

City of Laredo

REGULAR MEETING AGENDA

Thursday, May 21, 2026

6:00 PM

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

Planning & Zoning Commission

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

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance**
- 4. Texas Pledge**
- 5. 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.

6. Public Hearing And Recommendation Of An Ordinance:

- 6A** 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-533](#)

ZC-035-2026
District V

- 6B** Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 3.08 acre tract of land, as further described by metes and bounds in Exhibit A, located south of Cerralvo Drive and west of Riverbank Drive, from R-1A (Single Family Reduced Area District) to R-2 (Multi-Family Residential District). [26-P&Z-559](#)

ZC-037-2026
District VII

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- 6C** Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 5, 6, 7, and 8, Block 911, Western Division, located at 2001 Baltimore Street, from R-3 (Mixed Residential District) to B-1 (Limited Business District). [26-P&Z-562](#)
- ZC-045-2026
District VIII
- 6D** Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 119B and 119C, Block 3, San Isidro Southwest - Antler Crossing Subdivision, Phase 5, located at 9814 and 9820 Springfield Avenue, from B-3(Community Business District) to B-4 (Highway Commercial District). [26-P&Z-564](#)
- ZC-050-2026
District VI
- 6E** Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Block 4, Larga Vista Sundivision, located at 5602 State Highway 359, from B-1 (Limited Business District) to B-3 (Community Business District). [26-P&Z-563](#)
- ZC-052-2026
District III
- 6F** Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, and 12, Block 881, Eastern Division, located at 1600 Clark Boulevard, from R-1 (Single Family Residential District) to B-1 (Limited Business District). [26-P&Z-565](#)
- ZC-053-2026
District IV
- 6G** Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a conditional use permit for a Heavy Machinery Sales/Display (Outdoor) and Truck/Trailer Rental on Lot 1, Block 1, DCAF Mines Road Plat, located at 16111 FM 1472. [26-P&Z-560](#)
- ZC-054-2026
District VII

- 6H** Amending the Zoning Ordinance (Map) of the City of Laredo by amending Ordinance 2022-O-185, which authorized a Special Use Permit for a restaurant serving alcohol on Lot 5A, Block 1, Encino Plaza Subdivision, Unit 2A, located at 7518 McPherson Road, Suite 510 (4,176 square feet) in order to remove Cosmos Bar and Grill and Encino Plaza, Incorporated and replace with Cosmos Bar & Grill-Lombrana Properties as the parties to whom the permit is issued and to amend the site plan to add additional square footage. [26-P&Z-566](#)

ZC-055-2026
District V

- 6I** Amending the Zoning Ordinance (Map) of the City of Laredo by amending Ordinance Number 2025-O-223, which authorized a conditional use permit for an Animal Care Substation (Office) on Lot 20, Block 5, Sierra Vista Police Station Plat, located at 140 Ceniso Loop in order to convert the approved office use into an Animal Care Substation with indoor and outdoor animal confinement. [26-P&Z-561](#)

ZC-057-2026
District I

7. Consideration Of The Following Master Plan:

- 7A** Consideration of a revision to the Village South Subdivision Masterplan. The intent is residential and commercial. The purpose of this revision is to renumber phases and reconfigure lot layout. [26-P&Z-568](#)

PL-098-2026
District I - Cm. Gilbert Gonzalez

8. Consideration Of The Following Preliminary Plats And Replats:

- 8A** Preliminary consideration of the plat of Village South Subdivision, Phase 7. The intent is residential. [26-P&Z-569](#)

PL-099-2026
District I - Cm. Gilbert Gonzalez

- 8B** Preliminary consideration of the plat of Parkview at Century South Park Subdivision, Phase II. The intent is residential. [26-P&Z-532](#)

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

- 8C** Preliminary consideration of the replat of Lots 6-8, Block 4, North America Industrial Park, Phase II into Lot 6A, Block 4, North America Industrial Park, Phase II. The purpose of this replat is to reconfigure Lots 6-8, Block 4 into Lot 6A, Block 4. The intent is industrial. [26-P&Z-553](#)

PL-112-2026
District VII - Cm. Vanessa Perez

9. Consideration Of The Following Final Plats And Replats:

- 9A** Final consideration of the plat of Lot 1, Block 2, Alexander Crossing Plaza, D&J Alexander Commercial, Phase 15. The intent is commercial. [26-P&Z-554](#)

PL-115-2026
District V - Cm. Ruben Gutierrez Jr.

- 9B** Final consideration of the plat of Adriani Plaza Subdivision. The intent is residential. [26-P&Z-555](#)

PL-111-2026
District III - Cm. Melissa 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 of San Pedro Ranch, Phase 1 - Unit 1. The intent is commercial. The request is to extend the scheduled expiration date from June 7, 2026 to December 7, 2026. [26-P&Z-556](#)

PL-114-2026
District III - Cm. Melissa Cigarroa

11. Consideration Of Model Subdivision Compliance:

- 11A** Consideration of Model Rule Subdivision Compliance of the replat of Lot 1, Block 1, Lago Del Valle, Phase III and Tract II of Mezquite Land Development, Inc. into Lot 1A, Block 1 & Lots 1-15, Block 2, Lago Del Valle, Phase III. The intent is residential. [26-P&Z-557](#)

PL-113-2026
District III - Cm. Melissa Cigarroa

12. Staff Report:

- 12A** Staff report regarding "video conference call"/virtual meeting option for Planning and Zoning Commission Meetings. [26-P&Z-570](#)

13. 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, May 15, 2026 by 6:00 P.M.

City of Laredo

Planning & Zoning Commission

Meeting Date: 5/21/2026
Ordinance 6A

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

Inside 200': For: 0 Against: 7

Outside 200' : For: 0 Against: 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.



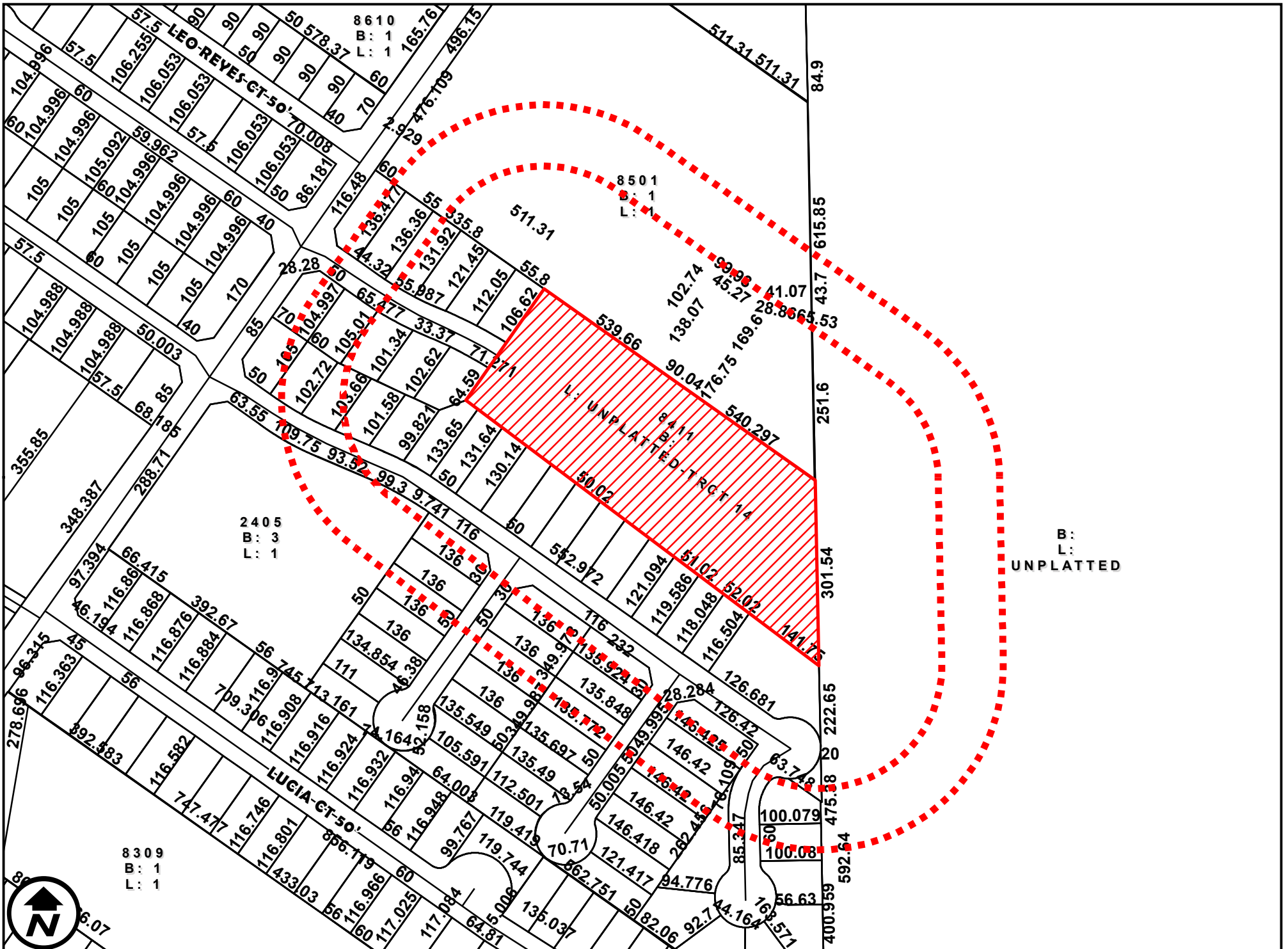
AERIAL MAP

1 inch = 200 feet

ZC-035-2026

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

APPLICATION FOR
 R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO
 R-2 (MULTI-FAMILY RESIDENTIAL DISTRICT)



DIMENSIONS MAP

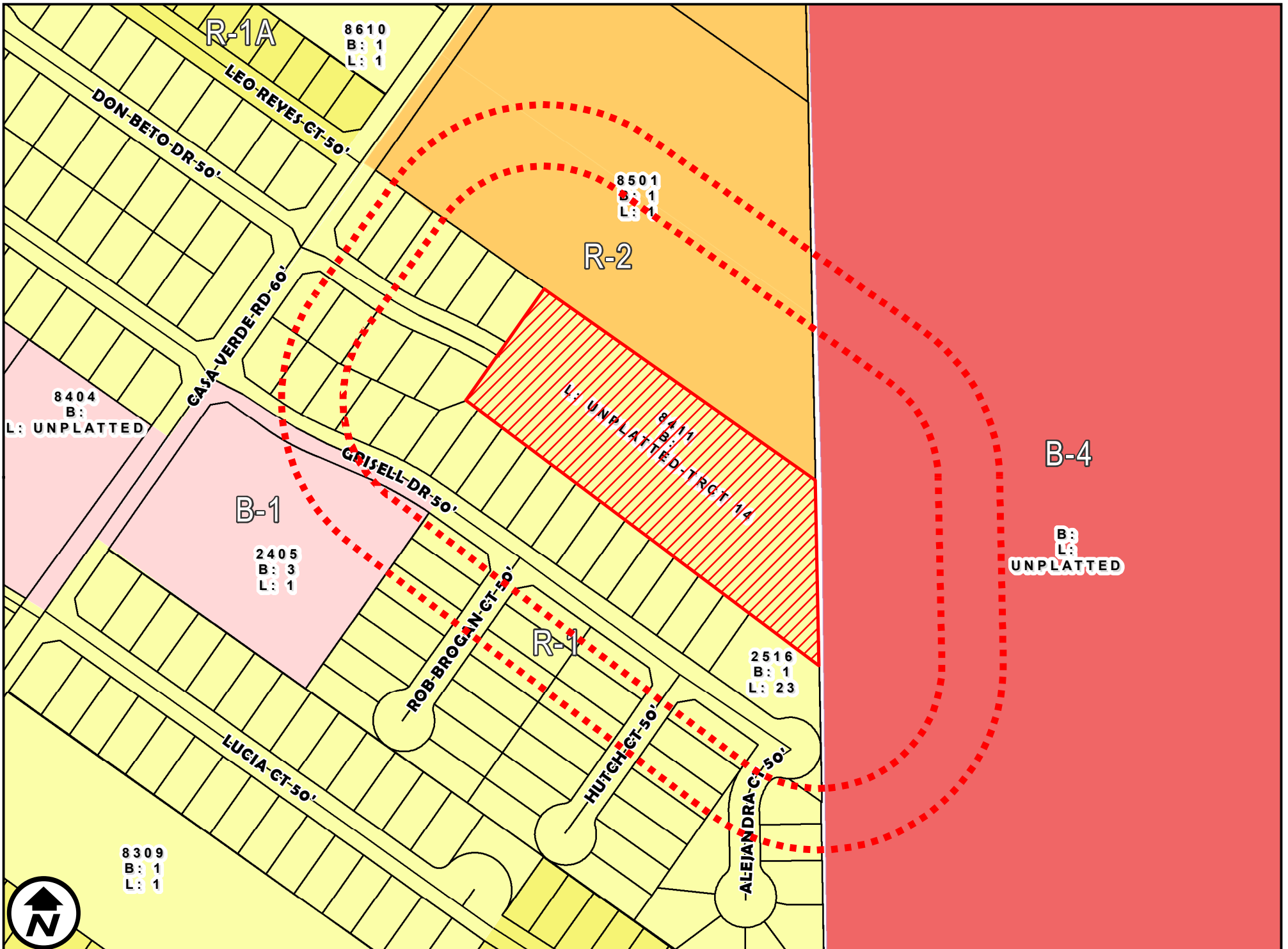
1 inch = 200 feet

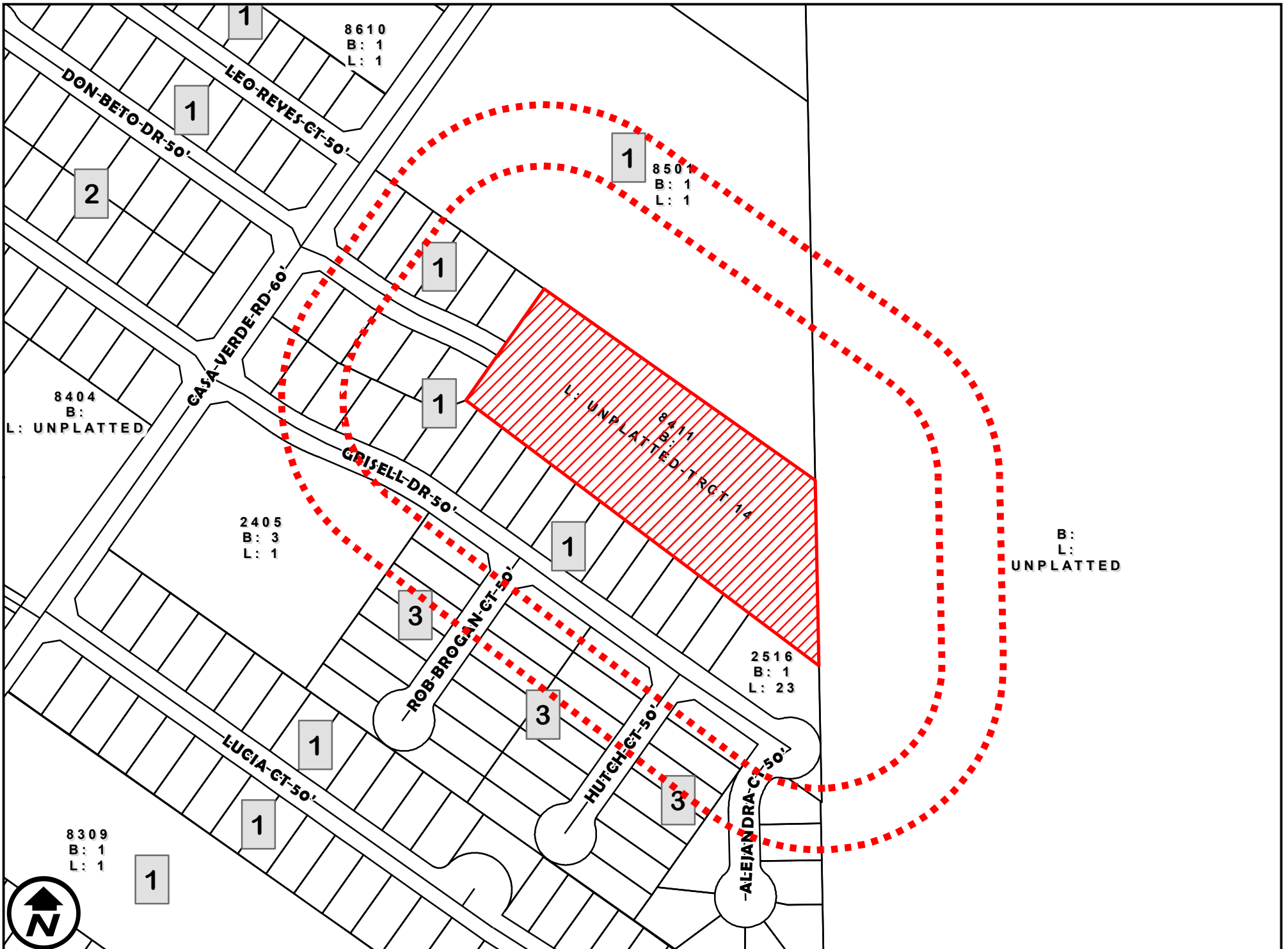
ZC-035-2026

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

APPLICATION FC 10

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





SURVEY MAP

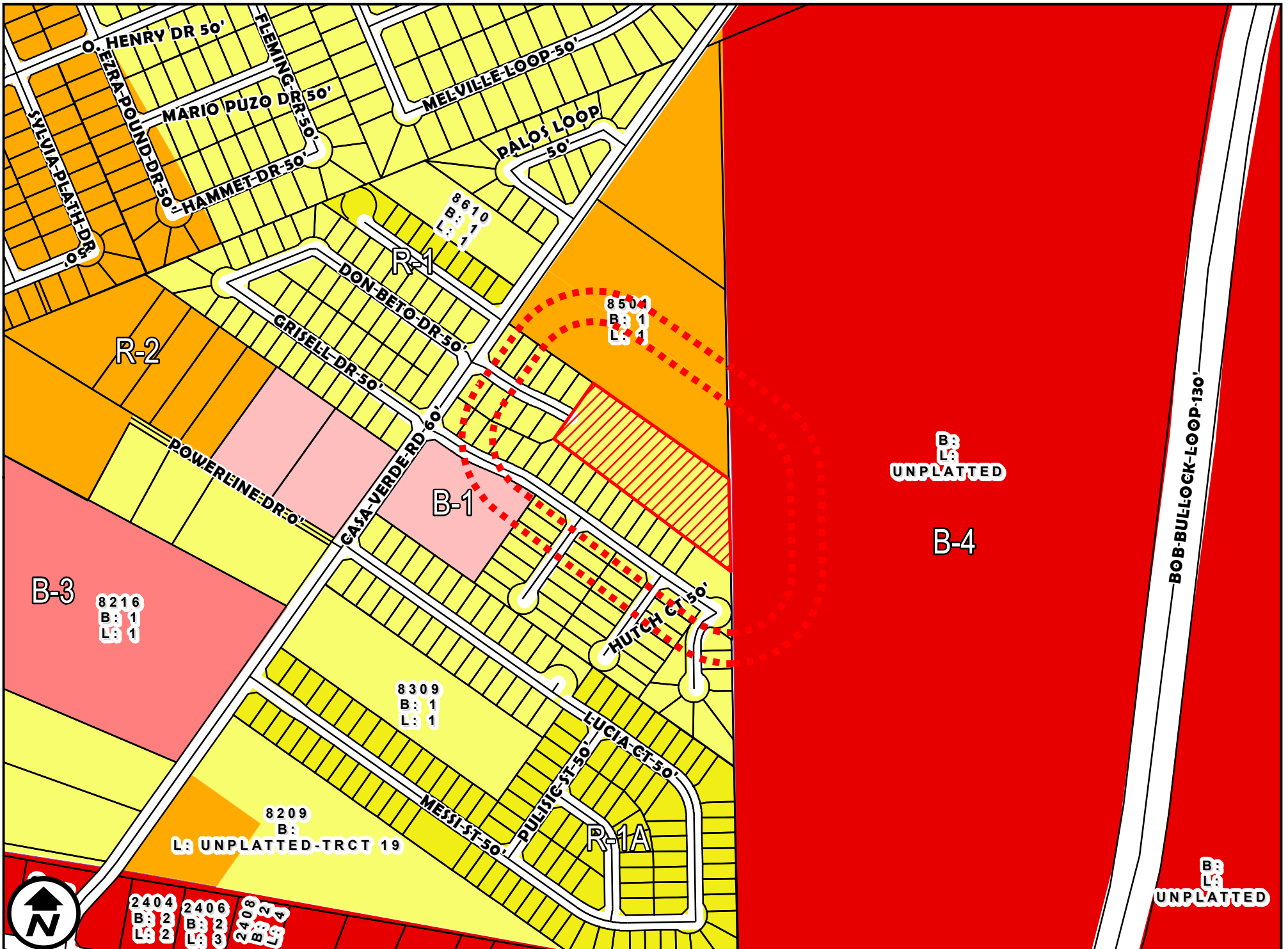
ZC-035-2026

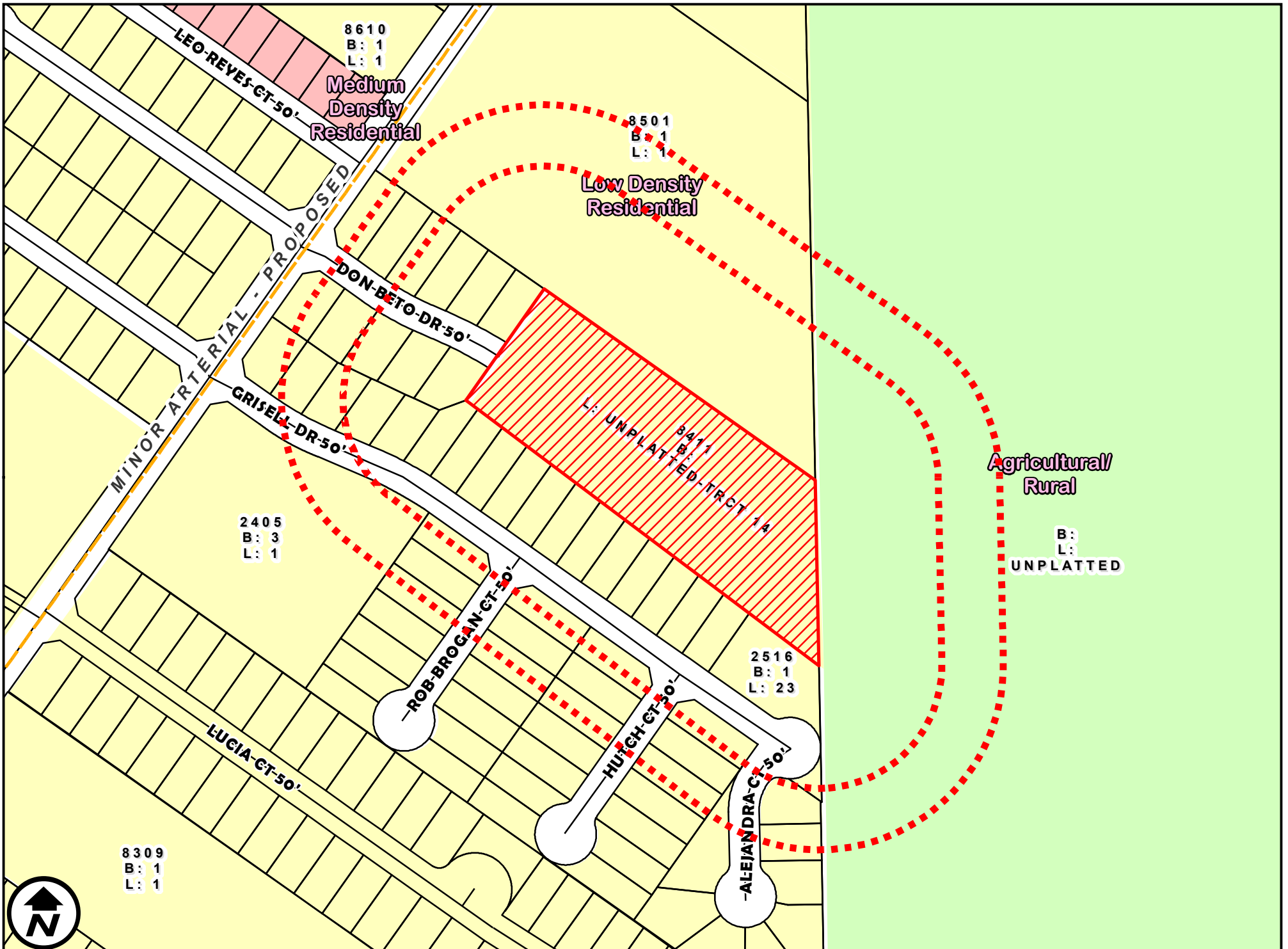
APPLICATION FC 12

1 inch = 200 feet

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

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





FUTURE LANDUSE

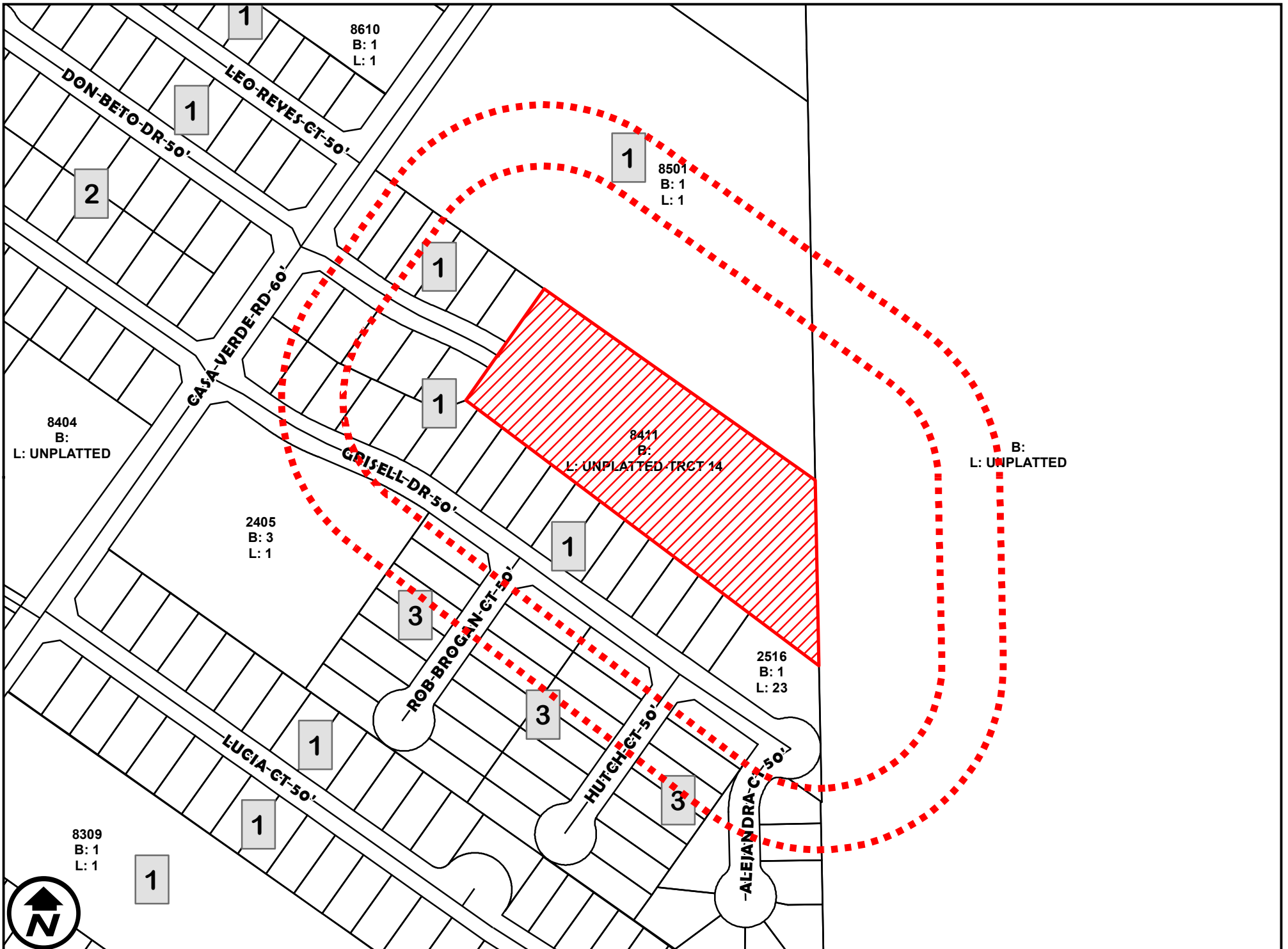
1 inch = 200 feet

ZC-035-2026

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

APPLICATION FC 14

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



200' AND 300' NOTIFICATION

ZC-035-2026

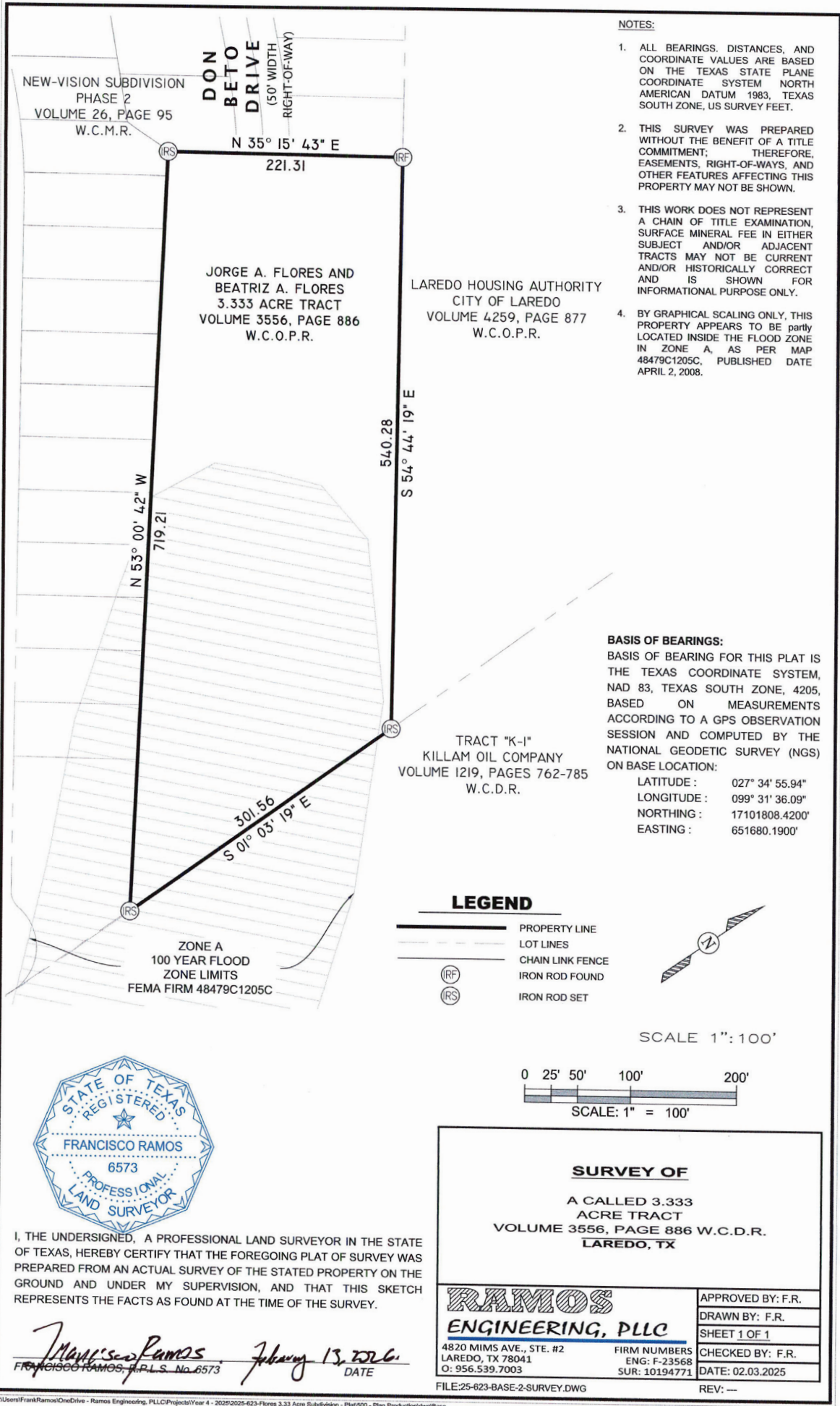
APPLICATION FC 15

1 inch = 200 feet

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

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

EXHIBIT A



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
FRANCISCO RAMOS, P.L.S. No. 6573
February 13, 2026
DATE

SURVEY OF

A CALLED 3.333
ACRE TRACT
VOLUME 3556, PAGE 886 W.C.D.R.
LAREDO, TX

RAMOS ENGINEERING, PLLC	APPROVED BY: F.R.
4820 MIMS AVE., STE. #2 LAREDO, TX 78041 O: 956.539.7003	DRAWN BY: F.R.
FIRM NUMBERS ENG: F-23568 SUR: 10194771	SHEET 1 OF 1
FILE:25-623-BASE-2-SURVEY.DWG	CHECKED BY: F.R.
	DATE: 02.03.2025
	REV: --

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, BEGIN 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 TRACTM 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: 5/21/2026
Ordinance 6B

Public Hearing and Recommendation of an

SUBJECT

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

ZC-037-2026
District VII

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

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

Council District: VII - Cm. Vanessa Perez

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

Site: The site is currently vacant undeveloped land.

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

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

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

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

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

COMMITTEE RECOMMENDATION

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

STAFF RECOMMENDATION

Staff supports the proposed zone change for the following reasons:

1. The proposed zone change is in conformance with the Comprehensive Plan’s designation as Medium Density Residential, which includes R-2 zoning districts. The Comprehensive Plan encourages a variety of housing types and residential densities in appropriate locations in order to accommodate future population growth and provide additional housing opportunities within the City.

2. The proposed development promotes orderly growth and development patterns consistent with the City’s adopted land use policies. The location along Riverbank Drive, which is identified as a minor arterial in the Long Range Thoroughfare Plan, is appropriate for a higher residential density use due to its accessibility and proximity to existing public facilities and infrastructure.

3. The proposed use complements and is in character with the surrounding uses. The site is primarily surrounded by residential uses, including existing single-family neighborhoods, and the proposed multi-family development serves as a compatible residential transition within the area.

4. The proposed site meets the minimum lot area requirement of 4,600 square feet for R-2 zone districts as per the Laredo Land Development Code, Section 24.77.1 Dimensional Standards. The property lot area is approximately 3.08 acres (1 acre = 43,560 square feet).

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. There are multi-family uses within the vicinity of the purposed site.

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

There is R-2 zoning north and west of the site.

Will change adversely influence living conditions in the neighborhood?

The proposed zone change is not anticipated to have a negative impact with the surrounding area or neighborhoods.

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

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



AERIAL MAP

1 inch = 200 feet

ZC-037-2026

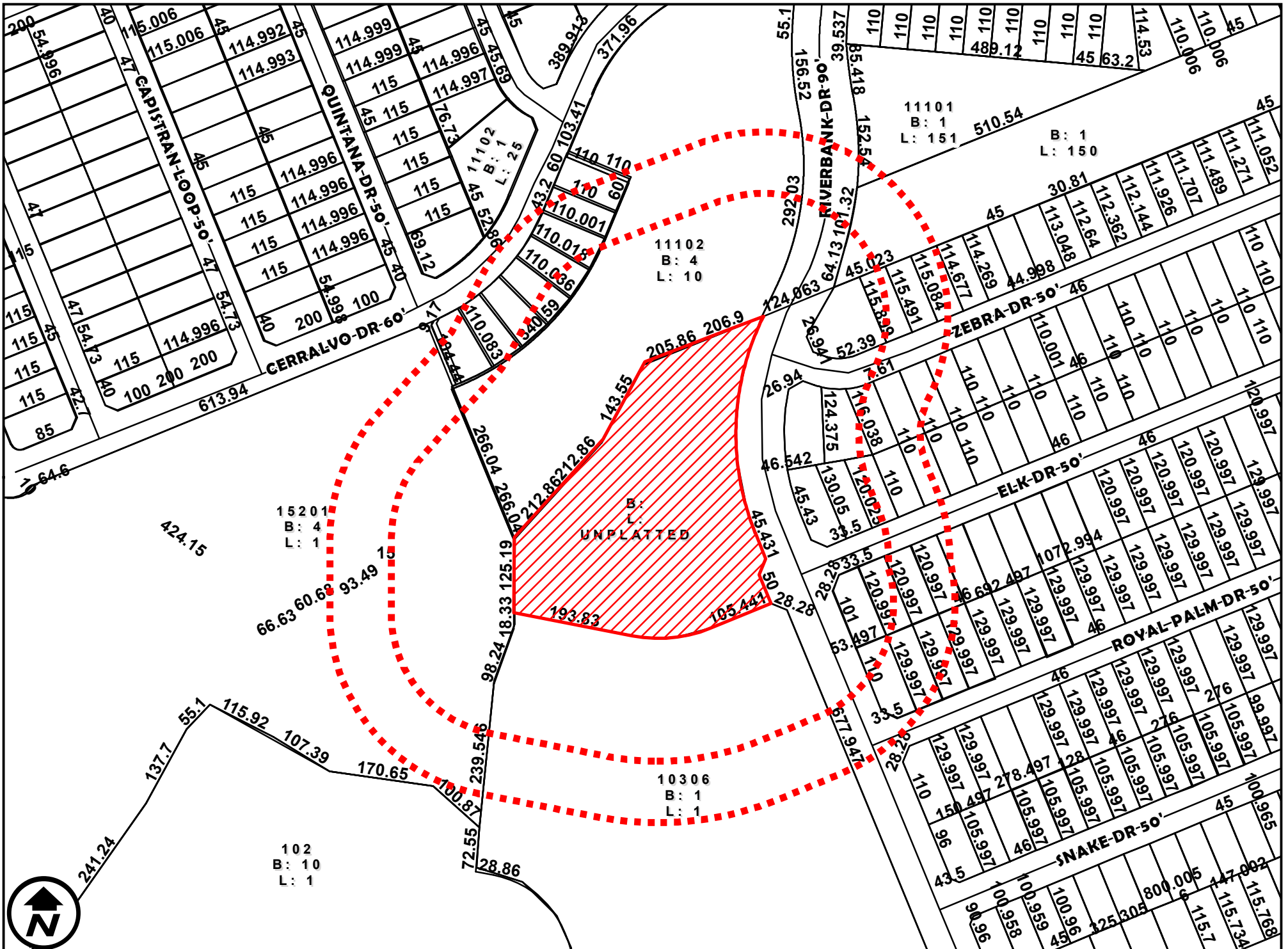
COUNCIL DISTRICT 7

SOUTH OF CERRALVO DRIVE AND WEST OF RIVERBANK DRIVE

APPLICATION FC 21

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

R-3 (MIXED RESIDENTIAL DISTRICT)



DIMENSIONS MAP

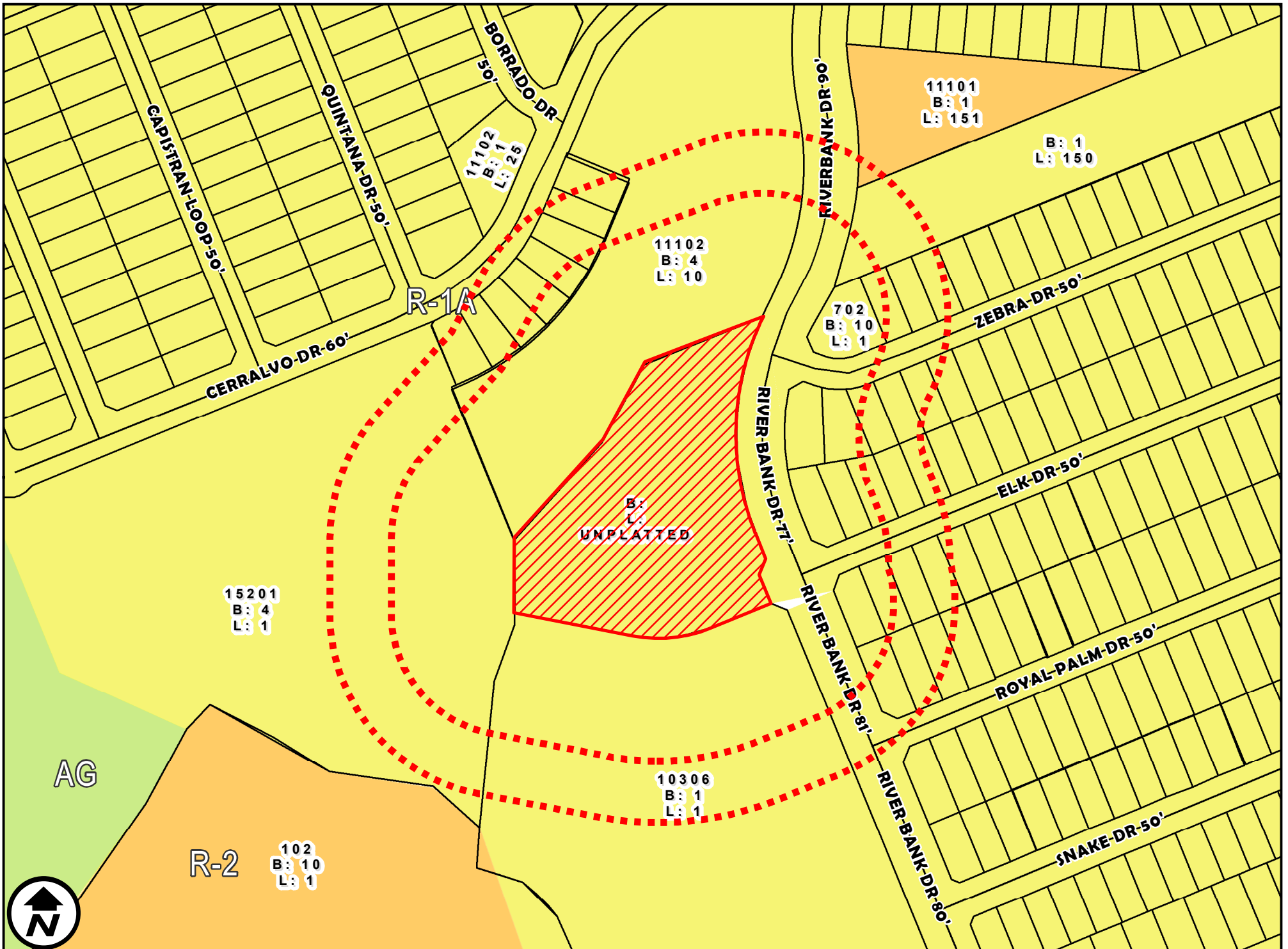
ZC-037-2026

APPLICATION FC 22

1 inch = 200 feet

COUNCIL DISTRICT 7
SOUTH OF CERRALVO DRIVE AND WEST OF RIVERBANK DRIVE

R-1A (SINGLE FAMILY REDUCED AREA DISTRICT) TO
R-3 (MIXED RESIDENTIAL DISTRICT)



ZONING MAP

1 inch = 200 feet

ZC-037-2026

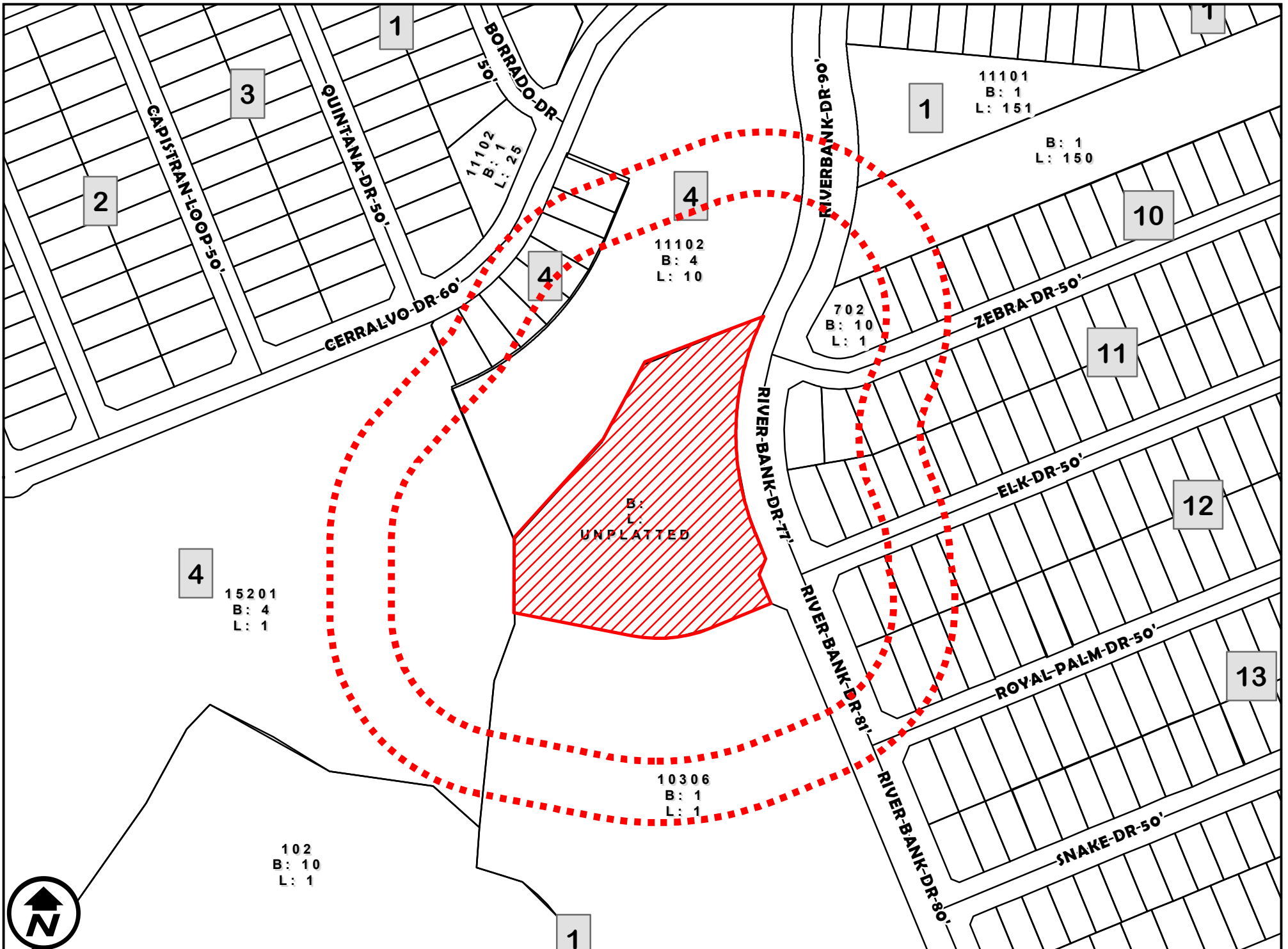
COUNCIL DISTRICT 7

SOUTH OF CERRALVO DRIVE AND WEST OF RIVERBANK DRIVE

APPLICATION FC 23

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

R-3 (MIXED RESIDENTIAL DISTRICT)



SURVEY MAP

1 inch = 200 feet

ZC-037-2026

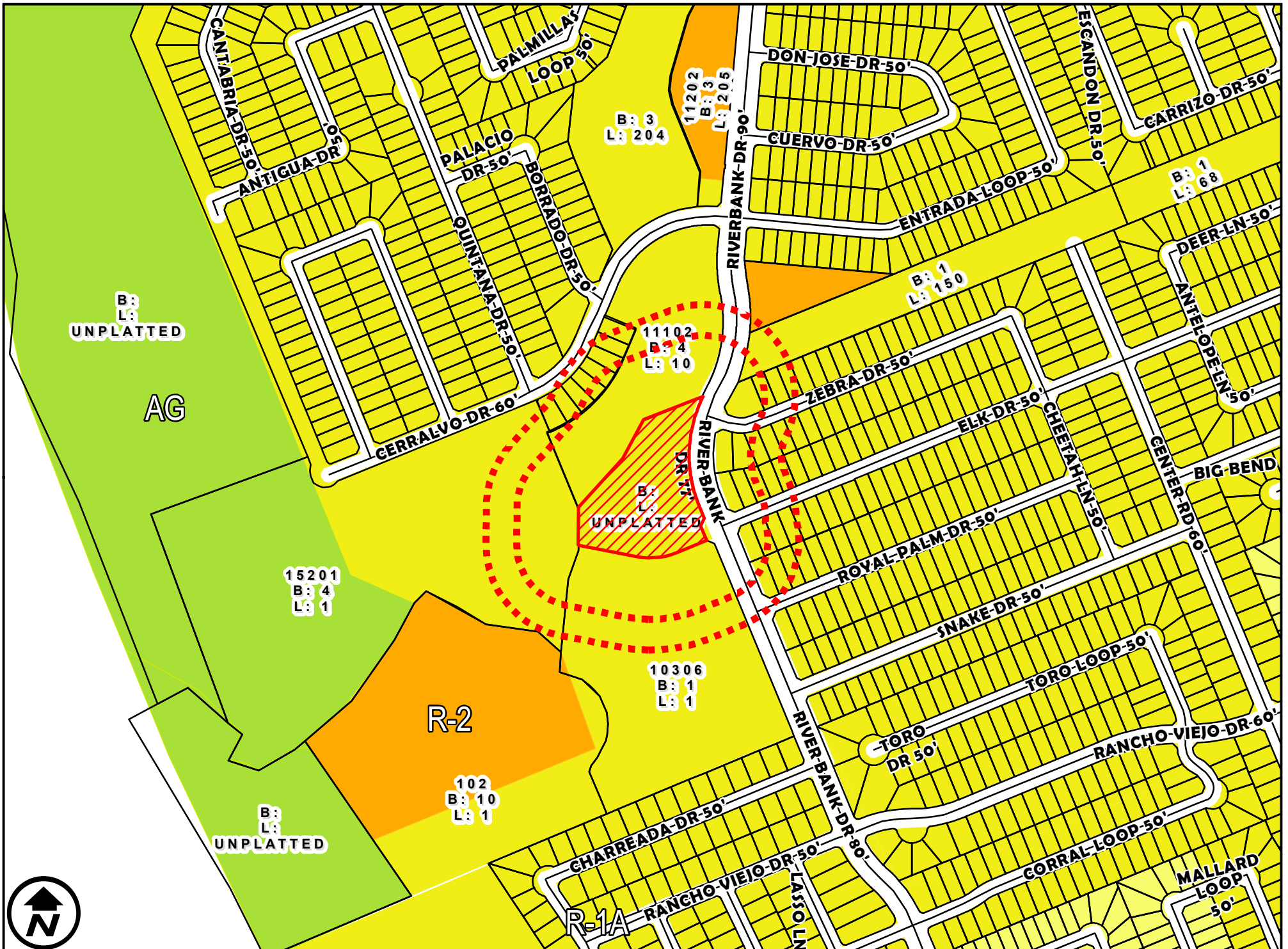
COUNCIL DISTRICT 7

SOUTH OF CERRALVO DRIVE AND WEST OF RIVERBANK DRIVE

APPLICATION FC 24

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

R-3 (MIXED RESIDENTIAL DISTRICT)



ZONING OVERVIEW

1 inch = 400 feet

ZC-037-2026

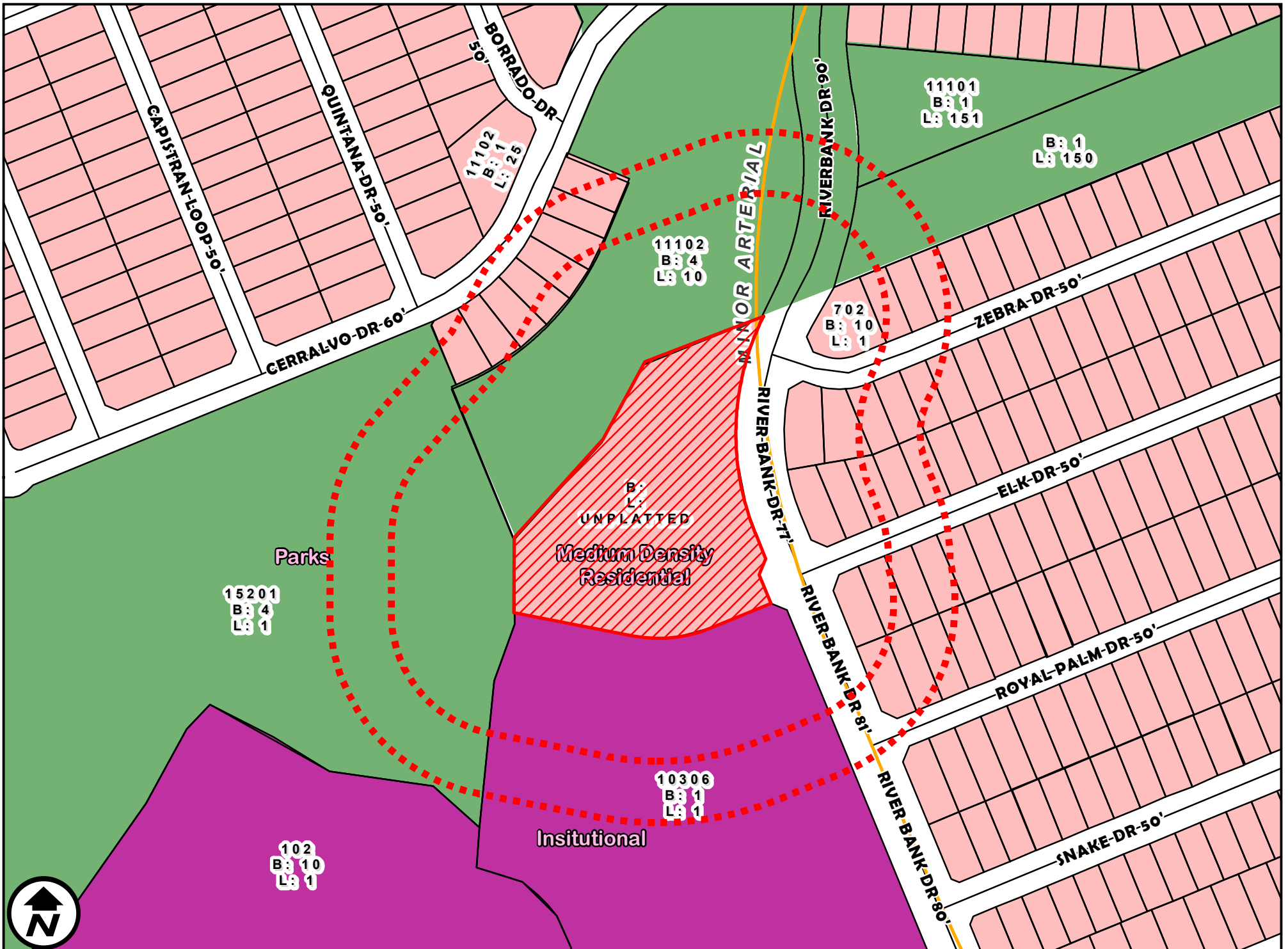
COUNCIL DISTRICT 7

SOUTH OF CERRALVO DRIVE AND WEST OF RIVERBANK DRIVE

APPLICATION FC 25

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

R-3 (MIXED RESIDENTIAL DISTRICT)



FUTURE LANDUSE

1 inch = 200 feet

ZC-037-2026

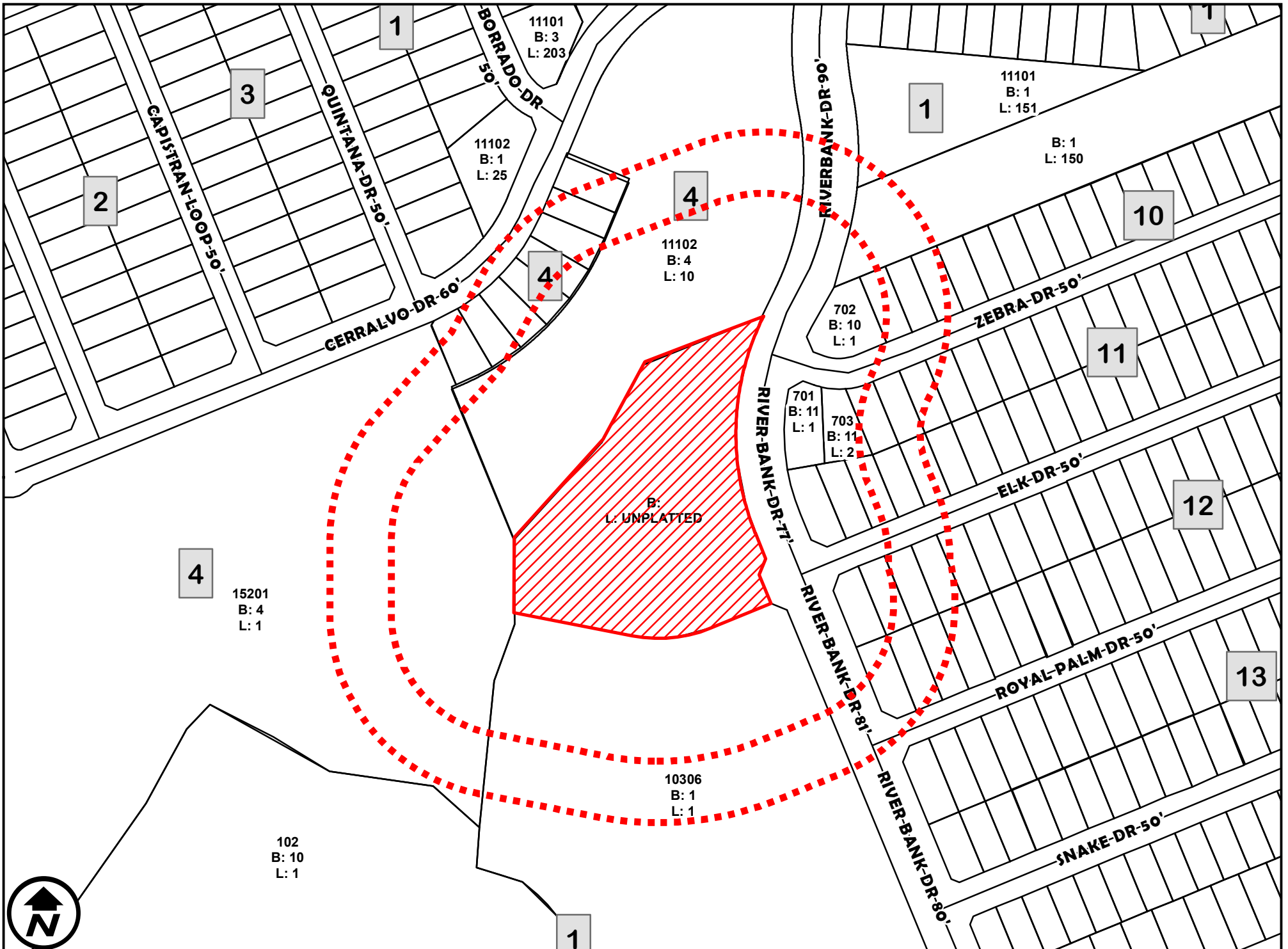
COUNCIL DISTRICT 7

SOUTH OF CERRALVO DRIVE AND WEST OF RIVERBANK DRIVE

APPLICATION FC 26

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

R-3 (MIXED RESIDENTIAL DISTRICT)



200' AND 300' NOTIFICATION

ZC-037-2026

APPLICATION FC 27

1 inch = 200 feet

COUNCIL DISTRICT 7
SOUTH OF CERRALVO DRIVE AND WEST OF RIVERBANK DRIVE

R-1A (SINGLE FAMILY REDUCED AREA DISTRICT) TO
R-3 (MIXED RESIDENTIAL DISTRICT)



Blue Top Land Surveying

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

Field Notes

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

Field Notes

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

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

Basis of Bearings:

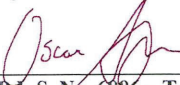
G.P.S., Texas State Plane Coordinate System,
Texas South Zone 4204, NAD83
Vertical Datum – NAVD88 US FT.



State of Texas:

County of Webb:

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



R.P.L.S. No. 6886 – Texas

02-12-26
Current Date

ZC-037-2026
ATTENTION
PROPOSED
ZONE CHANGE
FROM R-1A TO R-3
FOR INFORMATION CALL
CITY PLANNING DEPARTMENT
794-1613

City of Laredo

Planning & Zoning Commission

Meeting Date: 5/21/2026
Ordinance 6C

Public Hearing and Recommendation of an

SUBJECT

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

ZC-045-2026
District VIII

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Initiated by: Fernando Galvan, Owner and Applicant; George J. Algelt, Representative

Council District: VIII - Cm. Alyssa Cigarroa

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

Site: The site is currently occupied with the plant nursery and a single family residential home.

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

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

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

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

COMMITTEE RECOMMENDATION

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

STAFF RECOMMENDATION

Staff supports the proposed zone change for the following reasons:

1. The proposed zone change is in conformance with the Comprehensive Plan’s designation as High Density Residential (R-3, R-2, B-1R, B-1, R-O), which allows B-1 zoning districts.
2. The proposed zone change is appropriate at this location since there are MXD zoning districts to the north of the site, which is a higher intensive zone.
3. The proposed use of a plant nursery is appropriate at this location since the site is abutting the Union Pacific Railroad, which is a higher intensive use.
4. The proposed use is more suitable at this location than residential uses since the site is adjacent to the Union Pacific Railroad, which causes concerns due to the noise nuisance, safety, and freight movement.

Notice to the owner/applicant:

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

IMPACT ANALYSIS

B-1. The purpose of the B-1 Limited Business District is to provide for business and commercial development serving a limited geographic area or neighborhood.

Is this change contrary to the established land use pattern?

The site is surrounded by residential uses and Imperial Equipment Industries, Inc. (forklift dealer).

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

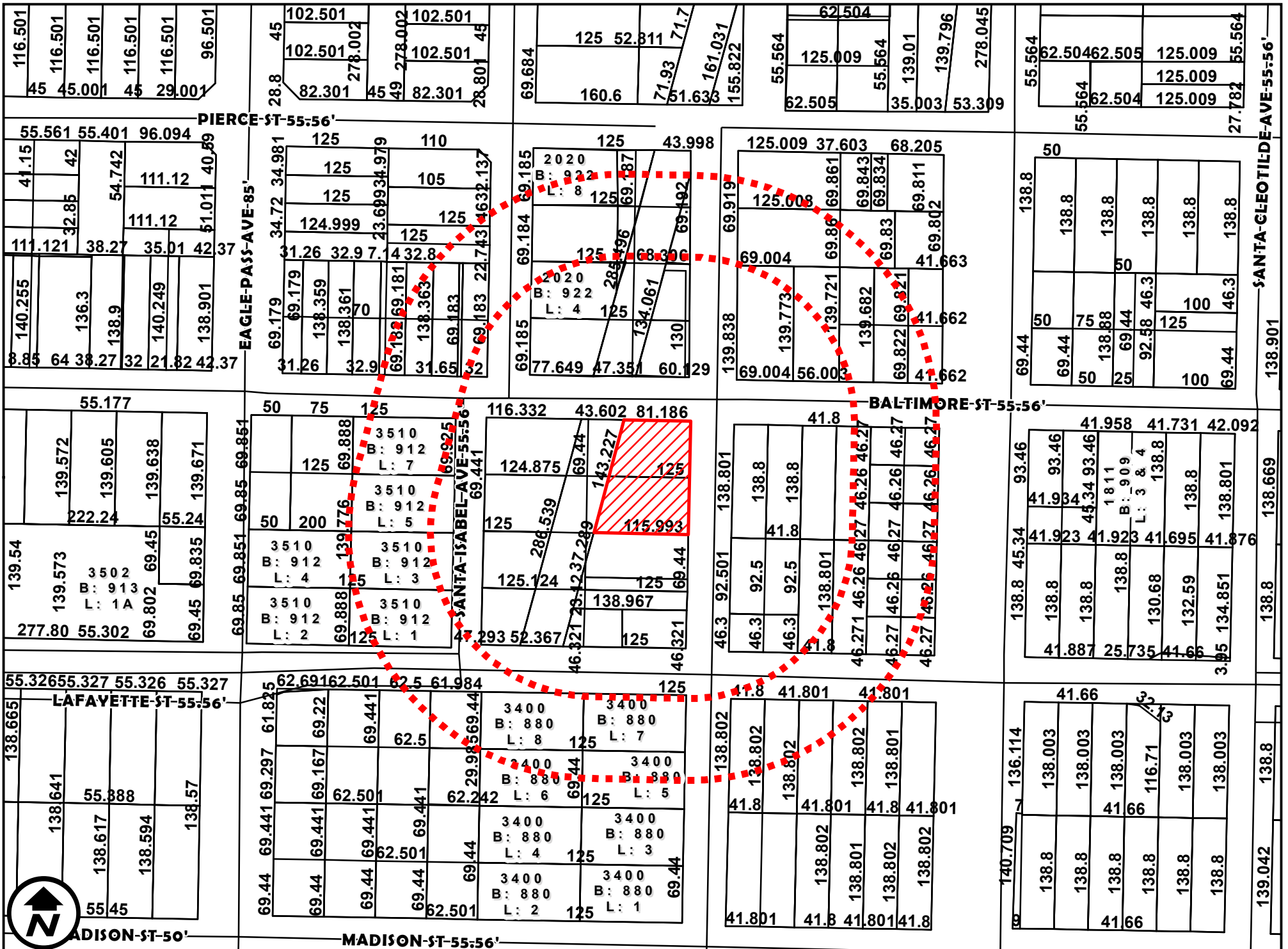
Yes, the proposed zone will create an isolated zoning district.

Will change adversely influence living conditions in the neighborhoods?

The proposed zone change is not anticipated to negatively impact the surrounding area, as the site directly abuts the Union Pacific Railroad.

