

# **City of Laredo**

## **REGULAR MEETING AGENDA**

**Thursday, September 18, 2025**

**6:00 PM**

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

**Planning & Zoning Commission**

City Of Laredo  
Planning & Zoning Commission  
Council Chambers  
1110 Houston St.  
Laredo, Texas 78040  
September 18, 2025  
6:00 P.M.

**1. Call to Order**

**2. Roll Call**

**3. Pledge of Allegiance**

**4. Citizen Comments**

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

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

- 5A** Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 12, Block 446, Eastern Division, located at 202 West San Carlos Street, from R-3 (Mixed Residential District) to B-1 (Limited Business District). [25-P&Z-244](#)

ZC-070-2025  
District VIII

- 5B** Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 10.8 acres, as further described by metes and bounds in attached Exhibit A, located south of Tesis Drive and west of Colegio Lane, from AG (Agricultural District) to R-1B (Single-Family High Density District). [25-P&Z-248](#)

ZC-072-2025  
District II



- 5C** Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 3.8 acres, as further described by metes and bounds in attached Exhibit A, located west of Bernadette Lane and southwest of Aquero Boulevard, from AG (Agricultural District) to R-2 (Multi-Family Residential District). [25-P&Z-249](#)

ZC-073-2025  
District VII

- 5D** Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 4.61 acres, as further described by metes and bounds in attached "Exhibit A", located south of Bartlett Avenue and east of Arthur Miller Court, from R-1 (Single Family Residential District) and B-3 (Community Business District) to R-1B (Single Family High Density District). [25-P&Z-250](#)

ZC-074-2025  
District V

- 5E** Amending the Zoning Ordinance (Map) of the City of Laredo by amending Ordinance Number 2000-O-026, which authorized a conditional use permit for a Police Substation Lot 20, Block 5, Sierra Vista Police Station Plat, located at 140 Ceniso Loop in order to change the use of the property to an Animal Care Substation (Office). [25-P&Z-247](#)

ZV-077-2025  
District I

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

- 6A** Preliminary consideration of the plat of Nearshoring Industrial Park, Phase 1. The intent is industrial. [25-P&Z-255](#)

PL-194-2025  
District VII - Cm. Vanessa Perez

- 6B** Preliminary consideration of the replat of Lot 1, Block 1, All Carriers Distribution into Lot 1A, Block 1, All Carriers Distribution. The intent is industrial. [25-P&Z-251](#)

PL-196-2025  
District VII - Cm. Vanessa Perez

- 6C** Preliminary consideration of the replat of Lot 1, Block 2, Villas San Agustin, Unit 1 into Bridge Crossing Villas (PUD). The intent is residential. [25-P&Z-252](#)

PL-197-2025  
District VII - Cm. Vanessa Perez

**7. Consideration of The Following Final Plats And Replats:**

- 7A** Final consideration of the plat of Cielo Vista, Phase 2. The intent is residential. [25-P&Z-258](#)

PL-188-2025  
District II - Cm. Ricardo "Richie" Rangel Jr.

- 7B** Final consideration of the plat of the replat of Lot 2, Block 1, Riverhill South Subdivision, Phase 1 into Lot 2A & Lot 2B, Block 1, Riverhill South Subdivision, Phase 1. The intent is residential. [25-P&Z-253](#)

PL-199-2025  
District II – Cm. Richard "Richie" Rangel Jr.

**8. Consideration Of Model Subdivision Compliance:**

- 8A** Consideration of Model Rule Subdivision Compliance of the plat of Harmony Hills Subdivision, Phase 2 at Rodriguez Ranch. The intent is residential. [25-P&Z-254](#)

PL-165-2025  
District VI – Cm. Dr. David Tyler King

**9. 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. Said notice was posted Friday, September 12, 2025 by 6:00 P.M.

# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 9/18/2025  
**Ordinance 5A**

**Public Hearing and Recommendation of an**

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### **SUBJECT**

Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 12, Block 446, Eastern Division, located at 202 West San Carlos Street, from R-3 (Mixed Residential District) to B-1 (Limited Business District).

ZC-070-2025  
District VIII

### **PREVIOUS COUNCIL ACTION**

On February 6, 2005, City Council approved the conditional use permit for a kiosk/food stand. (Ordinance No. 2006-O-019).

On April 6, 2015, City Council approved of the conditional use permit amendment, which added a meat market to the existing grocery store. (Ordinance No. 2015-O-039).

### **BACKGROUND**

Initiated By: Sergio and Yessenia Briones, Owners

Council District: VIII - Cm. Alyssa Cigarroa

Proposed use: The proposed use is a grocery store with a restaurant (kiosk).

Site: The site is currently a grocery store with a restaurant (kiosk).

Surrounding land uses: To the north of the site is residential uses and West Bustamante Street. To the east of the site is McDonell Avenue and residential uses. To the south of the site is West San Carlos Street and residential uses. To the west of the site is residential uses, Buen Pastor Asamblea De Dios (church), and Valencia Avenue.

Comprehensive Plan: The Future Land Use Map recognizes this area as High 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 West San Carlos Street and McDonell Avenue as local streets.  
<https://www.cityoflaredo.com/home/showpublisheddocument/17680/638703100333370000>

Letters sent to surrounding property owners: 35    In Favor: 0    Opposed: 0

**COMMITTEE RECOMMENDATION**

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

**STAFF RECOMMENDATION**

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

1. The proposed zone change creates an isolated zoning district.
2. The proposed zone change of a B-1 will introduce uses that are dissimilar in the area.
3. The proposed zone change of a B-1 will allow uses that will negatively impact the surrounding residential uses.

**General Comments:**

1. Pursuant of a conditional use permit amendment is anticipated to be more appropriate at this location. However, the conditional use permit is not guaranteed.
2. The approval of the zone change does not guarantee the issuance of the building permit.
3. The use authorized by the zone change is required to abide by all relevant municipal codes.

**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?

Yes. The proposed site abuts a large area of residential uses.

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

Yes, the proposed will create an isolated zoning district.

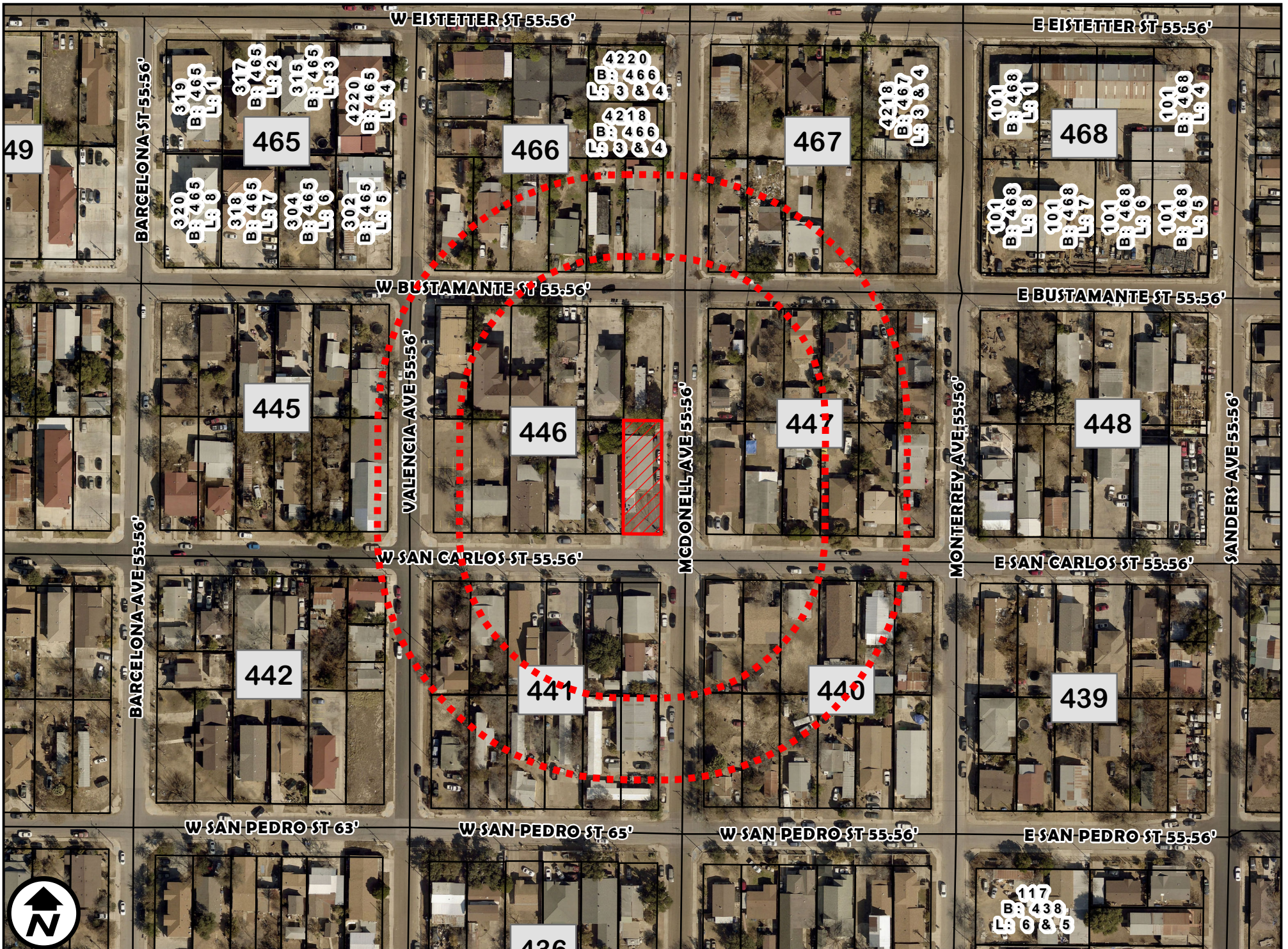
Will change adversely influence living conditions in the neighborhoods?

The proposed zone change may be anticipated to negatively impact the surrounding neighborhood due to the introductory uses of a B-1 zone change.

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

Yes. The existing R-1 does not allow for proposed commercial uses intended by the applicant.





