

# **City of Laredo**

## **REGULAR MEETING AGENDA**

**Thursday, June 4, 2026**

**6:00 PM**

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

**Planning & Zoning Commission**

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**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. Approval Of Minutes Of:**

**5A** Special Meeting of May 14, 2026

[26-P&Z-558](#)

**6. Citizen Comments**

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

**7. Public Hearing And Recommendation Of An Ordinance:**

**7A** Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 20, Block 5, Sierra Vista Police Station Plat, located at 140 Ceniso Loop, from R-1 (Single Family Residential District) to B-1 (Limited Business District).

[26-P&Z-575](#)

ZC-059-2026  
District I

**8. Consideration Of The Following Master Plan:**

**8A** Consideration of a revision to the Phoenix Village Subdivision Masterplan. The intent is residential. The purpose of this revision is to reconfigure the boundary of Phase XI (11) and Phase XV (15).

[26-P&Z-582](#)

PL-118-2026  
District III - Cm. Melissa Cigarroa

- 8B** Consideration of a revision to the Ponderosa Masterplan. The intent is residential, commercial, multifamily, and industrial. The purpose of the revision is to update the lot configuration in Ponderosa Commercial Subdivision, Unit 3A, Phase 1, Phase 3, and add Unit 5, Phase 1. [26-P&Z-583](#)

PL-116-2026  
District III - Cm. Melissa R. Cigarroa  
District IV - Cm. Ricardo "Rick" Garza

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

- 9A** Preliminary consideration of the plat of Ponderosa Commercial Subdivision, Unit 5 - Phase 1. The intent is commercial. [26-P&Z-584](#)

PL-117-2026  
District III - Cm. Melissa R. Cigarroa

- 9B** Preliminary consideration of the plat of North Webb Industrial Park Beltway Parkway Right-Of-Way Extension. The intent is for Right-Of-Way (ROW) dedication. [26-P&Z-585](#)

PL-122-2026  
District VII - Cm. Vanessa Perez

- 9C** Preliminary consideration of the plat of D&J Alexander Commercial Phase 15, Alexander Crossing Plaza, Lot 10 & 11, Block 8. The intent is commercial. [26-P&Z-586](#)

PL-120-2026  
District V - Cm. Ruben Gutierrez Jr.

- 9D** Preliminary consideration of the plat of D&J Alexander Commercial Phase 15, Alexander Crossing Plaza, Lot 5, Block 2. The intent is commercial. [26-P&Z-589](#)

PL-119-2026  
District V - Cm. Ruben Gutierrez Jr.

**10. Consideration Of The Following Final Plats And Replats:**

- 10A** Final consideration of the replat of Lot 3, Block 7, SINE Las Palmas Subdivision, Phase 2 into Angulo SINE Residential Subdivision, Phase 1. The intent is residential. [26-P&Z-590](#)

PL-083-2026  
District VI - Cm. Dr. David Tyler King

- 10B** Final reconsideration of the plat of The Coves at Winfield, Phase 7C. The purpose of this reconsideration is to include two offsite utility and access easements. The intent is residential. [26-P&Z-588](#)

PL-123-2026  
District VI - Cm. Dr. David Tyler King

- 10C** Final consideration of the replat of Lot 4B, Block 3, D&J Alexander Commercial Subdivision, Phase 15 into Lot 4D, Block 3, D&J Alexander Commercial Subdivision, Phase 15. The intent is commercial. [26-P&Z-587](#)

PL-121-2026  
District V - Cm. Ruben Gutierrez Jr.

### **11. 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 is posted on Friday, May 29, 2026 by 6:00 P.M.

# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 6/4/2026  
**Ordinance 5A**

**Public Hearing and Recommendation of an**

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**CITY OF LAREDO  
PLANNING AND ZONING COMMISSION**

**MEETING MINUTES OF MAY 14, 2026**

The City of Laredo Planning and Zoning Commission convened in special session open to the public at 6:00 p.m. on Thursday, May 14, 2026, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

**COMMISSIONERS PRESENT:**

Daniela Sada Paz, Chair  
Michael Barron, Vice Chair (Arrived 6:07 p.m.)  
Rolando Cazares  
Mercurio Martinez, III  
John D. Beckelhymer  
Regina Portillo  
Hector “Tito” Garcia

**COMMISSIONERS EXCUSED:**

Cindy E. Cantu (Excused)  
Adolfo Martinez (Excused)

**STAFF PRESENT:**

Charles Graves, Planning Executive Director  
Vanessa Guerra, Planning Director  
Rafael Vidaurri, Planner  
Luis Vazquez, Planner  
Vanessa Fresnillo, Planner  
Victor Vidaurri, Fire Department  
Elizabeth Carrera, Parks Planner  
Amber Holmes, Legal Department  
Bishop Wagener, Environmental & Solid Waste Services Director

**OTHERS PRESENT:**

Andres Rubio  
Orlando Navarro  
Manuel Escamilla  
Hector Maccano  
Edward Garza

**1. CALL TO ORDER**

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

**2. ROLL CALL**

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

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

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

Motion Carried Unanimously

**3. PLEDGE OF ALLEGIANCE**

**4. TEXAS PLEDGE**

**5. APPROVAL OF MINUTES OF:**

**A. Regular Meeting of April 16, 2026**

**B. Regular Meeting of May 7, 2026**

**MOTION:** Commissioner Cazares made a motion to approve the minutes of April 16, 2026 and May 7, 2026.

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

Motion Carried Unanimously

**6. CITIZEN COMMENTS**

None.

**7. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE.**

**A. An Ordinance of the City of Laredo, Texas, amending Section 24.65.0 of the Laredo Land Development Code, titled “General Supplemental Provisions,” creating Subsection (D) which will impose distance regulations to prevent gas station emission lines from being located within 100 feet or 200 of any residential district, school, or day care facility; Providing a severability clause and providing for an effective date.**

**Staff Recommendation:** Staff of the City Attorney’s Office recommends approval of this item.

Ms. Vanessa Guerra, Planning Director, introduced the item into the record and informed the

Commission that representatives from the Legal Department were present to discuss the proposed ordinance.

Ms. Amber Holmes, Assistant City Attorney, explained that the City Council had directed staff to develop an ordinance addressing the proximity of gas stations to residential areas. She stated that the initial concern involved potential air quality impacts; however, after further research and consultation with technical staff, the focus shifted toward potential ground contamination associated with underground storage tanks (USTs). Ms. Holmes noted that the ordinance was revised accordingly to address underground spills and related environmental concerns.

Mr. Bishop Wagner, Environmental and Solid Waste Services Director, provided technical information regarding underground storage tanks and fuel transfer systems. He explained that modern UST systems are designed to safely contain fuel and vapors through recirculating systems that minimize emissions into the environment. Mr. Wagner stated that his recommendation for a buffer ranging from one hundred (100) to two hundred (200) feet was intended to provide adequate separation in the event of a fuel release or spill, allowing time for remediation before impacting nearby residents. He further stated that, after consulting with another geologist experienced in underground storage systems, a recommended separation distance of one hundred fifty (150) feet was determined to be appropriate.

Vice Chair Barron arrived at the meeting at 6:07 p.m.

Chair Sada Paz requested clarification regarding the proposed distance requirements. Mr. Wagner further explained the operation of underground storage tank systems and how vapors are recaptured during fuel transfer operations.

Commissioner M. Martinez clarified that the proposed measurement would be taken from the underground storage tank access point rather than from the property line itself. Mr. Wagner added that tanks could be positioned on a site to maximize distance from nearby residential properties while still maintaining operational accessibility.

Vice Chair Barron stepped out of the meeting at 6:10 p.m.

Commissioner Garcia inquired about the potential impacts of vehicle emissions, particularly from heavy truck traffic, on nearby neighborhoods. Mr. Wagner responded that air quality monitoring is generally conducted on a regional basis and stated that, in his professional opinion, exposure near highways would likely exceed exposure associated with gasoline stations.

Commissioner Beckelhymer requested clarification regarding how the ordinance would apply in situations where either a gas station or residential development existed first. Ms. Guerra clarified that the ordinance applied specifically to proposed gas stations located near residentially zoned property, schools, or daycare facilities. Ms. Holmes added that existing gas stations would remain compliant if no residential uses were present at the time of approval.

Commissioner Beckelhymer expressed concern that the ordinance did not address situations where residential development occurs adjacent to an existing gas station and questioned whether the

protections should apply both ways. Ms. Holmes stated that this issue had not been discussed during the subcommittee process. Ms. Guerra further explained that the ordinance would apply to vacant residentially zoned land, even if undeveloped, but acknowledged that residential uses permitted within certain commercial zoning districts, such as B-1 and B-3, created additional considerations.

Mr. Andres Rubio of KCI Technologies addressed the Commission regarding several upcoming projects that could be affected by the proposed ordinance. He requested clarification regarding the method of measurement and the applicable distance requirements.

Ms. Guerra stated that the proposed ordinance measured distance in a straight line from the underground storage tank access point to the nearest residential zoning district, school, or daycare facility, including right-of-way areas in the calculation.

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

Commissioner Cazares questioned whether the measurement should instead be taken from the underground storage tank itself rather than the valve access point, stating that the tank represented the actual source of any potential leak. Commissioner M. Martinez noted that the ordinance originally addressed vapor concerns during fuel transfers but acknowledged that modern underground storage systems contain numerous safeguards and leak detection measures.

Commissioner Garcia and Vice Chair Barron returned to the meeting at 6:20 p.m.

Ms. Guerra clarified that, during the ordinance development process, technical review determined that underground spills posed a greater concern than vapor emissions. Chair Sada Paz referenced prior subcommittee discussions indicating that local soil conditions differ from those in cities where similar ordinances had originated, potentially reducing overall risk.

Mr. Rubio explained that typical site designs place underground storage tanks near the curb line and stated concern that the proposed distance requirements could significantly impact future development projects. Ms. Guerra confirmed that there are currently no distance separation requirements in the existing ordinance.

Commissioner Portillo asked how the ordinance would apply to projects already in progress. Ms. Guerra explained that projects with vested rights, including those that had already submitted permit applications, would continue under the existing regulations.

Mr. Rubio expressed concern that projects currently undergoing the platting process could be negatively affected if the ordinance were adopted before permitting. Ms. Guerra responded that the ordinance included a provision allowing applicants to seek approval through a Special Use Permit process if the required separation distances could not be met.

Commissioner Beckelhymer identified several discrepancies within the ordinance “whereas” clauses. Ms. Holmes stated that such language could be revised without affecting the substance or enforceability of the ordinance.

Commissioner Cazares recommended that the ordinance be further reviewed to address concerns regarding residential development occurring after gas stations are established. Ms. Guerra explained that the ordinance would apply to vacant residentially zoned property but acknowledged that additional clarification regarding residential uses in commercial districts may be necessary.

Ms. Guerra recommended identifying specific residential zoning districts, including R-1, R-2, R-3, R-1A, R-1B, and RO districts, as well as clearly defining single-family and multi-family residential uses within the ordinance language to ensure consistency and clarity.

Mr. Orlando Navarro of Killam Development addressed the Commission and stated that he did not believe gas stations posed a significant issue within the City. He expressed concern that additional land requirements could negatively affect future commercial development and increase project costs. Mr. Navarro suggested considering reduced setback distances or allowing building placement to function as a buffer between fuel storage areas and residential uses.

Commissioner M. Martinez clarified that the proposed ordinance was being developed in response to direction provided by the City Council.

Captain Vidaurri of the Fire Department informed the Commission that current fire codes regulate tanker trailer operations rather than underground storage tanks. He explained that tanker trailers cannot be left unattended within five hundred (500) feet of residential areas and noted that gas station developments are subject to the Fire Department's plan review process to ensure compliance with all applicable fire safety standards.

Vice Chair Barron stated that the subcommittee had conducted substantial review of the item and recommended postponement in order to revise the ordinance language and provide additional examples illustrating compliance and non-compliance scenarios involving tank placement and zoning configurations.

Commissioner Portillo emphasized that the Commission's responsibility was to protect the health, safety, and welfare of the community. She stated that similar regulations exist in other large cities and stressed the importance of considering the long-term well-being of residents, schools, and surrounding neighborhoods.

Commissioner Garcia expressed his opinion that current technology and existing safety measures already address many of the concerns raised and questioned whether additional regulations were necessary.

**MOTION:** Vice Chair Barron made a motion to **postpone** the item to the next meeting and adding the additional language of clarifying the residential zones.

Second:	Commissioner Portillo
In Favor:	6
Opposed:	1      Commissioner Garcia
Abstained:	0

Motion Carried Unanimously

**8. CONSIDERATION OF THE FOLLOWING PRELIMINARY PLATS AND REPLATS:**

- A. Preliminary consideration of the replat of Lot 12, Block 2, The New Trade Center, Phase 4 into Lot 12A and Lot 12B, Block 2, The New Trade Center, Phase 4. The purpose of this replat is to subdivide Lot 12 into two (2) lots. Th property is an existing industrial site.**

**PL-104-2026**

**District VII – Councilmember Vanessa Perez**

Vanessa Fresnillo, Planner, provided a brief overview on the item.

Andres Rubio, KCI Technologies, informed the Commission he concurred with Staff comments and was available to answer any questions.

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

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

Motion Carried Unanimously

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

**Planning:**

1. Identify all easements.
2. 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.

**B. Preliminary consideration of the plat of D & J Alexander Commercial, Phase 15, Block 4, Lots 5A & 5B, Alexander Crossing Plaza. The intent is commercial.**

**PL-096-2026**

**District V – Councilmember Ruben Gutierrez, Jr.**

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

Vanessa Fresnillo, Planner, provided a brief overview on the item.

Mr. Manuel Escamilla, representing Top Site Civil Group, informed the Commission that he concurred with Staff’s comments with the exception of the Traffic Division comments, which he requested be removed.

Regarding Traffic Comment No. 1, Mr. Escamilla explained that the proposed development would utilize shared access on Lot 5B through an existing driveway located on the adjacent parcel, while Lot 5A would maintain separate access. He stated that access design and control measures would be addressed during the One Stop Shop review process.

With respect to Traffic Comment No. 2, Mr. Escamilla expressed that revising the Master Plan would be excessive, as the project is located along an existing street with an established use and does not involve modifications to the roadway network.

Commission Garcia stepped out of the meeting at 6:47 p.m.

**MOTION:** Vice Chair Barron made a motion to approve the item subject to Staff comments and removing Traffic Safety Comments Number 1 & 2.

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

Motion Carried Unanimously

**Planning:**

1. Revise the vicinity map to accurately reflect the location of the subject tract.
2. A portion of the proposed subdivision is located within Subdistrict C (65 Ldn to 70 Ldn) of the Airport Noise Specific Use Zoning Overlay District. Provide the required avigation easement, contour line(s), and include the following plat note: “This property (or a part thereof) is located within an area subject to potentially excessive airport noise levels. All uses and construction shall conform to the noise mitigation standards included in Appendix N - Noise

Attenuation Performance Standards for Structures Located within the Airport Noise Specific Use Zoning Overlay District of the City of Laredo, incorporated herein and made a part hereof for all purposes.” (Section 24.68.5, Land Development Code).

3. Coordinate with the Traffic Safety Division for driveway spacing.
4. Identify all easements.
5. All improvements as per the Subdivision Ordinance.

**Traffic Safety:**

- ~~1. Restrict access thru lot 5A to reduces the potential for collisions by reducing the number of conflict points and increasing the distance between conflict points. AASHTO A Policy on Geometric Design of Highways and Streets~~
- ~~2. Revise Master Plan (As per Subdivision Ordinance Handbook, Chapter II).~~

**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.

**C. Preliminary consideration of the plat of D & J Alexander Commercial, Phase 15, Block 4, Lot 2, Alexander Crossing Plaza. The intent is commercial.**

**PL-095-2026**

**District V – Councilmember Ruben Gutierrez, Jr.**

Vanessa Fresnillo, Planner, provided a brief overview on the item.

Commissioner Garcia stepped back into the meeting at 6:48 p.m.

Mr. Manuel Escamilla, representing Top Site Civil Group, informed the Commission that he concurred with Staff’s comments with the exception of Traffic Safety Comment No. 1, which he requested be removed.

**MOTION:** Commissioner Barron made a motion to **approve** the item subject to Staff comments and by removing Traffic Safety Comment Number 1.

Second: Commissioner Cazares

In Favor: 7  
Opposed: 0  
Abstained: 0

Motion Carried Unanimously

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

**Planning:**

1. Remove Plat Note No. 3 as the subject tract is not located within the flood plain.
2. A portion of the proposed subdivision is located within Subdistrict C (65 Ldn to 70 Ldn) of the Airport Noise Specific Use Zoning Overlay District. Provide the required avigation easement, contour line(s), and include the following plat note: “This property (or a part thereof) is located within an area subject to potentially excessive airport noise levels. All uses and construction shall conform to the noise mitigation standards included in Appendix N - Noise Attenuation Performance Standards for Structures Located within the Airport Noise Specific Use Zoning Overlay District of the City of Laredo, incorporated herein and made a part hereof for all purposes.” (Section 24.68.5, Land Development Code).
3. Coordinate with the Traffic Safety Division for driveway spacing/placement and shared access to the adjacent tracts.
4. Clarify Plat Note 8 regarding access to Bartlett Ave.
5. Identify all easements.
6. All improvements as per the Subdivision Ordinance.

**Traffic Safety:**

- ~~1. Revise Master Plan (As per Subdivision Ordinance Handbook, Chapter II).~~

**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.

**D. Preliminary consideration of the plat of Cielito Lindo Ejido Plat. The intent is commercial.**

**PL-102-2026**

**District I – Councilmember Gilbert Gonzalez**

Planning & Zoning Commission

Minutes

May 7, 2026

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Vanessa Fresnillo, Planner, provided a brief overview on the item.

Mr. Hector Maccano, representing KCI Technologies, informed the Commission that the applicant agreed to provide a five-foot right-of-way dedication or to comply with the Future Thoroughfare Plan requirements.

Vice Chair Barron asked Staff whether the required right-of-way along Ejido Avenue was already in place.

Ms. Vanessa Guerra, Planning Director, explained that the existing right-of-way had previously been established; however, the Future Thoroughfare Plan had since been amended from ninety (90) feet to one hundred to one hundred twenty (100–120) feet. As a result, the applicant’s proportional dedication requirement equated to five (5) feet.

Mr. Rafael Vidaurri, Planner, informed the Commission that Staff was requesting a reserve in lieu of additional improvements due to the existence of an existing sidewalk within the area.

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

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

Motion Carried Unanimously

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

**Planning:**

1. Provide a 5-foot right-of-way (ROW) reserve along Ejido Avenue to comply with the Future Thoroughfare Plan, which designates Ejido Avenue as a Principal Arterial (100-120 feet).
2. Identify all easements.
3. All improvements as per the Subdivision Ordinance.

**Traffic Safety:**

1. 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)

**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.

**9. CONSIDERATION OF AN EXTENSION TO FOLLOWING PRELIMINARY PLATS AND REPLATS:**

**MOTION:** Commissioner Cazares made a motion to **hear** items 9A, 10A, 10B, 10C and 10D together.

Second:	Commissioner M. Martinez
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

**A. Consideration of a six (6) month extension to the final plat approval of the plat of Needmore Dolores Tract 4 Industrial Subdivision, Phase 1. The intent is industrial. The request is to extend the scheduled expiration date from June 7, 2026 to December 7, 2026.**

**PL-103-2026**

**Extra-Territorial Jurisdiction (ETJ)**

**10. CONSIDERATION OF THE FOLLOWING FINAL PLATS AND REPLATS:**

**A. Final consideration of the plat of Embarcadero Southeast Quadrant, Phase 6. The intent is commercial.**

**PL-100-2026**

**District VII – Councilmember Vanessa Perez**

**B. Final consideration of the plat of San Isidro Northeast La Paz Subdivision, Phase 2. The intent is residential.**

**PL-105-2026**

**District VI – Councilmember David Tyler King**

- C. Final consideration of the plat of Lago del Valle Subdivision, Phase XI. The intent is residential.**

**PL-106-2026**

**District III – Councilmember Melissa Cigarroa**

- D. Final consideration of the replat of Lot 5, Block 1, Highway 359 Vinateria Subdivision, into Lots 5A, 5B & 5C, Block 1, Highway 359, Vinateria Subdivision. The intent is industrial and residential.**

**PL-101-2026**

**Extra-Territorial Jurisdiction (ETJ)**

Luis Vazquez, Planner read items 9A, 10A, 10B, 10C and 10D into the record.

**MOTION:** Commissioner Garcia made a motion to Approve items 9A, 10A, 10B, 10C and 10D.

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

Motion Carried Unanimously

**11. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:**

**MOTION:** Commissioner Garcia made a motion to hear items 11A, 11B, 11C and 11D together.

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

Motion Carried Unanimously

- A. Consideration of Model Rule Subdivision Compliance of the plat of Gator Pointe Subdivision, Phase 3. The intent is residential.**

**PL-110-2026**

**District III – Councilmember Melissa Cigarroa**

- B. Consideration of Model Rule Subdivision Compliance of the plat of Loma Veranos Subdivision. The intent is residential.**

**PL-107-2026**

**District I – Councilmember Gilbert Gonzalez**

- C. Consideration of Model Rule Subdivision Compliance of the plat of Artesia Hills Subdivision, Phase I. The intent is residential.**

**PL-109-2026**

**District III – Councilmember Melissa Cigarroa**

- D. Consideration of Model Rule Subdivision Compliance of the plat of Cuatro Vientos Sur Subdivision, Phase XII. The intent is residential.**

**PL-108-2026**

**District I – Councilmember Gilbert Gonzalez**

Luis Vazquez, Planner read items 11A, 11B, 11C and 11D into the record.