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

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



DIMENSIONS MAP

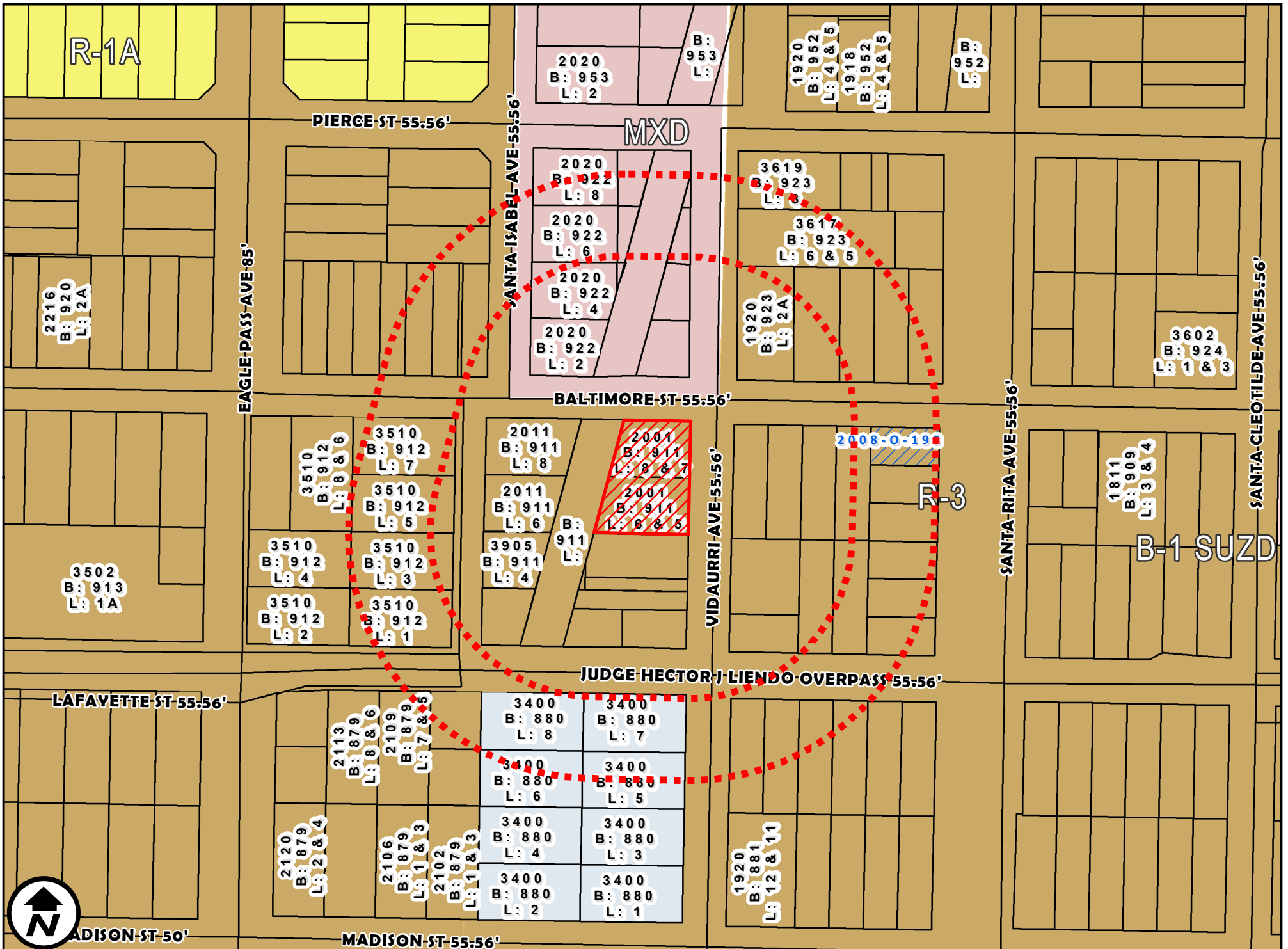
ZC-045-2026

APPLICATION FC 35

1 inch = 150 feet

COUNCIL DISTRICT 8
2001 BALTIMORE STREET

R-3 (MIXED RESIDENTIAL DISTRICT) T
B-1 (LIMITED BUSINESS DISTRICT)



ZONING MAP

1 inch = 150 feet

ZC-045-2026

COUNCIL DISTRICT 8
2001 BALTIMORE STREET

APPLICATION FC 36

R-3 (MIXED RESIDENTIAL DISTRICT) T-1
B-1 (LIMITED BUSINESS DISTRICT)



SURVEY MAP

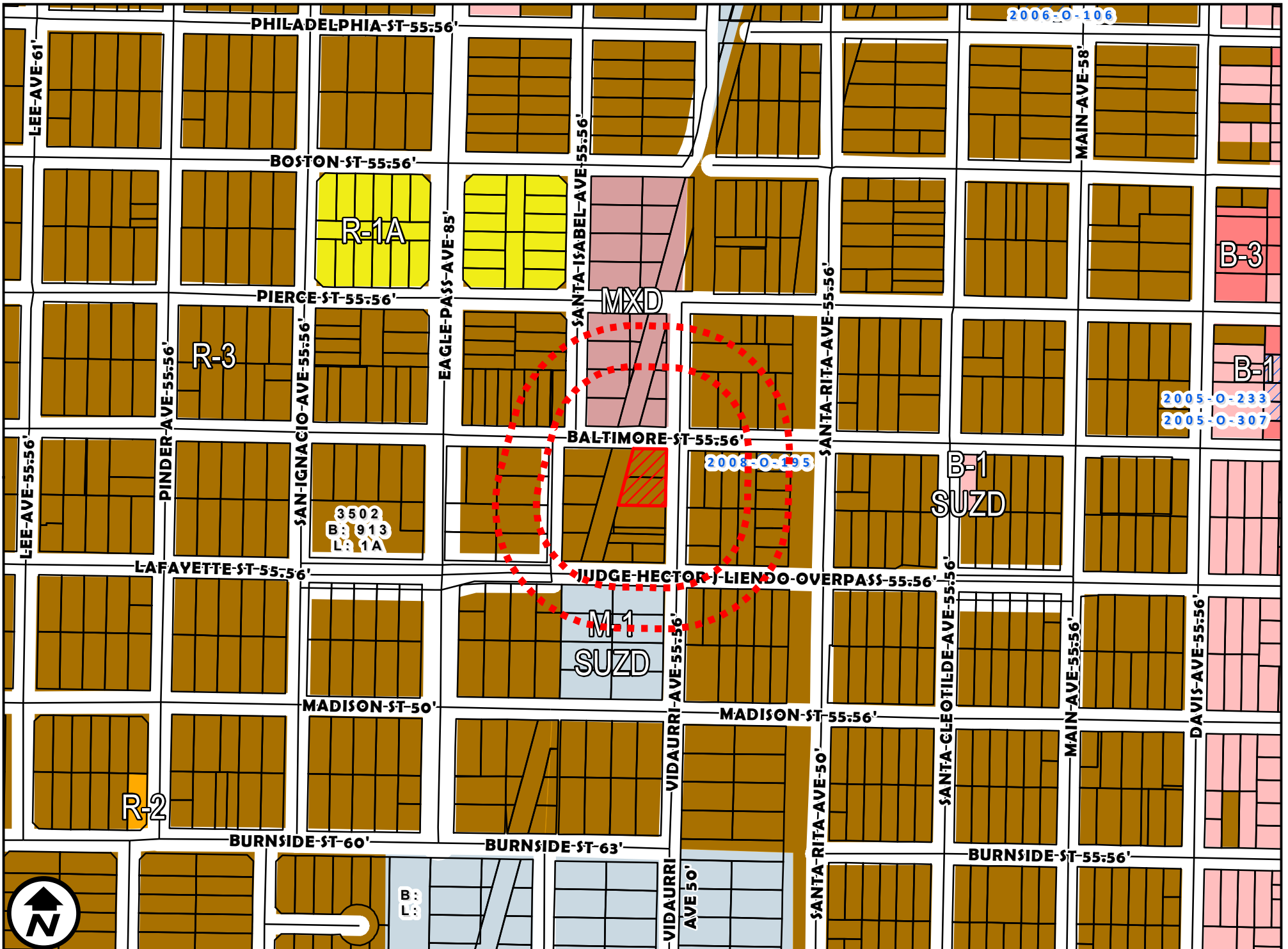
1 inch = 150 feet

ZC-045-2026

COUNCIL DISTRICT 8
2001 BALTIMORE STREET

APPLICATION FC 37

R-3 (MIXED RESIDENTIAL DISTRICT) T
B-1 (LIMITED BUSINESS DISTRICT)



ZONING OVERVIEW

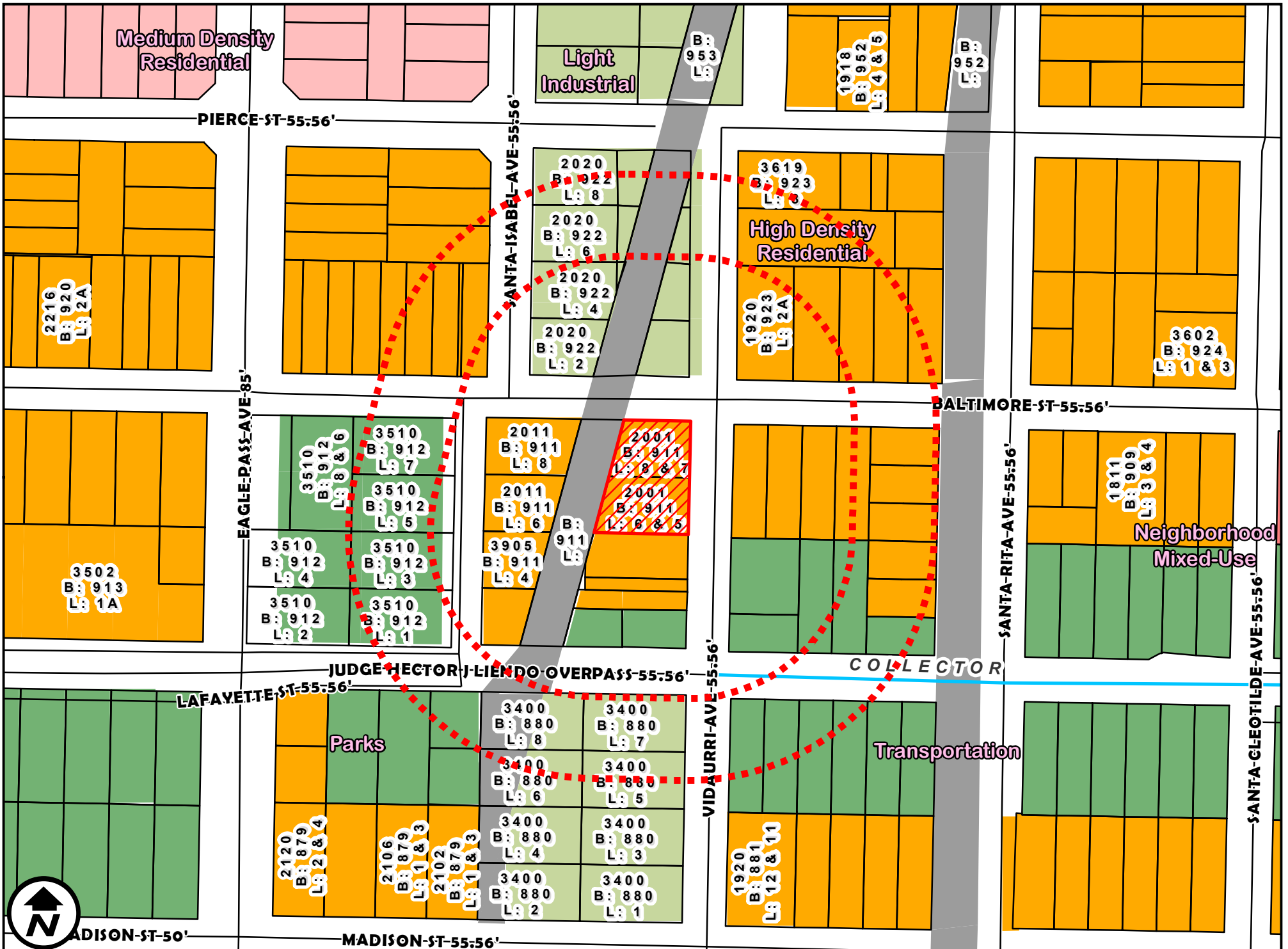
ZC-045-2026

APPLICATION FC 38

1 inch = 300 feet

COUNCIL DISTRICT 8
2001 BALTIMORE STREET

R-3 (MIXED RESIDENTIAL DISTRICT) T
B-1 (LIMITED BUSINESS DISTRICT)



FUTURE LANDUSE

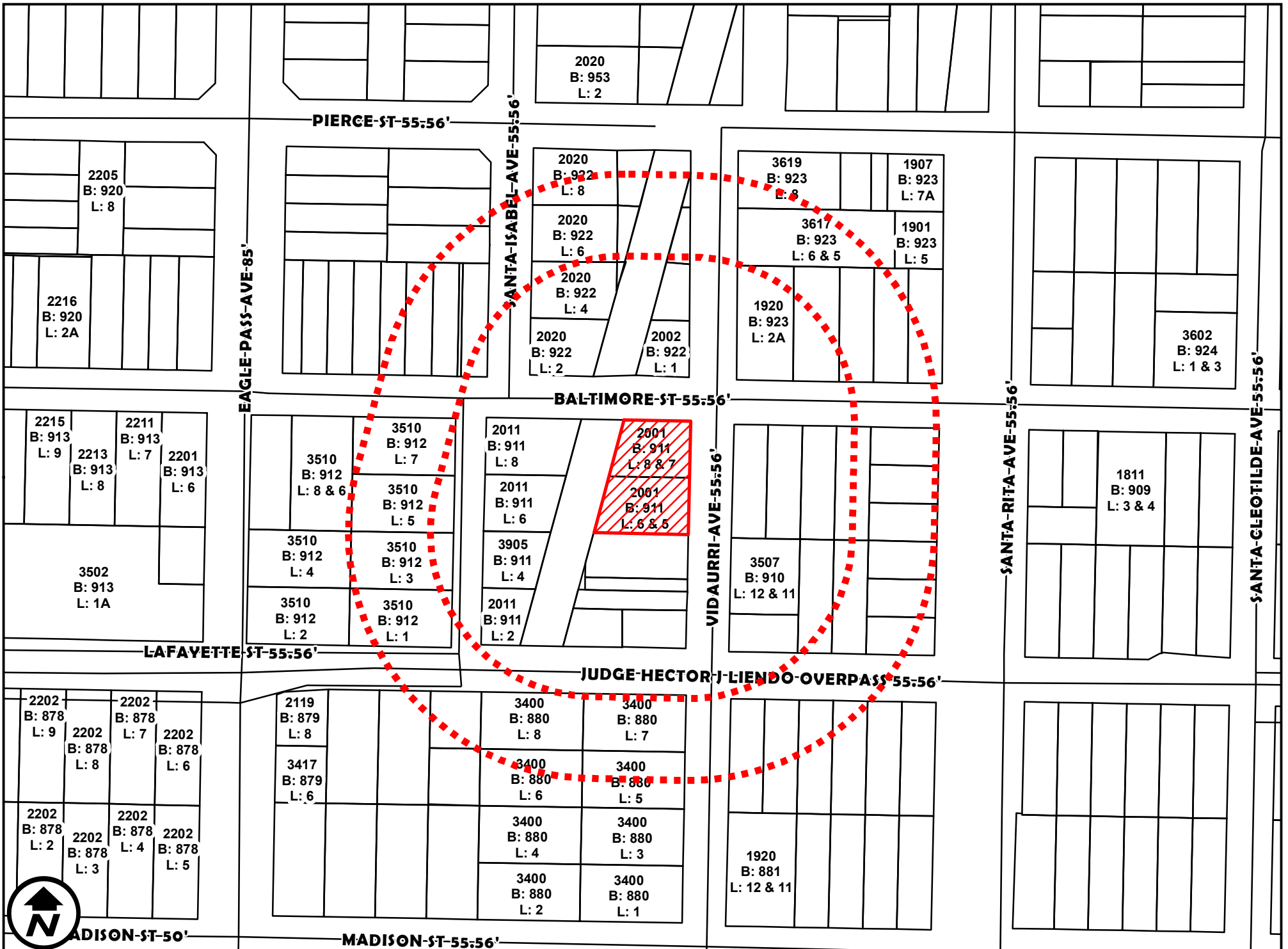
1 inch = 150 feet

ZC-045-2026

COUNCIL DISTRICT 8
2001 BALTIMORE STREET

APPLICATION FC 39

R-3 (MIXED RESIDENTIAL DISTRICT) T
B-1 (LIMITED BUSINESS DISTRICT)



200' AND 300' NOTIFICATION

ZC-045-2026

APPLICATION FC 40

1 inch = 150 feet

COUNCIL DISTRICT 8
2001 BALTIMORE STREET

R-3 (MIXED RESIDENTIAL DISTRICT) T-1
B-1 (LIMITED BUSINESS DISTRICT)

City of Laredo

Planning & Zoning Commission

Meeting Date: 5/21/2026
Ordinance 6D

Public Hearing and Recommendation of an

SUBJECT

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

ZC-050-2026
District VI

PREVIOUS COUNCIL ACTION

On April 19, 2022, the City Council made a motion to approve a zone change to a B-3 zoning district.

On April 20, 2007, the City Council made a motion to approve a zone change to a B-4 zoning district.

On December 20, 1993, the City Council made a motion to approve an annexation at this location with the initial zoning of AG.

BACKGROUND

Initiated by: PAGR Holdings, LLC, Owner; Pat Murphy, Applicant/Representative

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

Proposed Use: The proposed use is a hospital.

- Although the application identified the proposed use as “commercial - medical,” previous email correspondence indicated the proposed use would include a hospital with overnight stay accommodations.

- The proposed use may also be considered through a Conditional Use Permit (CUP). Previous email correspondence identified a CUP as a potential option; however, the application submitted was a request for a zone change to B-4.

Site: The site is currently vacant, developed land.

Surrounding Land Uses: To the north of the site is San Isidro Parkway, Bob Bullock Loop, apartments, Grace Bible Church, and vacant, undeveloped land. To the east of the site is Springfield Avenue, vacant, undeveloped land, and predominantly single-family residential uses. To the south of the site is vacant land, Sambar Loop, Chital Drive, and primarily single-family residential uses. To the west of the site is single-family development (PUD-townhomes), San Isidro Parkway, Interstate 35, and the Union Pacific Railroad.

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 Principal Arterial.

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

Letters sent to surrounding property owners: 40 In Favor: 0 Opposed: 0

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

1. The proposed zone change is not appropriate at this location, as the subject site abuts R-1 zoning districts to the west and south. The proposed B-4 zoning district may introduce uses and operational characteristics that could negatively impact the adjacent residential development, including increased traffic, noise, lighting, and other commercial-related activities.
2. The proposed B-4 zoning district permits more intensive commercial uses, including bars, warehousing, heavy automotive repair, and tractor-trailer repair, which may not be compatible with the adjacent residential development. The existing B-3 zoning district is more appropriate at this location, as it allows for neighborhood-serving commercial uses such as grocery stores, restaurants, convenience stores, and most medical office and medical-related uses, while providing a more compatible transition adjacent to residential uses.
3. Although the proposed zone change is in conformance with the Comprehensive Plan's designation as Mixed-Use Center (all zoning districts permitted except M-1, M-2, AH, AN, FH, OG, and B-4 with exceptions), the surrounding area has transitioned toward residential development, making the proposed zoning less compatible with the developing neighborhood character.

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-1. 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. There are no B-4 uses with the vicinity of the proposed site. The existing B-4 zoning are vacant land.

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

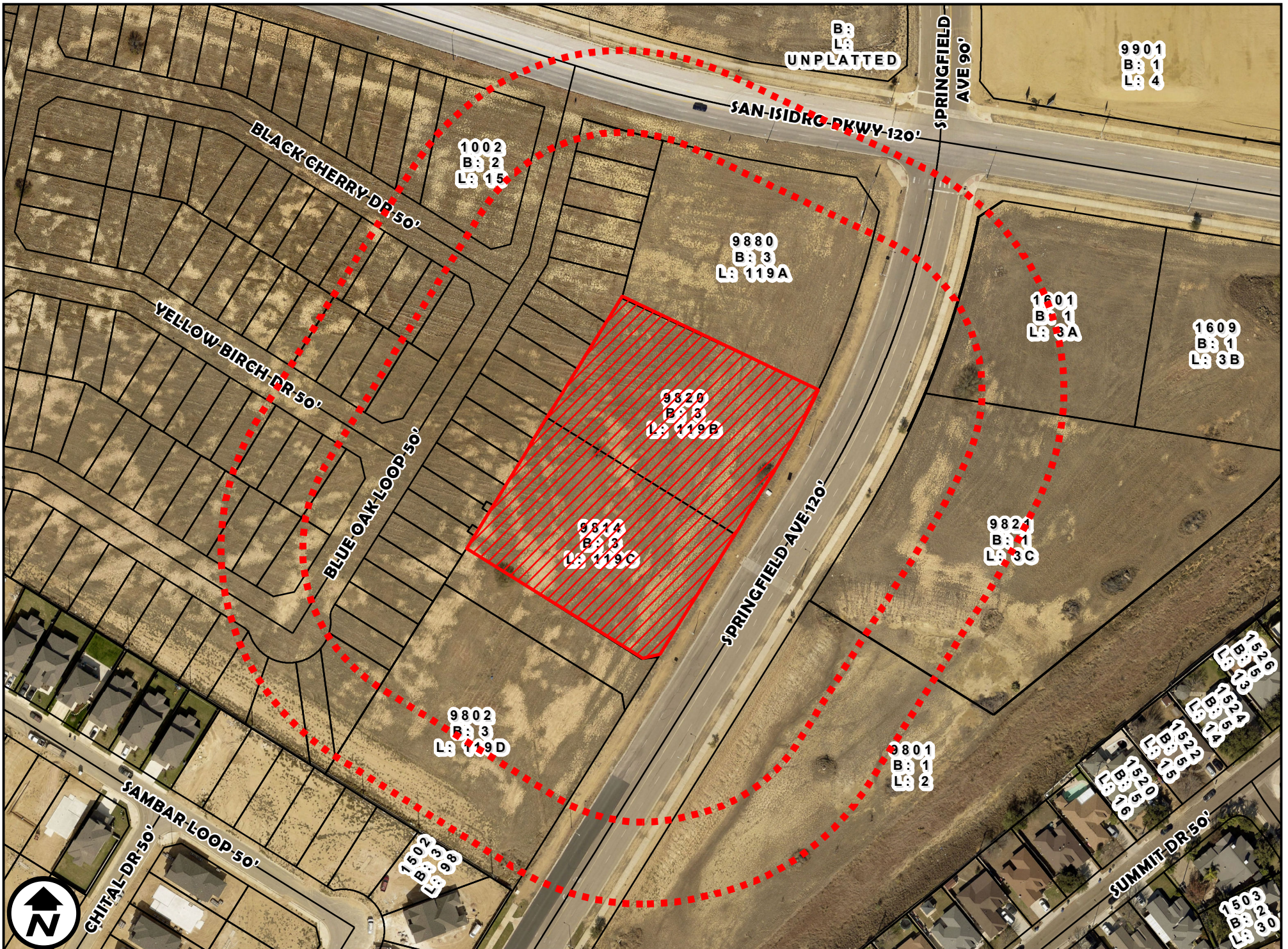
No. The proposed zone will not create an isolated zoning district. There are B-4 zoning to the north and east of the site; however, that area is vacant land.

Will change adversely influence living conditions in the neighborhoods?

Yes. The proposed zone change is anticipated to have a negative impact with the surrounding area or neighborhoods since the site abuts single-family residential uses. Introducing a B-4 zone that abuts residential uses may introduce negative impacts such as bars, tractor trailer repair, heavy mechanic work, etc.

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

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



AERIAL MAP

1 inch = 150 feet

ZC-050-2026

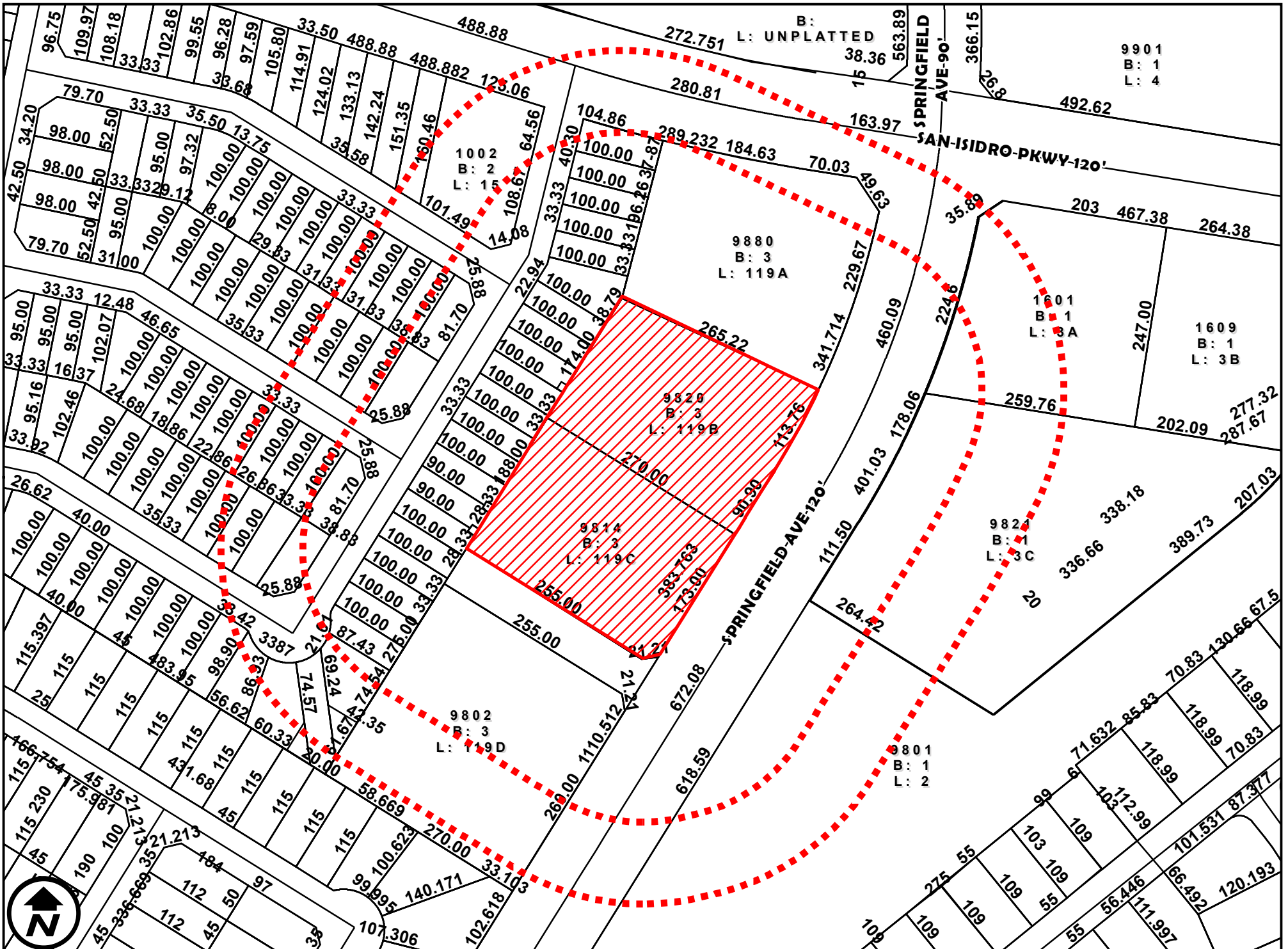
COUNCIL DISTRICT 6

9814 AND 9820 SPRINGFIELD AVENUE

APPLICATION FC 44

B-3 (COMMUNITY BUSINESS DISTRICT) T

B-4 (HIGHWAY COMMERCIAL DISTRICT)



DIMENSIONS MAP

1 inch = 150 feet

ZC-050-2026

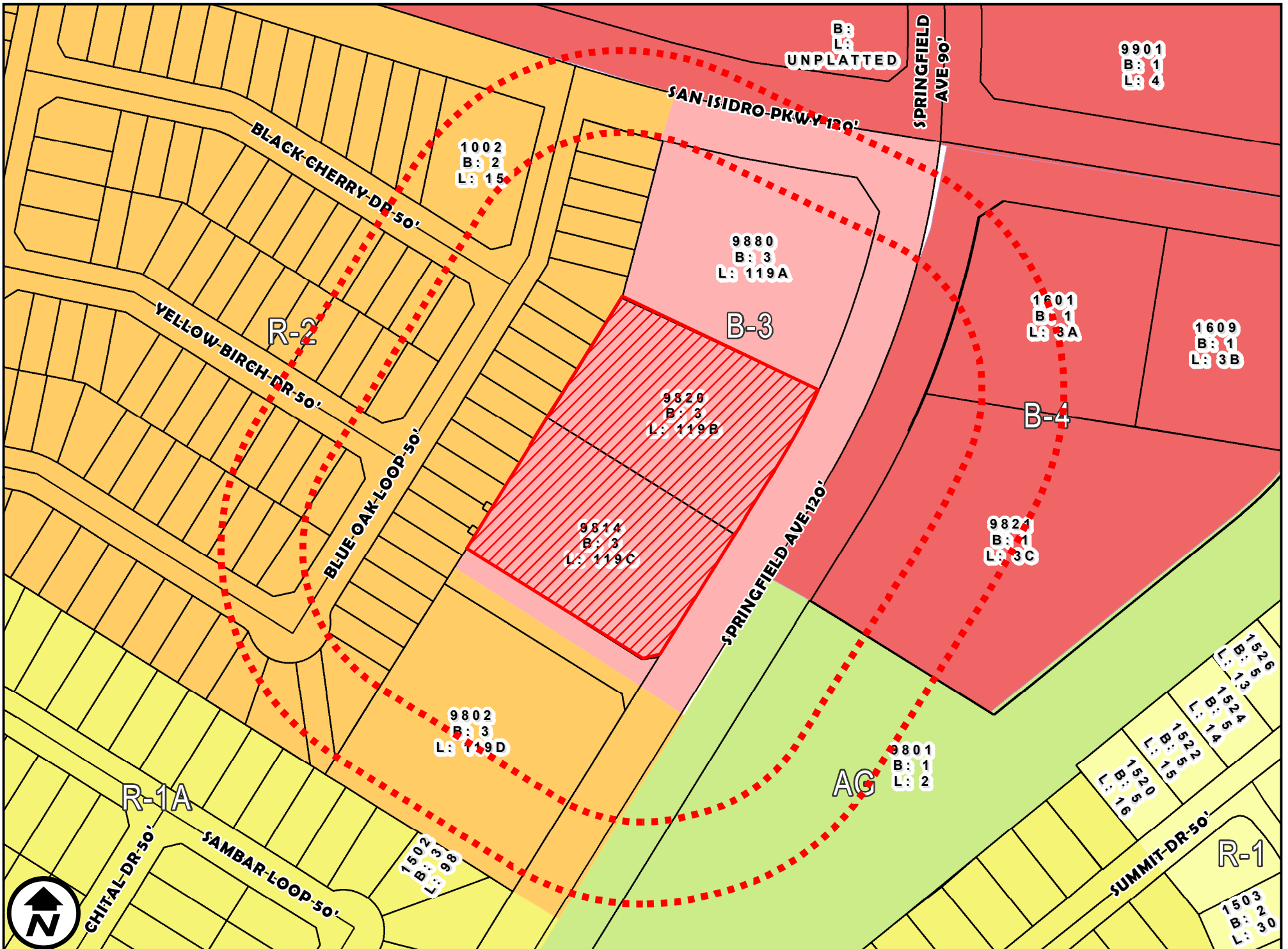
COUNCIL DISTRICT 6

9814 AND 9820 SPRINGFIELD AVENUE

APPLICATION FC 45

B-3 (COMMUNITY BUSINESS DISTRICT) T

B-4 (HIGHWAY COMMERCIAL DISTRICT)



ZONING MAP

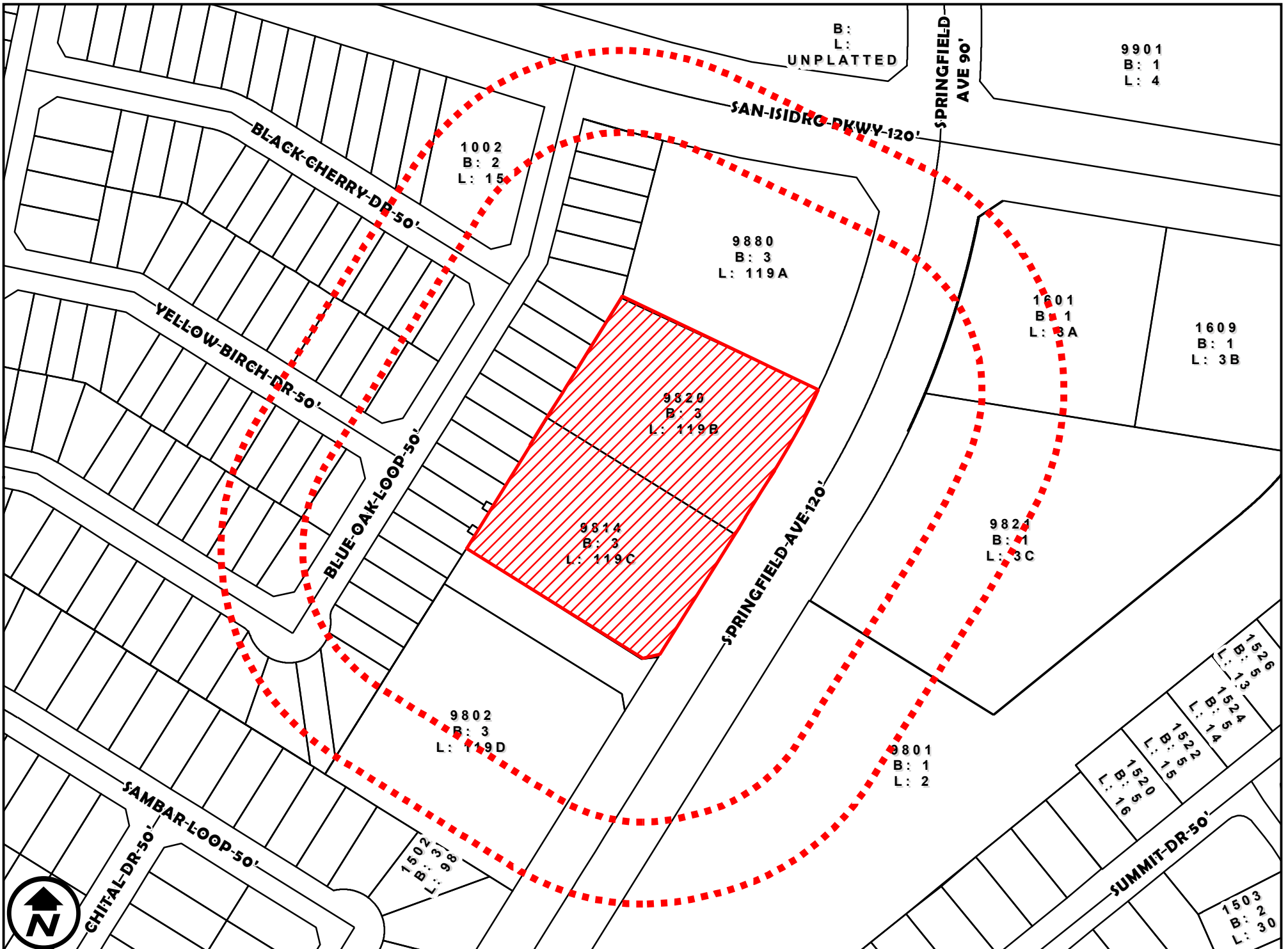
1 inch = 150 feet

ZC-050-2026

COUNCIL DISTRICT 6
9814 AND 9820 SPRINGFIELD AVENUE

APPLICATION FC 46

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



SURVEY MAP

1 inch = 150 feet

ZC-050-2026

COUNCIL DISTRICT 6

9814 AND 9820 SPRINGFIELD AVENUE

APPLICATION FC 47

B-3 (COMMUNITY BUSINESS DISTRICT) T

B-4 (HIGHWAY COMMERCIAL DISTRICT)



ZONING OVERVIEW

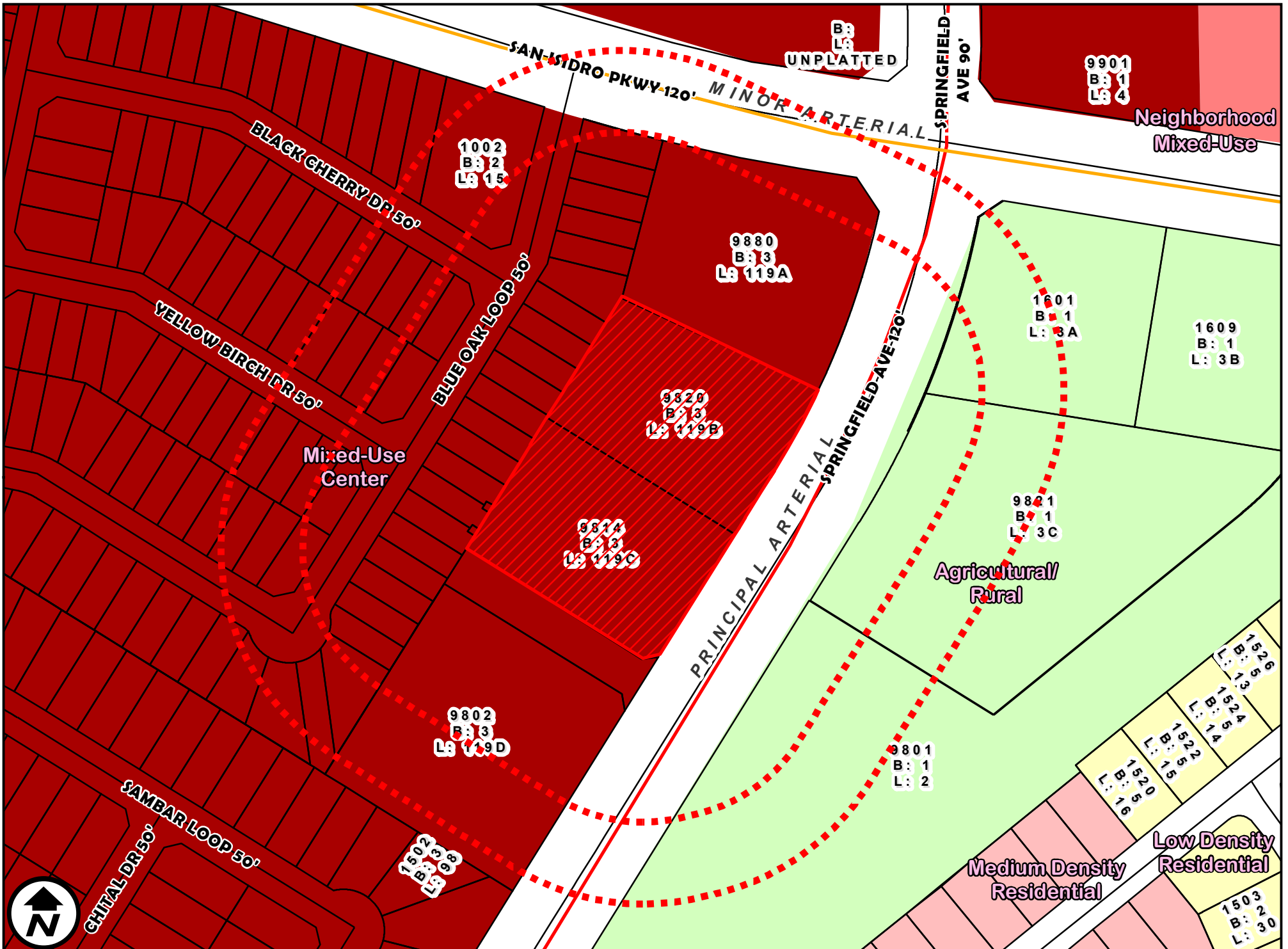
1 inch = 300 feet

ZC-050-2026

COUNCIL DISTRICT 6
9814 AND 9820 SPRINGFIELD AVENUE

APPLICATION FC 48

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



FUTURE LANDUSE

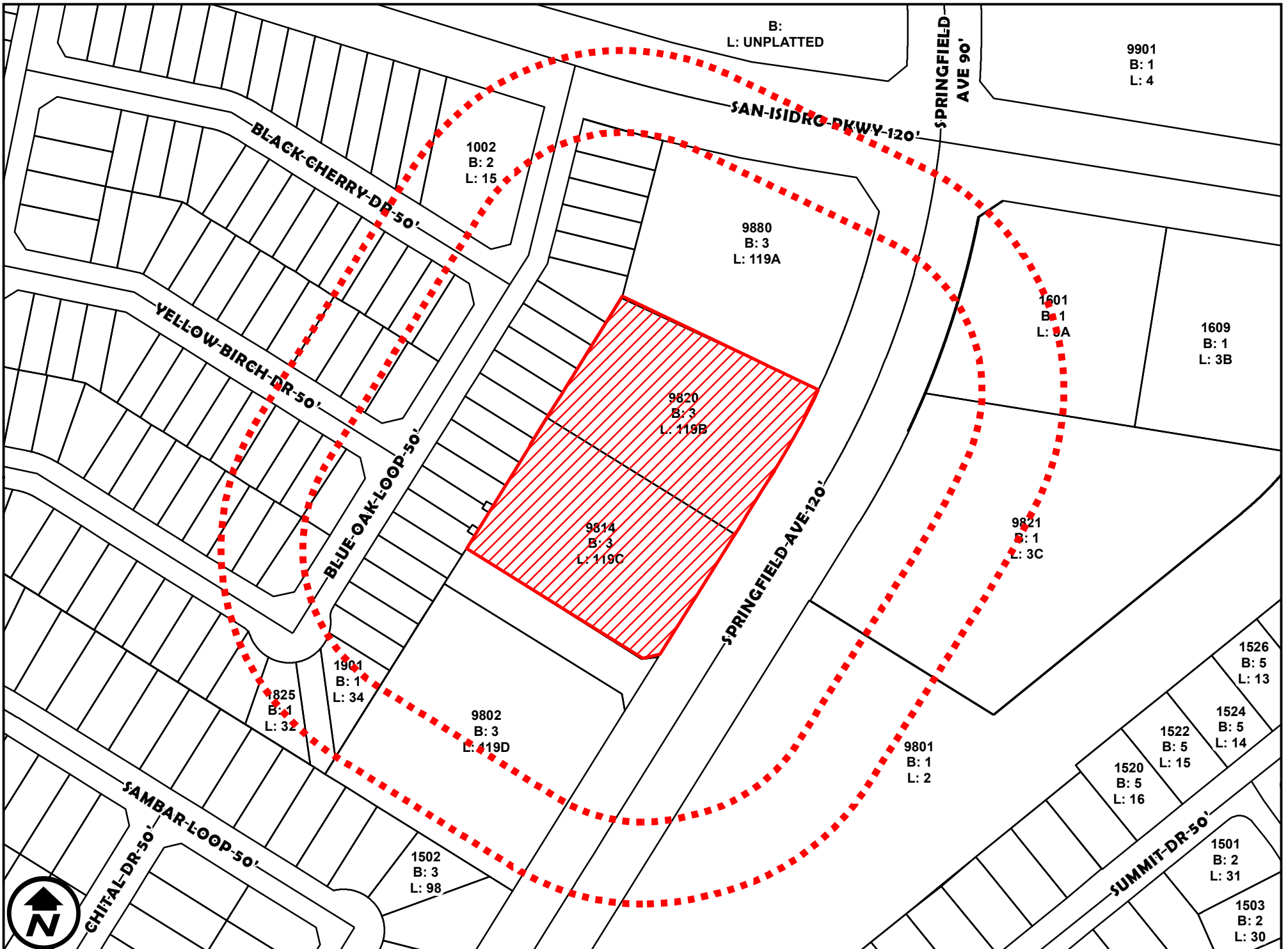
1 inch = 150 feet

ZC-050-2026

COUNCIL DISTRICT 6
9814 AND 9820 SPRINGFIELD AVENUE

APPLICATION FC 49

B-3 (COMMUNITY BUSINESS DISTRICT) T-1
B-4 (HIGHWAY COMMERCIAL DISTRICT)



200' AND 300' NOTIFICATION

1 inch = 150 feet

ZC-050-2026

COUNCIL DISTRICT 6
9814 AND 9820 SPRINGFIELD AVENUE

APPLICATION FC 50

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

City of Laredo

Planning & Zoning Commission

Meeting Date: 5/21/2026
Ordinance 6E

Public Hearing and Recommendation of an

SUBJECT

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

ZC-052-2026
District III

PREVIOUS COUNCIL ACTION

On December 17, 2001, City Council approved an annexation and establish the initial zoning of B-1 and R-3. (Ordinance Number 2001-O-293).

BACKGROUND

Initiated by: Jaime Mendez and Maria Clarissa Mendez, Owner

Council District: III - Cm. Melissa R. Cigarroa

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

Site: The site is currently vacant developed land with a water mill.

Surrounding Land Uses: To the north of the site is single family residential uses. To the east of the site is Sanchez Tire Center, a plaza with Athletic Planet (clothing store), Floral Boulevard, and Eduardos BBQ Steak & Mexican Grill. To the south of the site is State Highway 359, vacant undeveloped land, Dollar Tree, Family Dollar, and Popeyes Louisiana Kitchen. To the west of the site is Coronado Avenue, single family residential uses, Taqueria Sudadero, LG Truck & Trailer Sales, and Cervantes Truck Center.

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 State Highway 359 as an Expressway.
<https://www.cityoflaredo.com/home/showpublisheddocument/17680/638703100333370000>

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

COMMITTEE RECOMMENDATION

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

STAFF RECOMMENDATION

Staff supports the proposed zone change for the following reasons:

1. The proposed zone change is in conformance with the Comprehensive Plan’s designation as Neighborhood Mixed Use (ALL EXCEPT M-1, M-2, B-4, AH, AN, FH, OG, FiH), which allows B-3 zoning districts.
2. The proposed site is abutting B-3 zoning districts to the east of the site.
3. The proposed zone change is appropriate at this location, as the proposed site abuts State Highway 359, which is identified as an Expressway on the Thoroughfare Plan.
4. The proposed B-3 zoning district is compatible with the established surrounding businesses like Sanchez Tire Center, LG Truck & Trailer Sales, and Cervantes Truck Center.

Notice to the owner/applicant:

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

IMPACT ANALYSIS

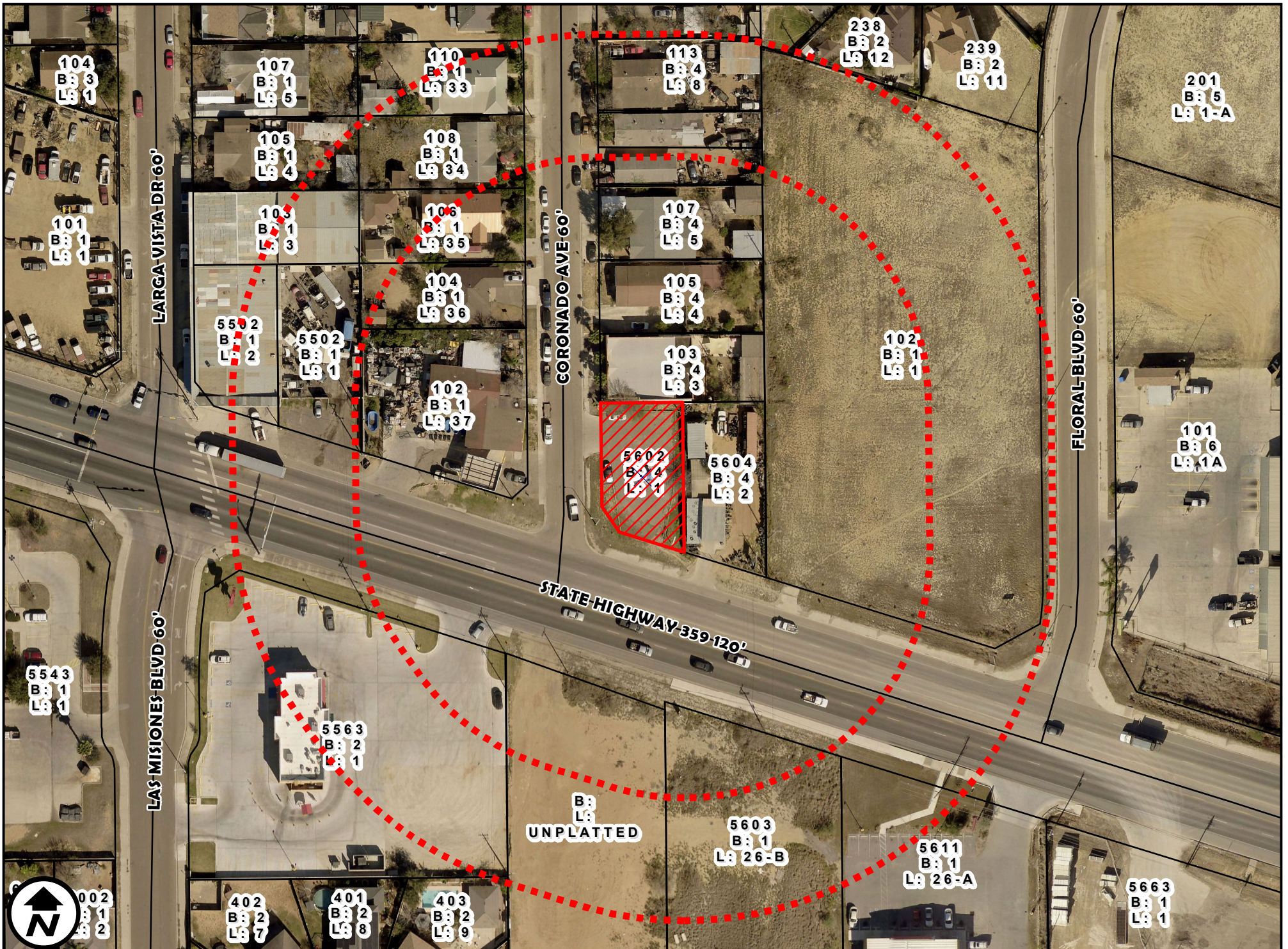
B-3. The purpose of the B-3 District (Community Business District) is to provide for those businesses and services serving a trade area larger than a neighborhood, but smaller than the entire city and located primarily along minor or principal arterial streets, as classified in the Transportation Plan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

Is this change contrary to the established land use pattern?
Yes. The site is surrounded vacant undeveloped land.

Would this change create an isolated zoning district unrelated to surrounding districts?
No, the proposed zone will not create an isolated zoning district, theres B-3 zoning districts to the east of the site.

Will change adversely influence living conditions in the neighborhoods?
The proposed zone change may negatively impact the surrounding area, as the site directly abuts residential zoning districts.

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.

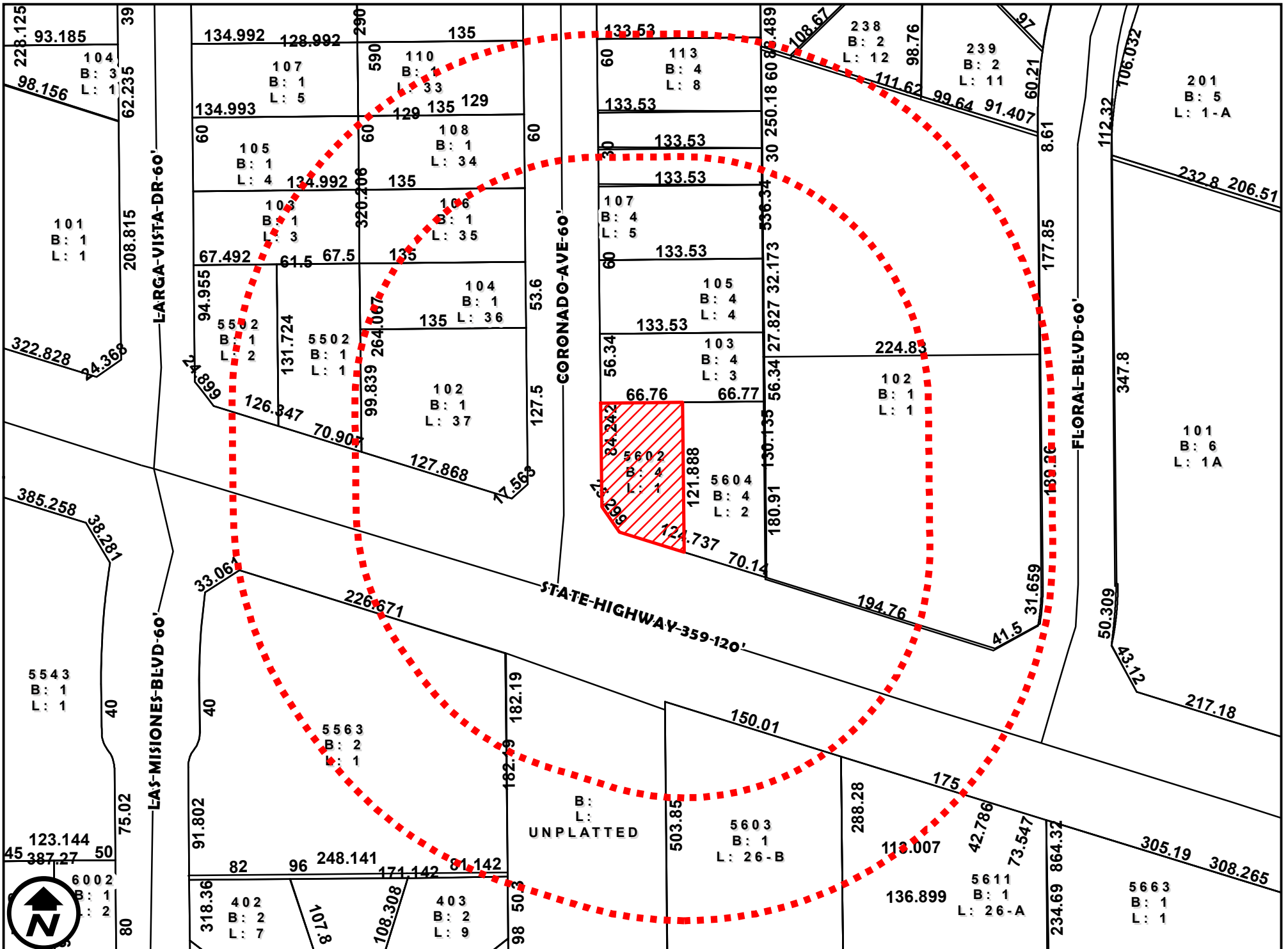


AERIAL MAP

1 inch = 100 feet

ZC-052-2026
 COUNCIL DISTRICT 3
 5602 STATE HIGHWAY 359

APPLICATION FC 53
 B-1 (LIMITED BUSINESS DISTRICT) T
 B-3 (COMMUNITY BUSINESS DISTRICT)



DIMENSIONS MAP

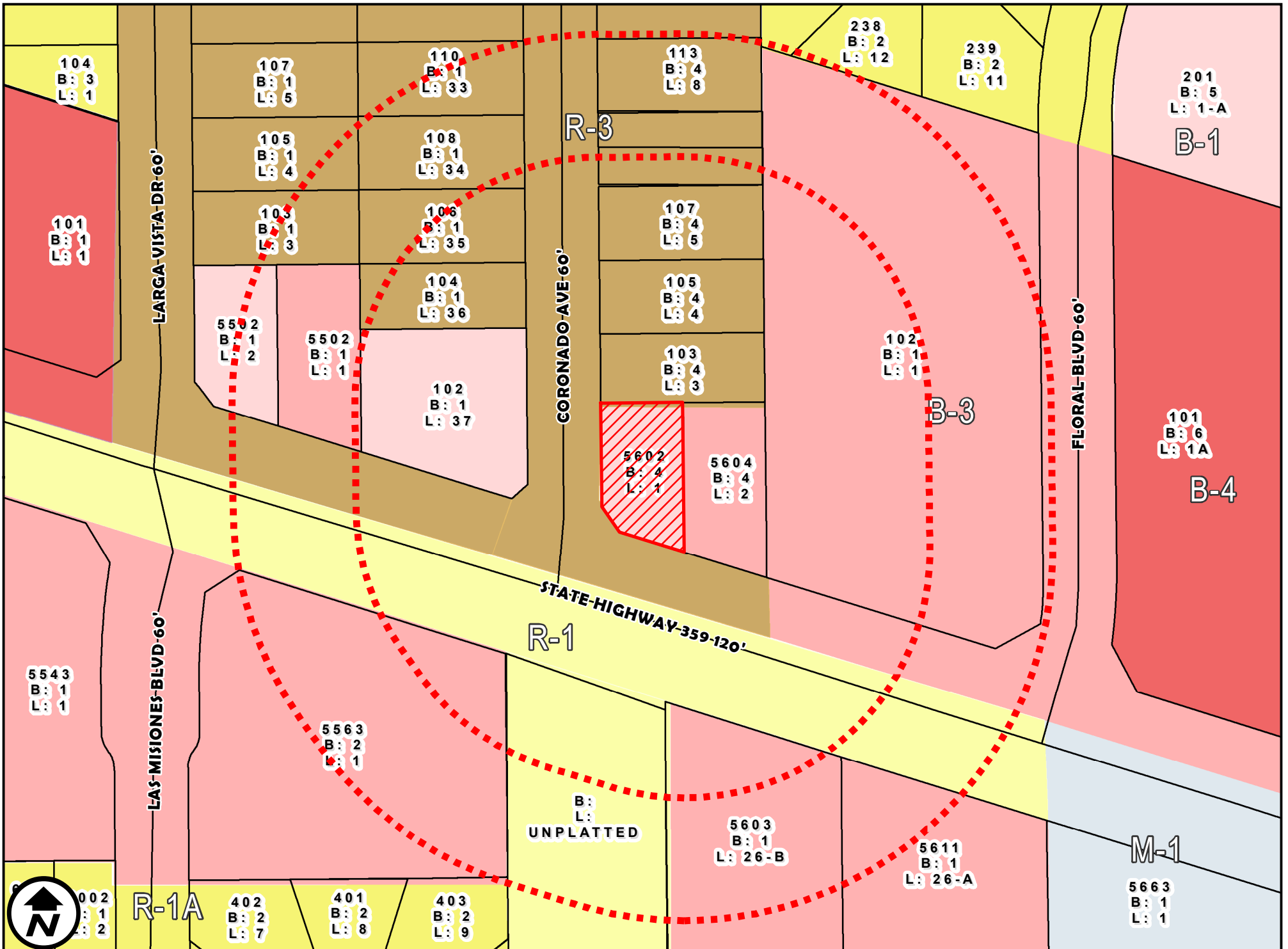
1 inch = 100 feet

ZC-052-2026

COUNCIL DISTRICT 3
5602 STATE HIGHWAY 359

APPLICATION FC 54

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

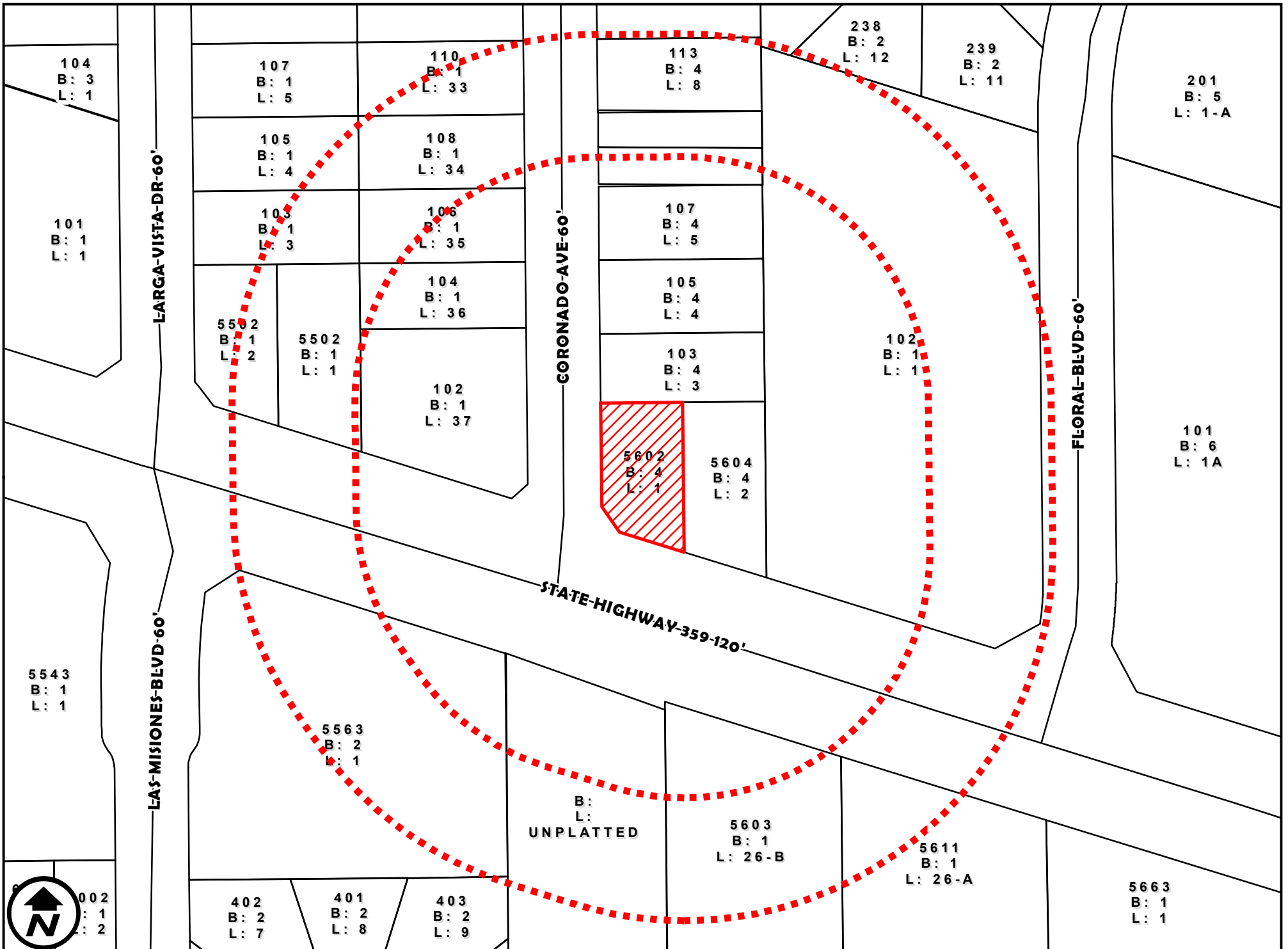


ZONING MAP

1 inch = 100 feet

ZC-052-2026
 COUNCIL DISTRICT 3
 5602 STATE HIGHWAY 359

APPLICATION FC 55
 B-1 (LIMITED BUSINESS DISTRICT) T
 B-3 (COMMUNITY BUSINESS DISTRICT)

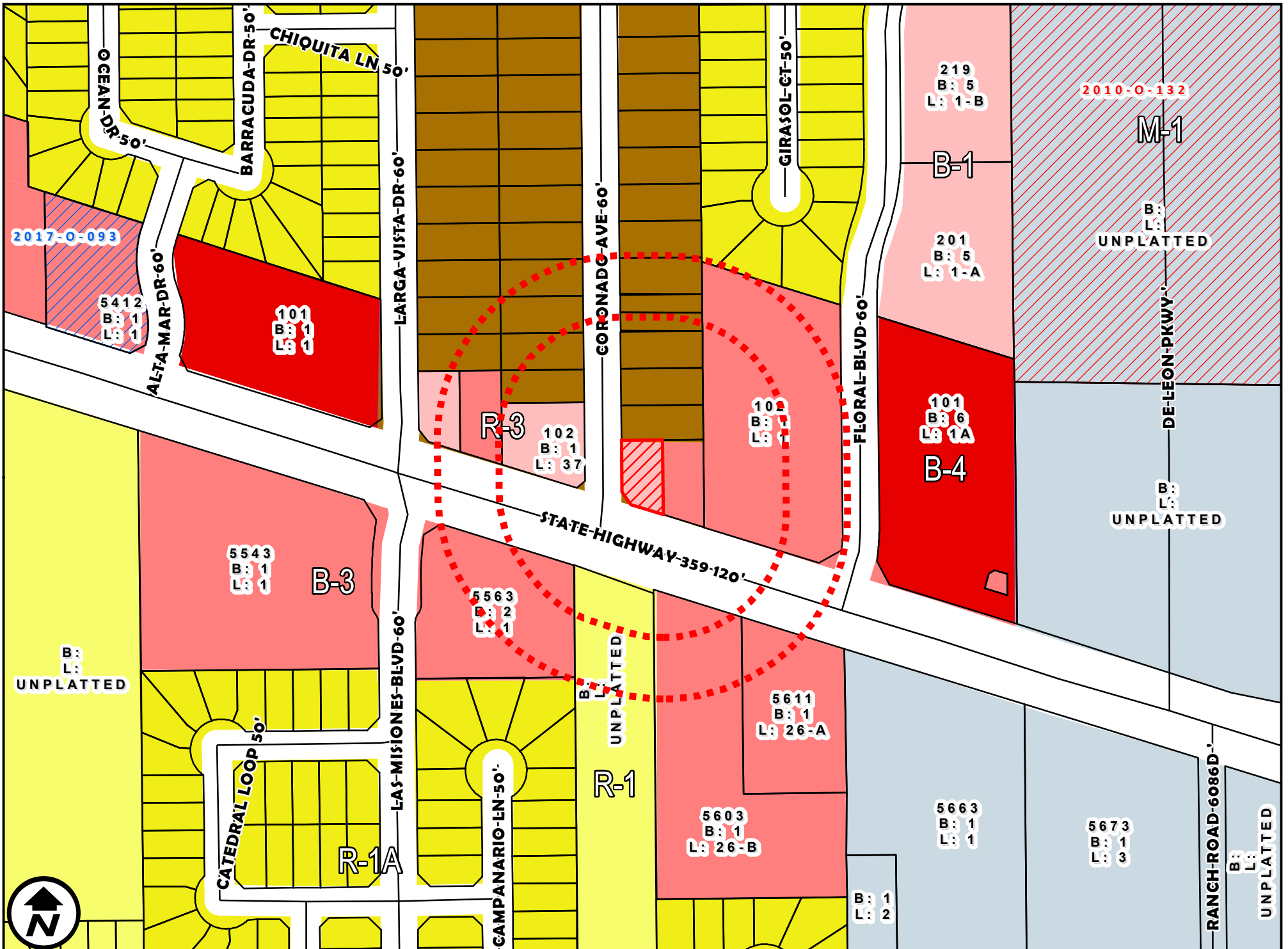


SURVEY MAP

1 inch = 100 feet

ZC-052-2026
 COUNCIL DISTRICT 3
 5602 STATE HIGHWAY 359

APPLICATION FC 56
 B-1 (LIMITED BUSINESS DISTRICT) T
 B-3 (COMMUNITY BUSINESS DISTRICT)



ZONING OVERVIEW

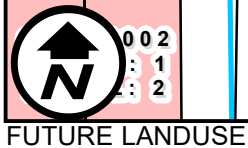
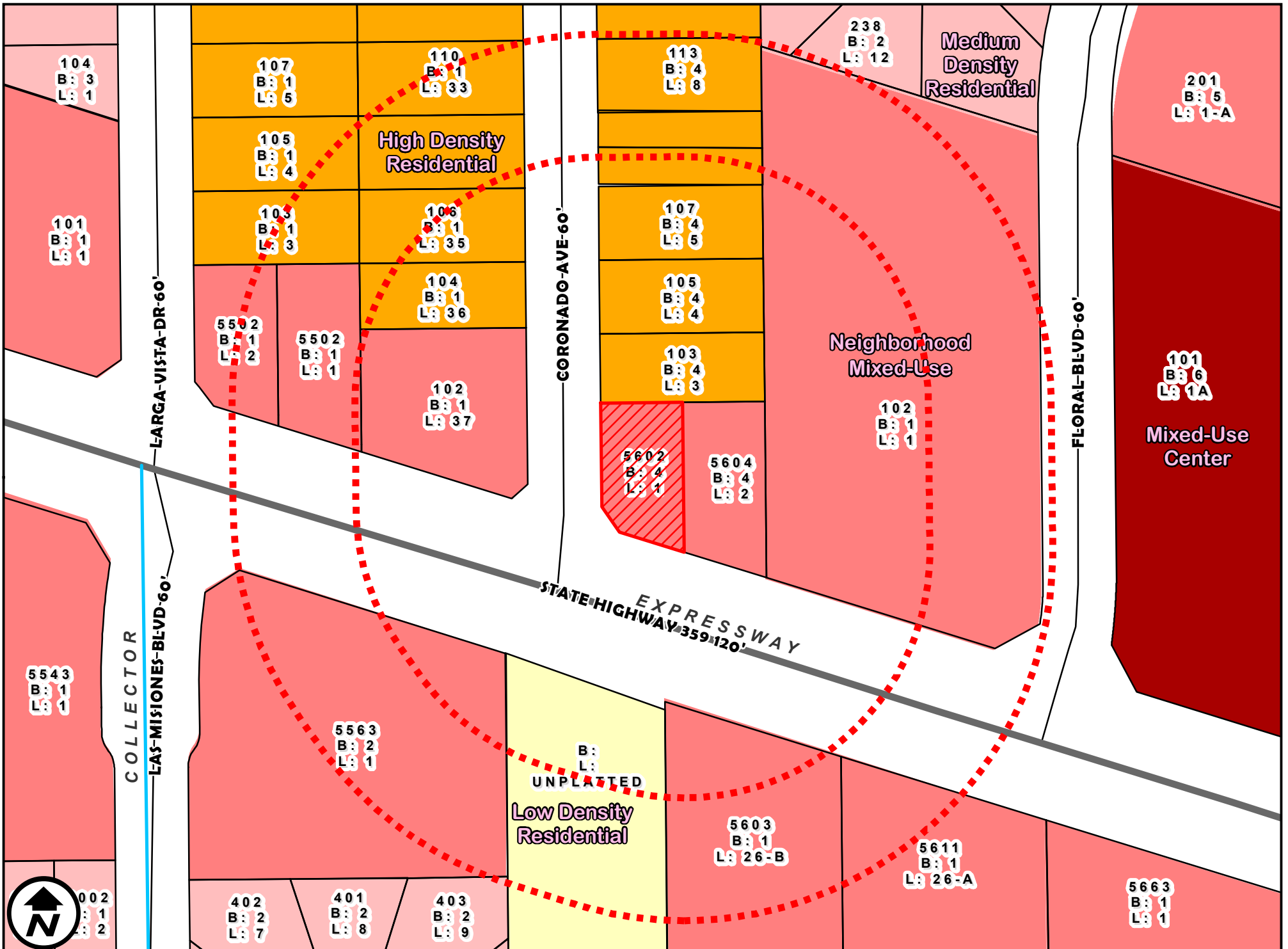
ZC-052-2026

APPLICATION FC 57

1 inch = 200 feet

COUNCIL DISTRICT 3
5602 STATE HIGHWAY 359

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

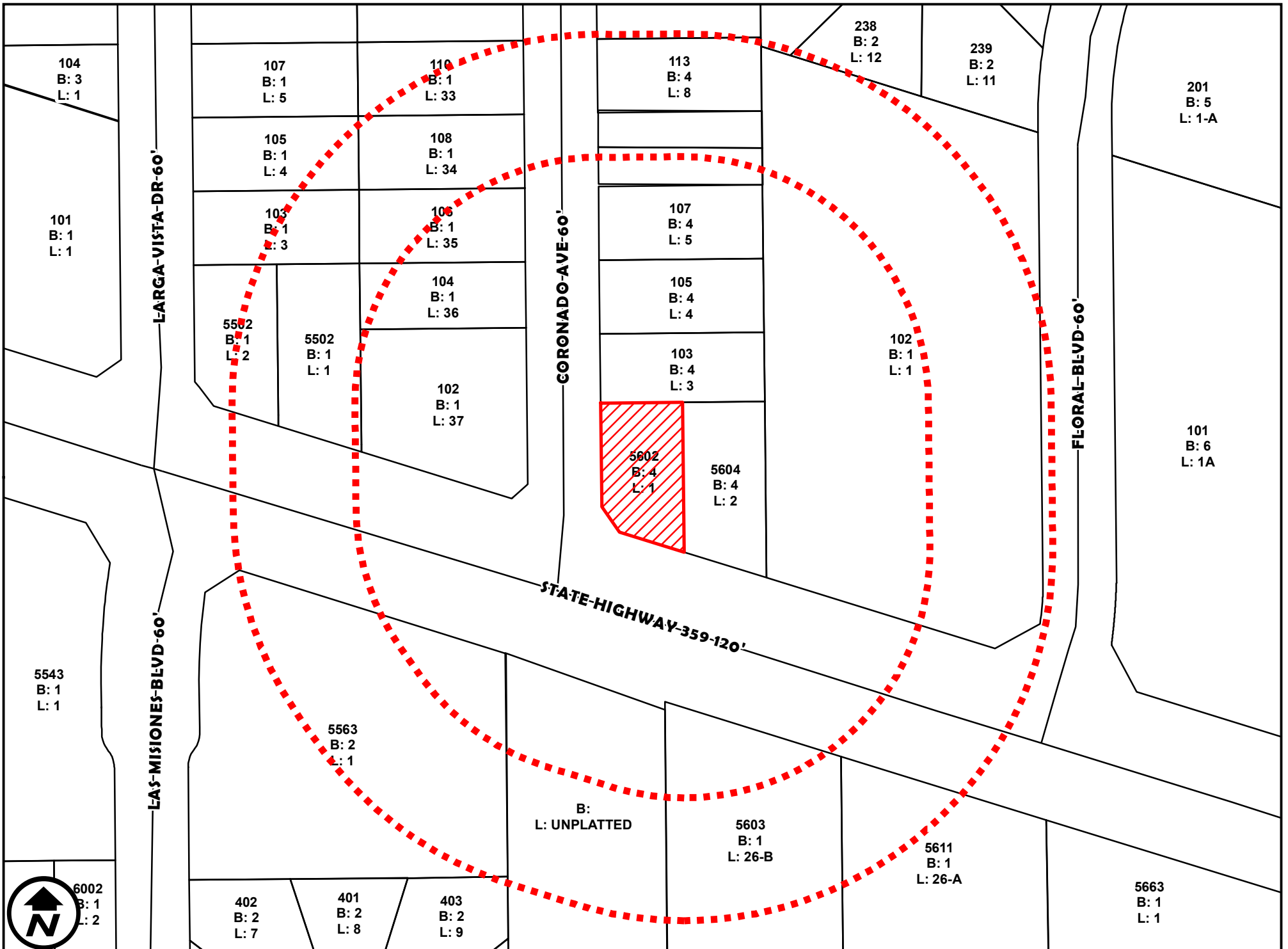


FUTURE LANDUSE

1 inch = 100 feet

ZC-052-2026
 COUNCIL DISTRICT 3
 5602 STATE HIGHWAY 359

APPLICATION FC 58
 B-1 (LIMITED BUSINESS DISTRICT) T
 B-3 (COMMUNITY BUSINESS DISTRICT)



200' AND 300' NOTIFICATION

ZC-052-2026

APPLICATION FC 59

1 inch = 100 feet

COUNCIL DISTRICT 3
5602 STATE HIGHWAY 359

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

City of Laredo

Planning & Zoning Commission

Meeting Date: 5/21/2026
Ordinance 6F

Public Hearing and Recommendation of an

SUBJECT

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

ZC-053-2026
District IV

PREVIOUS COUNCIL ACTION

On February 2013 , the City Council made a motion to approve a conditional use permit for school administrative offices, assembly hall, and teacher training facility.