AERIAL MAP

1 inch = 150 feet

ZC-070-2025

COUNCIL DISTRICT 8  
202 WEST SAN CARLOS STREET

APPLICATION FOR 7

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

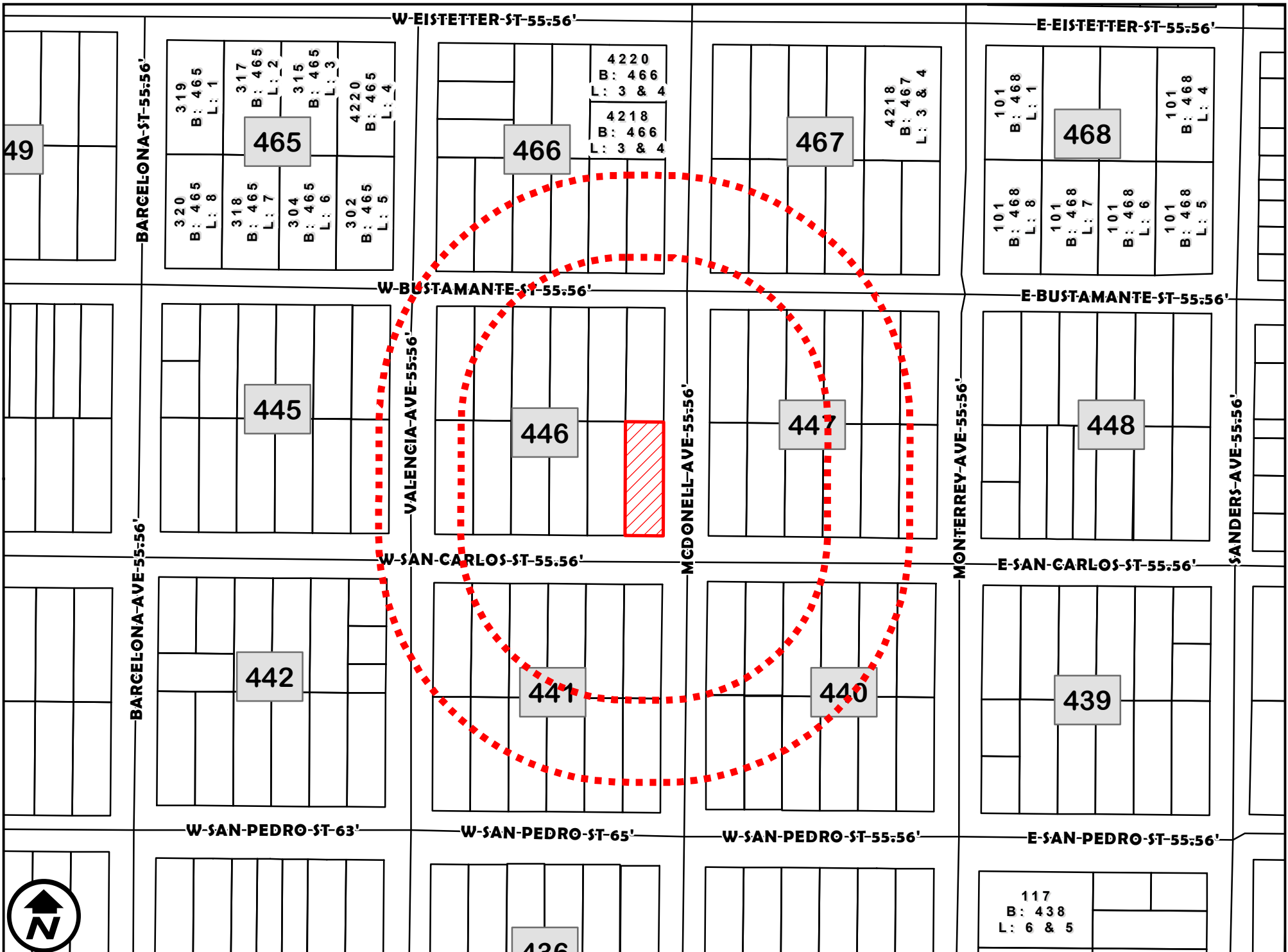




**APPLICATION FOR<sup>8</sup>  
R-3 (MIXED RESIDENTIAL DISTRICT) TO  
B-1 (LIMITED BUSINESS DISTRICT)**



**APPLICATION FOR  
R-3 (MIXED RESIDENTIAL DISTRICT) TO  
B-1 (LIMITED BUSINESS DISTRICT)**



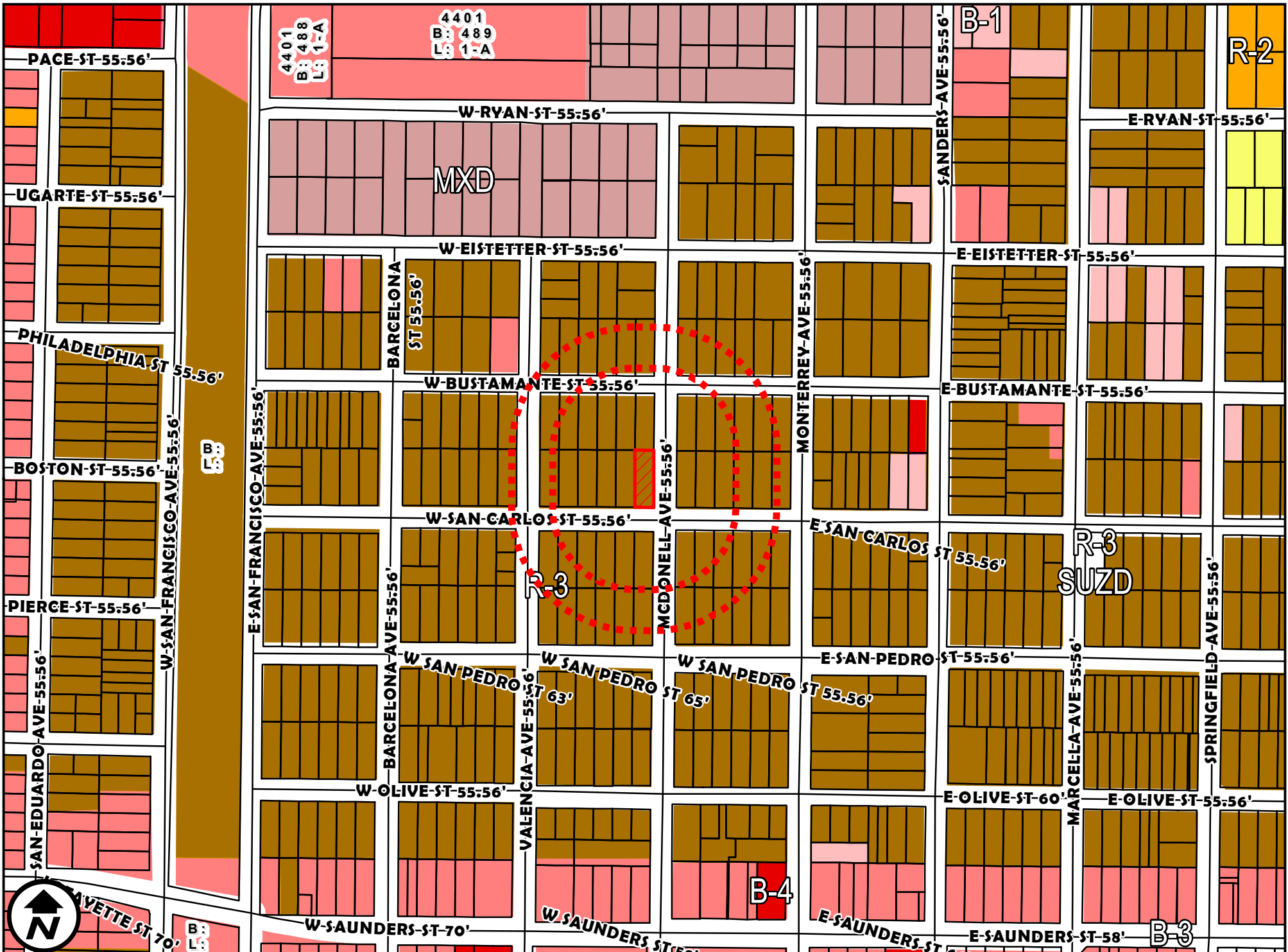
SURVEY MAP

1 inch = 150 feet

ZC-070-2025  
COUNCIL DISTRICT 8  
202 WEST SAN CARLOS STREET

APPLICATION FC 10  
R-3 (MIXED RESIDENTIAL DISTRICT) T  
B-1 (LIMITED BUSINESS DISTRICT)



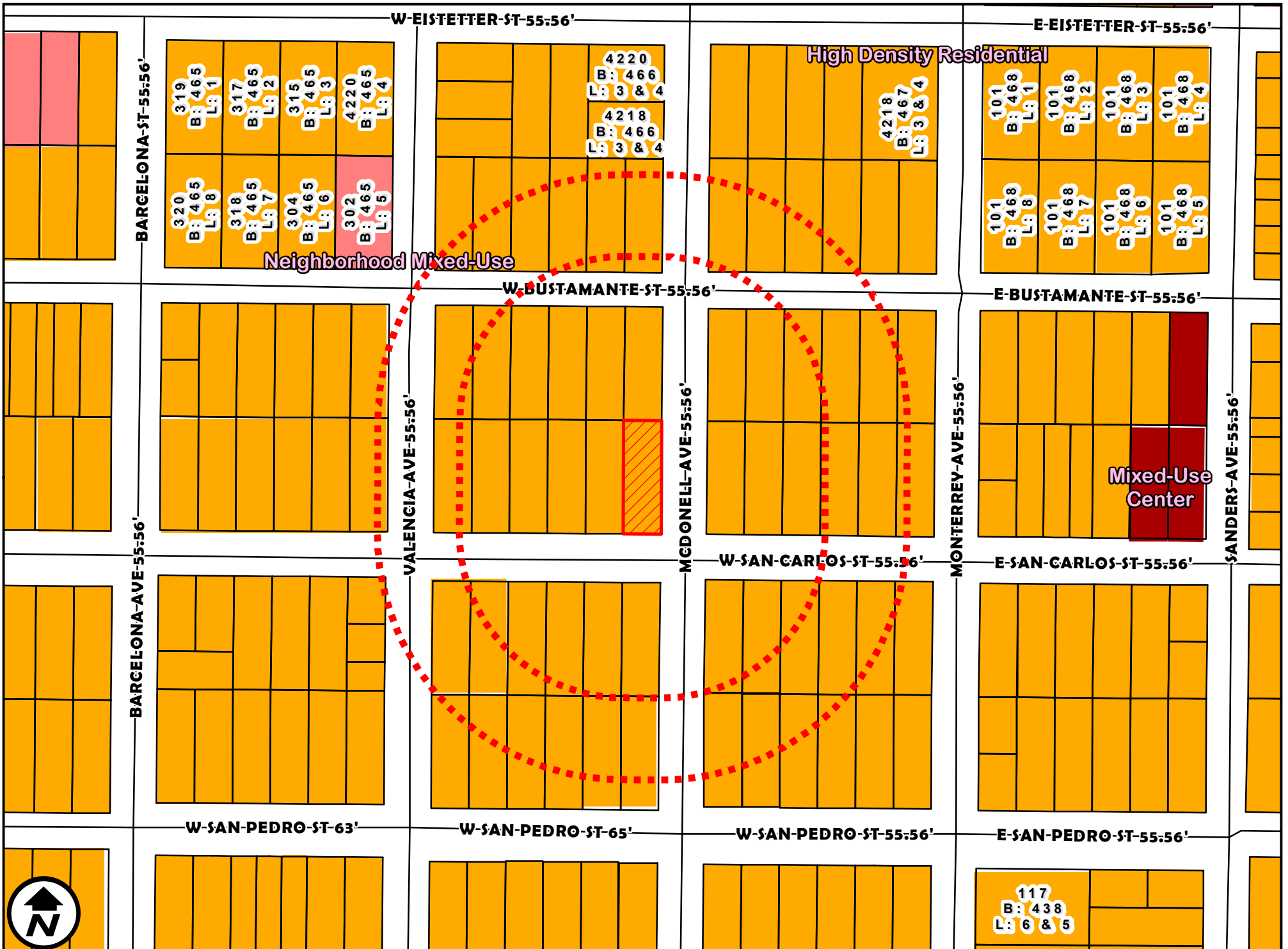


ZONING OVERVIEW

1 inch = 300 feet

ZC-070-2025  
COUNCIL DISTRICT 8  
202 WEST SAN CARLOS STREET

APPLICATION FC 11  
R-3 (MIXED RESIDENTIAL DISTRICT) T-1  
B-1 (LIMITED BUSINESS DISTRICT)

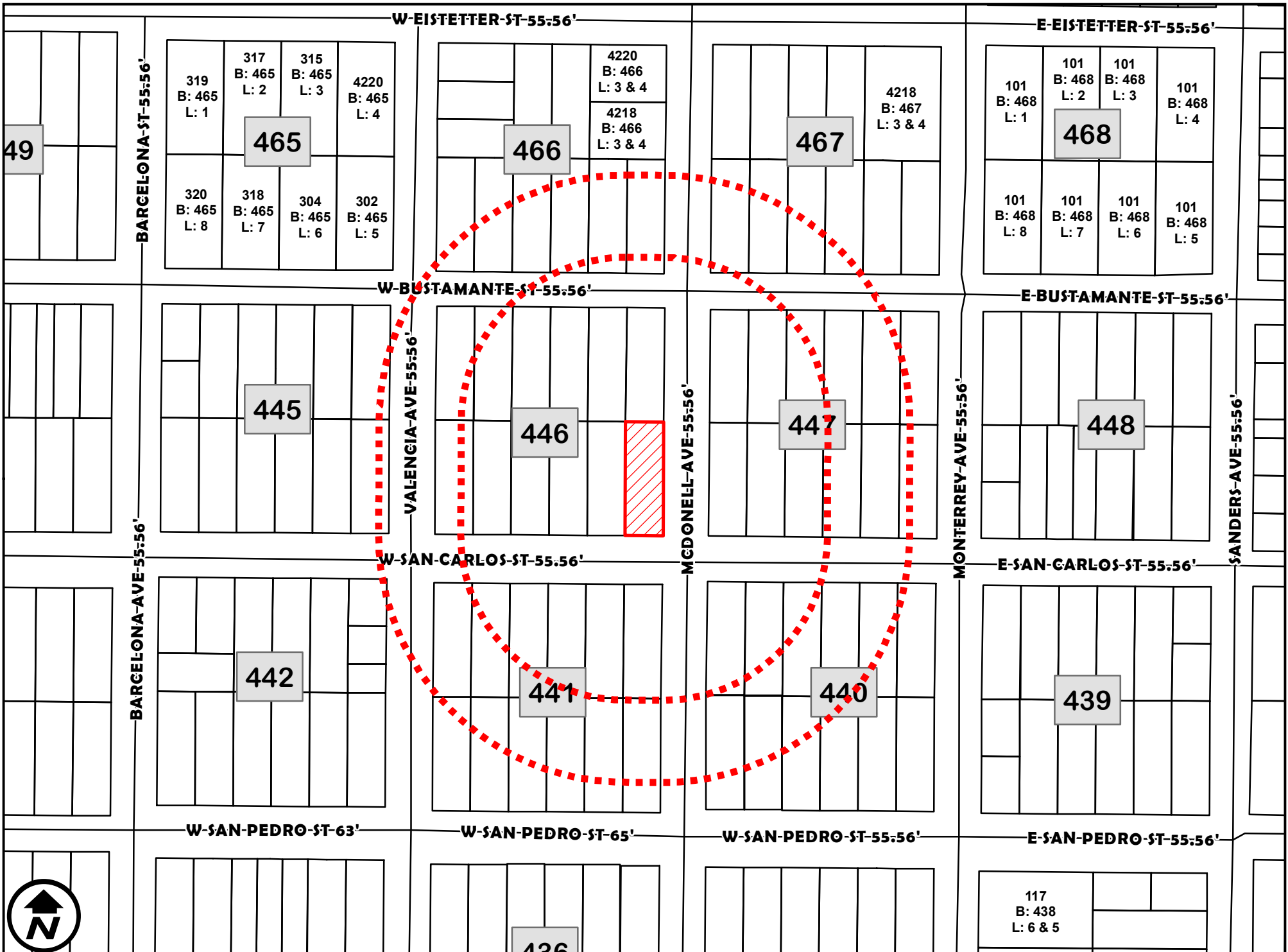


FUTURE LANDUSE

1 inch = 150 feet

ZC-070-2025  
COUNCIL DISTRICT 8  
202 WEST SAN CARLOS STREET

APPLICATION FC 12  
R-3 (MIXED RESIDENTIAL DISTRICT) T  
B-1 (LIMITED BUSINESS DISTRICT)



200' AND 300' NOTIFICATION

ZC-070-2025

APPLICATION FC 13

1 inch = 150 feet

COUNCIL DISTRICT 8  
202 WEST SAN CARLOS STREET

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





# IN-N-OUT Groceries

202 W. San Carlos

HANDICAPPED PARKING

NOTARY PUBLIC

7C-070-2025  
**ATTENTION**  
PROPOSED  
**ZONE CHANGE**  
FROM R-3 TO B-1  
FOR INFORMATION CALL  
CITY PLANNING DEPARTMENT  
794-1613

**Electrolit**  
HIDRATACIÓN TOTAL!  
AVAILABLE HERE



# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 9/18/2025  
**Ordinance 5B**

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**Public Hearing and Recommendation of an**

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### **SUBJECT**

Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 10.8 acres, as further described by metes and bounds in attached Exhibit A, located south of Tesis Drive and west of Colegio Lane, from AG (Agricultural District) to R-1B (Single-Family High Density District).

ZC-072-2025  
District II

### **PREVIOUS COUNCIL ACTION**

None.

### **BACKGROUND**

Initiated by: HAPO Holdings, LLC, Owner; Porras Nance Engineering, Applicant/Representative

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

Proposed Use: The proposed use is residential (single-family high density residential use).

Site: The site is currently vacant undeveloped land.

Surrounding Land Uses: To the north of the site is Consejero Lane, Estudiantes Drive, Cuenca Drive, Wilfrano Drive, single-family residential uses, and vacant undeveloped land. To the east of the site is Facultad Boulevard, Tutor Drive, single-family residential uses, vacant undeveloped land, and US Highway 83. To the south of the site is predominantly vacant undeveloped land. To the west of the site is vacant undeveloped land and the Rio Grande River.

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

[https://www.openlaredo.com/planning/2017\\_Comprehensive\\_Plan-Viva\\_Laredo.pdf#page=39](https://www.openlaredo.com/planning/2017_Comprehensive_Plan-Viva_Laredo.pdf#page=39)

Transportation Plan: The Long Range Thoroughfare Plan identifies Tesis Drive and Colegio Lane as Local Streets.

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

Letters sent to surrounding property owners: 64    In Favor: 0    Opposed: 0

Staff supports the proposed zone change for the following reasons:

1. The proposed zone change is appropriate at this location since the property abuts R-1B zoning to the north and east of the site.
2. The proposed use complements and is in character with the surrounding uses. The site is primarily surrounded by single-family residential uses to the north and east.
3. The proposed zone change meets the Laredo Land Development Code, Section 24.65.9, R-1B Single-Family High Density District requirement, stating R-1B zoning districts shall be for new subdivision developments.
4. Although, the proposed zone change is not in conformance with the Comprehensive Plan's designation as Agricultural Rural, the proposed use is not anticipated to have a negative impact in the surrounding area due to the similar uses surrounding the site.