**MOTION:** Commissioner Garcia made a motion to **approve** items 11A, 11B, 11C and 11D.

Second:	Vice Chair Barron
In Favor:	7
Opposed:	0
Abstained:	0

Motion Carried Unanimously

## **12. DISCUSSION AND POSSIBLE ACTION:**

- A. Discussion and possible action regarding the scheduling of Planning and Zoning Commission Workshops for the ReCode Laredo – Unified Development Code Project.**

Ms. Vanessa Guerra, Planning Director, informed the Commission that, at the Commission’s request, workshops would be scheduled to review ReCode Laredo.

Mr. Rafael Vidaurri, Planner, presented several potential workshop dates for consideration. After discussion, the Commission agreed to schedule the workshops on Thursdays when regular Planning and Zoning Commission meetings were not scheduled.

**13. ADJOURNMENT:**

**MOTION:** Vice Chair Barron made a motion to adjourn the meeting at 7:00 p.m.

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

Motion Carried Unanimously

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Vanessa Guerra, AICP, MPA  
Planning Director

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Daniella Sada Paz, Chair  
Planning & Zoning Commission

# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 6/4/2026  
**Ordinance 7A**

**Public Hearing and Recommendation of an**

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### **SUBJECT**

Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 20, Block 5, Sierra Vista Police Station Plat, located at 140 Ceniso Loop, from R-1 (Single Family Residential District) to B-1 (Limited Business District).

ZC-059-2026  
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.

- 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.

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 zone change.

**STAFF RECOMMENDATION**

Staff supports the proposed zone change 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 proposed zone change is appropriate at this location since the property abuts B-1 zoning to the east of the site.
3. The proposed zone will not create an isolated zoning district.

General Comments:

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?

There are no similar uses in the area. There are residential uses to the north, east, south, and west of the site. To the east of the site is a public high school.

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

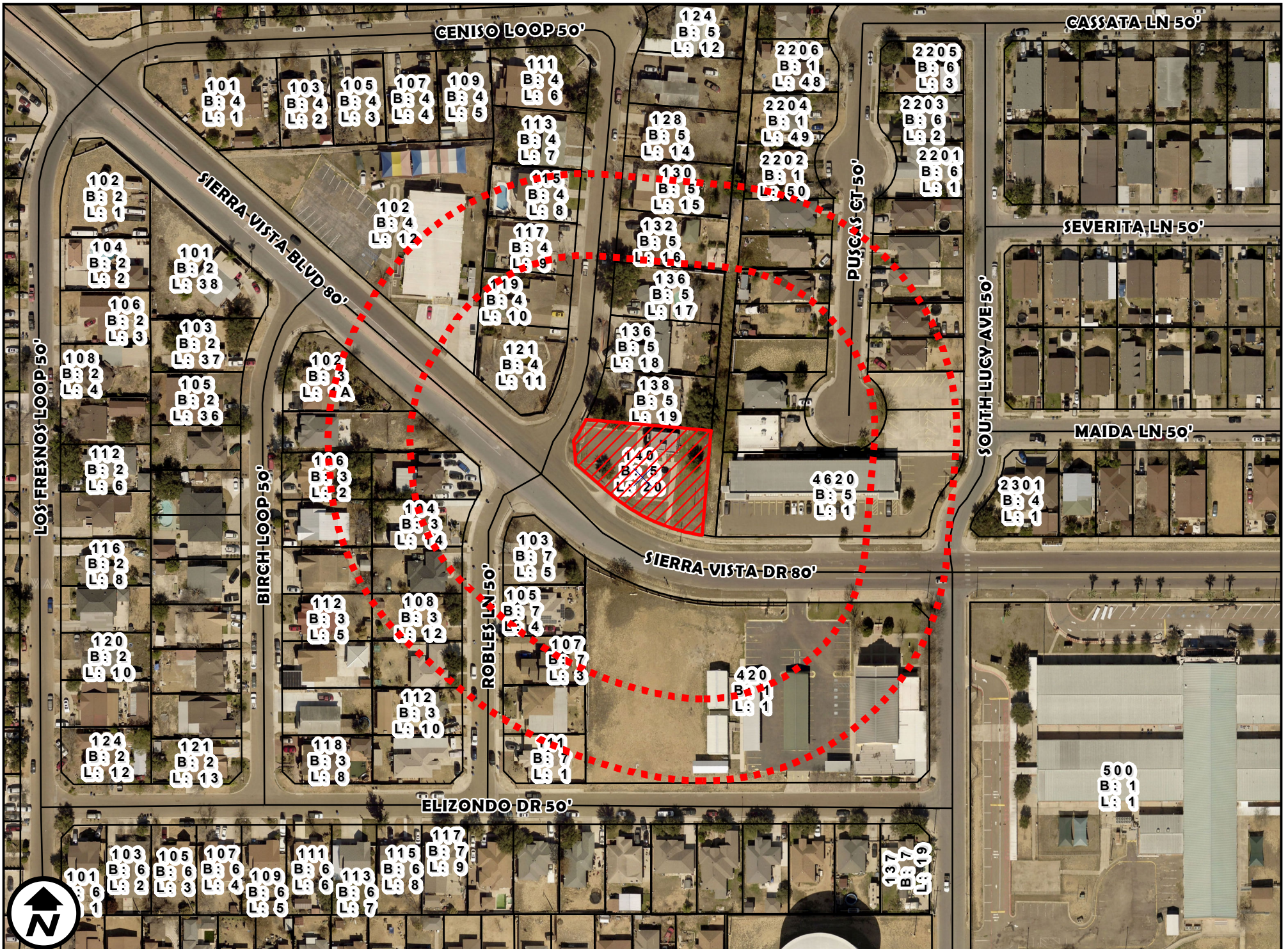
No. There is a B-1 zoning district to the east of the site.

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.

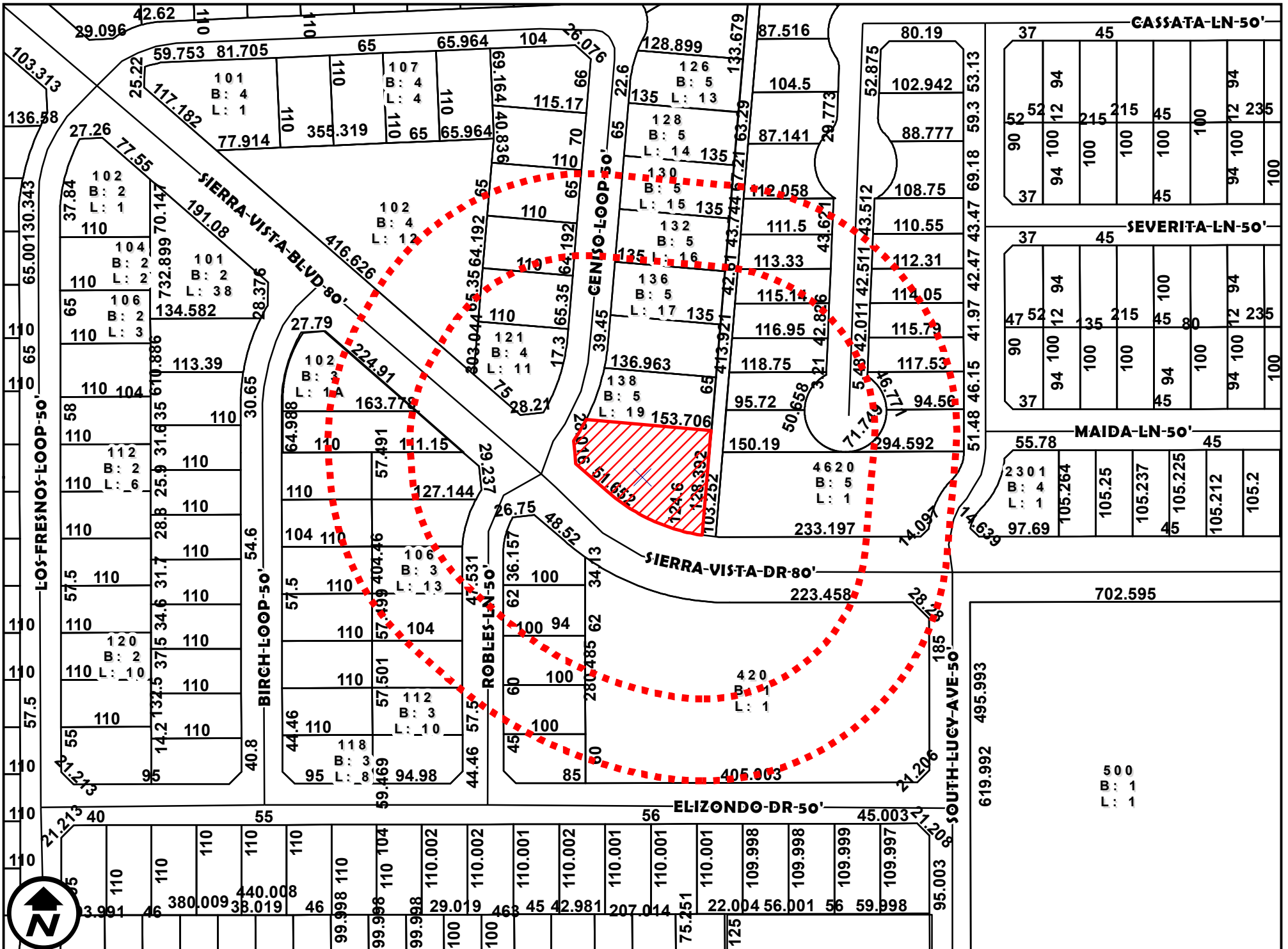


AERIAL MAP

1 inch = 150 feet

ZC-059-2026  
 COUNCIL DISTRICT 1  
 140 GENISO LOOP

APPLICATION FC 22  
 R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) T  
 B-1 (LIMITED BUSINESS DISTRICT)

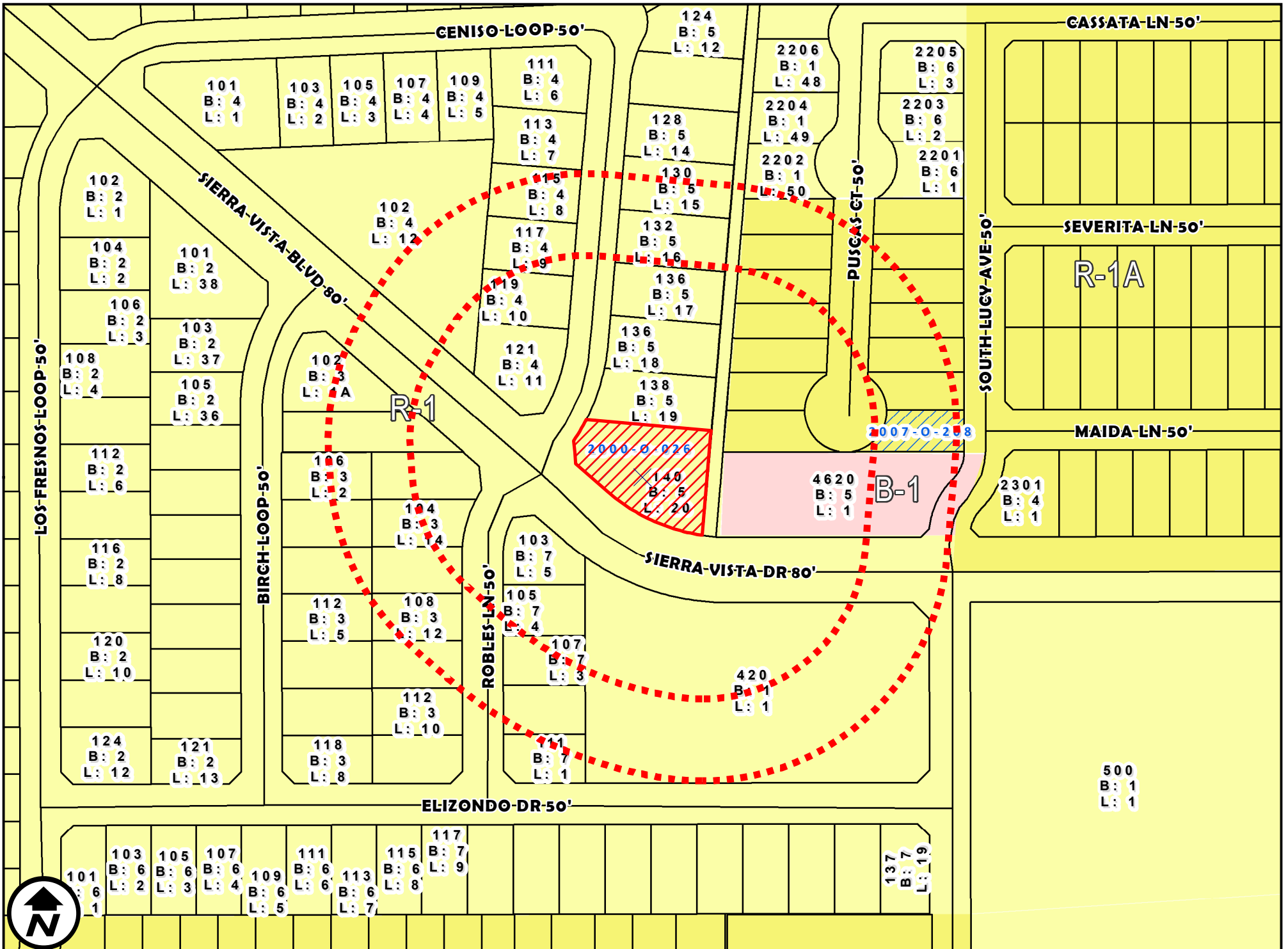


DIMENSIONS MAP

1 inch = 150 feet

ZC-059-2026  
 COUNCIL DISTRICT 1  
 140 CENISO LOOP

APPLICATION FC-23  
 R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) T-1  
 B-1 (LIMITED BUSINESS DISTRICT)

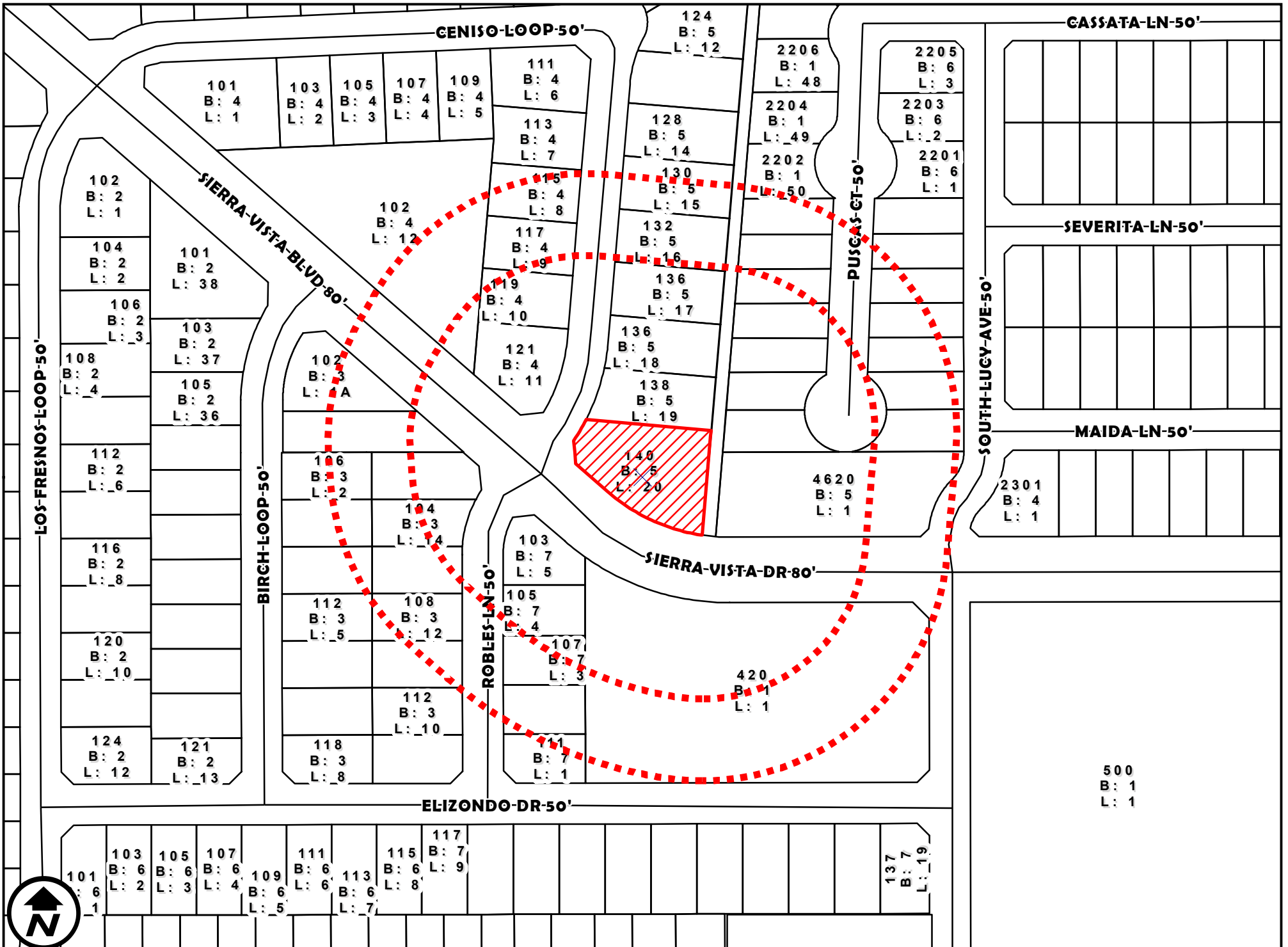


ZONING MAP

1 inch = 150 feet

ZC-059-2026  
 COUNCIL DISTRICT 1  
 140 CENISO LOOP

APPLICATION FC 24  
 R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TC  
 B-1 (LIMITED BUSINESS DISTRICT)

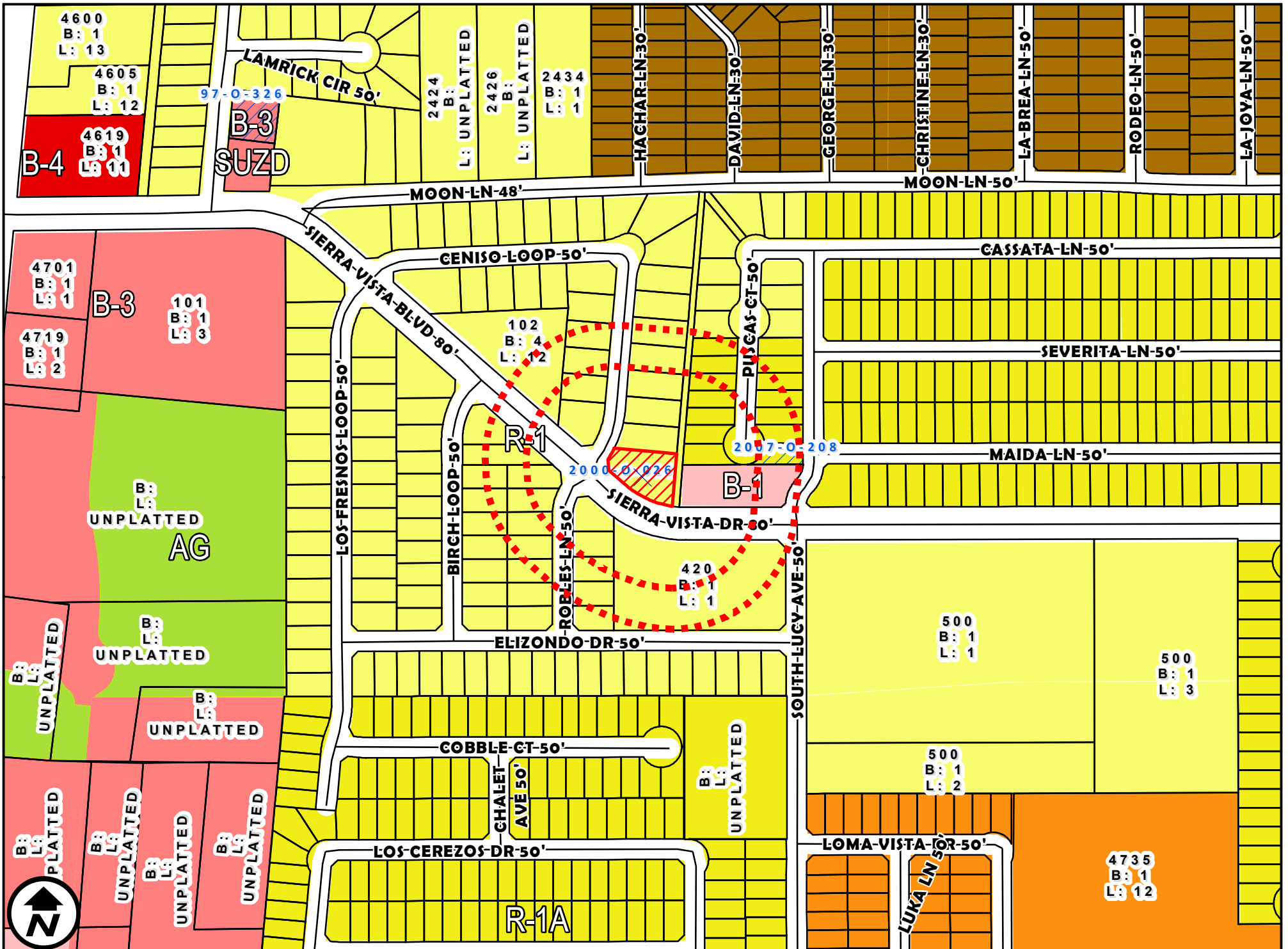


SURVEY MAP

1 inch = 150 feet

ZC-059-2026  
 COUNCIL DISTRICT 1  
 140 CENISO LOOP

APPLICATION FC-25  
 R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TC  
 B-1 (LIMITED BUSINESS DISTRICT)