BACKGROUND

Initiated by: The Student Alternatives Program, Inc., Owner; Jairo Romeo - Lasco Development, Applicant; Andres Rubio, Representative

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

Proposed Use: The proposed use is a gas station.

Site: The site is currently a vacant commercial building.

Surrounding Land Uses: To the north of the site is Clark Boulevard, single family residential uses, O'Kane Street, Stripes, Show it Signs (Sign Shop-retail), the Dog House Pet Grooming, and Oriental Acupuncture, and apartments. To the east of the site is North Mendiola Avenue, Tapeyste Avenue, and primarily single-family residential uses. To the south of the site is Gustavus Street, Musser Street, single-family residential uses, and apartments. To the west of the site is North Meadow Avenue, single family residential uses, Lil' Kidz Klub, commercial plaza that contains a Dr. Alvarez, MD - Family Practice Clinic, collectible shop (retail), pharmacy, and another commercial plaza that contains a Pronto's Superette (grocery store/meat market), Alma's Pet Care, and D'Martha Beauty Center, and apartments.

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 Clark Boulevard as a Modified Principal Arterial, Meadow Avenue as a Major Collector, and Gustavus Street, and Mendiola Avenue

as a Local Street.

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

Letters sent to surrounding property owners: 29 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 site abuts two high-traffic corridors, Meadow Avenue and Clark Boulevard.
2. Commercial uses are more compatible at this location than residential uses.
3. 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, R-O with exceptions), there are existing B-1 zoning districts within the vicinity of the site.

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-1. The purpose of the B-1 limited business district is to provide for business and commercial development serving a limited geographic area or neighborhood.

Is this change contrary to the established land use pattern?

No. There are limited commercial uses with the vicinity of the proposed site, such as daycare, sign shop (retail), doctor's office, collectibles store (retail).

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

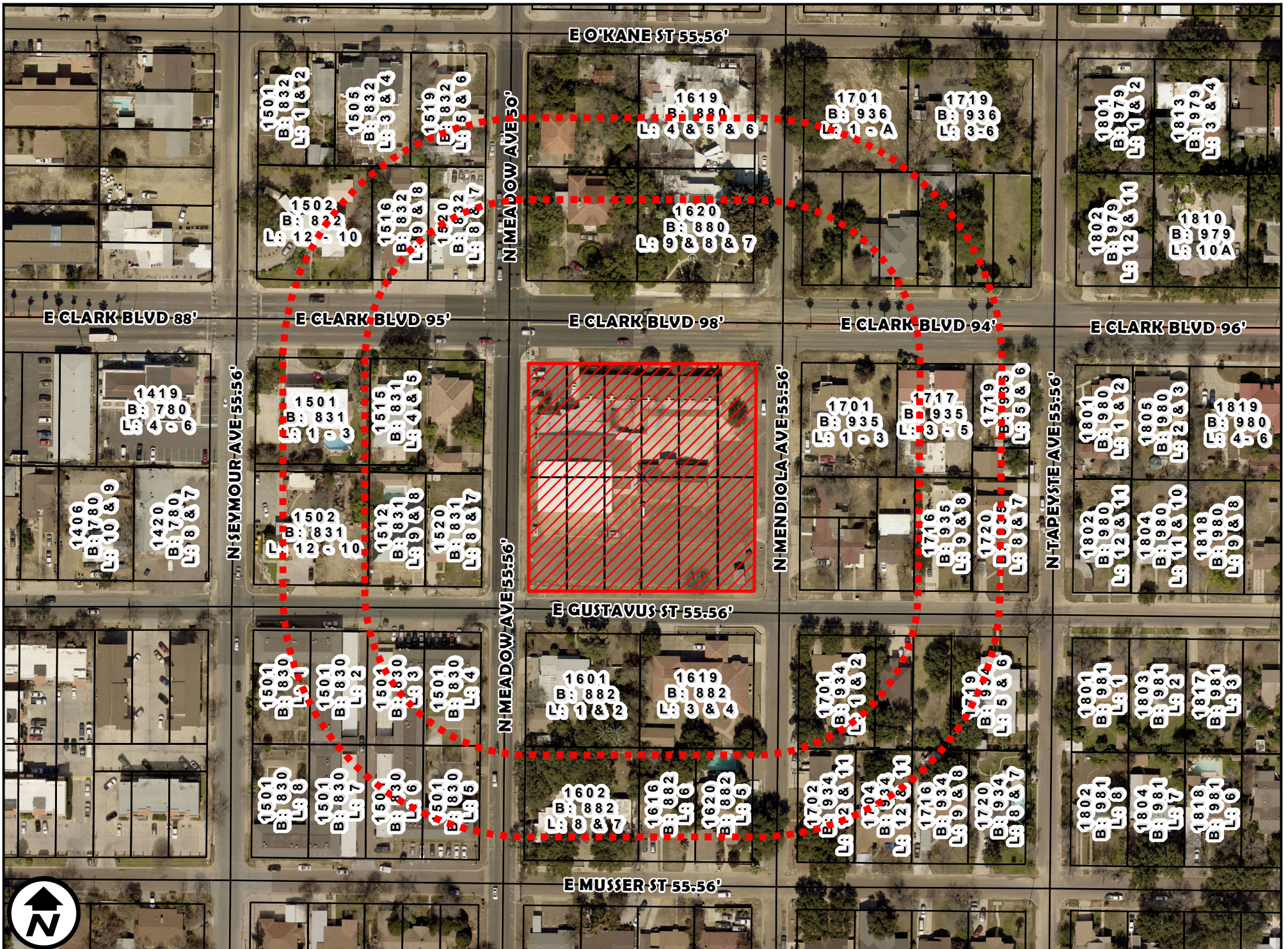
No. The proposed zone will not create an isolated zoning district. There are B-3 zoning districts to the northwest and west of the site.

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 since the proposed site is abutting Clark Boulevard, which is classified as a Modified Principal Arterial on the Long-Range Thoroughfare Plan.

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

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

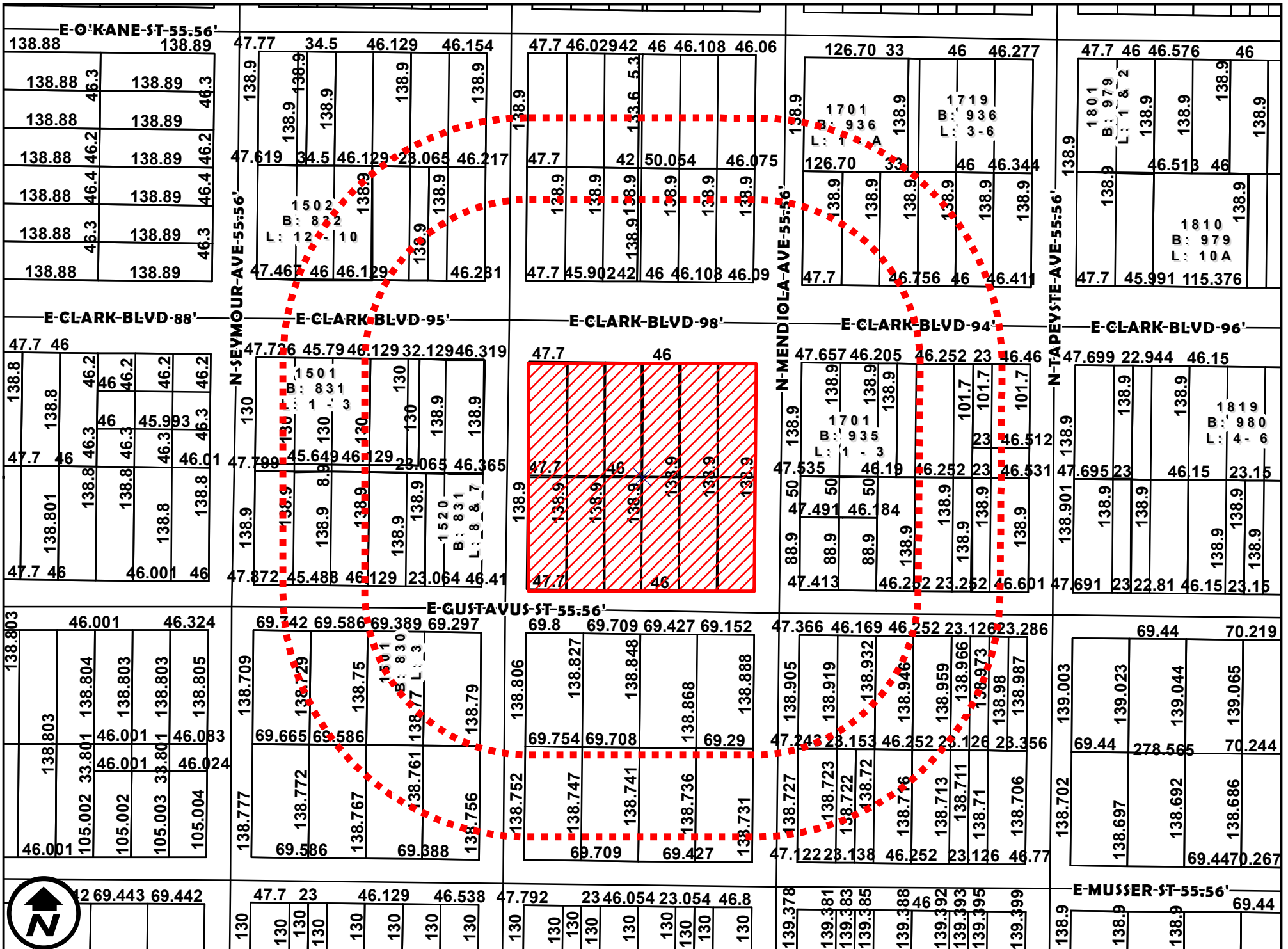


AERIAL MAP

1 inch = 150 feet

ZC-053-2026
 COUNCIL DISTRICT 4
 1600 CLARK BOULEVARD

APPLICATION FC 62
 R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) T
 B-1 (LIMITED BUSINESS DISTRICT)

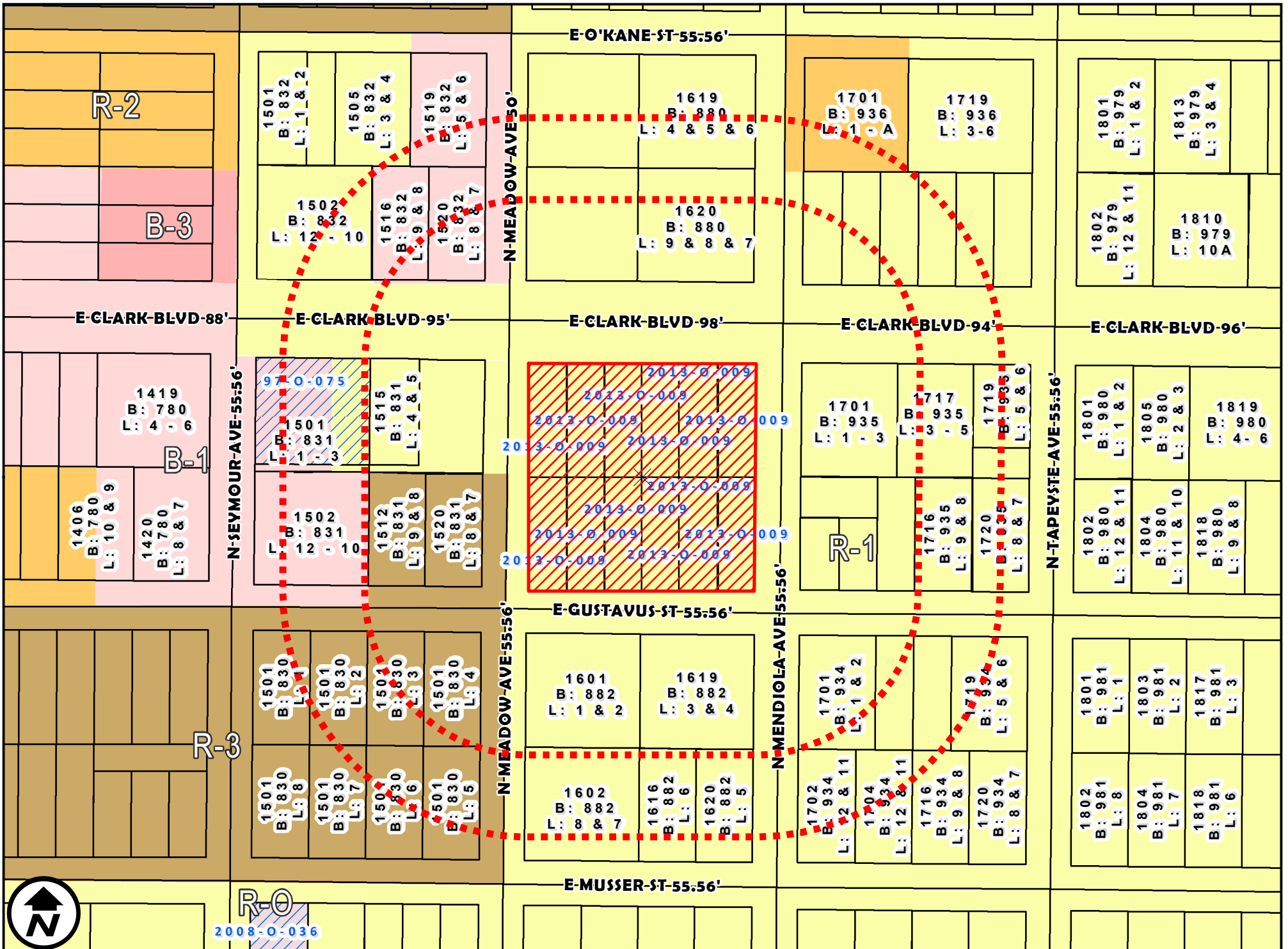


DIMENSIONS MAP

1 inch = 150 feet

ZC-053-2026
 COUNCIL DISTRICT 4
 1600 CLARK BOULEVARD

APPLICATION FC 63
 R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) T
 B-1 (LIMITED BUSINESS DISTRICT)

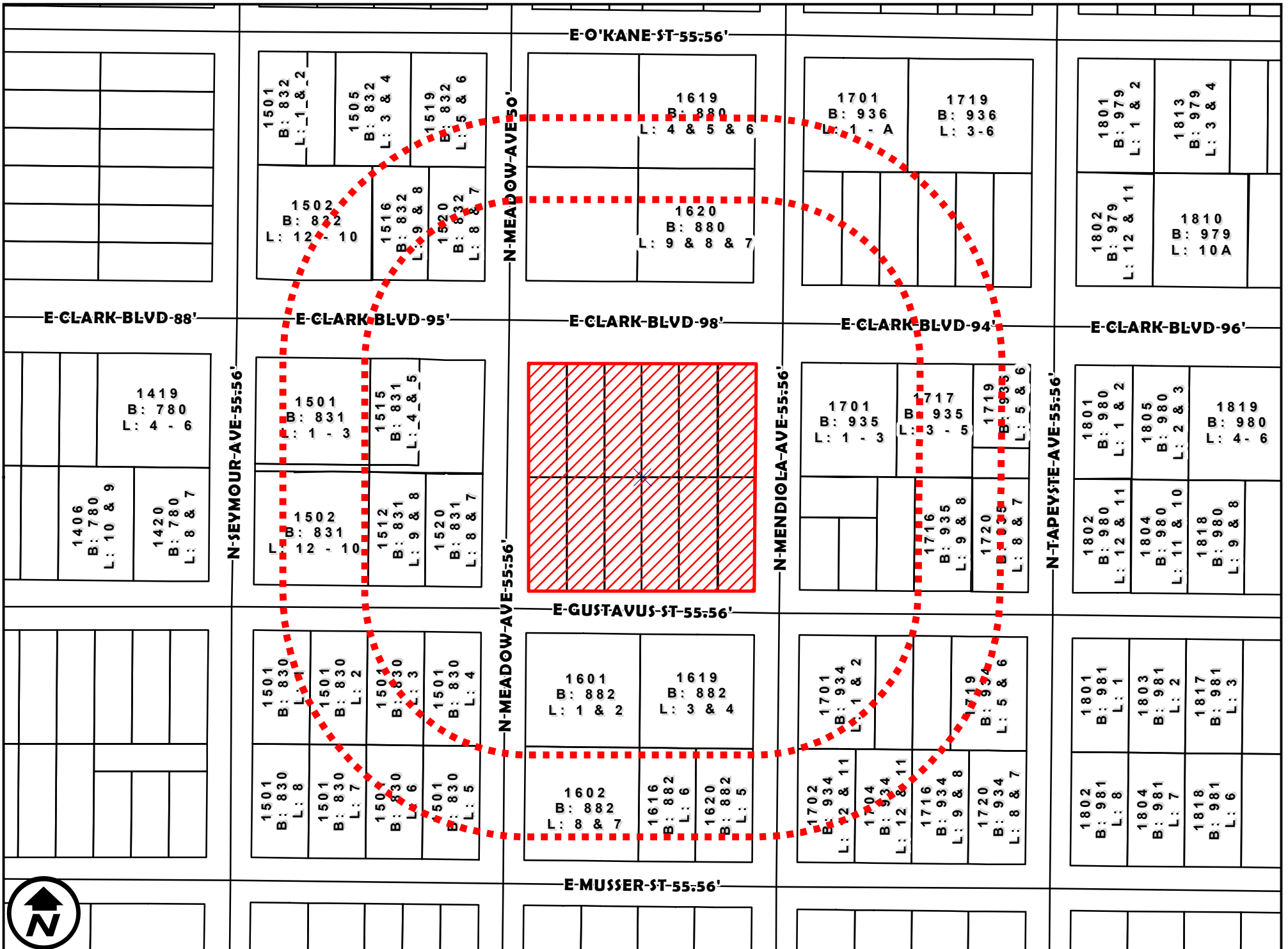


ZONING MAP

1 inch = 150 feet

ZC-053-2026
 COUNCIL DISTRICT 4
 1600 CLARK BOULEVARD

APPLICATION FC 64
 R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) T
 B-1 (LIMITED BUSINESS DISTRICT)

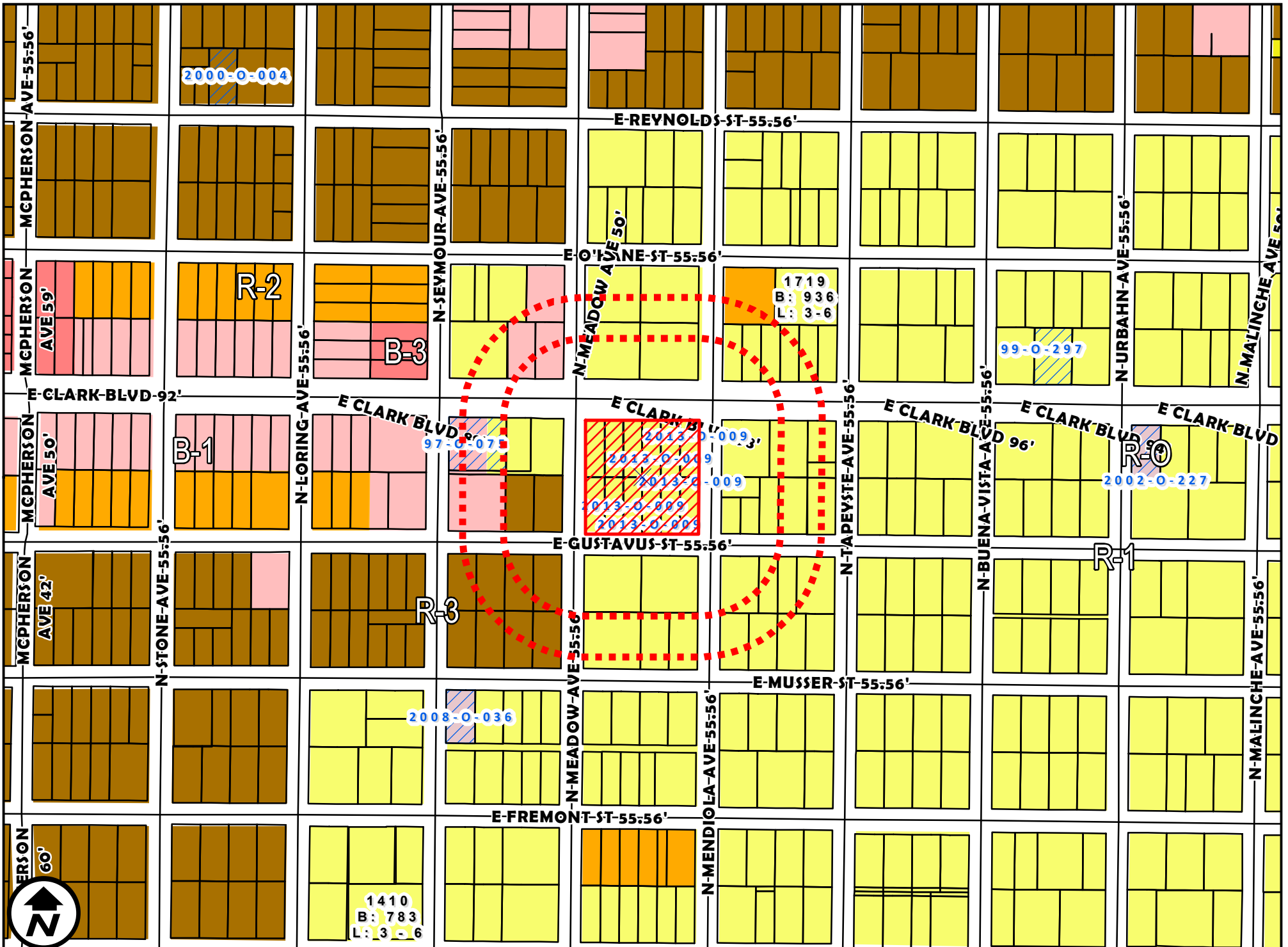


SURVEY MAP

1 inch = 150 feet

ZC-053-2026
 COUNCIL DISTRICT 4
 1600 CLARK BOULEVARD

APPLICATION FC 65
 R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) T
 B-1 (LIMITED BUSINESS DISTRICT)



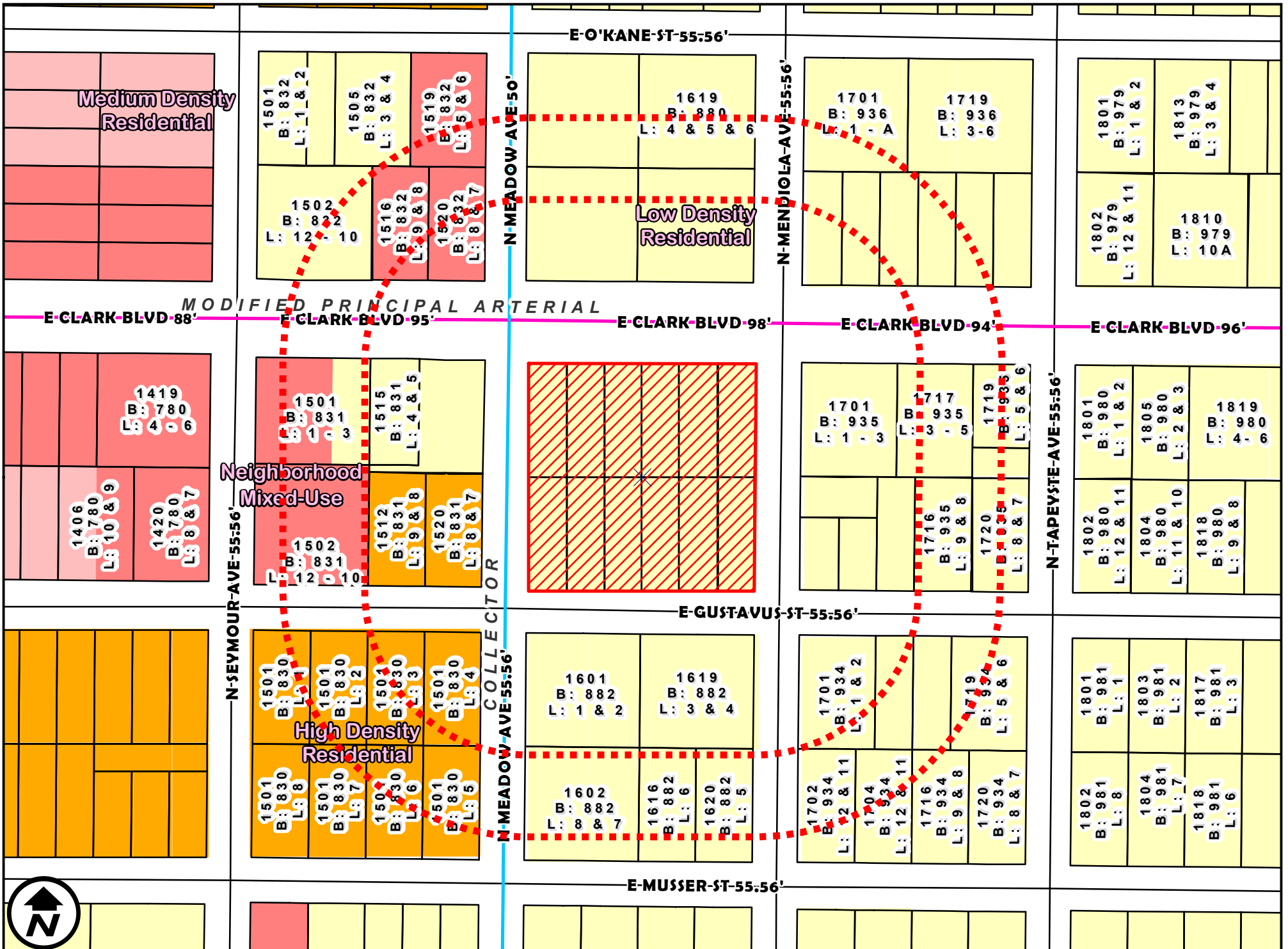
ZONING OVERVIEW

1 inch = 300 feet

ZC-053-2026
 COUNCIL DISTRICT 4
 1600 CLARK BOULEVARD

APPLICATION FC 66
 R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) T
 B-1 (LIMITED BUSINESS DISTRICT)



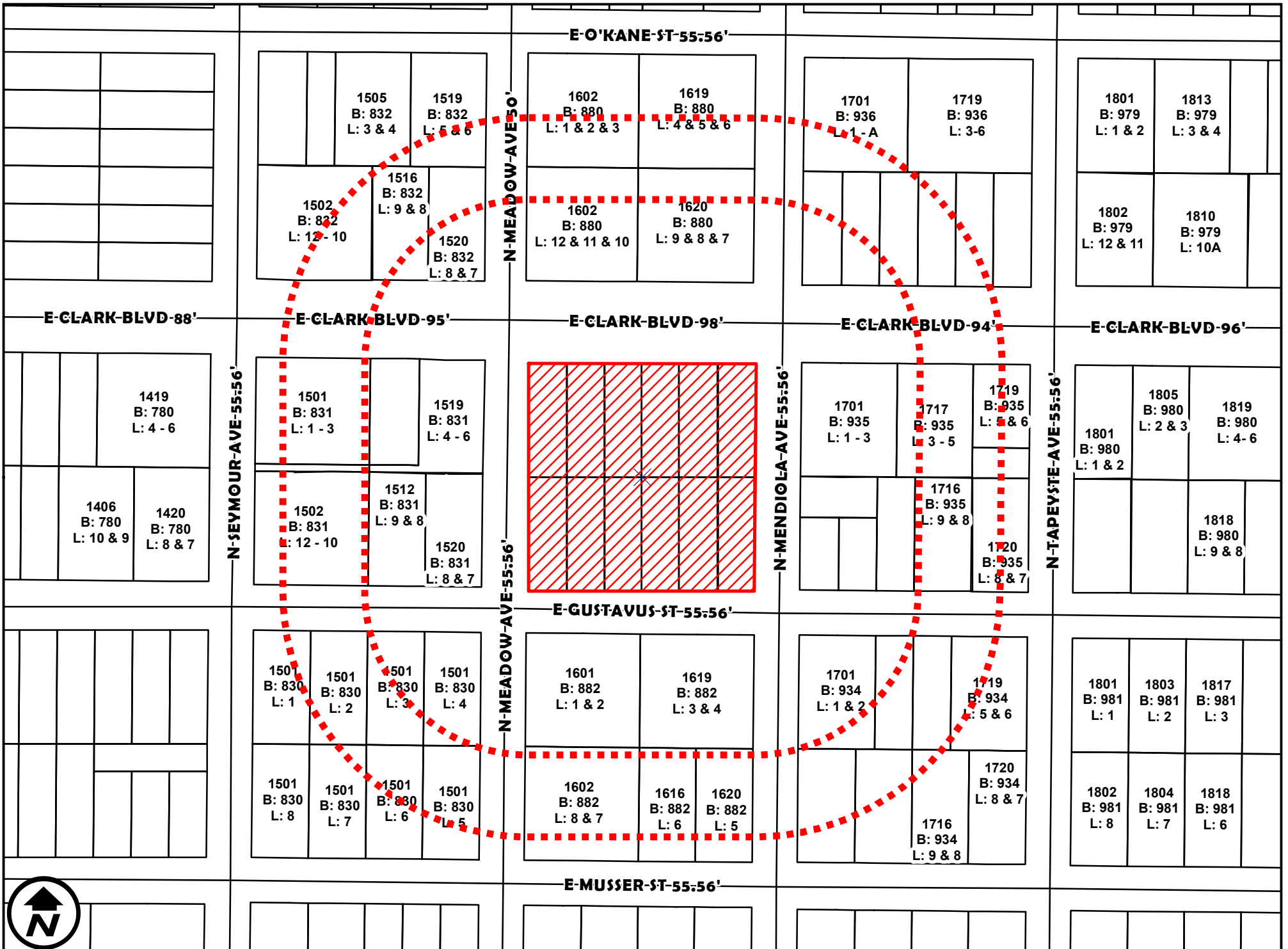


FUTURE LANDUSE

1 inch = 150 feet

ZC-053-2026
 COUNCIL DISTRICT 4
 1600 CLARK BOULEVARD

APPLICATION FC 67
 R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) T
 B-1 (LIMITED BUSINESS DISTRICT)

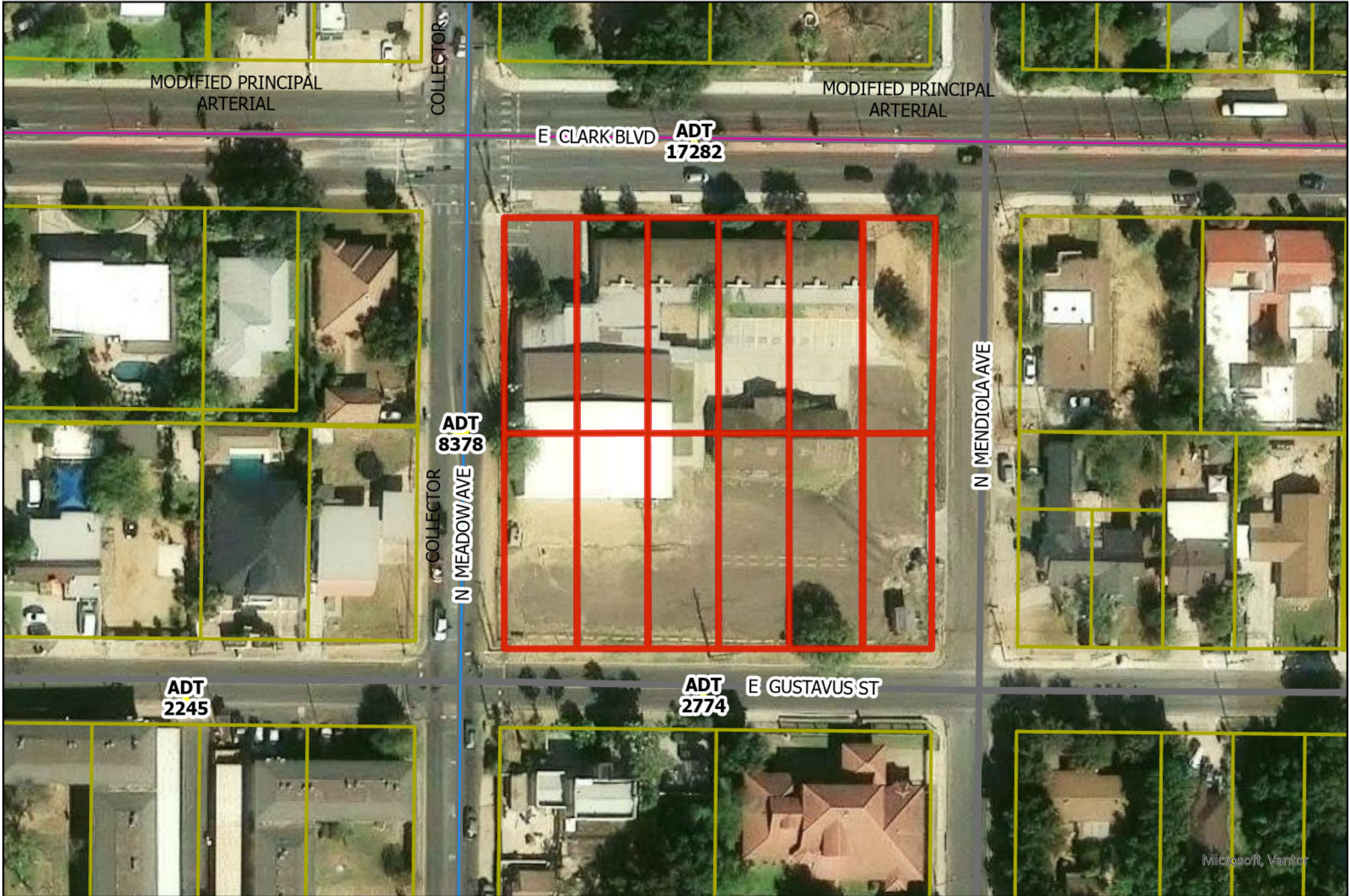


200' AND 300' NOTIFICATION

1 inch = 150 feet

ZC-053-2026
 COUNCIL DISTRICT 4
 1600 CLARK BOULEVARD

APPLICATION FC 68
 R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) T
 B-1 (LIMITED BUSINESS DISTRICT)



Microsoft, Vantor



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

DISCLAIMER

The information provided in this map submitted to, gathered by and/or developed by the City of Laredo from various sources. Geographic Information has a high probability of becoming outdated from the time it is collected and therefore, at-present ground conditions should be assessed to determine the accuracy of provided information. The city of Laredo assumes no liability for any decisions made or actions taken or no taken by the user of this data in reliance upon any data furnished herewith. The use of this data indicates your unconditional acceptance of all risks associated with the use of this data.

ZC-053-2026
 R-1 to B-1
 1600 Clark Blvd

City of Laredo

Planning & Zoning Commission

Meeting Date: 5/21/2026
Ordinance 6G

Public Hearing and Recommendation of an

SUBJECT

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

ZC-054-2026
District VII

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Initiated By: MMT Ventures, LLC., Owner; Victor J. Linares, Applicant/Representative

Council District: VII - Cm. Vanessa Perez

Proposed use: The proposed use is a Heavy Machinery Sales/Display (Outdoor) and Truck/Trailer Rental.

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

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

Site: The site is currently vacant land.

Surrounding land uses: To the north of the site is FM 1472 (Mines Road) and vacant undeveloped land. To the east of the site is Game Creek Boulevard and vacant undeveloped land. To the south of the site is Spearhead Lane, Antler Crossing Avenue, Indian River Avenue, Wild Flower Avenue, and mixed residential uses. To the west of the site is vacant land, Harlequin Transport, and Gallegos Trailers.

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

Transportation Plan: The Long-Range Thoroughfare Plan identifies FM 1472 as an Expressway, but

does not identify Spearhead Lane.
<https://www.cityoflaredo.com/home/showpublisheddocument/17680/638703100333370000>

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

COMMITTEE RECOMMENDATION

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

STAFF RECOMMENDATION

A Conditional Use Permit is intended to provide for those land uses where additional regulation is necessary to protect the property and surrounding area. It is primarily intended for property located in older section of the city and is intended to promote development and/or redevelopment of such property, which is consistent with the land use patterns of surrounding property.

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

1. The site is located along FM 1472 (Mines Road), which is identified as an Expressway on the City's Thoroughfare Plan. The location along a major transportation corridor is suitable for commercial and industrial-oriented uses that require direct access to high-capacity roadways.
2. The proposed use is compatible with the surrounding area, as there are similar commercial and trucking-related uses located in the vicinity, including Harlequin Transport and Gallegos Trailers west of the site. The proposed use would not introduce a dissimilar land use pattern into the area.
3. Although residential uses exist to the south of the property, the drainage easement provides a buffer between the proposed use and the nearby neighborhood. Additionally, the Conditional Use Permit process allows the City to impose operational conditions intended to mitigate potential impacts to adjacent residential properties.

General Comments:

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

If approved, Staff suggests the following conditions

1. The Conditional Use Permit is restricted to the site plan, "Exhibit A", which is made part hereof for all purposes.
2. The hours of operation shall be limited to, Monday to Saturday, 8:00am to 6:00pm.
3. The repair, servicing, dismantling, painting, body work, lubrication, welding, or mechanical work of heavy trucks, trailers, heavy machinery, or commercial vehicles shall be prohibited on the property.
4. Vehicle access shall be limited exclusively to FM 1472 (Mines Road). Access through Spearhead

Lane or adjacent residential streets shall be prohibited.

5. No outdoor storage of discarded parts, tires, fluids, scrap materials, or inoperable vehicles shall be permitted.

6. Owner shall comply with all notes and restrictions listed on the recorded plat entitled "DCAF Mines Road Plat", recorded in Volume 492, Pages 732-761, Deed Records, Webb County, Texas, including all the notes related to the drainage easement.

- Lot 1 Block 1 shall receive surface runoff from Lot 2 and Lot 3 Block 1 through drainage easement. Lot 2 shall receive surface runoff from Lot 3 through drainage easement. No improvements shall be constructed in such a way as to impede the drainage flow. If fence/wall which has the potential to block drainage runoff must be constructed, it must have adequate number and size of opening to permit surface water runoff to continue to flow.

- The pond of this plat is subject to a maintenance and monitoring agreement dated 02/19/2020 between the City of Laredo and DCAF properties L.L.C. said agreement as recorded in Volume 4741 Pages 0181-0191, Official Public Records of Webb County Texas.

- Lot 1, 2, and the west part of Lot 3 Block 1 will drain towards the back of the lot. Owner shall not change the grades or construct flow restricting fences, buildings, structures or other improvements in such manner that impedes the established drainage flow. Fence/wall which has the potential to block drainage runoff must be constructed with adequate number and size of openings to permit surface water runoff to continue to flow.

7. The paving or use of the drainage easement area for the parking or placement of heavy trucks, trailers, heavy machinery, storage, commercial vehicles, or similar equipment shall be prohibited at all times.

8. The establishment shall be kept in a sanitary condition.

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

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

11. The owner shall provide an opaque block fence or wall of not less than 7 (seven) feet in height along any side or rear property lines which abut or adjoin property containing a residential use or residential zoning district. Apartment complexes, residential condominiums or residential townhomes shall be similarly screened irrespective of which zoning district they occur in.

12. Plywood, sheet metal, and corrugated steel fencing is prohibited.

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

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

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

16. There shall be no ground vibrations created or sustained on the site which are perceptible without instruments at any point on any property adjoining the subject property. Any outdoor music shall be at the decibel levels stated in the City of Laredo Code of Ordinances, Article IX, Noise Nuisances.

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

18. The proposed use shall, during all hours of operation, maintain, free from obstruction or impediment to full instant use in the case of fire or other emergency, all exit accesses, exits or exit discharges.

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

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

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

IMPACT ANALYSIS

Is this change contrary to the established land use pattern?

There are similar uses west of the site. There are residential uses to the south of the site.

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

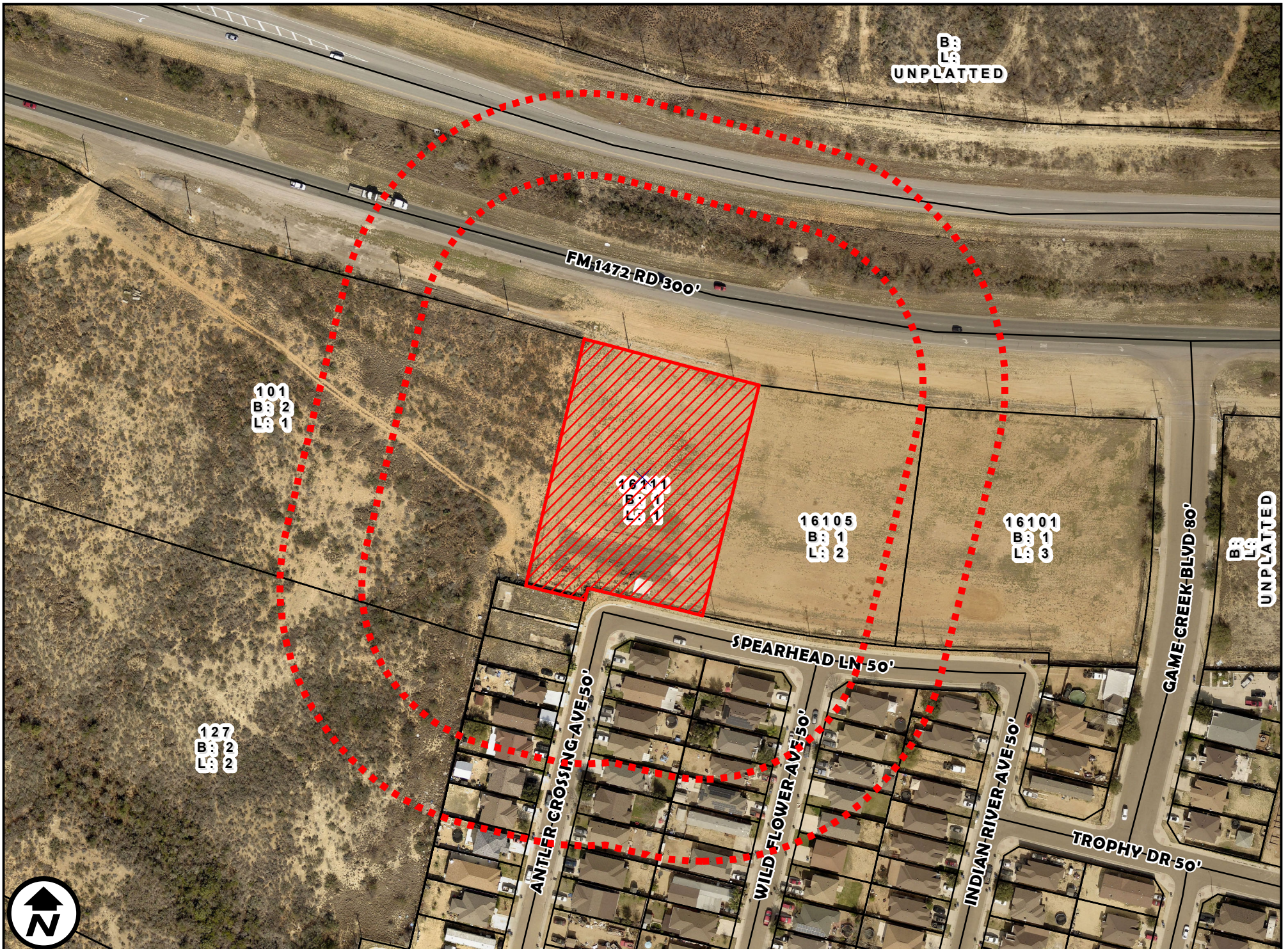
The zoning will not change.

Will change adversely influence living conditions in the neighborhood?

It may be anticipated to have a negative impact to the surrounding neighborhood and area.

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

Yes. The existing zone does not allow for the proposed use as intended by the applicant.



AERIAL MAP

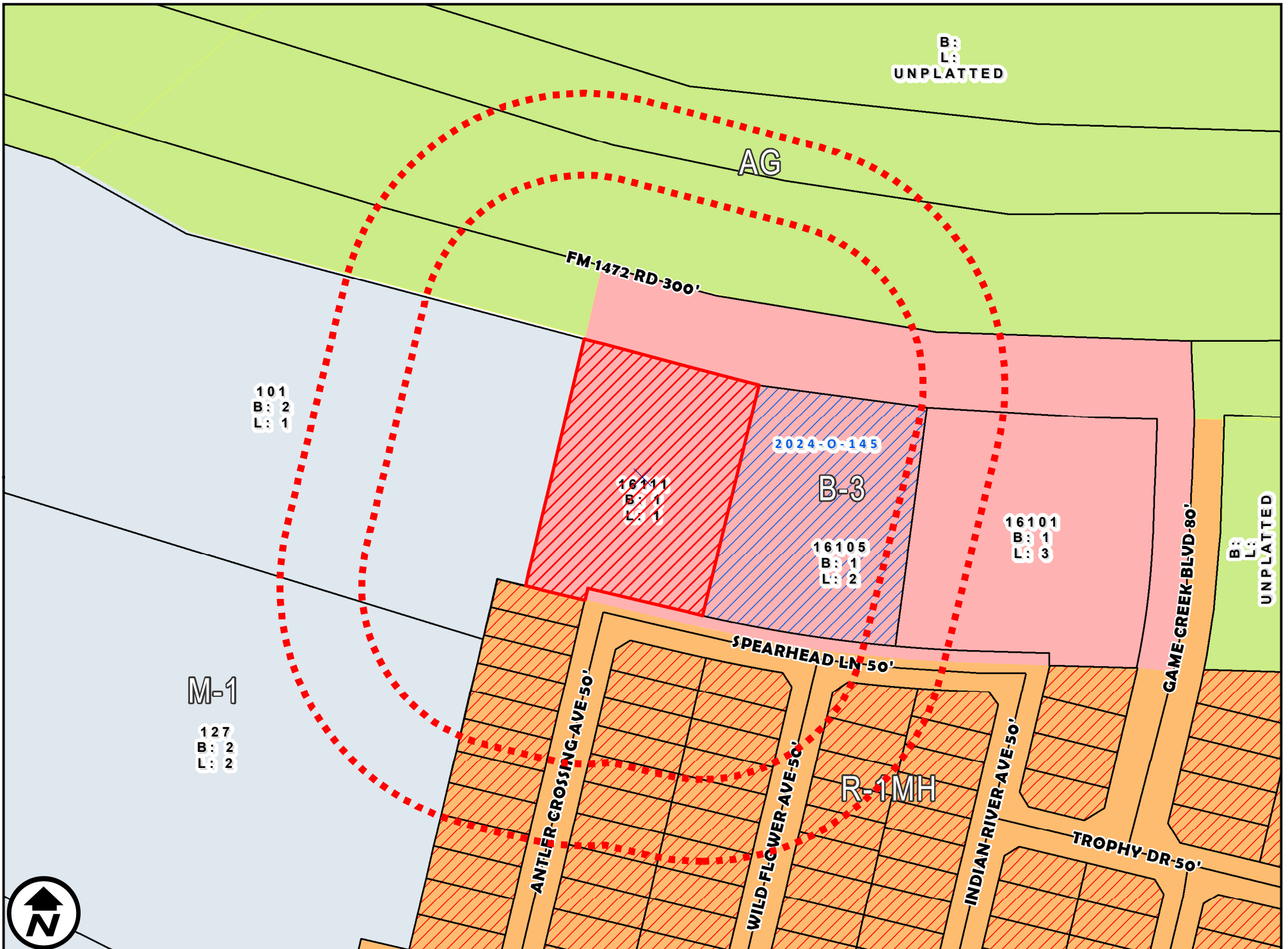
1 inch = 150 feet

ZC-054-2026
 COUNCIL DISTRICT 7
 16111 FM 1472

C.U.P. FOR HEAVY MACHINERY SALES/DISPLAY (OUTDOOR) AND TRUCK/TRAILER RENTAL

APPLICATION FC 74

B-3 (COMMUNITY BUSINESS DISTRICT) T



ZONING MAP

1 inch = 150 feet

ZC-054-2026
 COUNCIL DISTRICT 7
 16111 FM 1472

C.U.P. FOR HEAVY MACHINERY SALES/DISPLAY (OUTDOOR) AND TRUCK/TRAILER RENTAL

APPLICATION FC-76

B-3 (COMMUNITY BUSINESS DISTRICT) T-1

B:
L:
UNPLATTED

FM-1472-RD-300'

101
B: 2
L: 1

16111
B: 1
L: 1

16105
B: 1
L: 2

16101
B: 1
L: 3

B:
L:
UNPLATTED

127
B: 2
L: 2

GAME-CREEK-BLVD-80'

SPEARHEAD-LN-50'

ANTLER-CROSSING-AVE-50'

WILD-FLOWER-AVE-50'

INDIAN-RIVER-AVE-50'

TROPHY-DR-50'

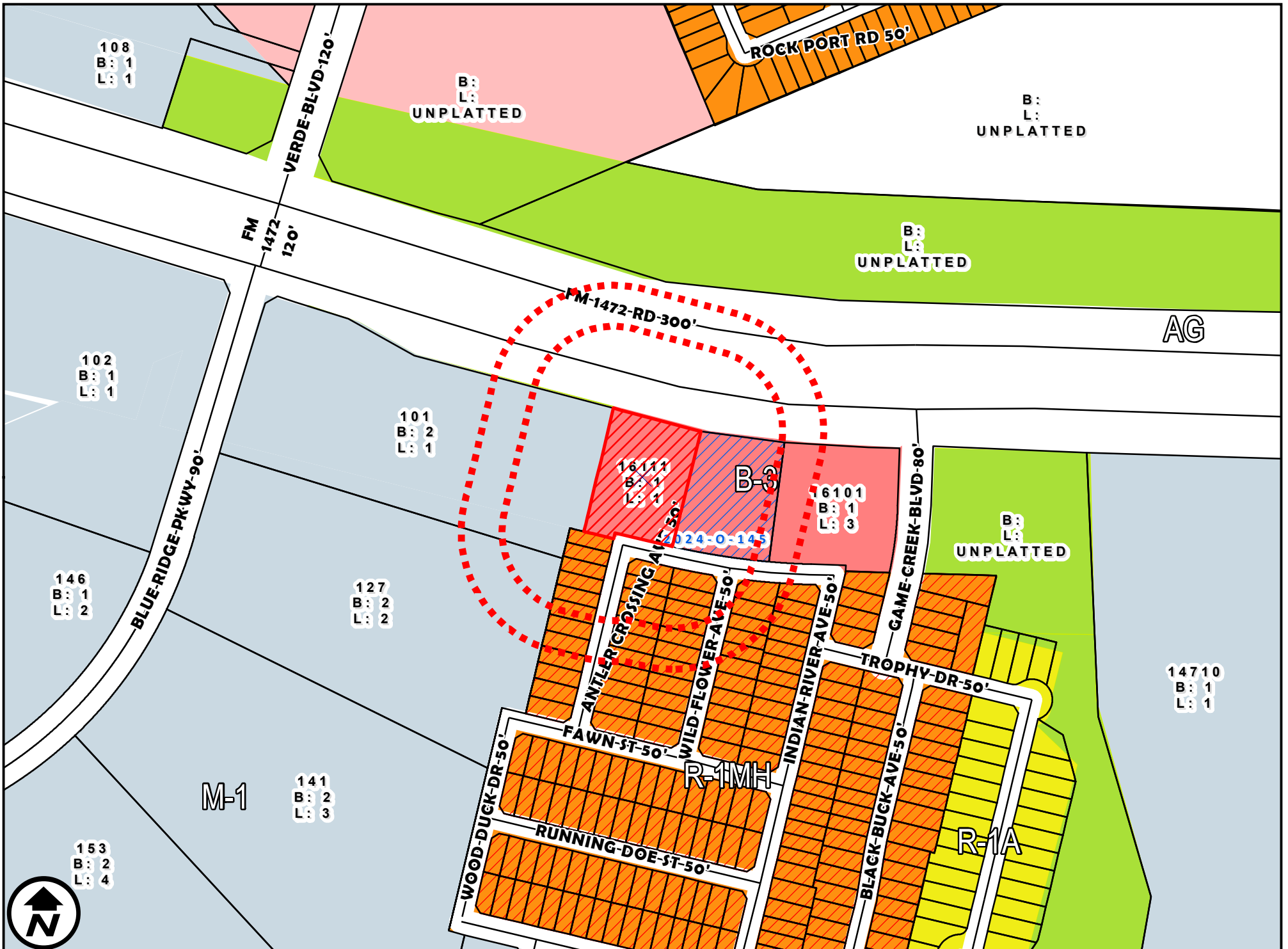


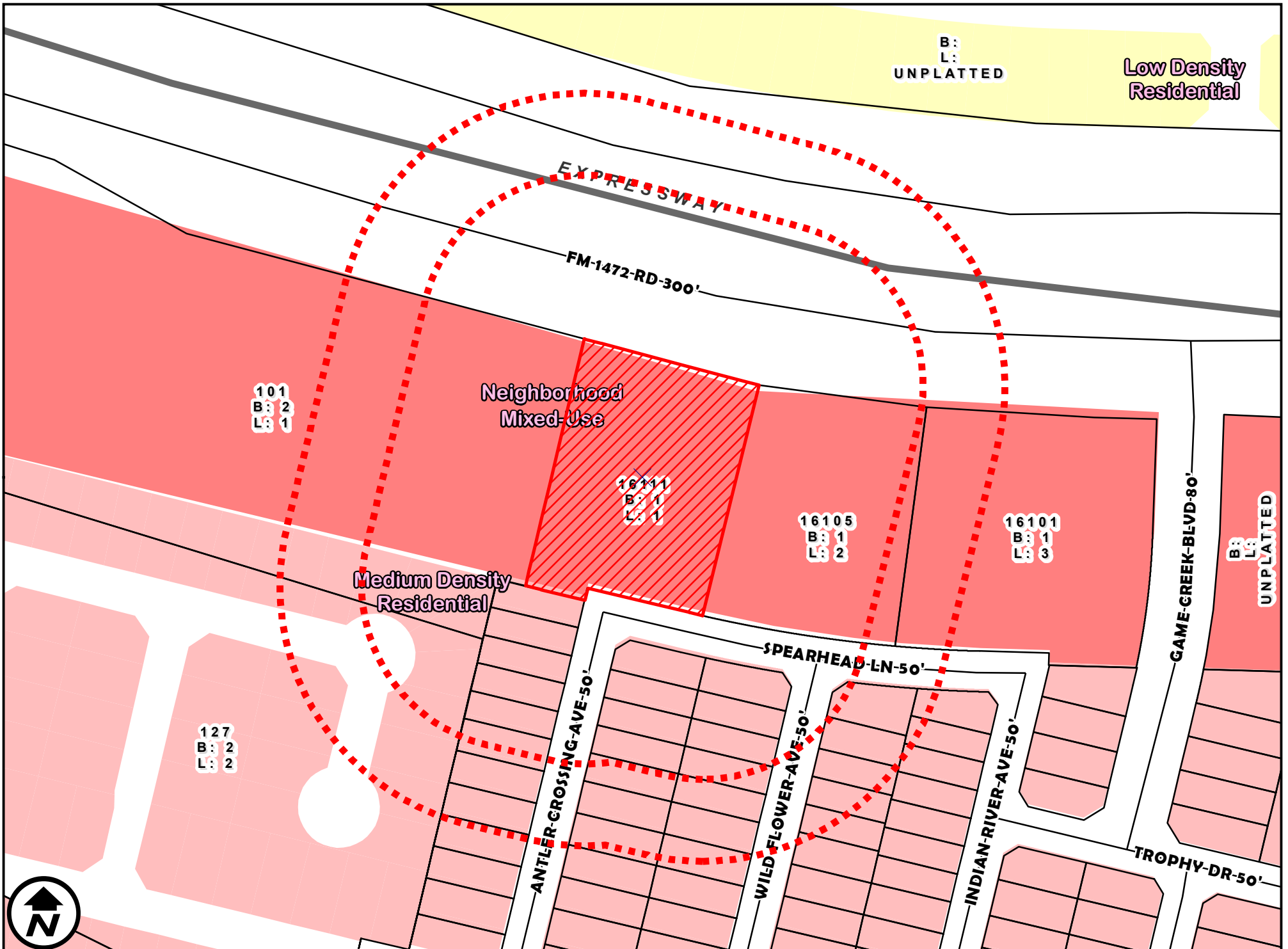
SURVEY MAP

1 inch = 150 feet

ZC-054-2026
COUNCIL DISTRICT 7
16111 FM 1472

APPLICATION FC-77
B-3 (COMMUNITY BUSINESS DISTRICT) T
C.U.P. FOR HEAVY MACHINERY SALES/DISPLAY (OUTDOOR) AND TRUCK/TRAILER RENTAL





FUTURE LANDUSE

1 inch = 150 feet

ZC-054-2026
 COUNCIL DISTRICT 7
 16111 FM 1472

C.U.P. FOR HEAVY MACHINERY SALES/DISPLAY (OUTDOOR) AND TRUCK/TRAILER RENTAL

APPLICATION FC-79

B-3 (COMMUNITY BUSINESS DISTRICT) T-1

B:
L: UNPLATTED

FM-1472-RD-300'

101
B: 2
L: 1

16111
B: 1
L: 1

16105
B: 1
L: 2

16101
B: 1
L: 3

127
B: 2
L: 2

GAME-CREEK-BLVD-80'

SPEARHEAD-LN-50'

ANTLER-CROSSING-AVE-50'

WILD-FLOWER-AVE-50'

INDIAN-RIVER-AVE-50'

TROPHY-DR-50'



200' AND 300' NOTIFICATION

ZC-054-2026
COUNCIL DISTRICT 7
16111 FM 1472

1 inch = 150 feet

C.U.P. FOR HEAVY MACHINERY SALES/DISPLAY (OUTDOOR) AND TRUCK/TRAILER RENTAL

APPLICATION FC 80

B-3 (COMMUNITY BUSINESS DISTRICT) T

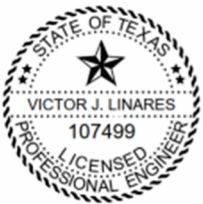
On behalf of Mr. Mauricio Murillo,

This letter is to formally request a CUP of a B4 use for the following existing conditions and criteria:

- The current business falls within Lot 1 of Block 1, of DCAF Mines Road Plat. Formal Address is 16111 FM-1472, Laredo, TX 78045.
- Current Business Name is MMT Ventures LLC. Primary use is the sales of Trucks & Trailers, which fall on the definition of Heavy Machinery.
- Current Zone is a B-3, we are requesting a Conditional Use Permit for the sales of Heavy Machinery Sales/Display (Outdoor), Code 5080 and for Truck/Trailer Rental, under Code 4200 of the Land Use Chart under Section 24.63, which requires a B-4.
- Business operation is from 8:00 am to 6:00 pm.
- Days of operation will be from Monday to Saturday.
- Currently Business is run by 2 staff members.
- Request for the CUP to be kept use within the lots and allowed to be transferred to different businesses, no expiration date.

Should there be any concerns please feel free to contact us.

Sincerely,



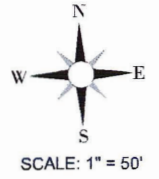
A handwritten signature in blue ink, appearing to read "V. Linares", positioned to the right of the professional seal.

Victor J. Linares, P.E.

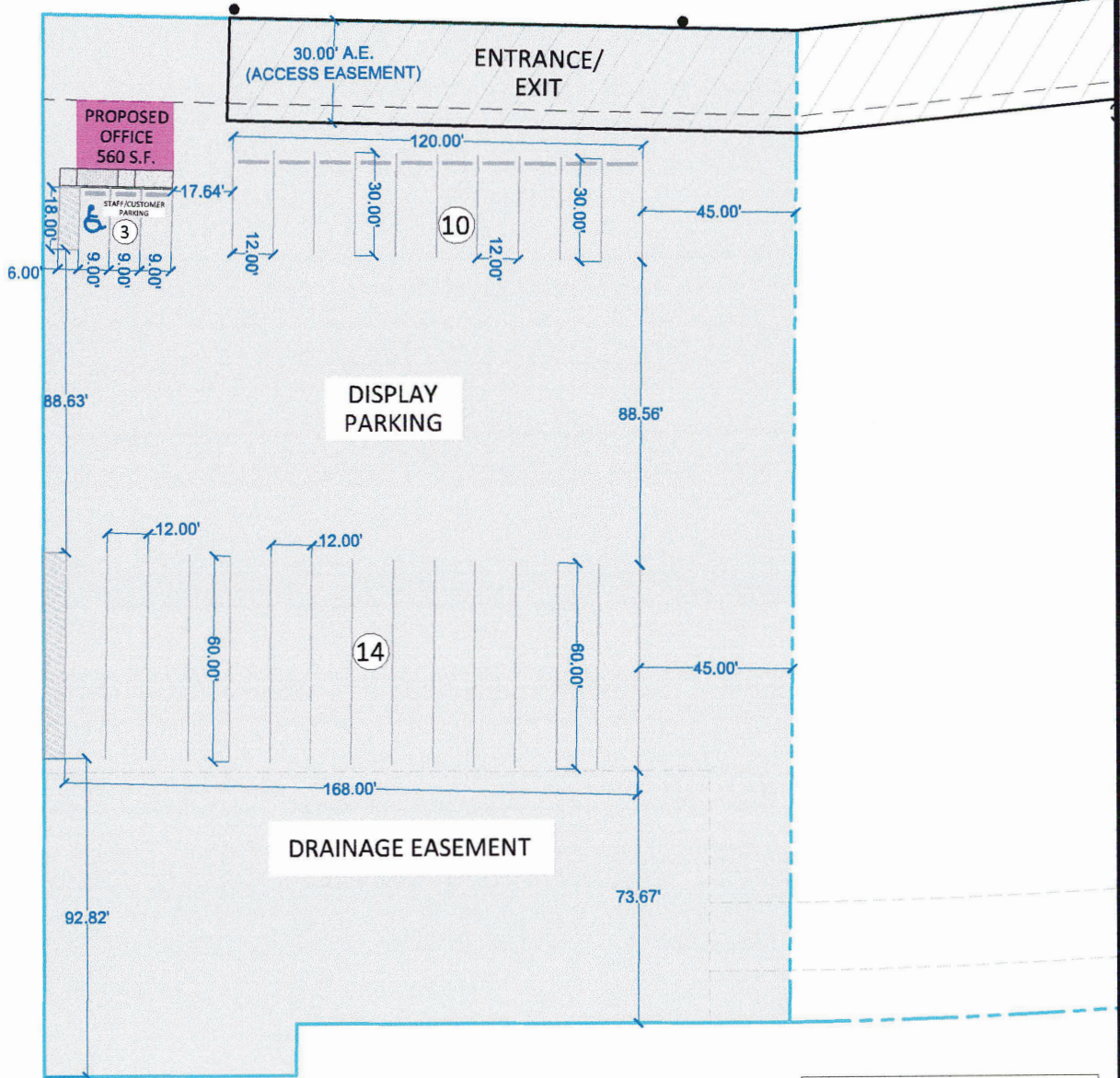
*Letter is written by Mr. Victor J. Linares, P.E. on behalf of Mr. Gaudalupe Murillo.