**General Comments:**

1. The approval of the zone change does not guarantee the issuance of the building permit, certificate of occupancy, or any other permit which may be required.
2. Any use allowed under the current zone or proposed zone change is required to abide by all relevant municipal codes.

**COMMITTEE RECOMMENDATION**

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

**STAFF RECOMMENDATION**

**IMPACT ANALYSIS**

R-1B. The purpose of the R-1B (Single Family High Density District) is to provide for residential uses and those public uses normally considered an integral part of the residential neighborhood they serve. In addition, this district provides for the subdivision of single family residential lots with a minimum of 3,000 square feet.

Is this change contrary to the established land use pattern?

No. The proposed site abuts a large area of single-family high-density residential uses to the north and east.

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

No. The proposed zone will not create an isolated zoning district. There are R-1B zoning districts within the immediate vicinity of the proposed site.

Will change adversely influence living conditions in the neighborhoods?

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

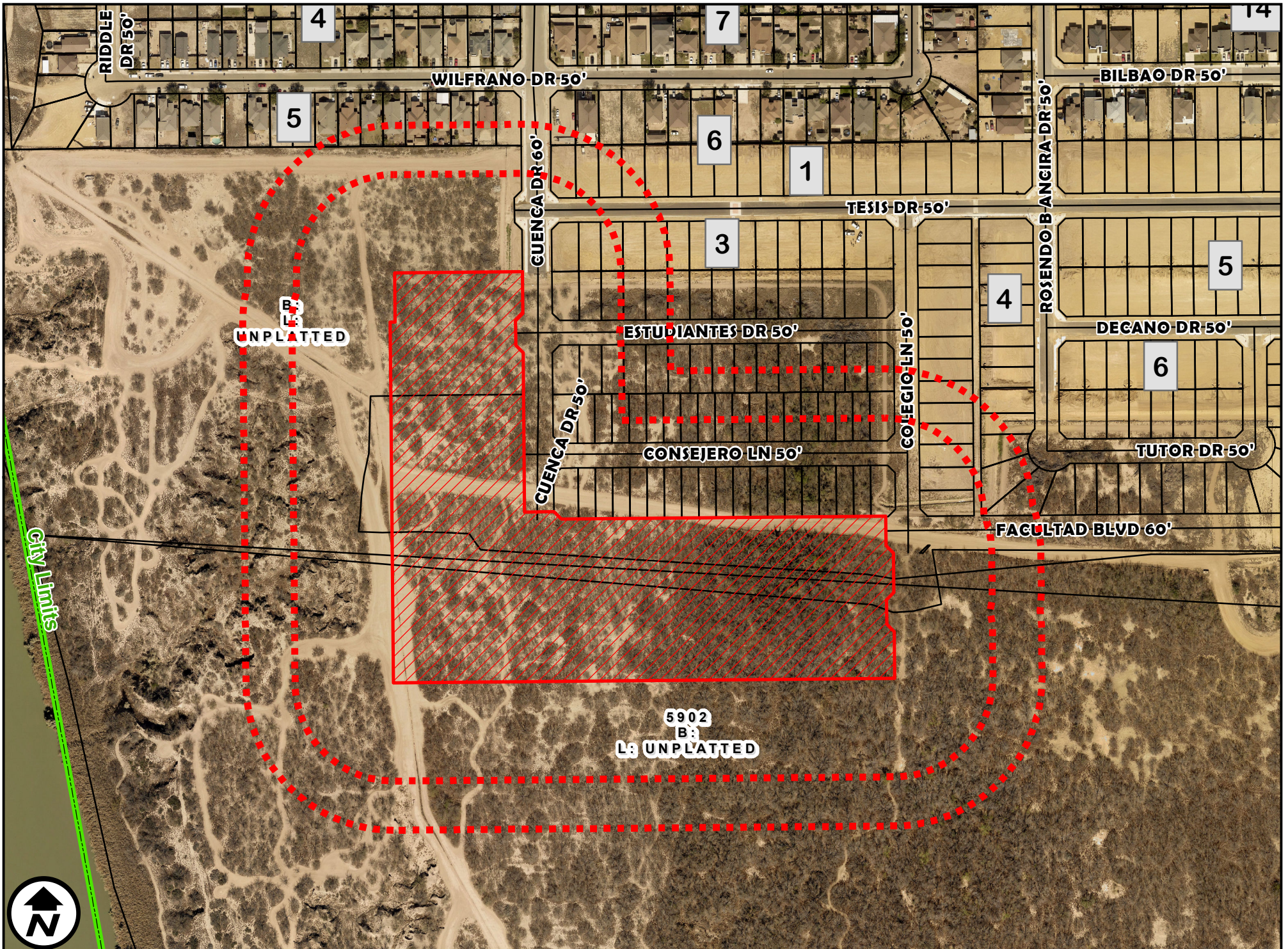
Are there substantial reasons why the property cannot be used in accordance with existing zoning?

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Yes. The existing zone do not allow for single family high density residential uses intended by the applicant.

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AERIAL MAP

1 inch = 250 feet

ZC-072-2025

COUNCIL DISTRICT 2

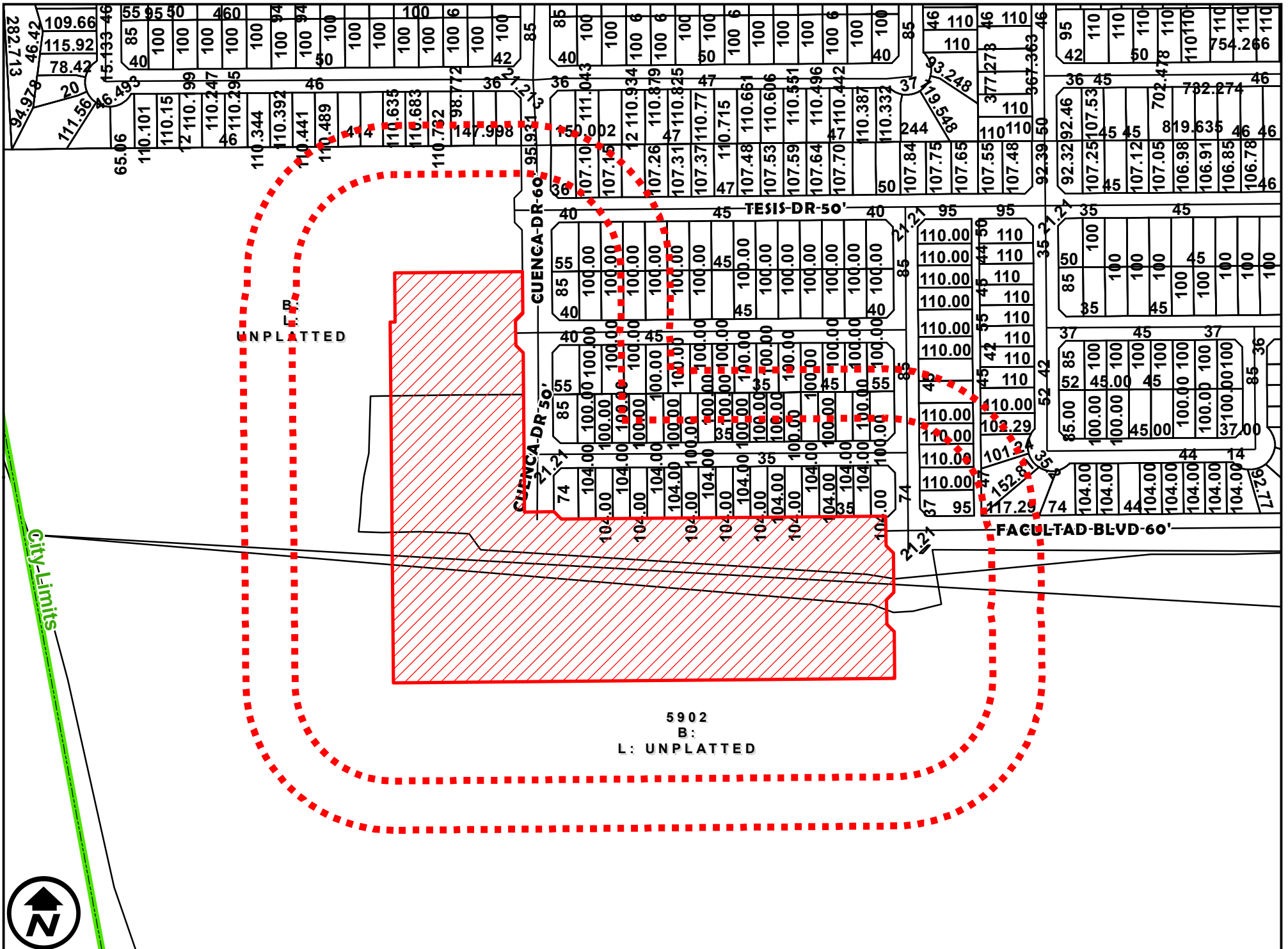
SOUTH OF TESIS DRIVE AND WEST OF COLEGIO LANE

APPLICATION FC 18

AG (AGRICULTURAL DISTRICT) T

R-1B (SINGLE FAMILY HIGH DENSITY DISTRICT)



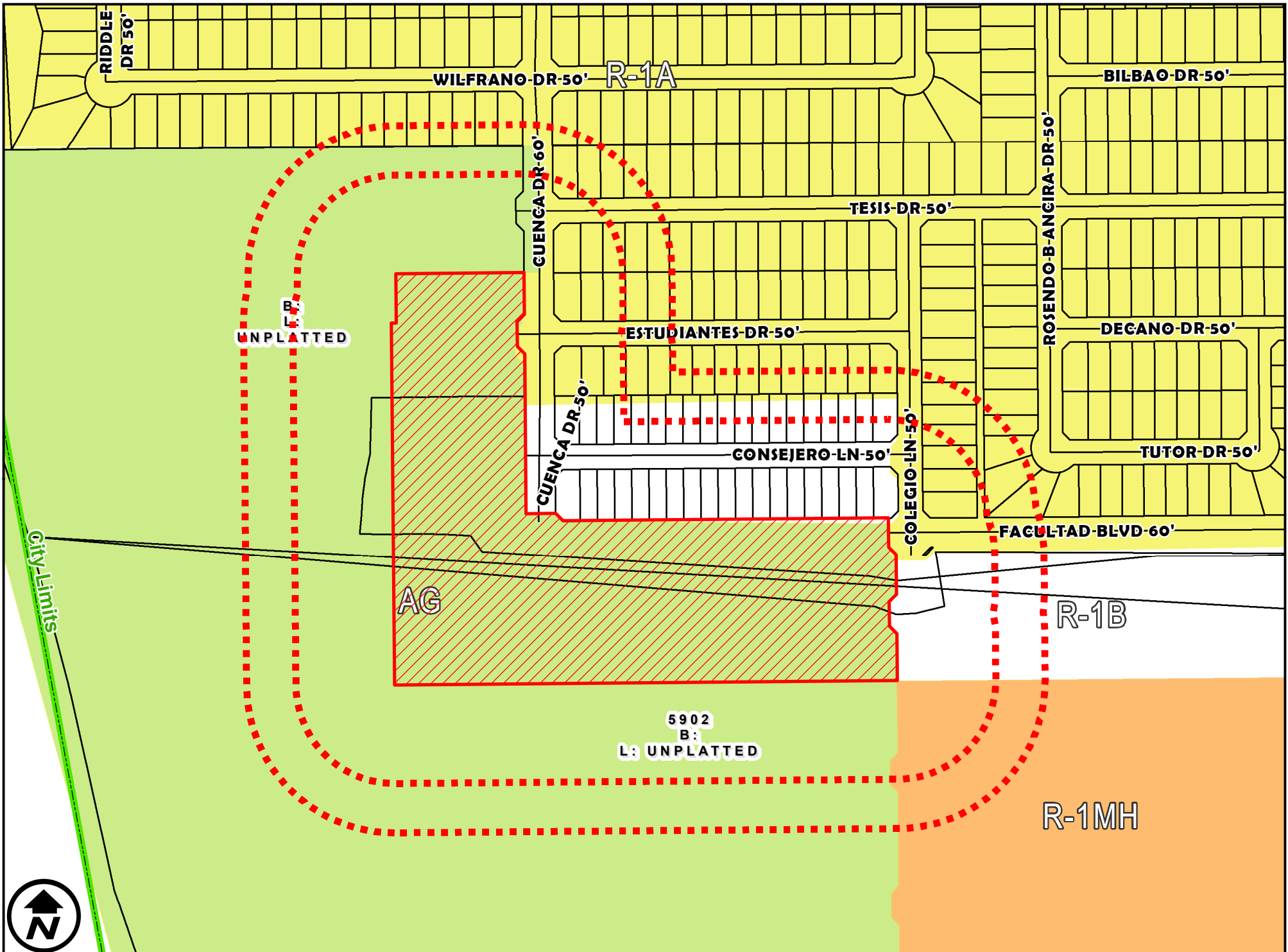


DIMENSIONS MAP

1 inch = 250 feet

ZC-072-2025  
COUNCIL DISTRICT 2  
SOUTH OF TESIS DRIVE AND WEST OF COLEGIO LANE

APPLICATION FC 19  
AG (AGRICULTURAL DISTRICT) T  
R-1B (SINGLE FAMILY HIGH DENSITY DISTRICT)