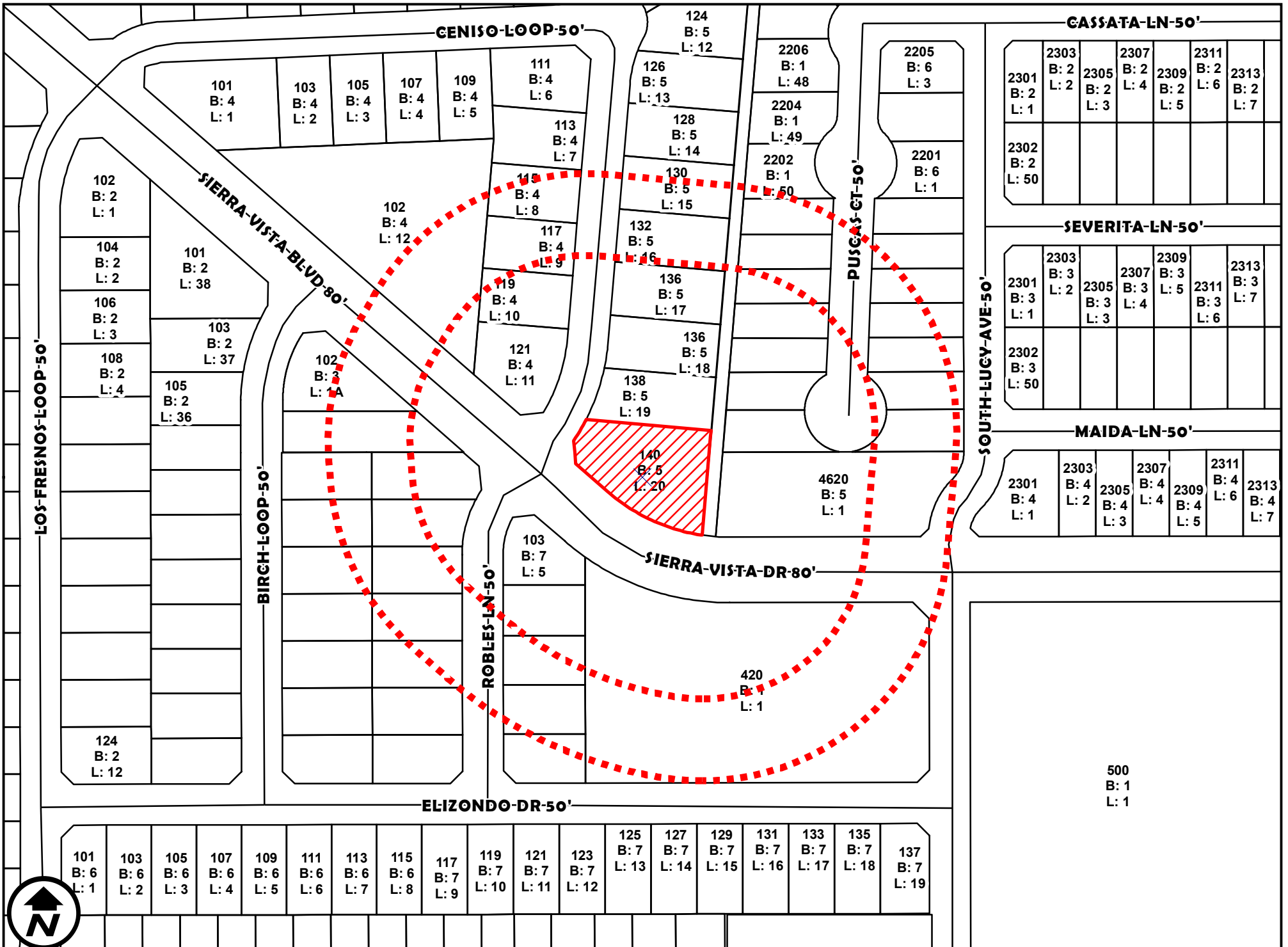


FUTURE LANDUSE

1 inch = 150 feet

ZC-059-2026  
COUNCIL DISTRICT 1  
140 CENISO LOOP

APPLICATION FC-27  
R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) T-1  
B-1 (LIMITED BUSINESS DISTRICT)



200' AND 300' NOTIFICATION

1 inch = 150 feet

ZC-059-2026  
 COUNCIL DISTRICT 1  
 140 CENISO LOOP

APPLICATION FC 28  
 R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) T  
 B-1 (LIMITED BUSINESS DISTRICT)

# City of Laredo

## Planning & Zoning Commission

---

**Meeting Date:** 6/4/2026

**Master Plan Consideration 8A**

---

### **SUBJECT**

Consideration of a revision to the Phoenix Village Subdivision Masterplan. The intent is residential. The purpose of this revision is to reconfigure the boundary of Phase XI (11) and Phase XV (15).

PL-118-2026

District III - Cm. Melissa Cigarroa

### **PREVIOUS COUNCIL ACTION**

N/A

### **BACKGROUND**

APPLICANT: AFW Investments, Ltd.

ENGINEER: Premier Engineering Surveying

### **PROPERTY INFORMATION:**

Location: North of State Highway 359 and East of Serano Road

Size: Approximately 112.81 acres, more or less

Proposed Development: 658 lots

Current Zoning: R-1MH (Single Family Manufactured Housing)

Council District: District III - Cm. Melissa Cigarroa

### **COMMITTEE RECOMMENDATION**

N/A

### **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: 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.

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# AERIAL LOCATION MAP





**REVISED SUBMITTED  
MASTERPLAN**

**KANSAS CITY  
SOUTHERN TRACT**

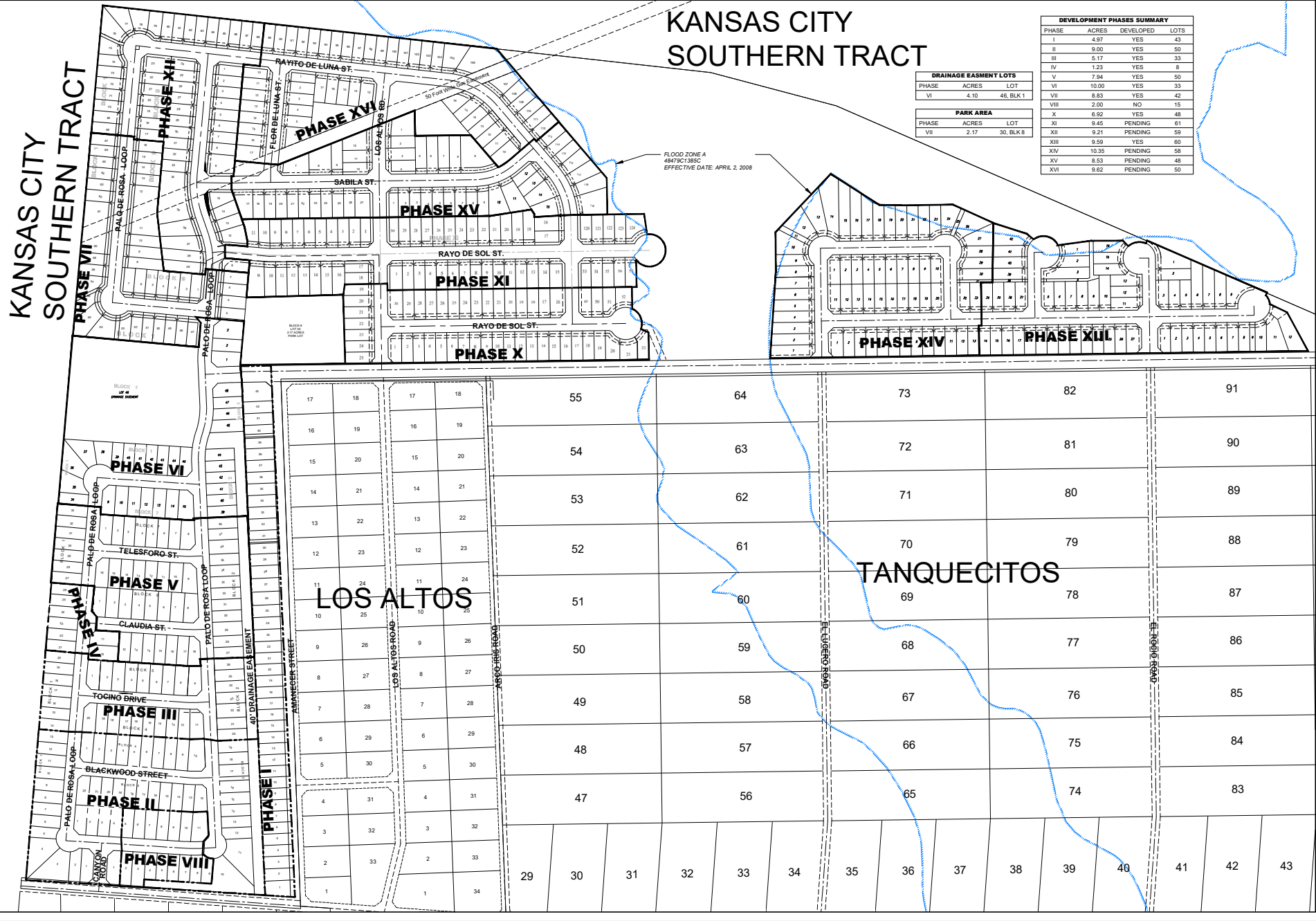
**KANSAS CITY  
SOUTHERN TRACT**

DEVELOPMENT PHASES SUMMARY			
PHASE	ACRES	DEVELOPED	LOTS
I	4.97	YES	43
II	9.06	YES	50
III	5.17	YES	33
IV	1.23	YES	8
V	7.94	YES	50
VI	10.00	YES	33
VII	8.83	YES	42
VIII	2.06	NO	15
X	8.92	YES	48
XI	9.45	PENDING	61
XII	9.21	PENDING	59
XIII	9.59	YES	60
XIV	10.35	PENDING	58
XV	8.53	PENDING	48
XVI	9.62	PENDING	50

DRAINAGE EASEMENT LOTS		
PHASE	ACRES	LOT
VI	4.10	46, BLK. 1

PARK AREA		
PHASE	ACRES	LOT
VII	2.17	30, BLK. 8

FLOOD ZONE A  
48479CT.985C  
EFFECTIVE DATE: APRIL 2, 2008



**PHOENIX VILLAGE SUBDIVISION  
MASTERPLAN**

1302 CALLE DEL NORTE, SUITE 2  
 PHOENIX, ARIZONA 85022  
 TEL: (602) 998-1111 FAX: (602) 998-1119  
 WWW.PREMIERLANDSCAPE.COM  
 LAND DEVELOPMENT • PLANNING • DESIGN  
 EXTERIOR ARCHITECTURE • INTERIOR ARCHITECTURE • SURVEY REGISTRATION • SERVICE

ARN INVESTMENTS LTD.  
 C/O PATRICK FARRELL, MANAGER  
 2000 N. CENTRAL EXPRESSWAY  
 SUITE 1000  
 LAREDO, TEXAS 78041

**MASTERPLAN**

DRAWN BY: K.G.  
 CHECKED BY: A.G.  
 APPROVED BY: A.G.  
 DATE: 5-18-08  
 REVISION DATE:  
 SCALE 11 X 17:  
 SCALE 24 X 36: 1" = 150'  
 PROJECT #: 18713-23  
 FILE NAME:

1 | 1

# City of Laredo

## Planning & Zoning Commission

---

**Meeting Date:** 6/4/2026

**Master Plan Consideration 8B**

---

### **SUBJECT**

Consideration of a revision to the Ponderosa Masterplan. The intent is residential, commercial, multifamily, and industrial. The purpose of the revision is to update the lot configuration in Ponderosa Commercial Subdivision, Unit 3A, Phase 1, Phase 3, and add Unit 5, Phase 1.

PL-116-2026

District III - Cm. Melissa R. Cigarroa

District IV - Cm. Ricardo "Rick" Garza

### **PREVIOUS COUNCIL ACTION**

N/A

### **BACKGROUND**

APPLICANT: Killam Development Ltd.

ENGINEER: Mesquite Engineering

### **PROPERTY INFORMATION:**

Location: South of E. Saunders Street and east and west of Bob Bullock Loop (Loop 20)

Size: Approximately 605 acres, more or less

Proposed Development: Residential, Commercial, Multi-Family, and Industrial

Current Zoning: R-1A (Single Family Reduced Area District), R-1 (Single Family Residential District), R-2 (Multi-Family District), B-3 (Community Business District), B-4 (Highway Commercial District), and M-1 (Light Manufacturing District)

Council District: District III - Cm. Melissa R. Cigarroa & District IV - Cm. Ricardo "Rick" Garza

### **COMMITTEE RECOMMENDATION**

N/A

### **STAFF RECOMMENDATION**

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide a vicinity map.

2. Access to Loop 20 is subject to the review and approval by Texas Department of Transportation (TX-DOT).

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

4. All improvements as per the Subdivision Ordinance.

Traffic Safety:

1. Identify existing and proposed streets, units and phases to provide better comments (As per Subdivision Ordinance Handbook, Chapter II).

2. Show configuration of Lots of Ponderosa Commercial Subdivision, - Ph. 1 (As per Subdivision Ordinance Handbook, Chapter II, Section 2-3.2).

3. Show access easements. 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).

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

5. 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.

6. "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).

7. Ensure that proposed curves can handle a speed of 30 mph (as per Subdivision Ordinance Handbook, Section 3-2)

8. AASHTO (Street curves should be design with as large radius curve as practical, with a minimum radius of 100 feet).

9. Show streets ROW (As per Viva Laredo Future Thoroughfare Plan, Subdivision Ordinance Handbook, Section 3-2: Streets and Alleys)

10. Submit a TIA (As per Land Development Code Section 24.62.8)

11. Avoid Street jogs with centerline effect of less than 300 feet (As per Subdivision Ordinance Handbook, Chapter III Section 3-2, F).

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

13. 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.

14. 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.

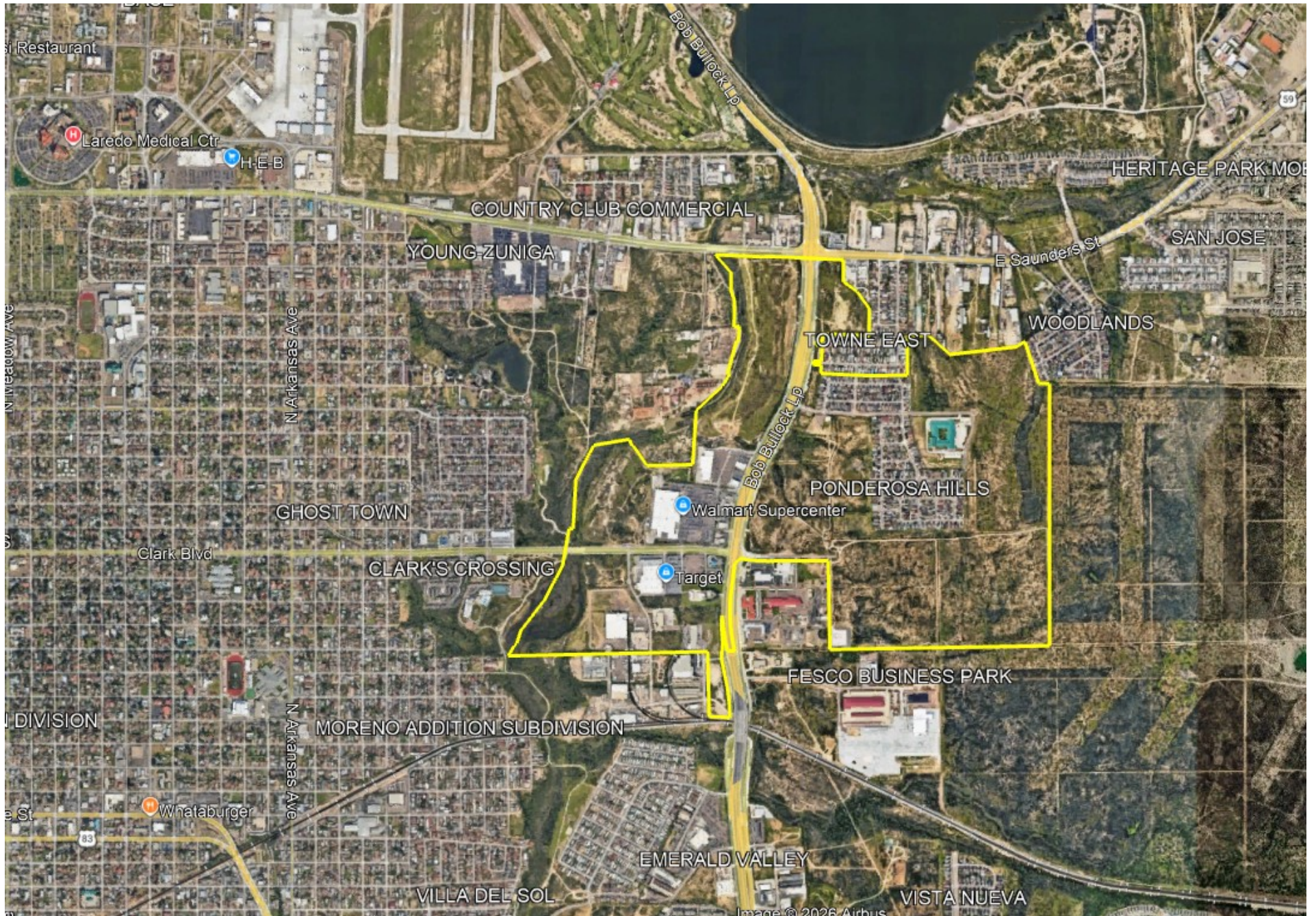
AT&T: No comments submitted.

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.

# AERIAL LOCATION MAP



# CURRENT APPROVED MASTERPLAN P&Z MEETING OF 4/16/2026

### OWNERSHIP TRACTS

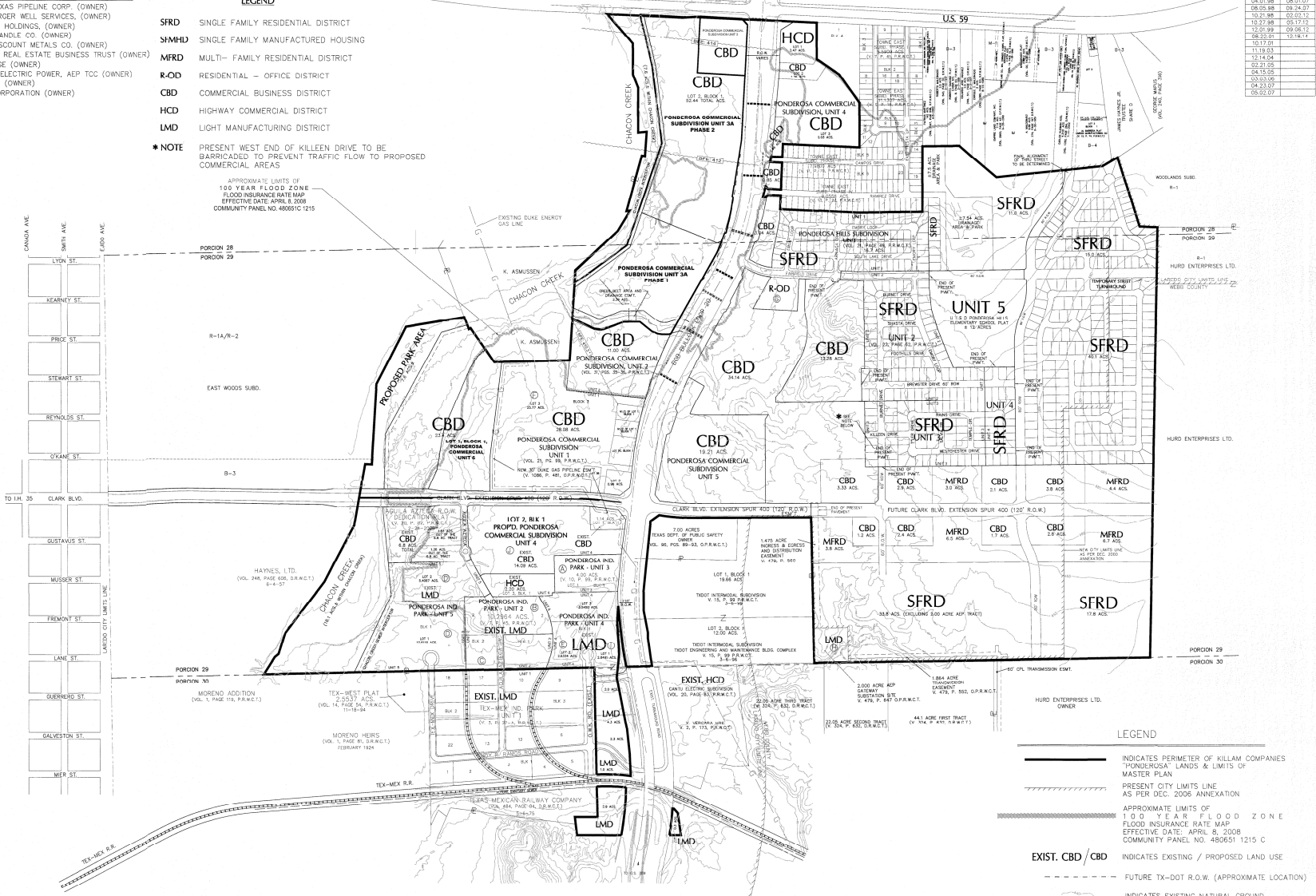
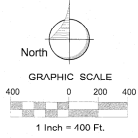
- ⊖ MIDCON TEXAS PIPELINE CORP. (OWNER)
- ⊖ SCHLUMBERGER WELL SERVICES, (OWNER)
- ⊖ WHITWORTH HOLDINGS, (OWNER)
- ⊖ MIRACLE CANDLE CO. (OWNER)
- ⊖ LAREDO DISCOUNT METALS CO. (OWNER)
- ⊖ WAL-MART REAL ESTATE BUSINESS TRUST (OWNER)
- ⊖ ELK'S LODGE (OWNER)
- ⊖ AMERICAN ELECTRIC POWER, AEP TCC (OWNER)
- ⊖ MCS CORP. (OWNER)
- ⊖ TARGET CORPORATION (OWNER)

