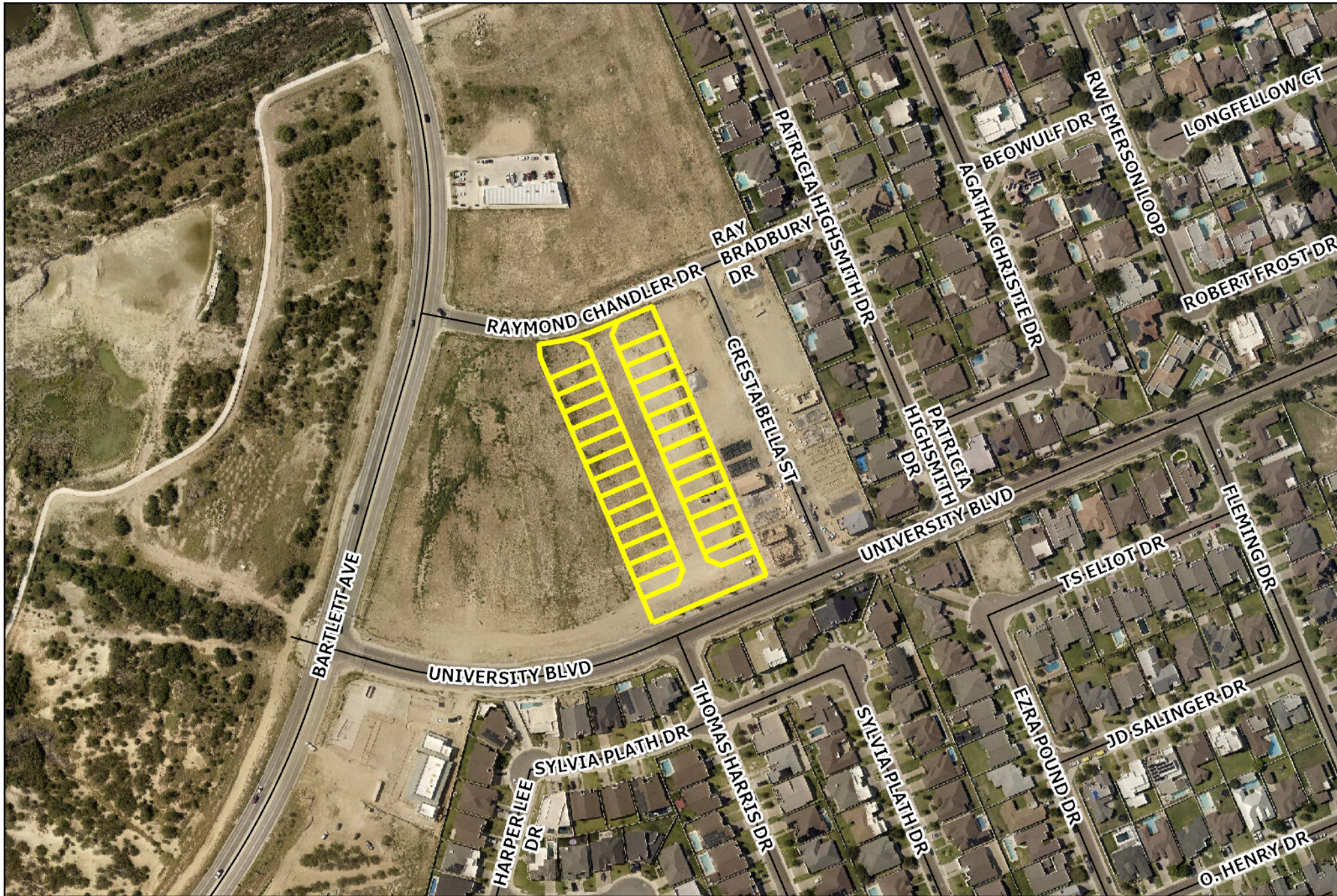
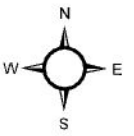
AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

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

AERIAL LOCATION MAP



PLAT NOTES:

1. THE PURPOSE OF THIS RE-PLAT IS TO RE-PLAT LOT 5, BLOCK 1, INTO ALEXANDER VILLAS
2. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY CONVENIENCE OR RESTRICTIONS.
3. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IN ACCORDANCE TO THE LAREDO LAND DEVELOPMENT CODE.
4. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
5. THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE CITY OF LAREDO LAND DEVELOPMENT CODE.
6. DATUM BASED ON TEXAS STATE PLANES COORDINATE SYSTEM NAD83 TEXAS STATE PLANES, SOUTH ZONE, US FOOT. ELEVATIONS MEAN SEA LEVEL (MSL), DERIVED FROM GPS KINEMATIC OBSERVATIONS.
7. PROPERTY DOES NOT APPEAR TO BE LOCATED IN A FLOOD ZONE AS PER FEMA MAP NO. 48479C1205C. EFFECTIVE DATE: APRIL 2, 2008.
8. POINT OF BEGINNING HAS THE FOLLOWING COORDINATES:
N:17098598.76
E:674587.83

City of Laredo

Planning & Zoning Commission

Meeting Date: 11/20/2025

Preliminary Plats and Replats 6B

SUBJECT

Preliminary consideration of the replat of Lot 1A, Block 7, D&J Alexander Unit X & 0.06 Acres Recorded into Lot 1B & Lot 2B, Block 7, D&J Alexander, Unit X. The intent is residential.

PL-022-2026

District V - Cm. Ruben Gutierrez Jr.

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Claudia J. Martinez

ENGINEER: Daniel Gomez Engineering

SITE: This 0.45-acre tract of land is located on the corner of Josefina Dr. and Delfina Dr. The zoning for this 2-lot development is R-1 (Single Family Residential District). This tract is located in District V - Cm. Ruben Gutierrez Jr.

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Revise the vicinity map to depict and label the correct subject tract.
2. In the "As Platted" section, clearly delineate the unplatted portion of 0.06 acres.
3. In the "Replat" section, provide the following: (a) clearly delineate the lot line between the proposed Lots 1B and 2B, (b) draw the plat boundaries with heavy lines, and (c) identify the lot dimensions.
4. Provide Lot Summary Table.
5. Identify all easements.
6. All improvements as per the Subdivision Ordinance.

Parks & Leisure:

1. Please pay the park improvement fees before platting.

Traffic: No comments submitted.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