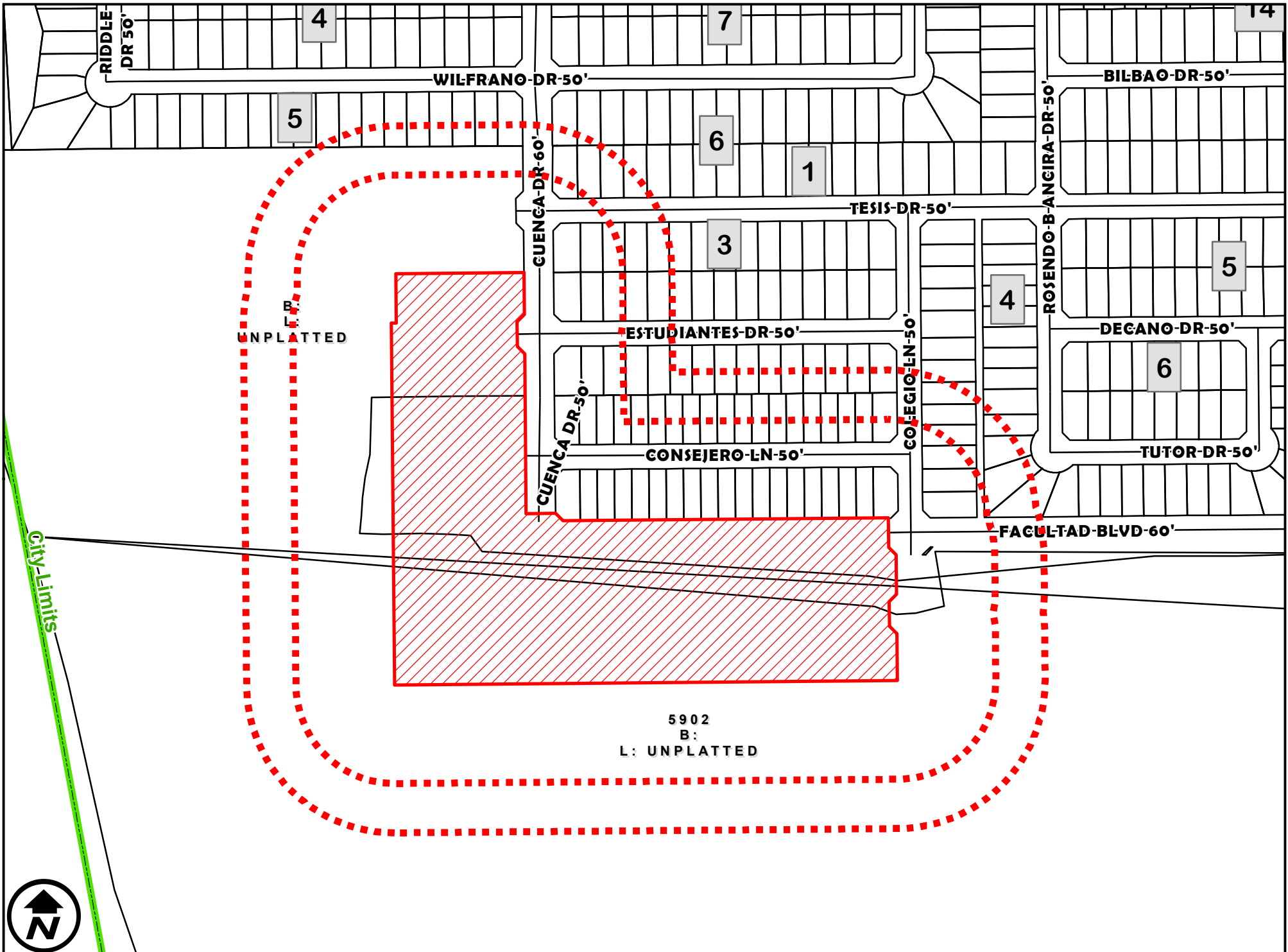


ZONING MAP

1 inch = 250 feet

ZC-072-2025  
COUNCIL DISTRICT 2  
SOUTH OF TESIS DRIVE AND WEST OF COLEGIO LANE

APPLICATION FC 20  
AG (AGRICULTURAL DISTRICT) 1C  
R-1B (SINGLE FAMILY HIGH DENSITY DISTRICT)

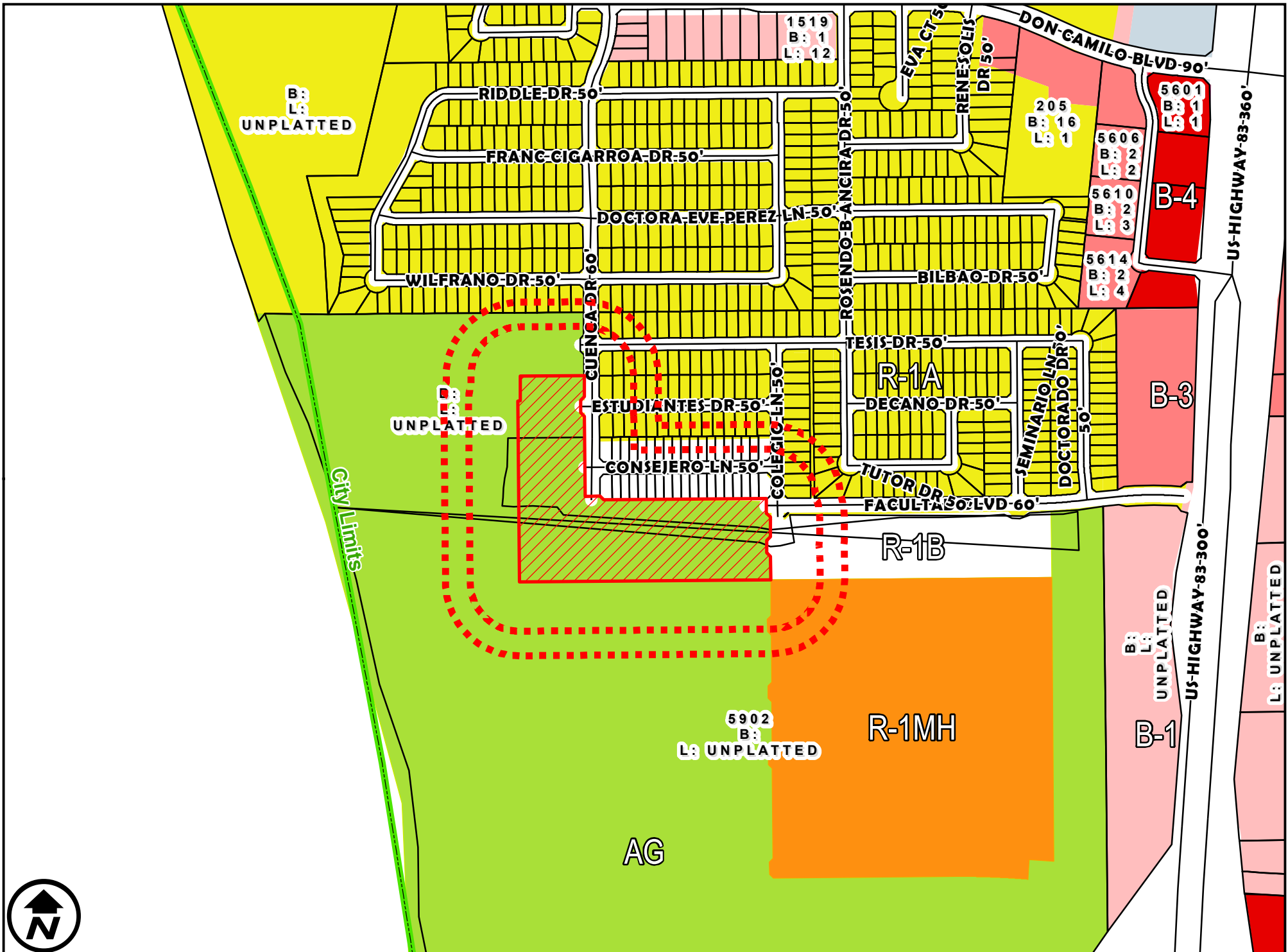


SURVEY MAP

1 inch = 250 feet

ZC-072-2025  
COUNCIL DISTRICT 2  
SOUTH OF TESIS DRIVE AND WEST OF COLEGIO LANE

APPLICATION FC-21  
AG (AGRICULTURAL DISTRICT) T-1  
R-1B (SINGLE FAMILY HIGH DENSITY DISTRICT)



ZONING OVERVIEW

1 inch = 500 feet

ZC-072-2025

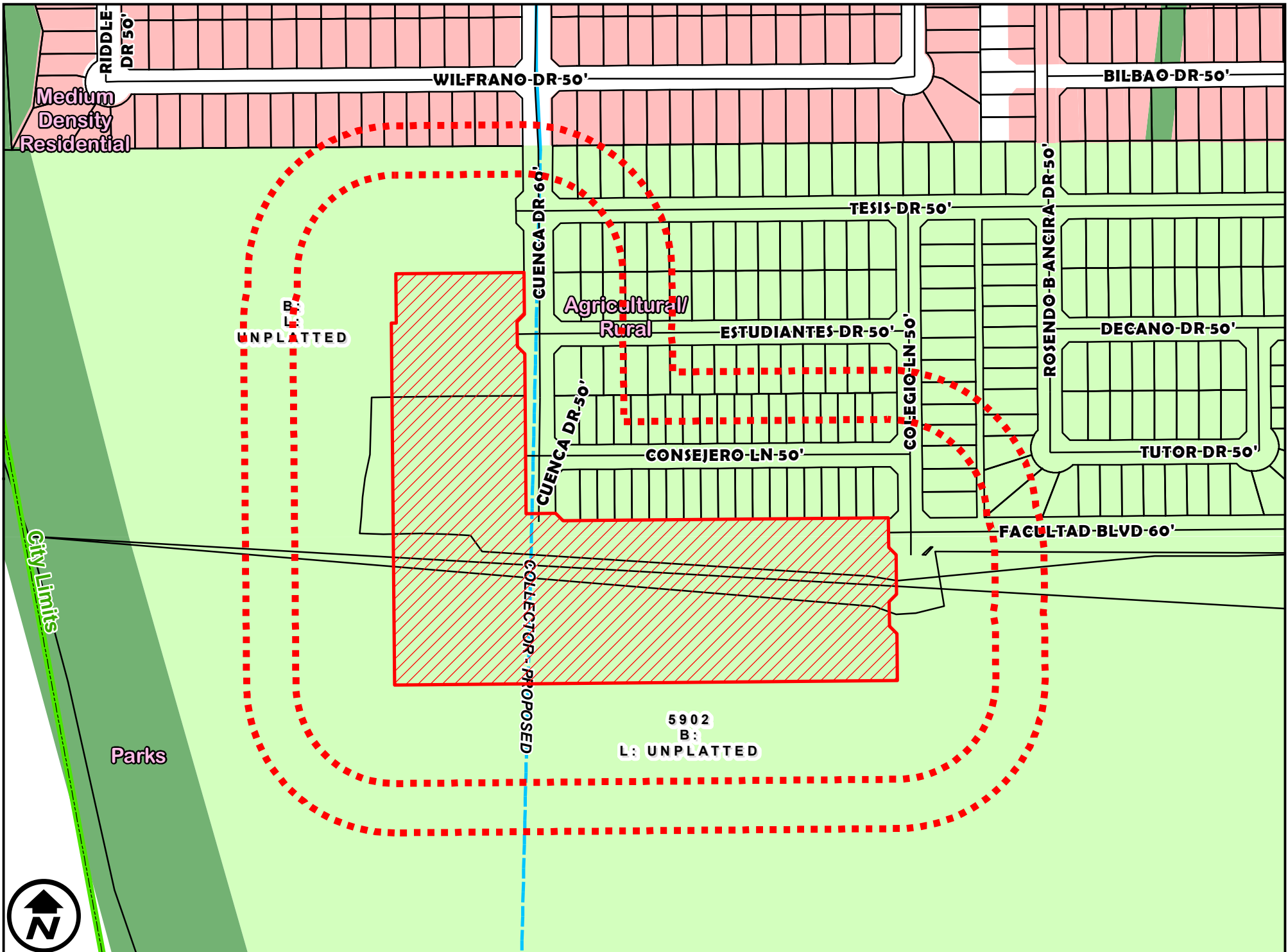
COUNCIL DISTRICT 2

SOUTH OF TESIS DRIVE AND WEST OF COLEGIO LANE

APPLICATION FC 22

AG (AGRICULTURAL DISTRICT) T

R-1B (SINGLE FAMILY HIGH DENSITY DISTRICT)



FUTURE LANDUSE

1 inch = 250 feet

ZC-072-2025

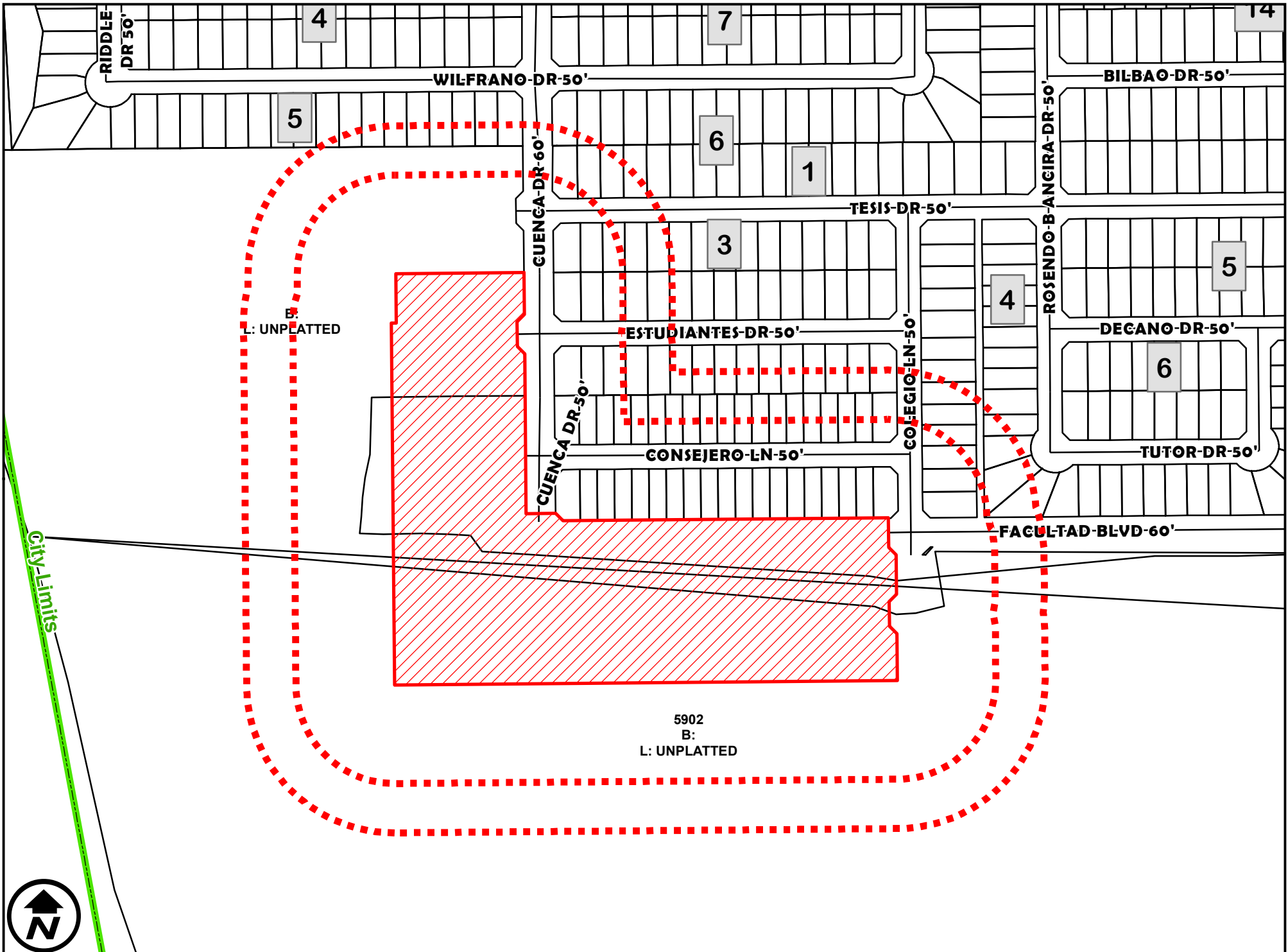
COUNCIL DISTRICT 2

SOUTH OF TESIS DRIVE AND WEST OF COLEGIO LANE

APPLICATION FC 23

AG (AGRICULTURAL DISTRICT) TC

R-1B (SINGLE FAMILY HIGH DENSITY DISTRICT)