EXHIBIT A

FM 1472 (MINES RD.)
(R.O.W. VARIES)



JULIA MULLER
WEATHERS



PARKING SUMMARY	
DISPLAY PARKING=	24
STAFF PARKING=	2
CUSTOMER PARKING=	3

**SITE PLAN OPTION #1 @ 16111 FM
1472, LAREDO TX 78045**



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY VICTOR J. LINARES, P.E., #107499 ON 10/16/2025 FOR THE PURPOSE OF CUP APPLICATION EXHIBIT USE ONLY.



TBPE Reg. #: F-23802
 Office: (956) 251-2808
 408 Shiloh Dr., Ste. 1
 Laredo, TX 78045



ZC-054-2026
ATTENTION

PROPOSED

CONDITIONAL USE PERMIT

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

City of Laredo

Planning & Zoning Commission

Meeting Date: 5/21/2026
Ordinance 7H

Public Hearing and Recommendation of an

SUBJECT

Amending the Zoning Ordinance (Map) of the City of Laredo by amending Ordinance 2022-O-185, which authorized a Special Use Permit for a restaurant serving alcohol on Lot 5A, Block 1, Encino Plaza Subdivision, Unit 2A, located at 7518 McPherson Road, Suite 510 (4,176 square feet) in order to remove Cosmos Bar and Grill and Encino Plaza, Incorporated and replace with Cosmos Bar & Grill -Lombrana Properties as the parties to whom the permit is issued and to amend the site plan to add additional square footage.

ZC-055-2026
District V

PREVIOUS COUNCIL ACTION

On June 20, 2016, the City Council made a motion to approve a Special Use Permit (SUP) for a restaurant serving alcohol.

On October 17, 2022, the City Council made a motion to approve a Special Use Permit Amendment on the condition of keeping the original hours of operation from 11:00am to 2:00am.

On November 7, 2022, the City Council made a motion to approve a Special Use Permit Amendment in order to remove Junction Partners, Limited and Encino Plaza, Limited for Cosmos Bar and Grill Restaurant and replace with Cosmos Bar and Grill and Encino Plaza, Incorporated.

BACKGROUND

Initiated by: Lombrana Properties, Owner; Gerardo Pinzon, Applicant/Representative

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

Proposed Use: The proposed use is for a restaurant serving alcohol.

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

Current Zoning District: B-3 (Community Business District) zoning district

Site: The site is currently occupied Cosmos Bar & Grill.

Surrounding Land Uses: To the north of the site is vacant undeveloped land, Del Mar Boulevard, Walgreens, Bank of America, a commercial structure that includes Chipotle, Great Clips, Menta

Dentistry, and Urgent Care, and China Express. To the east of the site is Quick Quack Car Wash, Laredo Emergency Room, and McPherson Road. To the south of the site is vacant commercial building, IBC Bank and ATM, Welby Court, and a family practice. To the west of the site is Merlin Road, single-family residential uses, and townhomes.

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: 28 In Favor: 0 Opposed: 0

Staff supports the proposed zone change for the following reasons:

1. All conditions other than the non-transferable/issuance and the square footage addition clauses shall remain the same.
2. No citations have been issued to this location for non-compliance with the existing conditions and any other city regulations

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 2022-O-185, except the whom the SUP is issued to and the addition of the square footage:

1. REMOVE: The Special Use Permit is issued to Cosmos Bar & Grill and Encino Plaza, Inc., and is non-transferable.
ADD: The Special Use Permit is issued to Cosmos Bar & Grill - Lombrana Properties, and is non-transferable.
2. REMOVE: The Special Use Permit is restricted to 3,700 S.F. of area on Building C, Suite 510, as per the site plan, Exhibit "A", which is made part hereof for all purposes.
ADD: The Special Use Permit is restricted to 4,176 square feet of area on Building C, Suite 510, as per the site plan, "Exhibit A-1", which is made part hereof for all purposes.
3. The Special Use Permit is restricted to a restaurant serving alcohol and hours of operation from Monday through Sunday from 11:00 a.m. through 2:00 a.m.
4. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.

5. Signage shall be consistent with the City's Sign Ordinance and TABC rules or regulations.
6. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
7. REMOVE: Ambient low level music is permitted. KEEP: Live music and speakers shall be prohibited and there shall be no ground vibrations created or sustained on the site which are perceptible without instruments at any point on any property adjoining the subject property.
ADD: 8. There shall not be any outdoor amplified music, use of any outdoor amplified sound system, excessively loud generators, outdoor speakers, and/or any outdoor moving or flashing lights. The applicant must comply with all city noise ordinances and all provisions of the City of Laredo Code of Ordinances.
9. At all times the restaurant is open to the public for business; it shall continually maintain and serve food from its full service menu.
10. The restaurant shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load issued to SUP business holder.
11. The restaurant shall, during all hours of operation, maintain, free from obstruction or impediment to full instant use in the case of fire or other emergency, all exit accesses, exits or exit discharges.
12. The restaurant shall undergo an annual Fire Inspection.
13. All permits, licenses, certifications and inspections required by the codes and ordinances of the City of Laredo shall be kept up to date and current including but not limited to Food Manager License (annual), Food Handler's Permit (annual), and Certificate of occupancy with Occupant Load, Occupant Load being the approved capacity of a building or portion thereof.
14. Landscaping of property shall be provided in accordance with the City of Laredo Land Development Code.
15. Lighting of property shall be screened and face inward to avoid adverse impact on adjacent residential neighborhoods.
16. Owner shall provide a 7' high opaque fence along property lines which abut or adjoin any residential zones/uses.
17. Owner shall comply with, Building, Health, Life and Safety, and all applicable codes and regulations as required.
18. The Restaurant shall maintain and comply with the BLUE Gun Sign regulations as per TABC (not to exceed the required alcohol sales percentages).
19. The restaurant shall provide the City of Laredo, Planning Department with a copy of the current

TABC License to include but not limited to any renewals or amendments as they occur.

COMMITTEE RECOMMENDATION

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

STAFF RECOMMENDATION

IMPACT ANALYSIS.

Is this change contrary to the established land use pattern?

No. There are restaurants within the vicinity of the site.

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

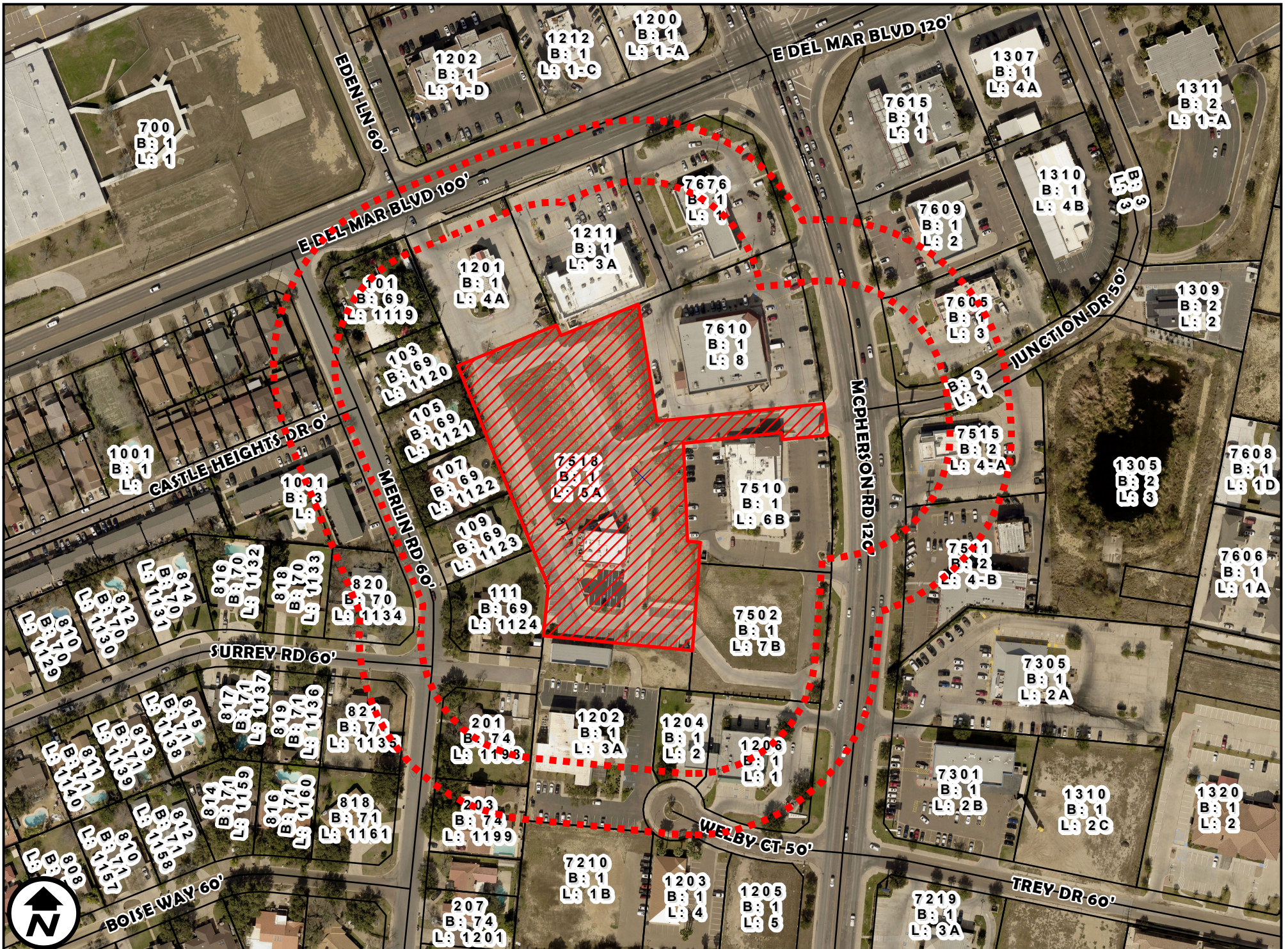
No. The zone will not change.

Will change adversely influence living conditions in the neighborhoods?

Possibly. There are outdoor speakers that may pose as noise nuisance to the neighbors to the west of the site.

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 serving alcohol as intended by the applicant.



AERIAL MAP

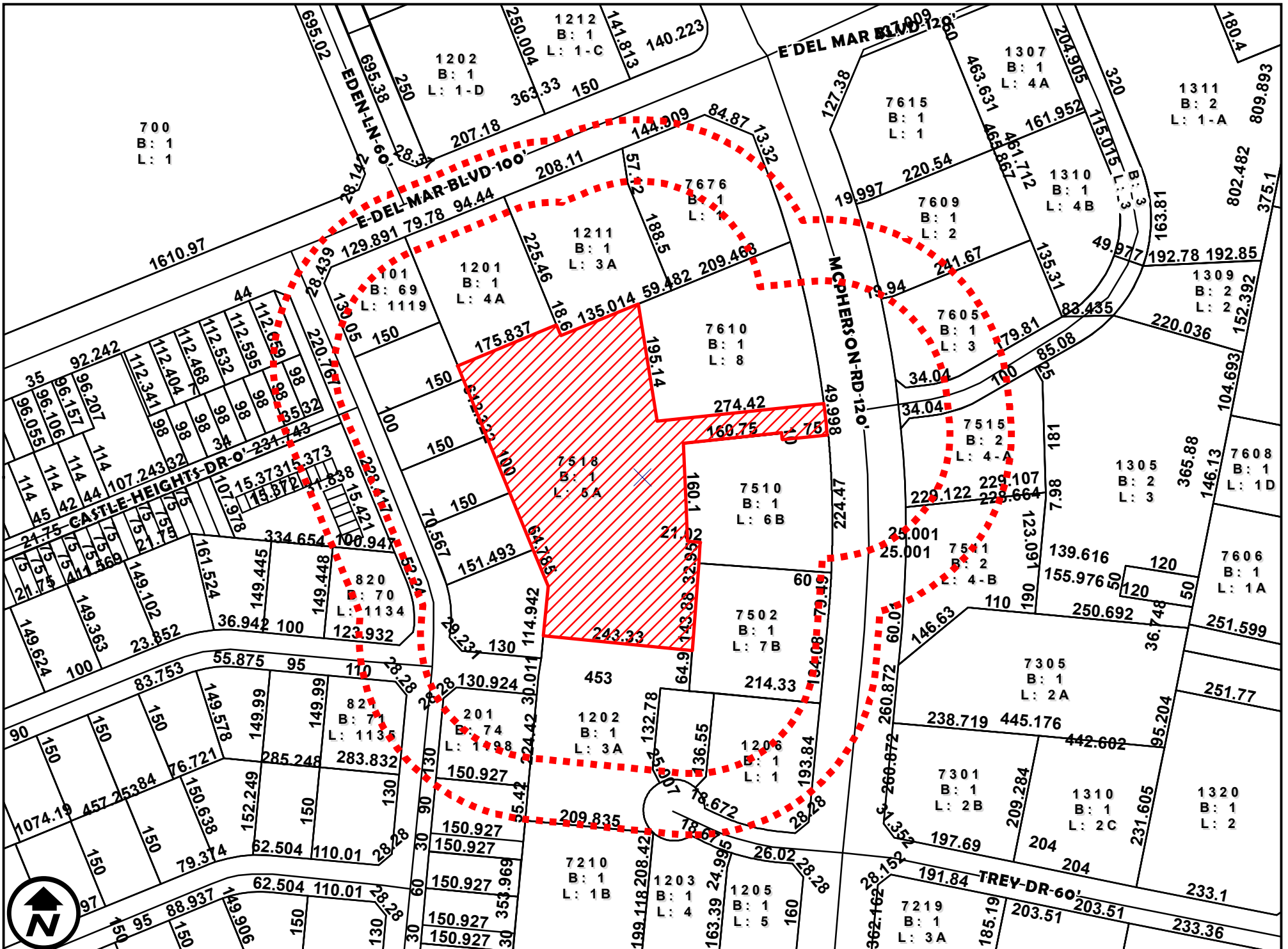
1 inch = 200 feet

ZC-055-2026

COUNCIL DISTRICT 5
7518 MCPHERSON ROAD, UNIT 510

APPLICATION FC 89

B-3 (COMMUNITY BUSINESS DISTRICT) T
S.U.P. AMENDMENT FOR RESTAURANT SERVING ALCOHOL



DIMENSIONS MAP

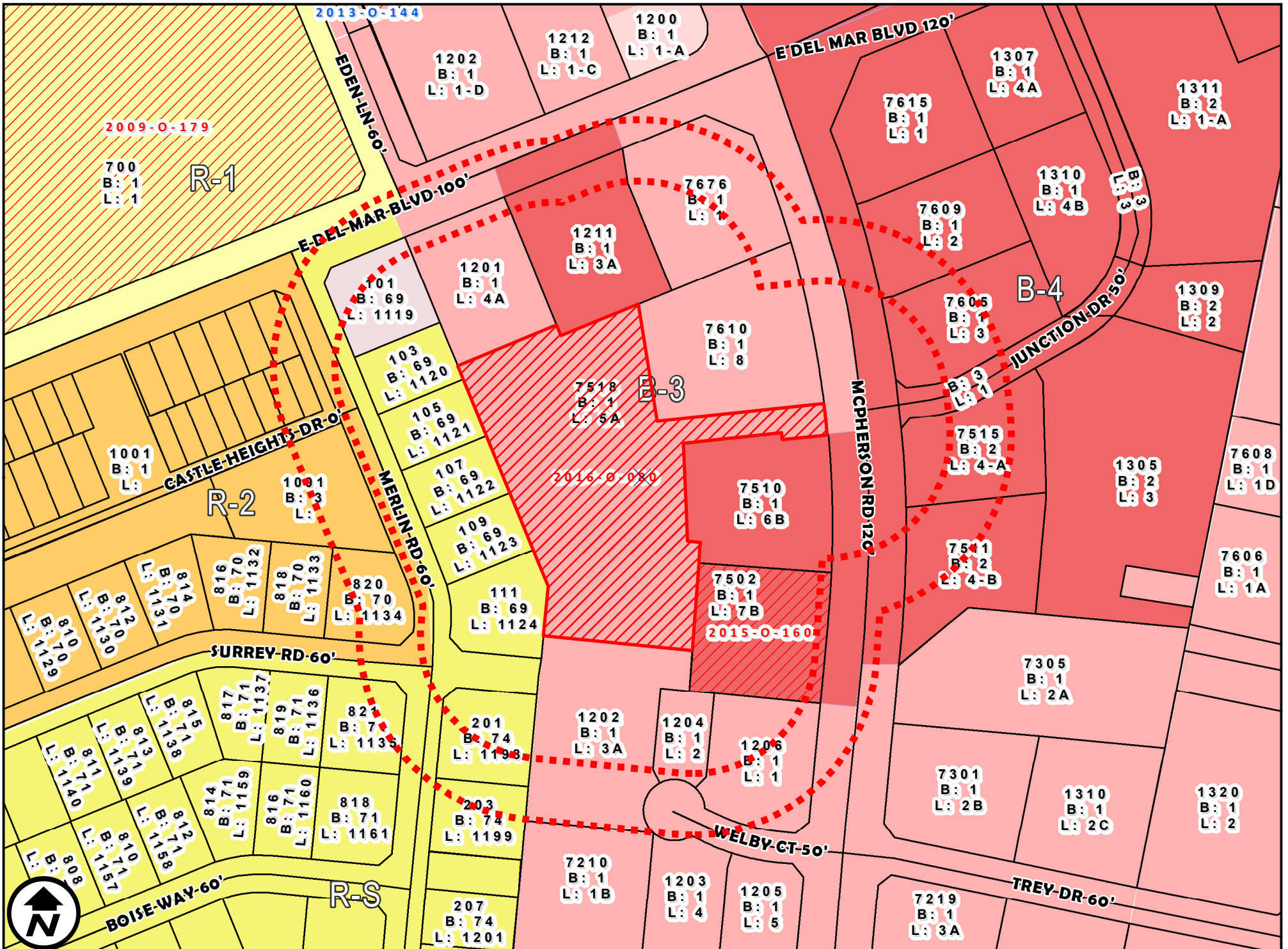
ZC-055-2026

APPLICATION FC 90

1 inch = 200 feet

COUNCIL DISTRICT 5
7518 MCPHERSON ROAD, UNIT 510

B-3 (COMMUNITY BUSINESS DISTRICT) T
S.U.P. AMENDMENT FOR RESTAURANT SERVING ALCOHOL



ZONING MAP

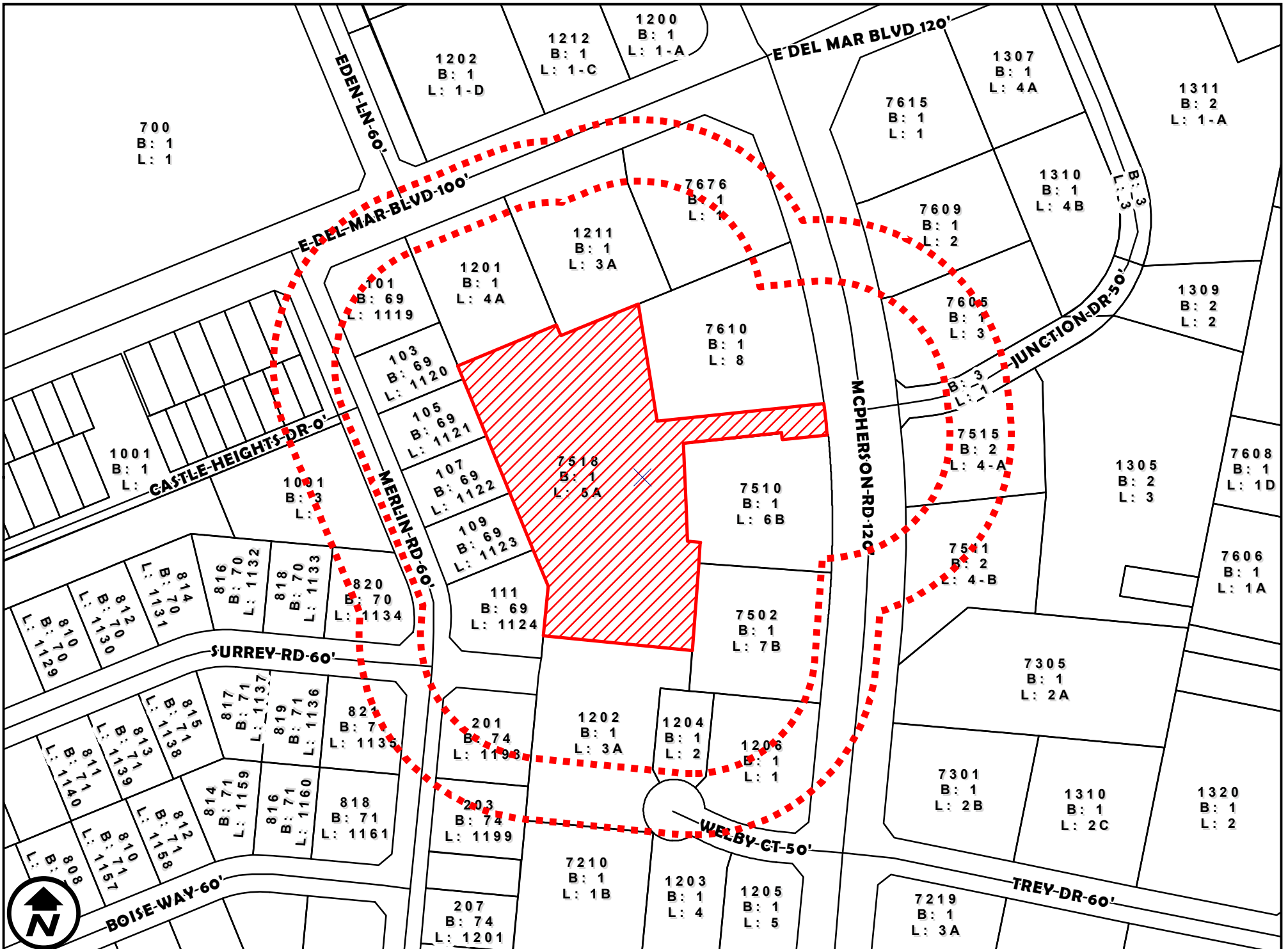
ZC-055-2026

APPLICATION FC 91

1 inch = 200 feet

COUNCIL DISTRICT 5
7518 MCPHERSON ROAD, UNIT 510

B-3 (COMMUNITY BUSINESS DISTRICT) T
S.U.P. AMENDMENT FOR RESTAURANT SERVING ALCOHOL



SURVEY MAP

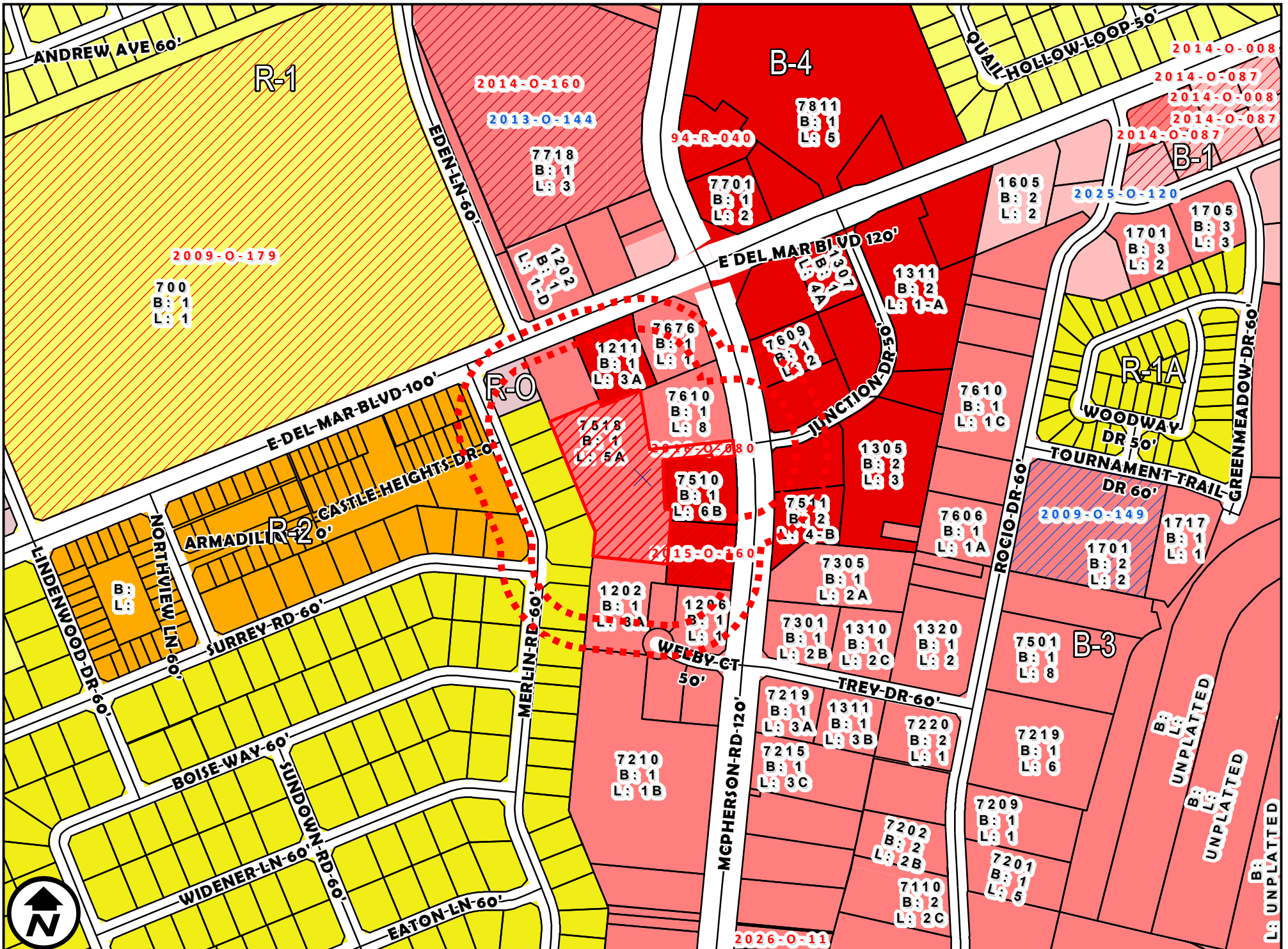
ZC-055-2026

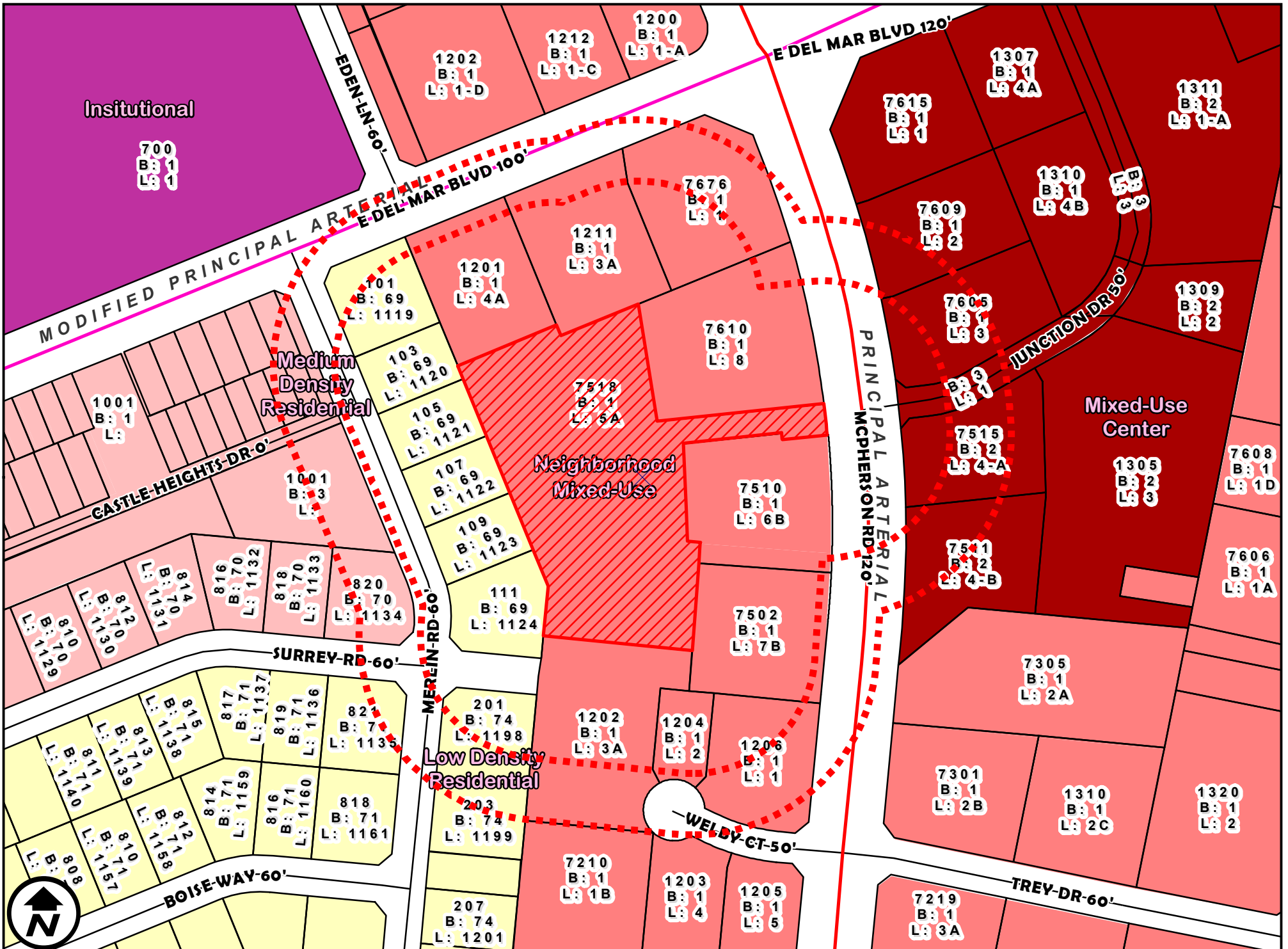
APPLICATION FC 92

1 inch = 200 feet

COUNCIL DISTRICT 5
7518 MCPHERSON ROAD, UNIT 510

B-3 (COMMUNITY BUSINESS DISTRICT) T
S.U.P. AMENDMENT FOR RESTAURANT SERVING ALCOHOL





FUTURE LANDUSE

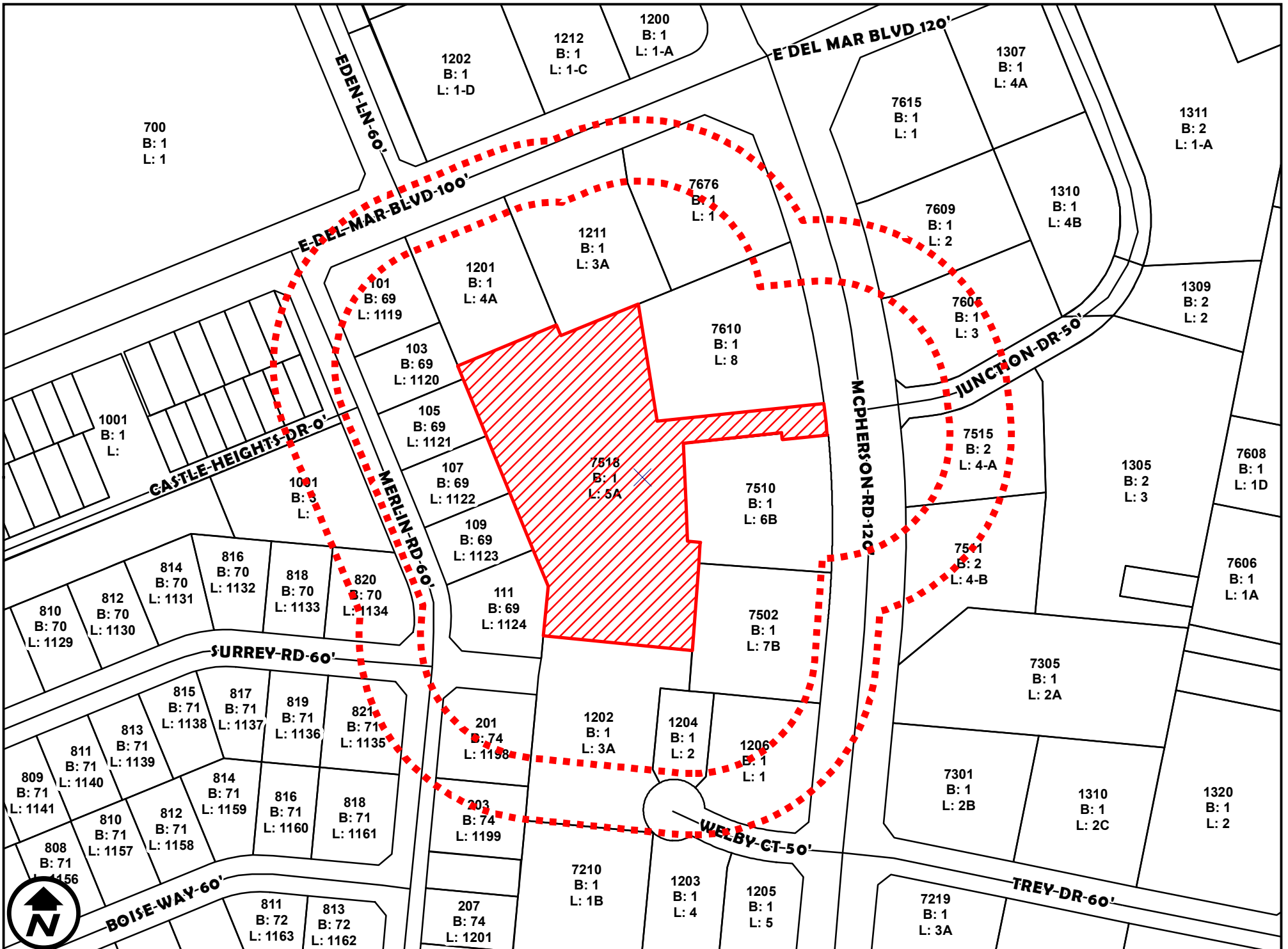
1 inch = 200 feet

ZC-055-2026

COUNCIL DISTRICT 5
7518 MCPHERSON ROAD, UNIT 510

APPLICATION FC 94

B-3 (COMMUNITY BUSINESS DISTRICT) T
S.U.P. AMENDMENT FOR RESTAURANT SERVING ALCOHOL



200' AND 300' NOTIFICATION

1 inch = 200 feet

ZC-055-2026

COUNCIL DISTRICT 5
7518 MCPHERSON ROAD, UNIT 510

APPLICATION FC 95

B-3 (COMMUNITY BUSINESS DISTRICT) T
S.U.P. AMENDMENT FOR RESTAURANT SERVING ALCOHOL

Cosmos Bar & Grill

7518 McPherson Road

Unit #510

Laredo, Texas 78041

The project includes a 476 sq ft expansion to the existing building area covered under the original SUP, which was limited to 3,700 sq ft. This modification is requested solely to update the SUP boundary to reflect the expanded footprint, with no change to the approved use or operating conditions.

Cosmos Bar and Grill + Lombrana Properties

As per email correspondence the SUP shall be issued to Cosmos Bar & Grill - Lombrana Properties. - DG

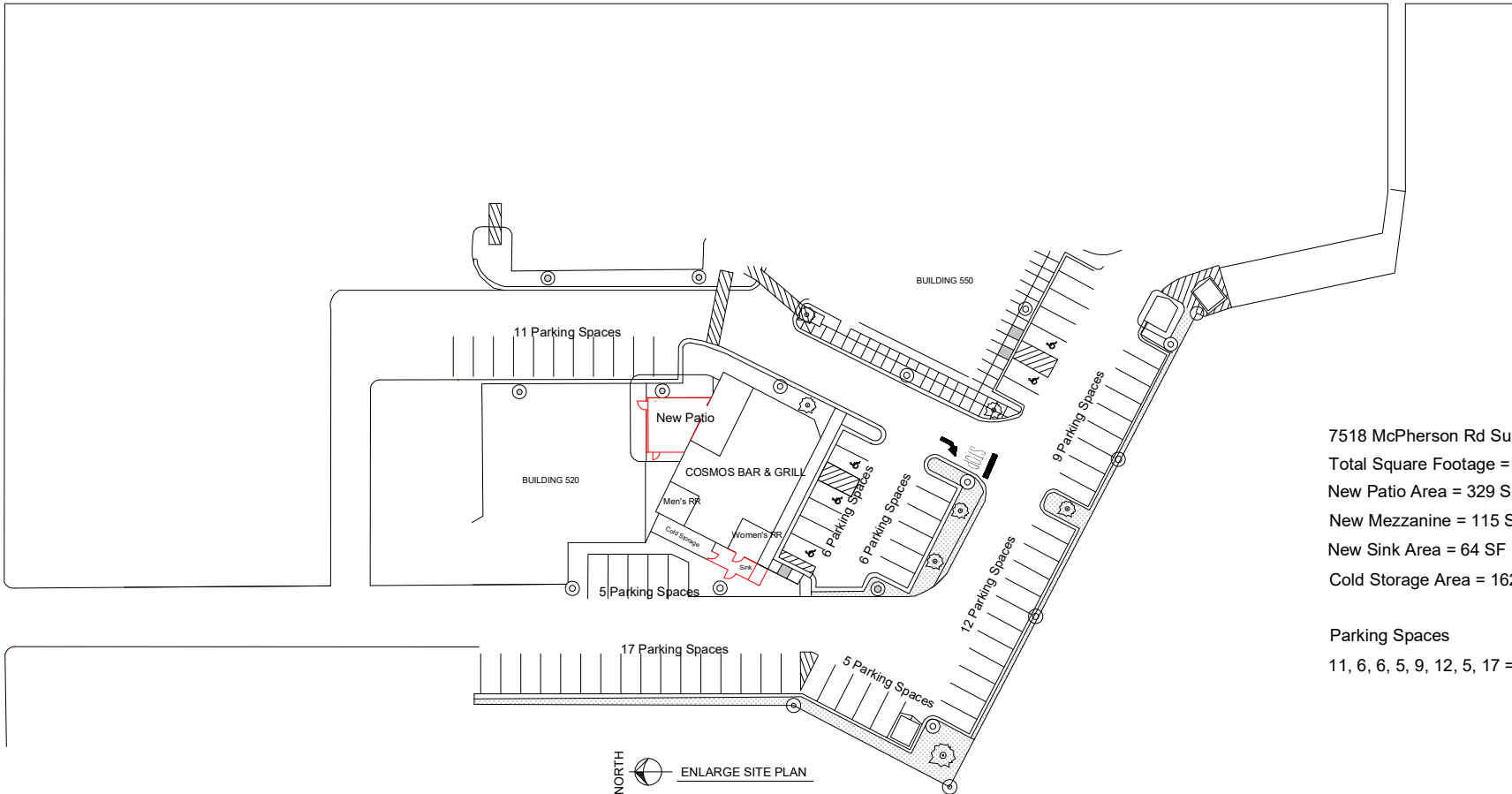
Exhibit A-1

COSMOS BAR & GRILL

7518 McPherson RD Unit 510

MCPHERSON RD

DEL MAR BLVD



7518 McPherson Rd Suite 510
 Total Square Footage = 4,176 SF
 New Patio Area = 329 SF
 New Mezzanine = 115 SF
 New Sink Area = 64 SF
 Cold Storage Area = 162 SF

Parking Spaces
 11, 6, 6, 5, 9, 12, 5, 17 = 71

PLAN
 NOT SCALE
 FEET
 UNITS
 DATE
 5/4/2026

SITE PLAN
 PLAN
 APPROVED BY
 ENGINEER C. P.
 DRAWN BY

COSMOS BAR & GRILL
 7518 MCPHERSON RD UNIT 510
 ADDRESS
 LAREDO, TEXAS
 LOCATION

FINCH ENGINEERING, LLC
 1408 WILDROSE LN
 GERARDO PINZON, PE





City of Laredo

Planning & Zoning Commission

Meeting Date: 5/21/2026
Ordinance 61

Public Hearing and Recommendation of an

SUBJECT

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

ZC-057-2026

District I

PREVIOUS COUNCIL ACTION

On February 7, 2000, City Council approved the conditional use permit for a Police Substation.

On November 3, 2025, City Council approved the conditional use permit amendment to allow an Animal Care Substation (Office).

BACKGROUND

Initiated By: City of Laredo, Owner; Lauren Bluestone, Applicant/Representative

Council District: I - Cm. Gilberto Gonzalez

Proposed use: The proposed use is an Animal Care Substation.

- The original approval for the site consisted primarily of an office use associated with limited animal care operations. However, the proposed amendment includes an increase in kennels and animals on site, which changes the nature of the use from a office use to an animal confinement / animal shelter type use.

- Due to the proposed expansion of animal confinement activities, the applicant is concurrently pursuing a zone change request in order to establish the appropriate underlying zoning district necessary to accommodate the proposed Conditional Use Permit overlay to allow the animal confinement use.

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

Current Zoning District: The site is currently zoned as a R-1 (Single Family Residential District) zoning district.

Site: The site is occupied by an Animal Care Substation (Office)

Surrounding land uses: To the north of the site is residential uses. To the east of the site is residential uses, Triumph Public High School - Laredo South, and Lucy Avenue. To the south of the site is Sierra Vista Boulevard, vacant land, residential uses, and Nuestra Señora Del Rosario Catholic Church. To the west of the site is Ceniso Loop, Webb County of Sierra Vista, and residential uses.

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

Transportation Plan: The Long-Range Thoroughfare Plan identifies Sierra Vista as a Minor Arterial and Ceniso Loop as a local street.
<https://www.cityoflaredo.com/home/showpublisheddocument/17680/638703100333370000>

Letters sent to surrounding property owners: 29 In Favor: 0 Opposed: 0

COMMITTEE RECOMMENDATION

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

STAFF RECOMMENDATION

A Conditional Use Permit is intended to provide for those land uses where additional regulation is necessary to protect the property and surrounding area. It is primarily intended for property located in older section of the city and is intended to promote development and/or redevelopment of such property, which is consistent with the land use patterns of surrounding property.

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

1. The substation will provide a designated location for the care, intake, and placement of stray animals within the area, contributing to improved public safety, animal welfare, and a more secure neighborhood environment.
2. The Conditional Use Permit (CUP) overlay provides an opportunity to regulate the use through enforceable conditions that ensure compatibility between the proposed use and surrounding residential neighborhoods.

General Comments:

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

If approved, Staff suggests the following conditions

- AMENDED***
1. The primary use shall serve as an Animal Care Substation.
 2. The Conditional Use Permit is restricted to Exhibit A, which is made part hereof for all purposes.

AMENDED*** 3. The kennel structure shall consist of a single large enclosure, as shown in the attached Exhibit A, up to a total of 880 square feet.

4. The kennel structure shall consist of a combination of indoor and outdoor enclosures. One (1) indoor enclosure and one (1) outdoor enclosure shall be considered as one (1) kennel.

AMENDED*** 5. The use of each kennel shall be limited to one (1) animal at a time, with a maximum of fourteen (14) kennels permitted in total. An exception shall apply in the case of a mother with her litter, which will be considered as one (1) animal.

AMENDED*** 6. There shall be no more than fourteen (14) animals on site, with the exception of a mother with their litter, which will be considered as one (1) animal.

7. Kennels shall be sized and spaced appropriately to allow the animal to stand, turn around, and lie down in a natural position.

REMOVE*** 8. The proposed use shall not house animals overnight. Long-term boarding or sheltering shall be prohibited on site.

AMENDED*** 9. Outdoor confinement of animals shall be permitted only between the hours of 8:00 a.m. and 5:00 p.m. All animals shall remain indoors after 5:00 p.m.

10. The kennel structure location shall not abut the residential property to the north.

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

REMOVE*** 12. The property shall remain staffed and monitored during operational hours to ensure proper animal care and safety, only if there are animals on premise.

13. Waste removal and soiled bedding shall be disposed of promptly and properly to control odor and diseases.

14. There shall be adequate ventilation systems on site.

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

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

AMENDED*** 17. The owner shall provide an opaque fence or wall of not less than 7 (seven) feet in height along the east side property line and not less than 6 (six) feet in height along the north property line where such property lines abut or adjoin property containing a residential use or residential zoning district. Apartment complexes, residential condominiums, or residential townhomes

shall be similarly screened irrespective of the zoning district in which they occur.

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

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

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

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

22. The proposed use shall, during all hours of operation, maintain, free from obstruction or impediment to full instant use in the case of fire or other emergency, all exit accesses, exits or exit discharges.

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

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

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

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

27. Indoor animal kennels shall have noise reduction.

IMPACT ANALYSIS

Is this change contrary to the established land use pattern?

There are no similar uses in the area. There are residential uses to the north, east, south, and west of the site.

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

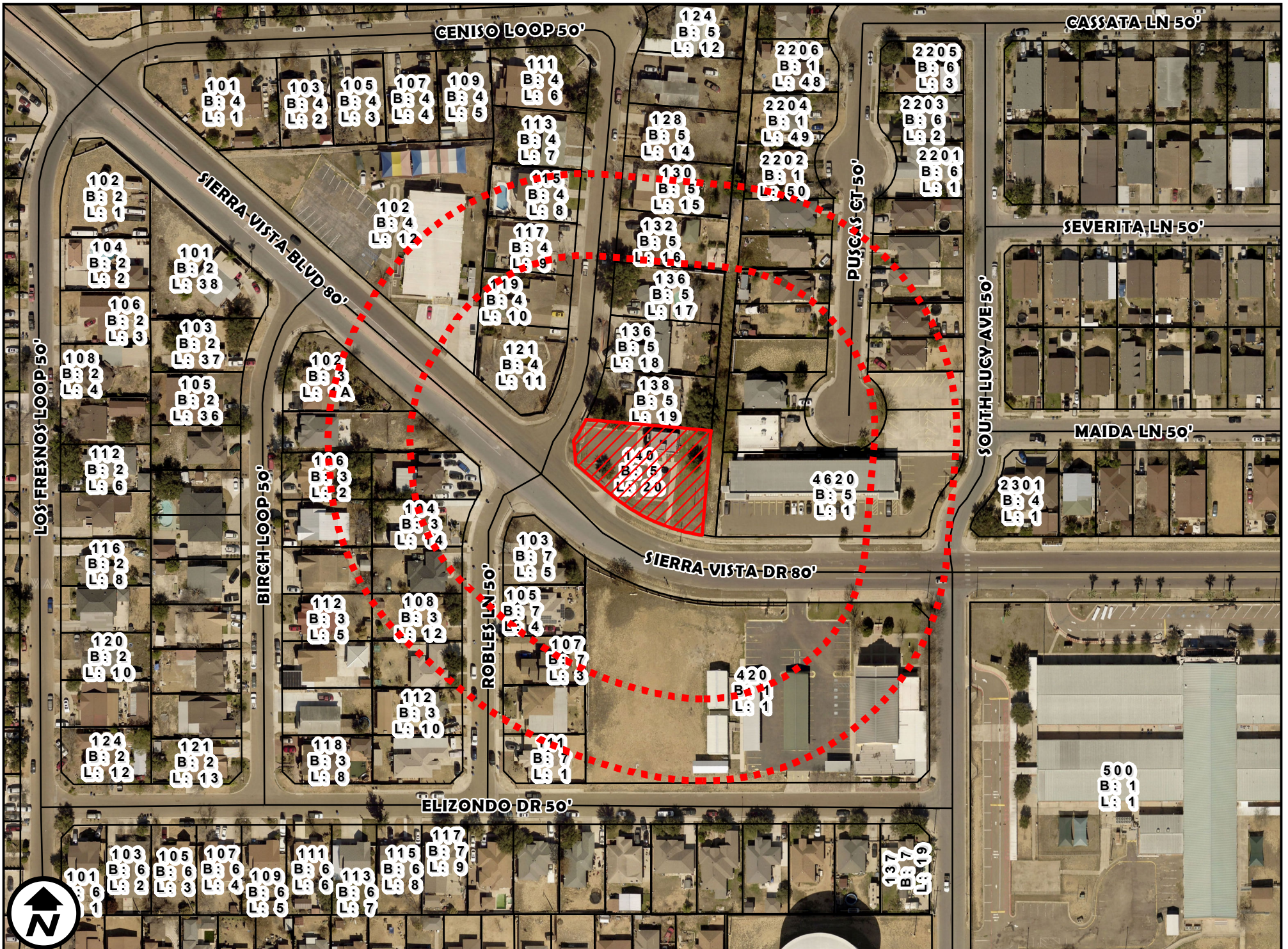
The zoning will not change.

Will change adversely influence living conditions in the neighborhood?

It may be anticipated to have a negative impact to the surrounding neighborhood and area.

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

Yes. The existing R-1 does not allow for Animal Care Substation as intended by the applicant.



AERIAL MAP

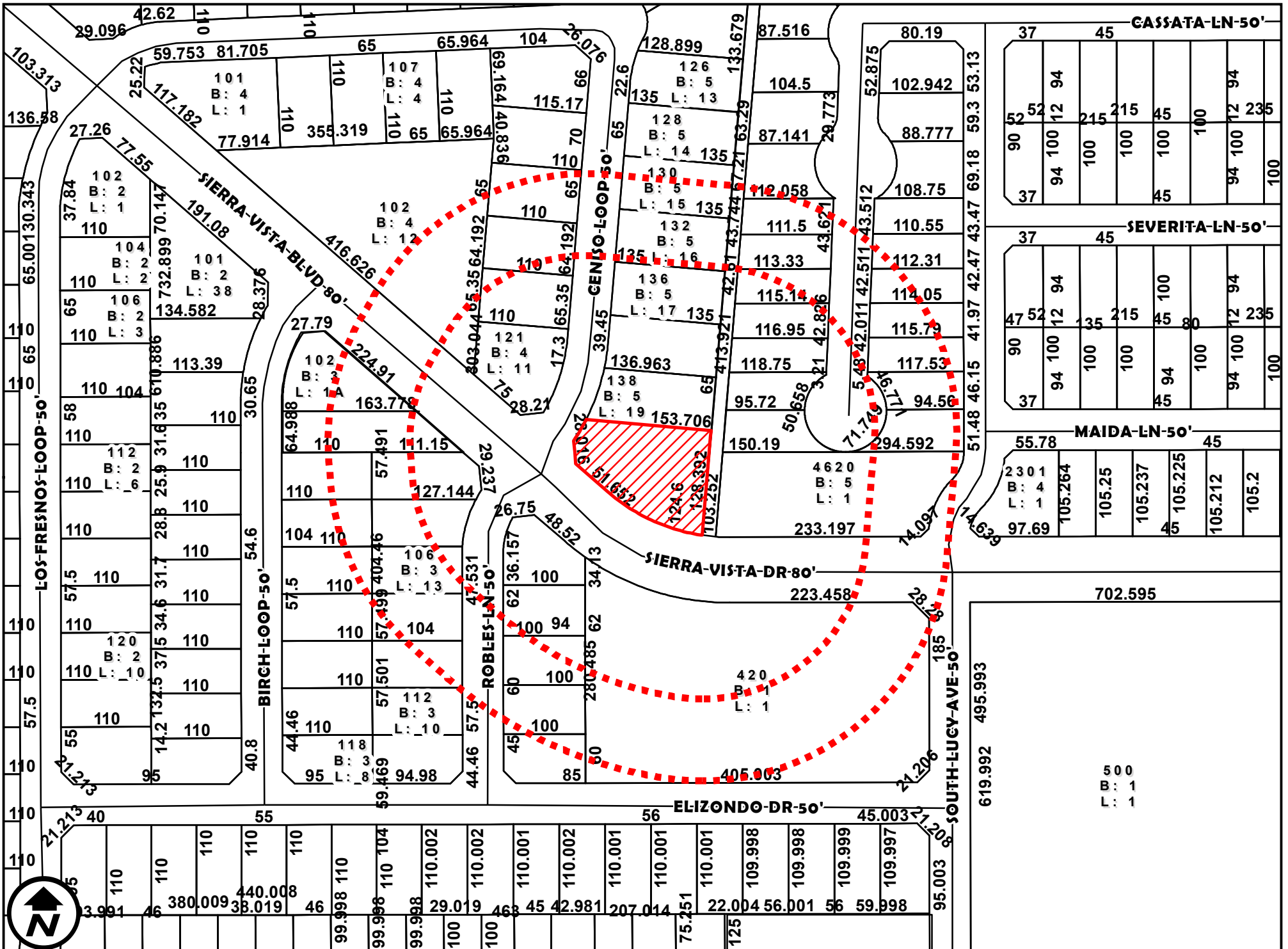
1 inch = 150 feet

ZC-057-2026

COUNCIL DISTRICT 1
140 CENISO LOOP

APPLICATION F 104

R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) ...
C.U.P. AMENDMENT FOR ANIMAL CARE SUBSTATION (OFFICE)



DIMENSIONS MAP

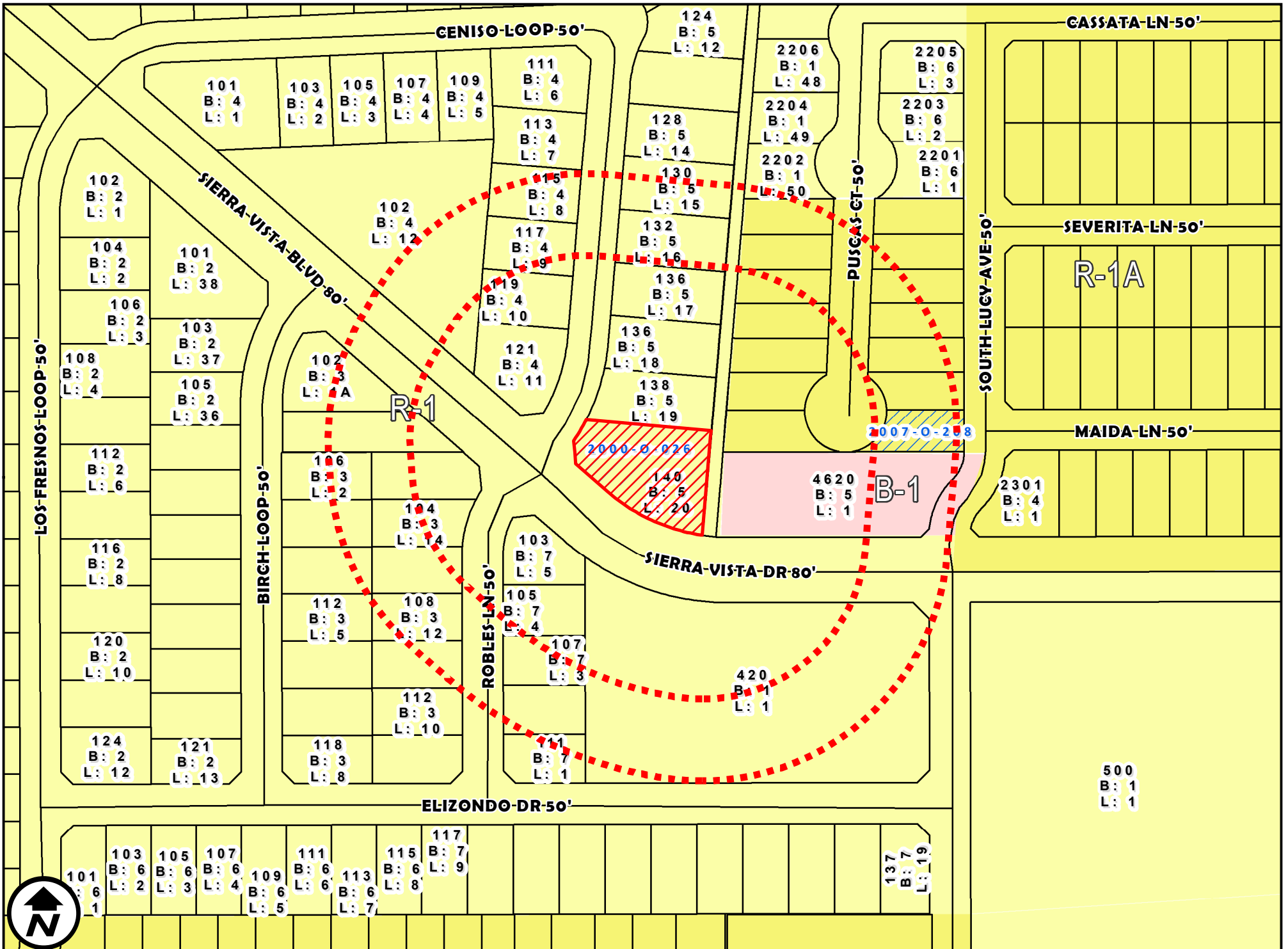
ZC-057-2026

APPLICATION F 105

1 inch = 150 feet

COUNCIL DISTRICT 1
140 CENISO LOOP

R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) . . .
C.U.P. AMENDMENT FOR ANIMAL CARE SUBSTATION (OFFICE)



ZONING MAP

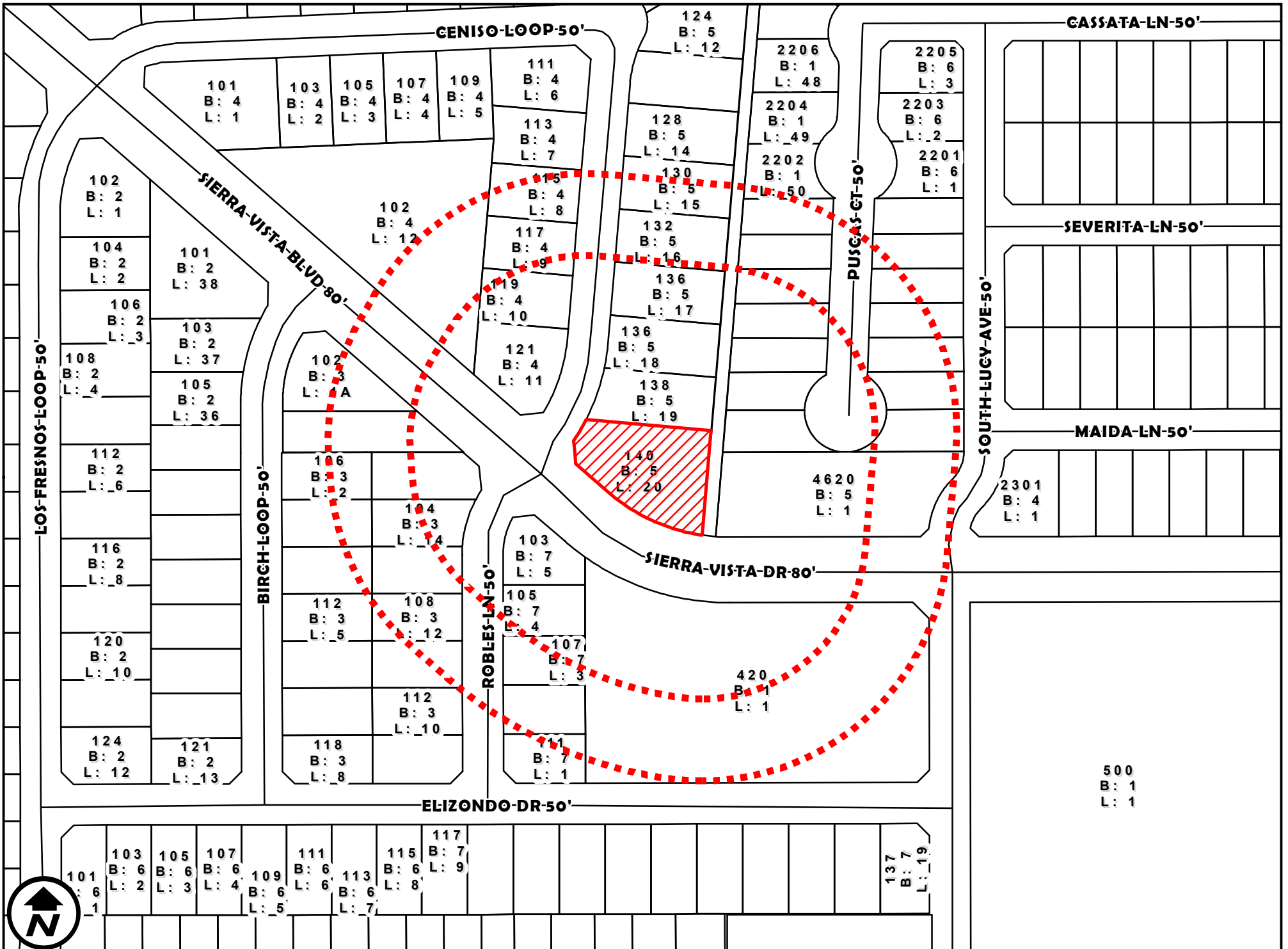
1 inch = 150 feet

ZC-057-2026

COUNCIL DISTRICT 1
140 CENISO LOOP

APPLICATION F 106

R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) ...
C.U.P. AMENDMENT FOR ANIMAL CARE SUBSTATION (OFFICE)



SURVEY MAP

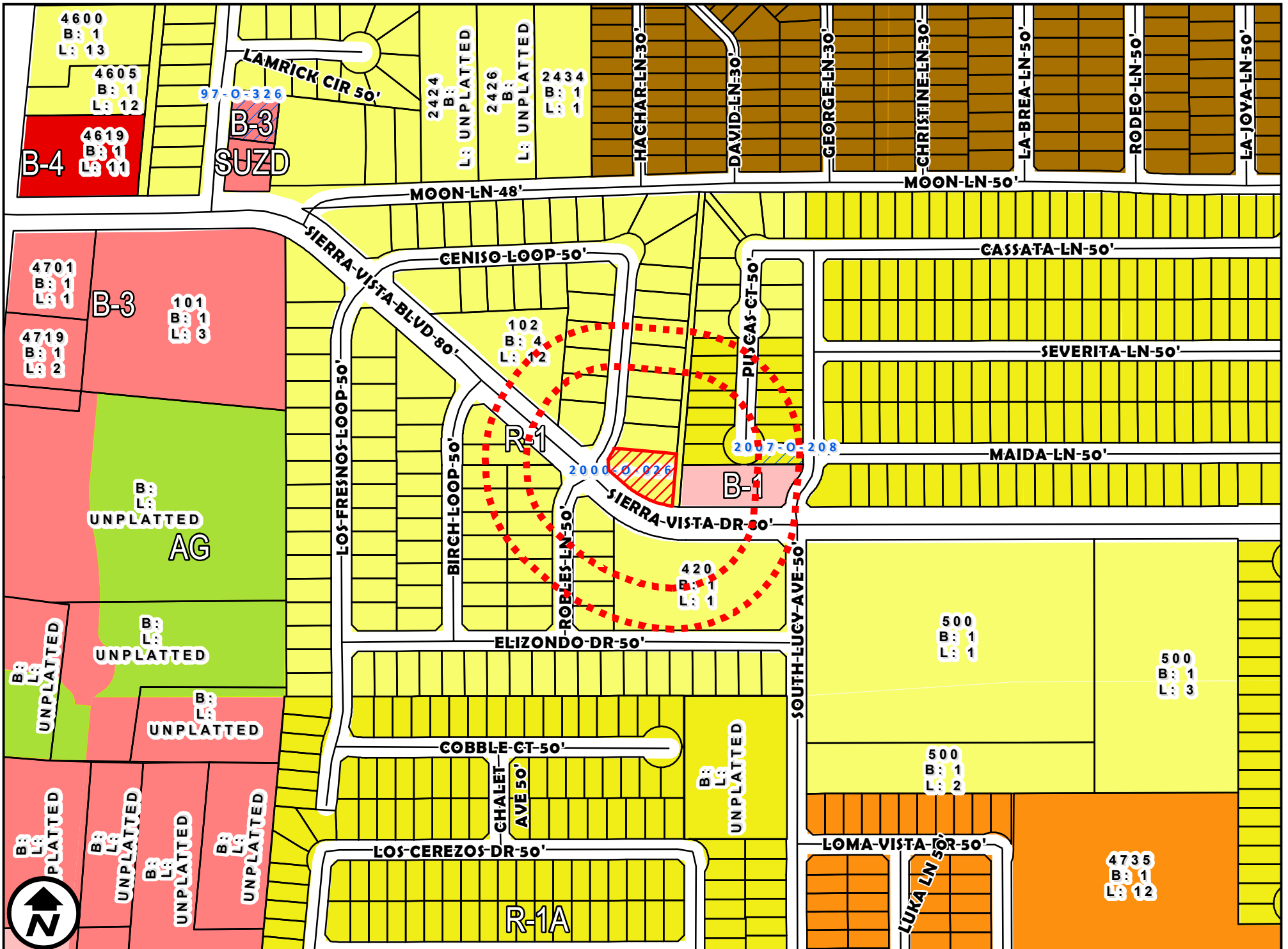
1 inch = 150 feet

ZC-057-2026

COUNCIL DISTRICT 1
140 CENISO LOOP

APPLICATION F 107

R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) C.U.P. AMENDMENT FOR ANIMAL CARE SUBSTATION (OFFICE)



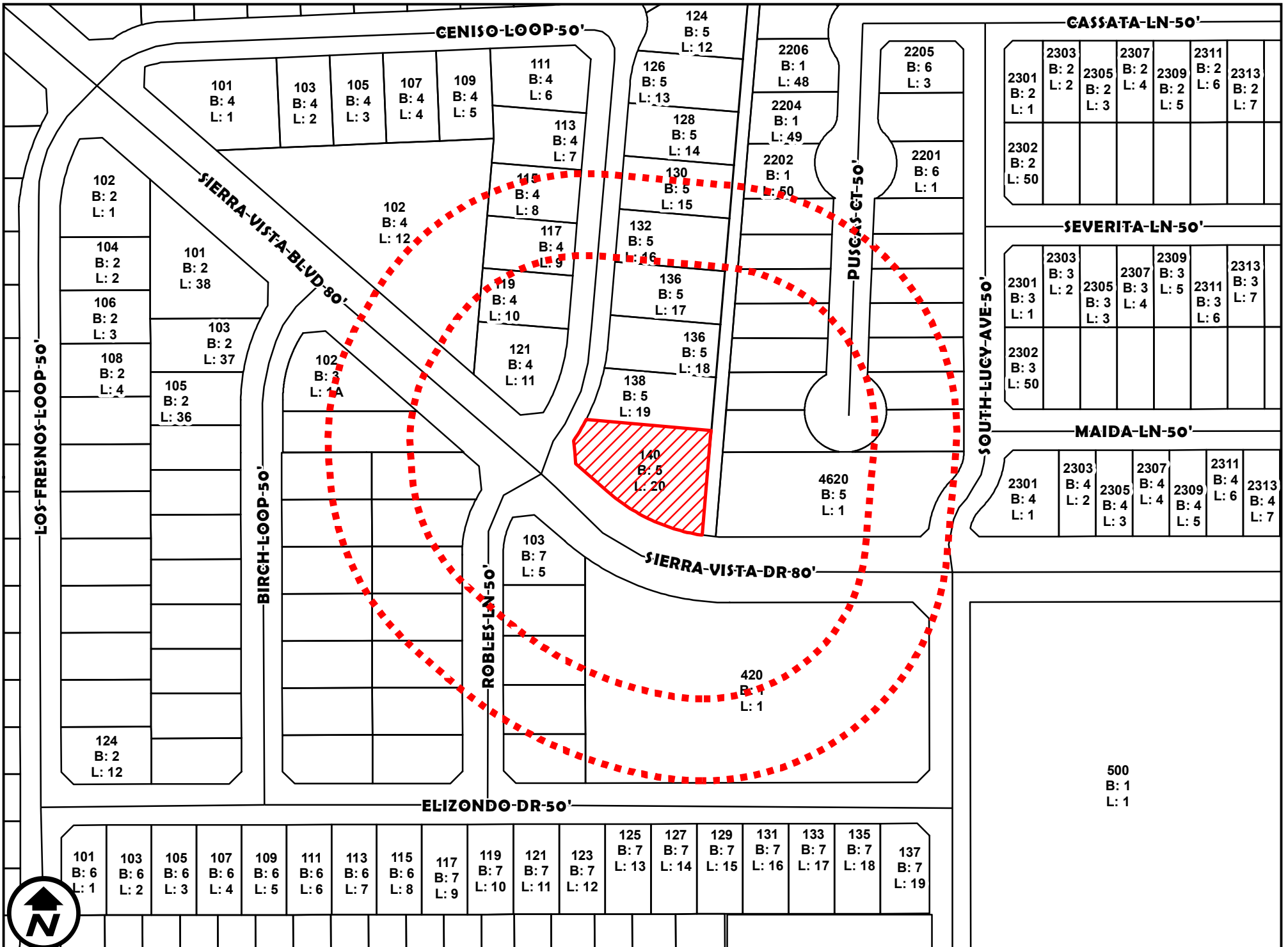


FUTURE LANDUSE

1 inch = 150 feet

ZC-057-2026
 COUNCIL DISTRICT 1
 140 CENISO LOOP

APPLICATION F 109
 R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) ...
 C.U.P. AMENDMENT FOR ANIMAL CARE SUBSTATION (OFFICE)



200' AND 300' NOTIFICATION

1 inch = 150 feet

ZC-057-2026
 COUNCIL DISTRICT 1
 140 CENISO LOOP

APPLICATION F 110
 R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) ...
 C.U.P. AMENDMENT FOR ANIMAL CARE SUBSTATION (OFFICE)



Richard A. Chamberlain,
DrPH, MPH, DipACLM, CPM, CHW, LCI, RS
Director of Public Health

Proposed Conditional Use Permit Amendment & Zone Change Request

The purpose of this request is to amend the existing Conditional Use Permit (CUP) and request a corresponding zone change to allow for the continued operation and expansion of an Animal Care Substation at the subject property.