### LEGEND

- SFRD** SINGLE FAMILY RESIDENTIAL DISTRICT
- SJMHU** SINGLE FAMILY MANUFACTURED HOUSING
- MFRD** MULTI-FAMILY RESIDENTIAL DISTRICT
- R-OD** RESIDENTIAL - OFFICE DISTRICT
- CBD** COMMERCIAL BUSINESS DISTRICT
- HCD** HIGHWAY COMMERCIAL DISTRICT
- LMD** LIGHT MANUFACTURING DISTRICT

**\*NOTE**  
PRESENT WEST END OF KILLEEN DRIVE TO BE BARRICADED TO PREVENT TRAFFIC FLOW TO PROPOSED COMMERCIAL AREAS

APPROXIMATE LIMITS OF  
100 YEAR FLOOD ZONE  
FLOOD INSURANCE RATE MAP  
EFFECTIVE DATE: APRIL 8, 2008  
COMMUNITY PANEL NO. 480651C 1215



P&Z APPROVAL DATE	
04.01.08	08.07.07
08.05.08	09.24.07
10.17.08	09.20.12
10.27.08	05.17.13
10.29.09	09.08.17
08.20.11	12.18.14
10.17.17	
11.19.13	
12.14.04	
02.21.05	
04.15.05	
03.20.05	
04.23.07	
05.20.07	

- ### LEGEND
- INDICATES PERIMETER OF KILLAM COMPANIES 'PONDEROSA' LANDS & LIMITS OF MASTER PLAN
  - PRESENT CITY LIMITS LINE AS PER DEC. 2006 ANNEXATION
  - APPROXIMATE LIMITS OF 100 YEAR FLOOD ZONE
  - FLOOD INSURANCE RATE MAP PRIOR TO FINAL CONSTRUCTION
  - BASE FLOOD ELEVATION - F.I.R.M.
  - BASE FLOOD ELEVATION INTERPOLATED
  - EXIST. CBD / CBD INDICATES EXISTING / PROPOSED LAND USE
  - FUTURE TX-DOT R.O.W. (APPROXIMATE LOCATION)
  - INDICATES EXISTING NATURAL GROUND CONTOUR LINE (5' INTERVAL) PRIOR TO FINAL CONSTRUCTION
  - BASE FLOOD ELEVATION - F.I.R.M.
  - BASE FLOOD ELEVATION INTERPOLATED



City of Laredo  
Laredo, Texas



**PONDEROSA LAND**  
**LAND USE - MASTER PLAN**  
 CITY OF LAREDO, WEBB COUNTY, TEXAS



**OWNER:**  
KILLAM DEVELOPMENT, LTD.  
1501 MAJESTIC ST. LAREDO, TEXAS 76041-1904  
PHONE: (561) 721-1141

SHEET NAME:  
LAND USE - MASTER PLAN

REVISION DATE	BY	DESCRIPTION
11/17/17	MS	REVISED
04/21/20	MS	REVISED
04/21/20	MS	REVISED
04/21/20	MS	REVISED
04/21/20	MS	REVISED

# REVISED SUBMITTED MASTERPLAN

## OWNERSHIP TRACTS

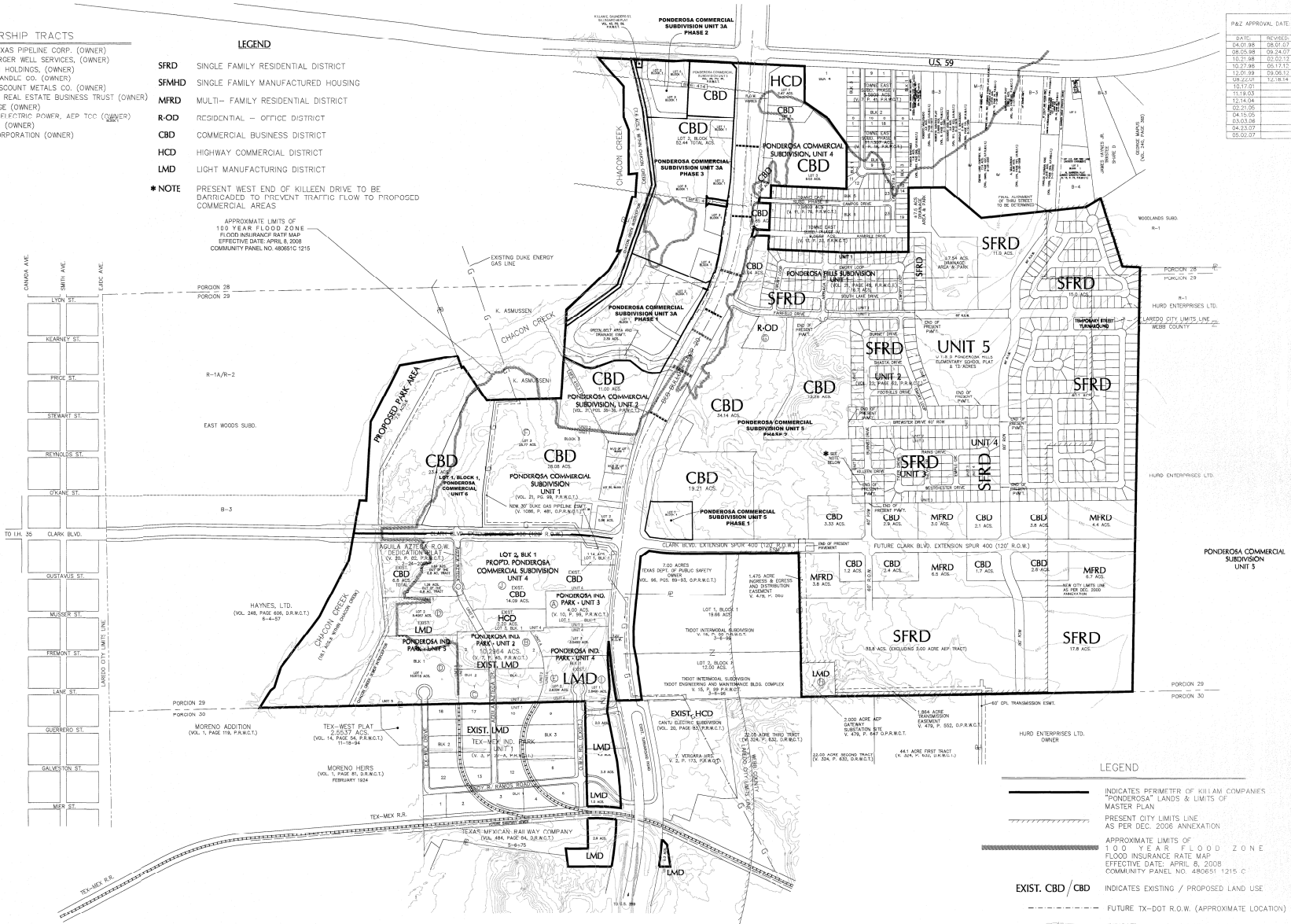
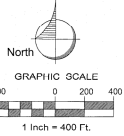
- Ⓐ MIDCOM TEXAS PIPELINE CORP. (OWNER)
- Ⓑ SCHLIMBERGER WELL SERVICES, (OWNER)
- Ⓒ WHITWORTH HOLDINGS, (OWNER)
- Ⓓ MIRACLE CANDLE CO. (OWNER)
- Ⓔ LAREDO DISCOUNT METALS CO. (OWNER)
- Ⓕ WAL-MART REAL ESTATE BUSINESS TRUST (OWNER)
- Ⓖ ELK'S LODGE (OWNER)
- Ⓗ AMERICAN ELECTRIC POWER, AEP TCC (OWNER)
- Ⓘ MOS CORP. (OWNER)
- Ⓚ TARGET CORPORATION (OWNER)

## LEGEND

- SFRD SINGLE FAMILY RESIDENTIAL DISTRICT
- SFMHD SINGLE FAMILY MANUFACTURED HOUSING
- MFRD MULTI-FAMILY RESIDENTIAL DISTRICT
- R-OD RESIDENTIAL - OFFICE DISTRICT
- CBD COMMERCIAL BUSINESS DISTRICT
- HCD HIGHWAY COMMERCIAL DISTRICT
- LMD LIGHT MANUFACTURING DISTRICT

\* NOTE PRESENT WEST END OF KILLEN DRIVE TO BE DEDICATED TO PREVENT TRAFFIC FLOW TO PROPOSED COMMERCIAL AREAS.

APPROXIMATE LIMITS OF 100 YEAR FLOOD ZONE FLOOD INSURANCE RATE MAP EFFECTIVE DATE APRIL 8, 2008 COMMUNITY PANEL NO. 480651C 1215



P&Z APPROVAL DATE	
DATE	NO. CASES
04.09.08	08.02.07
08.05.08	08.24.07
10.27.08	09.03.07
10.27.08	09.17.07
10.27.08	09.05.07
08.22.09	1.02.08.14
10.19.03	
12.14.04	
03.23.05	
04.15.05	
03.03.06	
04.23.07	
05.02.07	

- ### LEGEND
- INDICATES PERIMETER OF KILLAM COMPANIES "PONDEROSA" LANDS & LIMITS OF MASTER PLAN
  - PRESENT CITY LIMITS LINE AS PER DEC. 2008 ANNEXATION
  - APPROXIMATE LIMITS OF 100 YEAR FLOOD ZONE FLOOD INSURANCE RATE MAP EFFECTIVE DATE APRIL 8, 2008 COMMUNITY PANEL NO. 480651 1215 C
  - EXIST. CBD / CBD INDICATES EXISTING / PROPOSED LAND USE
  - FUTURE TX-DOT R.O.W. (APPROXIMATE LOCATION)
  - INDICATES EXISTING NATURAL GROUND CONTOUR LINE (5' INTERVAL) PRIOR TO FINAL CONSTRUCTION
  - BASE FLOOD ELEVATION - F.I.R.M.
  - BASE FLOOD ELEVATION INTERPOLATED

ENGINEER: **MESQUITE** CONSULTANTS

101 WATKINS ST. LAREDO, TEXAS 77901  
PH: 361.2222 FAX: 361.2228

---

ENGINEER: **KILLAM**

OWNER: KILLAM COMPANIES, LTD.  
2400 ENTERPRISES LTD. BLVD.  
LAREDO, TEXAS 77901  
PHONE: 361.2211

---

SHEET NAME: LAND USE MASTER PLAN

REVISION DATE:

NO.	DATE	DESCRIPTION
1	11.8.07	ISSUED FOR PERMITS
2	11.8.07	ISSUED FOR PERMITS
3	11.8.07	ISSUED FOR PERMITS
4	11.8.07	ISSUED FOR PERMITS
5	11.8.07	ISSUED FOR PERMITS
6	11.8.07	ISSUED FOR PERMITS
7	11.8.07	ISSUED FOR PERMITS
8	11.8.07	ISSUED FOR PERMITS
9	11.8.07	ISSUED FOR PERMITS
10	11.8.07	ISSUED FOR PERMITS
11	11.8.07	ISSUED FOR PERMITS
12	11.8.07	ISSUED FOR PERMITS
13	11.8.07	ISSUED FOR PERMITS
14	11.8.07	ISSUED FOR PERMITS
15	11.8.07	ISSUED FOR PERMITS
16	11.8.07	ISSUED FOR PERMITS
17	11.8.07	ISSUED FOR PERMITS
18	11.8.07	ISSUED FOR PERMITS
19	11.8.07	ISSUED FOR PERMITS
20	11.8.07	ISSUED FOR PERMITS

1 OF 1

# City of Laredo

## Planning & Zoning Commission

---

**Meeting Date:** 6/4/2026

**Preliminary Plats and Replats 9A**

---

### **SUBJECT**

Preliminary consideration of the plat of Ponderosa Commercial Subdivision, Unit 5 - Phase 1. The intent is commercial.

PL-117-2026

District III - Cm. Melissa R. Cigarroa

### **PREVIOUS COUNCIL ACTION**

N/A

### **BACKGROUND**

APPLICANT: Killam Development Ltd.

ENGINEER: Mesquite Engineering

### **PROPERTY INFORMATION:**

Location: Northeast corner of Clark Boulevard and Bob Bullock (Loop 20)

Size: Approximately 2.8863 acres, more or less

Proposed Development: 1 lot

Current Zoning: B-4 (Highway Commercial District)

Council District: District III - Cm. Melissa R. Cigarroa

### **COMMITTEE RECOMMENDATION**

N/A

### **STAFF RECOMMENDATION**

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Access to Bob Bullock Loop (Loop 20) is subject to review and approval by Texas Department of Transportation (TX-DOT).

2. Identify all easements.

3. All improvements as per the Subdivision Ordinance.

Fire:

1. Fire hydrants shall be required along public or private streets at every 300 feet for commercial 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.
-

# AERIAL LOCATION MAP



## PLAT NOTES

- 1.- SIDEWALK, 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.- THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
- 4.- ACCESS FROM BOB BULLOCK LOOP 20 AND CLARK BOULEVARD TO LOT 1, BLOCK 1, PONDEROSA COMMERCIAL SUBDIVISION UNIT 5, PHASE 1, SHALL BE THROUGH SHARED ACCESS DRIVEWAYS AT POINTS ① AND ② AS SHOWN HEREON.
- 5.- COMMENCING POINT FOR LOT 1, BLOCK 1, PONDEROSA COMMERCIAL SUBDIVISION UNIT-5, PHASE 1, A R.O.W. MARKER ON WESTSIDE OF BOB BULLOCK LOOP 20 , (GPS: N: 17078400.742, E: 676991.480 )
- 6.- ACCESS ONTO BOB BULLOCK LOOP AND CLARK BOULEVAR IS SUBJECT TO REVIEW AND APPROVAL BY THE TEXAS DEPARTMENT OF TRANSPORTATION.
- 7.- BY GRAPHICALLY PLOTTING, THIS PARCEL WAS DETERMINED NOT TO BE WITHIN A 100 YEAR FREQUENCY FLOOD ZONE AS PER FLOOD INSURANCE RATE MAPS FOR WEBB COUNTY, TEXAS COMMUNITY PANEL No. 48479C1215C WITH AN EFFECTIVE DATE: APRIL 2, 2008.
- 8.- STORM WATER DETENTION IMPROVEMENTS SHALL BE REVIEWED BY THE ENGINEERING DEPARTMENT AS PART OF THE BUILDING PERMIT APPROVAL AND SHALL BE THE RESPONSIBILITY OF THE LAND OWNER TO COMPLY WITH STORM WATER MANAGEMENT ORDINANCE.  
REQUIRED DETENTION VOLUME: \_\_\_\_\_(CFS) AT A DISCHARGE RATE OF \_\_\_\_\_(CFS).  
IN ADDITION TO THE REQUIRED STORATE VOLUME, ALLOWANCES MUST BE MADE TO ACCOUNT FOR FREEBOARD ONCE THE LOCATION OF DETENTION HAS BEEN DETERMINED.

CERTIFICATE OF OWNER

STATE OF TEXAS, COUNTY OF WEBB. I, MARGIE BARBA, MANAGING MEMBER OF KILLAM RANCH PROPERTIES, LTD., BY KILLAM RANCH PROPERTIES, LTD., THE ORIGINAL GRANTEE OF THE UNDERGROUND OWNERS OF THE LAND SHOWN ON THIS PLAT, HEREBY CERTIFY TO THE UNDERSIGNED SURVEYOR THAT THE PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS LOT 1, BLOCK 1, PONDEROSA COMMERCIAL SUBDIVISION UNIT 5, PHASE 1, PREPARED BY HUDO SECA LICENSED PROFESSIONAL ENGINEER NO. 52075 AND DATED THE 20TH DAY OF APRIL 2020, WITH THE LAST REVISED DATE ON \_\_\_\_\_, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

RECEIVED BY KILLAM RANCH PROPERTIES, LTD. DATE

STATE OF TEXAS, COUNTY OF WEBB.

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MARGIE BARBA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS REFERENCED 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 \_\_\_\_\_, 2020.

NOTARY PUBLIC AND FOR THE WEBB COUNTY, TEXAS MY COMM. EXPIRES: \_\_\_\_\_ 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.

HUDO SECA, P.E. No. 52075 DATE

CERTIFICATE OF SURVEYOR

STATE OF TEXAS, COUNTY OF WEBB. I, THE UNDERSIGNED, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT THIS PLAT CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUNDS UNDER MY SUPERVISION AND DIRECTION.

HUDO SECA, RPLS. No. 5783 DATE

PLAT - APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS LOT 1, BLOCK 1, PONDEROSA COMMERCIAL SUBDIVISION UNIT 5, PHASE 1, PREPARED BY HUDO SECA LICENSED PROFESSIONAL ENGINEER NO. 52075 AND DATED THE 20TH DAY OF APRIL 2020, 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

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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020. THE MINUTES OF SAID RECORD REFLECT SAID APPROVAL.

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

PLANNING COMMISSION APPROVAL

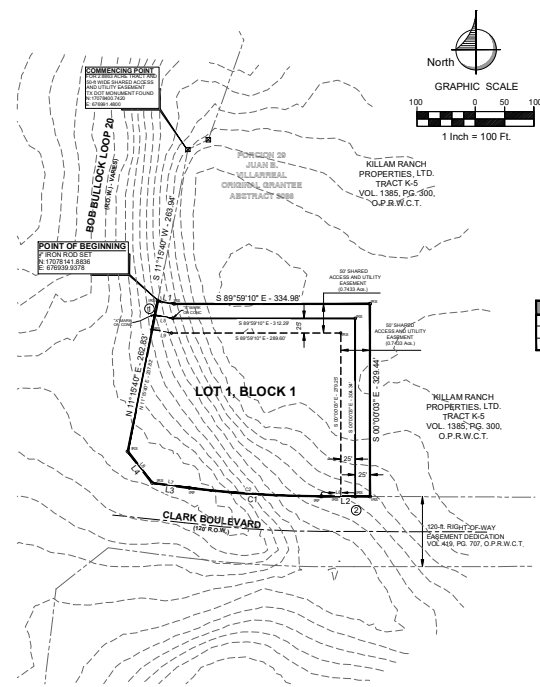
THIS PLAT IDENTIFIED AS LOT 1, BLOCK 1, PONDEROSA COMMERCIAL SUBDIVISION UNIT 5, PHASE 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION, AND IS HEREBY APPROVED BY SUCH COMMISSION ON \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

GENIELLA SADA PAZ PLANNING & ZONING COMMISSION CHAIR DATE

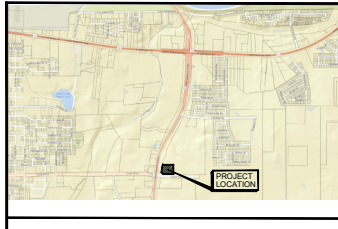
CERTIFICATION OF COUNTY CLERK

I, MARGIE BARBA, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. IN VOLUME \_\_\_\_\_ PAGE(S) \_\_\_\_\_ OF THE PLAT RECORDS OF SAID COUNTY.

DEPUTY COUNTY CLERK WEBB COUNTY, TEXAS DATE



LEGEND table with symbols for monument types, line types, and utility lines.



CURVE TABLE with columns for curve length, radius, tangent, and chord length.

LOT AREA table showing Block 1 and Lot 1 area.

LINE TABLE with columns for line #, length, and direction.

- PLAT NOTES: 1. SIDEWALK, DRIVEWAYS AND TREES WILL BE INSTALLED... 2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT... 3. THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING... 4. ACCESS FROM BOB BULLOCK LOOP 20 AND CLARK BOULEVARD... 5. COMMENCING POINT FOR LOT 1, BLOCK 1, PONDEROSA COMMERCIAL SUBDIVISION UNIT 5, PHASE 1... 6. ACCESS ONTO BOB BULLOCK LOOP AND CLARK BOULEVARD... 7. BY GRAPHICALLY FLOTTING THIS PARCEL... 8. STORM WATER DETENTION IMPROVEMENTS SHALL BE REVIEWED BY THE ENGINEERING DEPARTMENT...

LEGAL DESCRIPTION for a TRACT OF LAND containing 2.8863 acres, more or less, situated in Porcion 29, Juan Bautista Villarreal, Original Grantee, Abstract 3086, Webb County, Texas.