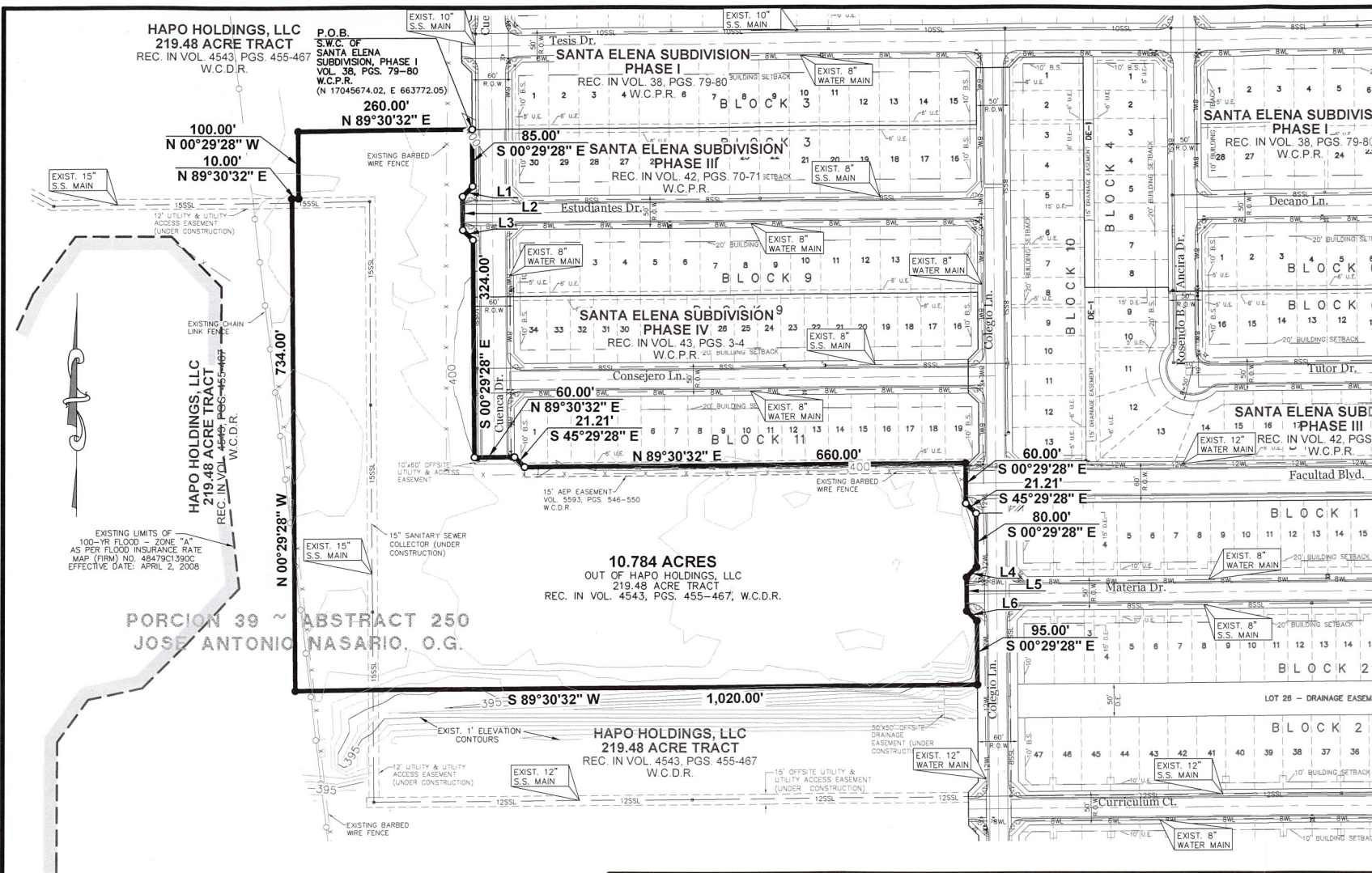
200' AND 300' NOTIFICATION

1 inch = 250 feet

ZC-072-2025  
COUNCIL DISTRICT 2  
SOUTH OF TESIS DRIVE AND WEST OF COLEGIO LANE

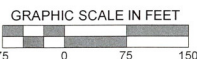
APPLICATION FC 24  
AG (AGRICULTURAL DISTRICT) T  
R-1B (SINGLE FAMILY HIGH DENSITY DISTRICT)





LEGEND (EXIST. IMPROVEMENTS)	
12WL	EXIST. 12" WATER LINE
8WL	EXIST. 8" WATER LINE
8SSL	EXIST. 8" SAN. SEWER LINE
10SSL	EXIST. 10" SAN. SEWER LINE
12SSL	EXIST. 12" SAN. SEWER LINE
15SSL	EXIST. 15" SAN. SEWER LINE
GAS	GAS LINE
OHE	OVERHEAD LINE
ATT	TELEPHONE BURIED CABLE
CLF	CHAIN LINK FENCE
X	4" BARBED WIRE FENCE
SM	SANITARY SEWER MANHOLE
WV	WATER VALVE
BOH	BLOW OFF HYDRANT
SC	SAN. SEWER CLEANOUT
SL	STREET LIGHT
PP	POWER POLE
FH	FIRE HYDRANT
FRD	FOUND 1/2" IRON ROD
IR	SET 1/2" IRON ROD

LINE DATA		
LINE	DISTANCE	BEARING
L1	21.21'	S 44°30'32" W
L2	50.00'	S 00°29'28" E
L3	21.21'	S 45°29'28" E
L4	21.21'	S 44°30'32" W
L5	50.00'	S 00°29'28" E
L6	21.21'	S 45°29'28" E



#### NOTES:

- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
- THIS PROPERTY IS LOCATED IN ZONE "X" AREA WHICH IS NOT WITHIN THE 100-YR FLOOD PLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 48479C1390C, DATED APRIL 2, 2008.
- BASIS OF BEARINGS & DISTANCES: GPS NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE.
- EXISTING UNDERGROUND WATER, SANITARY SEWER AND STORM SEWER MAINS SHOWN ON THIS PLAN WERE BASED ON AVAILABLE "AS BUILT" PLANS.



#### SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND THIS 18th DAY OF AUGUST, 2025

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

#### SURVEY OF A

10.784 ACRE TRACT  
OUT OF HAPO HOLDINGS, LLC - 219.48 ACRE TRACT  
AS RECORDED IN VOLUME 4543, PAGES 455-467  
W.C.D.R.  
PORCION 39 - ABSTRACT 250  
JOSE ANTONIO NASARIO, ORIGINAL GRANTEE  
CITY OF LAREDO, WEBB COUNTY, TEXAS

**PORRAS NANCE**  
**ENGINEERING**

P.O. BOX 1670  
LAREDO, TEXAS 78044  
TEXAS SURVEYING  
FIRM 1010889  
OFFICE (956) 724-3091  
FAX (956) 724-6208

**10.784 ACRE TRACT**  
Being out and part of  
**Porcion 39 - Abstract 250 ~ Jose Antonio Nasario, Original Grantee**  
Within the limits of the  
**City of Laredo, Webb County, Texas**

Being a tract of land found to contain 10.784 Acres more or less, situated in in Porcion 39, Abstract 250, Jose Antonio Nasario, Original Grantee, within the limits of the City of Laredo, in Webb County, Texas, said 10.784 Acre tract being out and part of HAPO Holdings, LLC (219.48 Acre tract), as recorded in Volume 4543, Pages 455-467 of the Webb County Deed Records, Webb County Texas; and more particularly described by metes and bounds as follows, to wit:

**BEGINNING** at a found ½" iron rod for the Southwest corner of Santa Elena Subdivision, Phase I, as recorded in Volume 38, Pages 79-80 of the Webb County Plat Records, the Northwest corner of Santa Elena Subdivision, Phase III, as recorded in Volume 42, Pages 70-71 of the Webb County Plat Records, the most Northerly Northeast corner of the herein described tract and the **POINT OF BEGINNING**;

**THENCE** along the Easterly boundary line of the herein described tract, as follows:

South 00°29'28" East, 85.00 Feet, to a found ½" iron rod for an interior corner of said Phase III and an exterior deflection corner to the right of this tract;

South 44°30'32" West, 21.21 Feet, to a found ½" iron rod for an exterior corner of said Phase III and an interior deflection corner to the left of this tract;

South 00°29'28" East, 50.00 Feet, to a found ½" iron rod for an exterior corner of said Phase III and an interior deflection corner to the left of this tract;

South 45°29'28" East, 21.21 Feet, to a found ½" iron rod for an interior corner of said Phase III and an exterior deflection corner to the right of this tract;

South 00°29'28" East, 324.00 Feet, to a found ½" iron rod for the Southwest corner of Santa Elena Subdivision, Phase IV, as recorded in Volume 43, Pages 3-4 of the Webb County Plat Records and an interior deflection corner to the left of this tract;

North 89°30'32" East, 60.00 Feet, to a found ½" iron rod for an interior corner of said Phase IV and an exterior deflection corner to the right of this tract;

South 45°29'28" East, 21.21 Feet, to a found ½" iron rod for an exterior corner of said Phase IV and an interior deflection corner to the left of this tract;

North 89°30'32" East, 660.00 Feet, to a set ½" iron rod for an exterior deflection corner to the right of this tract;

South 00°29'28" East, 60.00 Feet, to a found ½" iron rod for an exterior corner of aforesaid Phase III and an interior deflection corner to the left of this tract;

South 45°29'28" East, 21.21 Feet, to a found ½" iron rod for an interior corner of said Phase III and an exterior deflection corner to the right of this tract;

South 00°29'28" East, 80.00 Feet, to a set ½" iron rod for an exterior deflection corner to the right of this tract;



South 44°30'32" West, 21.21 Feet, to a set ½" iron rod for an interior deflection corner to the left of this tract;  
 South 00°29'28" East, 50.00 Feet, to a set ½" iron rod for an interior deflection corner to the left of this tract;  
 South 45°29'28" East, 21.21 Feet, to a set ½" iron rod for an exterior deflection corner to the right of this tract;  
 South 00°29'28" East, 95.00 Feet, to a set ½" iron rod for the Southeast corner of this tract;

**THENCE** South 89°30'32" West, 1020.00 Feet, along the South boundary line of the herein described tract, to a set 1/2" iron rod for the Southwest corner of this tract;

**THENCE** along the Westerly boundary line of the herein described tract, as follows:

North 00°29'28" West, 734.00 Feet, to a set ½" iron rod for an exterior deflection corner to the right of this tract;

North 89°30'32" East, 10.00 Feet, to a set ½" iron rod for an interior deflection corner to the left of this tract;

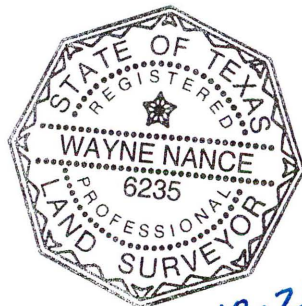
North 00°29'28" West, 100.00 Feet, to a set ½" iron rod for the Northwest corner of this tract;

**THENCE** North 89°30'32" East, 260.00 Feet, along the North boundary line of the herein described tract, to the Southwest corner of said Santa Elena Subdivision, Phase I, the Northwest corner of said Santa Elena Subdivision, Phase III, the most Northerly Northeast corner of this tract and the **POINT OF BEGINNING**.

*Basis of Bearings:*

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

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



Witness my Hand and Seal

  
 Wayne Nance, R.P.L.S





# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 9/18/2025  
**Ordinance 5C**

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**Public Hearing and Recommendation of an**

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### **SUBJECT**

Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 3.8 acres, as further described by metes and bounds in attached Exhibit A, located west of Bernadette Lane and southwest of Aquero Boulevard, from AG (Agricultural District) to R-2 (Multi-Family Residential District).

ZC-073-2025  
District VII

### **PREVIOUS COUNCIL ACTION**

None.

### **BACKGROUND**

Initiated by: Aquero, Ltd., Owner; Porras Nance Engineering, Applicant/Representative

Council District: VII - Cm. Vanessa Perez

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

Site: The site is currently vacant undeveloped land.

Surrounding Land Uses: To the north of the site is predominantly vacant undeveloped land. To the east of the site is Aquero Boulevard, Juan Ramirez Middle School, and vacant undeveloped land. To the south of the site is predominantly vacant undeveloped land and the Rio Grande River. To the west of the site is predominantly vacant undeveloped land.

Comprehensive Plan: The Future Land Use Map recognizes this area as Parks.  
[https://www.openlaredo.com/planning/2017\\_Comprehensive\\_Plan-Viva\\_Laredo.pdf#page=39](https://www.openlaredo.com/planning/2017_Comprehensive_Plan-Viva_Laredo.pdf#page=39)

Transportation Plan: The Long Range Thoroughfare Plan identifies Aquero Boulevard as a Proposed Collector.  
<https://www.cityoflaredo.com/home/showpublisheddocument/17680/638703100333370000>

Letters sent to surrounding property owners: 4   In Favor: 0   Opposed: 0

Staff supports the proposed zone change for the following reasons:

1. The proposed use complements and is in character with the surrounding residential uses to the south.
2. The proposed zone change is appropriate at this location since the surrounding zones to the south of the site allows for residential uses.
3. Density is encouraged in residential areas as per the Comprehensive Plan.
4. Although the proposed zone change is not in conformance with the Comprehensive Plan's designation as Parks, the proposed use is not anticipated to have a negative impact in the surrounding area due to the site being primarily surrounded by vacant undeveloped land.

General Comments:

1. The approval of the zone change does not guarantee the issuance of the building permit, certificate of occupancy, or any other permit which may be required.
2. Any use allowed under the current zone or proposed zone change is required to abide by all relevant municipal codes.

### **COMMITTEE RECOMMENDATION**

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

### **STAFF RECOMMENDATION**

#### **IMPACT ANALYSIS**

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

Is this change contrary to the established land use pattern?

No. The proposed site abuts a large area of residential uses to the southeast.

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

Yes. The proposed zone creates an isolated zoning district. However, the site is surrounded by a large area of vacant undeveloped land to the north and west.

Will change adversely influence living conditions in the neighborhoods?