The proposed primary use of the property shall be identified as an "Animal Care Substation." The facility is intended to support municipal animal care operations through temporary daytime animal holding, field response coordination, and related administrative functions associated with animal welfare and public safety services.

The proposed operation will consist of an office structure and modular confinement area totaling up to 800 square feet, consistent with the updated site plan provided by Engineering.

The proposed facility will include a maximum of fourteen (14) kennels and fourteen (14) animals, consisting of the following:

- Four (4) indoor kennels located within the office structure designated for cats; and
- Ten (10) outdoor kennels located within the modular confinement area designated for dogs or other animals.

The facility is intended to support daily animal care operations, field response coordination, and short-term animal holding associated with municipal animal services and will not function as a long-term boarding facility. Outdoor animal confinement activities shall only occur between the hours of 8:00 a.m. and 5:00 p.m. After 5:00 p.m., all animals shall be kept indoors.

As reflected in the updated site plan and discussed during the meeting with staff, the following site conditions are proposed:

- The fence adjacent to the residential property located to the north shall remain at a height of six (6) feet.
- The fence along the east property line shall maintain a minimum height of seven (7) feet.
- The previously proposed condition prohibiting overnight and long-term boarding shall be removed.
- The previously proposed condition requiring staff to be present at all times shall be removed.

The requested zoning amendment and CUP modification are intended to allow the City to continue providing animal care and field support services in a manner that is compatible with surrounding properties while maintaining operational safeguards discussed with Planning staff.

This narrative is submitted to accurately reflect the revisions and conditions discussed during the meeting and to support concurrent review of the Conditional Use Permit amendment and zone change application before the Planning & Zoning Commission and City Council.

Thank you for your consideration.

Sincerely,

Lauren C. Bluestone
Assistant Director, Laredo Animal Care Services

2600 Cedar Ave
Laredo, TX, 78040
956-795-4900

www.LaredoPublicHealth.com
clhd@ci.laredo.tx.us



EXHIBIT A



CITY OF LAREDO
ENGINEERING
DEPARTMENT
 1110 Houston St.
 Laredo, Texas 78040
 Ph: (956) 791-7346
 Fax: (956) 791-7498

REVISIONS:

FY26-ENG-08
LAREDO ANIMAL SERVICES
SOUTH SUBSTATION
 SITE PLAN

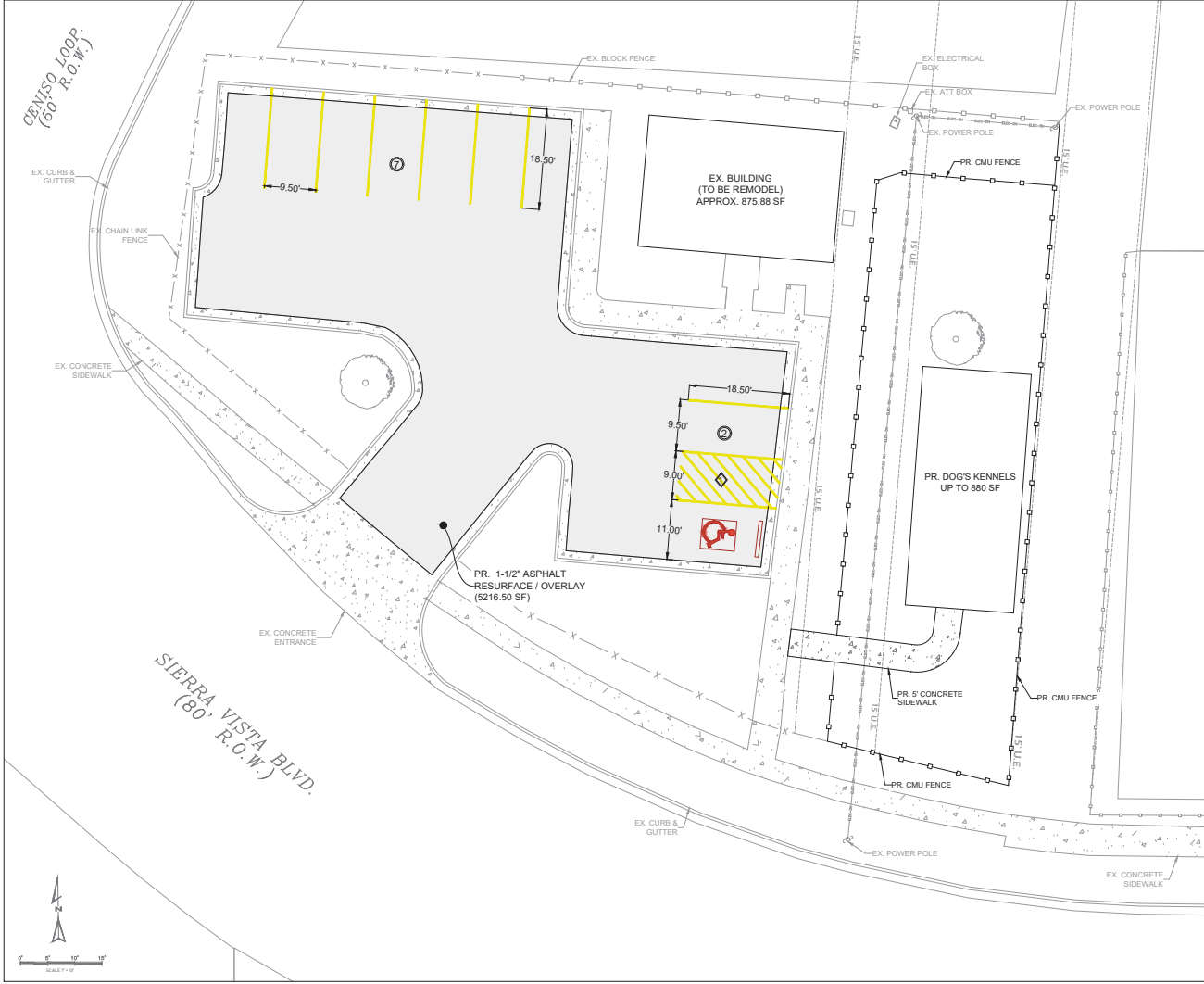
THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PUBLIC REVIEW UNDER THE AUTHORITY OF JORGE E. VILLARREAL, P.E., 158451 ON 03-26-2024. IT IS NOT TO BE USED IN REFERENCE TO CONSTRUCTION AND BIDDING.

PRELIMINARY

DRAWN BY: J.E.V.
 CHECKED BY: F.R.R.
 APPROVED BY: E.D.L.S.

SHEET
1
 OF 4

LEGEND	
	EXISTING CONCRETE
	PROPOSED ASPHALT (TO BE RESURFACED)
	PROPOSED 5' CONCRETE
	DESIGNATION NUMBER OF PARKING SPACES
	DESIGNATION NUMBER OF HANDICAP PARKING SPACES
	EXISTING CURB & GUTTER
	PROPOSED WHEEL STOP
	UTILITY EASEMENT
	EXISTING POWER POLE
	EXISTING UTILITY EASEMENT LINE
	EXISTING OVERHEAD ELECTRICAL LINE
	EXISTING CHAIN LINK FENCE
	EXISTING BLOCK FENCE



1 Plan - Overall Site Layout
 Scale: 1" = 10'



ORDINANCE NO. 2025-O-223

AMENDING THE ZONING ORDINANCE MAP OF THE CITY OF LAREDO BY AMENDING ORDINANCE NUMBER 2000-O-026, WHICH AUTHORIZED A CONDITIONAL USE PERMIT FOR A POLICE SUBSTATION LOT 20, BLOCK 5, SIERRA VISTA POLICE STATION PLAT, LOCATED AT 140 CENISO LOOP IN ORDER TO CHANGE THE USE OF THE PROPERTY TO AN ANIMAL CARE SUBSTATION (OFFICE); PROVIDING FOR PUBLICATION AND EFFECTIVE DATE,

WHEREAS, a request has been received to amend the executed Ordinance Number 2000-O-026, which authorized a conditional use permit for a Police Substation Lot 20, Block 5, Sierra Vista Police Station Plat, located at 140 Ceniso Loop in order to change the use of the property to an Animal Care Substation (Office); 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 September 18, 2025; and,

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

WHEREAS, notice of the Conditional Use Permit Amendment 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 October 20, 2025, on the request and finds the Conditional Use Permit Amendment 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 amending Ordinance Number 2000-O-026, which authorized a conditional use permit for a Police Substation Lot 20, Block 5, Sierra Vista Police Station Plat, located at 140 Ceniso Loop in order to change the use of the property to an Animal Care Substation (Office).

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

1. The primary use shall serve as an Animal Care Substation Office.
2. The Conditional Use Permit is restricted to Exhibit A, which is made part hereof for all purposes.
3. The kennel structure shall consist of a single large enclosure, as shown in the attached Exhibit A.
4. The kennel structure shall consist of a combination of indoor and outdoor enclosures. One (1) indoor enclosure and one (1) outdoor enclosure shall be considered as one (1) kennel.
5. The use of each kennel shall be limited to one (1) animal at a time, with a maximum of four (4) kennels permitted in total. An exception shall apply in the case of a mother with her litter, which will be considered as one (1) animal.
6. Animal confinement shall be restricted to the indoor enclosure. There shall be no more than four (4) animals on site, with the exception of a mother with their litter, which will be considered as one (1) animal.
 - As per Article III – Small Animals and Fowl, Section 6-42. (5) states, “It is unlawful for a person to keep five (5) or more small animals or fowl, in any combination thereof, or any number of male chickens, within one hundred (100) feet of any residence, structure or building used for human habitation or any other lawful activity, other than the person's habitation or business premises.”
7. Kennels shall be sized and spaced appropriately to allow the animal to stand, turn around, and lie down in a natural position.
8. The proposed use shall not house animals overnight. Long-term boarding or sheltering shall be prohibited on site.
9. The outdoor enclosure of the kennel shall be used for animal relief accommodations purposes only. Outdoor confinement shall be prohibited.
10. The kennel structure location shall not abut the residential property to the north.
11. The operating characteristics of the use shall not create a nuisance and the impacts of the use on surrounding properties shall be minimized with respect to noise, odors, and any other similar conditions.
12. The property shall remain staffed and monitored during operational hours to ensure proper animal care and safety, only if there are animals on premise.
13. Waste removal and soiled bedding shall be disposed of promptly and properly to control odor and diseases.
14. There shall be adequate ventilation systems on site.
15. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
16. Landscaping shall be provided and maintained for the complete duration in accordance with the City of Laredo Land Development Code.

17. 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.
18. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
19. Signage shall be consistent with the City's Sign Ordinance.
20. On-site parking shall be provided in accordance with the City of Laredo Land Development Code.
21. The proposed use shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load issued to the CUP business holder.
22. The proposed use shall, during all hours of operation, maintain, free from obstruction or impediment to full instant use in the case of fire or other emergency, all exit accesses, exits or exit discharges.
23. The proposed use shall undergo an annual Fire Inspection.
24. All permits, licenses, certifications and inspections required by the codes and ordinances of the City of Laredo shall be kept up to date and current including but not limited to: a. Food Manager License (annual), b. Food Handler's Permit (annual), c. Certificate of Occupancy with Occupant Load. Occupant Load being the approved capacity of a building or portion thereof.
25. Owner shall comply with Building, Health, Safety, Fire, Environmental, and all applicable codes and regulations as required.
26. The use authorized by the conditional use permit is required to abide by all relevant municipal codes.
27. Indoor animal kennels shall have noise reduction.

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 Conditional Use Permit authorized by this ordinance shall be revoked pursuant to the Laredo Land Development Code, section 24.94.10, entitled "Revocation".

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS THE
3rd DAY OF November, 2025.

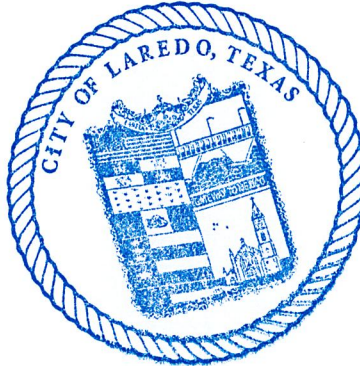


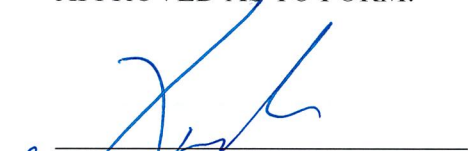
DR. VICTOR D. TREVINO
MAYOR

ATTEST:



MARIO MALDONADO, JR.
CITY SECRETARY
APPROVED AS TO FORM:



for 

DOANHI "ZONE" T. NGUYEN
CITY ATTORNEY

City Council Agenda Item ZC-077-2025

(Conditional Use Permit Amendment to allow an **Animal Care Substation Office** at 140 Ceniso Loop)

1. Level of Alignment

Moderate – The proposed amendment indirectly supports comprehensive plan policies related to **adaptive reuse, neighborhood services, and orderly development**, but it also introduces potential conflicts with residential compatibility and land use intent. The **Future Land Use Map** designates the area as **Low Density Residential**. While the proposed office use can be conditioned to minimize impacts, it is not a land use envisioned in this designation.

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

- **Policy 1.2.1 (Land Use Patterns)** – *“Maintain the integrity of existing residential neighborhoods by preventing encroachment of incompatible land uses.”*
Viva Laredo City of Laredo Comprehensive Plan, p. 1.27.
Relevance: The proposal abuts residential uses on all sides. Strict conditions (e.g., limiting outdoor kennels, restricting overnight stays, requiring screening) are needed to mitigate compatibility concerns and preserve neighborhood integrity.
 - **Policy 5.1.3 (Housing)** – *“Encourage adaptive reuse of existing vacant buildings to strengthen neighborhoods and provide opportunities for compatible uses.”*
Viva Laredo City of Laredo Comprehensive Plan, p. 5.31.
Relevance: The project repurposes a vacant police substation into an office use, consistent with encouraging reuse of existing structures rather than leaving them vacant or underutilized.
 - **Policy 7.2.1 (Health)** – *“Promote community health and well-being through facilities and services that improve safety and living conditions.”*
Viva Laredo City of Laredo Comprehensive Plan, p. 7.22.
Relevance: An animal care substation can support broader public health by improving animal control and care services, indirectly enhancing neighborhood safety.
-

3. Summary of Alignment

The proposed **Animal Care Substation Office** partially supports Viva Laredo goals by reusing a vacant building, providing a city service in proximity to neighborhoods, and contributing to public health initiatives. However, the location within a **Low Density Residential** designation creates tension with policies designed to preserve neighborhood character.

Alignment is best categorized as **Moderate**: supportive of adaptive reuse and health goals, but requiring stringent conditions to prevent incompatibility with surrounding residential uses. The use is acceptable only under a **Conditional Use Permit** with restrictions that safeguard residents from noise, odors, and nuisances.

Intersections with broader planning themes:

- **Public Health** – Advances animal care services and community safety.
 - **Equity** – Provides decentralized services closer to residential communities.
 - **Sustainability** – Supports adaptive reuse of existing infrastructure.
 - **Compatibility** – Requires ongoing monitoring to avoid undermining residential quality of life.
-

CITY OF LAREDO ORDINANCE NO. 2000-O-026

AMENDING THE ZONING ORDINANCE (MAP)
OF THE CITY OF LAREDO BY AUTHORIZING
THE ISSUANCE OF A CONDITIONAL USE
PERMIT FOR A POLICE SUBSTATION ON LOT
20, BLOCK 5, SIERRA VISTA POLICE STATION
PLAT, LOCATED ON THE NORTH SIDE OF SIERRA
VISTA BLVD. AND EAST OF HWY 83; PROVIDING
FOR PUBLICATION AND EFFECTIVE DATE.

WHEREAS, the owner of Lot 20, Block 5, Sierra Vista Police Station Plat, located on the north side of Sierra Vista Blvd. and east of Hwy 83, has requested a Conditional Use Permit for a police substation; and,

WHEREAS, notice of the zone change was advertised in the newspaper at least fifteen (15) days prior to the public hearing held before the Planning and Zoning Commission on this matter; and,

WHEREAS, the required written notices were sent to surrounding property owners at least fifteen (15) days before the public hearing held before the Planning and Zoning Commission on January 6, 2000; and,

WHEREAS, the Planning and Zoning Commission, after a public hearing, has recommended **denial** of the proposed zone change and **approval** of a Conditional Use Permit; and,

WHEREAS, the City Council has held a public hearing on January 24, 2000, on the request and finds a Conditional Use Permit is appropriate and consistent with the General Plan of the City of Laredo.

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 to authorize a Conditional Use Permit for a police substation on Lot 20, Block 5, Sierra Vista Police Station Plat, located on the north side of Sierra Vista Blvd. and east of Hwy 83;

Section 2: This ordinance shall be published in a manner provided by Section 2.09 (D) of the Charter of the City of Laredo.


Section 3: This ordinance shall become effective as and from the date of publication specified in Section 2.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS THE
7TH DAY OF FEBRUARY, 2000.



ELIZABETH G. FLORES
MAYOR

ATTEST:

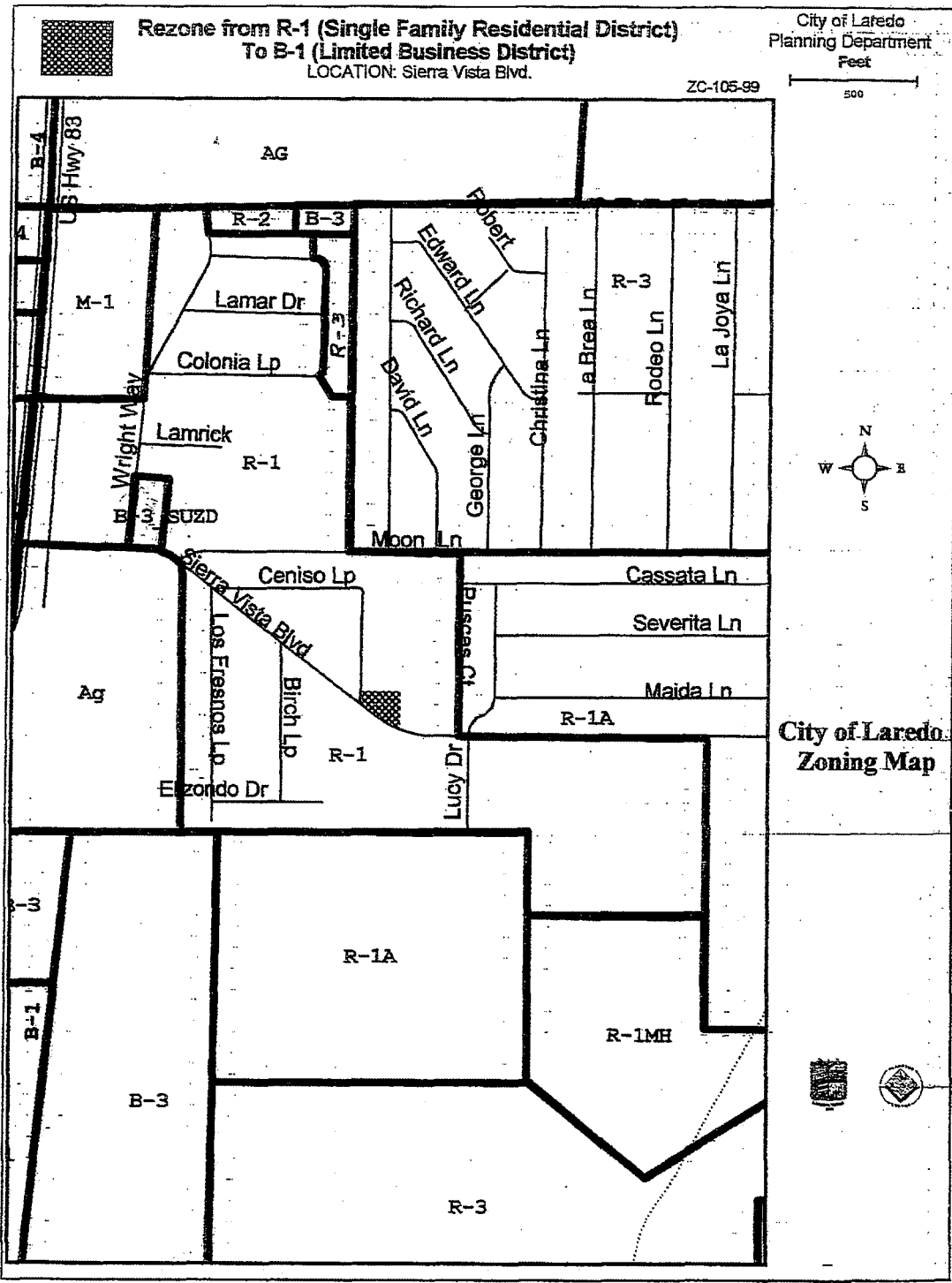


GUSTAVO GUEVARA, JR.
CITY SECRETARY

APPROVED AS TO FORM:
JAIME FLORES
CITY ATTORNEY



BY: RAY RODRIGUEZ
ASSISTANT CITY ATTORNEY



**LOT 20, BLOCK 5
0.3774 ACRE TRACT
(16,439.23 Sq. Ft)**

A 0.3774 Acre tract of land, more or less, out of the Myrlane Ranch, Porcion 36, Recorded in Volume 2, Page 235, of the Webb County Plat Records and further being out and part of Tract 1 (209.119 Acres) Porcion 36 and 37, acquired by Virmosa II, as therein Recorded in Volume 1073, Pages 567-569, Webb County Deed Records; said 0.3774 Acre tract being more particularly described by metes and bounds as follows;

BEGINNING at the southwest corner of Lot 19, Block 5, Sierra Vista Subdivision, UNIT I, Recorded in Volume 3, Page 14 A, of the Webb County Plat Records, same corner being the northwest corner of this tract hereof;

THENCE S. 85°-02'-42" E., 154.16 feet, to the northeast corner hereof;

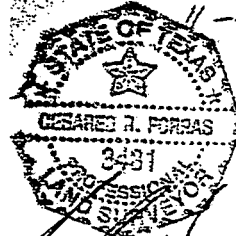
THENCE S. 04°-57'-18" W., 127.44 feet, to a point on a curve, the north right-of-way line of Sierra Vista Blvd., and the southeast corner hereof;

THENCE in a northwesterly direction, along said north right-of-way line, a curvilinear distance of 130.06 feet (Delta = 33°-01'-07", R = 225.69 feet, Tan = 66.89 feet, CHD = 128.27 feet, CHD Bearing = N. 65°-15'-33" W.) to end of this curve.

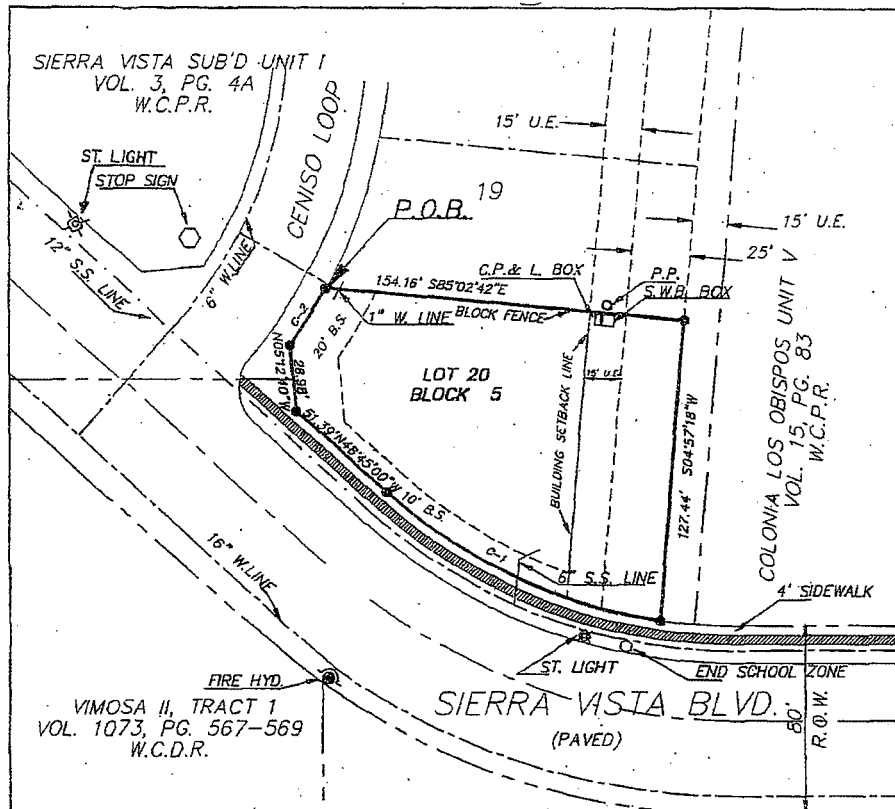
THENCE N. 48°-45'-00" W., 51.39 feet, along said north right-of-way line, to a clip corner and a point of deflection, to the right hereof;

THENCE N. 05°-12'-40" W., 28.98 feet, along the clip line, to a clip corner and a point on a curve, along the east right-of-way line, of the Ceniso Loop hereof;

THENCE in a northeasterly direction, along said east right-of-way line, a curvilinear distance of 28.30 feet (Delta = 07°-15'-40", R = 223.31 feet, Tan = 14.17 feet, CHD = 28.28 feet, CHD Bearing = N. 32°-29'-28" E) to the POINT OF BEGINNING.



Cesaré R. Porras, P.E., P.L.S.



SIERRA VISTA SUB'D UNIT I
VOL. 3, PG. 4A
W.C.P.R.

ST. LIGHT
STOP SIGN

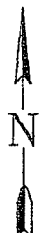
P.O.B. 19

LOT 20
BLOCK 5

VIMOSA II, TRACT 1
VOL. 1073, PG. 567-569
W.C.D.R.

SIERRA VISTA SUB'D
UNIT IV
VOL. 19, PG. 58
W.C.P.R.

COLONIA LOS OBISPOS UNIT V
VOL. 15, PG. 83
W.C.P.R.



CURVE DATA

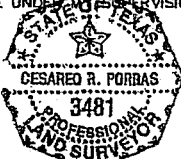
CURVE	DELTA ANGLE	RADIUS	ARC	TANG.	CHORD	CHORD BEARING
C-1	33°01'07"	225.69'	130.06'	66.89'	128.27'	N65°15'33"W
C-2	07°15'40"	223.31'	28.30'	14.17'	28.28'	N32°29'28"E

SCALE 1"=50'
DATE 11-23-99

- LEGEND
- SET IRON PIN
 - POWER POLE
 - S.W. IN SOUTH WESTERN BELL
 - C.P. & L. IN CENTRAL POWER LIGHT

IMPROVEMENT SURVEY OF
A 0.3774 AC. TRACT OF LAND
OUT OF MYRLANE RANCH
REC. IN VOL. 2, PG. 235 W.C.P.R.
CITY OF LAREDO, WEBB COUNTY, TEXAS

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 23rd DAY Nov, 1999



[Signature]
CESAREO R. PORRAS
PROFESSIONAL LAND SURVEYOR #3481

PORRAS ENGINEERING CO.

P.O. BOX 1670 78044 ENGINEERS ~ SURVEYORS OFF. 724-3097
LAREDO, TEXAS FAX 724-9208

COUNCIL COMMUNICATION

<p>Date: 2/7/00</p>	<p>SUBJECT: FINAL READING OF ORDINANCE NO. 2000-O-026 Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Conditional Use Permit for a police substation on Lot 20, Block 5, Sierra Vista Police Station Plat, located on the north side of Sierra Vista Blvd. and east of Hwy 83. ZC-105-99</p>	
<p>Initiated by: Vimosa II, property owner</p>		<p>Staff source: Keith Selman, Planning Director Cynthia Collazo, Asst. City Manager</p>
<p>Prior action: This item was introduced by Councilman Alfredo Agredano at the City Council meeting of 1/24/00.</p>		
<p>BACKGROUND</p> <p>Council District: I - Alfredo Agredano</p> <p>Proposed use: Police substation.</p> <p>Site: The site is currently vacant land.</p> <p>Surrounding land uses: North of the site are single family residences. East and south of the site is vacant land. West of the site are single family residences and vacant land.</p> <p>Comprehensive Plan: The Future Land Use Map recognizes this area as Low Density Residential.</p> <p>Transportation Plan The Long Range Thoroughfare Plan does not recognize Sierra Vista Blvd.</p> <p>Letters sent to surrounding property owners: 10 In Favor: 0 Opposed: 0</p>		
<p>STAFF COMMENTS</p> <p>The proposed zone change is inappropriate at this location. The Comprehensive Plan recognizes this area as Low Density Residential. The surrounding zoning is R-1. In addition, there are no B-1 zoning trend at this location.</p> <p>The proposed use is appropriate at this location. The police substation will service the surrounding residential area, Hwy 83, and the residential subdivisions to the east.</p>		
<p>P&Z COMMISSION RECOMMENDATION: The P & Z Commission, in a 7 to 0 vote, recommended <u>denial</u> of the proposed zone change and <u>approval</u> of a Conditional Use Permit.</p>		<p>STAFF RECOMMENDATION: Staff <u>does not support</u> the proposed zone change and <u>supports</u> a Conditional Use Permit.</p>

COUNCIL COMMUNICATION

IMPACT ANALYSIS

ZC-105-99

B-1 (Limited Business District): The purpose of the B-1 is to provide for business and commercial development serving a limited geographic area or neighborhood.

Is this change contrary to the established land use pattern?

No, land surrounding this site, along Sierra Vista Blvd., is vacant land. The established land use pattern surrounding this pocket of vacant land is single family residential.

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

Yes, there are no adjacent B-1 zoning. The adjacent zoning district is R-1.

Will change adversely influence living conditions in the neighborhood?

No, the proposed use of a police substation will service the surrounding development.

Are there substantial reasons why the property can not be used in accord with existing zoning?

A police substation is not a permitted use in a R-1 zoning district.

COUNCIL COMMUNICATION

<p>Date: 1/24/2000</p>	<p>SUBJECT: PUBLIC HEARING AND INTRODUCTION OF AN ORDINANCE Public hearing concerning an application by Vimoso II, amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 20, Block 5, Sierra Vista Police Station Plat, located on the north side of Sierra Vista Blvd. and east of Hwy 83, from R-1 (Single Family Residential District) to B-1 (Limited Business District). This is an appeal from an unfavorable recommendation by the Planning & Zoning Commission. ZC-105-99</p>	
<p>Initiated by: Vimoso II, property owner</p>	<p>Staff source: Keith Selman, Planning Director Cynthia Collazo, Asst. City Manager</p>	
<p>Prior action: None</p>		
<p>BACKGROUND</p> <p>Council District: I - Alfredo Agredano</p> <p>Proposed use: Police substation.</p> <p>Site: The site is currently vacant land.</p> <p>Surrounding land uses: North of the site are single family residences. East and south of the site is vacant land. West of the site are single family residences and vacant land.</p> <p>Comprehensive Plan: The Future Land Use Map recognizes this area as Low Density Residential.</p> <p>Transportation Plan The Long Range Thoroughfare Plan does not recognize Sierra Vista Blvd.</p> <p>Letters sent to surrounding property owners: 10 In Favor: 0 Opposed: 0</p>		
<p>STAFF COMMENTS</p> <p>The proposed zone change is inappropriate at this location. The Comprehensive Plan recognizes this area as Low Density Residential. The surrounding zoning is R-1. In addition, there are no B-1 zoning trend at this location.</p> <p>The proposed use is appropriate at this location. The police substation will service the surrounding residential area, Hwy 83, and the residential subdivisions to the east.</p>		
<p>P&Z COMMISSION RECOMMENDATION: The P & Z Commission, in a 7 to 0 vote, recommended <u>denial</u> of the proposed zone change and <u>approval</u> of a Conditional Use Permit.</p>	<p>STAFF RECOMMENDATION: Staff <u>does not support</u> the proposed zone change and <u>supports</u> a Conditional Use Permit.</p>	

COUNCIL COMMUNICATION

IMPACT ANALYSIS

ZC-105-99

B-1 (Limited Business District): The purpose of the B-1 is to provide for business and commercial development serving a limited geographic area or neighborhood.

Is this change contrary to the established land use pattern?

No, land surrounding this site, along Sierra Vista Blvd., is vacant land. The established land use pattern surrounding this pocket of vacant land is single family residential.

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

Yes, there are no adjacent B-1 zoning. The adjacent zoning district is R-1.

Will change adversely influence living conditions in the neighborhood?

No, the proposed use of a police substation will service the surrounding development.

Are there substantial reasons why the property can not be used in accord with existing zoning?

A police substation is not a permitted use in a R-1 zoning district.

CITY COUNCIL MEETING AGENDA ITEM ROUTING FORM

Department: Planning Department
Contact Person: Carlos Ordonez & Ray Gonzalez
Telephone #: 791-7441
Meeting Date: Jan. 26, 2000

Department Director Approval: *[Signature]*
Date: 1/13/00

Legal Department Approval: *[Signature]* 1/17/00 w/ corrections to P+Z
Date: *[Signature]* Recommendations (missing)

Assistant to the City Manager Approval:
Date :

- Deadlines:**
- Thursday 4:00 p.m.** Ordinances, Resolutions, Executive Sessions and any other agenda item that will require legal review is due at the City Attorney's Office
 - Friday 4:00 p.m.** All agenda items are due in the City Manager's Office
 - Monday** Finalize "Draft Agenda"
 - Tuesday 9:00 a.m.** Executive Staff Meeting and approval of agenda items by City Manager
 - 4:00 p.m.** Submittal of agenda item in final form (original and 20 copies)
 - Wednesday** Agenda is posted and distributed to City Council

CITY OF LAREDO
CITY ATTORNEY'S OFFICE

00 JAN 13 PM 3:50

BY *[Signature]*

Reason for late Agenda Item:
City Manager's Approval:
Date:

COUNCIL COMMUNICATION

<p>Date: 2/7/00</p>	<p>SUBJECT: FINAL READING OF ORDINANCE NO. 2000-O-026 Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a Conditional Use Permit for a police substation on Lot 20, Block 5, Sierra Vista Police Station Plat, located on the north side of Sierra Vista Blvd. and east of Hwy 83. ZC-105-99</p>
<p>Initiated by: Vimosa II, property owner</p>	<p>Staff source: Keith Selman, Planning Director Cynthia Collazo, Asst. City Manager</p>
<p>Prior action: This item was introduced by Councilman Alfredo Agredano at the City Council meeting of 1/24/00.</p>	
<p>BACKGROUND</p> <p>Council District: I - Alfredo Agredano</p> <p>Proposed use: Police substation.</p> <p>Site: The site is currently vacant land.</p> <p>Surrounding land uses: North of the site are single family residences. East and south of the site is vacant land. West of the site are single family residences and vacant land.</p> <p>Comprehensive Plan: The Future Land Use Map recognizes this area as Low Density Residential.</p> <p>Transportation Plan The Long Range Thoroughfare Plan does not recognize Sierra Vista Blvd.</p> <p>Letters sent to surrounding property owners: 10 In Favor: 0 Opposed: 0</p>	
<p>STAFF COMMENTS</p> <p>The proposed zone change is inappropriate at this location. The Comprehensive Plan recognizes this area as Low Density Residential. The surrounding zoning is R-1. In addition, there are no B-1 zoning trend at this location.</p> <p>The proposed use is appropriate at this location. The police substation will service the surrounding residential area, Hwy 83, and the residential subdivisions to the east.</p>	
<p>P&Z COMMISSION RECOMMENDATION: The P & Z Commission, in a 7 to 0 vote, recommended <u>denial</u> of the proposed zone change and <u>approval</u> of a Conditional Use Permit.</p>	<p>STAFF RECOMMENDATION: Staff <u>does not support</u> the proposed zone change and <u>supports</u> a Conditional Use Permit.</p>

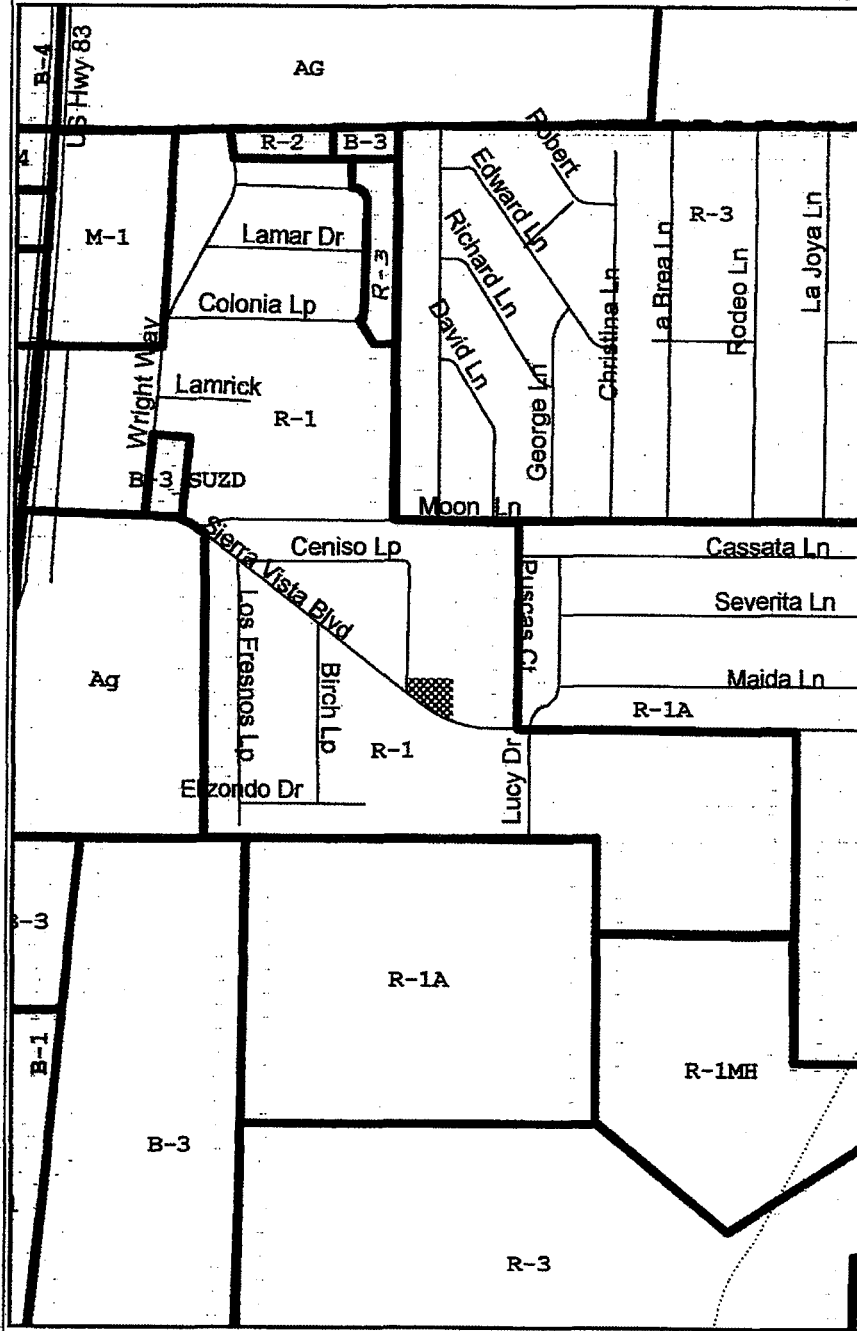
**Rezone from R-1 (Single Family Residential District)
To B-1 (Limited Business District)**

LOCATION: Sierra Vista Blvd.

City of Laredo
Planning Department
Feet

ZC-105-99

500



City of Laredo
Zoning Map



COUNCIL COMMUNICATION

<p>Date: 1/24/2000</p>	<p>SUBJECT: PUBLIC HEARING AND INTRODUCTION OF AN ORDINANCE Public hearing concerning an application by Vimosa II, amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 20, Block 5, Sierra Vista Police Station Plat, located on the north side of Sierra Vista Blvd. and east of Hwy 83, from R-1 (Single Family Residential District) to B-1 (Limited Business District). This is an appeal from an unfavorable recommendation by the Planning & Zoning Commission. ZC-105-99</p>
<p>Initiated by: Vimosa II, property owner</p>	<p>Staff source: Keith Selman, Planning Director Cynthia Collazo, Asst. City Manager</p>
<p>Prior action: None</p>	
<p>BACKGROUND</p> <p>Council District: I - Alfredo Agredano</p> <p>Proposed use: Police substation.</p> <p>Site: The site is currently vacant land.</p> <p>Surrounding land uses: North of the site are single family residences. East and south of the site is vacant land. West of the site are single family residences and vacant land.</p> <p>Comprehensive Plan: The Future Land Use Map recognizes this area as Low Density Residential.</p> <p>Transportation Plan The Long Range Thoroughfare Plan does not recognize Sierra Vista Blvd.</p> <p>Letters sent to surrounding property owners: 10 In Favor: 0 Opposed: 0</p>	
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<p>P&Z COMMISSION RECOMMENDATION: The P & Z Commission, in a 7 to 0 vote, recommended <u>denial</u> of the proposed zone change and <u>approval</u> of a Conditional Use Permit.</p>	<p>STAFF RECOMMENDATION: Staff <u>does not support</u> the proposed zone change and <u>supports</u> a Conditional Use Permit.</p>

COUNCIL COMMUNICATION

IMPACT ANALYSIS

ZC-105-99

B-1 (Limited Business District): The purpose of the B-1 is to provide for business and commercial development serving a limited geographic area or neighborhood.

Is this change contrary to the established land use pattern?

No, land surrounding this site, along Sierra Vista Blvd., is vacant land. The established land use pattern surrounding this pocket of vacant land is single family residential.

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

Yes, there are no adjacent B-1 zoning. The adjacent zoning district is R-1.

Will change adversely influence living conditions in the neighborhood?

No, the proposed use of a police substation will service the surrounding development.

Are there substantial reasons why the property can not be used in accord with existing zoning?

A police substation is not a permitted use in a R-1 zoning district.

CITY OF LAREDO ORDINANCE NO.

AMENDING THE ZONING ORDINANCE (MAP)
OF THE CITY OF LAREDO BY REZONING LOT
20, BLOCK 5, SIERRA VISTA POLICE STATION
PLAT, LOCATED ON THE NORTH SIDE OF SIERRA
VISTA BLVD. AND EAST OF HWY 83, FROM
R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT)
TO B-1 (LIMITED BUSINESS DISTRICT); PROVIDING
FOR PUBLICATION AND EFFECTIVE DATE.

WHEREAS, the owner of Lot 20, Block 5, Sierra Vista Police Station Plat, located on the north side of Sierra Vista Blvd. and east of Hwy 83, has requested a zone change from R-1 (Single Family Residential District) to B-1 (Limited Business District); and,

WHEREAS, notice of the zone change was advertised in the newspaper at least fifteen (15) days prior to the public hearing held before the Planning and Zoning Commission on this matter; and,

WHEREAS, the required written notices were sent to surrounding property owners at least fifteen (15) days before the public hearing held before the Planning and Zoning Commission on January 6, 2000; and,

WHEREAS, the Planning and Zoning Commission, after a public hearing, has recommended **denial** of the proposed zone change and **approval** of a Conditional Use Permit; and,

WHEREAS, the City Council has held a public hearing on January 24, 2000, on the request and finds proposed zone change is appropriate and consistent with the General Plan of the City of Laredo.

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 to change the current zoning designation on Lot 20, Block 5, Sierra Vista Police Station Plat, located on the north side of Sierra Vista Blvd. and east of Hwy 83, from R-1 (Single Family Residential District) to B-1 (Limited Business District); .

Section 2: This ordinance shall be published in a manner provided by Section 2.09 (D) of the Charter of the City of Laredo.

Section 3: This ordinance shall become effective as and from the date of publication specified in Section 2.


PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS THE _____ DAY OF _____, 2000.

ELIZABETH G. FLORES
MAYOR

ATTEST:

GUSTAVO GUEVARA, JR.
CITY SECRETARY

APPROVED AS TO FORM:
JAIME FLORES
CITY ATTORNEY



BY: RAY RODRIGUEZ
ASSISTANT CITY ATTORNEY

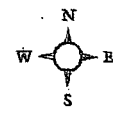
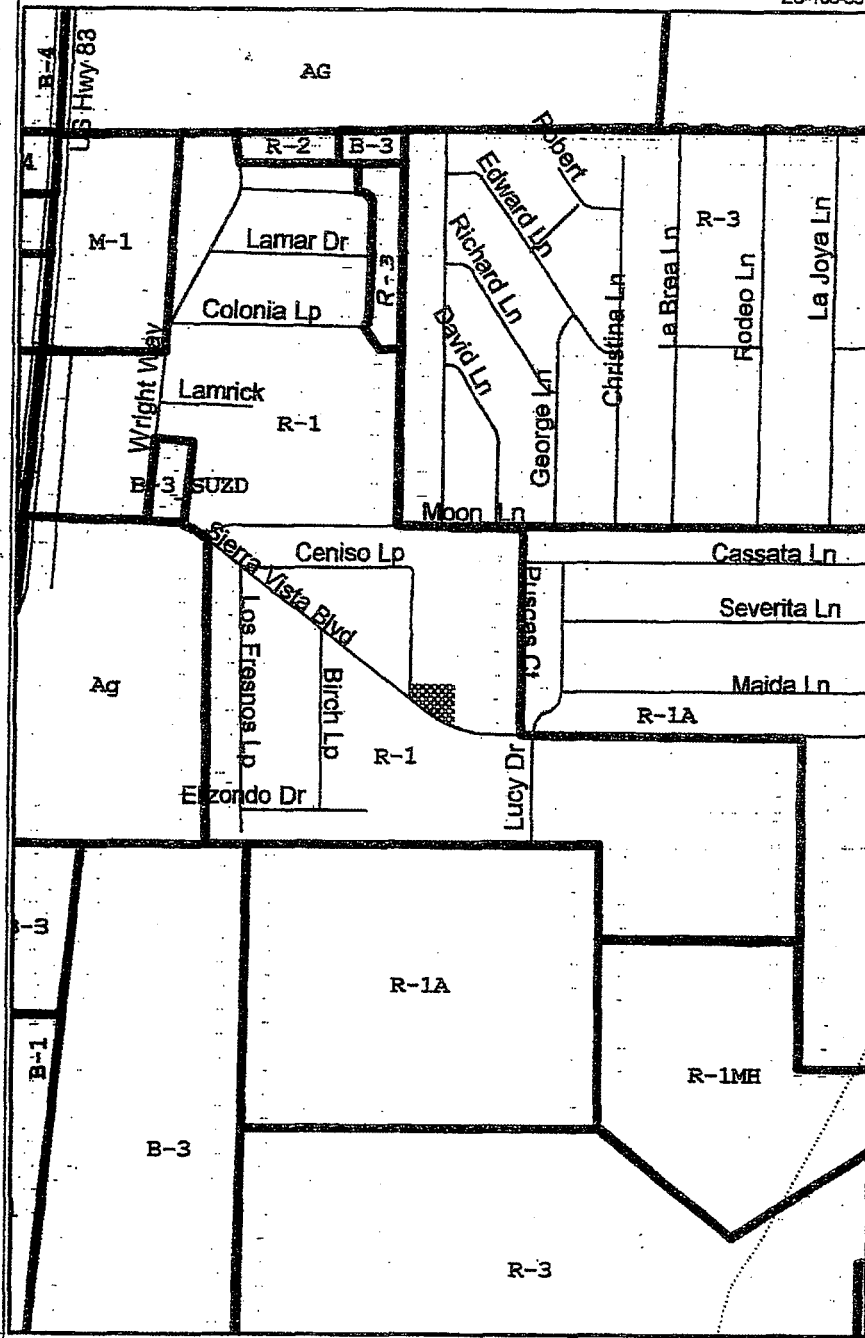
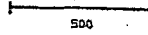


**Rezone from R-1 (Single Family Residential District)
To B-1 (Limited Business District)**

LOCATION: Sierra Vista Blvd.

ZC-105-99

City of Laredo
Planning Department
Feet



City of Laredo
Zoning Map



**LOT 20, BLOCK 5
0.3774 ACRE TRACT
(16,439.23 Sq. Ft)**

A 0.3774 Acre tract of land, more or less, out of the Myrlane Ranch, Porcion 36, Recorded in Volume 2, Page 235, of the Webb County Plat Records and further being out and part of Tract 1 (209.119 Acres) Porcion 36 and 37, acquired by Vimoso II, as therein Recorded in Volume 1073, Pages 567-569, Webb County Deed Records; said 0.3774 Acre tract being more particularly described by metes and bounds as follows;

BEGINNING at the southwest corner of Lot 19, Block 5, Sierra Vista Subdivision, UNIT I, Recorded in Volume 3, Page 14 A, of the Webb County Plat Records, same corner being the northwest corner of this tract hereof;

THENCE S. 85°-02'-42" E., 154.16 feet, to the northeast corner hereof;

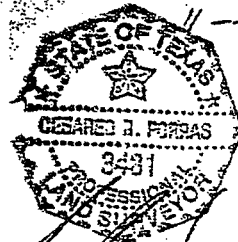
THENCE S. 04°-57'-18" W., 127.44 feet, to a point on a curve, the north right-of-way line of Sierra Vista Blvd., and the southeast corner hereof;

THENCE in a northwesterly direction, along said north right-of-way line, a curvilinear distance of 130.06 feet (Delta = 33°-01'-07", R = 225.69 feet, Tan = 66.89 feet, CHD = 128.27 feet, CHD Bearing = N. 65°-15'-33" W.) to end of this curve.

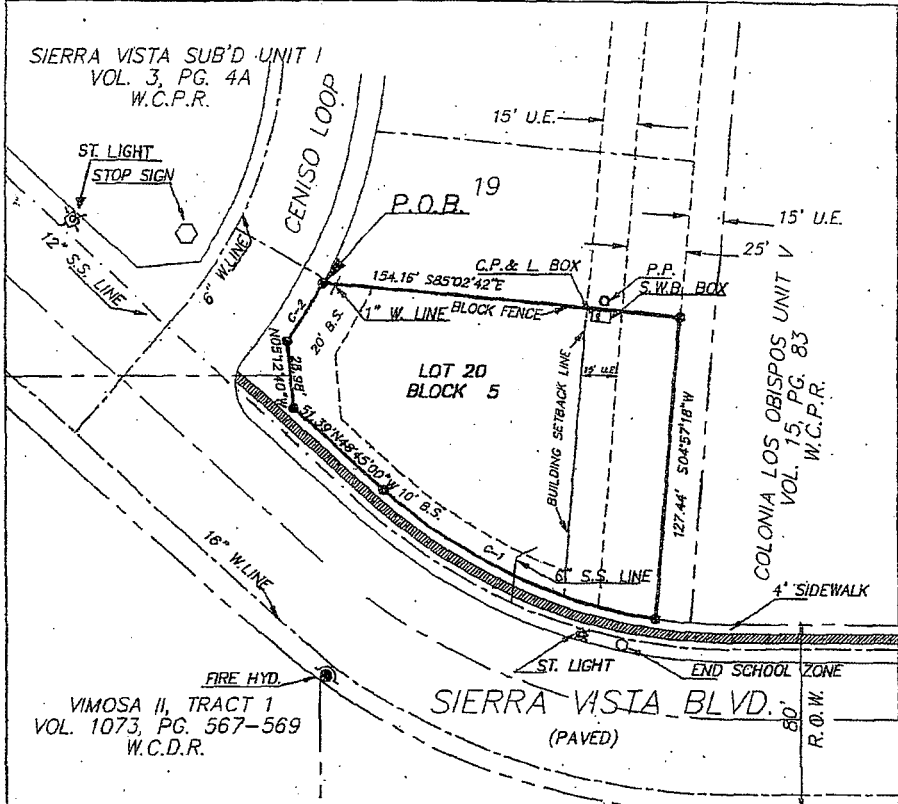
THENCE N. 48°-45'-00" W., 51.39 feet, along said north right-of-way line, to a clip corner and a point of deflection, to the right hereof;

THENCE N. 05°-12'-40" W., 28.98 feet, along the clip line, to a clip corner and a point on a curve, along the east right-of-way line, of the Ceniso Loop hereof;

THENCE in a northeasterly direction, along said east right-of-way line, a curvilinear distance of 28.30 feet (Delta = 07°-15'-40", R = 223.31 feet, Tan = 14.17 feet, CHD = 28.28 feet, CHD Bearing = N. 32°-29'-28" E) to the POINT OF BEGINNING.



Cesareo R. Porras, P.E., P.L.S.



CURVE DATA

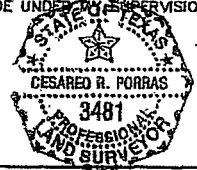
CURVE	DELTA ANGLE	RADIUS	ARC	TANG.	CHORD	CHORD BEARING
C-1	33°01'07"	225.69'	130.06'	66.89'	128.27'	N65°15'33"W
C-2	07°15'40"	223.31'	28.30'	14.17'	28.28'	N32°29'28"E

SCALE 1"=50'
DATE 11-23-99

- LEGEND
- SET IRON PIN
 - POWER POLE
 - S.W.P. SOUTH WESTERN BELL
 - C.P. & L. CENTRAL POWER & LIGHT

IMPROVEMENT SURVEY OF
A 0.3774 AC. TRACT OF LAND
OUT OF MYRLANE RANCH
REC. IN VOL. 2, PG. 235 W.C.P.R.
CITY OF LAREDO, WEBB COUNTY, TEXAS

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 23rd DAY Nov, 1999



[Signature]
CESAREO R. PORRAS
PROFESSIONAL LAND SURVEYOR #3481

PORRAS ENGINEERING CO.

P.O. BOX 1670 ENGINEERS ~ SURVEYORS OFF. 724-3097
78044 LAREDO, TEXAS FAX 724-3097

Porras Engineering Company

P.O. BOX 1670

Ph. 724-3097

Fax 724-9208

Laredo, Texas

January 11, 2000

**Attn: Carlos Ordonez
Planning Dept.**

Re: Sierra Vista Police Station Zone Change

To Whom It May Concern:

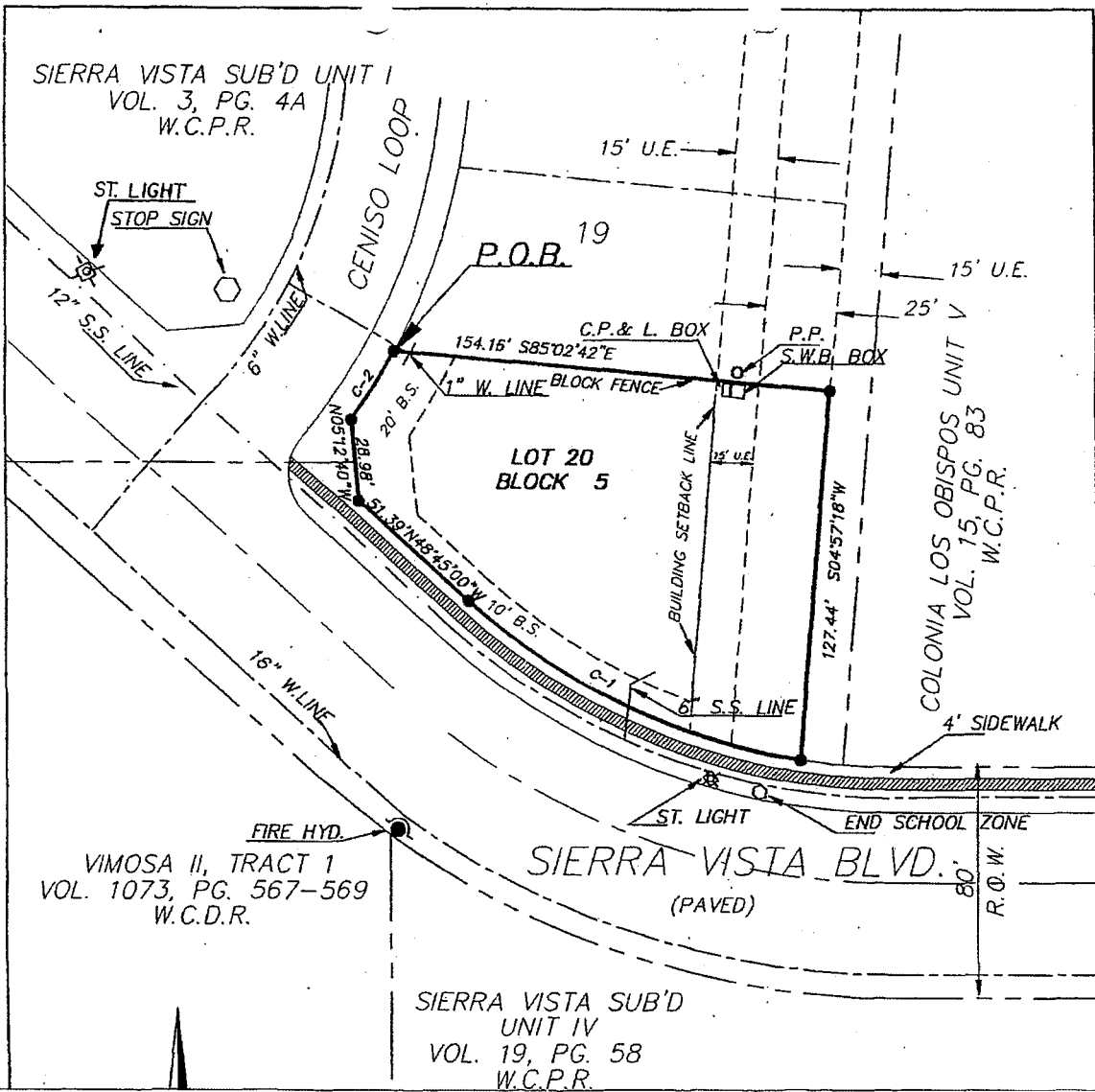
We at Porras Engineering Company and our clients are aware that the zone change request from R-1 to B-1 for the above project was denied on 01-06-00. A Conditional Use Permit (CUP) was given and accepted by our cilents. We would like for this issue to go on to the next City Council Meeting on 01-24-00 as is.

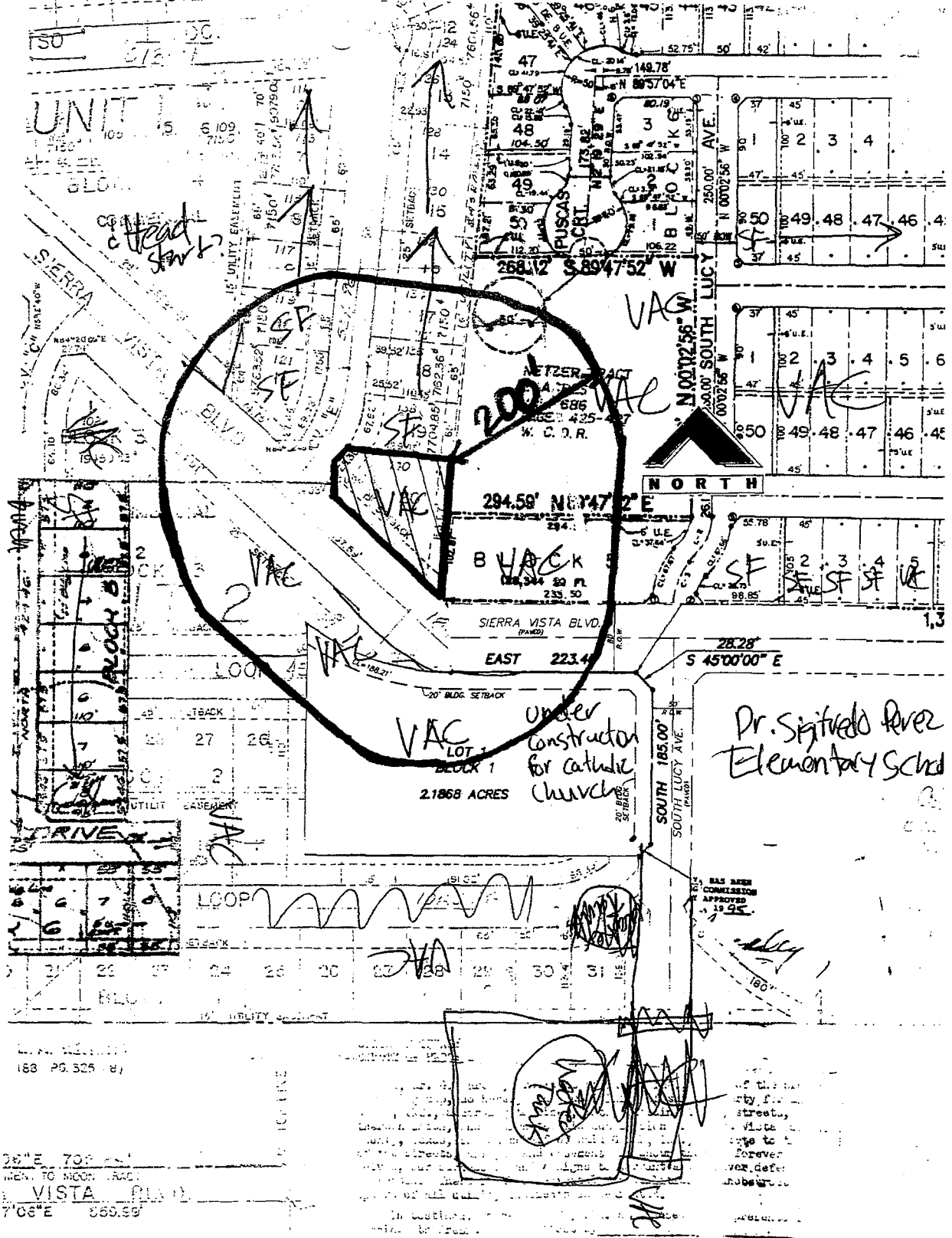
Should you have any questions please call at the number above.

THANK YOU

Paul R. Porras

PAUL R. PORRAS





183 PG. 525 87

26°E 708.75'
 NEXT TO HIGHWAY
 VISTA PLAD
 7°06'E 250.99'

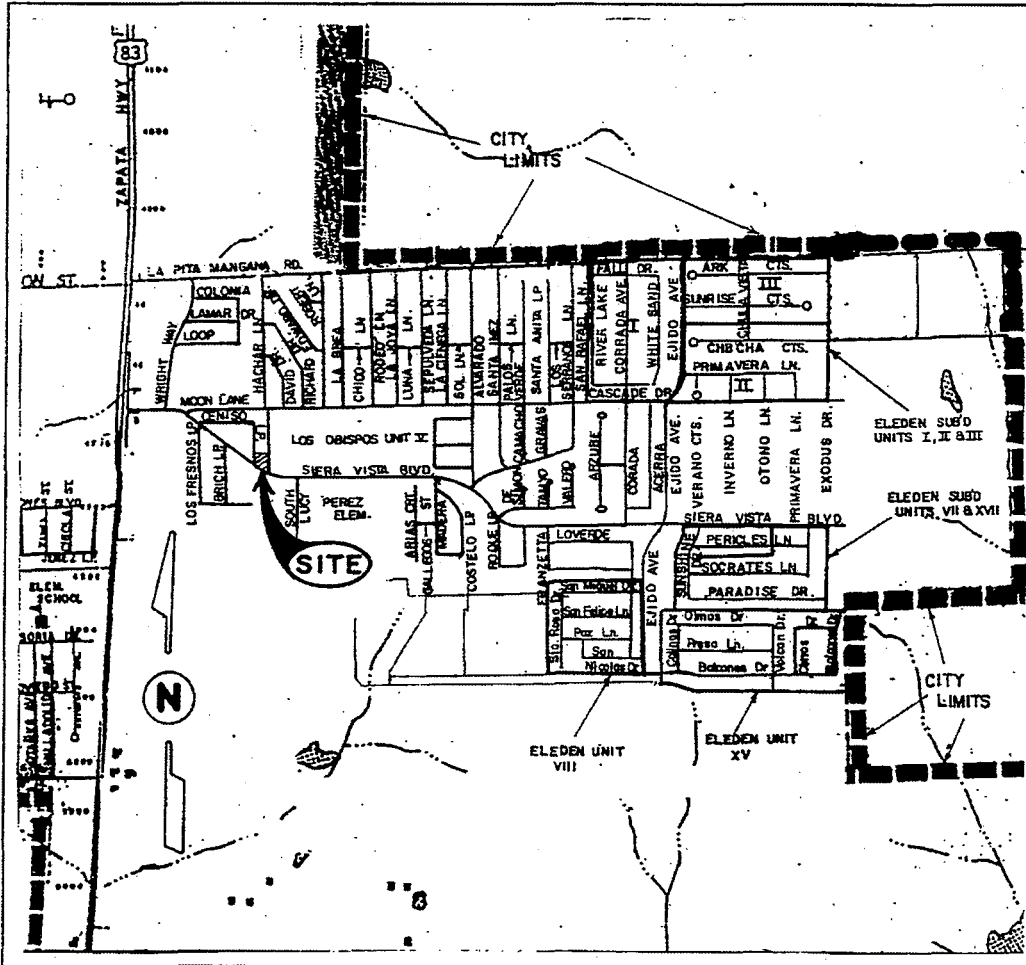
Dr. Sigfredo Perez
 Elementary School

[Handwritten scribbles and signatures]

SITE PLAN

SIERRA VISTA POLICE STATION PLAT

SCALE 1"=2000'





CITY OF LAREDO

PLANNING DEPARTMENT

January 13, 2000

Dear Property Owner,

This letter is to update you on the disposition of the proposed zone change from R-1 (Single Family Residential District) to B-1 (Limited Business District) on Lot 20, Block 5, Sierra Vista Police Station Plat, located on the north side of Sierra Vista Blvd. and east of Hwy 83. The Planning and Zoning Commission has recommended denial of the proposed zone change and approval of a Conditional Use Permit for a police substation. However, the applicant has exercised the right to appeal directly to the City Council. A public hearing will be held for the proposed zone change at the regularly scheduled City Council meeting on Monday, January 24, 2000, at 5:30 P.M. in Council Chambers, located on the first floor of City Hall, 1110 Houston St.

Should you have any questions, please call or attend the meeting if you wish to make comments on the record.