A Tract of Land containing 2.8863 acres, more or less, situated in Porcion 29, Juan Bautista Villarreal, Original Grantee, Abstract 3086, Webb County, Texas, and out of Tract "K-5" conveyed to Killam Ranch Properties, LTD., as recorded in Volume 1385, Page 300, Official Public Records of Webb County, Texas, said tract of land being more particularly described by metes and bounds as follows:

COMMENCING at a TXDOT right-of-way disk monument (GPS Coordinates: N= 17078400.7420, E= 676991.4800) found on the east right-of-way line of Bob Bullock Loop 20; THENCE, S 11°15'40" W, along said east right-of-way line of Bob Bullock Loop 20, a distance of 263.94 feet to a set 1/2" iron rod, same being the POINT OF BEGINNING of this tract of land containing 2.8863 acres, more or less, the northwest corner heretofore; THENCE, S 79°26'20" E, a distance of 28.39 feet to a set 1/2" iron rod, a point of deflection to the left; THENCE, S 89°59'10" E, a distance of 334.98 feet to a set 1/2" iron rod, the northeast corner heretofore; THENCE, S 00°00'03" E, a distance of 329.44 feet to a set 1/2" iron rod, same being on the north right-of-way line of Clark Blvd. per easement dedication as recorded in Volume 419, Page 707, Official Public Records of Webb County, Texas, the southeast corner heretofore; THENCE along the north right-of-way line of Clark Blvd. the following calls and distances: THENCE, N 89°46'12" W, a distance of 83.19 feet to a found 1/2" iron rod, same being the point of curvature of a 1,849.86-foot radius curve to the right having a delta of 07°00'55", a tangent of 113.39 feet, and a chord of N 86°22'25" W - 226.36 feet; THENCE, along the arc of said 1,849.86-foot radius curve to the right, a distance of 226.50 feet to a found 1/2" iron rod; THENCE, N 82°19'36" W, a distance of 63.90 feet to set 1/2" iron rod, same being the southeast corner of a corner clip, an exterior corner heretofore; THENCE, N 37°51'16" W, along said corner clip, a distance of 68.10 feet to a set 1/2" iron rod, same being on the east right-of-way line of Bob Bullock Loop 20, an exterior corner heretofore; THENCE, N 11°15'40" E, along the east right-of-way line of said Bob Bullock Loop 20, a distance of 262.83 feet to the POINT OF BEGINNING of this tract of land containing 2.8863 acres, more or less.

Basis of Bearings: Texas Coordinate System of 1983, South Zone 4205.



LEGAL DESCRIPTION for a TRACT OF LAND containing 2.8863 acres, more or less, situated in Porcion 29, Juan Bautista Villarreal, Original Grantee, Abstract 3086, Webb County, Texas.



Table with columns for SHEET NUMBER, PRELIMINARY PLAT, and REVISIONS.

1 OF 1

# City of Laredo

## Planning & Zoning Commission

---

**Meeting Date:** 6/4/2026

**Preliminary Plats and Replats 9B**

---

### **SUBJECT**

Preliminary consideration of the plat of North Webb Industrial Park Beltway Parkway Right-Of-Way Extension. The intent is for Right-Of-Way (ROW) dedication.

PL-122-2026

District VII - Cm. Vanessa Perez

### **PREVIOUS COUNCIL ACTION**

N/A

### **BACKGROUND**

APPLICANT: Indra, Inc.

ENGINEER: Howland Engineering & Surveying Co.

### **PROPERTY INFORMATION:**

Location: Northwest of Beltway Parkway and Charger Drive (North Webb Industrial Park Subdivision)

Size: Approximately 4.72 acres, more or less

Proposed Development: Right-Of-Way (ROW) dedication

Current Zoning: AG (Agricultural District)

Council District: District VII - Cm. Vanessa Perez

### **COMMITTEE RECOMMENDATION**

N/A

### **STAFF RECOMMENDATION**

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Revise the P&Z Chair's name to reflect "Daniella Sada Paz" on the Planning Commission Approval certificate block

2. Revise the Planning Director's name to reflect "Vanessa Guerra, AICP, Planning Director" on the Attestment of Planning Commission Approval certificate block

3. Identify all easements.

4. All improvements as per the Subdivision Ordinance.

Fire:

1. Fire hydrants shall be required along public or private streets at every 300 feet for commercial

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:

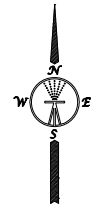
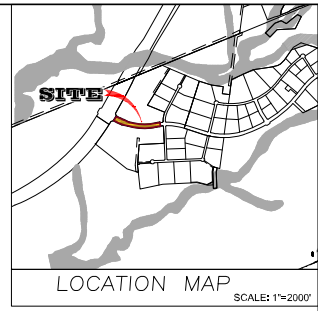
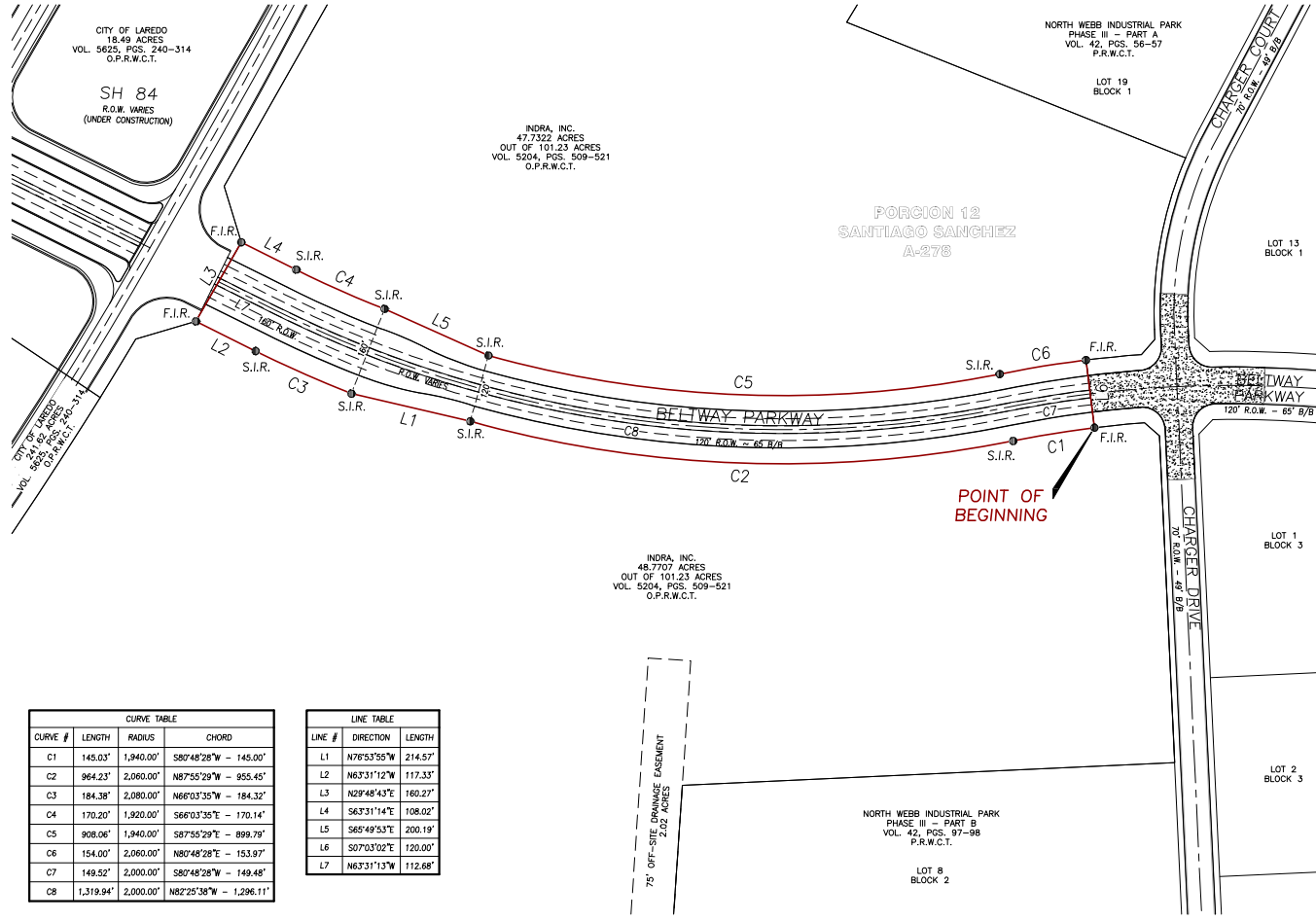
1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
  2. All comments set forth are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.
-

# AERIAL LOCATION MAP



NOTES:

1. 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.



- NOTES:
- DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
  - ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.

LEGAL DESCRIPTION  
4.72 ACRE TRACT

A TRACT OF LAND CONTAINING 4.72 ACRES (205,534 SF), more or less, situated partially in Parcel 12, Santiago Sanchez, Original Grantee, Abstract 278, City of Laredo, Webb County, Texas. Being out of a 101.23 acre tract of land, conveyed to Indra, Inc., as recorded in Volume 5204, Pages 509-521, Official Public Records, Webb County, Texas. This 4.72 acre tract being more particularly described as follows:

BEGINNING at a found 1/2" inch iron rod at the west right-of-way line of Bellway Parkway (120-R R.O.W.), also being on the east boundary line of said Indra, Inc., being on a curve, having a radius of 1,940.00 feet, and a chord of S 80°48'28" W - 145.00 feet, for the southeast corner of this tract and the POINT OF BEGINNING;

THENCE, said curve to the left, an arc length of 145.03 FEET to a set 1/2" inch iron rod, being on a curve, having a radius of 2,060.00 feet, and a chord of N 87°55'29" W - 955.45 feet;

THENCE, said curve to the right, an arc length of 964.23 FEET to a set 1/2" inch iron rod, for a point of tangency;

THENCE, N 76°53'55" W, a distance of 214.57 FEET to a set 1/2" inch iron rod, being on a curve, having a radius of 2,080.00 feet, and a chord of N 66°03'35" W - 184.32 feet;

THENCE, said curve to the right, an arc length of 184.38 FEET to a set 1/2" inch iron rod, for a point of tangency;

THENCE, N 63°31'12" W, a distance of 117.33 FEET to a found 1/2" inch iron rod, at the east boundary line of a 18.49 acre tract of land, conveyed to the City of Laredo, as recorded in Volume 5625, Pages 240-314, Official Public Records, Webb County, Texas, for the southwest corner hereof;

THENCE, N 29°48'43" E, along the common boundary line of said Indra, Inc. and 18.49 acre tract, a distance of 160.27 FEET to a found 1/2" inch iron rod, for the northeast corner hereof;

THENCE, S 63°31'14" E, a distance of 108.02 FEET to a set 1/2" inch iron rod, being on a curve, having a radius of 1,920.00 feet, and a chord of S 66°03'35" E - 899.79 feet;

THENCE, said curve to the left, an arc length of 170.20 FEET to a set 1/2" inch iron rod, for a point of tangency;

THENCE, S 65°49'53" E, a distance of 200.19 FEET to a set 1/2" inch iron rod, being on a curve, having a radius of 1,940.00 feet, and a chord of S 87°55'29" E - 899.79 feet;

THENCE, said curve to the left, an arc length of 908.06 FEET to a set 1/2" inch iron rod, being on a curve, having a radius of 2,060.00 feet, and a chord of N 80°48'28" E - 153.97 feet;

THENCE, said curve to the right, an arc length of 154.00 FEET to a found 1/2" inch iron rod at the west right-of-way line of aforementioned Bellway Parkway, also being on the east boundary line of said Indra, Inc., for the northeast corner hereof;

THENCE, S 07°03'02" E, along the common boundary line of said Indra, Inc. and the west right-of-way line of Bellway Parkway, a distance of 120.00 FEET to the POINT OF BEGINNING of this 4.72 acre tract, more or less.

CURVE TABLE			
CURVE #	LENGTH	RADIUS	CHORD
C1	145.03'	1,940.00'	S87°48'28"W - 145.00'
C2	964.23'	2,060.00'	N87°55'29"W - 955.45'
C3	184.38'	2,080.00'	N66°03'35"W - 184.32'
C4	170.20'	1,920.00'	S66°03'35"E - 170.14'
C5	908.06'	1,940.00'	S87°55'29"E - 899.79'
C6	154.00'	2,060.00'	N80°48'28"E - 153.97'
C7	149.52'	2,000.00'	S80°48'28"W - 149.48'
C8	1,319.94'	2,000.00'	N82°25'38"W - 1,296.11'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N76°53'55"W	214.57'
L2	N63°31'12"W	117.33'
L3	N29°48'43"E	160.27'
L4	S63°31'14"E	108.02'
L5	S65°49'53"E	200.19'
L6	S07°03'02"E	120.00'
L7	N63°31'13"W	112.68'

75' OFF-SITE PRAMISE EASEMENT  
2.02 ACRES

CERTIFICATE OF OWNER  
STATE OF TEXAS, COUNTY OF WEBB:  
I, IRMA GRACIELA GARZA MONTEMAYOR, AS DIRECTOR OF "INDRA, INC.", THE OWNER OF THE LAND SHOWN ON THIS PLAN AND DESIGNATED HEREIN AS NORTH WEBB INDUSTRIAL PARK BELTWAY PARKWAY RIGHT-OF-WAY EXTENSION, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DESIGNATED TO THE USE OF THE PUBLIC, FOREVER ALL STREETS, DRIVEWAYS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

DATE: \_\_\_\_\_

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

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

BERNAL FREDERICK SLIGHT, P.E. No. 77981  
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 PLAN IS TRUE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN THEREON WHERE FOUND OR WILL BE PROPERLY PLACED UNDER MY SUPERVISION.

BERNAL F. SLIGHT, R.P.L.S. No. 5328  
DATE: \_\_\_\_\_

PLAT-APPROVAL CITY ENGINEER  
I HAVE REVIEWED THIS PLAN AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS NORTH WEBB INDUSTRIAL PARK BELTWAY PARKWAY RIGHT-OF-WAY EXTENSION, CITY OF LAREDO, TEXAS, PREPARED BY BERNAL FREDERICK SLIGHT, REGISTERED PROFESSIONAL ENGINEER, NO. 77981 AND DATED THE 20TH DAY OF MAY, 2026, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

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

PLANNING COMMISSION APPROVAL  
THIS PLAN OF NORTH WEBB INDUSTRIAL PARK BELTWAY PARKWAY RIGHT-OF-WAY EXTENSION, CITY OF LAREDO, TEXAS HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON THE 20TH DAY OF MAY, 2026.

DANIELA SADA PAZ - CHAIRMAN  
DATE: \_\_\_\_\_

ATTESTMENT OF PLANNING COMMISSION APPROVAL  
THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE PLANS FOR RECORD OF THIS PLAN AT A PUBLIC MEETING HELD ON THE 20TH DAY OF MAY, 2026, THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

VANESSA GUERRA, AICP INTERIM DIRECTOR OF PLANNING  
DATE: \_\_\_\_\_

CERTIFICATION OF COUNTY CLERK  
FILED OF RECORD AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M. ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 2026 DEPUTY: \_\_\_\_\_ COUNTY CLERK WEBB COUNTY, TEXAS

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

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

PRELIMINARY PLAT

NORTH WEBB INDUSTRIAL PARK  
BELTWAY PARKWAY  
RIGHT-OF-WAY EXTENSION

A TRACT OF LAND CONTAINING 4.72 ACRES (205,534 SF), more or less, situated in Parcel 12, Santiago Sanchez, Original Grantee, Abstract 278, City of Laredo, Webb County, Texas. Being out of a 101.23 acre tract of land, conveyed to Indra, Inc., as recorded in Volume 5204, Pages 509-521, Official Public Records of Webb County, Texas.

DRAWN BY: M.G.C.  
CHECKED BY: A.O.G.  
DRAWN DATE: 05/18/2026  
PLOTTED DATE: 05/18/2026  
JOB NO. E-360-26  
FILE NAME: BELTWAY  
STATUS: ACTIVE  
AS-BUILT: NO  
REVISED DATE: \_\_\_\_\_

SCALE: (24"X36") SHEET  
HOR: 1"=100' VCR: N/A  
SCALE: (11"x17") SHEET  
HOR: 1"=200' VCR: N/A  
SHEET TOTAL  
1 OF 1

**HOWLAND**  
ENGINEERING AND SURVEYING CO.  
7615 N. Ballfield Avenue, P.O. Box 451128 (78243) Laredo, TX 78041  
P. 956.722.4411 F. 956.722.4414  
www.howlandcompanies.com

# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 6/4/2026

**Preliminary Plats and Replats 9C**

---

### **SUBJECT**

Preliminary consideration of the plat of D&J Alexander Commercial Phase 15, Alexander Crossing Plaza, Lot 10 & 11, Block 8. The intent is commercial.

PL-120-2026

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: West of Bartlett Avenue and south of University Boulevard

Size: Approximately 2.31 acre, more or less

Proposed Development: 2 lots

Current Zoning: B-3 (Community Business District)

Council District: District V - Cm. Ruben Gutierrez Jr

### **COMMITTEE RECOMMENDATION**

N/A

### **STAFF RECOMMENDATION**

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Clarify Plat Note 8 regarding access to Bartlett Ave.

2. Remove Plat Note No. 3 as the subject tract is not located within the flood plain.

3. A portion of the proposed subdivision is located within Subdistrict C (65 Ldn to 70 Ldn) of the Airport Noise Specific Use Zoning Overlay District. Provide the required avigation easement, contour line(s), and include the following plat note: "This property (or a part thereof) is located within an area subject to potentially excessive airport noise levels. All uses and construction shall conform to the noise mitigation standards included in Appendix N - Noise Attenuation Performance Standards for Structures Located within the Airport Noise Specific Use Zoning Overlay District of the City of Laredo, incorporated herein and made a part hereof for all purposes." (Section 24.68.5, Land Development Code).

4. Vicinity map scale should be 1" = 2000'
5. Coordinate with the Traffic Safety Division for driveway spacing/placement and shared access to the adjacent tracts.
6. Identify all easements.
7. 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



## 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. 1195C, 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.: SET IRON ROD BEING THE SOUTHWEST CORNER (N: 17096995.3523, E: 673064.7158)
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.

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

A TRACT OF LAND CONTAINING 2.31 ACRES, MORE OR LESS, OUT OF A 1,450 ACRE TRACT OF LAND CONVEYED TO DELFINA BENAVIDES ALEXANDER OCHOA AND JOSEFINA ALEXANDER GONZALEZ, AS RECORDED IN VOL. 414, PAGES 502-506, DEED RECORDS WEBB COUNTY TEXAS, AS PER CONNECTION WARRANTY DEED RECORDED IN VOLUME 4284, PAGES 455-458, OFFICIAL PUBLIC RECORDS WEBB COUNTY TEXAS, AND SITUATED IN PORCION 26, AGUSTIN SANCHEZ ORIGINAL GRANTEE, ABSTRACT 282, CITY OF LAREDO, WEBB COUNTY TEXAS, SAID 2.31 ACRE TRACT OF LAND, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A [POINT] 1/2" IRON ROD ALONG THE NORTHWEST RIGHT-OF-WAY LINE OF BARTLETT AVENUE (100 FEET R.O.W.), BARTLETT AVENUE EXTENSION PLAT SOUTH RECORDED IN VOL. 35, PAGES 7-9, PLAT RECORDS WEBB COUNTY TEXAS, AND SOUTHEASTERN CORNER OF THE 8.50 ACRE TRACT OF LAND, OF D & J ALEXANDER PHASE 15, ALEXANDER CROSSING PLAZA, OWNED BY DR. RICARDO G. CASAROLA, RECORDED IN VOL. 4807, PG. 443, PUBLIC RECORDS WEBB COUNTY TEXAS, BEING THE SOUTHWESTERN CORNER AND THE POINT OF BEGINNING OF THIS SAID 2.31 ACRE TRACT OF LAND, HEREOF;

**THENCE** N 21° 45' 09" W, A DISTANCE OF 301.96 FEET TO A POINT OF CURVATURE, HEREOF;

**THENCE** ALONG A NON-TANGIBLE CURVE TO THE RIGHT, CONTINUING WITH A RADIUS OF 1348.00', AN ARC LENGTH OF 293.15', WITH A CHORD BEARING OF N 60° 29' 06.21" E, FOR A DISTANCE OF 293.15', TO A NON-TANGIBLE POINT, HEREOF;

**THENCE** S 36° 51' 04" E, A DISTANCE OF 301.95 FEET TO A POINT OF CURVATURE, BEING THE SOUTH EASTERN CORNER, HEREOF;

**THENCE** ALONG A NON-TANGIBLE CURVE TO THE RIGHT, CONTINUING WITH A RADIUS OF 1350.00', AN ARC LENGTH OF 372.29', WITH A CHORD BEARING OF N 60° 31' 23.82" W, FOR A DISTANCE OF 372.29', TO A NON-TANGIBLE POINT, ALONG THE NORTHWESTERN RIGHT-OF-WAY LINE OF SAID BARTLETT AVE. (100' R.O.W.) BEING THE POINT OF BEGINNING AND CONTAINING 2.31 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.

**CERTIFICATE OF OWNER: PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION PHASE 15, ALEXANDER CROSSING PLAZA, LOT 10 & LOT 11, BLOCK 8**

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, ALEXANDER CROSSING PLAZA, LOT 10 & LOT 11, BLOCK 8" IN COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOR HIGHWAYS, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREIN 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, ALEXANDER CROSSING PLAZA, LOT 10 & LOT 11, BLOCK 8, 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. \_\_\_\_\_ DATE \_\_\_\_\_  
CITY ENGINEER

**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.

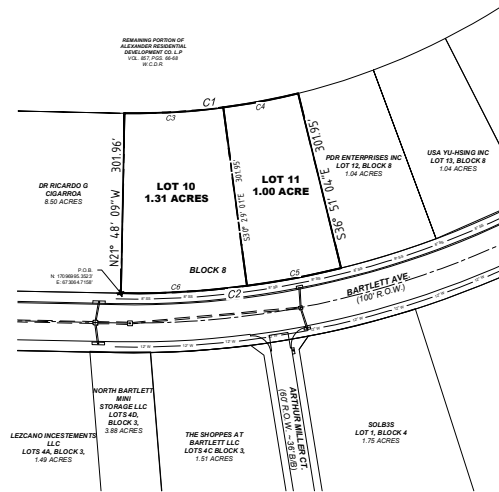
RICARDO VILLARREAL, R.P.L.S. No. 6242  
TBLPS FIRM REG. NO. 10194686 \_\_\_\_\_ DATE \_\_\_\_\_



**PLANNING COMMISSION APPROVAL**

THIS PLAT OF "PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION PHASE 15, ALEXANDER CROSSING PLAZA, LOT 10 & LOT 11, BLOCK 8" 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 \_\_\_\_\_, 20\_\_.