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

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

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





AERIAL MAP

1 inch = 200 feet

ZC-073-2025

COUNCIL DISTRICT 7

WEST OF BERNADETTE LANE AND SOUTHWEST OF AQUERO BOULEVARD

APPLICATION FC 31

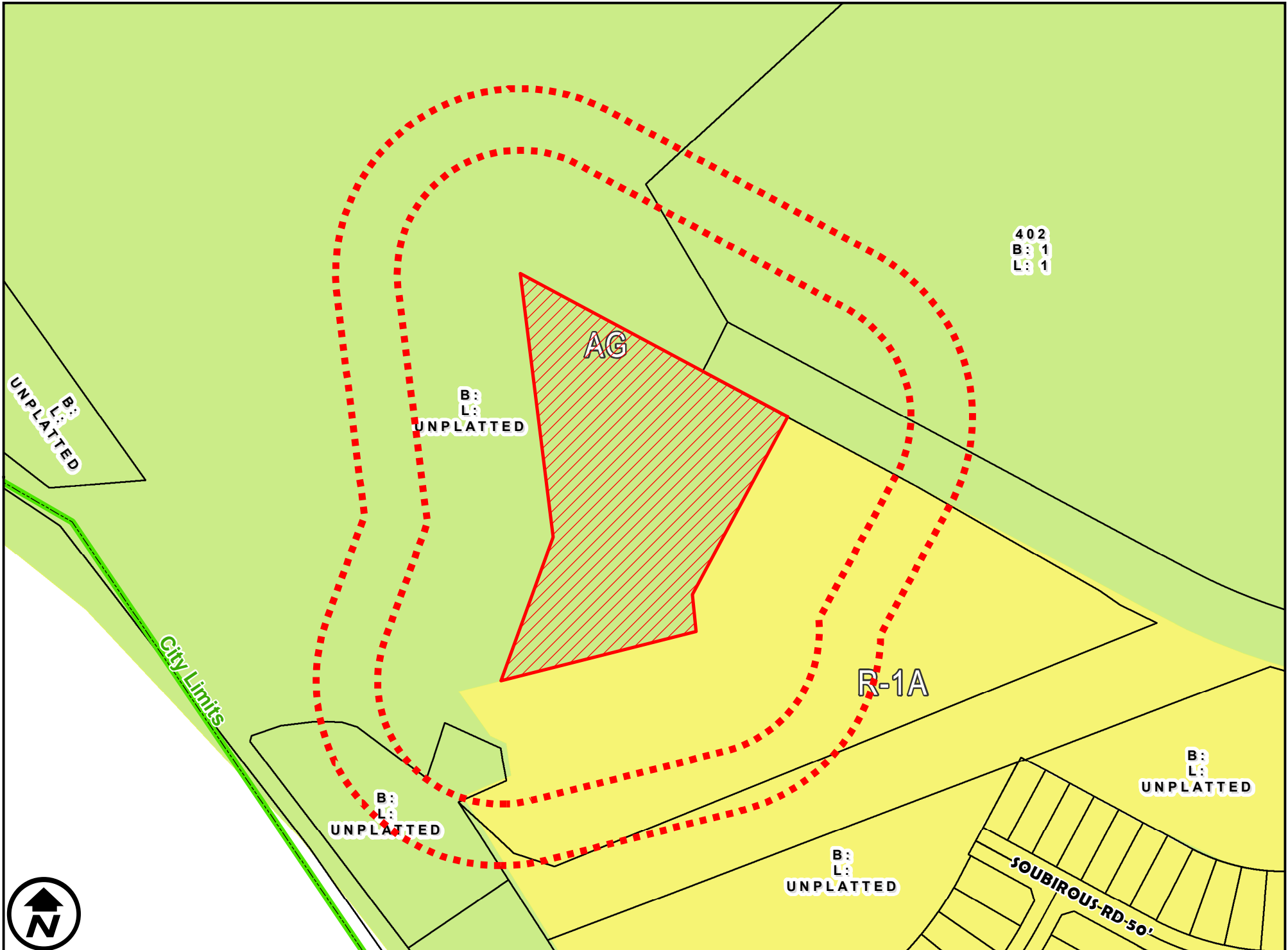
AG (AGRICULTURAL DISTRICT) T

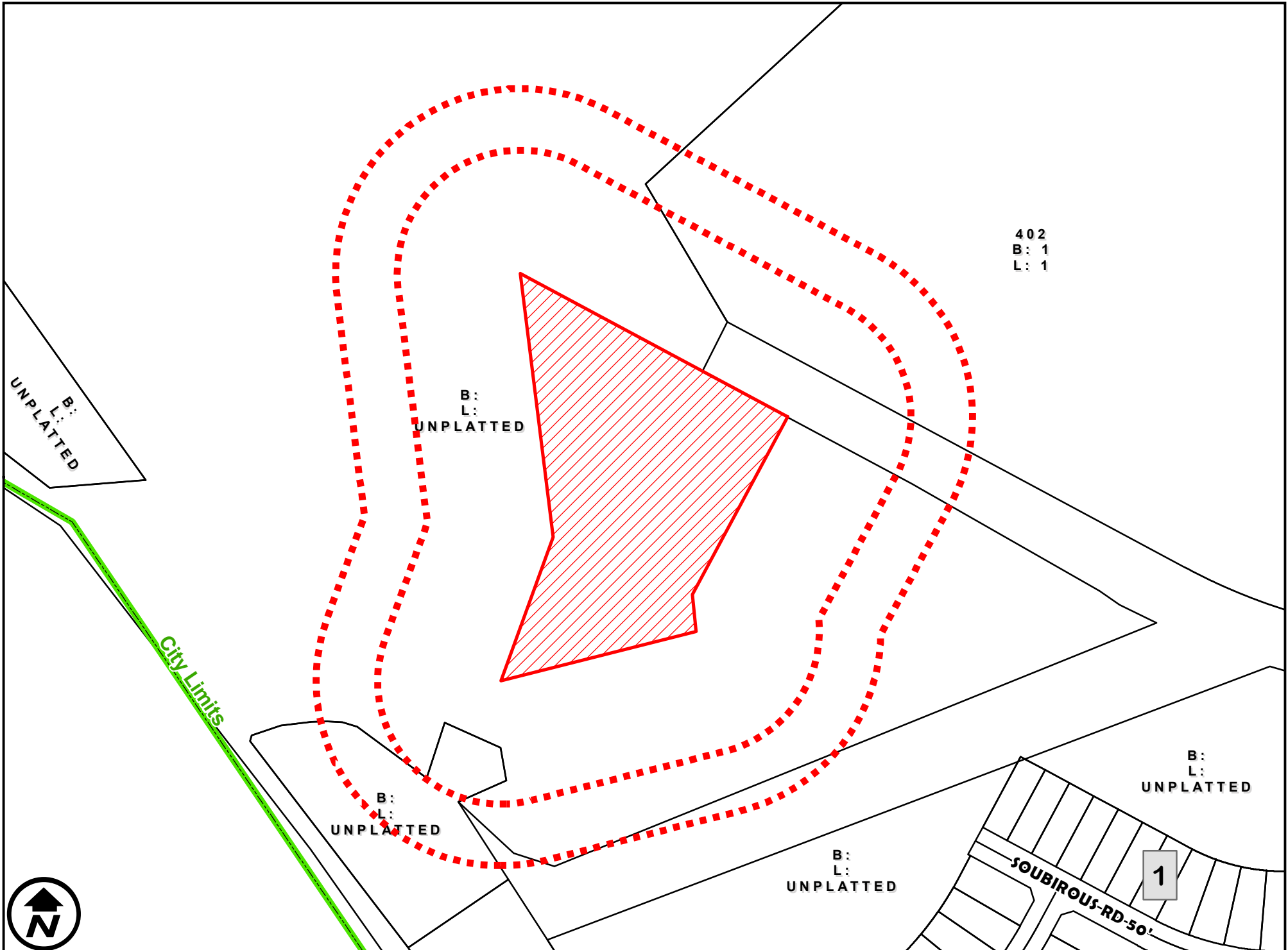
R-2 (MULTI-FAMILY RESIDENTIAL DISTRICT)





**R-2 (MULTI-FAMILY RESIDENTIAL DISTRICT)**





SURVEY MAP

1 inch = 200 feet

ZC-073-2025

COUNCIL DISTRICT 7

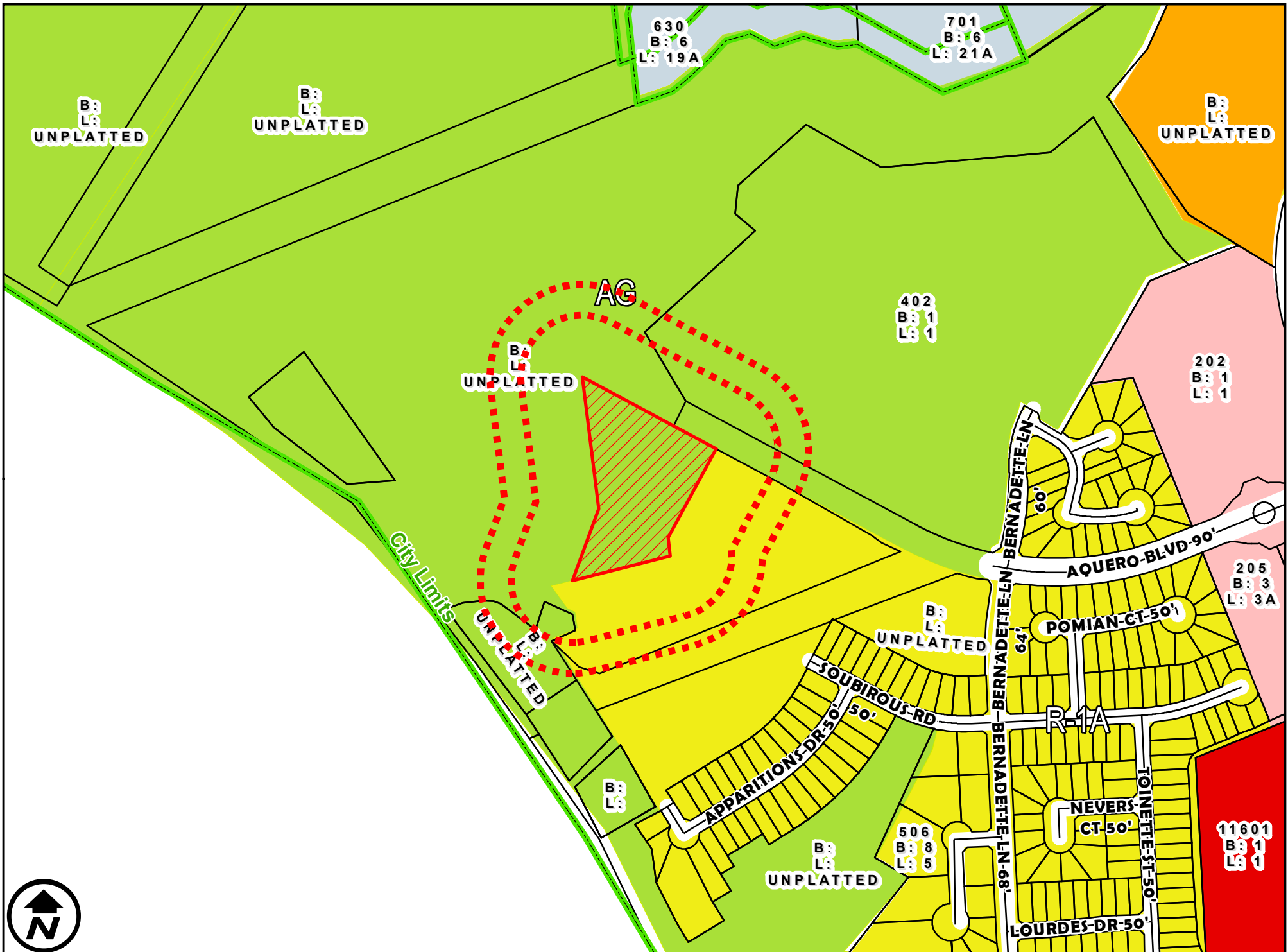
WEST OF BERNADETTE LANE AND SOUTHWEST OF AQUERO BOULEVARD

APPLICATION FC 34

AG (AGRICULTURAL DISTRICT) T

R-2 (MULTI-FAMILY RESIDENTIAL DISTRICT)





ZONING OVERVIEW

1 inch = 400 feet

ZC-073-2025

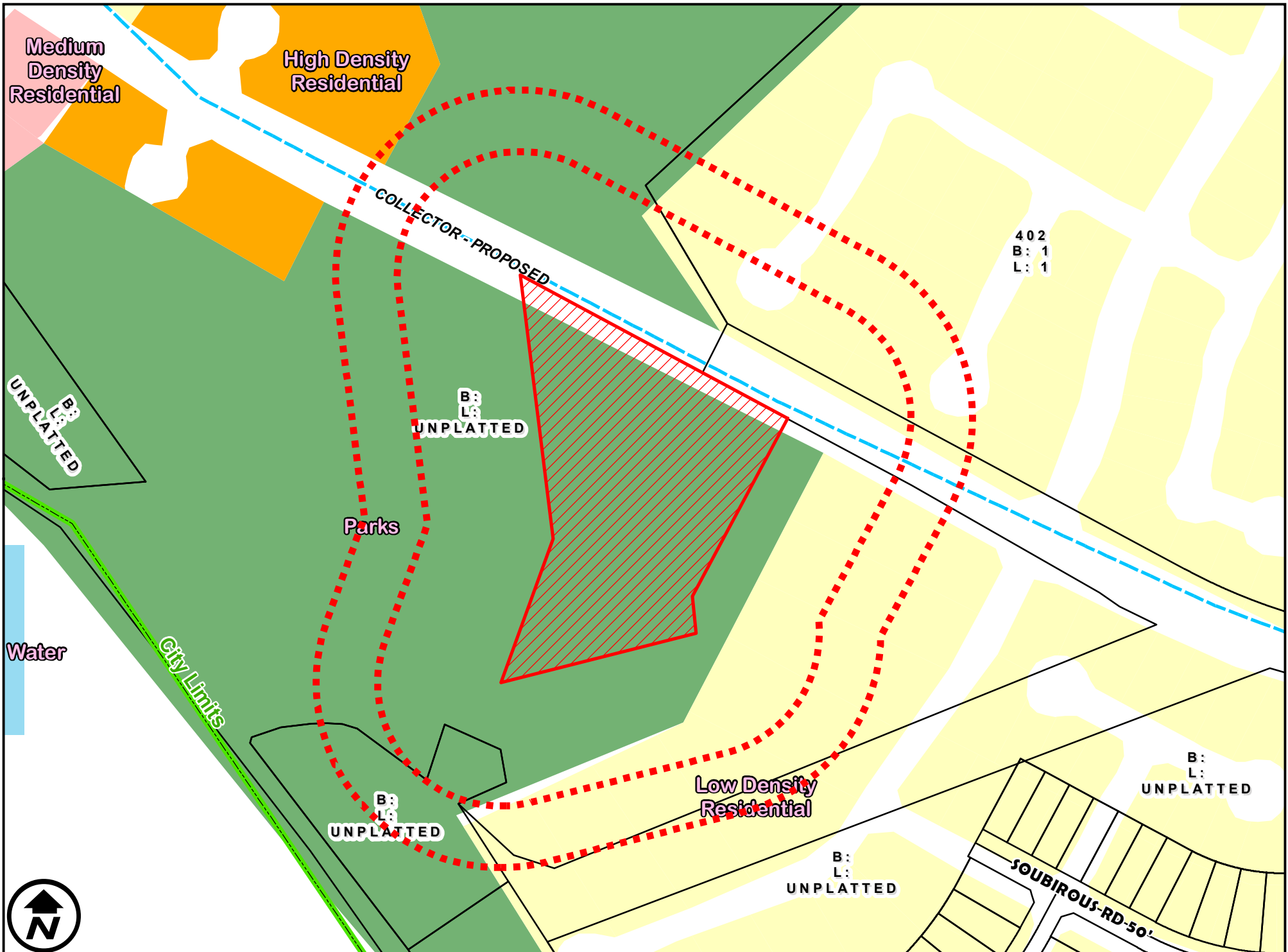
COUNCIL DISTRICT 7

WEST OF BERNADETTE LANE AND SOUTHWEST OF AQUERO BOULEVARD

APPLICATION FC 35

AG (AGRICULTURAL DISTRICT) 1

R-2 (MULTI-FAMILY RESIDENTIAL DISTRICT)