Sincerely,

Carlos Ordonez
Planner I

PLANNING & ZONING COMMUNICATION

<p>Date: 1/6/2000 Item #5</p>	<p>SUBJECT: PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE Public hearing concerning an application by Vimosa II, amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 20, Block 5, Sierra Vista Police Station Plat, located on the north side of Sierra Vista Blvd. and east of Hwy 83, from R-1 (Single Family Residential District) to B-1 (Limited Business District). ZC-105-99</p>	
<p>Initiated by: Vimosa II, property owner</p>	<p>Staff source: Keith Selman, Planning Director Cynthia Collazo, Asst. City Manager</p>	
<p>Prior action: None</p>		
<p>BACKGROUND</p> <p>Council District: I - Alfredo Agredano</p> <p>Proposed use: Police substation.</p> <p>Site: The site is currently vacant land.</p> <p>Surrounding land uses: North of the site are single family residences. East and south of the site is vacant land. West of the site are single family residences and vacant land.</p> <p>Comprehensive Plan: The Future Land Use Map recognizes this area as Low Density Residential.</p> <p>Transportation Plan The Long Range Thoroughfare Plan does not recognize Sierra Vista Blvd.</p> <p>Letters sent to surrounding property owners: 10 In Favor: 0 Opposed: 0</p>		
<p>STAFF COMMENTS</p> <p>The proposed zone change is appropriate at this location. The Comprehensive Plan recognizes this area as Low Density Residential. The surrounding zoning is R-1. In addition, there are no B-1 zoning trend at this location.</p> <p>The proposed use is appropriate at this location. The police substation will service the surrounding residential area, Hwy 83, and the residential subdivisions to the east.</p>		
<p>P&Z COMMISSION RECOMMENDATION: The P & Z Commission, in a to vote, recommended of the zone change.</p>	<p>STAFF RECOMMENDATION: Staff does not support the proposed zone change and supports a Conditional Use Permit.</p>	

PLANNING & ZONING COMMUNICATION

IMPACT ANALYSIS

ZC-105-99

B-1 (Limited Business District): The purpose of the B-1 is to provide for business and commercial development serving a limited geographic area or neighborhood.

Is this change contrary to the established land use pattern?

No, land surrounding this site, along Sierra Vista Blvd., is vacant land. The established land use pattern surrounding this pocket of vacant land is single family residential.

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

Yes, there are no adjacent B-1 zoning. The adjacent zoning district is R-1.

Will change adversely influence living conditions in the neighborhood?

No, the proposed use of a police substation will service the surrounding development.

Are there substantial reasons why the property can not be used in accord with existing zoning?

A police substation is not a permitted use in a R-1 zoning district.



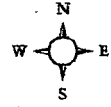
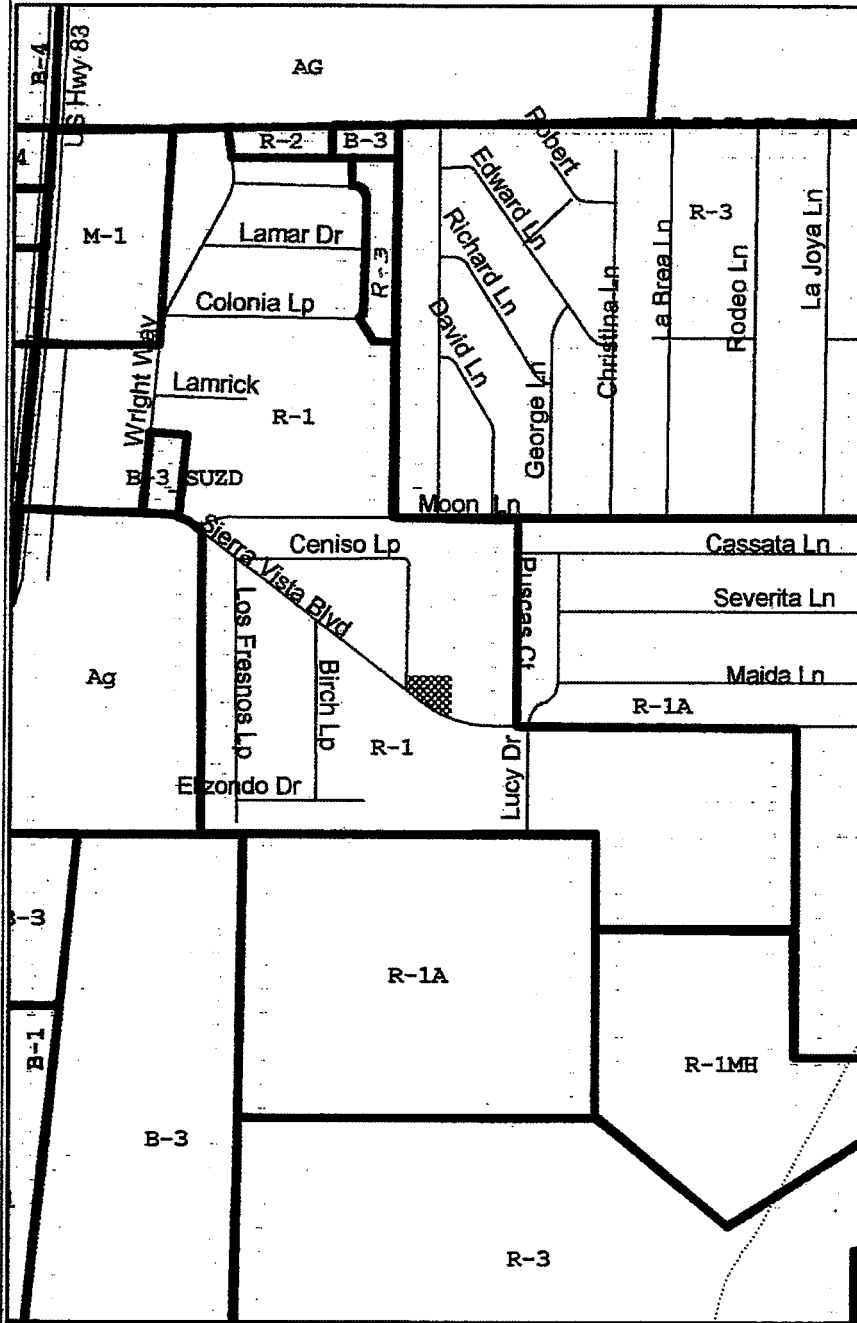
**Rezone from R-1 (Single Family Residential District)
To B-1 (Limited Business District)**

LOCATION: Sierra Vista Blvd.

ZC-105-99

City of Laredo
Planning Department
Feet

500



City of Laredo
Zoning Map



**LOT 20, BLOCK 5
0.3774 ACRE TRACT
(16,439.23 Sq. Ft)**

A 0.3774 Acre tract of land, more or less, out of the Myrlane Ranch, Porcion 36, Recorded in Volume 2, Page 235, of the Webb County Plat Records and further being out and part of Tract 1 (209.119 Acres) Porcion 36 and 37, acquired by Vimoso II, as therein Recorded in Volume 1073, Pages 567-569, Webb County Deed Records; said 0.3774 Acre tract being more particularly described by metes and bounds as follows;

BEGINNING at the southwest corner of Lot 19, Block 5, Sierra Vista Subdivision, UNIT I, Recorded in Volume 3, Page 14 A, of the Webb County Plat Records, same corner being the northwest corner of this tract hereof;

THENCE S. 85°-02'-42" E., 154.16 feet, to the northeast corner hereof;

THENCE S. 04°-57'-18" W., 127.44 feet, to a point on a curve, the north right-of-way line of Sierra Vista Blvd., and the southeast corner hereof;

THENCE in a northwesterly direction, along said north right-of-way line, a curvilinear distance of 130.06 feet (Delta = 33°-01'-07", R = 225.69 feet, Tan = 66.89 feet, CHD = 128.27 feet, CHD Bearing = N. 65°-15'-33" W.) to end of this curve.

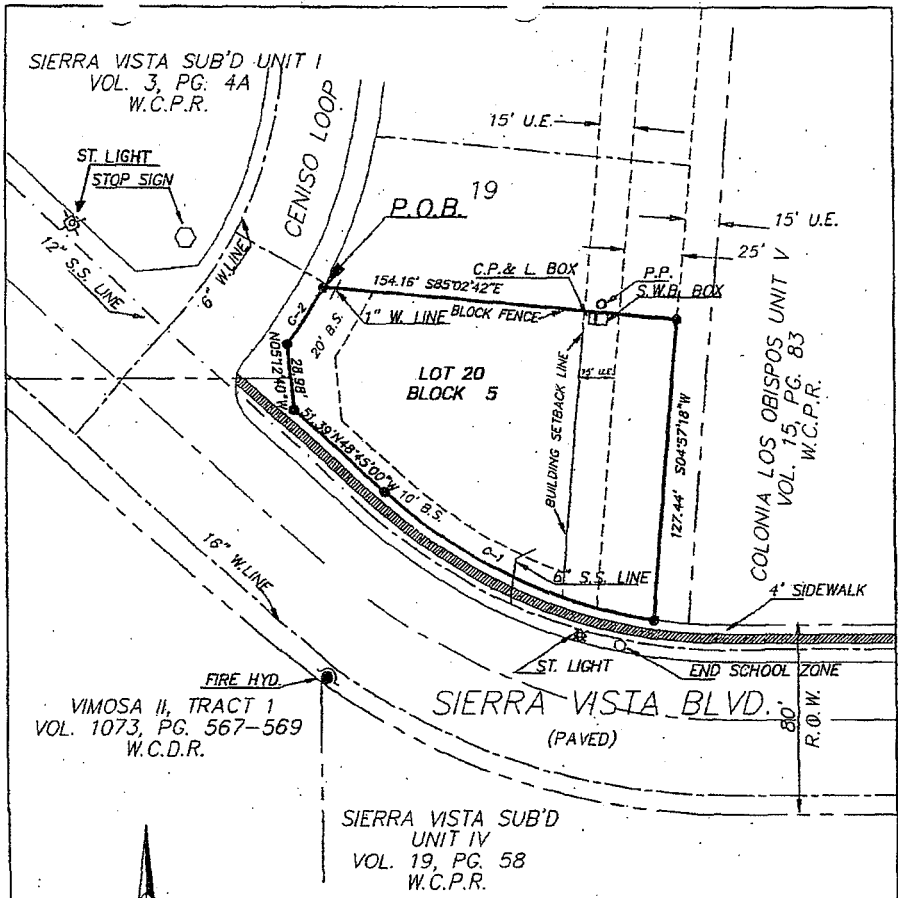
THENCE N. 48°-45'-00" W., 51.39 feet, along said north right-of-way line, to a clip corner and a point of deflection, to the right hereof;

THENCE N. 05°-12'-40" W., 28.98 feet, along the clip line, to a clip corner and a point on a curve, along the east right-of-way line, of the Ceniso Loop hereof;

THENCE in a northeasterly direction, along said east right-of-way line, a curvilinear distance of 28.30 feet (Delta = 07°-15'-40", R = 223.31 feet, Tan = 14.17 feet, CHD = 28.28 feet, CHD Bearing = N. 32°-29'-28" E) to the POINT OF BEGINNING.



Cesareo R. Pomras, P.E., P.L.S.



SIERRA VISTA SUB'D UNIT I
VOL. 3, PG. 4A
W.C.P.R.

VIMOSA II, TRACT 1
VOL. 1073, PG. 567-569
W.C.D.R.

SIERRA VISTA SUB'D
UNIT IV
VOL. 19, PG. 58
W.C.P.R.

COLONIA LOS OBISPOS UNIT V
VOL. 15, PG. 83
W.C.P.R.

CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC	TANG.	CHORD	CHORD BEARING
C-1	33°01'07"	225.69'	130.06'	66.89'	128.27'	N65°15'33"W
C-2	07°15'40"	223.31'	28.30'	14.17'	28.28'	N32°29'28"E

SCALE 1"=50'
DATE 11-23-99

- LEGEND**
- SET IRON PIN
 - POWER POLE
 - S.W.B. SOUTH WESTERN BELL
 - C.P. & L. CENTRAL POWER & LIGHT

IMPROVEMENT SURVEY OF
A 0.3774 AC. TRACT OF LAND
OUT OF MYRLANE RANCH
REC. IN VOL. 2, PG. 235 W.C.P.R.
CITY OF LAREDO, WEBB COUNTY, TEXAS

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 22nd DAY Nov, 1999



[Signature]
CESAREO R. PORRAS
PROFESSIONAL LAND SURVEYOR #3481

PORRAS ENGINEERING CO.
P.O. BOX 1670 ENGINEERS ~ SURVEYORS OFF. 724-3097
78044 LAREDO, TEXAS FAX 724-9208

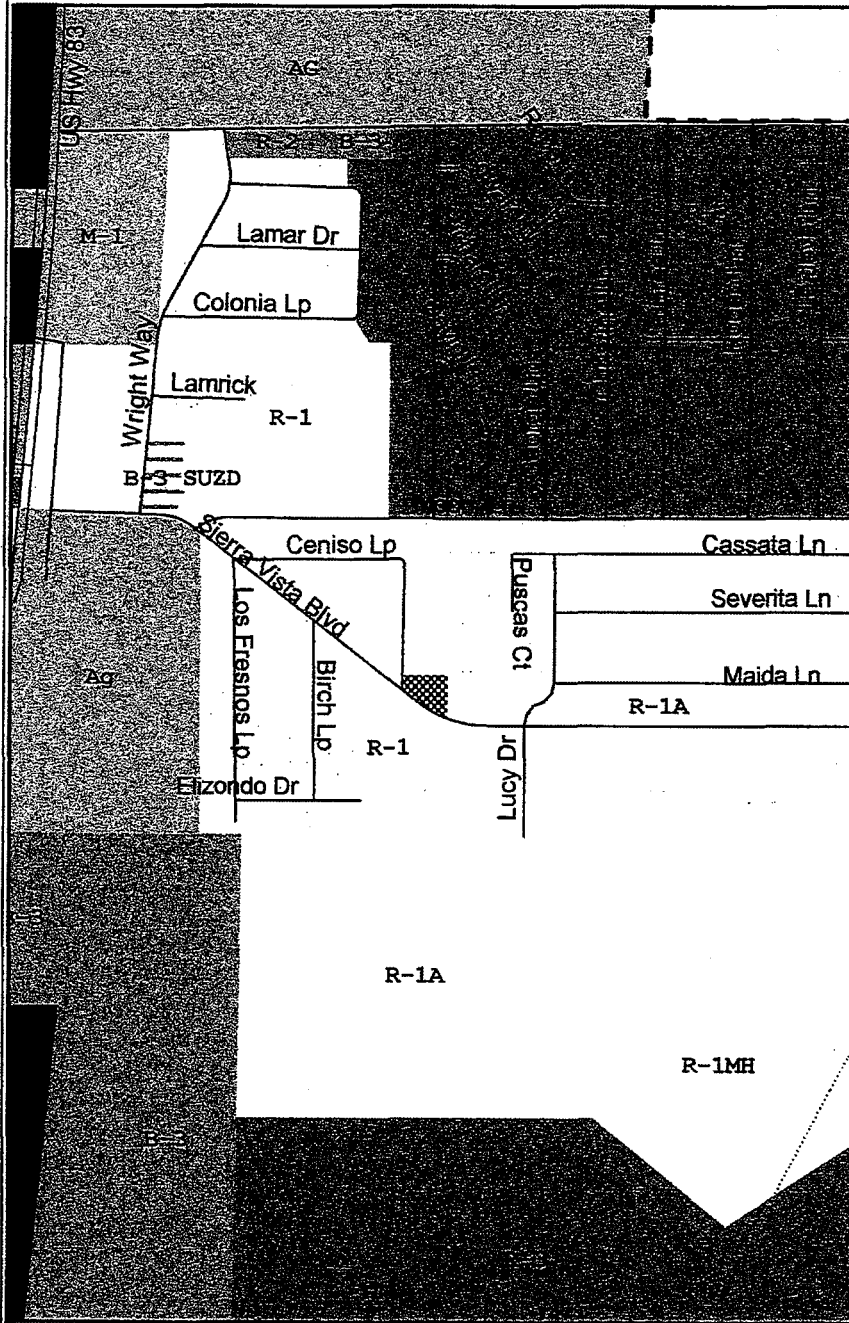
**Rezone from R-1 (Single Family Residential District)
To B-1 (Limited Business District)**

LOCATION: Sierra Vista Blvd.

City of Laredo
Planning Department
Feet

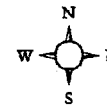
ZC-105-99

500



Legend

- R-1
- R-1A
- R-1MH
- R-2
- R-3
- R-O
- RS
- RSM
- B-1
- B-1_SUZD
- B-3
- B-3_SUZD
- B-4
- B-4_SUZD
- CBD
- M-X
- M-1
- M-2
- AG
- B-1R
- C.U.P.
- S.U.P.
- B-4 S.U.P.
- M-1 S.U.P.
- S.U.Z.D.
- B-3 S.U.P.
- B-3 C.U.P.
- R-1 P.U.D.
- R-1A P.U.D.
- M-1 S.U.Z.I



**City of Laredo
Zoning Map**



CITY OF LAREDO

PLANNING DEPARTMENT

22 de Diciembre de 1999

Estimado Sr. Propietario:

La ley de Zonificación de la Ciudad de Laredo ordena que, cuando cambio de zona es solicitado para cualquier propiedad; los dueños de propiedades a una distancia de 200 ft. seran notificados y se les ofrece la oportunidad de expresar sus opiniones respecto al cambio de zona.

Una solicitud ha sido recibido para cambio de zona en **Lot 20, Block 5, Sierra Vista Police Station Plat**, localizado en la siguiente dirección: **el lado norte de Sierra Vista Blvd. y este de Hwy 83.**

La propiedad actualmente tiene la zona de **R-1 (Distrito Residencial Unifamiliar)** y se solicita el cambio de zona a **B-1 (Distrito Comercial Limitado).**

El solicitante menciona que el uso propuesto es: **police station**. Sinembargo cuando el uso ha sido cambiado, la propiedad puede ser usada de cualquier forma que este de acuerdo con la ley de zonificación.

La Comisión de Zonificación celebrará una audiencia pública el jueves, **6 de Enero de 2000**, a las 6:00 p.m. en las Cámaras del Concilio de la Ciudad, en 1110 Houston, Laredo, Texas. La Comisión de Zonificación hará su recomendación al Concilio de la Ciudad en audiencia pública, que se celebrará en fecha próxima, para tomar una decisión final sobre esto. Queda usted invitado a asistir a esta audiencia y expresar sus opiniones con respecto a esta solicitud de cambio de uso.

Si desea oponerse o respaldar el cambio de zona propuesto, necesitamos que firme la forma adjunta a este aviso y la envíe a la Oficina de Planificación. Su objeción o respaldo será entregado a la Comisión de Planificación y Zonificación y al Concilio de la Ciudad.

Si usted tiene preguntas sobre esto, favor de comunicarse con Carlos Ordonez al telefono (956) 791-7441, o pasar a esta oficina.

=====99j16602t3b0s10v1PDESPEGUE AQUI=====

ZC-105-99; R-1 to B-1; North side of Sierra Vista Blvd. and east of Hwy 83.

Yo, _____ de _____
Nombre Dirección

me *opongo* al _____ / *respaldo* _____ el cambio de zona propuesto por las siguientes razones:

(_____) _____
Telefono Firma Fecha

1110 Houston P.O. Box 579 Laredo, Texas 78042-0579 (956) 791-7441 Fax (956) 791-7457



CITY OF LAREDO

PLANNING DEPARTMENT

December 22, 1999

Dear Property Owner:

The zoning ordinance for the City of Laredo requires that when a zone change is requested for any property, owners within 200 feet of that property be notified and offered the opportunity to express their opinions regarding the change of zoning.

A request has been received to change the zone on Lot 20, Block 5, Sierra Vista Police Station Plat, located at the following address: the north side of Sierra Vista Blvd. and east of Hwy 83.

The zone change request is from its current zoning of R-1 (Single Family Residential District) to B-1 (Limited Business District).

The applicant has stated the proposed use is: police station. However, once the zoning has been changed, the property may be used in any manner consistent with the zoning ordinance.

A public hearing will be held by the Planning and Zoning Commission on Thursday, January 6, 2000, at 6:00 p.m. in the City Council Chambers, 1110 Houston, Laredo, Texas. The Commission will give a recommendation to the City Council who will, at a public hearing scheduled at a later date, decide the fate of the application. You are invited to attend this hearing and express your opinions concerning this zone change request.

If you wish to object or support the proposed zone change, it is requested that you sign and detach the form below and send it to the Planning Department Office. Your objection/ support will be conveyed to the Planning and Zoning Commission and the City Council.

If you have any questions, please telephone or come by this office and contact Mr. Carlos Ordonez at (956) 791-7441.

DETACH HERE

ZC-105-99; R-1 to B-1; North side of Sierra Vista Blvd. and east of Hwy 83.

I _____ of _____
Name Address

object to _____ / *support* _____ the proposed zone change for the following reasons:

Telephone Signature Date

1110 Houston P.O. Box 579 Laredo, Texas 78042-0579 (956) 791-7441 Fax (956) 791-7457

Sierra Vista Blvd.

Block 5 lots 16-20

941-0005-160 ✓
941-0005-190

Blocks Lot 20

OWNER VIMOSAL

2801 MONTGOMERY

tl (956) 722-8021

Block 4 lots 9-12

941-0004-090 ✓

941-0004-120

Block 1 lot 1 Sierra Vista subd unit IV

OWNER Max L. Watts president of B.P. Newman Investment

CO Managing Partner of Vimosal II

2801 Montgomery St

tl (956) 722-8621

Block 5 Colonia Las Brisas IV

962-7005-010 ✓

NETZER TRACT (2 Acres)

V. 686 Pages 425-427

W.C.D.R.

1920 MACON ST.

445-0108-070 ✓

~~941-00004-090~~
~~GRACE JAMES E~~
GRACE
117 CENISO LOOP
LAREDO, TX 78046

941-00004-100
KINSLOW GEORGE W & MARTA B
119 CENISO LOOP
LAREDO, TX 78046

~~941-00004-110~~
~~KINSLOW GEORGE W & MARTA B~~
119 CENISO LOOP
LAREDO, TX 78046

941-00004-120
VINGSA II
PO BOX 2008
LAREDO, TX 78044-2008

800-14000-157
NEWMAN B P INVESTMENT CO
P O BOX 2008
LAREDO, TX 78044-2008

~~941-00005-160~~
~~AGUIAR ROSE & WF~~
RACHEL PAULINE
2116 SANTA CECOTILDE AVE
LAREDO, TX 78040-3015

941-00005-170
PENECALE GRACIELA
136 CENISO LOOP
LAREDO, TX 78046

941-00005-180
PENECALE GRACIELA
136 CENISO LOOP
LAREDO, TX 78046

941-00005-190
LOPEZ JESUS & WF BEATRIZ
138 CENISO LOOP
LAREDO, TX 78046

800-14000-157
NEWMAN B P INVESTMENT CO
P O BOX 2008
LAREDO, TX 78044-2008

10

LAREDO, TX 78044-2008

962-7005-010
HARECO/VIMOSA
P O BOX 2008

LAREDO, TX 78043-4319

445-01080-070
NETZER VIRGINIA
1920 CHACON ST

hearing at the address below. Persons can also submit written comments prior to public hearing to:

Housing Authority of the City of Laredo
2000 San Francisco
Laredo, Texas 78040

For further information, please call Abraham Rodriguez, Executive Director at (956) 722-4521.



L-076

PUBLIC NOTICE

Written notice is hereby given of a Planning & Zoning Commission Meeting to be held January 6, 2000, at 6:00 P.M. in the City Council Chambers, City Hall, located at 1110 Houston Street. The following will be discussed:

Public hearing and consideration of a proposed amendment to the Zoning Ordinance (Map) to rezone a site from B-3 (Community Business District) to M-1 (Light Manufacturing District) on Lots 3 and 4, block 98, Eastern Division, located at 809 Market St.

a. Public Hearing

Public hearing and consideration of a proposed amendment to the Zoning Ordinance (Map) to rezone a site from R-1 (Single Family Residential District) to R-4 (Highway Commercial District) on 5.6740 acres, located east of Bob Bullock Loop and south of Clark Blvd.

a. Public Hearing

Public hearing and consideration of a proposed amendment to the Zoning Ordinance (Map) to rezone a site from R-1 (Single Family Residential District) to R-1A (Single Family Reduced Area District) on 1.0441 acres, located on the east side of Bob Bullock Loop and south of Hwy 59.

a. Public Hearing

Public hearing and consideration of a proposed amendment to the Zoning Ordinance (Map) to rezone a site from R-1 (Single Family Residential District) to R-0 (Residential/Office District) on 2,000 acres, located east of Bob Bullock Loop and south of Hwy 59.

a. Public Hearing

Public hearing and consideration of a proposed amendment to the Zoning Ordinance (Map) to rezone a site from R-1 (Single Family Residential District) to B-1 (Limited Business District) on Lot 20, block 5, Sierra Vista Police Station Plat, located on the north side of Sierra Vista Blvd. and east of Hwy 83.

a. Public Hearing

Public hearing and consideration of a proposed amendment to the Zoning Ordinance (Map) to rezone a site from R-1 (Single Family Residential District) to R-2 (Multi-Family Residential District) on Lots 4, 5, and 6, Block 921, Eastern Division, located at 1717 and 1719 Cortez St.

a. Public Hearing

Public hearing and consideration of a proposed amendment to the Zoning Ordinance (Map) to rezone a site from B-3 (Community Business District) to B-4 (Highway Commercial District) on 4.7714 acres, located at the northwest corner of Springfield Ave. and Calle Del Norte Rd.

a. Public Hearing

Public hearing and consideration of a proposed amendment to the Zoning Ordinance (Map) to rezone a site from B-1 (Limited Business District) to B-3 (Community Business District) on Lot 1, Block 7, San Isidro/McPherson III, located at 9701 McPherson Rd.

a. Public Hearing

Public hearing and consideration of a proposed amendment to the Zoning Ordinance (Map) to rezone a site from R-2 (Multi-Family Residential District) to B-1 (Limited Business District) on Lots 1-A and 1-B, Block 3, G&M Apartment and Townhouse Project, Del Mar Hills, located at the southeast corner of Del Mar Blvd. and Village Blvd.

a. Public Hearing

Public hearing and consideration of a proposed amendment to the Zoning Ordinance (Map) to issue a Special Use Permit for above ground fuel tanks on lot 4, Block 1, Laredo International Airport Manufacturing Facilities Phase I, located at 5513 Thomas Ave.

a. Public Hearing

L-148

WITNESS MY HAND AND SEAL, THIS 13TH DAY OF DECEMBER, 1999.

GUSTAVO GUEVARA, JR.
CITY SECRETARY

L-152

PUBLIC NOTICE

Notice is hereby given that the County of Webb is accepting bids for Video Cameras and Riding Rotary Mower.

Bids must be submitted **TRIPPLICATE** in sealed envelopes to the Office of the Webb County Clerk. Sealed envelopes must be marked **(Sealed Bid) with Bid Number and Service on front lower left-hand corner of envelope.**

Bid. No. 2000-37

"Video Cameras"

Bid No. 2000-38

"All-Purpose Riding Rotary Mower"

Bids will be either hand delivered or mailed to the following locations: Hand delivered or Mailed to: Webb County Clerk

Webb County Justice Center
1110 Victoria St., Suite 201
Laredo, Texas 78042

Bid must be delivered no later than **2:00 P.M., January 6, 2000**, at which time all bids received will be opened and read to the public. Late bids will not be considered.

Bids must be held by the County of Webb for a period not to exceed thirty (30) days from the date of the bid opening for the purpose of reviewing the bids and investigating the bidder's qualification prior to the Award of Contract.

If any additional information is required please, contact, the Webb County Purchasing Department, 1110 Victoria, Suite 501, (956) 721-2530, Laredo, Texas 78041

The County of Webb reserves the right to reject any and all Bids or to select the bid that is in the best interest of Webb County.

Eloy Ramirez, Jr.
Purchasing Agent

L-181

PUBLIC NOTICE

Written notice is hereby given of a Planning & Zoning Commission Meeting to be held January 6, 2000, at 6:00 P.M. in the City Council Chambers, City Hall, located at 1110 Houston Street. The following will be discussed:

Public hearing and consideration of an ordinance amending provisions of the *Laredo Land Development Code* specifically Section 24.73 pertaining to oil and gas extraction and production specific use zoning overlay district and permit requirements; Section 24.63.2 pertaining to permitted uses; Section 24.77.2 pertaining to dimensional standards supplementary provisions; and amending Appendix "A", providing for publication and effective date.

a. Public Hearing
Public hearing and consideration of an ordinance amending Section 24.66.22 of the *Laredo Land Development Code* allowing for the creation of a Jarvis Plaza Historic District; amending Appendix "A"; and providing for publication and effective date.

Proposed Jarvis Plaza Historic District, Western Division, includes: Block 3, Lots 9 and 10; block 36, Lots 1,2,9, and Block 10; Block 39, Lots 4,5,6,7,8,9, and 10; Block 40, Lots 1,2,9, and 10; Block 48, Lots 1,2,9, and 10; Block 55, Lots 6,7,8,9, and 10; All of Blocks 49,59,61,62,70,71,73,127,128,139,140,141, and 142.

L-177

Proposals are to be submitted in a clearly marked:

**Proposal: BUS BENCH ADVERTISING
FY00-047**

Proposals are to be mailed or hand carried to:
City of Laredo - City Secretary
Guevara, Jr.
City Hall - Third Floor 1110 Houston St
P.O. Box 579
Laredo, Texas 78042-0579

The City of Laredo reserves the right and all proposals, and to waive any minutes.

WITNESS MY HAND AND SEAL, THIS 13TH DAY OF DECEMBER, 1999

GUSTAVO GUEVARA JR.
CITY SECRETARY

PUBLIC NOTICE

Written notice is hereby given of a Planning & Zoning Commission Meeting to be held January 6, 2000, at 6:00 P.M. in the City Council Chambers, City Hall, located at 1110 Houston Street. The following will be discussed:

Public hearing and consideration of a proposed amendment to all sections of the *Laredo Land Development Code* pertaining to Manufactured Housing. These sections include Section 24.63.3 Non-Conforming Uses or Buildings, Section 24.63 Permitted Uses, Section 24.65.7 R-3 Mixed Residential District, Section 24.65.6 R-1MH Single Family Manufactured Housing District, Section 24.77.1 Dimensional Standards, and Section 24.93.2 Manufactured Housing Park.

L-176

See
For
Work
Class
In
Mer

Call 728-2
to Subscribe
to your #
Local
Newspaper
Laredo
Morning

Laredo Morning Times
Dec 22, 1999

**PETITION FOR AMENDMENT
TO THE ZONING ORDINANCE MAP**

ZC-105-1999

APPLICANT. VIMOSA II
 ADDRESS 2801 MONTGOMERY
 TELEPHONE (956) 722-8021

OWNER VIMOSA II
2801 MONTGOMERY
(956) 722-8021

ADDRESS OF PROPOSED ZONE CHANGE SOUTH LAREDO, NORTHEAST CORNER OF
SIERRA VISTA BOULEVARD AND CENISO LOOP
 PRESENT LAND USE RESIDENTIAL PRESENT ZONING R-1
 PROPOSED LAND USE POLICE STATION PROPOSED ZONING B-1 ✓

THE FOLLOWING DOCUMENTS MUST BE PROVIDED WITH APPLICATION

- DEED RESTRICTIONS (IF APPLICABLE)
- X TAX CERTIFICATE (CITY OF LAREDO, WEBB CO.
SCHOOL DISTRICT)
- X COPY OF DEED
- X SITE PLAN

PLANNING DEPT.
 DEC 03 1999
RECEIVED

LEGAL DESCRIPTION OF PROPERTY:

LOT 20 TRACT
 BLOCK 5 SURVEY
 SUBDIVISION SIERRA VISTA POLICE STA. PLAT ABSTRACT
 NO. OF LOTS 1 NO. OF ACRES 0.3774

* For properties not in a recorded subdivision submit a current survey and complete metes and bounds description by a Texas Registered Public Surveyor.

The undersigned has read the above application and does hereby certify that all information contained therein is true and correct. I further certify that I have been informed of the times and dates that this request will be considered by the Planning and Zoning Commission and the City Council.

Mal L. Wink
 Signature of owner(s)

12-3-99
 Date

Note: If applicant is different from the owner named on the deed, page two of this application must be completed.

AX CERTIFICATE
UNITED INDEPENDENT SCHOOL DISTRICT
3501 E. SAUNDERS
LAREDO, TX. 78041

NO 93303

ACCOUNT NUMBER: 900-90361-032

PROPERTY OWNER:

VIMOSA II
P O BOX 2008
LAREDO, TX 78044-2008

PROPERTY DESCRIPTION:

ABST 473 POR 36 J A DIAZ 13.325 AC
S

ACRES 0.000 MIN% .00000 TYPE

MRS. MARY ANN CATES TAX ASSESSOR-COLLECTOR IN AND FOR UNITED INDEPENDENT SCHOOL DISTRICT, AND THE WEBB CED, AND MIRANDO CITY ISD, AFTER CAREFUL CHECK ON THIS DATE 12/02/1999, ON THE DESCRIBED PROPERTY:

YEAR	ENTITY	BASE TAX	P & I	COLLECTION FEES	TOTAL
1999	UNITED ISD			*	ALL PAID *
TOTAL SEQUENCE	0			*	ALL PAID *

UNITED I.S.D.

TOTAL TAX:	* ALL PAID *
UNPAID FEES:	* NONE *
INTEREST ON FEES:	* NONE *
COMMISSION:	* NONE *
TOTAL DUE:	* ALL PAID *

CERTIFY THAT ALL TAXES ARE PAID IN FULL PRIORITY AND INCLUDING THE YEAR 1999 EXCEPT FOR THOSE UNPAID YEARS LISTED ABOVE.
TAXES PAID FOR YEAR 1999 1656.12

(IF APPLICABLE) THE ABOVE DESCRIBED PROPERTY HAS/IS RECEIVING SPECIAL VALUATION BASED ON ITS USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE BASED ON THE PROVISIONS OF THE SPECIAL VALUATION. (Section 23.95, State Property Tax Code).

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 12/02/1999

CHECK # 1033
FEE PAID \$10.00

MARY ANN CATES, RTA, CSTA, CTA, CTSBS
TAX ASSESSOR & COLLECTOR
WEBB COUNTY TEXAS

BY: *Mary Ann Cates*

City of Laredo
 Tax Assessor-Collector
 P.O. Box 329
 Laredo TX 78042
 PHONE 791-7403
 12/02/99

Parcel number
 900-90361-032
 VIMOSA II
 P O BOX 2008
 LAREDO TX 780442008

540543
 LEGAL DESCRIPTION
 ABST 473 POR 36 J A DIAZ
 13.325 ACS

* * TAX CERTIFICATE * *

TAX YEAR	BASE TAX	PEN/INT	SUB-TOTAL	COLL FEES	OTHER	TOTAL DUE
=====	=====	=====	=====	=====	=====	=====
99	655.34		655.34		.00	655.34
TOT DUE	655.34		655.34		.00	655.34

I, Phyllis J. Colon, Tax Assessor-Collector for the City of Laredo, Texas, do hereby certify that the following property owes no delinquent taxes through the year 1999.

(If applicable) The above described property may be receiving special valuation based on its use, and additional rollback taxes may become due based on the provisions of the special valuation.

Certified by

Deputy

Phyllis J. Colon
 Check # 1031

TAX CERTIFICATE
Webb County Tax Assessor, Collector
Patricia A. Barrera
1110 Victoria St. Ste 107
Laredo, Texas 78040
(956) 721-2323

NO. 9281

ACCOUNT NUMBER: 900-90361-032

PROPERTY OWNER:

VIMOSA II
PO BOX 2008
LAREDO, TX 78044-2008

PROPERTY DESCRIPTION:

ABST 473 POR 36 J A DIAZ 13.325 AC
S

ACRES 0.000 MIN% .00000 TYPE

Webb County, in and for Webb County, and Laredo Community College.

YEAR ENTITY
1999 WEBB COUNTY
LAREDO COMMUNITY COLLEGE
ROAD AND BRIDGE

TOTAL
* ALL PAID
* ALL PAID
* ALL PAID

TOTAL SEQUENCE 0

* ALL PAID

TOTAL TAX:
UNPAID FEES:
INTEREST ON FEES:
COMMISSION:
TOTAL DUE -->

* ALL PAID
* NONE
* NONE
* NONE
* ALL PAID

ALL TAXES PAID IN FULL PRIOR TO AND INCLUDING THE YEAR 1999 EXCEPT FOR UNPAID
YEARS LISTED ABOVE.
TAXES PAID FOR YEAR 1999 684.05

THE ABOVE DESCRIBED PROPERTY MAY BE SUBJECT TO SPECIAL VALUATION BASED ON ITS
USE, AND ADDITIONAL ROLLBACK TAXES MAY BECOME DUE.
(SECTION 23.55, STATE PROPERTY TAX CODE)
PURSUANT TO *31.08 OF THE PROPERTY TAX CODE, THERE IS A FEE ON ALL TAX
CERTIFICATES.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS DATE OF 12/02/1999

CHECK #: 1032
Fee Paid: \$10.00

Patricia A. Barrera
Tax Assessor-Collector
By: _____

Deputy Collector

WARRANTY DEED

1.8506 (1.11.81)
Fl... ..

STATE OF TEXAS
COUNTY OF WEBB

323337

Porciones

KNOW ALL MEN BY THESE PRESENTS:

THAT DIVERSIFIED INVESTORS OF LAREDO, a Texas General Partnership, composed of RICARDO V. GOMEZ, ALBERTO J. MARTINEZ, SIGIFREDO PEREZ, M.D., OSCAR L. ELIZONDO, M.D., B. P. NEWMAN INVESTMENT CO., a Texas Corporation acting by and through its President, B. P. NEWMAN, acting herein by and through a majority of its Partners, of the County of Webb and the State of Texas, for and in consideration of the sum of TEN AND NO/100THS (\$10.00) and other valuable consideration to the undersigned paid by the grantee herein named, the receipt of which is hereby acknowledged, has GRANTED, SOLD AND CONVEYED, and by these presents does GRANT, SELL AND CONVEY unto VIMOSA II, a Texas General Partnership composed of RICARDO V. GOMEZ, ALBERTO J. MARTINEZ, SIGIFREDO PEREZ, M.D., OSCAR L. ELIZONDO, M.D., B. P. NEWMAN INVESTMENT CO., a Texas Corporation acting by and through its President, B. P. NEWMAN, LAWRENCE A. MANN, FRANK J. SALDANA, JR., and LA PALOMA APARTMENTS, LTD., a Texas Limited Partnership, whose address is Post Office Box 1611, Laredo, Texas, 78041, all of the following described real property in Webb County, Texas, to-wit:

1072/527

TRACT I

THE SURFACE ONLY to a tract of land containing 209.119 acres, more or less, out of Porciones 36 and 37, Webb County, Texas, as fully described in Deed dated March 13, 1981 from Lawrence A. Mann, Trustee, as grantor, to Diversified Investors of Laredo, as grantee, of record in Volume 652, pp. 142-144 of the Deed Records of Webb County, Texas, to which Deed and the recording thereof reference is here made for all purposes.

8-22-84
323337
SERIES FLORES
COUNTY CLERK WEBB COUNTY, TEXAS
FILED

TRACT II

THE SURFACE ONLY to a tract of land containing 1.8506 acres in Porciones 36 and 37 in Webb County, Texas, as fully described in Deed dated March 13, 1981 and recorded in Volume 652, pp. 130 et seq. of the Deed Records of Webb County, Texas, to which Deed and the recording thereof reference is here made for all purposes.

TO HAVE AND TO HOLD the above described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said grantee, its successors and assigns forever; and grantor hereby binds itself, its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the said premises unto the said grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This conveyance is made and accepted subject to the following matters, to the extent same are in effect at this time: any and all restrictions, indebtedness and liens securing same, covenants, conditions, reservations and easements, including utility easements, if any, relating to the hereinabove described property, but only to the extent they are still in effect, shown of record in the hereinabove mentioned county and state, and to all zoning laws, regulations and ordinances of municipal and/or other governmental authorities, if any, but only to the extent that they are in effect, relating to the hereinabove described property, or any part thereof.

All oil, gas and other minerals underlying above described property are excepted from this conveyance, and it is understood that the grantee acquires no interest therein. This conveyance is also made and accepted subject to any oil, gas and/or mineral leases now in effect, or which may hereafter be granted covering all or any part of above described property.

Above described property was purchased in the name of grantor herein, as grantee, for one or more of the Partners of Vimoso II, a Texas General Partnership, and this conveyance of the property herein described is made as a capital contribution to the said Vimoso II, and grantor hereby adopts, ratifies, and confirms all of the acts which Vimoso II, or B. P. Newman Investment Co., its Managing Partner, or B. P. Newman, its President, may heretofore have done with relation to above described property.

EXECUTED this the 21st day of August, 1984.

DIVERSIFIED INVESTORS OF LAREDO
A Texas General Partnership

BY: Ricardo V. Gomez
RICARDO V. GOMEZ

BY: Alberto G. Martinez
ALBERTO G. MARTINEZ

BY: B. P. NEWMAN INVESTMENT CO.

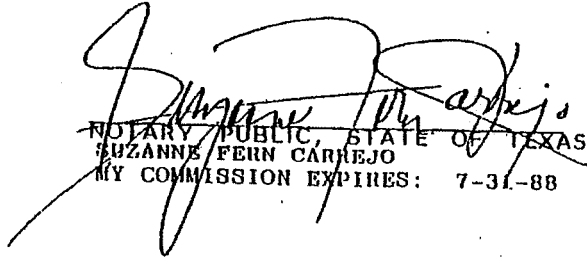
BY: B. P. Newman
B. P. NEWMAN, President

STATE OF TEXAS
COUNTY OF WEBB

§
§

THIS instrument was acknowledged before me on this 21st day of August, 1984 by the said RICARDO V. GOMEZ, a Partner of DIVERSIFIED INVESTORS OF LAREDO, a Texas General Partnership.

(L.S.)

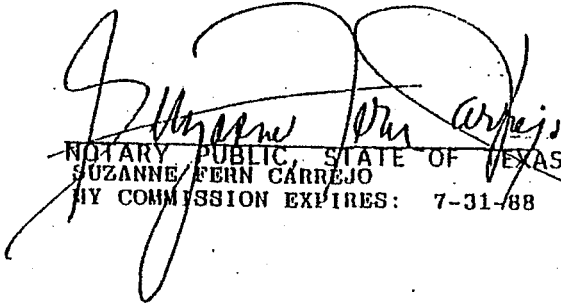

NOTARY PUBLIC, STATE OF TEXAS
SUZANNE FERN CARREJO
MY COMMISSION EXPIRES: 7-31-88

STATE OF TEXAS
COUNTY OF WEBB

§
§

THIS instrument was acknowledged before me on this 21st day of August, 1984 by the said ALBERTO J. MARTINEZ, Partner of DIVERSIFIED INVESTORS OF LAREDO, a Texas General Partnership.

(L.S.)

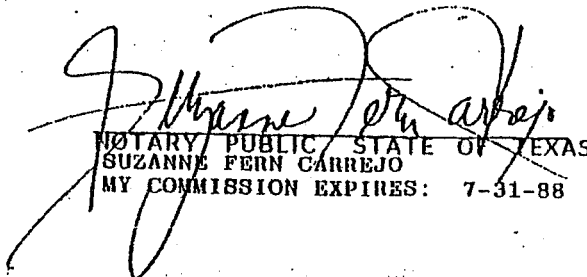

NOTARY PUBLIC, STATE OF TEXAS
SUZANNE FERN CARREJO
MY COMMISSION EXPIRES: 7-31-88

STATE OF TEXAS
COUNTY OF WEBB

§
§

THIS instrument was acknowledged before me on this 21st day of August, 1984 by the said B. P. NEWMAN, President of B. P. NEWMAN INVESTMENT CO., a Partner of DIVERSIFIED INVESTORS OF LAREDO, a Texas General Partnership.

(L.S.)


NOTARY PUBLIC, STATE OF TEXAS
SUZANNE FERN CARREJO
MY COMMISSION EXPIRES: 7-31-88

1073 PAGE 569



Richard A. Chamberlain,
DrPH, MPH, CPHA, CPM, CHW, RS
Director of Public Health

Subject: Request for Conditional Use Permit Change

From: Police Substation

To: Animal Services Substation with 3–5 Outdoor Kennels

To Whom It May Concern:

We respectfully request a change in the conditional use permit for the property currently designated for a police substation. We propose to repurpose this location as an Animal Services Substation, which will include 3 to 5 outdoor kennels for temporary animal containment.

Purpose of Change:

This substation will significantly improve animal control response times in the surrounding area, which currently records the highest volume of animal-related service calls. Having a local base will allow officers and animal service staff to respond more quickly and efficiently, ensuring community safety and animal welfare. The existing building will service as office areas for up to 3 animal services officers.

Operational Notes:

- The facility will not house animals overnight.
- The outdoor kennels will be used only for short-term, temporary holding of animals during active field operations.
- No long-term boarding or sheltering will occur on-site.
- The property will remain staffed and monitored during operational hours to ensure proper animal care and noise management.

We believe this change supports the public interest and improves essential services in a high-need area, while maintaining neighborhood compatibility.

Thank you for your consideration.

Sincerely,

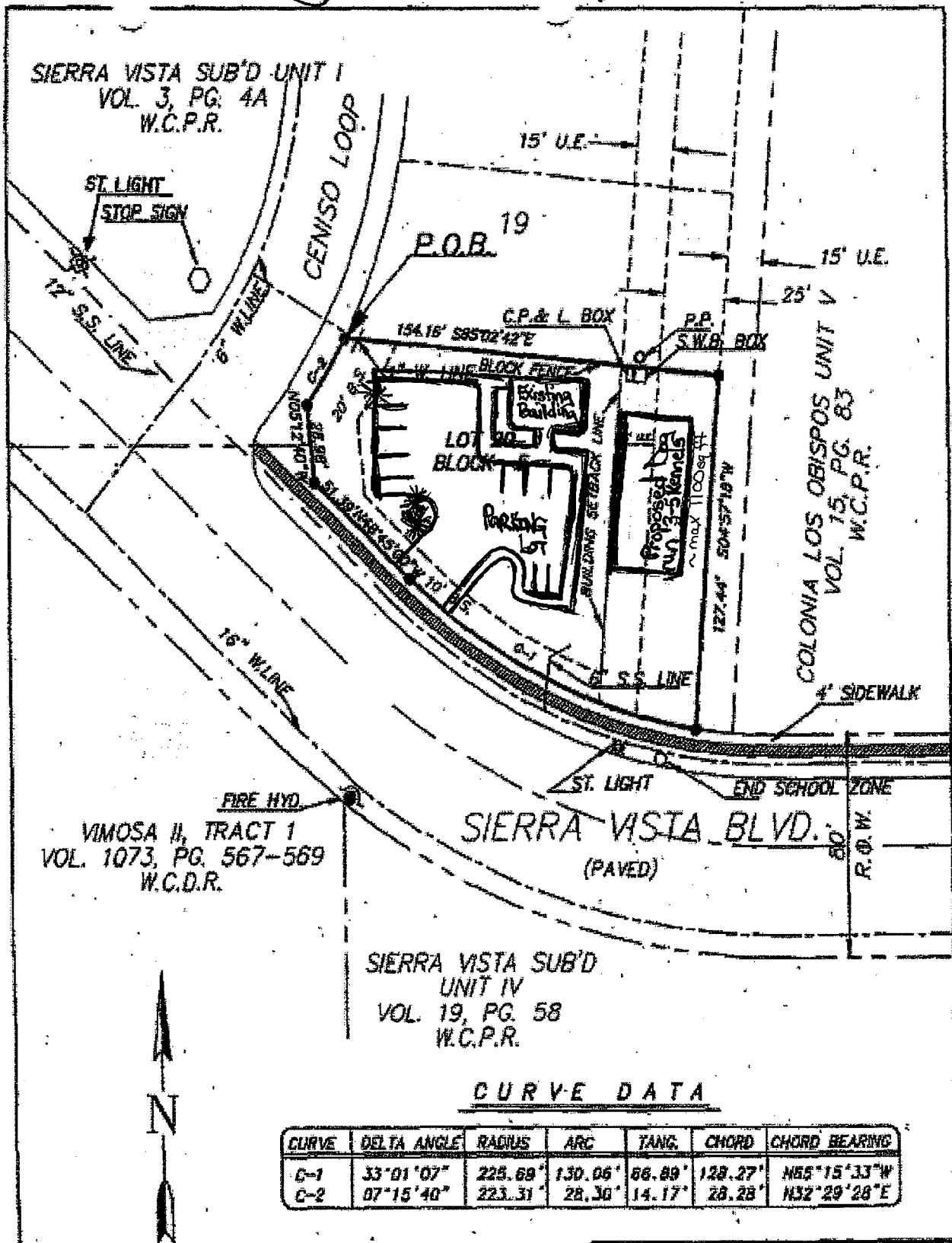
Lauren C. Bluestone
Assistant Director, Laredo Animal Care Services

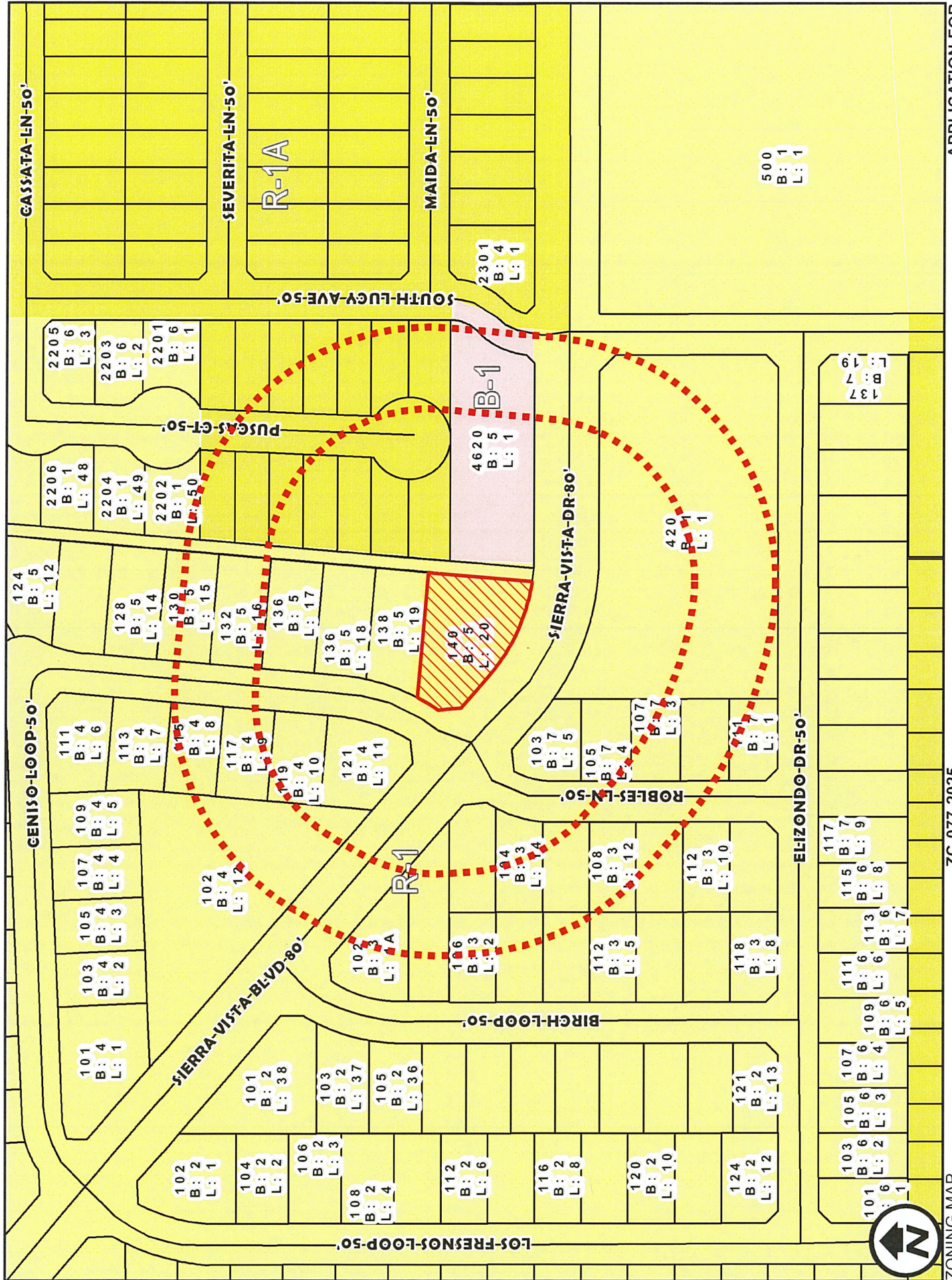
2600 Cedar Ave.
Laredo, TX 78040
956-795-4900

www.cityoflaredo.com/health
clhd@ci.laredo.tx.us



SITE PLAN



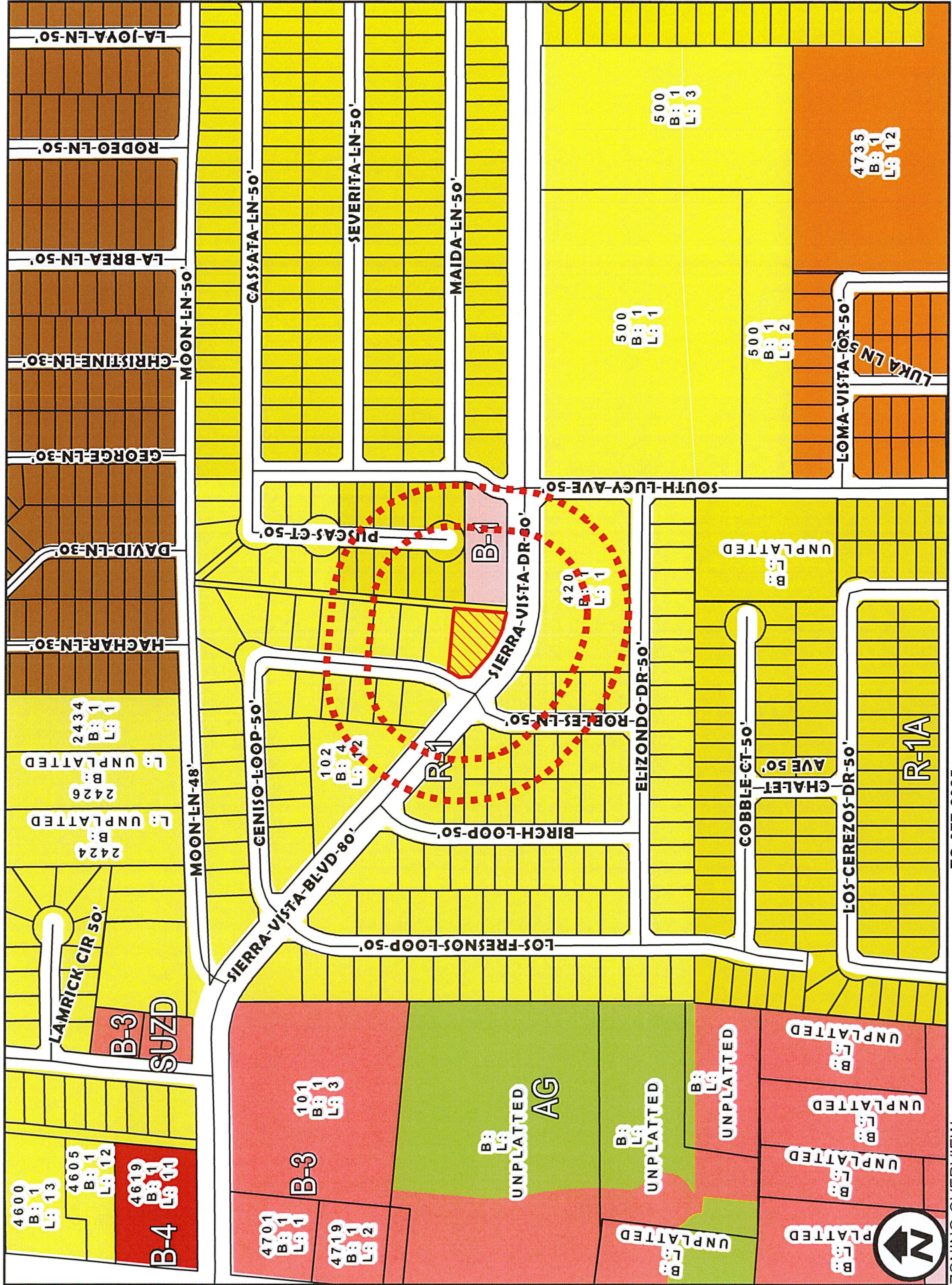


APPLICATION FOR
R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO
C.U.P. AMENDMENT FOR ANIMAL CARE SUBSTATION (OFFICE)

ZC-077-2025
COUNCIL DISTRICT 1
140 CENISO LOOP

ZONING MAP
1 inch = 150 feet

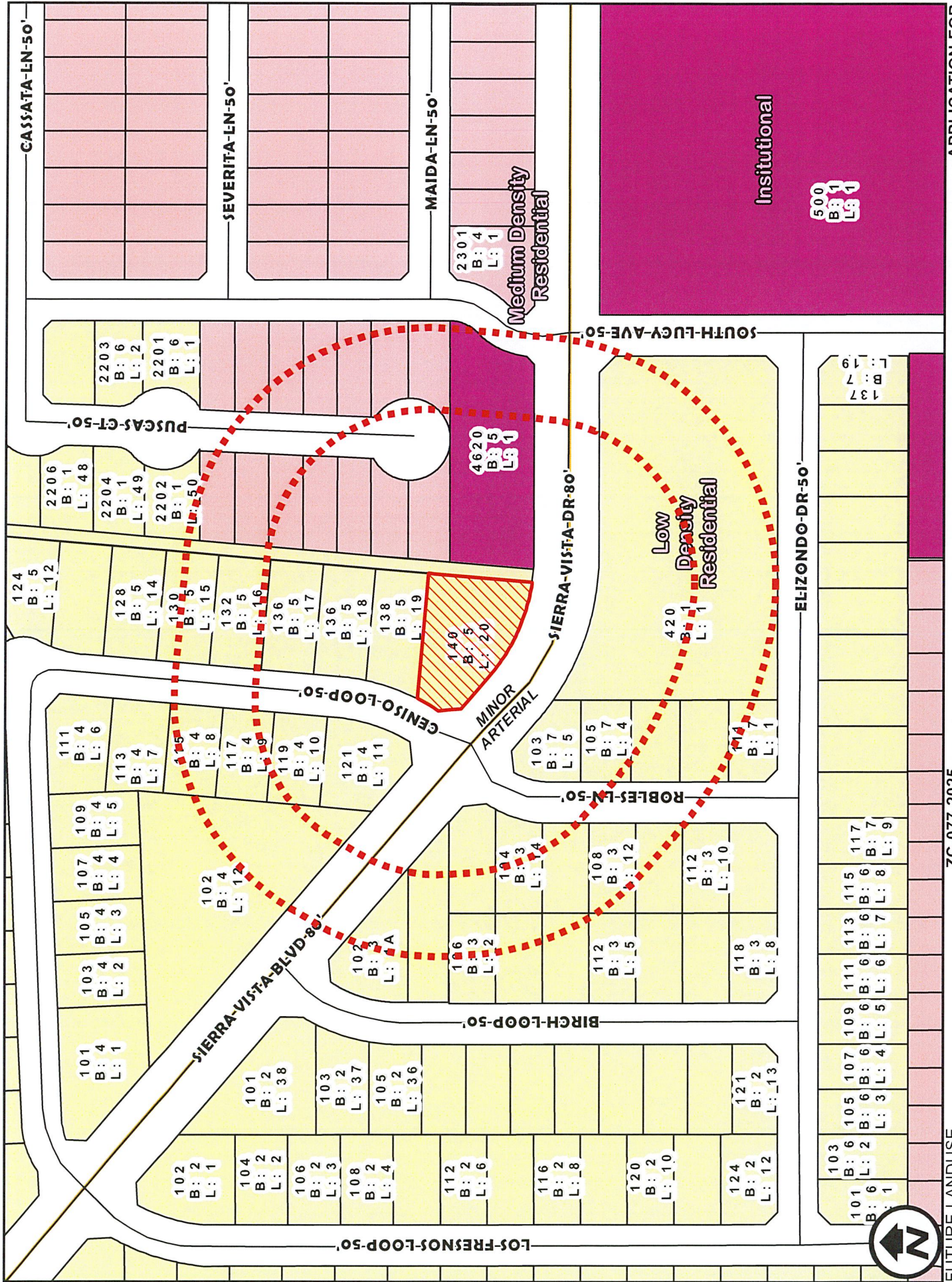




APPLICATION FOR
 R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO
 C.U.P. AMENDMENT FOR ANIMAL CARE SUBSTATION (OFFICE)

ZC-077-2025
 COUNCIL DISTRICT 1
 140 CENISO LOOP

ZONING OVERVIEW
 1 inch = 300 feet



APPLICATION FOR
 R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO
 C.U.P. AMENDMENT FOR ANIMAL CARE SUBSTATION (OFFICE)

ZC-077-2025
 COUNCIL DISTRICT 1
 140 CENISO LOOP

FUTURE LANDUSE
 1 inch = 150 feet



City Council-Regular Meeting

Date: 11/3/2025

Initiated By: Ramon Chavez, Assistant City Manager

Initiated By: City of Laredo, Owner; Lauren Bluestone, Applicant/Representative

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

SUBJECT

2025-O-223 amending the Zoning Ordinance (Map) of the City of Laredo by amending Ordinance Number 2000-O-026, which authorized a conditional use permit for a Police Substation Lot 20, Block 5, Sierra Vista Police Station Plat, located at 140 Ceniso Loop in order to change the use of the property to an Animal Care Substation (Office).

ZC-077-2025

District I

PREVIOUS COUNCIL ACTION

On October 20, 2025, City Council introduced the item.

On February 7, 2000, City Council approved the conditional use permit for a Police Substation.

BACKGROUND

Council District: I – Cm. Gilberto Gonzalez

Proposed use: The proposed use is an Animal Care Substation (Office).

- The facility will serve as an administrative and operational hub to support animal care services. Its primary function will be office-based. While it will be associated with the City’s animal care functions, the site is not intended to serve as a public shelter, adoption center, or boarding facility. Instead, its use is focused on administrative support with limited on-site activity, ensuring compatibility with the surrounding zoning and land uses. (See attached Narrative).

Minimum Zoning District Required for Proposed Use: R-O (Residential Office District) zoning district

Current Zoning District: The site is currently zoned as a R-1 (Single Family Residential District) zoning district.

Site: The site is occupied by vacant building.

Surrounding land uses: To the north of the site is residential uses. To the east of the site is residential uses, Triumph Public High School - Laredo South, and Lucy Avenue. To the south of the site is Sierra Vista Boulevard, vacant land, residential uses, and Nuestra Señora Del Rosario Catholic Church. To the west of the site is Ceniso Loop, Webb County of Sierra Vista, and residential uses.

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

<https://www.cityoflaredo.com/LaredoPlanning/wp-content/uploads/2021/03/viva-laredo-city-of-laredo-comprehensive-plan.pdf#page=39>

Transportation Plan: The Long Range Thoroughfare Plan identifies Sierra Vista as a Minor Arterial and Ceniso Loop as a local street.

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

Letters sent to surrounding property owners: 29

Inside 200' Radius: In Favor: 0 Opposed: 0

Outside 200' Radius: In Favor: 0 Opposed: 0

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a 7 to 0 vote recommended **approval** of the conditional use permit amendment.

STAFF RECOMMENDATION

A Conditional Use Permit is intended to provide for those land uses where additional regulation is necessary to protect the property and surrounding area. It is primarily intended for property located in older section of the city and is intended to promote development and/or redevelopment of such property, which is consistent with the land use patterns of surrounding property.

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

1. The primary use of the location is for office use only. Therefore, it is not anticipated to be a nuisance to the surrounding area or neighborhood.
2. The proposed use meets the required parking requirement as per the Laredo Land Development Code Section 27.78.3.
 - Total parking spaces required for the proposed office = 4 parking spaces
 - Actual amount identified on site plan = 12 parking spaces
 - Therefore, the proposed site meets the required parking spaces.

However, staff does not support outdoor animal confinement. Outdoor kennels may be anticipated to have a negative impact to the surrounding neighborhood and area as it creates a noise and odor nuisance. The surrounding area is a primarily residential.

General Comments:

1. The approval of the conditional use permit does not guarantee the issuance of the building permit.
2. The use authorized by the conditional use permit is required to abide by all relevant municipal codes.

If approved, Staff suggests the following conditions

1. The primary use shall serve as an Animal Care Substation Office.
2. The Conditional Use Permit is restricted to Exhibit A, which is made part hereof for all purposes.
3. The kennel structure shall consist of a single large enclosure, as shown in the attached Exhibit A.
4. The kennel structure shall consist of a combination of indoor and outdoor enclosures. One (1) indoor enclosure and one (1) outdoor enclosure shall be considered as one (1) kennel.
5. The use of each kennel shall be limited to one (1) animal at a time, with a maximum of four (4) kennels permitted in total. An exception shall apply in the case of a mother with her litter, which will be considered as one (1) animal.
6. Animal confinement shall be restricted to the indoor enclosure. There shall be no more than four (4) animals on site, with the exception of a mother with their litter, which will be considered as one (1) animal.
 - As per Article III – Small Animals and Fowl, Section 6-42. (5) states, “It is unlawful for a person to keep five (5) or more small animals or fowl, in any combination thereof, or any number of male chickens, within one hundred (100) feet of any residence, structure or building used for human habitation or any other lawful activity, other than the person's habitation or business premises.”
7. Kennels shall be sized and spaced appropriately to allow the animal to stand, turn around, and lie down in a natural position.
8. The proposed use shall not house animals overnight. Long-term boarding or sheltering shall be prohibited on site.
9. The outdoor enclosure of the kennel shall be used for animal relief accommodations purposes only. Outdoor confinement shall be prohibited.
10. The kennel structure location shall not abut the residential property to the north.
11. The operating characteristics of the use shall not create a nuisance and the impacts of the use on surrounding properties shall be minimized with respect to noise, odors, and any other similar conditions.
12. The property shall remain staffed and monitored during operational hours to ensure proper animal care and safety, only if there are animals on premise.
13. Waste removal and soiled bedding shall be disposed of promptly and properly to control odor and diseases.
14. There shall be adequate ventilation systems on site.
15. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
16. Landscaping shall be provided and maintained for the complete duration in accordance with the City of Laredo Land Development Code.

17. 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.
18. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
19. Signage shall be consistent with the City's Sign Ordinance.
20. On-site parking shall be provided in accordance with the City of Laredo Land Development Code.
21. The proposed use shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy with Occupant Load issued to the CUP business holder.
22. The proposed use shall, during all hours of operation, maintain, free from obstruction or impediment to full instant use in the case of fire or other emergency, all exit accesses, exits or exit discharges.
23. The proposed use shall undergo an annual Fire Inspection.
24. All permits, licenses, certifications and inspections required by the codes and ordinances of the City of Laredo shall be kept up to date and current including but not limited to: a. Food Manager License (annual), b. Food Handler's Permit (annual), c. Certificate of Occupancy with Occupant Load. Occupant Load being the approved capacity of a building or portion thereof.
25. Owner shall comply with Building, Health, Safety, Fire, Environmental, and all applicable codes and regulations as required.
26. The use authorized by the conditional use permit is required to abide by all relevant municipal codes.

Staff **supports** the application.

Is this change contrary to the established land use pattern?

There are no similar uses in the area. There are residential uses to the north, east, south, and west 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 neighborhood?

It may be anticipated to have a negative impact to the surrounding neighborhood and area.

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

Yes. The existing R-1 does not allow for Animal Care Substation (Office) as intended by the applicant.

Attachments

Maps

Site Plan

Narrative

Ordinance No. 2000-O-026

Final Ordinance

City of Laredo

Legislation Details (With Text)

File #: 2025-O-223 **Version:** 1
Type: Final Readings **Status:** Agenda Ready
File created: 10/21/2025 **In control:** City Council
On agenda: 11/3/2025 **Final action:**
Title: An Ordinance of the City of Laredo, Texas, amending the Zoning Ordinance (Map) of the City of Laredo by amending Ordinance Number 2000-O-026, which authorized a conditional use permit for a Police Substation Lot 20, Block 5, Sierra Vista Police Station Plat, located at 140 Ceniso Loop in order to change the use of the property to an Animal Care Substation (Office).