DANELLA SADA PAZ, \_\_\_\_\_ DATE \_\_\_\_\_  
PLANNING AND ZONING COMMISSION CHAIR



Curve Table					
Curve #	Arc Length	Radius	Delta	Bearing	Length
C1	293.95'	1148.05'	14.6702	N60° 29' 05.21"E	293.15'
C2	373.26'	1450.00'	14.7490	S60° 31' 23.82"W	372.25'
C3	166.36'	1148.05'	8.3023	S63° 40' 03.40"W	166.21'
C4	127.60'	1148.05'	6.3679	S56° 19' 56.96"W	127.53'
C5	161.15'	1450.00'	6.3678	N56° 19' 57.68"E	161.07'
C6	212.10'	1450.00'	8.3812	N63° 42' 25.94"E	211.92'

**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 THE SAID MEETING REFLECT SUCH APPROVAL.

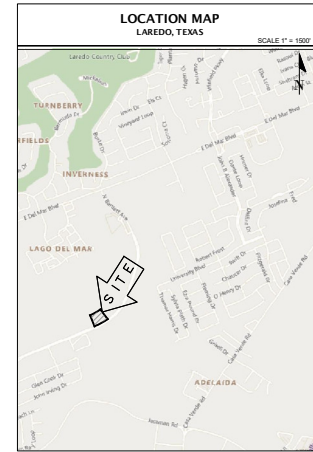
VANESSA GUERRA, ACP \_\_\_\_\_ DATE \_\_\_\_\_  
DIRECTOR OF PLANNING DEPARTMENT  
CITY OF LAREDO, TEXAS

**CERTIFICATE OF COUNTY CLERK**

STATE OF TEXAS:  
COUNTY OF WEBB:

I, MARGIE RAMIREZ BARRA, 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, ALEXANDER CROSSING PLAZA, LOT 10 & LOT 11, BLOCK 8" WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_ M. IN VOLUME \_\_\_\_ PAGE \_\_\_\_ OF THE PLAT RECORDS OF SAID COUNTY ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

HON. MARGIE RAMIREZ BARRA \_\_\_\_\_ DATE \_\_\_\_\_  
COUNTY CLERK, WEBB COUNTY, TEXAS



**PLAT NOTES & RESTRICTIONS**

- SIDWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- THIS SUBJECT PROPERTY IS LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP NO. 48472C, PANEL NO. 1195C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
- SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
- ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
- P.O.B.: SET IRON ROD BEING THE SOUTHWEST CORNER (N. 17066995.5323, E. 673064.7158)
- GRID COORDINATES: MAD8 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT ORIGINAL INCH CONTROL.
- ACCESS TO BARTLETT AVE.

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

**PLAT OF D & J ALEXANDER COMMERCIAL PHASE 15, ALEXANDER CROSSING PLAZA, LOT 10 & LOT 11, BLOCK 8**

A TRACT OF LAND CONTAINING 2.31 ACRES, MORE OR LESS, OUT OF A 1,450 ACRE TRACT OF LAND, CONVEYED TO DELFINA BENAVIDES ALEXANDER OCHOA AND JOSEFINA ALEXANDER GONZALEZ, AS RECORDED IN VOL. 414, PAGES 502-506, DEED RECORDS WEBB COUNTY TEXAS, AS PER CONNECTION WARRANTY DEED RECORDED IN VOLUME 4284, PAGES 455-458, OFFICIAL PUBLIC RECORDS WEBB COUNTY TEXAS, AND SITUATED IN PORCION 26, AGUSTIN SANCHEZ ORIGINAL GRANTEE, ABSTRACT 282, CITY OF LAREDO, WEBB COUNTY TEXAS.

PREPARED BY	REVIEWED BY
DRAWN BY	APPROVED BY
DATE	DATE
SCALE	SCALE

**ENGINEER:**  
RICARDO M. VILLARREAL, P.E.  
TOP-SITE CIVIL GROUP, LLC  
6282 MAPHERSON RD., STE. 206  
LAREDO, TEXAS 78041  
(956) 726-8057

**SURVEYOR:**  
RICARDO M. VILLARREAL, R.P.L.S.  
TOP-SITE CIVIL GROUP, LLC  
6282 MAPHERSON RD., STE. 206  
LAREDO, TEXAS 78041  
(956) 726-8057



**PRELIMINARY**

**1.0**

# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 6/4/2026

**Preliminary Plats and Replats 9D**

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### **SUBJECT**

Preliminary consideration of the plat of D&J Alexander Commercial Phase 15, Alexander Crossing Plaza, Lot 5, Block 2. The intent is commercial.

PL-119-2026

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: East of Bartlett Avenue and south of University Boulevard

Size: Approximately 1.00 acre, 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**

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Clarify Plat Note 8 regarding access to Bartlett Ave.
2. Remove Plat Note No. 3 as the subject tract is not located within the flood plain.
3. Revise the vicinity map to accurately reflect the location of the subject tract. "University Blvd" to "Fenwick Dr".
4. Vicinity map scale should be 1" = 2000'
5. Identify all easements.
6. 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.
-

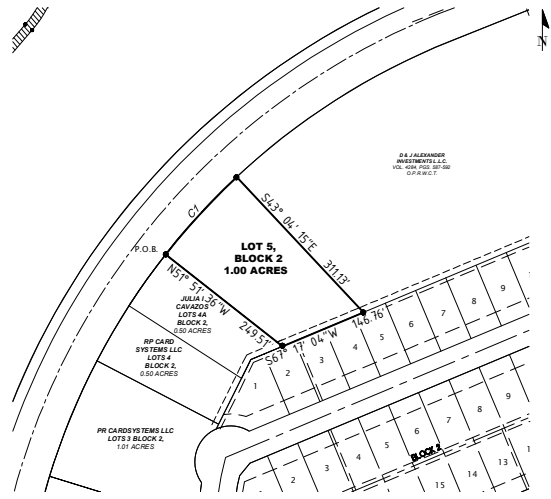
# AERIAL LOCATION MAP



## **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.: SET IRON ROD BEING THE NORTHWEST CORNER (N: 17095859.3339', E: 670909.2877')
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.

UNIMPROVED



D & J ALEXANDER INVESTMENTS, L.L.C. VOL. 4284, PAGE 592, OFFICIAL PUBLIC RECORDS, WEBB COUNTY TEXAS.

LEGEND table with symbols for PROPERTY CORNER, PROPERTY LINE, LOT LINE, EASEMENT LINE, etc.

Curve Table with columns: Curve #, Arc Length, Radius, Delta, Bearing, Length. Row 1: C1, 176.41', 1149.66', 8.7917, N42°32'02.10"E, 176.24'

LEGAL DESCRIPTION: 1.00 ACRE TRACT OF LAND

A TRACT OF LAND CONTAINING 1.00 ACRES, MORE OR LESS, OUT OF A 1,450 ACRE TRACT OF LAND CONVEYED TO DELFINA BENAVIDES ALEXANDER OCHOA AND JOSEFINA ALEXANDER GONZALEZ, AS RECORDED IN VOL. 414, PAGES 502-506, DEED RECORDS WEBB COUNTY TEXAS, AS PER CORRECTION WARRANTY DEED RECORDED IN VOLUME 4284, PAGES 487-592, OFFICIAL PUBLIC RECORDS WEBB COUNTY TEXAS, AND SITUATED IN PORCION 26, AGUSTIN SANCHEZ ORIGINAL GRANTEE, ABSTRACT 282, CITY OF LAREDO, WEBB COUNTY TEXAS, SAID 2.31 ACRE TRACT OF LAND, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A [FOUND] 1/4" IRON ROD ALONG THE SOUTHWEST RIGHT-OF-WAY LINE OF BARTLETT AVENUE (100 FEET R.O.W.), BARTLETT AVENUE EXTENSION PART SOUTH RECORDED IN VOL. 35, PAGES 719; PLAT RECORDS WEBB COUNTY TEXAS, AND NORTHEAST CORNER OF A 0.50 ACRE TRACT OF LAND, OF D & J ALEXANDER PHASE 15, ALEXANDER CROSSING PLAZA, RECORDED IN VOL. 42, PG. 83, PUBLIC RECORDS WEBB COUNTY TEXAS, BEING THE NORTHWEST CORNER AND THE POINT OF BEGINNING OF THIS SAID 1.00 ACRE TRACT OF LAND, HEREOF;

THENCE ALONG A NON-TANGIBLE CURVE TO THE RIGHT, CONTINUING WITH A RADIUS OF 1149.66', AN ARC LENGTH OF 176.41', WITH A CHORD BEARING OF N 42° 32' 02.10" E, FOR A DISTANCE OF 176.24', TO A NON-TANGIBLE POINT, HEREOF;

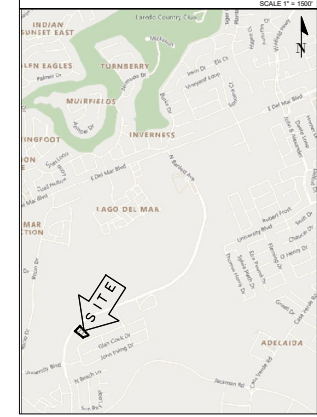
THENCE S 43° 04' 15" E, A DISTANCE OF 311.13 FEET TO A POINT OF DEFLECTION, HEREOF;

THENCE S 47° 04' 04" E, A DISTANCE OF 346.76 FEET TO A POINT OF DEFLECTION, ALONG THE COMMON BOUNDARY LINE OF D & J ALEXANDER SUBDIVISION UNIT XXVII, LOT 5, BLOCK 3, RECORDED IN VOL. 35, PAGES 87-90, PUBLIC RECORDS WEBB COUNTY TEXAS, BEING THE SOUTH WESTERN CORNER, HEREOF;

THENCE N 51° 51' 36" E, A DISTANCE OF 249.53 FEET TO A POINT OF DEFLECTION, TO A NON-TANGIBLE POINT, ALONG THE SOUTHWESTERN RIGHT-OF-WAY LINE OF SAID BARTLETT AVE. (100' R.O.W.) BEING THE POINT OF BEGINNING AND CONTAINING 1.00 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.

LOCATION MAP LAREDO, TEXAS SCALE 1" = 1500'



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.: SET IRON ROD BEING THE NORTHWEST CORNER N: 17055859.3339', E: 670909.2877' 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.

CERTIFICATE OF OWNER: PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION PHASE 15, ALEXANDER CROSSING PLAZA, LOT 5, BLOCK 2

STATE OF TEXAS & WEBB COUNTY S. I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS 'PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION PHASE 15, ALEXANDER CROSSING PLAZA, LOT 5, 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, L.L.C. DATE

STATE OF TEXAS & WEBB COUNTY S. 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, ALEXANDER CROSSING PLAZA, LOT 5, BLOCK 2, PREPARED BY RICARDO VILLARREAL REGISTERED PROFESSIONAL ENGINEER NO. 101308, AND DATED THE \_\_\_\_ DAY OF \_\_\_\_\_, 2026, 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, APPEARANCES 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 TPLS FIRM REG. NO. 10194686 DATE



PLANNING COMMISSION APPROVAL

THIS PLAT OF PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION PHASE 15, ALEXANDER CROSSING PLAZA, LOT 5, 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, ALEXANDER CROSSING PLAZA, LOT 5, BLOCK 2, WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_ AT \_\_\_\_ O'CLOCK \_\_\_\_ P.M. IN VOLUME \_\_\_\_ PAGE \_\_\_\_ OF THE PLAT RECORDS OF SAID COUNTY ON THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

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

ENGINEER: RICARDO M. VILLARREAL, P.E. TOP-SITE CIVIL GROUP, L.L.C. 6282 MUPHERSON RD., STE. 206 LAREDO, TEXAS 78041 (956) 726-6057

SURVEYOR: RICARDO M. VILLARREAL, R.P.L.S. TOP-SITE CIVIL GROUP, L.L.C. 6282 MUPHERSON RD., STE. 206 LAREDO, TEXAS 78041 (956) 726-6057

PRELIMINARY

OWNER: D & J ALEXANDER INVESTMENTS, L.L.C. 1302 CALLE DEL NORTE, SUITE 100 LAREDO, TEXAS 78041

PLAT OF D & J ALEXANDER COMMERCIAL PHASE 15, ALEXANDER CROSSING PLAZA, LOT 5, BLOCK 2

A TRACT OF LAND CONTAINING 1.00 ACRES, MORE OR LESS, OUT OF A 1,450 ACRE TRACT OF LAND CONVEYED TO DELFINA BENAVIDES ALEXANDER OCHOA AND JOSEFINA ALEXANDER GONZALEZ, AS RECORDED IN VOL. 414, PAGES 502-506, DEED RECORDS WEBB COUNTY TEXAS, AS PER CORRECTION WARRANTY DEED RECORDED IN VOLUME 4284, PAGES 487-592, OFFICIAL PUBLIC RECORDS WEBB COUNTY TEXAS, AND SITUATED IN PORCION 26, AGUSTIN SANCHEZ ORIGINAL GRANTEE, ABSTRACT 282, CITY OF LAREDO, WEBB COUNTY TEXAS.

Table with columns: PROJECT, PREPARED BY, DRAWN BY, APPROVED, DATE, SCALE, GRAPHIC SCALE IN FEET.



1.0

# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 6/4/2026

**Final Plats and replats 10A**

---

### **SUBJECT**

Final consideration of the replat of Lot 3, Block 7, SINE Las Palmas Subdivision, Phase 2 into Angulo SINE Residential Subdivision, Phase 1. The intent is residential.

PL-083-2026

District VI - Cm. Dr. David Tyler King

### **PREVIOUS COUNCIL ACTION**

N/A

### **BACKGROUND**

APPLICANT: JNH Ranch, LLC

ENGINEER: PEUA Consulting, LLC

### **PROPERTY INFORMATION:**

Location: Southwest of Juan Escutia Boulevard and Cavatina Drive

Size: Approximately 4.4679 acre, more or less

Proposed Development: 36 lots

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

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

### **COMMITTEE RECOMMENDATION**

N/A

### **STAFF RECOMMENDATION**

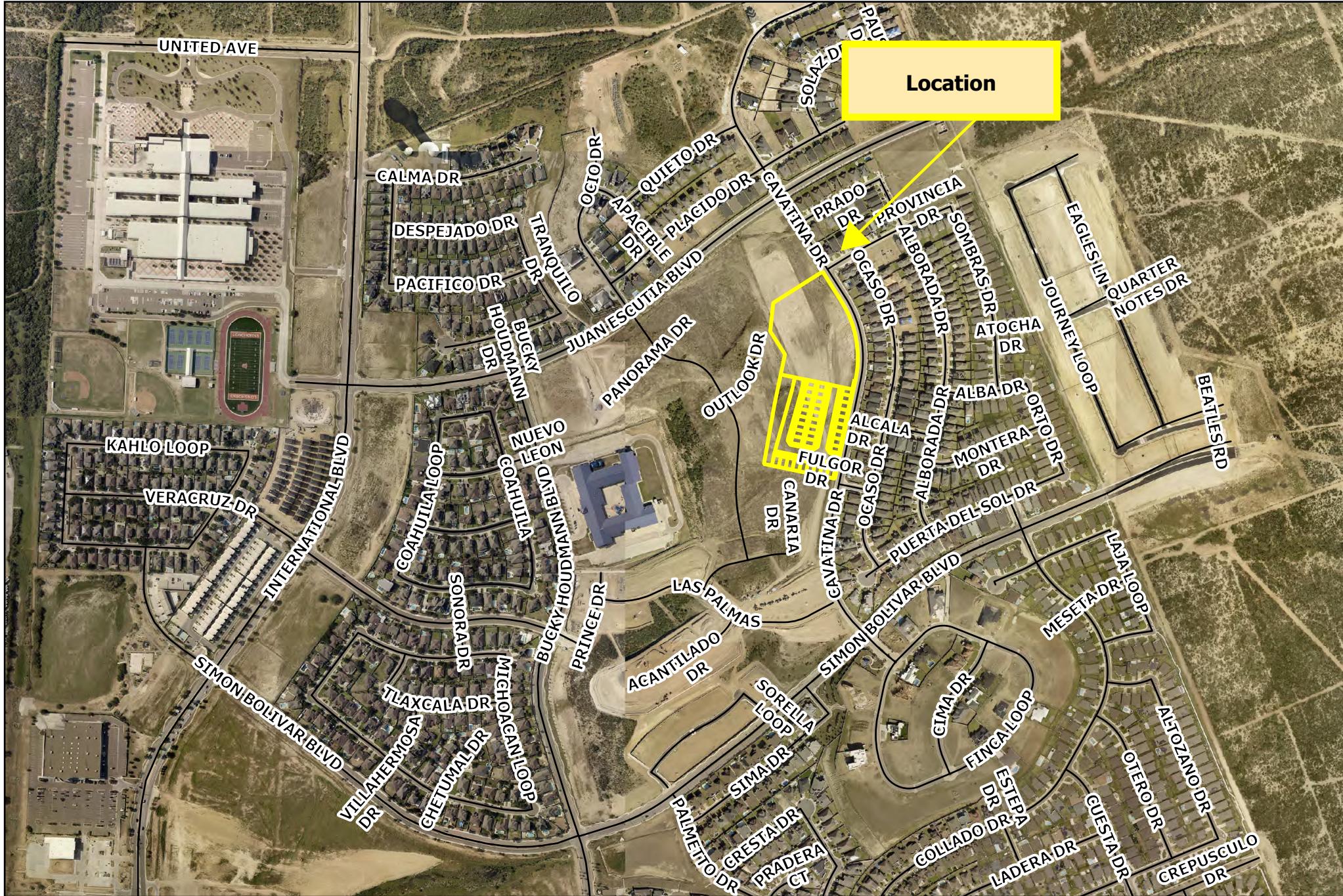
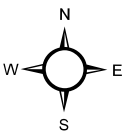
APPROVAL

### **NOTICE TO THE DEVELOPER:**

N/A

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# AERIAL LOCATION MAP

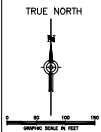
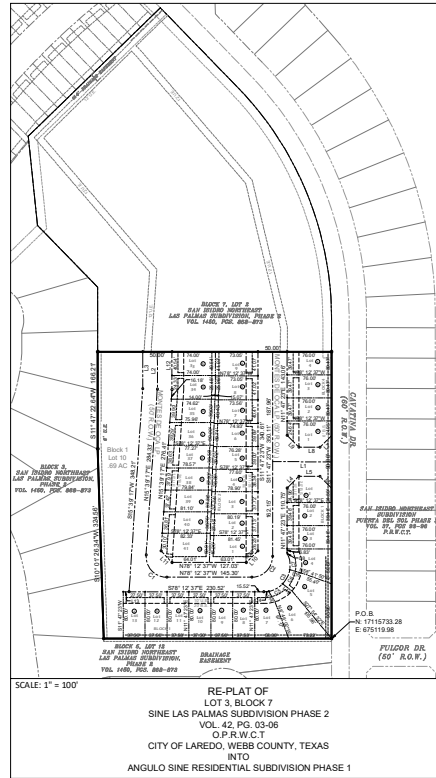
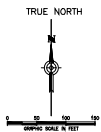
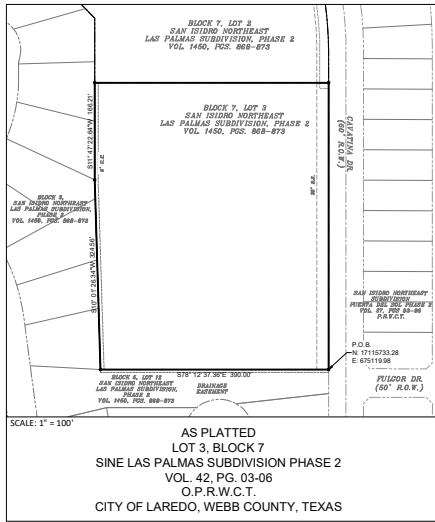


NOTES:

1. DRIVEWAYS, SIDEWALKS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.

2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.

3. THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.



**BOUNDARY LEGAL DESCRIPTION**

Being a 4.47 acre tract of land, out of a tract of land conveyed to San Isidro Northeast, LTD., described in deed recorded in Volume 1450, Pages 868-874, and Volume 3355, Pages 170-178, Deed Records, Webb County, Texas, and being more particularly described by metes and bounds as follows, to wit:

**Beginning** at a 1/2" iron rod set at the intersection of the southeasterly corner of lot 3 Block 7, for the most Southeasterly corner hereof;

**Thence**, with the northerly Right of Way line of Cavatina Drive, **North 11 degrees 47 minutes 23 seconds West, 490.61 feet** to a 1/2" iron rod set at the Northeasterly Right of Way line of said Cavatina Drive, for the most easterly northerly clip corner hereof;

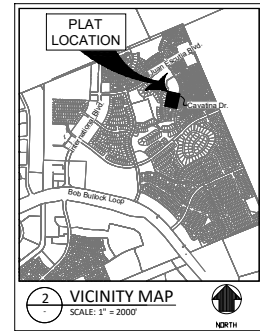
**Thence**, with the north property lot line, **North 78 degrees 12 minutes 37 seconds West, 400.00 feet** to a 1/2" iron rod set, for the most northerly corner hereof;

**Thence**, **South 11 degrees 47 minutes 23 seconds West, 166.21 feet** to a 1/2" iron rod set, for the lot west lot line hereof;

**Thence**, **South 10 degrees 01 minutes 26 seconds West, 324.56 feet** to a 1/2" iron rod set, for the lot southwest corner hereof;

**Thence**, with the south lot line, a distance of **390.00 South 78 degrees 12 minutes 37 seconds East**, to the Point of Beginning and containing 4.47 acres of land, more or less.