FUTURE LANDUSE

1 inch = 200 feet

ZC-073-2025

COUNCIL DISTRICT 7

WEST OF BERNADETTE LANE AND SOUTHWEST OF AQUERO BOULEVARD

APPLICATION FC 36

AG (AGRICULTURAL DISTRICT) 1

R-2 (MULTI-FAMILY RESIDENTIAL DISTRICT)



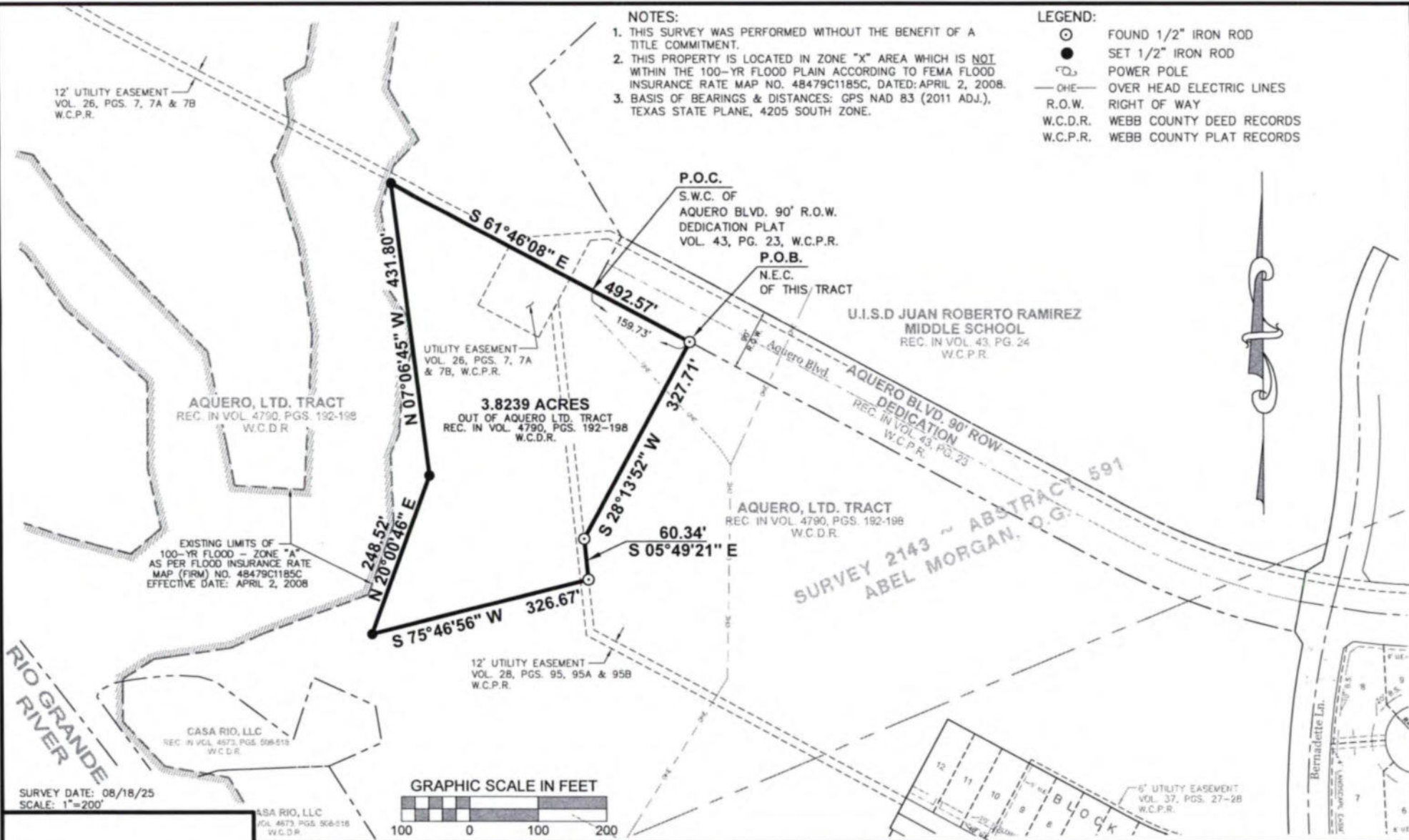
**B:**  
**L: UNPLATTED**

**B:**  
**L: UNPLATTED**

506  
B: 1  
L: 3

Soubirous-Rd-50'





## SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND THIS 19th DAY OF AUGUST, 2025

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

**BOUNDARY SURVEY OF A**  
**3.8239 ACRE TRACT**  
OUT OF AQUERO LTD. TRACT  
REC. IN VOLUME 4790, PGS. 192-198, W.C.D.R.  
PORCION 19 ~ ABSTRACT 47, JOAQUIN GARCIA, O.G.

CITY OF LAREDO, WEBB COUNTY, TEXAS



**PORRAS NANCE**  
**ENGINEERING**

304 E. CALTON RD.  
LAREDO, TEXAS 78041  
TBPE F-6205  
TBPLS F-101888  
OFFICE (956) 724-3097  
www.porrasnance.com

**3.8239 ACRE TRACT**  
Being out and part of  
**Survey 2143 ~ Abstract 591, Abel Morgan Original Grantee and**  
Within the limits of the  
**City of Laredo, Webb County, Texas**

Being a 3.8239 Acre tract of land, more or less, situated in Survey 2143, Abstract 591, Abel Morgan Original Grantee, within the limits of the City of Laredo, in Webb County, Texas, said 3.8239 Acre tract being out and part of Aquero, Ltd. Tract, as recorded in Volume 4790, Pages 192-198 of the Webb County Deed Records, Webb County Texas; and more particularly described by metes and bounds as follows, to wit:

**COMMENCING** at the Southwest corner of Aquero Blvd. 90' ROW Dedication Plat, as recorded in Volume 43, Page 23 of the Webb County Plat Records THENCE South 61°46'08" East, 159.73 feet, to a found ½" iron rod for a point on South right-of-way of Aquero Blvd., the Northeast corner of the herein described tract and the **POINT OF BEGINNING**;

**THENCE** along the Easterly boundary line of the herein described tract, as follows:

South 28°13'52" West, 327.71 Feet, to a found ½" iron rod for an interior deflection corner to the left of this tract;  
South 05°49'21" East, 60.34 Feet, to a found ½" iron rod for the Southeast corner of this tract;

**THENCE** South 75°46'56" West, 326.67 feet, along the Southerly boundary line of the herein described tract, to a set ½" iron rod for the Southwest corner of this tract;

**THENCE** along the Westerly boundary line of the herein described tract, as follows:

North 20°00'46" East, 248.52 Feet, to a set ½" iron rod for an interior deflection corner to the left of this tract;  
North 07°06'45" West, 431.80 Feet, to a set ½" iron rod for the Northwest corner of this tract;

**THENCE** South 61°46'08" East, 492.57 feet, along the Northerly boundary line of the herein described tract, to a point on said South right-of-way line of Aquero Blvd., the Northeast corner of this tract and the **POINT OF BEGINNING**.


*Basis of Bearings:*

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

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



Witness my Hand and Seal

  
Wayne Nance, R.P.L.S.







# City of Laredo

## Planning & Zoning Commission

---

**Meeting Date:** 9/18/2025  
**Ordinance 5D**

---

**Public Hearing and Recommendation of an**

---

### **SUBJECT**

Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 4.61 acres, as further described by metes and bounds in attached "Exhibit A", located south of Bartlett Avenue and east of Arthur Miller Court, from R-1 (Single Family Residential District) and B-3 (Community Business District) to R-1B (Single Family High Density District).

ZC-074-2025  
District V

### **PREVIOUS COUNCIL ACTION**

On July 20, 2015, City Council made a motion to approve a zone change from B-3 (Community Business District) to R-1 (Single-Family Residential District). (Ordinance Number 2015-O-086)

### **BACKGROUND**

Initiated by: D&J Alexander Investments, LLC, Owner and Applicant; and Daniel Tijerina Jr., Representative

Council District: V - Ruben Gutierrez, Jr.

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

Site: The site is currently vacant undeveloped land.

Surrounding Land Uses: To the north of the site is Bartlett Avenue, vacant developed land, and vacant undeveloped land. To the east of the site is Harper Lee Drive and single family residential uses. To the south of the site is vacant undeveloped land. To the west of the site is Arthur Miller Court, vacant developed land, and vacant undeveloped land.

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

[https://www.openlaredo.com/planning/2017\\_Comprehensive\\_Plan-Viva\\_Laredo.pdf#page=39](https://www.openlaredo.com/planning/2017_Comprehensive_Plan-Viva_Laredo.pdf#page=39)

Transportation Plan: The Long Range Thoroughfare Plan identifies Arthur Miller Court as a Local Street

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

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

Staff supports the proposed zone change for the following reasons:

1. The proposed zone change is in conformance with the Comprehensive Plan's designation as Neighborhood Mixed Use (All Except M-1, M-2, B-4, AH, AN, FH, OG, FiH), which includes R-1B.
2. The proposed zone change meets the Laredo Land Development Code, Section 24.65.9, R-1B Single Family High Density District requirement, stating R-1B zoning districts shall be for new subdivision developments.
3. The proposed use is compatible with the surrounding residential uses. The property abuts residential uses to the east of the site.
4. The proposed zone change is not anticipated to have a negative impact in the surrounding area or neighborhood.

**General Comments:**

1. The approval of the zone change does not guarantee the issuance of the building permit, certificate of occupancy, or any other permit which may be required.
2. Any use allowed under the current zone or proposed zone change is required to abide by all relevant municipal codes.

**COMMITTEE RECOMMENDATION**

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

**STAFF RECOMMENDATION**

**IMPACT ANALYSIS**

R-1B. The purpose of the R-1B (Single Family High Density District) is to provide for residential uses and those public uses normally considered an integral part of the residential neighborhood they serve. In addition, this district provides for the subdivision of single family residential lots with a minimum of 3,000 square feet.

Is this change contrary to the established land use pattern?  
No, there are residential uses abutting the site.

Would this change create an isolated zoning district unrelated to surrounding districts?  
Yes, the proposed site is abutting R-1 and B-3 zoning districts.

Will change adversely influence living conditions in the neighborhoods?  
No, it is not anticipated to have a negative impact in the surrounding area or neighborhood.

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

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Yes, the existing zone does not allow for R-1B lots as intended by the applicant.

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AERIAL MAP

ZC-074-2025

APPLICATION FC 44

1 inch = 200 feet

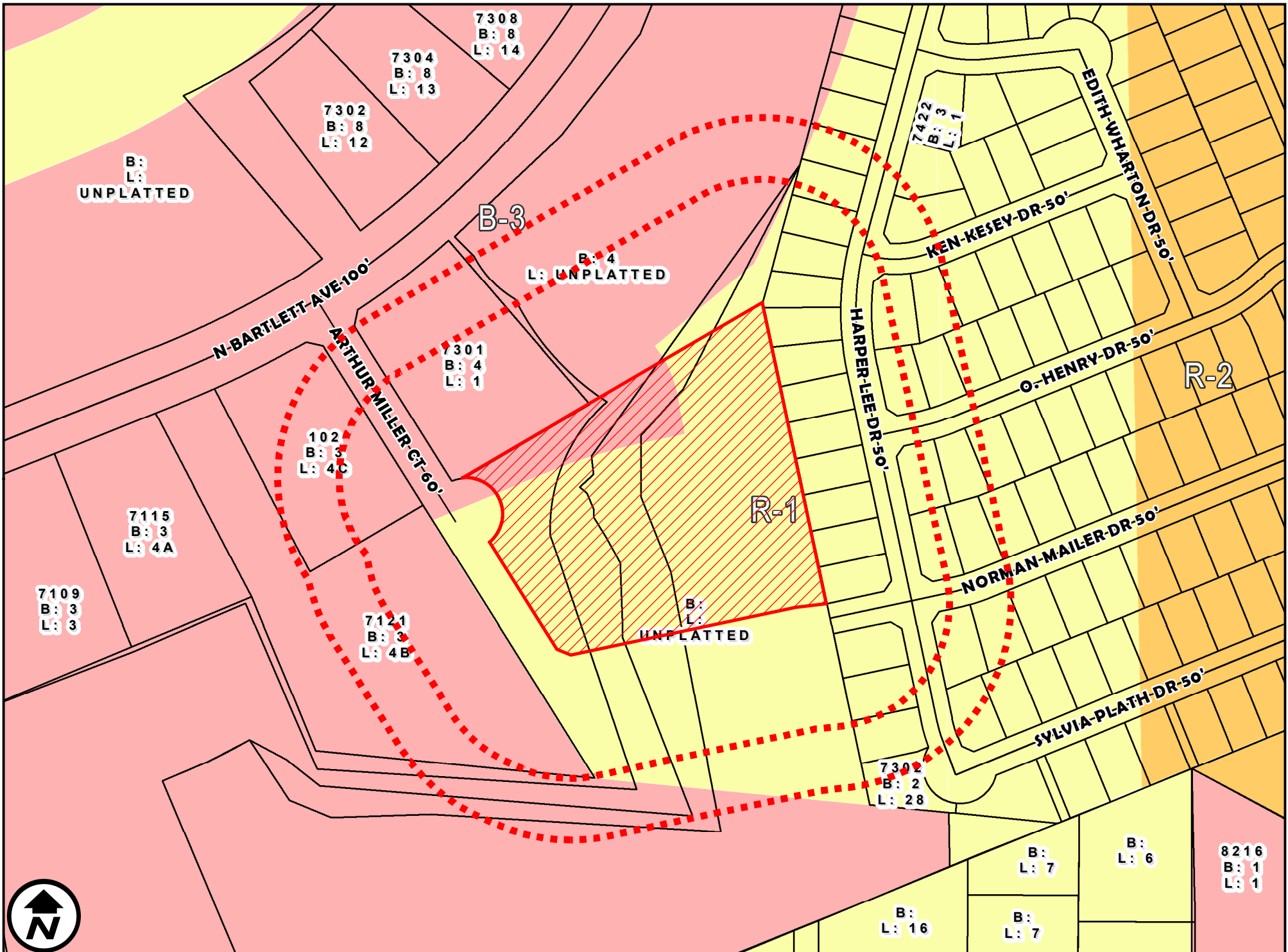
COUNCIL DISTRICT 5  
SOUTH OF BARTLETT AVENUE AND EAST OF ARTHUR MILLER COURT

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

R-1B (SINGLE FAMILY HIGH DENSITY DISTRICT)