ZV-077-2025
District I

Sponsors:
Code sections:
Attachments: 1. ZC-077-2025 - Final Staff Report, 2. ZC-077-2025 - Maps, 3. ZC-077-2025 - Site Plan, 4. ZC-077-2025 - Narrative, 5. Ordinance No. 2000-O-026, 6. ZC-077-2025 - Comp Plan Alignment, 7. Final Ordinance - ZC-077-2025

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

SUBJECT

An Ordinance of the City of Laredo, Texas, amending the Zoning Ordinance (Map) of the City of Laredo by amending Ordinance Number 2000-O-026, which authorized a conditional use permit for a Police Substation Lot 20, Block 5, Sierra Vista Police Station Plat, located at 140 Ceniso Loop in order to change the use of the property to an Animal Care Substation (Office).

ZV-077-2025
District I

Council District: District 1 **Zone Case:** ZC-077-2025

Letters sent to property owners: 29

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

The Planning & Zoning Commission in a 7 to 0 vote recommended approval of the conditional use permit amendment.

STAFF RECOMMENDATION - Supports
Staff supports the application.

City of Laredo

Planning & Zoning Commission

Meeting Date: 5/21/2026

Master Plan Consideration 7A

SUBJECT

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

PL-098-2026

District I - Cm. Gilbert Gonzalez

BACKGROUND

APPLICANT: Village 83 South, Ltd.

ENGINEER: Porras Nance Engineering

PROPERTY INFORMATION:

Location: Northwest of Cuatro Vientos Road and Cielito Lindo Boulevard

Size: Approximately 136.48 acres, more or less

Proposed Development: 818 lots

Current Zoning: R-1MH (Single Family Manufactured Housing), R-1A (Single Family Reduced Area), R-1B (Single Family High Density), B-1 (Limited Business), and B-3 (Community Business)

Council District: District I - Cm. Gilbert Gonzalez

STAFF RECOMMENDATION

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

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

2. All improvements as per the Subdivision Ordinance.

Traffic Safety:

1. Show access easement to phase 13. Access easements intended for primary access to a proposed lot or building shall be 50' wide with a 30' paving section. (As per Subdivision Ordinance Handbook, Section 3-2).

C. Each lot shall be provided with adequate access to an existing public street by frontage along such street or through connection of a new street or a permanent easement to an existing street (As per Subdivision Ordinance Handbook, Section 3-3, C).

2. Check sight distance (as per Subdivision Ordinance Handbook Section 3-2).

3. Block lengths shall not exceed one thousand two hundred feet (1,200) or be less than three hundred (300) feet, except as may be required by the Commission in the proper projection of existing major thoroughfares, and on existing platted blocks. (As per Subdivision Ordinance Handbook Section 3-2).
 - a. Block lengths and street lengths may be waived by the Planning and Zoning Commission provided that the waiver is requested in writing, incorporates traffic impact mitigation measures into a site plan, which is then submitted in conjunction with a preliminary plat/replat application.
 - b. No block length waiver may be granted by the Planning and Zoning Commission unless traffic impact mitigation measures comply with standards (herein adopted as minimum standards) of the Institute of Transportation Engineers (Latest Edition) and as set out in the "Transportation and Land Development Manual (Latest Edition)".
 - c. No block length waiver may be granted which modifies the City of Laredo Comprehensive Plan or the Thoroughfare Plan of the Comprehensive Plan addressing thoroughfares, highways, arterials, and collectors, or of the proper extension of any street.
 - d. A block length waiver shall not compromise safety.
4. "L-shaped" type intersection shall have an interior angle not less than 72 degrees and not greater than 120 degrees (As per Subdivision Ordinance Handbook, Chapter III).
5. Ensure that proposed curves can handle a speed of 30 mph (as per Subdivision Ordinance Handbook, Section 3-2)
6. AASHTO (Street curves should be design with as large radius curve as practical, with a minimum radius of 100 feet).
7. Ejido ROW shall be from 100 to 120 feet being that it is designated on the Thoroughfare Plan as a principal arterial (As per Viva Laredo Future Thoroughfare Plan, Subdivision Ordinance Handbook, Section 3-2: Streets and Alleys)
 - A. The arrangement, character, extent, width, grade, access to, and location of all streets shall conform to the City Comprehensive Plan and shall be considered in their relation to existing and planned streets, to topographical conditions, to public convenience and safety, and in their appropriate relation to the proposed uses of the land to be served by such streets (As per Subdivision Ordinance Handbook, Section 3-2: Streets and Alleys)
8. Submit a TIA (As per Land Development Code Section 24.62.8)
9. Streets shall be laid out so as to intersect at right angle (As per Subdivision Ordinance Handbook, Section 3-2 H).
10. There are two exiting access on Cuatro Vientos. Connect the proposed streets to these 2 access Subdivision Ordinance Handbook Section 3-2: Streets and Alleys
Streets in a subdivision shall:
 - (a) Provide for the continuation of appropriate projection of existing principal streets in surrounding areas; or
 - (b) Conform to a plan for the neighborhood to meet a particular situation where topographical or other conditions make continuance or conformance to existing streets impracticable.C. Local streets on which single family housing is the majority use shall be so laid out that their use

by through traffic will be discouraged, and that significant amounts of internal traffic will not be generated.

L. The system of streets designated for the subdivision, except in unusual cases, must connect with streets already dedicated in adjacent subdivisions; and where adjacent connections are not platted, must in general be the reasonable projection of streets in the nearest subdivided tracts, and must be continued to the boundaries of the tract subdivided, so that other sub-dividers may connect therewith. Reserve strips of land controlling access to or egress from other property from any street or alley or having the effect of restricting or damaging the adjoining property for subdivision purposes or which will not be taxable or accessible for special improvements shall not be permitted in any subdivision unless such reserve strips are conveyed to the City in fee simple.

Continue street Bradford to connect to Cuatro Vientos as previously proposed in old Master Plan

11. Street Curuba will work as a collector, increase the ROW to 60 feet. Follow functional hierarchy of roads (As per AASHTO Chapter 1)

Fire: No comments submitted.

Engineering: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

AT&T: No comments submitted.

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



**CURRENT MASTERPLAN
APPROVED BY P&Z ON 02-19-2025**



YIELD TABLE

UNIT / PHASE	PLAT INFORMATION	AREA (ACRES)	RESIDENTIAL (LOTS)	COMMERCIAL (LOTS)	OTHER (POND/PARK/ROW)	TOTAL
1	Vol. 29 Pgs. 2-3	17.61	106	0	0	106
2	Vol. 37, Pgs. 73-74	9.38	61	0	0	61
3		13.21	91	0	0	91
4		7.81	0	3	0	3
5		4.42	0	1	0	1
6		23.42	131	3	0	134
7		10.80	97	0	1	98
8		15.54	125	0	0	125
9		11.63	100	0	0	100
10		12.50	97	0	0	97
11		2.16	0	1	0	1
12		2.41	0	0	1	1
TOTAL		137.17	868	8	2	818

INTERIM REVIEW ONLY
THIS DOCUMENT IS RELEASED FOR THE
PURPOSE OF INTERIM REVIEW ONLY UNDER
THE AUTHORITY OF HOUSTON MALDONADO P.E.
#26652 ON 02-05-25. IT IS NOT TO BE
USED FOR CONSTRUCTION, BIDDING, PERMIT
OR ANY OTHER PURPOSE.

LEGEND:
 R.O.W. RIGHT OF WAY
 P.O.B. POINT OF BEGINNING
 W.C.P.R. WEBB COUNTY PLAT RECORDS
 W.C.D.R. WEBB COUNTY DEED RECORDS
 B.S. BUILDING SETBACK
 U.E. UTILITY EASEMENT
 W.L. WATER LINE
 W.M.E. WASTE WATER EASEMENT
 D.E. DRAINAGE EASEMENT
 S.O.C. SPECIAL DRAINAGE EASEMENT

VERTICAL SCALE: 1"=10'
HORIZONTAL SCALE: 1"=100'
DRAWN: D.M.
CHECKED: W.N.
APPROVED: W.N.
FIELD BOOK: —

PORRAS NANCE ENGINEERING
 304 E. CALTON LAREDO, TEXAS 78041
 (956) F-6206
 (956) F-1018800
 (956) 724-3007
 WWW.PORRASNANCE.COM

OWNER:
 SALINAS VILLAGE DEVELOPMENT CORPORATION
 P.O. BOX 1825 LAREDO, TEXAS 78044
 (956) 724-8469

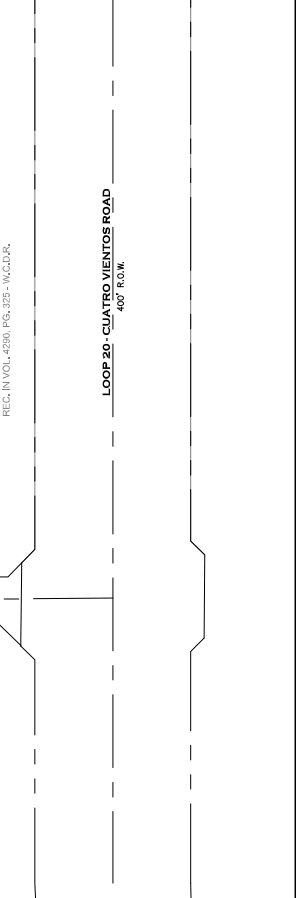
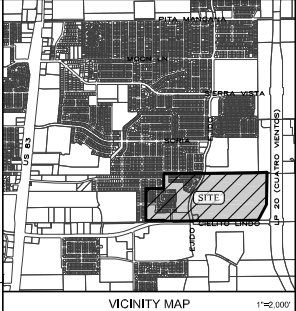
ENGINEER/SURVEYOR:
 PORRAS NANCE ENGINEERING
 304 E. CALTON RD. LAREDO, TEXAS 78041
 (956) 724-3007 PH
 (956) 724-9208 FX

PROJECT DATA:
 ACRES : 137.17
 LOTS : 818
 R.O.W. : VARIES
 B/S : VARIES

PLAT OF:
**VILLAGE SOUTH SUBDIVISION
MASTER PLAN**

SHEET:
 1 OF 1

MASTERPLAN REVISION SUBMITTED



INTERIM REVIEW ONLY
THIS DOCUMENT IS RELEASED FOR THE
PURPOSE OF INTERIM REVIEW ONLY UNDER
THE AUTHORITY OF HOUSTON MALDONADO P.E.C.
#26562 ON 04-22-26. IT IS NOT TO BE
USED FOR CONSTRUCTION, BIDDING, PERMIT
OR ANY OTHER PURPOSE.

DATE : 04-22-26	CHECKED : D.M.	APPROVED : W.N.	FIELD BOOK : 1
REVISIONS :			

VERTICAL SCALE : 1"=10'	LEGEND:
HORIZONTAL SCALE: 1"=100'	R.O.W. RIGHT OF WAY
DRAIN : D.M.	P.O.B. POINT OF BEGINNING
CHECKED : W.N.	W.C.P.R. WEBB COUNTY PLAT RECORDS
APPROVED : W.N.	W.C.A. WEBB COUNTY DEED RECORDS
FIELD BOOK : 1	B.S. BUILDING SETBACK
	L.I.E. UTILITY EASEMENT
	W.W. WATER LINE
	W.E. WASTE WATER EASEMENT
	D.E. DRAINAGE EASEMENT
	S.O.E. SPECIAL DRAINAGE EASEMENT

**PORRAS NANCE
ENGINEERING**

304 E. CALTON
LAREDO, TEXAS 78041
PHONE F-6205
TAPLS F-10188800
OFFICE (956) 724-3097
WWW.PORRASNANCE.COM

OWNER:
SALINAS VILLAGE DEVELOPMENT
CORPORATION
P.O. BOX 18225
LAREDO, TEXAS 78044
(956) 724-8469

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

PROJECT DATA:
ACRES : 136.48
LOTS : 810
R.O.W. : VARIES
B/S : VARIES

PLAT OF:
**VILLAGE SOUTH SUBDIVISION
MASTER PLAN**

SHEET:
1 OF 1

UNIT / PHASE	PLAT INFORMATION	AREA (ACRES)	RESIDENTIAL (LOTS)	COMMERCIAL (LOTS)	OTHER (POND/PARK/ROW)	TOTAL
1	Vol. 28 Pgs. 2-3	17.61	106	0	0	106
2	Vol. 37, Pgs. 73-74	9.38	61	0	0	61
3		13.21	91	0	0	91
4		7.81	0	3	0	3
5	Under Construction	3.69	0	3	0	3
6	Under Construction	23.74	131	3	0	134
7		9.53	67	0	0	67
8		10.51	85	0	0	85
9		13.70	105	0	0	105
10		11.63	100	0	0	100
11		7.00	52	0	0	52
12		2.09	0	1	0	1
13		4.17	0	0	1	1
14		2.41	0	0	1	1
TOTAL		136.48	798	16	2	810

City of Laredo

Planning & Zoning Commission

Meeting Date: 5/21/2026

Preliminary Plats and Replats 8A

SUBJECT

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

PL-099-2026

District I - Cm. Gilbert Gonzalez

BACKGROUND

APPLICANT: Village 83 South, Ltd.

ENGINEER: Porras Nance Engineering

PROPERTY INFORMATION:

Location: East of Ejido Avenue and north adjacent to Cielito Lindo Boulevard

Size: Approximately 9.5310 acres, more or less

Proposed Development: 77 lots

Current Zoning: R-1B (Single Family High Density)

Council District: District I - Cm. Gilbert Gonzalez

STAFF RECOMMENDATION

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

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

2. Identify all easements.

3. All improvements as per the Subdivision Ordinance.

Traffic Safety:

1. Block lengths shall not exceed one thousand two hundred feet (1,200) or be less than three hundred (300) feet, except as may be required by the Commission in the proper projection of existing major thoroughfares, and on existing platted blocks. (As per Subdivision Ordinance Handbook Section 3-2).

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

b. No block length waiver may be granted by the Planning and Zoning Commission unless traffic

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

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

d. A block length waiver shall not compromise safety.

2. "L-shaped" type intersection shall have an interior angle not less than 72 degrees and not greater than 120 degrees (As per Subdivision Ordinance Handbook, Chapter III).

3. Streets shall be laid out so as to intersect at right angle (As per Subdivision Ordinance Handbook, Section 3-2 H).

4. Subdivision Ordinance Handbook Section 3-2: Streets and Alleys

Streets in a subdivision shall:

(a) Provide for the continuation of appropriate projection of existing principal streets in surrounding areas; or

(b) Conform to a plan for the neighborhood to meet a particular situation where topographical or other conditions make continuance or conformance to existing streets impracticable.

C. Local streets on which single family housing is the majority use shall be so laid out that their use by through traffic will be discouraged, and that significant amounts of internal traffic will not be generated.

L. The system of streets designated for the subdivision, except in unusual cases, must connect with streets already dedicated in adjacent subdivisions; and where adjacent connections are not platted, must in general be the reasonable projection of streets in the nearest subdivided tracts, and must be continued to the boundaries of the tract subdivided, so that other sub-dividers may connect therewith. Reserve strips of land controlling access to or egress from other property from any street or alley or having the effect of restricting or damaging the adjoining property for subdivision purposes or which will not be taxable or accessible for special improvements shall not be permitted in any subdivision unless such reserve strips are conveyed to the City in fee simple.

There are 2 access on Cuatro Vientos. Align the Master Plan to the existing access to work as collectors

5. Follow functional hierarchy of roads. Curuba will work as a collector, ROW of a local collector shall be 60 feet (As per AASHTO Chapter 1)

Fire: No comments submitted.

Engineering: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

AT&T: No comments submitted.

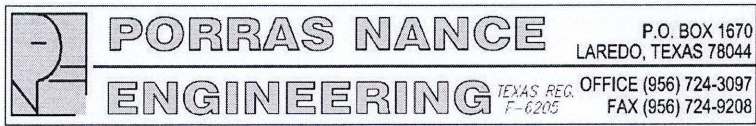
NOTICE TO THE DEVELOPER:

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





April 21st, 2026

Ms. Vanessa Guerra, AICP
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: Village South Subdivision, Phase 7

Ms. Guerra & Ms. Sada Paz,

Please be advised that we are requesting to install utilities within a front yard utility easement on the above referenced project. We are providing this letter as our written notice of such per City of Laredo Subdivision Ordinance requirements.

Please call me if you should have any questions or need additional information.

Sincerely,

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.-ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- 5.-BASIS OF BEARINGS & DISTANCES: GPS NAD 83 (2011 ADJ.) TEXAS STATE PLANE, 4205 SOUTH ZONE GRID COORDINATES.
- 6.-P.O.B. COORDINATES REFERENCED TO NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE ARE PROVIDED FOR GENERAL LOCATIVE PURPOSES.
- 7.-LOTS 1-15, BLOCK 10; SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH CIELITO LINDO BLVD.
- 8.-THIS PLAT IS SUBJECT TO A RUNOFF ACCEPTANCE LETTER FOR DRAINAGE RUNOFF DISCHARGE AS RECORDED IN VOLUME _____, PAGES _____, 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.

City of Laredo

Planning & Zoning Commission

Meeting Date: 5/21/2026

Preliminary Plats and Replats 8B

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

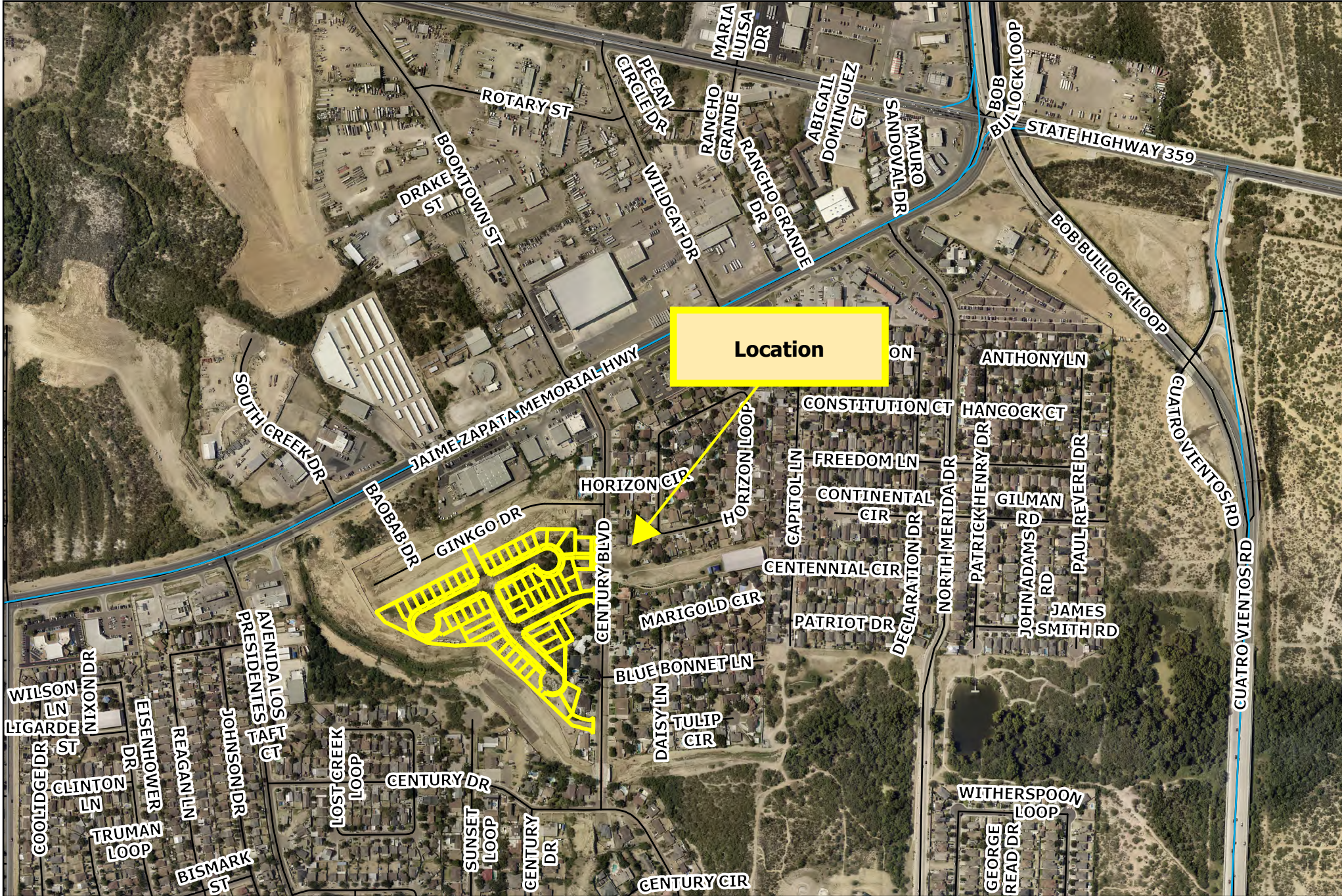
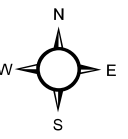
COPIES: SEC File No. 8303.01

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

DATE: March 12, 2026

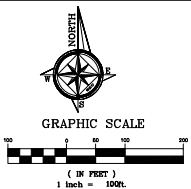
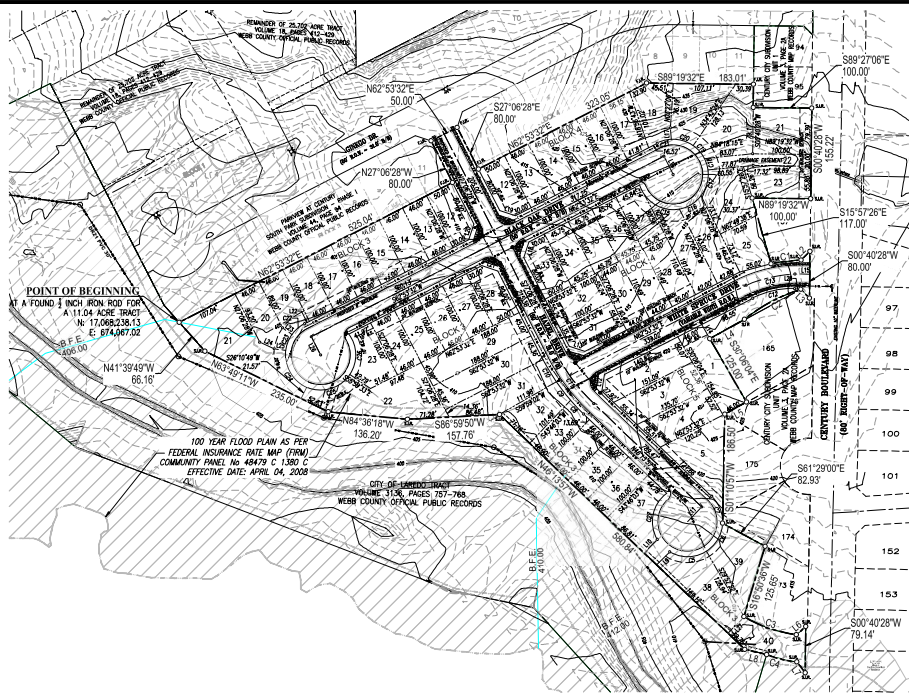
As required by the City of Laredo ordinance Section 3.4-B-2 please allow this to serve as notice that the developer has requested that front lot utility construction be permitted for this Phase of the development.

AERIAL LOCATION MAP



GENERAL NOTES:

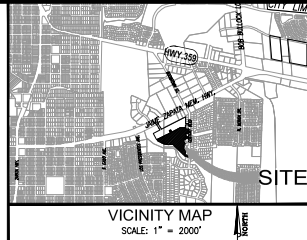
- N1. Sidewalks, driveways and trees will be installed at the issuance of the building permits in accordance with the Laredo Land Development Code.
- N2. The setback lines indicated on the plat shall be for reference only. The official setback line shall be determined based on the current zoning district 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
 P.C.S. = 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	S74°47'28"W
L2	21.27	N45°47'28"E
L3	21.27	N45°47'28"E
L4	6.987	S49°47'22"W
L5	42.47	S49°21'57"W
L6	21.27	N45°47'28"E
L7	21.27	N45°47'28"E
L8	38.67	N32°21'47"W
L9	31.58	S49°21'21"W
L10	32.29	S49°21'21"W
L11	35.00	N47°46'52"E
L12	28.99	N47°46'52"E
L13	28.28	S72°06'28"E
L14	28.10	S39°06'54"E
L15	25.20	N49°07'54"E
L16	35.00	S77°06'28"E
L17	20.07	S77°16'31"W
L18	28.28	S77°16'31"W
L19	28.28	S72°06'28"E
L20	28.28	S77°16'31"W
L21	28.28	N72°06'28"E
L22	8.15	S45°43'32"W
L23	20.07	S54°33'09"E
L24	21.20	S45°43'32"W
L25	20.07	S45°43'32"W
L26	35.00	N27°06'28"E
L27	38.67	S45°46'52"E
L28	16.54	S45°46'52"E

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	52.26	338.50	8°48'37"	N47°46'52"E	52.26
C2	108.87	301.25	20°54'28"	S45°46'52"E	109.32
C3	85.47	226.84	24°59'54"	S77°06'15"	84.25
C4	45.37	173.22	27°12'58"	N47°46'52"E	53.37
C5	48.00	452.60	N45°47'28"	N45°47'28"	47.39
C6	57.68	40.00	55°52'34"	N39°07'01"W	55.48
C7	51.00	40.00	48°14'54"	N37°07'01"W	48.48
C8	44.11	350.00	7°11'47"	S39°47'06"E	44.08
C9	108.48	325.00	19°07'30"	N38°46'52"E	107.88
C10	74.21	148.78	28°23'34"	S77°06'53"W	73.63
C11	86.57	170.00	28°29'40"	S77°06'53"W	85.48
C12	118.57	40.00	16°29'28"	S39°56'20"E	118.44
C13	61.26	40.00	64°13'59"	S48°16'51"E	63.80
C14	43.86	40.00	41°38'38"	N48°30'21"E	43.00
C15	47.77	40.00	45°26'48"	N49°07'01"E	45.87
C16	26.57	40.00	19°57'52"	N47°12'55"W	26.41
C17	26.60	40.00	20°18'12"	N47°16'31"W	26.37
C18	28.28	37.00	51°17'04"	N47°16'31"W	30.25
C19	24.38	40.00	23°04'44"	S19°46'37"W	24.71
C20	28.28	40.00	27°29'44"	S49°10'12"W	28.47
C21	29.23	40.00	27°54'44"	S17°20'31"W	28.84
C22	76.58	40.00	75°07'27"	S39°30'53"E	71.48
C23	84.20	40.00	82°24'16"	N47°12'55"W	77.48
C24	74.05	40.00	70°42'33"	N47°30'50"W	68.44
C25	87.71	40.00	83°48'42"	S17°20'51"W	80.11

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 MAP 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" W, A DISTANCE OF 80.00 FEET TO A SET 1/2 INCH IRON ROD, A DEFLECTION LEFT;

THENCE, N 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 183.04 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°27'06" 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 89°19'32" W, A DISTANCE OF 100.00 FEET TO A SET 1/2 INCH IRON ROD, A DEFLECTION LEFT;

THENCE, S 19°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 08°48'37", 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, 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 17°13'56", A CHORD AND CHORD BEARING OF 64.75 FEET AND S 71°06'19" E A DISTANCE OF 64.75 FEET TO A SET 1/2 INCH IRON ROD, A DEFLECTION LEFT;

THENCE, N 47°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 42.44 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 157.76 FEET, A DELTA OF 17°13'56", A CHORD AND CHORD BEARING OF 53.30 FEET AND S 71°06'19" E A DISTANCE OF 53.30 FEET TO A SET 1/2 INCH IRON ROD, A NON-TANGENT POINT OF CURVATURE TO THE RIGHT;

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°15'32" 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

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 purposes and considerations therein stated. WITNESS MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

Notary Public _____ DATE _____

PRELIMINARY NOT FOR RECORDATION

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.

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

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 _____

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.

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

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 _____

PLAT APPROVAL - CITY ENGINEER

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 _____

ENGINEER/SURVEYOR:

SHERFEE ENGINEERING CO.
 104 DEL COURT - SUITE 400
 LAREDO, TEXAS 78041
 (354) 791-3511
 T.B.P.L.S. 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
 FILED: WEBB COUNTY CLERK'S OFFICE
 COUNTY SOUTH PARK SUBD. PH II & D
 PROJECT: 6503.01



104 Del Court
 Suite 400
 Laredo, Texas 78041
 (354) 791-3511

City of Laredo

Planning & Zoning Commission

Meeting Date: 5/21/2026

Preliminary Plats and Replats 8C

SUBJECT

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

PL-112-2026

District VII - Cm. Vanessa Perez

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Hector Carmona

ENGINEER: Howland Engineering & Surveying Co.

PROPERTY INFORMATION:

Location: East of Rio Grande, West of Mines Road, North of Lago del Rio

Size: Approximately 12.3444 acres, more or less

Proposed Development: Replat of Lots 6-8 into one (1) lot (6A)

Current Zoning: B-4 (Highway Commercial District)

Council District: District VII - Cm. Vanessa Perez

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. A zone change will be required for the proposed use. Please note that preliminary plat approval does not constitute a staff position on zone change requests. Staff's official position will be provided only upon formal submittal of a zone change application. All zone change requests are subject to City Council discretion and are not guaranteed.
2. Provide the Base Flood Elevations (BFE's) and identify the floodway and Zone X boundary as shown on the original recorded plat.
3. Coordinate with the Environmental Department to determine the vegetative buffer zone along the Rio Grande in accordance with Section 24-57.4 (c) of the Land Development Code, which requires the buffer zone boundary to be the 100-year floodplain or 200 feet from the Ordinary High-Water

Mark (OHWM), whichever is less.

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

Traffic Safety: No comments submitted.

Fire: No comments submitted.

Engineering: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

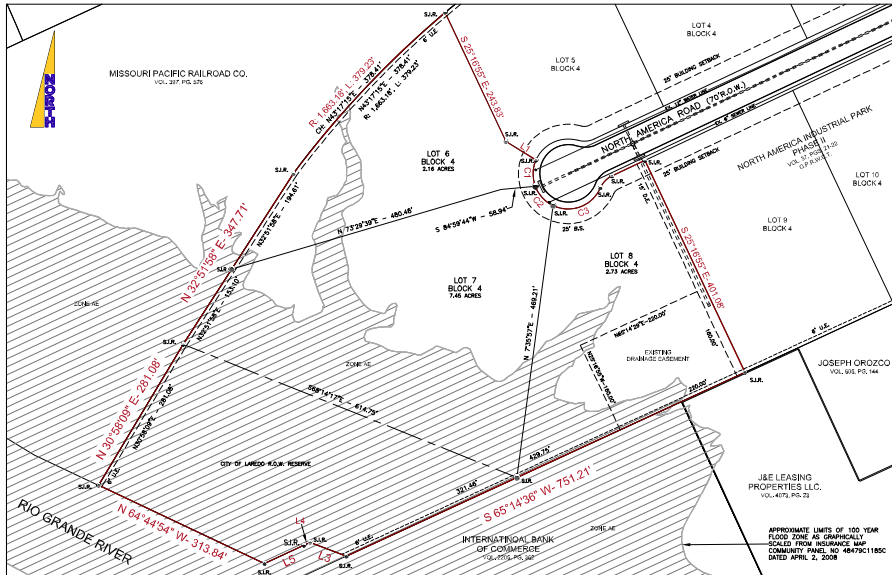
1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
 2. All comments set forth are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.
-

AERIAL LOCATION MAP

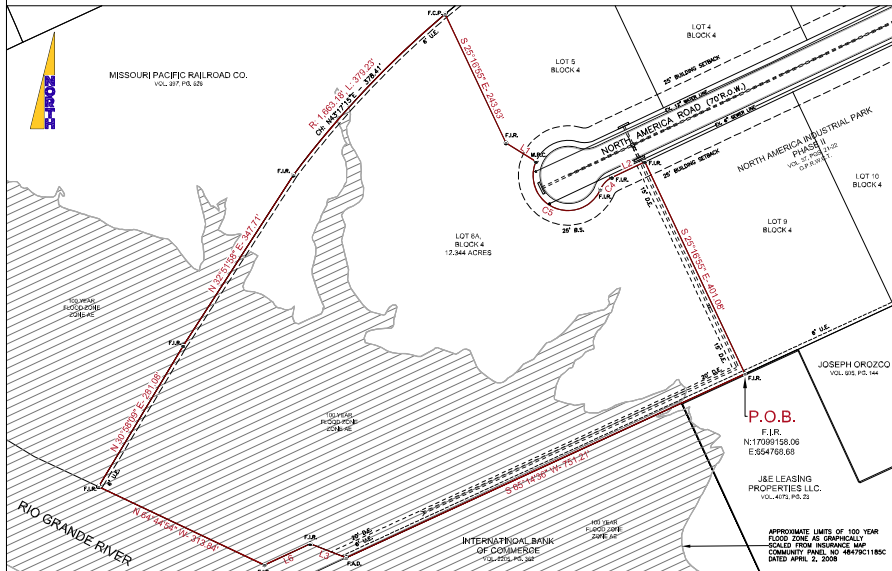


NOTES:

- 1.) BASIS OF BEARINGS: BASED ON NORTH AMERICA INDUSTRIAL PARK, PHASE II, AS RECORDED IN VOLUME 37, PAGES 21-22, MAP RECORDS OF WEBB COUNTY, TEXAS, STATE PLANE COORDINATES, TEXAS SOUTH ZONE 4205, NAD-83 (TX83-SF).
- 2.) THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
- 3.) THE PURPOSE OF THIS REPLAT IS TO RECONFIGURE LOT 6-8, BLOCK 4 INTO LOT 6A, BLOCK 4, NORTH AMERICA INDUSTRIAL PARK, PHASE II.
- 4.) THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
- 5.) ACCESS MUST BE PROVIDED FOR ALL UTILITY EASEMENTS IN ORDER TO MAINTAIN AND MONITOR THE INFRASTRUCTURE.



AS-PLATTED
NORTH AMERICA INDUSTRIAL PARK, PHASE II
AS RECORDED IN VOLUME 37, PAGE 21-22,
M.A.M.C.T.



RE-PLAT INTO
LOT 6A, BLOCK 4
NORTH AMERICA INDUSTRIAL PARK, PHASE II

LEGAL DESCRIPTION
12.344 ACRE TRACT

A TRACT OF LAND CONTAINING 12.344 ACRES (537,730.08 S.F.), more or less, out of a 55.30 acre tract of land, situated in Parcelion 23, Leonardo Sanchez Original Grantee, Abstract 283, City of Laredo, Webb County, Texas. Owned by STL Developers, LLC, recorded in Volume 37, Pages 21-22, Map Records of Webb County, Texas. This 12.344 acre tract being more particularly described as follows:

BEGINNING at a found 1/2-inch iron rod being the southwest corner of Lot 9, Block 4 of North America Industrial Park, Phase II as recorded in Volume 37, Pages 21-22.

THENCE, S 65°14'36"W, a distance of 751.21 FEET to a found aluminum disk hereof;

THENCE, N 68°58'54"W, a distance of 66.19 FEET to a found 1/2-inch iron rod hereof;

THENCE, S 65°10'27"W, a distance of 85.97 FEET to a found 1/2-inch iron rod hereof;

THENCE, N 64°44'54"W, a distance of 313.84 FEET to a found 1/2-inch iron rod hereof;

THENCE, N 30°58'09"E, a distance of 281.08 FEET to a found 1/2-inch iron rod hereof;

THENCE, N 32°51'58"E, a distance of 347.71 FEET to a found 1/2-inch iron rod being on a curve having a radius of 1,663.18 FEET and a chord of N43°17'15"E-378.41 FEET;

THENCE, an arc length of 379.23 FEET to a fence corner post, also being the northwest corner of Lot 5, Block 4 of said North America Industrial Park, Phase II;

THENCE, S 25°16'55" E, along the west boundary line of said Lot 5, a distance of 243.83 FEET to a found 1/2-inch iron rod hereof;

THENCE, S 58°09'46" E, continuing along the west boundary line of said Lot 5, a distance of 60.33 FEET along the North America Road for a point on a curve having a radius of 60.00 feet, and a chord of S66°39'43"E-120.00 FEET;

THENCE, along said North America Road an arc length of 188.50 FEET to a found 1/2-inch iron rod for a point on a curve having a radius of 40.00 FEET, and a chord of N44°00'48"E-28.28 FEET;

THENCE, an arc length of 28.90 FEET to a found 1/2-inch iron rod hereof;

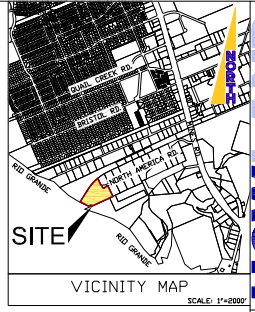
THENCE, N 64°43'05" E, continuing along said North America Road, a distance of 62.51 FEET to a found 1/2-inch iron rod, for a deflection point and the northwest corner of Lot 9, Block 4, of said North America Industrial Park hereof;

THENCE, S 25°16'55" E, along the west boundary line of said Lot 9, a distance of 401.08 FEET to a found 1/2-inch iron rod, for the southeast corner of this herein tract, and to the POINT OF BEGINNING of this 12.344 acre tract, more or less.

Line Table		
Line #	Length	Direction
L1	60.33	S58° 09' 46"E
L2	62.51	N64° 43' 05"E
L3	66.19	N68° 58' 54"W
L4	11.73	S65° 10' 27"W
L5	74.24	S65° 10' 27"W
L6	85.97	S65° 10' 27"W

Curve Table			
Curve #	Length	Radius	Chord Bearing
C1	46.11	60.00	S01° 21' 15"W-44.98
C2	46.13	60.00	S42° 41' 00"E-45.00
C3	96.33	60.00	N69° 17' 59"E-86.31
C4	28.90	40.00	N44° 00' 48"E-28.28
C5	188.50	60.00	S66° 39' 43"E-120.00

LEGEND	
P.O.B.	POINT OF BEGINNING
F.I.R.	FOUND 1/2-INCH IRON ROD
S.I.R.	SET 1/2-INCH IRON ROD
F.A.B.	FOUND ALUMINUM DISK
F.C.P.	FENCE CORNER POST
M.P.C.	METAL POST CORNER



- NOTES:**
- 1.) BASIS OF BEARINGS BASED ON NORTH AMERICA INDUSTRIAL PARK, PHASE II, AS RECORDED IN VOLUME 37, PAGES 21-22, MAP RECORDS OF WEBB COUNTY, TEXAS, STATE PLANE COORDINATES, TEXAS SOUTH ZONE 4205, NAD-83 (TX83-TX97).
 - 2.) THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24-77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
 - 3.) THE PURPOSE OF THIS REPLAT IS TO RECONFIGURE LOT 6-A, BLOCK 4 INTO LOT 6A, BLOCK 4, NORTH AMERICA INDUSTRIAL PARK, PHASE II.
 - 4.) THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
 - 5.) ACCESS SHALL BE PROVIDED FOR ALL UTILITY EASEMENTS IN ORDER TO MAINTAIN AND MONITOR THE INFRASTRUCTURE.

HOWLAND
ENGINEERING AND SURVEYING CO.
THEME Pm Registration No. P-42671, TPE-0.5 Pm Registration No. 10048490
7819 N. Barkley Avenue P.O. Box 481798 (78048) Laredo, TX, 78041
www.howlandcompanies.com

PROPERTY OWNER:
123 NORTH AMERICAN RD.
LLC.
ADDRESS:
8402 EL CAYO RD.
LAREDO, TX, 78045

GRAPHIC SCALE
0 50 100 200
IN FEET
1 inch = 200 FT.
(1:14177) 1 inch = 100 FT.
(24436) 1 inch = 100 FT.

CERTIFICATE OF OWNER

STATE OF TEXAS:
COUNTY OF WEBB:

I, HECTOR CARMONA, JR., 123 NORTH AMERICAN RD, LLC, THE OWNER OF THE LAND SHOWN ON THIS RE-PLAT, AND DESIGNATED HEREIN NORTH AMERICA INDUSTRIAL PARK, PHASE II, LOT 6A, BLOCK 4, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY BEGOTE TO USE OF THE PUBLIC FOREVER ALL STREETS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

DATE _____

STATE OF TEXAS:
COUNTY OF WEBB:

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

NOTARY PUBLIC IN AND FOR THE WEBB COUNTY, TEXAS

MY COMMISSION EXPIRES: _____

CERTIFICATE OF ENGINEER

STATE OF TEXAS:
COUNTY OF WEBB:

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

DATE _____

STATE OF TEXAS:
COUNTY OF WEBB:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS RE-PLAT IS TRUE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN THEREIN WHERE FOUND OR WILL BE PROPERLY PLACED UNDER MY SUPERVISION.

DATE _____



AMENDING PLAT-APPROVAL CITY ENGINEER

ON THE ____ DAY OF _____ 2025, THIS REPLAT WAS ADMINISTRATIVELY APPROVED BY THE CITY ENGINEER OF THE CITY OF LAREDO, COUNTY OF WEBB, AS PER SECTION 2-3.4 OF THE CITY OF LAREDO SUBDIVISION ORDINANCE HANDBOOK, SAID AUTHORITY GRANTED BY SECTION 210.0065 OF THE TEXAS LOCAL GOVERNMENT CODE.

ELIUD DE LUIS SANTIAGO, P.E.
CITY ENGINEER

AMENDING PLAT APPROVAL

ON THE ____ DAY OF _____ 2025, THIS REPLAT WAS ADMINISTRATIVELY APPROVED BY THE DIRECTOR OF PLANNING & ZONING OF THE CITY OF LAREDO, COUNTY OF WEBB, AS PER SECTION 2-3.4 OF THE CITY OF LAREDO SUBDIVISION ORDINANCE HANDBOOK, SAID AUTHORITY GRANTED BY SECTION 210.0065 OF THE TEXAS LOCAL GOVERNMENT CODE.

VANESSA GUERRA, AICP
PLANNING DIRECTOR

CERTIFICATION OF COUNTY CLERK

FILED OF RECORDED AT ____ O'CLOCK ____ M. ON THE ____ DAY OF _____ 2025.

DEPUTY: _____ COUNTY CLERK, TEXAS

STATE OF TEXAS:
COUNTY OF WEBB:

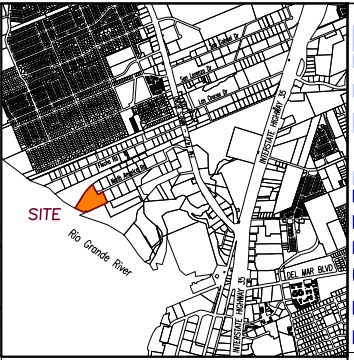
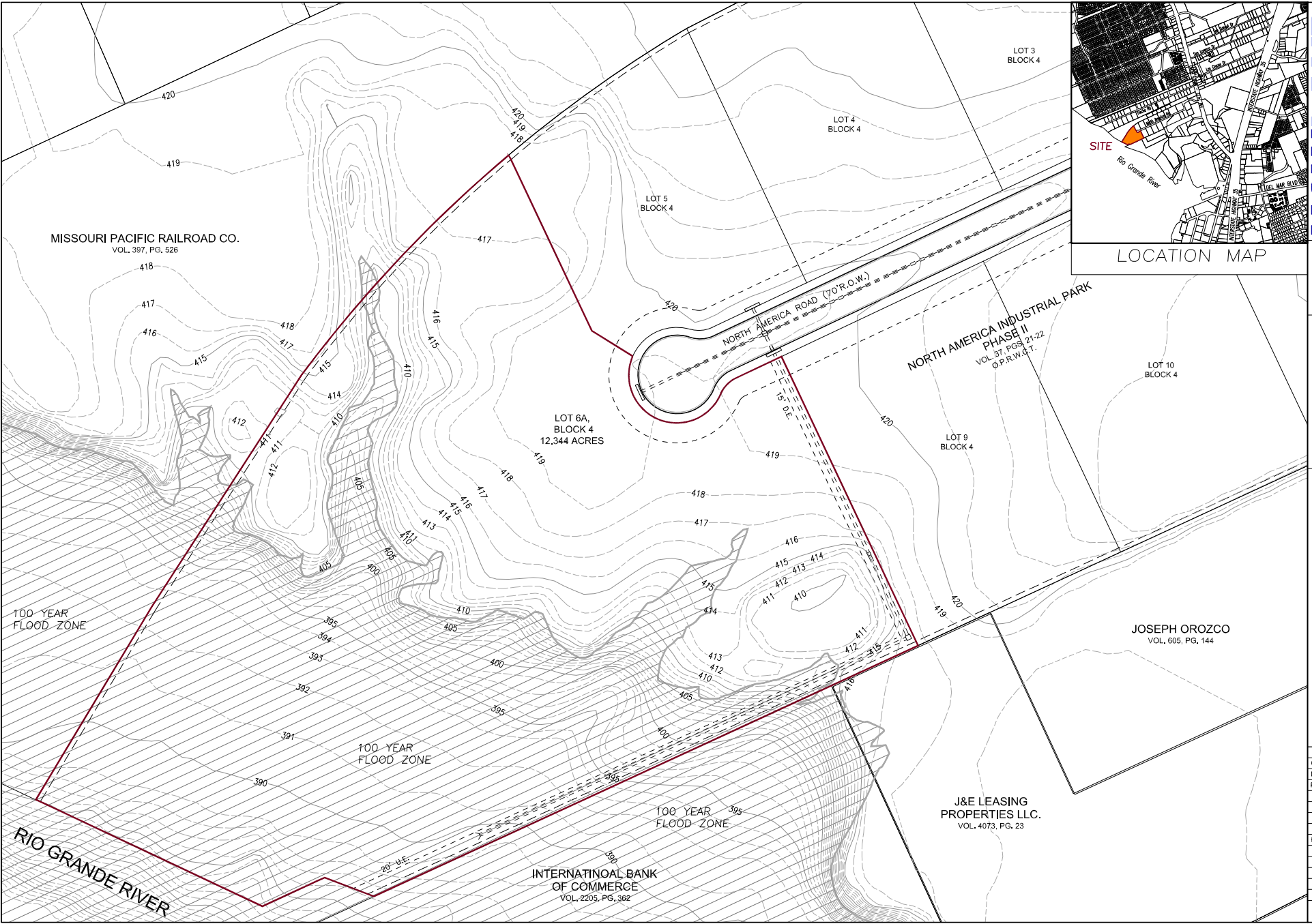
I, MARGIE R. IBARRA, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____ DAY OF _____ 2025, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____ 2025.

AT ____ O'CLOCK ____ M. IN VOLUME _____ PAGE(S) _____ OF THE MAP RECORDS OF SAID COUNTY.

DEPUTY: _____ COUNTY CLERK, WEBB COUNTY, TEXAS

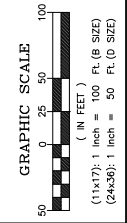
RE-PLAT OF
LOT 6-A, BLOCK 4, NORTH AMERICA INDUSTRIAL PARK, PHASE II
AS RECORDED IN VOLUME 37, PAGES 21-22, M.A.M.C.T.
INTO
LOT 6A, BLOCK 4
NORTH AMERICA INDUSTRIAL PARK, PHASE II

DRAWN BY: F.S.
CHECKED BY: A.G.
DRAWN DATE: 05.01.26
PLOTTED DATE: 05.01.26
JOB No. E-309-26
FILE NAME: SML
STATUS:
AS-BUILT: N/A
REVISED DATE:
SCALE: (24"X36") SHEET
HOR: 1"=100' VER: N/A
SCALE: (11"X17") SHEET
HOR: 1"=200' VER: N/A
SHEET TOTAL:
1 OF 1



LOCATION MAP

HOWLAND
 ENGINEERING AND SURVEYING CO.
 TBPES Firm Registration No. F-4097 / TBPES Firm Registration No. 10044-00
 7615 N. Bartlett Avenue / P.O. Box 45126 (78045) Laredo, TX, 78041
 P. 956.722.4411 / F. 956.722.5414
 www.howlandcompanies.com



**NORTH AMERICA INDUSTRIAL PARK
 PHASE 2, LOT 6A, BLOCK 4
 GENERAL PLAN**

DRAWN BY:	F.S.
CHECKED BY:	B.F.S./A.G.
DRAWN DATE:	05.04.26
PLOTTED DATE:	
JOB No.:	E-359-26
FILE NAME:	
STATUS:	
AS-BUILT:	
REVISED DATE:	
SCALE:	(24"x36") SHEET
HOR:	1"=100' VER.
SCALE:	(11"x17") SHEET
HOR:	1"=200' VER.
SHEET TOTAL:	1 OF 1

City of Laredo

Planning & Zoning Commission

Meeting Date: 5/21/2026

Final Plats and replats 9A

SUBJECT

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

PL-115-2026

District V - Cm. Ruben Gutierrez Jr.

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: D&J Alexander Investments, LLC

ENGINEER: Top Site Civil Group

PROPERTY INFORMATION:

Location: Northeast corner of Bartlett Ave. and Ray Bradbury Dr.

Size: Approximately 1.04 acres, more or less

Proposed Development: 1 lot

Current Zoning: B-3 (Community Business District)

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

COMMITTEE RECOMMENDATION

N/A

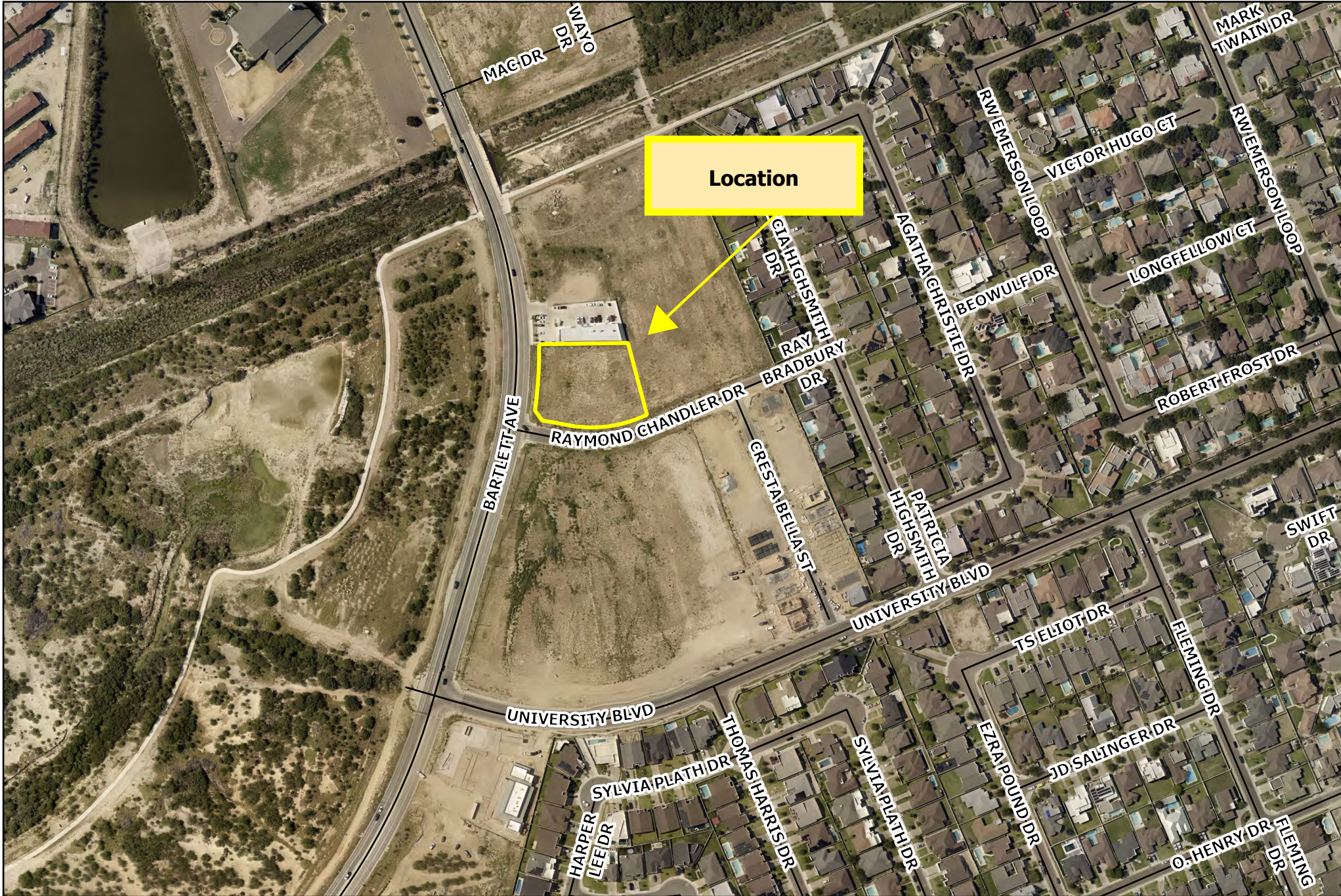
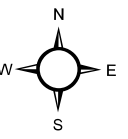
STAFF RECOMMENDATION

APPROVAL

NOTICE TO THE DEVELOPER:

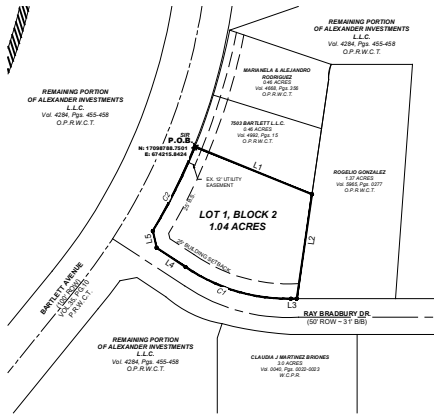
N/A

AERIAL LOCATION MAP



PLAT NOTES & RESTRICTIONS

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



Line Table		
Line #	Length	Direction
L1	211.990	N89° 11' 44.00"E
L2	177.030	S14° 41' 17.00"E
L3	9.620	S67° 00' 58.00"W
L4	58.330	N79° 28' 15.00"W
L5	28.820	N35° 31' 45.00"W

Curve Table					
Curve #	Arc Length	Radius	Delta	Bearing	Length
C1	187.660	303.786	35.3937	S83° 47' 21.00"W	184.690
C2	158.307	1050.000	8.6384	N3° 30' 52.68"E	158.157

**LEGAL DESCRIPTION:
1.04 ACRE TRACT OF LAND**

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

BEGINNING AT A SET 1/2" IRON ROD ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF SAID BARTLETT AVENUE AND SOUTHWESTERN CORNER OF LOT 2, BLOCK 3 OF D & J ALEXANDER PHASE 15, CROSSING PLAZA, RECORDED IN VOL. 37, PG. 26, PUBLIC RECORDS WEBB COUNTY TEXAS, BEING THE NORTHWESTERN CORNER OF SAID 1.04 ACRE TRACT OF LAND, HEREOF;

THENCE N 85° 11' 44" E, A DISTANCE OF 211.99 FEET TO A POINT ALONG THE WESTERLY BOUNDARY LINE OF LOT 5, BLOCK 2, D & J ALEXANDER SUBDIVISION PHASE 15, ALEXANDER CROSSING PLAZA, RECORDED IN VOL. 40, PAGE 22-23, PUBLIC RECORDS WEBB COUNTY TEXAS, BEING THE NORTH-EASTERN CORNER, HEREOF;

THENCE S 14° 41' 17" E, A DISTANCE OF 177.03 FEET TO A POINT OF DEFLECTION, ALONG THE WESTERN BOUNDARY LINE OF SAID LOT 5, BLOCK 2, D & J ALEXANDER PHASE 15 CROSSING PLAZA, BEING THE NORTH EASTERN CORNER, HEREOF;

THENCE S 67° 00' 58" W, A DISTANCE OF 9.62 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RAY BRADBURY DR., A POINT OF CURVATURE, HEREOF;

THENCE ALONG A TANGENT CURVE TO THE LEFT, CONTINUING WITH THE NORTHERLY RIGHT-OF-WAY OF SAID RAY BRADBURY DR., A RADIUS OF 320.0', A CHORD WITH 184.69', A BEARING OF S 83° 47' 21" W, FOR A DISTANCE OF 184.69', AN ARC LENGTH OF 187.66' TO A POINT OF TANGENCY, HEREOF;

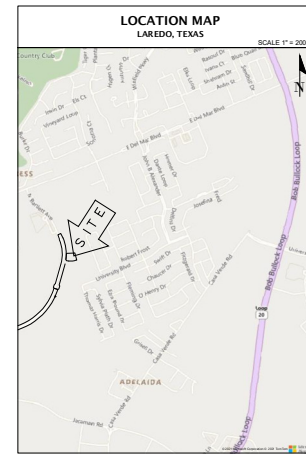
THENCE N 79° 28' 15" W, A DISTANCE OF 58.33 FEET ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RAY BRADBURY DR., BEING THE SOUTH WESTERN POINT, HEREOF;

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

THENCE ALONG THE NON-TANGIBLE CURVE TO THE LEFT, ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID BARTLETT AVE. (100' WIDE), HAVING A RADIUS OF 3050.0', THE CHORD LENGTH 158.16', WITH A BEARING S 87° 47' 21" W, A ARC LENGTH 158.16', TO A SET IRON ROD, BEING ON THE SOUTHEAST BOUNDARY LINE OF D & J ALEXANDER SUBDIVISION, LOT 2, BLOCK 2, BEING THE POINT OF BEGINNING AND CONTAINING 1.04 ACRES, MORE OR LESS.

NOTES:

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



PLAT NOTES & RESTRICTIONS

1. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. THIS SUBJECT PROPERTY IS LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP NO. 48475C, PANEL NO. 1205C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
4. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
5. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
6. P.O.B.: FOUND IRON ROD BEING THE NORTHEAST CORNER OF D & J ALEXANDER SUBDIVISION, PHASE XV (N: 17098788.7501, E: 674215.8424)
7. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL INGS CONTROL.
8. ACCESS TO BARTLETT AVE. AND RAY BRADBURY DR.

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

STATE OF TEXAS §
WEBB COUNTY §

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

D & J ALEXANDER INVESTMENTS, LLC _____ DATE _____

STATE OF TEXAS §
WEBB COUNTY §

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

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

PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, LOT 1, BLOCK 2, PREPARED BY RICARDO VILLARREAL REGISTERED PROFESSIONAL ENGINEER NO. 101308, AND DATED THE DAY OF _____, 20__ 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 _____

CERTIFICATE OF ENGINEER

STATE OF TEXAS:
COUNTY OF WEBB:

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

RICARDO VILLARREAL, P.E. No. 101308-TEXAS _____ DATE _____



CERTIFICATE OF SURVEYOR

STATE OF TEXAS:
COUNTY OF WEBB:

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

RICARDO VILLARREAL, R.P.L.S. No. 6242
TBLPS FIRM REG. NO. 10194686 _____ DATE _____



PLANNING COMMISSION APPROVAL

THIS PLAT OF PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, LOT 1, BLOCK 2, CITY OF LAREDO, TEXAS HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON _____ DAY OF _____, 2026.

DANELLA SADA PAZ,
PLANNING AND ZONING COMMISSION CHAIR _____ DATE _____

ATTESTMENT OF PLANNING COMMISSION APPROVAL

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

VANESSA GUERRA, ACP
DIRECTOR OF PLANNING DEPARTMENT
CITY OF LAREDO, TEXAS _____ DATE _____

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS:
COUNTY OF WEBB:

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

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

ENGINEER:
RICARDO M. VILLARREAL, P.E.
TOP-SITE CIVIL GROUP, LLC
6282 M'PHERSON RD., STE. 206
LAREDO, TEXAS 78041
(956) 726-8557

SURVEYOR:
RICARDO M. VILLARREAL, R.P.L.S.
TOP-SITE CIVIL GROUP, LLC
6282 M'PHERSON RD., STE. 206
LAREDO, TEXAS 78041
(956) 726-8557

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

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

PROJECT #	202107
FILED BY	WEBB
DRAWN BY	R.V.
APPROVED	M.E.L.
DATE	12/13/2021
FILE NAME	
SCALE	1"=50'



PRELIMINARY

1.0

City of Laredo

Planning & Zoning Commission

Meeting Date: 5/21/2026

Final Plats and replats 9B

SUBJECT

Final consideration of the plat of Adriani Plaza Subdivision. The intent is residential.

PL-111-2026

District III - Cm. Melissa Cigarroa

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Adriani Plaza Subdivision

ENGINEER: Premier Engineering

PROPERTY INFORMATION:

Location: South adjacent of Saunders St. and East of N. Ejido Ave.

Size: Approximately 11.68 acres, more or less

Proposed Development: 4 lots

Current Zoning: B-3 (Community Business District)

Council District: District III - Cm. Melissa Cigarroa

COMMITTEE RECOMMENDATION

N/A

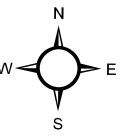
STAFF RECOMMENDATION

APPROVAL

NOTICE TO THE DEVELOPER:

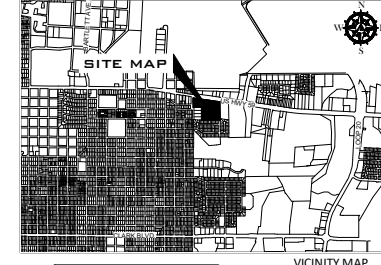
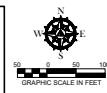
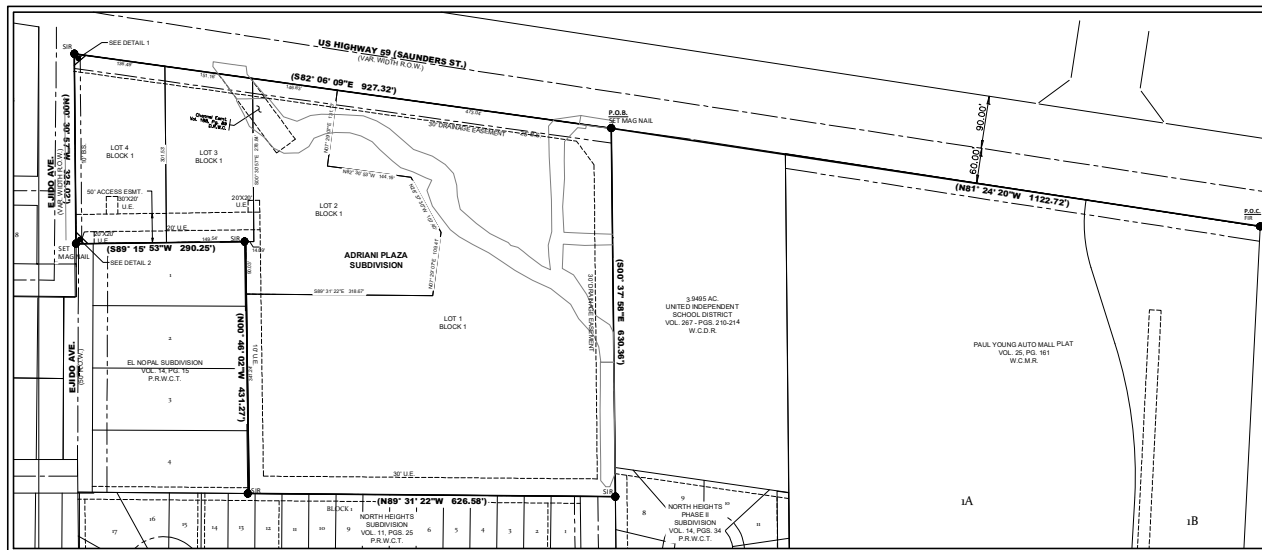
N/A

AERIAL LOCATION MAP



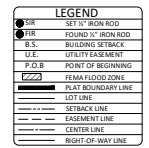
PLAT NOTES:

1. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY CONVENIENCE OR RESTRICTIONS.
 2. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IN ACCORDANCE TO THE LAREDO LAND DEVELOPMENT CODE.
 3. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
 4. THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE CITY OF LAREDO LAND DEVELOPMENT CODE.
 5. DATUM BASED ON TEXAS STATE PLANES COORDINATE SYSTEM NAD83 TEXAS STATE PLANES, SOUTH ZONE, US FOOT. ELEVATIONS MEAN SEA LEVEL (MSL), DERIVED FROM GPS KINEMATIC OBSERVATIONS.
 6. PROPERTY DOES NOT APPEAR TO BE LOCATED IN A FLOOD ZONE AS PER FEMA MAP NO. 48479C1215C. EFFECTIVE DATE: APRIL 2, 2008.
 8. POINT OF BEGINNING HAS THE FOLLOWING COORDINATES:
N:17082277.72
E:674184.44
 9. STORM WATER ON-SITE OR OFF-SITE DETENTION IMPROVEMENTS SHALL BE REVIEWED BY THE CITY OF LAREDO ENGINEERING DEPARTMENT AS PART OF THE BUILDING PERMIT APPROVAL, AND STORM WATER SHALL BE THE RESPONSIBILITY OF THE LAND OWNER TO COMPLY WITH THE STORM WATER MANAGEMENT ORDINANCE AND SHALL BE MAINTAINED BY THE OWNER IN ACCORDANCE WITH SECTION 24.59.7 OF THE LAND DEVELOPMENT CODE BOOK. BASED ON EXISTING SITE CONDITIONS AND ANTICIPATED LAND USE THE REQUIRED ON-SITE DETENTION VOLUME IS 368, 630 (CUFT) AT A MAXIMUM DISCHARGE RATE OF 217.9 (CFS). THE REQUIRED DETENTION VOLUME AND RELEASE RATE MAY BE RE-ANALYZED, ADJUSTED AND RE-SUBMITTED TO THE CITY OF LAREDO ENGINEERING DEPARTMENT FOR APPROVAL IN CASE OF A CHANGE IN SITE CONDITIONS, PROPOSED LAND USE, OR OTHER .STORM SEWER IMPROVEMENTS.
 10. EROSION, SEDIMENT, AND STORMWATER CONTROLS ARE REQUIRED FOR ALL LOT CONSTRUCTION, INCLUDING SINGLE-FAMILY, DUPLEX, MULTIFAMILY, INDUSTRIAL, AND COMMERCIAL PROJECTS, DURING THE BUILDING PERMIT PROCESS. THE LOT OWNER OR BUILDER IS RESPONSIBLE FOR INSTALLING AND MAINTAINING BEST MANAGEMENT PRACTICES (BMPS), SILT FENCE, TREE PROTECTION, AND TEMPORARY EROSION CONTROLS AS PART OF THE BUILDING PERMIT PROCESS, PRIOR TO STARTING ANY SITE WORK. WHERE REQUIRED BY LAW, A STORM WATER POLLUTION PREVENTION PLAN (SW3P) MUST ALSO BE PREPARED AND IMPLEMENTED FOR THE BUILDING PERMIT ACTIVITIES. ALL CONTROLS MUST REMAIN IN PLACE UNTIL THE SITE IS STABILIZED AND PERMANENT VEGETATION IS ESTABLISHED.
-



Line Table		
Line #	Length	Direction
L1	20.00	N00° 30' 57\"/>
L2	28.23	S45° 37' 32\"/>
L3	20.00	S89° 15' 53\"/>
L4	20.00	S82° 06' 09\"/>
L5	26.13	S48° 41' 27\"/>
L6	20.00	N00° 30' 57\"/>

Lot Table			
Lot #	Block #	Area (Sq. Ft.)	Area (Ac.)
1	1	331578.57	7.61
2	1	85422.93	1.96
3	1	43393.76	1.00
4	1	48094.43	1.10



PLAT OF:

ADRIAN PLAZA SUBDIVISION
CITY OF LAREDO, WEBB COUNTY, TEXAS

CERTIFICATE OF OWNER

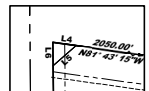
I, SALVADOR NIÑO, MANAGER/MEMBER FOR NINOS GROUP INVESTMENTS LLC, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS ADRIAN PLAZA SUBDIVISION IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, DOES HEREBY DECLARE FOR THE USE OF THE PUBLIC FOR ALL STREETS, DRAINS, EASEMENTS AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BY: SALVADOR NIÑO, MANAGER/MEMBER FOR NINOS GROUP INVESTMENTS LLC

PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS ADRIAN PLAZA SUBDIVISION, PREPARED BY ARMANDO GUERRA LICENSED PROFESSIONAL ENGINEER NO. 104992, AND DATED THE _____ DAY OF _____, 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



DETAIL 1
SCALE: 1" = 50'

DETAIL 1
0.005 ACRES (197.85 SQ. FT.) RIGHT-OF-WAY DEFINITION

A TRACT OF LAND CONTAINING 0.005 ACRES, MORE OR LESS, BEING ALL OF THAT CERTAIN 11.68 ACRES, CALLED 11.70 ACRES, OF LAND CONVEYED TO NINOS GROUP INVESTMENTS LLC RECORDED IN VOLUME 5830, PAGES 820-827, OFFICIAL PUBLIC RECORDS WEBB COUNTY, TEXAS, SITUATED IN PORCION 28, ABSTRACT 241, E. MARTINEZ ORIGINAL GRANTEE, ABSTRACT 282, CITY OF LAREDO, WEBB COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

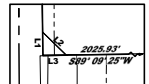
COMMENCING, AT A FOUND IRON ROD POST, THE NORTHEAST CORNER OF LOTS 1A & 1B, BLOCK 1, PAUL YOUNG AUTO MALL PLAT RECORDED IN VOLUME 25, PAGE 161, MAP RECORDS WEBB COUNTY, TEXAS THE SOUTHERLY RIGHT-OF-WAY LINE OF SAUNDERS STREET, US HIGHWAY 59 (VARIABLE WIDTH RIGHT-OF-WAY), **THENCE, N81° 43' 15\"/>**

THENCE, S 82° 06' 09\"/>

THENCE, 5 48° 41' 27\"/>

THENCE, N 00° 30' 57\"/>

BASIS OF BEARING:
THIS SURVEY IS DERIVED FROM GPS KINEMATIC OBSERVATIONS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NAD-83.