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



**NOTES:**

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

JHN Ranchetes LLC  
210 Pinto Valle  
Laredo, TX 78045

DESIGNER:  
O. Castillo  
DRAWN BY:  
O. Nami GZ  
CHECKED BY:  
O. Castillo

DESCRIPTION:  
PRELIMINARY PLAT  
FINAL PLAT

ISSUED:  
DATE:  
11/18/2025  
03/19/2026



**CERTIFICATE OF OWNER**

STATE OF TEXAS  
COUNTY OF WEBB

I, \_\_\_\_\_, the undersigned owner of the land shown on this plat, designated herein as Angulo Sine Residential Subdivision Phase 1

DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF WEBB

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

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ OF \_\_\_\_\_, 2026.

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

**CERTIFICATE OF ENGINEER**

STATE OF TEXAS  
COUNTY OF WEBB

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

OSCAR CASTILLO, P.E. #95620



DATE \_\_\_\_\_

**CERTIFICATE OF SURVEYOR**

STATE OF TEXAS  
COUNTY OF WEBB

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

DATE \_\_\_\_\_

**PLAT APPROVAL-CITY ENGINEER**

I have reviewed this plat and accompanying construction drawings identified as Angulo Sine Subdiv. North East Residential Subdivision Phase 1 prepared by PENA Consulting LLC, Oscar Castillo, Registered Professional Engineer No. 95620, and dated the \_\_\_\_\_ 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 \_\_\_\_\_

**PLANNING COMMISSION APPROVAL**

This plat, Angulo Sine Subdiv. North East Residential Subdivision Phase 1 has been submitted to and considered by the Planning Commission of the City of Laredo, Webb County, Texas, and is hereby approved by such Commission on the \_\_\_\_\_, 2026.

DANIELA SADA PAZ - CHAIRMAN

DATE \_\_\_\_\_

**ATTESTMENT OF PLANNING COMMISSION APPROVAL**

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

VANESSA GUERRA, AICP, PLANNING DIRECTOR

**CERTIFICATE OF COUNTY CLERK**

STATE OF TEXAS  
COUNTY OF WEBB

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

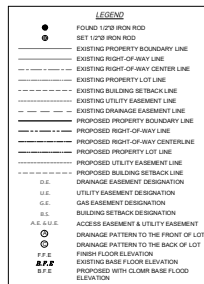
WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

DEPUTY COUNTY CLERK  
WEBB COUNTY, TEXAS

Line #	Length	Direction
L1	101.00	N77° 58' 26.71"W
L2	64.03	S11° 47' 22.64"W
L3	43.19	S11° 47' 22.64"W
L4	28.23	S56° 54' 27.97"W
L5	35.99	N77° 58' 26.71"W
L6	28.40	N33° 12' 45.92"E
L7	28.23	S56° 54' 27.97"W
L8	36.00	N77° 58' 26.71"W

Line #	Length	Direction
L9	28.24	N33° 05' 32.03"W
L10	28.28	S56° 47' 22.64"W
L11	27.31	N31° 10' 30.87"W
L12	44.48	N11° 47' 22.64"E
L13	10.00	N78° 12' 27.36"E
L14	20.86	N19° 13' 15.02"E
L15	20.11	N41° 17' 09.36"W
L16	20.08	S62° 54' 43.46"E

Curve #	Length	Radius	Chord	Chord Direction	Chord Length
C1	58.58	35.50	93.87	N31° 10' 40"W	81.87
C2	55.78	35.50	90.00	S56° 47' 27"W	60.20
C3	95.84	45.00	115.84	N45° 02' 07"E	76.36
C4	8.48	45.00	10.79	N69° 36' 28"E	8.47
C5	27.47	45.00	34.97	S72° 30' 34"W	27.04
C6	27.46	45.00	34.97	S38° 32' 28"W	27.04
C7	27.57	45.00	35.11	S3° 30' 09"W	27.15
C8	2.38	5.00	25.84	S1° 07' 53"E	2.24



Phase 1							
Angulo Sine Residential Subdivision							
BLOCK 1		BLOCK 2		BLOCK 2		BLOCK 4	
LOT	SQ. FT.	AC	LOT	SQ. FT.	AC	LOT	SQ. FT.
1	3005.19	0.0690	1	3601.43	0.0827	37	3003.19
2	3000.48	0.0689	2	3000.67	0.0689	38	3001.97
3	3000.48	0.0689	3	3000.43	0.0689	39	3004.63
4	3432.93	0.0788	4	3000.25	0.0689	40	3001.32
5	4700.34	0.1079	5	3000.70	0.0689	41	3657.63
6	4690.80	0.1077	6	3000.78	0.0689		
7	3433.07	0.0788	7	3000.28	0.0689		
8	3000.00	0.0689	8	3000.31	0.0689	1	3004.28
9	3000.00	0.0689	9	3000.14	0.0689	2	3000.10
10	3000.00	0.0689	33	3000.33	0.0689	3	3000.10
11	3000.00	0.0689	34	3000.82	0.0689	4	3000.10
12	3000.00	0.0689	35	3004.12	0.0690		
13	3000.00	0.0689	36	3003.11	0.0689		

RE-PLAT OF  
LOT 3, BLOCK 7  
SINE LAS PALMAS SUBDIVISION PHASE 2  
VOL. 42, PG. 03-06  
O.P.R.W.C.T.  
CITY OF LAREDO, WEBB COUNTY, TEXAS  
INTO  
ANGULO SINE RESIDENTIAL SUBDIVISION PHASE 1

PLAT

1.10

FIG. NO. 2025-009

# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 6/4/2026

**Final Plats and replats 10B**

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### **SUBJECT**

Final reconsideration of the plat of The Coves at Winfield, Phase 7C. The purpose of this reconsideration is to include two offsite utility and access easements. The intent is residential.

PL-123-2026

District VI - Cm. Dr. David Tyler King

### **PREVIOUS COUNCIL ACTION**

N/A

### **BACKGROUND**

APPLICANT: Charco Land Sales, LLC

ENGINEER: Mesquite Engineering

### **PROPERTY INFORMATION:**

Location: North of True Patriot Drive and Victory Drive intersection

Size: Approximately 20.15 acre, more or less

Proposed Development: 66 lots

Current Zoning: R-1 (Single Family Residential District)

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

### **COMMITTEE RECOMMENDATION**

N/A

### **STAFF RECOMMENDATION**

APPROVAL

### **NOTICE TO THE DEVELOPER:**

N/A

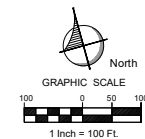
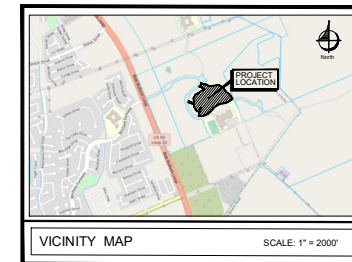
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# AERIAL LOCATION MAP



## PLAT NOTES

1. SIDEWALK, 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. THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
4. BEGINNING POINT FOR 20.15 ACRE TRACT: A ½" IRON ROD FOUND AT THE EAST RIGHT-OF-WAY LINE OF VICTORY DRIVE ( GPS: N:17106757.0800, E:680318.9270 )
5. BY GRAPHICALLY PLOTTING, THIS PARCEL WAS DETERMINED TO NOT BE WITHIN A 100 YEAR FREQUENCY FLOOD ZONE AS PER FLOOD INSURANCE RATE MAPS FOR WEBB COUNTY, TEXAS COMMUNITY PANEL No. 48479C1205C & 48479C1210C WITH AN EFFECTIVE DATE: APRIL 2, 2008.
6. ANY IMPROVEMENTS WITHIN THE FLOODPLAIN MUST COMPLY WITH THE LAND DEVELOPMENT CODE CHAPTER 24, SECTION 24-69.
7. REAR FENCES OF PROPERTIES ABUTTING SWALES SHALL BE CONSTRUCTED IN SUCH A WAY NOT TO IMPEDE FLOW.
8. THIS PLAT IS SUBJECT TO MAINTENANCE AND MONITORING AGREEMENT RECORDED AS VOL. \_\_\_\_\_, PG. \_\_\_\_\_ OF THE OFFICIAL PUBLISH RECORD OF WEBB COUNTY, TEXAS.
9. THE HOMEOWNERS ASSOCIATION (HOA) WILL MAINTAIN UNBUILDABLE LOTS.
10. THE HOMEOWNERS ASSOCIATION (HOA) WILL MAINTAIN ISLANDS ON CUL-DE-SACS.
11. THE HOMEOWNERS ASSOCIATION (HOA) WILL MAINTAIN THE NO PARKING, ONE-WAY, AND RED CURB IMPROVEMENTS IN ALL THE CUL-DE-SACS PROPOSED MEDIANS.
12. FOR ADDITIONAL SIGHT DISTANCE EASEMENT ALONG SUNNY DAYS LANE. LIMITED CONSTRUCTION AND LANDSCAPING ZONE, STRUCTURES SHALL NOT EXCEED 3.5 FEET IN HEIGHT AND LANDSCAPING IN THIS AREA SHALL BE LIMITED TO SHRUBS OR PLANTS THAT DO NOT EXCEED 3.5 FEET IN HEIGHT. MEASURED FROM THE CENTERLINE OR ADJACENT ROADWAY, AS PER LAND DEVELOPMENT CODE 24.83.1(5)(a).  
AREA "A1" = 284.66 SF  
AREA "A2" = 1,185.53 SF



LEGEND	
●	IRON ROD FOUND
○	IRON ROD SET
---	BOUNDARY LINE
---	LOT LINE
---	TRACT LINE
---	CENTERLINE
---	DEED LINE
---	PORTION LINE
---	BUILDING SETBACK
---	UTILITY EASEMENT
---	FLOOD PLAIN LINE
---	MAJOR CONTOURS
---	MINOR CONTOURS

- PLAT NOTES**
1. SIDEWALK, 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. THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.17.1 OF THE LAREDO LAND DEVELOPMENT CODE.
  4. BEGINNING POINT FOR 25.15 ACRE TRACT, A 2" IRON ROD FOUND AT THE EAST RIGHT-OF-WAY LINE OF VICTORY DRIVE (SPS N1710017.000, E180318.070).
  5. BY GRAPHICALLY PLOTTING, THIS PARCEL WAS DETERMINED TO NOT BE WITHIN A 100 YEAR FREQUENCY FLOOD ZONE AS PER FLOOD INSURANCE RATE MAPS FOR WEBB COUNTY, TEXAS COMMUNITY PANEL NO. 4819210022 & 4819210103 WITH AN EFFECTIVE DATE, APRIL 2, 2008.
  6. ANY IMPROVEMENTS WITHIN THE FLOODPLAIN MUST COMPLY WITH THE LAND DEVELOPMENT CODE CHAPTER 24, SECTION 24-40.
  7. REAR FENCES OF PROPERTIES ABUTTING SWALES SHALL BE CONSTRUCTED IN SUCH A WAY NOT TO IMPED FLOW.
  8. THIS PLAT IS SUBJECT TO MAINTENANCE AND MONITORING AGREEMENT RECORDED AS VOL. \_\_\_\_\_ PG. \_\_\_\_\_ OF THE OFFICIAL PUBLISH RECORD OF WEBB COUNTY, TEXAS.
  9. THE HOMEOWNERS ASSOCIATION (HOA) WILL MAINTAIN UNSUBDIVIDABLE LOTS.
  10. THE HOMEOWNERS ASSOCIATION (HOA) WILL MAINTAIN ISLANDS ON CUL-DE-SACS.
  11. THE HOMEOWNERS ASSOCIATION (HOA) WILL MAINTAIN THE NO PARKING, ONE-WAY, AND RED CURB IMPROVEMENTS IN ALL THE CUL-DE-SACS PROPOSED MEDIANS.
  12. FOR ADDITIONAL SIGHT DISTANCE EASEMENT ALONG SLUAGH LANE, LIMITED CONSTRUCTION AND LANDSCAPING ZONE, STRUCTURES SHALL NOT EXCEED 3.5 FEET IN HEIGHT AND LANDSCAPING IN THIS AREA SHALL BE LIMITED TO SHRUBS OR PLANTS THAT DO NOT EXCEED 3.5 FEET IN HEIGHT, MEASURED FROM THE CENTERLINE OR ADJACENT ROADWAY, AS PER LAND DEVELOPMENT CODE 24.83.15(9A). AREA 1A' = 20466 SF. AREA 1B' = 1,188.93 SF.



FINAL PLAT  
**THE COVES AT WINFIELD  
 PHASE 7C**

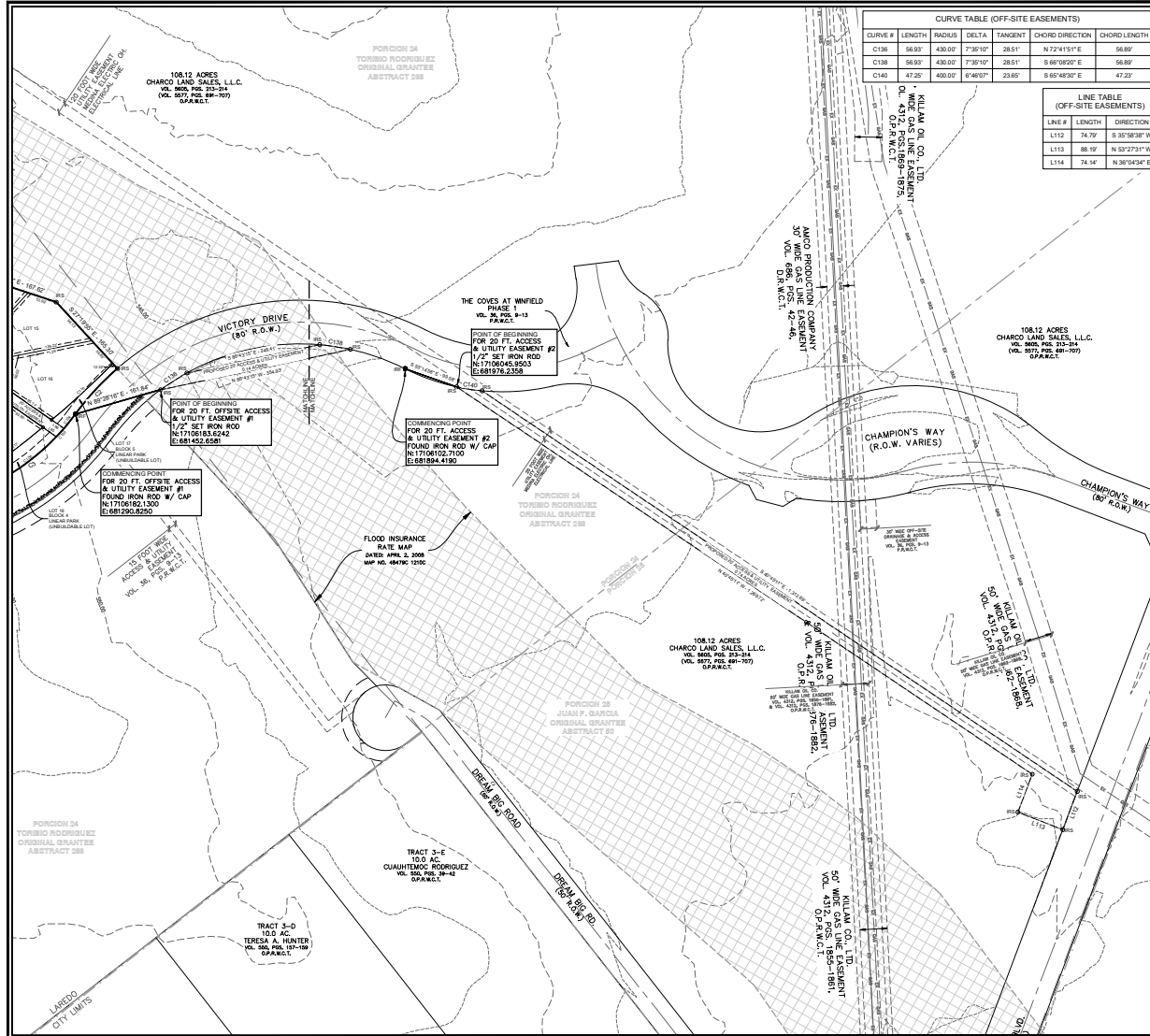
REGISTERED PROFESSIONAL ENGINEER AND SURVEYOR  
 REGISTERED PROFESSIONAL LAND SURVEYOR  
 CITY OF LAREDO, WEBB COUNTY, TEXAS



SHEET NAME:  
**FINAL PLAT**

REVISED DATE:

DESIGNED BY:	M.C. J.A.M.
CHECKED BY:	V.M. J.P.R.
APPROVED BY:	H.S.
JOB NO. (S) 15174-000-000-000	
DATE:	02-15-2024
SCALE:	1" = 100'
DATE:	11.17

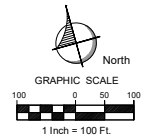
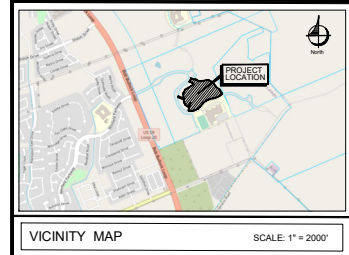


CURVE TABLE (OFF-SITE EASEMENTS)

CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C136	56.93	430.02	7°39'10"	28.61'	N 72°41'51" E	56.89'
C138	56.93	430.02	7°39'10"	28.61'	S 66°08'20" E	56.89'
C140	47.25	400.02	6°48'07"	23.60'	S 66°48'30" E	47.23'

LINE TABLE (OFF-SITE EASEMENTS)

LINE #	LENGTH	DIRECTION
L112	74.79'	S 39°58'38" W
L113	88.19'	N 59°27'31" W
L114	74.14'	N 30°04'34" E



LEGEND

- IRON ROD FOUND
- IRON ROD SET
- BOUNDARY LINE
- LOT LINE
- TRACT LINE
- CENTERLINE
- DEED LINE
- PORCION LINE
- BUILDING SETBACK
- UTILITY EASEMENT
- FLOOD PLAIN LINE
- MAJOR CONTOURS
- MINOR CONTOURS

- PLAT NOTES
- SIDEWALK, DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
  - ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
  - THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.11 OF THE LAREDO LAND DEVELOPMENT CODE.
  - BEGINNING POINT FOR 20.15 ACRE TRACT: A 7" IRON ROD FOUND AT THE EAST RIGHT-OF-WAY LINE OF VICTORY DRIVE (OPEN N 17°00'00" E 868.00' S 0.00').
  - BY GRAPHICALLY FLOTTING, THIS PARCEL WAS DETERMINED TO NOT BE WITHIN A 100 YEAR FREQUENCY FLOOD ZONE AS PER FLOOD INSURANCE RATE MAPS FOR WEBB COUNTY, TEXAS COMMUNITY PANEL No. 8470323C & 8470323D WITH AN EFFECTIVE DATE: APRIL 2, 2008.
  - ANY IMPROVEMENTS WITHIN THE FLOODPLAIN MUST COMPLY WITH THE LAND DEVELOPMENT CODE CHAPTER 24, SECTION 24.09.
  - FINISHED FLOOR ELEVATIONS, MECHANICAL EQUIPMENT, AND LOWEST STRUCTURAL MEMBER FOR LOTS WITHIN A FLOOD ZONE SHALL BE 1' ABOVE THE BASE FLOOD ELEVATION.
  - REAR FENCES OF PROPERTIES ABUTTING SWALES SHALL BE CONSTRUCTED IN SUCH A WAY NOT TO IMPED FLOW.
  - THIS PLAT IS SUBJECT TO MAINTENANCE AND MONITORING AGREEMENT RECORDED AS VOL. \_\_\_\_\_ PG. \_\_\_\_\_ OF THE OFFICIAL PUBLISH RECORD OF WEBB COUNTY, TEXAS.
  - THE HOMEOWNERS ASSOCIATION (HOA) WILL MAINTAIN UNSERVABLE LOTS.
  - THE HOMEOWNERS ASSOCIATION (HOA) WILL MAINTAIN ISLANDS ON CUL-DE-SACS.
  - THE HOMEOWNERS ASSOCIATION (HOA) WILL MAINTAIN THE NO PARKING, ONE-WAY, AND RED CURB IMPROVEMENTS IN ALL THE CUL-DE-SACS PROPOSED MEDIANS.
  - FOR ADDITIONAL LIGHT DISTANCE EASEMENT ALONG SUNNY DAY LANE, LIMITED CONSTRUCTION AND LANDSCAPING ZONE, STRUCTURES SHALL NOT EXCEED 3.5 FEET IN HEIGHT AND LANDSCAPING IN THIS AREA SHALL BE LIMITED TO SHRUBS OR PLANTS THAT DO NOT EXCEED 3.5 FEET IN HEIGHT, MEASURED FROM THE CENTERLINE OR ADJACENT ROADWAY, AS PER LAND DEVELOPMENT CODE 24.81.10(b).
  - AREA "A" = 284.66 SF  
AREA "B" = 1,185.53 SF



FINAL PLAT  
THE COVES AT WINFIELD  
PHASE 7C

A PROFESSIONAL LAND SURVEYOR HAS REVIEWED THESE PLAT RECORDS AND HAS DETERMINED THAT THE SURVEYING INFORMATION IS ACCURATE AND CORRECTLY REPRESENTS THE SURVEY DATA.  
CITY OF LAREDO, WEBB COUNTY, TEXAS



SHEET NAME: FINAL PLAT

REVISED DATE:

CREATED BY	M.C. J.A.M.
DATE PLOTTED	11/18/11
APPROVED BY	H.S.
JOB NO.	10176170-000-000-000
PLAT NUMBER	2011-10-2008
DATE	02-10-2008
SCALE	1" = 100'
DATE	24 X 36
DATE	11 X 17