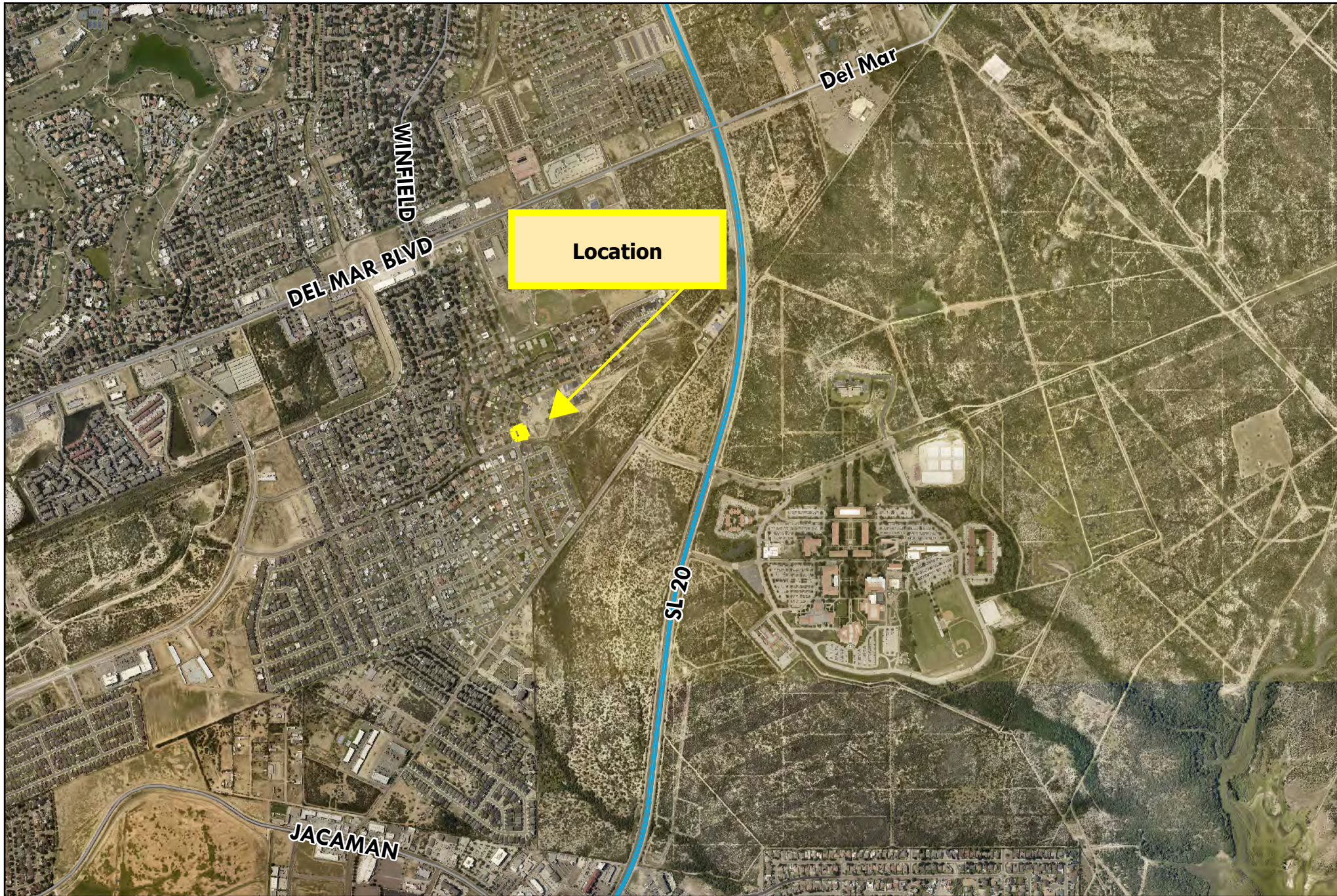
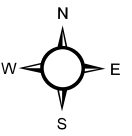
AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

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

AERIAL LOCATION MAP



GENERAL NOTES

1. THE PURPOSE OF THIS REPLAT IS TO INCORPORATE UNPLATTED AREA INTO LOT 1A AND CREATING TWO LOTS AS LOT 1B & LOT 2B
2. THIS PLAT DOES NOT ATTEMPT TO ALTER AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.
3. 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.
4. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE ISSUANCE OF THE BUILDING PERMIT IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE
5. STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE NAD 1983
6. ACCESS ONTO FM 1472 IS SUBJECT TO REVIEW AND APPROVAL BY THE TEXAS DEPARTMENT OF TRANSPORTATION

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, **DANIEL GOMEZ**, the undersigned owner of the land shown on this plat, and designated herein as Plat of **REPLAT OF LOT 1A, BLOCK 7, D&J ALEXANDER UNIT X & 0.06 ACRES RECORDED IN VOLUME 4972, PAGE 792 O.P.R.W.C.T. INTO LOT 1B & LOT 2B BLOCK 7, D&J ALEXANDER UNIT X**, in the County of Webb, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever, all easements thereon shown, for the purpose and consideration therein expressed.

CLAUDIA J. MARTINEZ

DATE

STATE OF TEXAS
COUNTY OF WEBB

BEFORE ME, the undersigned authority, on this day personally appeared **DANIEL GOMEZ**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that the person executed the same for the purposes and consideration therein stated.

WITNESS MY HAND AND SEAL THIS **_____** DAY OF **_____**, 2025.

NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS

MY COMMISSION EXPIRES: **_____**

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

I, **DANIEL GOMEZ**, a registered professional engineer in the State of Texas, hereby certify that proper engineering consideration has been given 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.

DANIEL GOMEZ, P.E. No. 90146
7110 ROCIO DR. STE. 4
LAREDO, TX 78041
T 956-723-6656

DATE

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

I, **ENRIQUE A. MEJIA II**, a registered professional land surveyor in the State of Texas, hereby certify that this plat is true and correct and was prepared by an actual survey of the property made under my supervision, on the ground, that the corner monuments shown thereon were found or will be properly placed under my supervision.