DETAIL 2
SCALE: 1" = 50'

DETAIL 2
0.005 ACRES (200.00 SQ. FT.) RIGHT-OF-WAY DEFINITION

A TRACT OF LAND CONTAINING 0.005 ACRES, MORE OR LESS, BEING ALL OF THAT CERTAIN 11.68 ACRES, CALLED 11.70 ACRES, OF LAND CONVEYED TO NINOS GROUP INVESTMENTS LLC RECORDED IN VOLUME 5830, PAGES 820-827, OFFICIAL PUBLIC RECORDS WEBB COUNTY, TEXAS, SITUATED IN PORCION 28, ABSTRACT 241, E. MARTINEZ ORIGINAL GRANTEE, ABSTRACT 282, CITY OF LAREDO, WEBB COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, TO WIT:

COMMENCING, AT A FOUND IRON ROD POST, THE NORTHEAST CORNER OF LOTS 1A & 1B, BLOCK 1, PAUL YOUNG AUTO MALL PLAT RECORDED IN VOLUME 25, PAGE 161, MAP RECORDS WEBB COUNTY, TEXAS THE SOUTHERLY RIGHT-OF-WAY LINE OF SAUNDERS STREET, US HIGHWAY 59 (VARIABLE WIDTH RIGHT-OF-WAY), **THENCE, N89° 09' 25\"/>**

THENCE, N 00° 30' 57\"/>

THENCE, 5 48° 37' 32\"/>

THENCE, 5 89° 15' 53\"/>

BASIS OF BEARING:
THIS SURVEY IS DERIVED FROM GPS KINEMATIC OBSERVATIONS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NAD-83.

STATE OF TEXAS: COUNTY OF WEBB:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, SALVADOR NIÑO, MANAGER/MEMBER FOR NINOS GROUP INVESTMENTS LLC, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____.

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

PLANNING COMMISSION APPROVAL

THIS PLAT ADRIAN PLAZA SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON _____ DAY OF _____, 20____.

DANIELA SADA PAZ PLANNING AND ZONING CHAIR

ATTESTMENT OF PLANNING COMMISSION APPROVAL

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

CERTIFICATE OF ENGINEER

STATE OF TEXAS: WEBB COUNTY:

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.

ARMANDO GUERRA, P.E. 104992



CERTIFICATION OF COUNTY CLERK

FILED OF RECORD AT _____ O'CLOCK _____ M. ON THE _____ DAY OF _____, 20____.

COUNTY CLERK WEBB COUNTY, TEXAS

STATE OF TEXAS: WEBB COUNTY:

I, MARGIE R. IBARRA, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 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

EDUARDO J. GUTIERREZ, R.P.L.S. 6839



ADRIAN PLAZA SUBDIVISION

PROJECT FOR NINOS GROUP INVESTMENTS LLC FOR ACRES, MORE OR LESS, BEING ALL OF THAT CERTAIN 11.68 ACRES, OF LAND CONVEYED TO NINOS GROUP INVESTMENTS LLC RECORDED IN VOLUME 5830, PAGES 820-827, OFFICIAL PUBLIC RECORDS WEBB COUNTY, TEXAS, SITUATED IN PORCION 28, ABSTRACT 241, E. MARTINEZ ORIGINAL GRANTEE, ABSTRACT 282, CITY OF LAREDO, WEBB COUNTY, TEXAS.

PREMIER

NINOS GROUP INVESTMENTS LLC
104 E. CALZON RD., SUITE 106
LAREDO, TEXAS 77964

FINAL PLAT OF ADRIAN PLAZA SUBDIVISION

DRAWN BY: K.G. / J.H.B.N.M.M.
APPROVED BY: A.C.
DATE: 10-25-20
REVISED DATE: 6-7-2008
SCALE 11 X 17: -
SCALE 24 X 36: 1"=100'
SCALE 30 X 42: 1"=125'-0"

1 OF 1

City of Laredo

Planning & Zoning Commission

Meeting Date: 5/21/2026

Extension of Preliminary plats and replats 10A

SUBJECT

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

PL-114-2026

District III - Cm. Melissa Cigarroa

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Terra Development Group, LLC

ENGINEER: Crane Engineering

PROPERTY INFORMATION:

Location: South adjacent to State Highway 359 and East of Judith Gutierrez Parkway

Size: Approximately 4.87 acres, more or less

Proposed Development: 2 lots

Current Zoning: M-1 (Light Manufacturing District)

Council District: District III - Cm. Melissa Cigarroa

COMMITTEE RECOMMENDATION

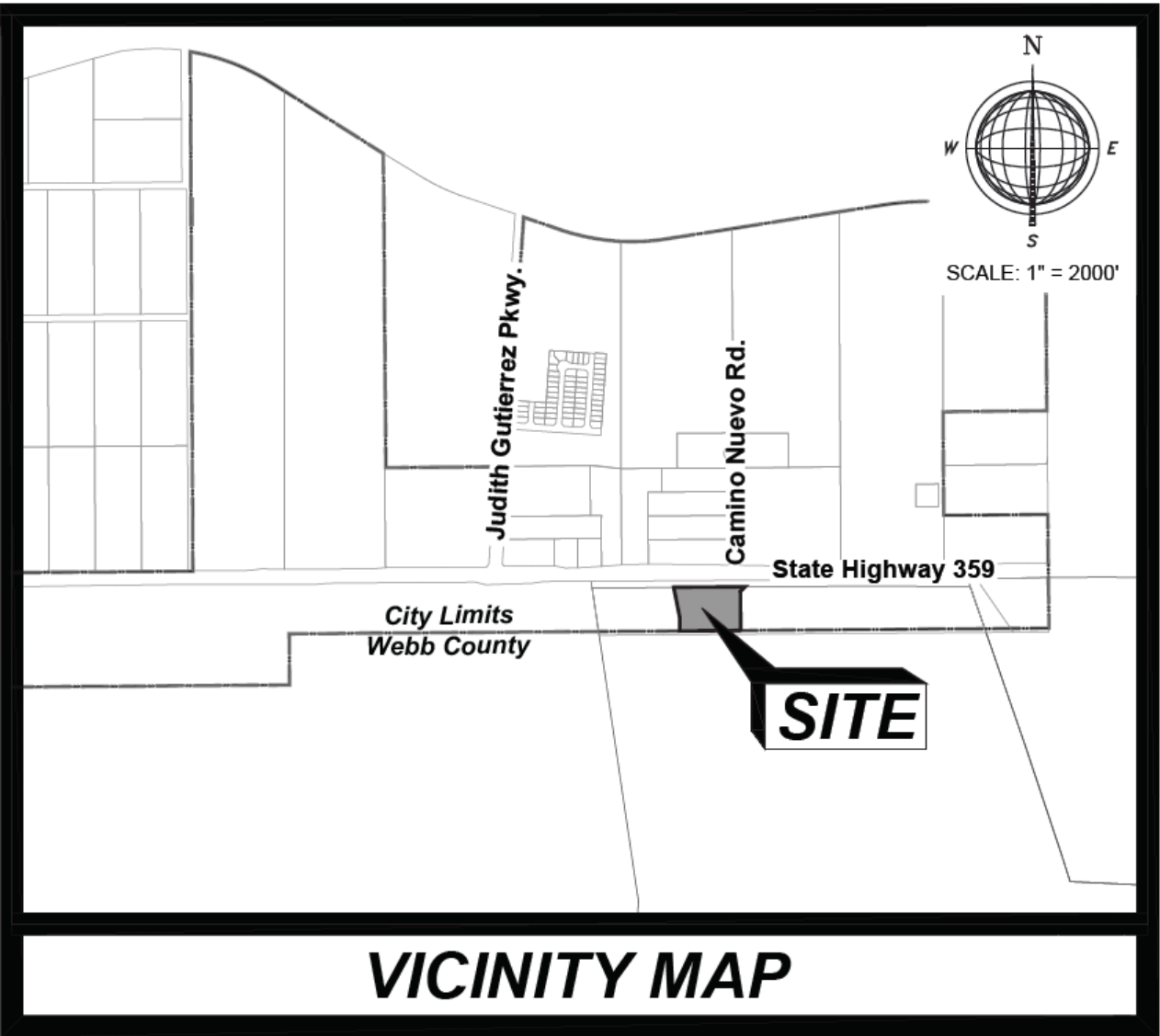
N/A

STAFF RECOMMENDATION

APPROVAL

NOTICE TO THE DEVELOPER:

N/A



VICINITY MAP

Notes

1. Driveways, sidewalks, and trees 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:17066066.69, E:711524.97
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.
5. Access to State Highway 359 subject to coordination with TxDOT on warranting additional driveways.
6. Lot 1, Block 1 is an uninhabitable lot and its purpose is to build a billboard, an outdoor display panel designed to carry advertising. No water and sewer utilities will be installed.
7. There are no lot area and lot frontage requirements for tracts intended for uses such as, but not limited to, communication towers and off-premise signs when platted in conformance to provisions provided in Section 212.0105 (B)(2) of the Local Government Code and Section 16.343 of the Water Code, relating to plats that do not require water and sewer services.
8. Owner shall adhere to the City of Laredo Land Development Code Section 24.59.3 Drainage Standards latest revision including Section 24.59.7 Maintenance Responsibility.
9. This subdivision is subject to a Maintenance & Monitoring Agreement dated _____ between the City of Laredo and Terra Development Group, L.C. Said agreement recorded in Volume _____, Page(s) _____, Official Public Records of Webb County, Texas.
10. This plat is subject to a certificate of adjoining landowner runoff discharge as recorded in Volume _____, Page(s) _____, Official Public Records of Webb County, Texas.

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, TERRA DEVELOPMENT GROUP LC, A TEXAS LIMITED PARTNERSHIP, the undersigned Owner of the land shown on this PLAT, and designated herein as PLAT OF SAN PEDRO RANCH, PHASE 1 - UNIT 1, in the City of Laredo, County of Webb, Texas, and whose name is subscribed hereto, hereby dedicate the use of the public forever street, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

PEDRO I. SAENZ, JR.
President

DATE

STATE OF TEXAS
COUNTY OF WEBB

Before me, the undersigned Authority, on this day personally appeared PEDRO I. SAENZ, JR., 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.

EDWARD D. GARZA, P.E.
Licensed Professional Engineer
Texas No. 75853

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. 5304

DATE

Field Notes for a 4.87 acre tract of land conveyed to Terra Development Group LC, Webb County, Texas

Being a 4.87 acre tract of land, and being out of Share No. 1, 832.95 acres, more or less, conveyed to Terra Development Group LC, a Texas Limited Partnership, described in deed recorded in Volume 5554, Pages 425-430, Official Public Records, Webb County, Texas, and being more particularly described by metes and bounds as follows, to wit:

BEGINNING at a 1/2" iron rod set at the south line of State Highway 359 southern Right-of-Way and north line of this tract for the northwest corner hereof.

TWENCE with the common boundary of State Highway 359 and this tract, **North 89 degrees 33 minutes 38 seconds East**, at 354.09 feet passing a TxDOT monument found, in all a total distance of **624.98 feet** to a 1/2" iron rod set for the northeast corner hereof.

TWENCE the following calls and distances:

South 44 degrees 33 minutes 38 seconds West, 56.57 feet to a 1/2" iron rod set for an interior corner hereof;

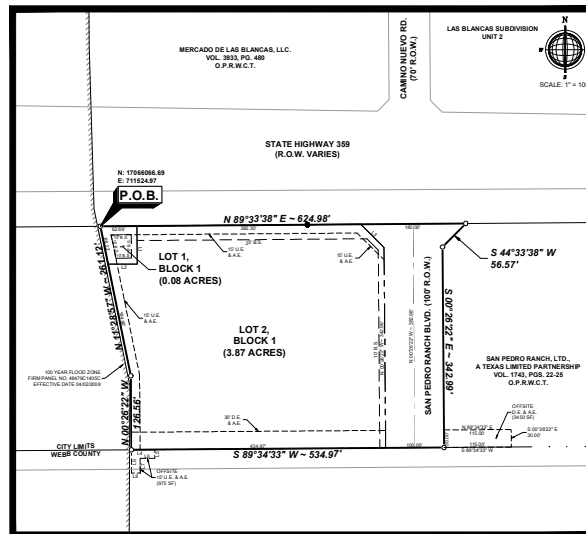
South 00 degrees 26 minutes 22 seconds East, 324.99 feet to a 1/2" iron rod set for the southeast corner hereof;

South 89 degrees 34 minutes 33 seconds West, 534.97 feet to a 1/2" iron rod set for the southwest corner hereof;

North 00 degrees 26 minutes 22 seconds West, 126.56 feet to a 1/2" iron rod set for an interior corner hereof;

North 11 degrees 28 minutes 57 seconds West, 261.12 feet to the **POINT OF BEGINNING** and containing 4.87 acres of land, more or less.

(Basis of bearings: Texas South Zone - 4205 - NAD83)



PLAT APPROVAL - CITY ENGINEER

I have reviewed this PLAT and accompanying drawings identified as **SAN PEDRO RANCH, PHASE 1 - UNIT 1** prepared by EDWARD D. GARZA, Licensed Professional Engineer No. 75853, and dated the 22nd day of March 2023, with the last revised date of _____ and have found them in compliance with the Subdivision Ordinance of the City of Laredo, Texas.

RAMON E. CHAVEZ, P.E.
City Engineer

DATE

PLANNING COMMISSION APPROVAL

This **PLAT OF SAN PEDRO RANCH, PHASE 1 - UNIT 1** 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__.

JUAN M. NARVAEZ, JR.
Chairman

DATE

ATTESTMENT OF PLANNING COMMISSION

The City of Laredo Planning Commission approved the filing for record of this **PLAT OF SAN PEDRO RANCH, PHASE 1 - UNIT 1** at a public meeting held on the ____ day of _____, 20__. The minutes of said meeting reflect such approval.

ORLANDO D. NAVARRO
Planning Director

DATE

CERTIFICATE OF COUNTY CLERK

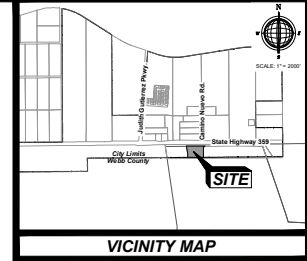
Filed and Recorded at ____ O'Clock ____ m. on the ____ day of _____, 20__.

DEPUTY COUNTY CLERK
WEBB COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF WEBB

I, _____, Clerk of the County 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



Notes

- Driveways, sidewalks, and trees will be installed at the time of issuance of building permits in accordance with the City of Laredo Land Development Code.
- All curb cuts shall comply with the transportation element of the City of Laredo Comprehensive Plan.
- GPS coordinate for Point of Beginning is: N:1706066.69, E:711524.97
- 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.
- Access to State Highway 359 subject to coordination with TxDOT on warranting additional driveways.
- Lot 1, Block 1 is an uninhabitable lot and its purpose is to build a billboard, an outdoor display panel designed to carry advertising. No water and sewer utilities will be installed.
- There are no lot area and lot frontage requirements for tracts intended for uses such as, but not limited to, communication towers and off-premise signs when platting in conformance to provisions provided in Section 212.0105 (B)(2) of the Local Government Code and Section 16.343 of the Water Code, relating to plats that do not require water and sewer services.
- Owner shall adhere to the City of Laredo Land Development Code Section 24.59.3 Drainage Standards latest revision including Section 24.59.7 Maintenance Responsibility.
- This subdivision is subject to a Maintenance & Monitoring Agreement dated _____ between the City of Laredo and Terra Development Group, L.C. Said agreement recorded in Volume _____ Page(s) _____, Official Public Records of Webb County, Texas.
- This plat is subject to a certificate of adjoining landowner runoff discharge as recorded in Volume _____ Page(s) _____ Official Public Records of Webb County, Texas.

Legend			Basis of Bearings	
●	FND TxDOT MONUMENT		TEXAS SOUTH ZONE - 4205	
○	SET 1/2" IRON ROD		NAD 83	
Lot Summary			Summary Table	
Block 1			SUBDIVISION SUMMARY	
Lot #	Area (SF)	Area (AC)	4.87 ACRES	
1	3,662.28	0.08	2 LOTS	
2	188,499.09	3.87	1 BLOCKS	

Line Data Table		
Line	Length	Bearing
L1	65.00'	S 00°26'22" E
L2	50.00'	S 89°33'38" W
L3	56.57'	N 45°29'22" W
L4	40.00'	N 89°34'33" E
L5	15.00'	S 00°26'22" E
L6	25.00'	S 89°34'33" W
L7	25.00'	S 00°26'22" E
L8	15.00'	S 89°34'33" W
L9	40.00'	N 00°26'22" W

Detention Summary		
Detention Required	16.96 Ac-Ft	
Phase 1, Unit 1 Discharge Location (x,y)	N:17065697.5748 E:711577.8159	
Allowable Discharge (100yr CFS)	960.85 CFS	
Pond Discharge Location (x,y)	N:17065299.2384 E:711216.1263	
Actual Phase 1, Unit 1 Discharge (100yr CFS)	766.48 CFS	

SURVEYOR:
JJ RUIZ LAND SURVEYING
JULIAN JAVIER RUIZ, R.P.L.S.
2724 WILDWOOD DRIVE
WESLACO, TX 78596
956-568-4470

Final Plat

March 22, 2023

ENGINEER:
CRANE ENGINEERING CORP.
1310 JUNCTION DRIVE SUITE B
LAREDO, TX 78041 956-712-1996
FIRM REGISTRATION NO. F-3353

OWNER: Terra Development Group LC,
A Texas Limited Partnership
2619 Monterrey Street
Laredo, TX 78046

San Pedro Ranch, Phase 1 - Unit 1

P1

City of Laredo

Planning & Zoning Commission

Meeting Date: 5/21/2026

Model Subdivision Compliance 11A

SUBJECT

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

PL-113-2026

District III - Cm. Melissa Cigarroa

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Mezquite Land Development LLC

ENGINEER: Crane Engineering

PROPERTY INFORMATION:

Location: East of Cuatro Vientos Road, North of Los Presidentes Boulevard, and East adjacent to Brownwood Street

Size: Approximately 14.59 acres, more or less

Proposed Development: 15 lots

Current Zoning: R-1A (Single Family Reduced District)

Council District: District III - Cm. Melissa Cigarroa

COMMITTEE RECOMMENDATION

N/A

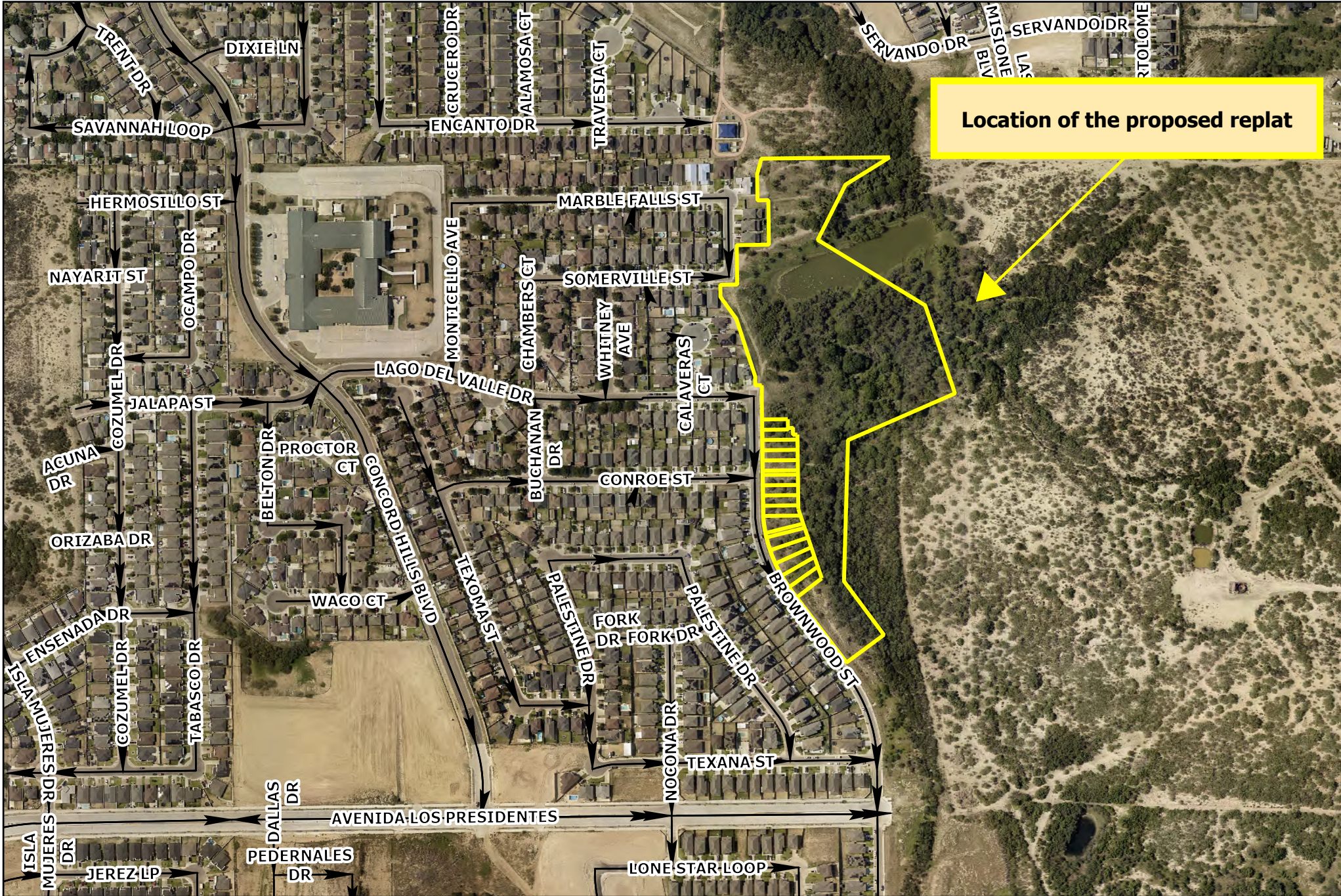
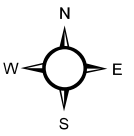
STAFF RECOMMENDATION

APPROVAL

NOTICE TO THE DEVELOPER:

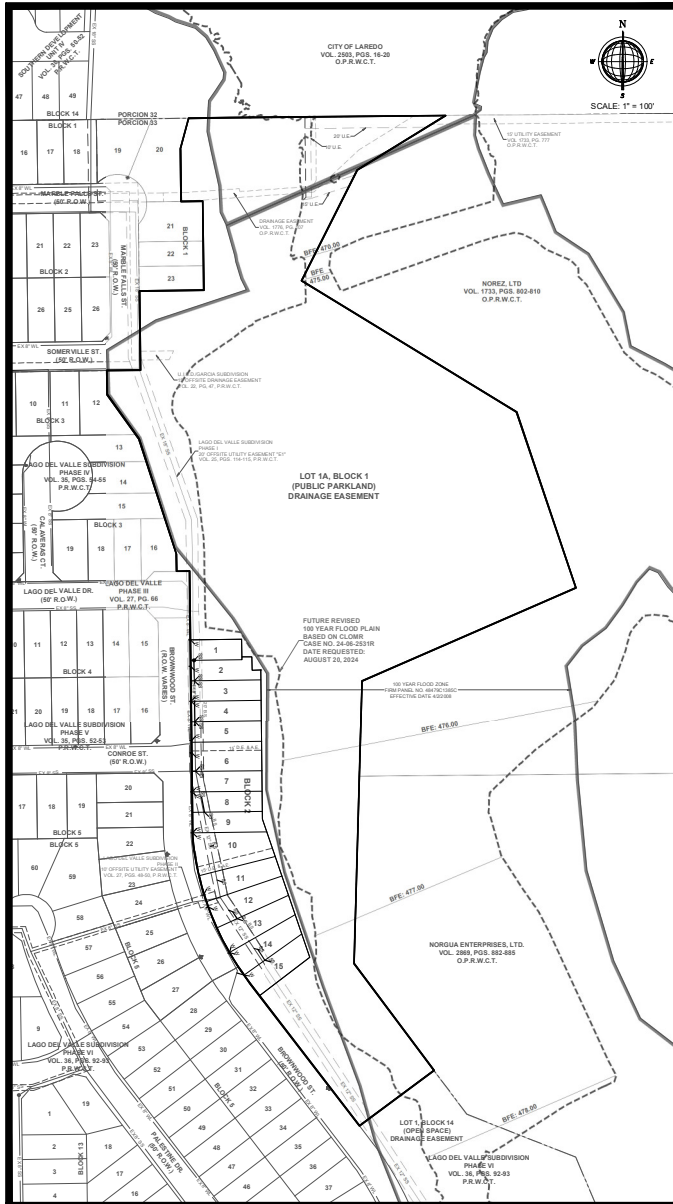
N/A

AERIAL LOCATION MAP

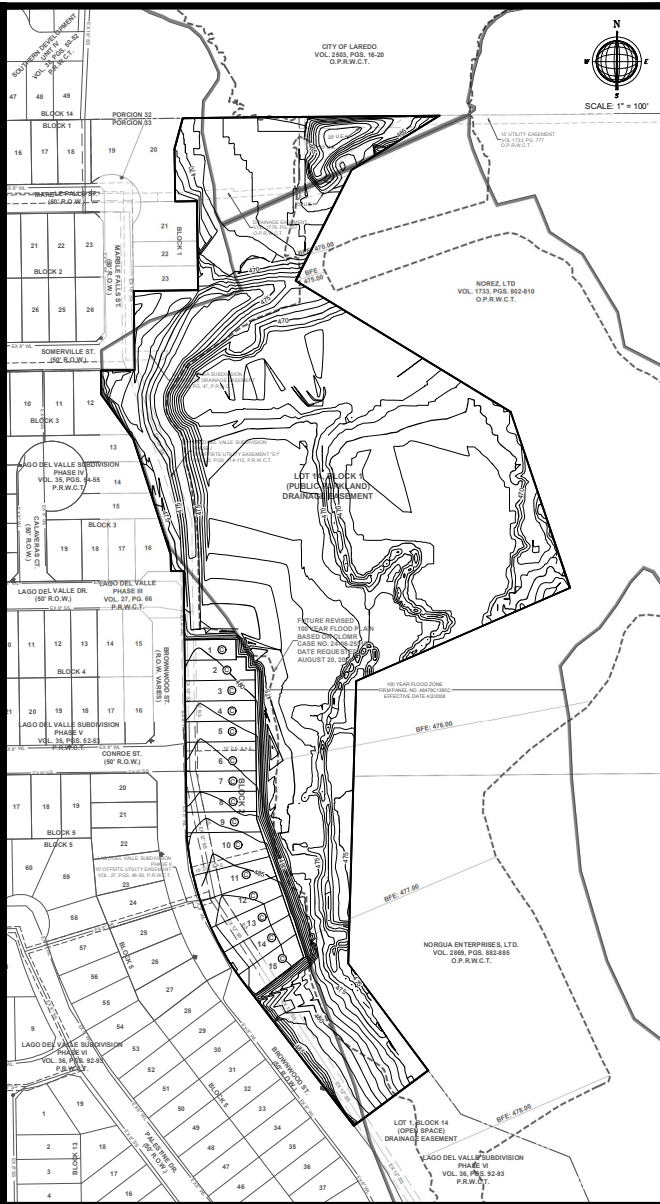


NOTES

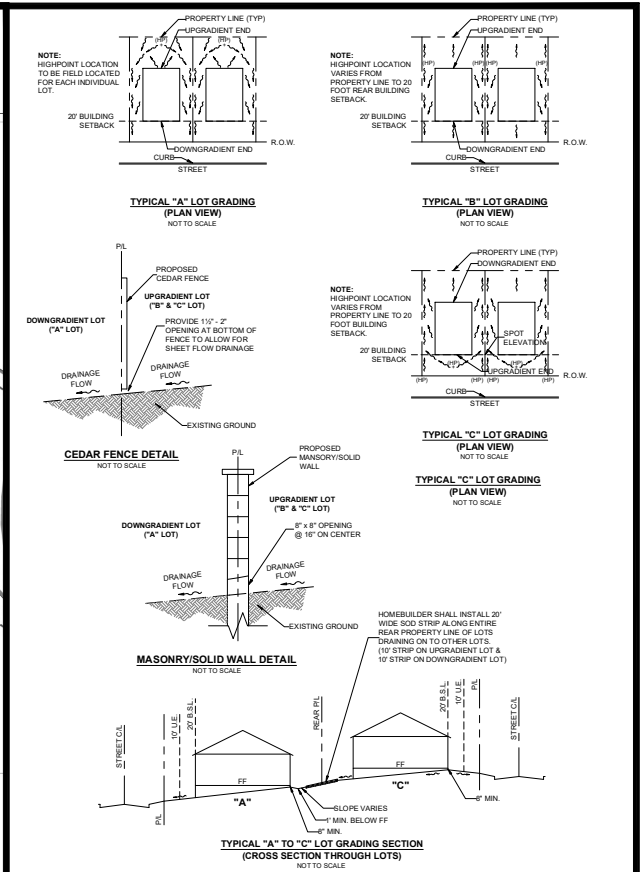
1. The purpose of this Replat is to reconfigure lot layout and incorporate unplatted greenbelt into overall boundary.
2. This Replat does not attempt to alter, amend, or remove any covenants or restrictions.
3. Driveways, sidewalks, and trees will be installed at the time of issuance of building permits in accordance with the City of Laredo Land Development Code.
4. All curb cuts shall comply with the transportation element of the City of Laredo Comprehensive Plan.
5. GPS coordinate for Point of Beginning is: N: 1765944.1130 E: 682433.7419
6. 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.
7. Finished floor elevations for Lots 5, 6, 14 and 15, Block 2 must be elevated 18" above the top of curb elevation.
8. Webb County Drainage District No.1 will be responsible for maintenance of the 100-yr Floodplain and Detention Pond.
9. Lot 1A, Block 1 will receive drainage runoff from Lots 1–15, Block 2. Builders and home owners shall not revise the grades or construct any improvements in such a way as to impede the established drainage flow as indicated on the post development contour map. Fence/wall which has the potential to block drainage runoff must be constructed with adequate number and size of openings to permit surface runoff to continue to flow.



MAP OF WATER DISTRIBUTION SYSTEM AND SANITARY SEWER SYSTEM



POST DEVELOPMENT CONTOUR MAP



Water Supply: Descriptions, Costs, and Operability Date
 REPEAT OF LAGO DEL VALLE SUBDIVISION PHASE III 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" water line along Brownwood Street, which will be utilized to serve the REPEAT OF LAGO DEL VALLE SUBDIVISION PHASE III. This line will service a total of 15 lots through individual services consisting of a 3/4" diameter single service for individual lots and a 1-1/2" diameter dual service lines run to pairs of lots before splitting into two 3/4" diameter single service lines going to the water meter boxes for each lot. The dual service lines, the 3/4" single service lines, and the meter boxes have been installed at a total cost of \$12,000.00 or \$ 840.00 per lot. The subdivider in addition paid the City of Laredo the sum of \$21,000.00, which sum represents the total cost of water availability fees, annexation fees, and water meters.

Sewage Facilities: Description, Costs, and Operability Date
 Sewage from the REPEAT OF LAGO DEL VALLE SUBDIVISION PHASE III 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. The City of Laredo has an existing 12" and 18" sanitary sewer main running along an existing 12" utility easement. The sanitary sewer system for the REPEAT OF LAGO DEL VALLE SUBDIVISION PHASE III will consist of an 8" sanitary sewer line that will run parallel to the existing 12" sanitary sewer line and connect to said 18" sewer main. The sanitary sewer system will service a total of 15 lots through individual services consisting of a 6" diameter single service for individual lots and a 9" diameter dual service lines run to pairs of lots before splitting into two 6" diameter single service lines. The 8" line, the dual service line, and the single service lines have been installed at a total cost of \$42,300.00 or \$ 2,820.00 per lot. The subdivider in addition paid the City of Laredo the sum of \$0.00 which covers the annexation fees, installation costs, connection fees, and LUC fees.

Certifications:
 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.
 Alfredo Martinez, P.E. 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.
 Tamez Al-Zabet, Ph.D. Date
 Utilities Director

SURVEYOR:
 JJ RUIZ LAND SURVEYING
 JULIAN JAVIER RUIZ, R.P.L.S.
 312 W. JONQUIL AVE.
 McALLEN, TX 78501
 956-568-4470

Final Replat
 April 16, 2025

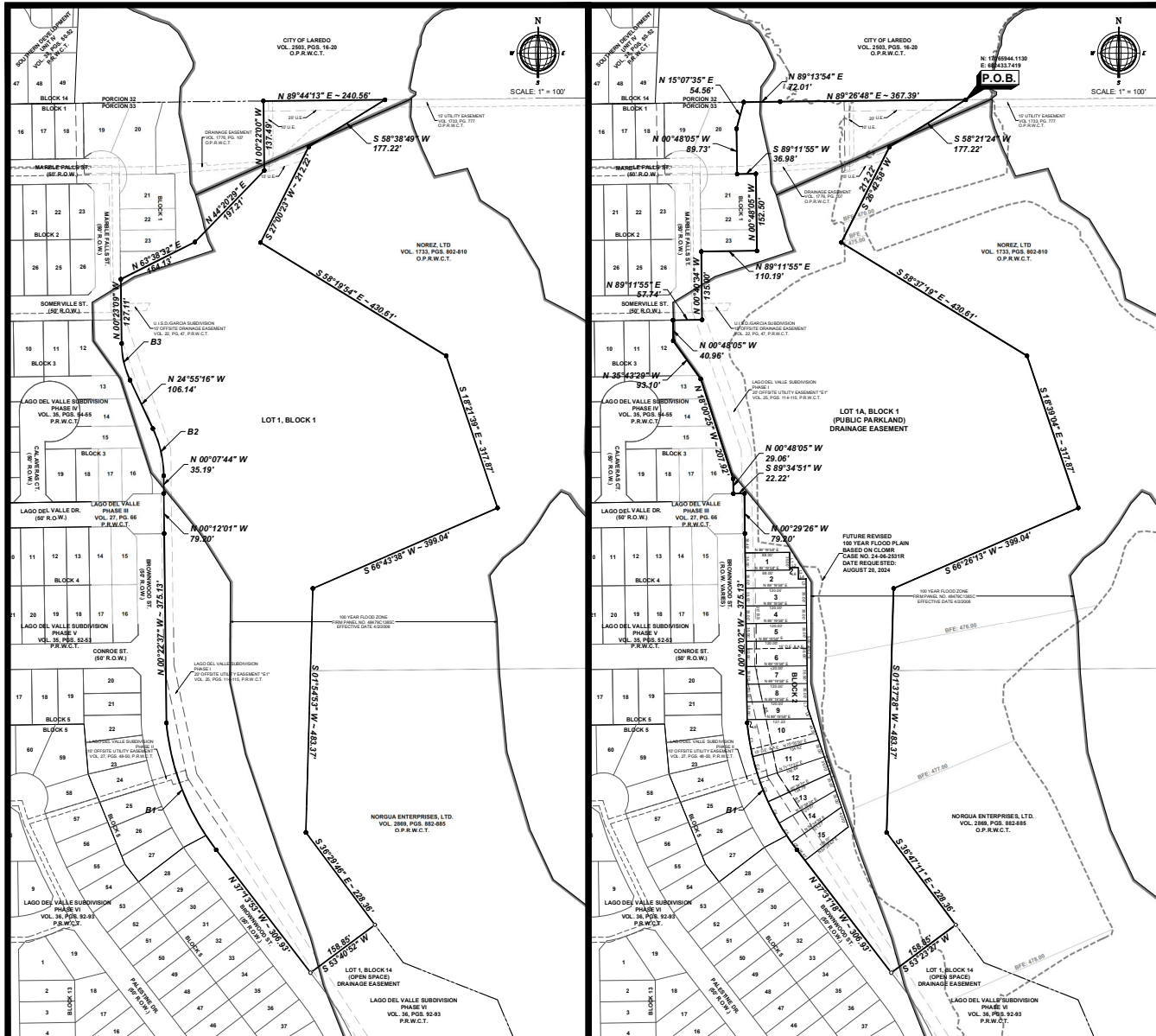
ENGINEER:

CRANE ENGINEERING CORP.
 1310 JUNCTION DRIVE SUITE B
 LAREDO, TX 78041 956-712-1996
 FIRM REGISTRATION NO. F-3353

OWNER:
 Border City Holdings, Inc.
 5904 West Drive, Suite 12
 Laredo, TX 78041
 (956) 724-8469

Replat of Lot 1, Block 1, Lago Del Valle, Phase III, and Tracts 1 & 2 of Border City Holdings, Inc. recorded in Volume 5906, Pages 518-525, O.P.R.W.C.T. into Lot 1A, Block 1 & Lots 1 - 15, Block 2, Lago Del Valle, Phase III

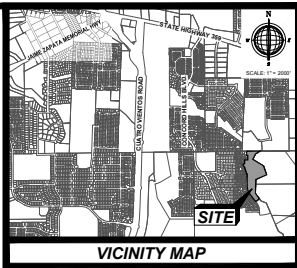
P3



SUMMARY TABLE		LOT SUMMARY	
SUBDIVISION SUMMARY		Block 1	
14.59 ACRES		Lot #	Area (SF)
10 LOTS		1A	562,783.60
2 BLOCKS		Block 2	
		Lot #	Area (SF)
		1	3,080.00
		2	4,276.49
		3	4,200.00
		4	4,200.00
		5	4,200.00
		6	6,000.00
		7	4,200.00
		8	4,200.00

CURVE DATA TABLE					
CURVES	RADIUS	ANGLE	TANGENT	CURVE CHORD	CHORD BEARING
B1	486.41	32°11'57"	140.39'	500.402'	N00°48'05"
C1	486.41	07°58'26"	33.90'	67.70'	N69°18'35"W
C2	486.41	05°24'50"	23.00'	45.96'	N16°50'13"W
C3	486.41	05°24'50"	28.27'	49.92'	N01°34'00"W
C4	486.41	05°30'14"	23.81'	47.57'	N27°13'35"W
C5	486.41	05°23'44"	22.02'	45.81'	N22°43'29"W
C6	486.41	02°02'56"	8.91'	17.82'	N89°26'27"W

LINE DATA TABLE		
LINE	LENGTH	BEARING
L1	39.00'	S00°40'02"
L2	17.00'	N89°18'35"
L3	23.00'	S00°40'02"
L4	15.00'	N89°18'35"
L5	17.00'	S00°40'02"
L6	5.00'	N00°48'05"W
L7	13.00'	S00°40'02"
L8	23.16'	S18°51'53"
L9	6.64'	N00°48'05"W



- NOTES**
- This plat does not attempt to alter, amend, or remove any covenants or restrictions.
 - This plat does not attempt to alter, amend, or remove any covenants or restrictions.
 - Driveways, sidewalks, and trees will be installed at the time of issuance of building permits in accordance with the City of Laredo Land Development Code.
 - All curbs shall comply with the transportation element of the City of Laredo Comprehensive Plan.
 - GPS coordinate for Point of Beginning is: N 176944.1130 E 682433.7419
 - 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 City of Laredo Land Development Code.
 - Finished floor elevations for Lots 5, 6, 14 and 15, Block 2 must be elevated 18" above the top of curb elevation.
 - Webb County Drainage District No. 1 will be responsible for maintenance of the 100-year Floodplain and Detention Pond.
 - Lot 1A, Block 1 will receive drainage runoff from Lots 1-15, Block 2. Builders and home owners shall not raise the grades or construct any improvements in such a way as to impede the established drainage flow as indicated on the plat and the development contour map. Facewall which has the potential to block drainage runoff must be constructed with adequate number and size of openings to permit surface runoff to continue to flow.

LEGAL DESCRIPTION - 14.59 ACRE TRACT

A tract of land containing 14.59 acres, more or less, of Block 1, Jose Donato Trevino, original grantee, Abstract No. 3004, Webb County, Texas, said 14.59 acres being out of Tracts I & II respectively, conveyed in deed to Mezquite Land Development, Inc., as recorded in Volume 5296, Pages 137-144, Webb County Official Public Records; this tract of land containing 14.59 acres, more or less, being more particularly described by metes and bounds as follows:

BEGINNING at a found 1/2" diameter iron rod, same being the northeast corner of Lago Del Valle Phase III recorded in Volume 27, Page 66, P.R.W.C.T., the northwest corner of the Norez, Ltd. tract as recorded in Volume 1733, Pages 802-810, O.P.R.W.C.T., a point along the south boundary of City of Laredo tract as recorded in Volume 2003, Pages 16-20, O.P.R.W.C.T., a point along the common line of Porcion 32 and Porcion 33, and northeast corner hereof;

THENCE along the common boundary between Lago Del Valle Phase III, Norez, Ltd. tract and this tract, the following calls and distances:

- S 58°21'24" W, a distance of 177.22 feet to a found 1/2" diameter iron rod and interior corner hereof;
- S 28°42'58" W, a distance of 212.22 feet to a found 1/2" diameter iron rod and interior corner hereof;
- S 58°37'19" E, a distance of 430.61 feet to a found 1/2" diameter iron rod and exterior corner hereof;
- S 18°39'04" E, a distance of 317.87 feet to a found 1/2" diameter iron rod and exterior corner hereof;
- S 66°26'13" W, a distance of 399.54 feet to a found 1/2" diameter iron rod and interior corner hereof;
- S 01°37'28" W, at 85.57 feet passing the southwest corner of the Norez, Ltd. tract and the northeast corner of the Norga Enterprises, Ltd. tract as recorded in Volume 2869, Pages 882-885, O.P.R.W.C.T., continuing along said bearing a total distance of 483.37 feet to a found 1/2" diameter iron rod and interior corner hereof;
- THENCE** S 30°47'11" E, along the common boundary between Lago Del Valle Phase III, Norga Enterprises, Ltd. tract and this tract a distance of 228.36 feet to southeast corner of Lago Del Valle Phase III and a point along the west boundary of the Norga Enterprises, Ltd. tract, same point being the most north exterior corner of Lot 1 Block 14 of Lago Del Valle Phase III recorded in Volume 38, Pages 92-93, P.R.W.C.T., and a set 1/2" diameter iron rod and southeast corner hereof;
- THENCE** S 53°23'27" W, along the common boundary between Lago Del Valle Phase III, Lago Del Valle Phase IV and this tract, a distance of 158.85 feet to a set 1/2" diameter iron rod on the east of the 50 foot right-of-way of Brownwood St. and exterior corner hereof;
- THENCE** N 37°31'18" W, along the east right-of-way line of Brownwood St. and the common boundary between Lago Del Valle Phase III, Lago Del Valle Phase IV and this tract, a distance of 306.93 feet to a found 1/2" diameter iron rod, a point of curvature right and exterior corner hereof;
- THENCE** along the aforementioned common boundary line and said curve to the right having a radius of 486.41 feet, delta angle of 32°11'57", tangent of 140.39 feet, chord bearing of N 21°22'20" W and chord distance of 209.77 feet, a distance of 34.51 feet along curve intersecting with a found 1/2" diameter iron rod, being the southeast corner of Lago Del Valle Phase IV as recorded in Volume 38, Pages 92-93, P.R.W.C.T., and exterior corner along the east side of Lago Del Valle Phase IV and a point on the east side of way line of Brownwood St. for reference, then continuing along said curve, a total distance of 373.33 to a set 1/2" diameter iron rod and exterior corner hereof;
- THENCE** N 00°48'05" W, along common boundary line of Lago Del Valle Phase III and Lago Del Valle Phase IV and the east right-of-way line of Brownwood St., a distance of 375.13 feet to a found 1/2" diameter iron rod, same being the northeast corner of the Lago Del Valle Phase III, northeast corner of the Lago Del Valle Phase IV and interior corner hereof;
- THENCE** N 00°29'20" W, along the east right-of-way of Lago Del Valle Drive, a distance of 79.20 feet to a found 1/2" diameter iron rod, same point being the northeast corner of Lago Del Valle right-of-way, and interior corner hereof;
- THENCE** S 89°34'51" W, along the north-right-of-way of Lago Del Valle Drive, a distance of 22.22 feet to a found 1/2" diameter iron rod, same point being the southeast corner of Lago Del Valle Phase IV, and exterior corner hereof;
- THENCE** along the common boundary line of Lago Del Valle Phase IV east boundary line and the west boundary line of this tract, the following calls and distances:
 - N 00°48'05" W, a distance of 29.06 feet to a found 1/2" diameter iron rod and interior corner hereof;
 - N 18°00'20" W, a distance of 207.92 feet to a found 1/2" diameter iron rod and interior corner hereof;
 - N 30°43'29" W, a distance of 93.10 feet to a found 1/2" diameter iron rod and exterior corner hereof;
 - N 00°48'05" W, a distance of 40.96 feet to a found 1/2" diameter iron rod and exterior corner hereof;
 - N 89°11'55" E, a distance of 57.74 feet to a found 1/2" diameter iron rod, same point being along the west boundary of Lago Del Valle Phase III, and interior corner hereof;
 - N 00°43'34" W, at 80.25 feet passing an exterior corner of Lago Del Valle Phase III and continuing along said bearing a total distance of 135.0 feet to a found 1/2" diameter iron rod, and exterior corner hereof;
 - N 89°11'55" E, a distance of 110.19 feet to a found 1/2" diameter iron rod and interior corner hereof;
 - N 00°48'05" W, a distance of 152.50 feet to a found 1/2" diameter iron rod and interior corner hereof;
 - S 89°11'55" W, a distance of 36.98 feet to a found 1/2" diameter iron rod and exterior corner hereof;
 - N 00°48'05" W, a distance of 89.73 feet to a found 1/2" diameter iron rod and exterior corner hereof;
 - N 15°07'30" E, a distance of 54.56 feet to a found 1/2" diameter iron rod, same being a point along the south boundary of the City of Laredo tract, the northeast corner of Lago Del Valle Phase IV, the common line of Porcion 32 and Porcion 33, and northwest corner hereof;
- THENCE** N 89°13'54" E, along the aforementioned common boundary line, a distance of 72.01 feet to a found 1/2" diameter iron rod and interior corner hereof;
- THENCE** N 89°26'48" E, at 126.83 feet passing the northwest corner of Lago Del Valle Phase III, continuing along said bearing a total distance of 367.40 feet to the POINT OF BEGINNING, containing within these metes and bounds, 14.59 acres, more or less.

AS PLATTED - LOT 1, BLOCK 1 LAGO DEL VALLE, PHASE III, VOLUME 27, PAGE 66, P.R.W.C.T.

REPLAT OF LOT 1, BLOCK 1, LAGO DEL VALLE, PHASE III, AND TRACT II OF MEZQUITE LAND DEVELOPMENT, INC. RECORDED IN VOLUME 5296, PAGES 137-144, O.P.R.W.C.T. INTO LOT 1A, BLOCK 1 & LOTS 1 - 15, BLOCK 2, LAGO DEL VALLE, PHASE III

SURVEYOR:
 JJ RUIZ LAND SURVEYING
 JULIAN JAVIER RUIZ, R.P.I.S.
 715 N. WESTGATE, No. 177
 WESLACO, TX 78796
 956-568-4470

Final Replat
 April 16, 2025

ENGINEER:
CRANE ENGINEERING CORP.
 1310 JUNCTION DRIVE SUITE B
 LAREDO, TX 78041 956-712-1996
 FIRM REGISTRATION NO. F-3353

OWNER: *Mezquite Land Development, Inc.*
 5904 West Drive, Suite 12
 Laredo, TX 78041
 (956) 724-8469

Replat of Lot 1, Block 1, Lago Del Valle, Phase III, and Tract II of Mezquite Land Development, Inc. recorded in Volume 5296, Pages 137-144, O.P.R.W.C.T. into Lot 1A, Block 1 & Lots 1 - 15, Block 2, Lago Del Valle, Phase III

P1

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

I, MEZQUITE LAND DEVELOPMENT, INC., the undersigned Owner of the land shown on this REPLAT, and designated herein as REPLAT OF LOT 1, BLOCK 1, LAGO DEL VALLE, PHASE III, AND TRACT II OF MEZQUITE LAND DEVELOPMENT, INC. RECORDED IN VOLUME 5296, PAGES 137-144, O.P.R.W.C.T. INTO LOT 1A, BLOCK 1 & LOTS 1 - 15, BLOCK 2, LAGO DEL VALLE, PHASE III, in the City of Laredo, County of Webb, Texas, and whose name is subscribed hereto, hereby dedicate the use of the public forever street, drains, easements, and public places thereon shown for the purpose and consideration therein expressed.

GERARDO G. S. SALINAS
MANAGING MEMBER

DATE

STATE OF TEXAS
COUNTY OF WEBB

Before me, the undersigned Authority, on this day personally appeared GERARDO G. S. SALINAS, 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 LIEN HOLDER

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 REPLAT OF LOT 1, BLOCK 1, LAGO DEL VALLE, PHASE III, AND TRACT II OF MEZQUITE LAND DEVELOPMENT, INC. RECORDED IN VOLUME 5296, PAGES 137-144, O.P.R.W.C.T. INTO LOT 1A, BLOCK 1 & LOTS 1 - 15, BLOCK 2, LAGO DEL VALLE, PHASE III.

STATE OF TEXAS
COUNTY OF WEBB

Before me, the undersigned authority personally appeared

(NAME) (TITLE)

(FINANCIAL INSTITUTION)

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 purpose and consideration therein expressed and in the capacity 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 REPLAT to the matters of streets, lots, drainage, water, sewer and appurtenances layout, and to the best of my knowledge this REPLAT 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 REPLAT 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. 5304

DATE

PLAT APPROVAL - CITY ENGINEER

I have reviewed this REPLAT and accompanying drawings identified as REPLAT OF LOT 1, BLOCK 1, LAGO DEL VALLE, PHASE III, AND TRACT II OF MEZQUITE LAND DEVELOPMENT, INC. RECORDED IN VOLUME 5296, PAGES 137-144, O.P.R.W.C.T. INTO LOT 1A, BLOCK 1 & LOTS 1 - 15, BLOCK 2, LAGO DEL VALLE, PHASE III, prepared by ALFREDO MARTINEZ, Licensed Professional Engineer No. 123303, and dated the 16th day of April 2025, with the last revised date of _____ and have found them in compliance with the Subdivision Ordinance of the City of Laredo, Texas.

RAMON E. CHAVEZ, P.E.
City Engineer

DATE

PLANNING COMMISSION APPROVAL

This REPLAT OF LOT 1, BLOCK 1, LAGO DEL VALLE, PHASE III, AND TRACT II OF MEZQUITE LAND DEVELOPMENT, INC. RECORDED IN VOLUME 5296, PAGES 137-144, O.P.R.W.C.T. INTO LOT 1A, BLOCK 1 & LOTS 1 - 15, BLOCK 2, LAGO DEL VALLE, PHASE III, has been submitted to and considered by the Planning Commission of the City of Laredo, Texas, and is hereby approved by such Commission on ____ day of _____, 20__.

DANIELLA SADA PAZ
Chairwoman

DATE

ATTESTMENT OF PLANNING COMMISSION

The City of Laredo Planning Commission approved the filing for record of this REPLAT OF LOT 1, BLOCK 1, LAGO DEL VALLE, PHASE III, AND TRACT II OF MEZQUITE LAND DEVELOPMENT, INC. RECORDED IN VOLUME 5296, PAGES 137-144, O.P.R.W.C.T. INTO LOT 1A, BLOCK 1 & LOTS 1 - 15, BLOCK 2, LAGO DEL VALLE, PHASE III, at a public meeting held on the ____ day of _____, 20__. 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
WEBB COUNTY, TEXAS

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.I.S.
715 N. WESTGATE, No. 177
WESLACO, TX 78596
956-568-4470

Final Replat

April 16, 2025

ENGINEER: CRANE ENGINEERING CORP.
1310 JUNCTION DRIVE SUITE B
LAREDO, TX 78041 956-712-1996
FIRM REGISTRATION NO. F-3353

OWNER: Mezquite Land Development, Inc.
5904 West Drive, Suite 12
Laredo, TX 78041
(956) 724-8469

Replat of Lot 1, Block 1, Lago Del Valle, Phase III, and Tract II of Mezquite Land Development, Inc. recorded in Volume 5296, Pages 137-144, O.P.R.W.C.T. into Lot 1A, Block 1 & Lots 1 - 15, Block 2, Lago Del Valle, Phase III

P2

City of Laredo

Planning & Zoning Commission

Meeting Date: 5/21/2026
Ordinance 12A

Public Hearing and Recommendation of an

SUBJECT

Staff report regarding "video conference call"/virtual meeting option for Planning and Zoning Commission Meetings.

BACKGROUND

The Office of the Laredo City Secretary has provided an update regarding virtual meeting options for committees including the Planning and Zoning Commission. Said update advises that the following language is to be incorporated into future committee meeting agendas:

"This governmental body may allow participation in meetings by videoconference in accordance with Texas Government Code § 551.127, provided a quorum is present at the posted location.

STAFF COMMENTS:

For guidance regarding virtual meeting options, Planning Staff, has provided a copy of the pertinent section of the Texas Government Code (Sec. 551.127) as well as an excerpt from the Open Meetings Handbook from the Texas Attorney General's Office. The following are the major criteria for compliance:

1. A full quorum must be physically present.
2. The presiding member (i.e. chairperson) must be physically present. The meeting location where the quorum or presiding member is present as well as each remote location from which a member participates "shall have two-way audio and video communication with each other location during the entire meeting."
3. While speaking, each participant's face must be clearly visible and the voice audible to each other participant and to the members of the public in attendance at the location where the quorum or presiding member is present and any other location of the meeting that is open to the public.
4. The meeting is to be visible and audible to the public at the meeting location where the quorum or presiding member is present and that at any time that the meeting is no longer visible and audible to the public, the meeting must be recessed until the problem is resolved.
5. Generally speaking, a remote participant "shall be counted as present at the meeting for all purposes." However, if the audio or video communication is lost for any portion of the meeting, the remote participant is considered absent during that time. Furthermore, a full quorum must remain physically present at the meeting location.

6. Should the Planning and Zoning Commission members wish to participate virtually, coordination is required to verify minimum specifications of equipment and confirmation of a physical quorum three (3) business days in advance.

STAFF RECOMMENDATION

Click or tap here to enter text.

From: [Cory R. Cisneros](#)
To: [Alejandra Pina](#); [Amanda Pruneda](#); [Andres Jimenez, Jr.](#); [Angelica Arispe](#); [Angelica Flores](#); [Angelica M. Garza](#); [Bishop P. Wagener](#); [Blanca E. Sanchez](#); [Cesar R. Garza \(H.R. Dept.\)](#); [Cynthia L. Ruiz](#); [Danielle M. Burns](#); [Dayra A. Ramos](#); [Deidre Garcia](#); [Erika Alcorta](#); [John Orfila, Jr.](#); [Jose A. Dominguez](#); [Joseph G. Gonzalez](#); [Karen Covarrubias](#); [Krissian I. Calderon](#); [Laura R. Garza](#); [Leticia Benavides](#); [Linda A. Hernandez](#); [Marcela Cervantes](#); [Mario A. Ruiz](#); [Martha A. Navarro](#); [Monica M. Andrade](#); [Priscilla Zamora](#); [Rafael Vidaurri](#); [Rigoberto Rodriguez](#); [Robert F. Peña](#); [Rosalie Castilleja](#); [Ruby Villarreal Miranda](#); [Sylvia L. Melendez](#); [Sylvia Lara](#); [Tareq G. Al-Zabet](#); [Tina O. Rodriguez](#); [Tina Rodriguez](#); [Vanessa C. Filazzola](#); [Vanessa Guerra](#); [Victoria Dominguez](#); [Zulema Ortiz](#)
Cc: [City Secretary](#)
Subject: Videoconference Call under the Texas Open Meetings Act
Date: Tuesday, May 12, 2026 3:10:31 PM
Importance: High

Good Afternoon,

Please note that we have added the following text to the agenda template you're using in order to align our procedures with the Texas Open Meetings Act, specifically Texas Government Section § 551.127:

This governmental body may allow participation in meetings by videoconference in accordance with Texas Government Code § 551.127, provided a quorum is present at the posted location.

The following points reflect key videoconference requirements:

- a. Texas law allows members of a governmental body to participate in meetings by videoconference provided that the public can see and hear the meeting live, where the **presiding officer (chair, president) is physically present, proper notice is given, a quorum is physically present at a public location,** and the meeting can continue only while a **quorum remains connected and present.**
- b. Remote members may count as present for quorum and voting purposes only when a physical quorum is present at the posted meeting location; if a remote member's audio or video connection is lost, that member is considered absent during that portion of the meeting.
- c. The location where the presiding officer (chair/president) is physically present, along with each remote participant location, **shall have two-way audio and video communication with each other** location during the entire meeting. **Each participant's face in the videoconference call, while speaking, must be clearly visible and audible to each other participant and, during the open portion of the meeting, to the members of the public in attendance at the location where the presiding officer is present, and at any other location of the**

meeting that is open to the public. Id. § 551.127(h).

- d. The audio and video quality must be sufficient for the public at each location to observe the demeanor and hear the voice of each participant during the open portion of the meeting.

Id. § 551.127(j).

For your reference here is the link to the full Texas Government Code section outlining the videoconference meeting requirements and the basis for these agenda change:

[Texas Constitution and Statutes](#)

Respectfully,

Cory Roxana Cisneros
Administrative Planner

City of Laredo – City Secretary’s Office

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communications with an employee attorney does not apply to the governing board of an institution of higher education or the Texas Higher Education Coordinating Board.²⁰⁶

2. Videoconference Call Meetings

The Act also authorizes governmental bodies to conduct meetings by videoconference call and, unlike with telephone meetings, does not limit that authority to emergency circumstances.²⁰⁷ Section 551.127 authorizes a member or employee of a governmental body to participate remotely in a meeting of the governmental body through a videoconference call if there is live video and audio feed of the remote participant that is broadcast live at the meeting and the feed complies with the other provisions of section 551.127.²⁰⁸

As a preliminary matter, a meeting held by videoconference call must meet the regular notice requirements of the Act.²⁰⁹ In addition, section 551.127 authorizes two logistical scenarios depending on the territorial jurisdiction of the governmental body and requires that the notice specify a particular location of the meeting and who will be physically present there, as follows:

A state governmental body or a governmental body that extends into three or more counties may meet by videoconference call only if the member of the governmental body presiding over the meeting is physically present at one location of the meeting.²¹⁰ The notice must specify that location, which must be open to the public during the open portions of the meeting, as well as state the intent to have the member of the governmental body presiding over the meeting present there.²¹¹

For all other governmental bodies, the Act authorizes a meeting by videoconference call only if a full quorum of the governmental body is physically present at one location of the meeting.²¹² In that instance, the notice must specify that location, as well as the intent to have a quorum present there.²¹³

The location where the presiding member is physically present must be open to the public during the open portions of the meeting.²¹⁴

Beyond notice and location, the Act specifies certain technical requirements. The meeting location where the quorum or presiding member is present as well as each remote location from which a

²⁰⁶ *Id.* § 551.129(f).

²⁰⁷ *Id.* § 551.127.

²⁰⁸ *Id.* § 551.127(a-1); *see also id.* § 551.127(a) (“[T]his chapter does not prohibit a governmental body from holding an open or closed meeting by videoconference call.”). Subsection 81.001(b) of the Local Government Code, which provides that the county judge, if present, is the presiding officer of the county commissioners court, does not apply to a meeting held by videoconference. *See* TEX. LOC. GOV’T CODE § 81.001(b). The subsection ensures that a county judge may remotely participate in a videoconference meeting while another member of the commissioners court presides over the meeting at the physical location accessible to the public.

²⁰⁹ TEX. GOV’T CODE § 551.127(d).

²¹⁰ *Id.* § 551.127(c).

²¹¹ *Id.* § 551.127(e).

²¹² *Id.* § 551.127(b).

²¹³ *Id.* § 551.127(e).

²¹⁴ *Id.*

Meetings

member participates “shall have two-way audio and video communication with each other location during the entire meeting.”²¹⁵ The Act requires that, while speaking, each participant’s face must be clearly visible and the voice audible to each other participant and to the members of the public in attendance at the location where the quorum or presiding member is present and any other location of the meeting that is open to the public.²¹⁶ The Act additionally requires that each open portion of the meeting is to be visible and audible to the public at the meeting location where the quorum or presiding member is present and that at any time that the meeting is no longer visible and audible to the public, the meeting must be recessed until the problem is resolved.²¹⁷ The meeting must be adjourned if the problem is not resolved in six hours.²¹⁸ The Act tasks the Department of Information Resources to specify minimum standards for the audio and video signals required at a videoconference meeting and the quality of the signals at each location of the meeting must meet or exceed those standards.²¹⁹

Generally speaking, a remote participant “shall be counted as present at the meeting for all purposes.”²²⁰ However, if the audio or video communication is lost for any portion of the meeting, the remote participant is considered absent during that time.²²¹ Should this occur, the governmental body may continue the meeting only as follows: (1) If the meeting is being held by a statewide body or one that extends into three or more counties, there must continue to be a quorum participating in the meeting. (2) If the meeting is held by another governmental body, a full quorum must remain physically present at the meeting location.²²²

Section 551.127 also requires the governmental body to “make at least an audio recording of the meeting” and to make the recording available to the public.²²³ And section 551.127 expressly permits a governmental body to allow a member of the public to testify at a meeting from a remote location by videoconference call.²²⁴

Relating to certain special districts subject to specific chapters of the Water Code and with a population of 500 or more, subsection 551.1283(e) provides that “[n]othing in this chapter shall prohibit a district from allowing a person to watch or listen to a board meeting by video or telephone conference call.”²²⁵

²¹⁵ *Id.* § 551.127(h). Furthermore, “[t]he audio and video signals perceptible by members of the public at each location of the meeting described by Subsection (h) must be of sufficient quality so that members of the public at each location can observe the demeanor and hear the voice of each participant in the open portion of the meeting.” *Id.* § 551.127(j).

²¹⁶ *Id.* § 551.127(h).

²¹⁷ *See id.* § 551.127(f).

²¹⁸ *Id.*

²¹⁹ *Id.* § 551.127(i); *see also* 1 TEX. ADMIN. CODE §§ 209.1–.33. The Department of Information Resources has published guidelines at <https://dir.texas.gov/resource-library-item/videoconferencing-guidelines>.

²²⁰ *See* TEX. GOV’T CODE § 551.127(a-2).

²²¹ *See id.* § 551.127(a-3).

²²² *See id.*

²²³ *Id.* § 551.127(g).

²²⁴ *See id.* § 551.127(k).

²²⁵ *See id.* § 551.1283(e).

Sec. 551.127. VIDEOCONFERENCE CALL. (a) Except as

otherwise provided by this section, this chapter does not prohibit a governmental body from holding an open or closed meeting by videoconference call.

(a-1) A member or employee of a governmental body may participate remotely in a meeting of the governmental body by means of a videoconference call if the video and audio feed of the member's or employee's participation, as applicable, is broadcast live at the meeting and complies with the provisions of this section.

(a-2) A member of a governmental body who participates in a meeting as provided by Subsection (a-1) shall be counted as present at the meeting for all purposes.

(a-3) A member of a governmental body who participates in a meeting by videoconference call shall be considered absent from any portion of the meeting during which audio or video communication with the member is lost or disconnected. The governmental body may continue the meeting only if a quorum of the body remains present at the meeting location or, if applicable, continues to participate in a meeting conducted under Subsection (c).

(b) A meeting may be held by videoconference call only if a quorum of the governmental body is physically present at one location of the meeting, except as provided by Subsection (c).

(c) A meeting of a state governmental body or a governmental body that extends into three or more counties may be held by videoconference call only if the member of the governmental body presiding over the meeting is physically present at one location of the meeting that is open to the public during the open portions of the meeting.

(d) A meeting held by videoconference call is subject to the notice requirements applicable to other meetings in addition to the notice requirements prescribed by this section.

(e) The notice of a meeting to be held by videoconference call must specify as a location of the meeting the location where a quorum of the governmental body will be physically present and specify the intent to have a quorum present at that location, except that the notice of a meeting to be held by videoconference call under Subsection (c) must

specify as a location of the meeting the location where the member of the governmental body presiding over the meeting will be physically present and specify the intent to have the member of the governmental body presiding over the meeting present at that location. The location where the member of the governmental body presiding over the meeting is physically present shall be open to the public during the open portions of the meeting.

(f) Each portion of a meeting held by videoconference call that is required to be open to the public shall be visible and audible to the public at the location specified under Subsection (e). If a problem occurs that causes a meeting to no longer be visible and audible to the public at that location, the meeting must be recessed until the problem is resolved. If the problem is not resolved in six hours or less, the meeting must be adjourned.

(g) The governmental body shall make at least an audio recording of the meeting. The recording shall be made available to the public.

(h) The location specified under Subsection (e), and each remote location from which a member of the governmental body participates, shall have two-way audio and video communication with each other location during the entire meeting. The face of each participant in the videoconference call, while that participant is speaking, shall be clearly visible, and the voice audible, to each other participant and, during the open portion of the meeting, to the members of the public in attendance at the physical location described by Subsection (e) and at any other location of the meeting that is open to the public.

(i) The Department of Information Resources by rule shall specify minimum standards for audio and video signals at a meeting held by videoconference call. The quality of the audio and video signals perceptible at each location of the meeting must meet or exceed those standards.

(j) The audio and video signals perceptible by members of the public at each location of the meeting described by Subsection (h) must be of sufficient quality so that members of the public at each location can observe the demeanor and hear the voice of each participant in the open portion of the meeting.

(k) Without regard to whether a member of the governmental body is participating in a meeting from a remote location by videoconference call, a governmental body may allow a member of the public to testify at a meeting from a remote location by videoconference call.

Added by Acts 1997, 75th Leg., ch. 1038, Sec. 2, eff. Sept. 1, 1997.
Renumbered from Sec. 551.126 by Acts 1999, 76th Leg., ch. 62, Sec. 19.01(50), eff. Sept. 1, 1999. Amended by Acts 2001, 77th Leg., ch. 630, Sec. 1, eff. Sept. 1, 2001.

Amended by:

Acts 2013, 83rd Leg., R.S., Ch. 159 (S.B. [984](#)), Sec. 1, eff. September 1, 2013.

Acts 2013, 83rd Leg., R.S., Ch. 685 (H.B. [2414](#)), Sec. 2, eff. June 14, 2013.

Reenacted and amended by Acts 2017, 85th Leg., R.S., Ch. 884 (H.B. [3047](#)), Sec. 1, eff. September 1, 2017.