2 of 4

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C1	18.45	134.50	7°15'32"	9.24	N 52°27'44" E	18.43
C2	113.17	930.00	12°42'52"	56.82	S 57°38'37" W	112.94
C3	242.27	420.00	32°38'52"	134.54	S 67°57'07" W	238.93
C4	483.27	210.00	52°21'08"	269.52	S 59°16'52" W	487.39
C5	398.27	420.00	42°32'42"	161.41	S 54°27'07" W	391.34
C6	110.27	290.00	21°47'13"	55.81	S 82°52'54" W	109.81
C7	40.41	430.00	5°23'07"	20.22	N 79°32'48" W	40.39
C8	9.70	146.00	3°49'52"	4.85	N 28°08'11" W	9.69
C9	19.09	200.00	6°28'04"	9.55	N 28°57'57" W	19.08
C10	204.31	175.00	6°49'33"	102.28	N 70°39'59" W	204.19
C11	32.92	930.00	3°36'49"	16.09	N 01°49'43" E	32.16
C12	194.32	1484.97	6°36'27"	97.27	S 70°09'53" E	194.21
C13	184.81	160.00	32°56'46"	48.52	N 52°48'11" W	182.75
C14	78.34	270.00	16°18'00"	39.36	N 61°09'01" W	77.88
C15	28.71	320.00	8°21'19"	14.36	S 82°02'34" W	28.31
C16	120.87	440.00	15°42'49"	60.72	N 36°03'23" E	120.30
C17	34.36	440.00	4°28'28"	17.19	N 30°28'13" E	34.35
C18	30.52	200.00	8°28'30"	15.13	N 11°02'48" W	30.47
C19	60.35	225.00	15°22'01"	30.36	N 62°27'10" W	60.15
C20	37.69	210.00	10°52'09"	18.88	N 69°36'59" W	37.61
C21	70.77	210.00	18°57'38"	35.71	N 50°49'06" W	70.45
C22	68.97	210.00	18°19'27"	34.44	N 52°08'11" W	68.62
C23	32.96	200.00	16°57'37"	16.48	N 62°30'54" W	32.63
C24	19.11	325.00	2°50'57"	9.55	S 79°52'10" W	19.11
C25	65.44	325.00	7°08'31"	32.70	S 83°38'41" W	65.40
C26	65.05	325.00	7°05'56"	32.57	N 89°13'00" W	65.01
C27	65.67	325.00	7°10'00"	32.88	N 82°00'00" W	65.63
C28	67.39	325.00	7°21'18"	33.74	N 74°42'38" W	67.30
C29	49.53	325.00	5°24'20"	24.78	N 69°28'39" W	49.51
C30	48.39	325.00	5°18'37"	24.19	N 67°08'10" W	48.34
C31	30.77	325.00	5°20'28"	15.41	N 67°41'38" W	30.73
C32	65.44	325.00	7°08'32"	32.70	N 81°21'08" W	65.40
C33	49.90	325.00	5°28'44"	24.97	N 49°02'30" W	49.88
C34	37.64	300.00	10°59'31"	19.01	N 57°42'52" W	37.62
C35	17.98	100.00	10°18'14"	8.02	N 59°52'00" W	17.96
C36	40.38	60.00	38°33'38"	20.09	N 59°17'00" W	38.62
C37	43.03	60.00	41°02'12"	22.48	N 51°27'38" W	42.11
C38	38.84	60.00	38°19'24"	19.68	N 22°14'39" E	37.40
C39	20.09	60.00	19°11'17"	10.14	N 50°00'00" E	20.00
C40	39.54	60.00	37°40'39"	20.52	N 39°28'01" E	38.83
C41	39.85	60.00	38°03'28"	20.69	S 83°37'02" E	39.13
C42	59.18	60.00	56°06'50"	32.20	S 16°19'53" E	58.81
C43	4.70	60.00	4°31'53"	2.37	S 08°00'22" W	4.74
C44	48.83	60.00	44°43'11"	24.68	S 18°31'11" E	45.60
C45	43.07	475.00	0°11'49"	21.55	S 47°01'14" E	43.06
C46	88.11	475.00	10°23'14"	43.17	S 54°49'23" E	85.99
C47	78.54	475.00	9°28'24"	39.36	S 64°45'12" E	76.45
C48	77.79	475.00	9°22'01"	38.96	S 74°10'59" E	77.71
C49	77.99	475.00	9°23'05"	39.99	S 83°33'57" E	77.71
C50	77.79	475.00	9°22'46"	38.96	N 87°03'00" E	77.67
C51	38.13	475.00	4°21'29"	18.07	N 80°11'02" E	38.12
C52	27.99	200.00	7°57'37"	14.48	N 38°31'29" E	28.43
C53	43.10	215.00	11°28'08"	21.62	N 04°47'10" E	43.00
C54	126.32	175.00	4°12'12"	66.00	N 10°08'50" W	123.59
C55	109.52	175.00	3°51'29"	56.82	N 48°45'29" W	107.74
C56	81.79	175.00	26°48'41"	41.68	N 80°04'20" W	81.00
C57	111.71	200.00	3°18'18"	55.89	S 89°57'01" W	111.70
C58	43.93	200.00	17°35'14"	21.71	N 67°23'00" E	43.88
C59	53.80	200.00	15°09'10"	27.00	N 65°00'00" W	53.64
C60	57.79	200.00	16°09'03"	29.09	N 49°29'32" W	57.60
C61	55.51	200.00	15°38'58"	27.93	N 50°39'32" W	55.35
C62	29.83	200.00	8°52'22"	14.87	N 68°37'44" W	29.74
C63	29.83	200.00	8°52'23"	14.87	S 16°49'45" W	29.74
C64	142.40	155.00	6°28'14"	76.87	S 52°13'10" E	137.44
C65	40.38	155.00	14°55'29"	20.30	S 88°00'11" E	40.28
C66	45.48	225.00	11°38'11"	23.84	S 78°32'02" E	45.38
C67	45.48	225.00	11°38'12"	23.85	S 78°32'02" E	45.38
C68	44.00	225.00	11°39'08"	22.10	S 80°11'33" E	43.98
C69	49.52	225.00	10°59'29"	24.94	S 92°00'17" E	49.30
C70	59.30	225.00	10°08'09"	29.82	S 90°52'30" E	59.12

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	TANGENT	CHORD DIRECTION	CHORD LENGTH
C71	51.37	225.00	13°04'49"	25.80	S 22°47'11" E	51.25
C72	27.72	20.00	79°24'58"	16.61	S 55°57'16" E	25.56
C73	76.07	175.00	24°54'21"	38.05	N 71°50'59" E	74.47
C74	154.10	175.00	50°27'02"	76.05	N 84°12'02" E	148.17
C75	111.19	175.00	36°24'13"	57.54	N 69°13'20" W	109.33
C76	90.23	175.00	18°28'41"	45.29	N 36°38'47" W	90.08
C77	14.89	175.00	4°53'44"	7.48	N 46°18'59" W	14.86
C78	63.59	250.00	14°13'09"	31.92	N 41°29'18" W	63.32
C79	95.77	60.00	91°27'20"	61.54	N 79°56'22" W	85.92
C80	92.44	70.00	78°40'02"	54.36	N 87°50'01" W	85.87
C81	48.87	70.00	40°00'00"	25.48	N 30°00'00" W	47.88
C82	37.01	70.00	30°17'25"	18.99	N 08°30'00" E	36.38
C83	47.47	70.00	38°51'04"	24.69	N 39°42'00" E	45.69
C84	21.16	70.00	17°19'10"	10.66	N 67°48'00" E	21.08
C85	29.36	145.00	11°36'00"	14.73	N 60°10'42" E	29.31
C86	40.99	145.00	18°11'47"	20.83	S 83°50'25" E	40.80
C87	37.83	145.00	14°52'02"	18.92	N 68°18'00" E	37.52
C88	83.04	145.00	32°48'42"	42.69	S 44°28'00" E	81.91
C89	34.85	200.00	9°58'37"	17.37	S 34°39'42" E	34.61
C90	31.90	200.00	9°08'18"	15.98	S 44°11'42" E	31.88
C91	4.89	225.00	1°19'52"	2.42	S 49°00'00" E	4.88
C92	31.10	225.00	7°56'10"	15.57	S 43°34'20" E	31.08
C93	42.75	225.00	10°53'07"	21.44	S 34°10'10" E	42.68
C94	98.83	225.00	20°10'00"	50.23	N 16°08'00" W	98.64
C95	64.30	225.00	16°23'10"	32.40	N 04°37'50" E	64.13
C96	49.91	225.00	12°42'38"	25.08	N 19°10'50" E	49.81
C97	48.09	225.00	12°14'47"	24.14	N 31°39'30" E	48.00
C98	61.74	225.00	15°43'17"	31.06	N 40°38'00" E	61.54
C99	63.52	225.00	16°10'32"	31.97	N 61°39'31" E	63.31
C100	52.36	225.00	14°59'28"	26.94	S 77°03'00" E	52.40
C101	27.12	20.00	78°24'48"	16.61	N 44°37'40" E	25.69
C102	22.03	225.00	5°38'52"	11.02	N 07°43'50" E	22.02
C103	138.28	185.00	48°01'07"	73.49	N 13°28'48" W	134.27
C104	34.06	420.00	4°35'30"	17.04	S 53°54'58" W	34.00
C105	20.18	420.00	2°43'13"	10.09	S 57°34'17" W	20.18
C106	188.02	420.00	20°21'10"	95.59	S 71°38'28" W	186.53
C107	150.30	550.00	15°39'29"	75.62	S 76°27'21" W	149.83
C108	86.92	550.00	9°03'18"	43.59	N 64°39'57" E	86.83
C109	246.14	550.00	20°39'07"	125.17	S 48°45'01" W	244.09
C110	26.69	420.00	3°38'28"	13.35	S 35°49'00" W	26.67
C111	96.19	420.00	13°31'58"	48.83	S 44°20'11" W	96.86
C112	195.68	420.00	13°03'10"	88.00	S 57°37'43" W	195.48
C113	86.84	420.00	11°49'10"	43.47	S 70°03'57" W	86.49
C114	83.92	290.00	18°34'40"	42.20	S 48°18'51" W	83.62
C115	40.41	420.00	5°23'03"	20.22	N 79°32'48" W	40.39
C116	152.23	1485.00	5°10'37"	76.17	N 62°36'48" E	152.19
C117	144.28	1485.00	4°54'21"	72.18	N 68°21'59" E	144.23
C118	53.06	1485.00	1°48'15"	26.53	N 71°42'57" E	53.05
C119	38.18	1485.00	2°04'42"	20.58	N 72°59'29" E	38.18
C120	146.81	1485.00	4°59'52"	73.45	S 81°52'00" W	146.77
C121	62.26	1485.00	2°07'01"	31.12	S 85°29'50" W	62.26
C122	103.41	1485.00	3°13'23"	51.82	S 88°18'07" W	103.59
C123	75.91	1485.00	2°34'52"	37.96	N 88°38'40" W	75.90
C124	193.54	1485.00	6°34'52"	96.88	N 84°03'53" W	193.44
C125	205.70	175.00	6°02'28"	103.00	N 87°20'52" E	205.63
C126	142.52	1485.00	4°10'48"	71.30	S 78°53'24" E	142.48
C127	157.47	175.00	5°19'31"	78.79	S 78°42'00" E	157.41
C128	84.00	247.54	19°28'32"	42.41	N 60°27'33" W	83.60
C129	287.49	190.00	80°39'53"	181.32	N 29°48'07" W	285.84
C130	363.00	200.00	103°59'39"	256.98	N 41°27'58" W	316.19
C131	212.25	180.00	67°33'42"	105.41	N 59°49'54" W	200.17
C132	397.29	500.00	18°59'14"	246.34	N 67°49'59" W	392.30
C133	464.61	200.00	133°00'00"	461.02	S 17°47'12" W	366.37
C134	96.34	225.00	24°31'68"	48.92	S 38°29'50" E	95.69
C135	166.10	120.00	79°18'23"	99.48	S 63°53'00" E	153.10

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	121.20	E
L2	25.00	N 71°00'00" E
L3	115.81	S 89°00'00" W
L4	51.96	S 75°58'28" W
L5	288.83	N 17°20'50" E
L6	175.11	S 17°20'50" W
L7	101.91	N 28°00'00" W
L8	106.41	N 05°00'00" W
L9	43.20	N 51°40'28" W
L10	104.90	N 25°54'03" W
L11	131.70	S 78°10'18" W
L12	8.40	N 48°21'00" E
L13	8.60	S 84°20'15" W
L14	45.00	S 13°32'18" E
L15	95.00	S 32°00'00" W
L16	134.44	S 33°00'00" W
L17	155.17	S 22°41'10" W
L18	123.13	S 00°00'00" E
L19	119.31	S 00°00'00" E
L20	157.42	S 00°00'00" E
L21	143.67	S 00°00'00" E
L22	185.51	S 00°00'00" E
L23	173.23	S 15°00'00" W
L24	84.71	S 30°00'00" W
L2		



# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 6/4/2026

**Final Plats and replats 10C**

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### **SUBJECT**

Final consideration of the replat of Lot 4B, Block 3, D&J Alexander Commercial Subdivision, Phase 15 into Lot 4D, Block 3, D&J Alexander Commercial Subdivision, Phase 15. The intent is commercial.

PL-121-2026

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: South of University Boulevard on Bartlett Avenue

Size: Approximately 3.88 acre, 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**

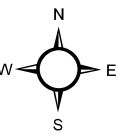
APPROVAL

### **NOTICE TO THE DEVELOPER:**

N/A

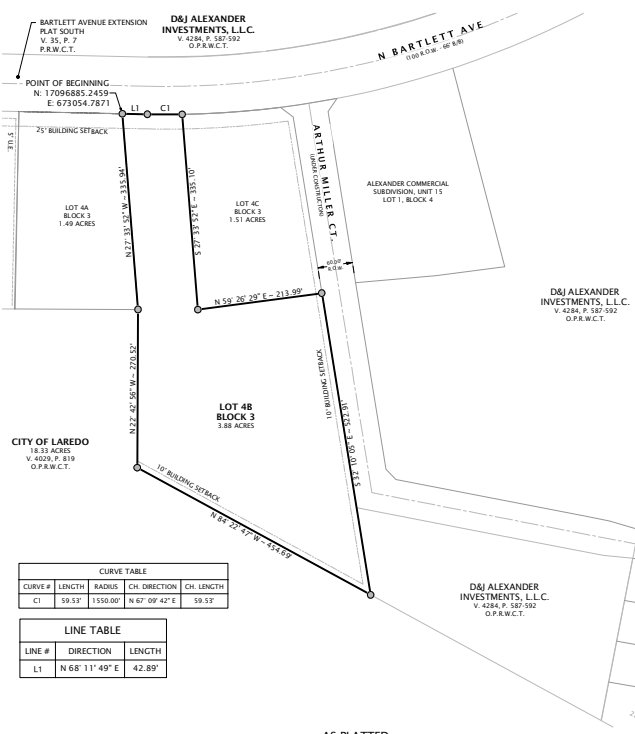
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# AERIAL LOCATION MAP



## **PLAT NOTES & RESTRICTIONS**

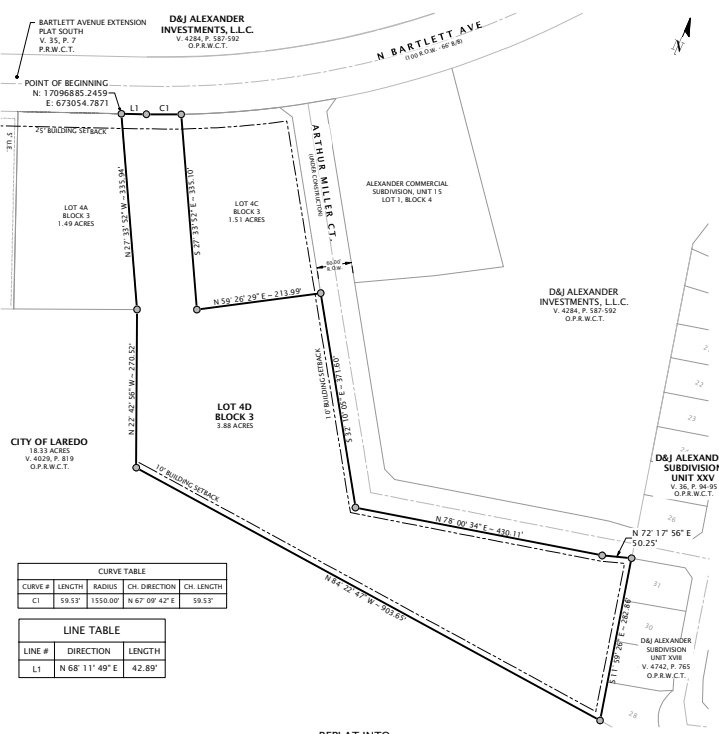
1. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. THIS SUBJECT PROPERTY IS NOT LOCATED WITHIN 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. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.
6. ACCESS TO BARTLETT AVE. IS LIMITED TO ONE DRIVEWAY.



CURVE TABLE			
CURVE #	LENGTH	RADIUS	CH. LENGTH
C1	59.53'	1550.00'	N 67° 09' 42\"/>

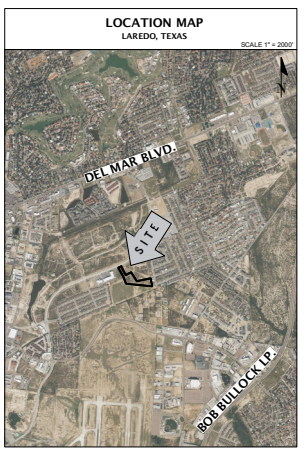
LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 68° 11' 49\"/>	



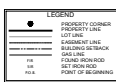
CURVE TABLE			
CURVE #	LENGTH	RADIUS	CH. LENGTH
C1	59.53'	1550.00'	N 67° 09' 42\"/>

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N 68° 11' 49\"/>	



- PLAT NOTES & RESTRICTIONS**
- SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
  - ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
  - THIS SUBJECT PROPERTY IS NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP NO. 48472C, PANEL NO. 1202C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
  - SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING, IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
  - GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL INCH CONTROL.
  - ACCESS TO BARTLETT AVE. IS LIMITED TO ONE DRIVEWAY.



**AS PLATTED**  
**AMENDING PLAT OF**  
**D&J ALEXANDER COMMERCIAL SUBDIVISION**  
**PHASE 15, LOT 4B, BLOCK 3**  
**CITY OF LAREDO, TEXAS**  
**VOL. 41, PAGE 1**  
**WEBB COUNTY PLAT RECORDS**

**REPLAT INTO**  
**LOT 4D, BLOCK 3**  
**D&J ALEXANDER COMMERCIAL SUBDIVISION**  
**PHASE 15**  
**CITY OF LAREDO, TEXAS**

**CERTIFICATE OF OWNER: REPLAT OF THE AMENDING PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, LOT 4B, BLOCK 3 INTO LOT 4D, BLOCK 3, D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15**

STATE OF TEXAS §  
 WEBB COUNTY §

I, \_\_\_\_\_, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS **REPLAT OF THE AMENDING PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, LOT 4B, BLOCK 3 INTO LOT 4D, BLOCK 3, D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15**, 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 §  
 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 \_\_\_\_\_, 20\_\_\_\_.

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

**CERTIFICATE OF ENGINEER**  
 STATE OF TEXAS:  
 COUNTY OF WEBB:

I, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF WATER, SEWER SERVICES, APPURTENANCES AND ORANGE 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. 101398-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 CIRCUIT.

RICARDO VILLARREAL, R.P.L.S. No. 6242 \_\_\_\_\_ DATE \_\_\_\_\_  
 TPLS FIRM REG. NO. 10194686

**PLAT-APPROVAL CITY ENGINEER**

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS: **REPLAT OF THE AMENDING PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, LOT 4B, BLOCK 3 INTO LOT 4D, BLOCK 3, D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15** PREPARED BY RICARDO VILLARREAL, REGISTERED PROFESSIONAL ENGINEER NO. 101398, 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. \_\_\_\_\_ DATE \_\_\_\_\_  
 CITY ENGINEER

**PLANNING COMMISSION APPROVAL**

THIS PLAT OF **REPLAT OF THE AMENDING PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, LOT 4B, BLOCK 3 INTO LOT 4D, BLOCK 3, D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15** 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 \_\_\_\_\_, 20\_\_\_\_.

DANIELLA SADA PAZ \_\_\_\_\_ DATE \_\_\_\_\_  
 PLANNING AND ZONING COMMISSION CHAIR

**ATTESTMENT OF PLANNING COMMISSION APPROVAL**

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

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

**CERTIFICATE OF COUNTY CLERK**  
 STATE OF TEXAS:  
 COUNTY OF WEBB:

I, MARGIE RAMIREZ BARRA, CLERK OF THE COUNTY COURT OF WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, WITH ITS CERTIFICATE OF AUTHENTICATION, HEREBY DESIGNATED AS: **REPLAT OF THE AMENDING PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, LOT 4B, BLOCK 3 INTO LOT 4D, BLOCK 3, D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15** 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 THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

RON MARQUE RAMIREZ BARRA \_\_\_\_\_ DATE \_\_\_\_\_  
 COUNTY CLERK, WEBB COUNTY, TEXAS



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

**REPLAT OF THE AMENDING PLAT OF**  
**D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, LOT 4B, BLOCK 3**  
**INTO LOT 4D, BLOCK 3, D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15**  
**A TRACT OF LAND CONTAINING 6.03 ACRES**  
**WEBB COUNTY, TEXAS**

PROJECT #	
PLAT DATE	8889
DRAWN BY	KML
APPROVED	8889
DATE	10/15/2022
FILED NAME	D&J Alexander Commercial Sub. Plat and
FILED	Plat

**TOPSITE**  
 Civil Group

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