ENRIQUE A. MEJIA II, R.P.L.S. NO. 5453
Firm Registration # 100718-02
101 W. Hildea, Suite # 10
Laredo, Texas, 78041
(956) 724-4423

DATE

PLAT APPROVAL - CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS THE PLAT OF **REPLAT OF LOT 1A, BLOCK 7, D&J ALEXANDER UNIT X & 0.06 ACRES RECORDED IN VOLUME 4972, PAGE 792 O.P.R.W.C.T. INTO LOT 1B & LOT 2B BLOCK 7, D&J ALEXANDER UNIT X**, PREPARED BY **DANIEL GOMEZ**, REGISTERED PROFESSIONAL ENGINEER, No. 90146, AND DATED THE **_____** DAY OF **_____**, 2025, WITH THE LAST REVISION DATE ON **_____** AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

BLUD DE LOS SANTOS, P.E.
CITY ENGINEER

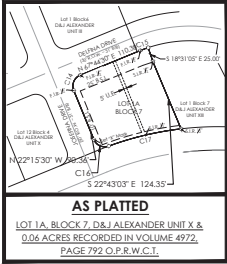
DATE

PLANNING COMMISSION APPROVAL

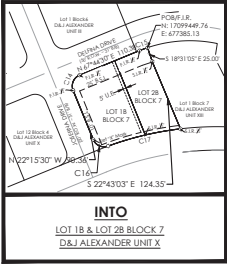
THIS PLAT OF **REPLAT OF LOT 1A, BLOCK 7, D&J ALEXANDER UNIT X & 0.06 ACRES RECORDED IN VOLUME 4972, PAGE 792 O.P.R.W.C.T. INTO LOT 1B & LOT 2B BLOCK 7, D&J ALEXANDER UNIT X** HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON THE **_____** DAY OF **_____**, 2025.

DANIELA SADA PAZ
CHAIRMAN

DATE



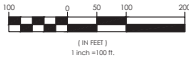
SCALE: 1"=100'



LEGEND

F.I.R. FOUND IRON ROD
F.J.R. SET IRON ROD (P)
F.C. FENCE CORNER
B.L.L. BUILDING SET BACK LINE
U.A.E. UTILITY AND ACCESS EASEMENT
D.E. DRAINAGE EASEMENT
P.B. POINT OF BEGINNING

GRAPHIC SCALE



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C14	31.42	25.00	90°00'00"	N 22°44'30" E	28.26
C15	14.69	227.35	3°42'08"	N 69°34'43" E	14.69
C16	35.69	19.98	88°01'45"	N 64°15'17" W	27.76
C17	126.94	345.00	1°28'50"	S 74°34'19" W	126.45



GENERAL NOTES

- THE PURPOSE OF THIS REPLAT IS TO INCORPORATE UNPLATTED AREA INTO LOT 1A AND CREATING TWO LOTS AS LOT 1B & LOT 2B.
- THIS PLAT DOES NOT ATTEMPT TO ALTER AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.
- THE OFFICIAL STRUCK LINE SHALL BE DETERMINED BASED ON THE CURRENT ZONING DISTRICT IN ACCORDANCE TO SECTION 64.71 OF THE LAREDO LAND DEVELOPMENT CODE.
- SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE BOUNDARY OF THE BUILDING FRONT IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE NAD 1983.
- ACCESS GRID FM 1472 IS SUBJECT TO REVIEW AND APPROVAL BY THE TEXAS DEPARTMENT OF TRANSPORTATION.

Field Notes

A 0.45 acre tract of land
Being Lot 1A, Block 7, Replat of D&J Alexander, Unit X and a
0.06 acre tract of land conveyed to Claudia J. Martinez,
situated in City of Laredo, Webb County, Texas.

Being a tract of land containing 0.45 acre tract of land composed of Lot 1A, Block 7, Replat of D&J Alexander, Unit X, recorded in Volume 31, Page 84, Plat Records, Webb County, Texas, and a 0.06 acre tract of land conveyed by deed to Claudia J. Martinez, recorded in Volume 4972, Page 792, Official Public Records, Webb County, Texas, said 0.45 acre tract being more particularly described by meter and bounds as follows:

Beginning at a 1/2" iron rod found at the northeast corner of said 0.06 acre tract of land conveyed to Claudia J. Martinez, the southerly right of way boundary line of Defina Drive, the northwest corner of Lot 1, Block 7, D&J Alexander Subdivision, Unit X, recorded in Volume 39, Pages 64-65, Plat Records, Webb County, Texas, for the Point of Beginning and the northeast corner of the herein described tract:

Thence, along the west boundary line of said Lot 1, Block 7, S 18°31'15" E, a distance of 25.00 feet to a 1/2" iron rod set, for a point of deflection of the herein described tract:

Thence, continuing along said Lot 1, Block 7 west boundary line, S 22°43'33" E, a distance of 124.35 feet to a 1/2" iron rod set at the southwest corner of said Lot 1, Block 7, the northerly right of way boundary line of University Boulevard, for the southeast corner of the herein described tract:

Thence, along said University Boulevard northerly right of way boundary line a curve to the left, having a radius of 540.00 feet, a delta angle of 13° 28' 07", and whose long chord bears S 74°34'19" W a distance of 126.45 feet and an arc length of 126.94 feet to a "X" mark set, for a point of curvature to the right:

Thence, along a curve to the right, having a radius of 19.98 feet, a delta angle of 88° 01' 45", and whose long chord bears N 64°15'17" W a distance of 27.76 feet and an arc length of 35.69 feet to a "X" mark set at the easterly right of way line of Josefine Drive, for a point of tangency of the herein described tract:

Thence, along said Josefine Drive easterly right of way boundary line, N 22°15'30" W, a distance of 90.36 feet to a 1/2" iron rod found, for a point of curvature to the right:

Thence, along a curve to the right, having a radius of 20.00 feet, a delta angle of 90° 00' 00", and whose long chord bears N 22°43'30" E a distance of 28.28 feet and an arc length of 31.42 feet to a 1/2" iron rod found at the southerly right of way boundary line of Defina Drive, for a point of tangency of the herein described tract:

Thence, along said Defina Drive southerly right of way boundary line, N 67°43'30" E, a distance of 110.38 feet to a 1/2" iron rod found, for a point of curvature of a curve to the right:

Thence, along a curve to the right, having a radius of 227.35 feet, a delta angle of 03° 42' 08", and whose long chord bears N 69°34'43" E a distance of 14.69 feet and an arc length of 14.69 feet to return and close at the Point of Beginning of this 0.45 acre tract, more or less.

ATTESTMENT OF PLANNING COMMISSION APPROVAL

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THE **_____** DAY OF **_____**, 2025. THE MEMBERS OF SAID MEETING REFLECT SUCH APPROVAL.

VANESSA GUERRA, AICP
PLANNING DIRECTOR

DATE

CERTIFICATION OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF WEBB

I, **MARJORIE B. BARBA**, CLERK OF THE COUNTY COURT IN AND FOR WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE **_____** OF THE MAP RECORDS OF SAID COUNTY.

WITNESS MY HAND AND SEAL THIS **_____** DAY OF **_____**, 2025.

COUNTY CLERK
WEBB COUNTY, TEXAS

DEPUTY

SHEET NAME: REPLAT OF LOT 1A, BLOCK 7, D&J ALEXANDER UNIT X & 0.06 ACRES RECORDED IN VOLUME 4972, PAGE 792 O.P.R.W.C.T. INTO LOT 1B & LOT 2B BLOCK 7 D&J ALEXANDER UNIT X

PROPERTY OWNER: CLAUDIA J. MARTINEZ
3401 DELFINA DRIVE
LAREDO, TEXAS 78041

PROJECT ENGINEER: Daniel Gomez Engineering, PC
Daniel Gomez Engineering, PC
Laredo, Texas 78041
Firm # 226-6656
Firm Registration # 9224

Date: 11.05.2025
Revision:
Project #: 2544
File Name: defina
Drawn by: D/G
Scale: 1"=100'
SHEET 1