ZONING MAP

ZC-074-2025

APPLICATION FOR

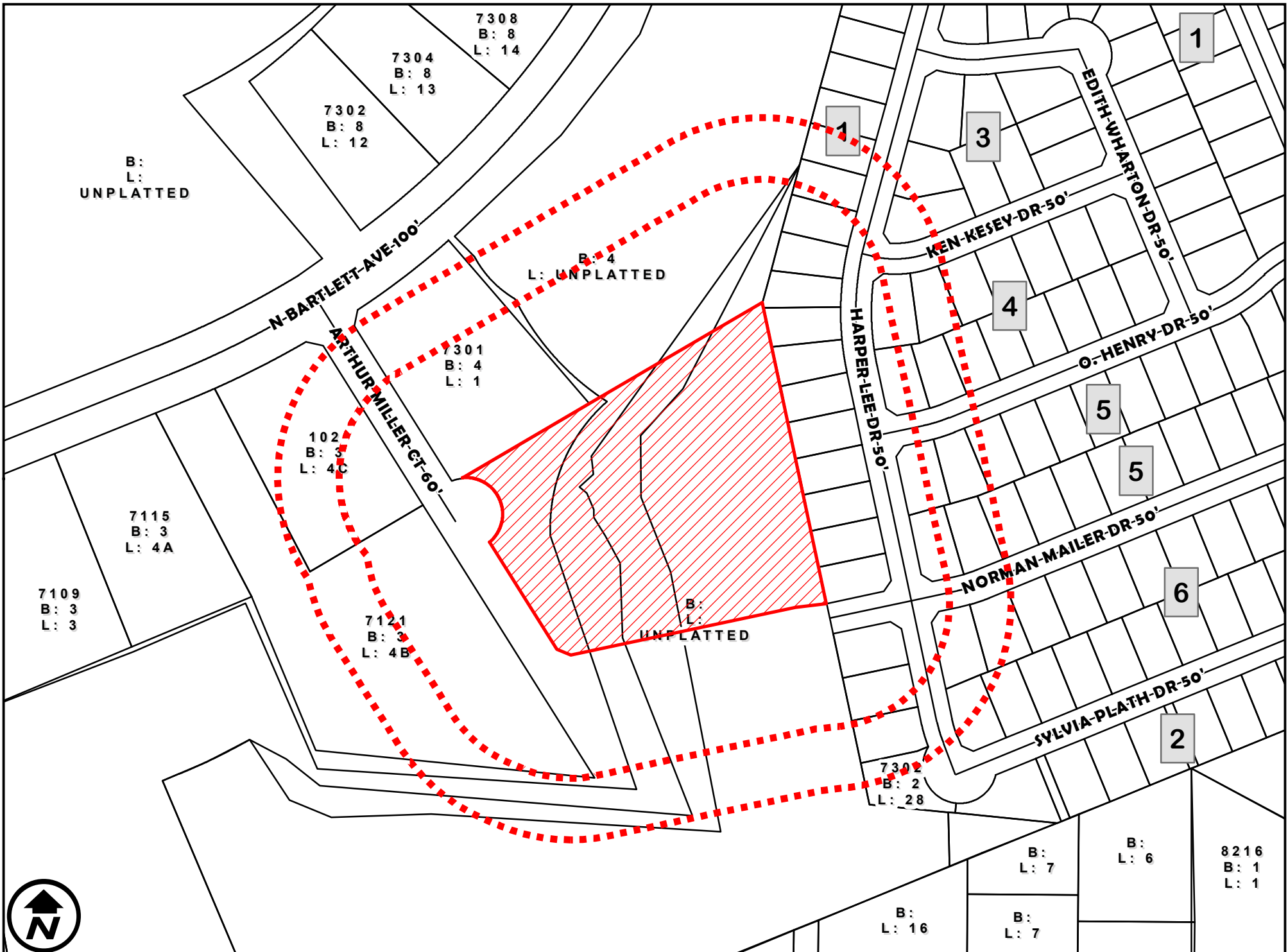
1 inch = 200 feet

SOUTH OF BARTLETT AVENUE AND EAST OF ARTHUR MILLER COURT

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

R-1B (SINGLE FAMILY HIGH DENSITY DISTRICT)





SURVEY MAP

ZC-074-2025

APPLICATION FC-47

1 inch = 200 feet

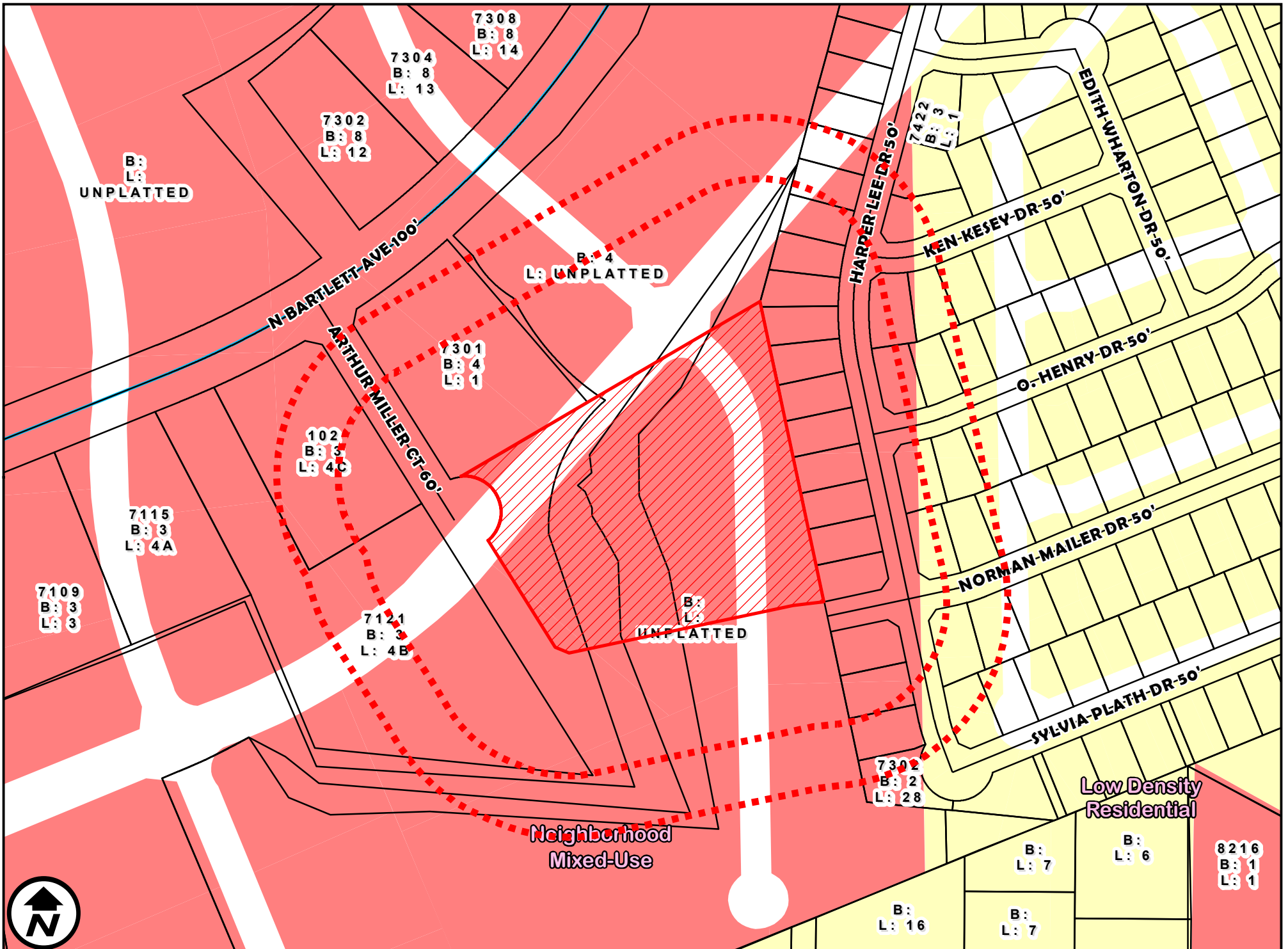
SOUTH OF BARTLETT AVENUE AND EAST OF ARTHUR MILLER COURT

COUNCIL DISTRICT 5

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

R-1B (SINGLE FAMILY HIGH DENSITY DISTRICT)





FUTURE LANDUSE

ZC-074-2025

APPLICATION FOR

1 inch = 200 feet

SOUTH OF BARTLETT AVENUE AND EAST OF ARTHUR MILLER COURT

COUNCIL DISTRICT 5

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

R-1B (SINGLE FAMILY HIGH DENSITY DISTRICT)





200' AND 300' NOTIFICATION

ZC-074-2025

APPLICATION FOR

1 inch = 200 feet

SOUTH OF BARTLETT AVENUE AND EAST OF ARTHUR MILLER COURT

COUNCIL DISTRICT 5

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

R-1B (SINGLE FAMILY HIGH DENSITY DISTRICT)









# City of Laredo

## Planning & Zoning Commission

---

**Meeting Date:** 9/18/2025  
**Ordinance 5E**

---

**Public Hearing and Recommendation of an**

---

### **SUBJECT**

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

ZV-077-2025  
District I

### **PREVIOUS COUNCIL ACTION**

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

### **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 (Office).

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

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

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

Site: The site is occupied by vacant building.

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

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

2021/03/viva-laredo-city-of-laredo-comprehensive-plan.pdf#page=39

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

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

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

### **COMMITTEE RECOMMENDATION**

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

### **STAFF RECOMMENDATION**

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

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

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

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

### **General Comments:**

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

If approved, Staff suggests the following conditions

1. The primary use shall serve as an Animal Care Substation Office.

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



City of Laredo Land Development Code.

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

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

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

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

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

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

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

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

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

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

## IMPACT ANALYSIS

Is this change contrary to the established land use pattern?

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

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

The zoning will not change.

Will change adversely influence living conditions in the neighborhood?

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

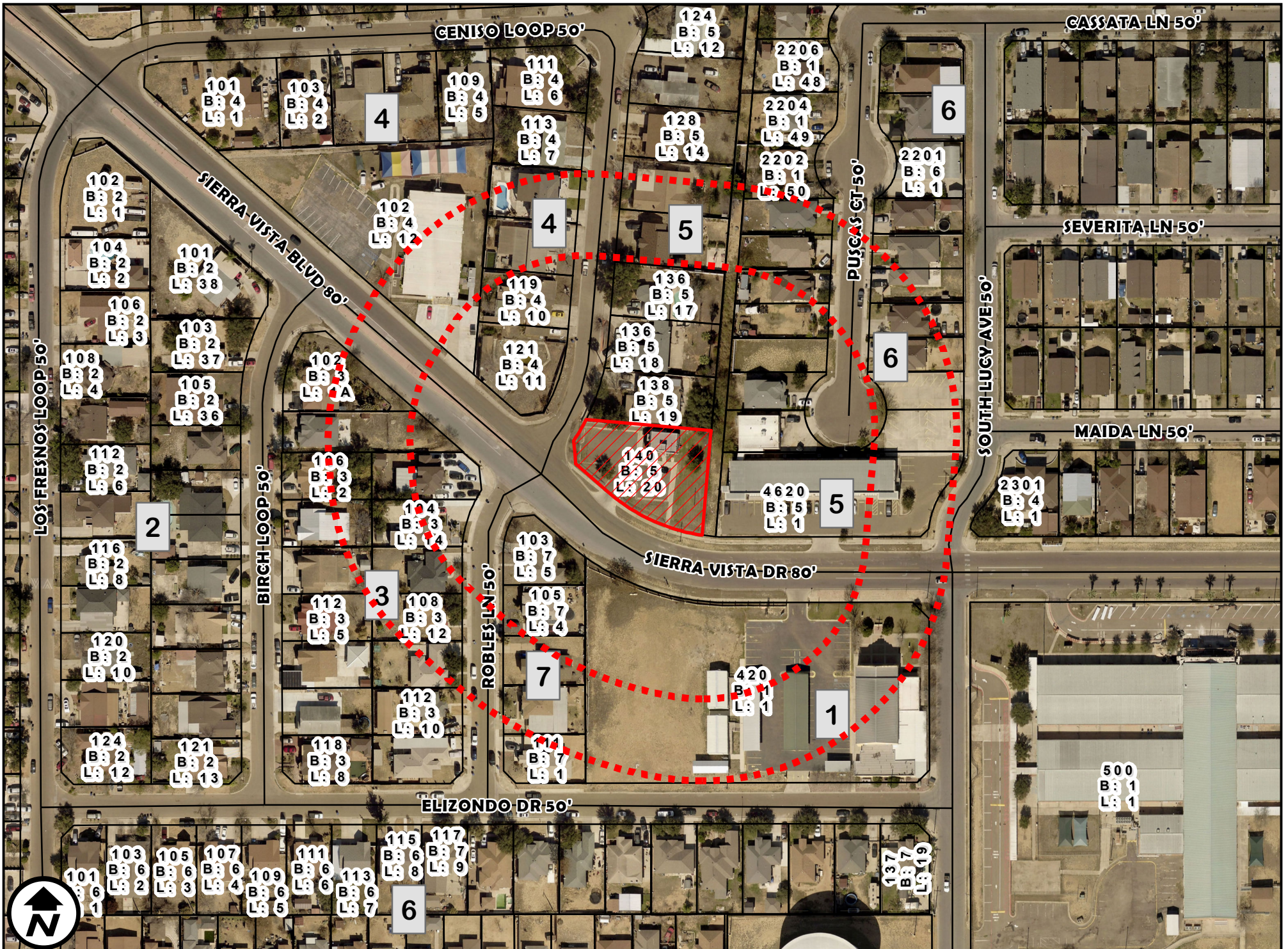
Are there substantial reasons why the property cannot be used in accordance with existing zoning?

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

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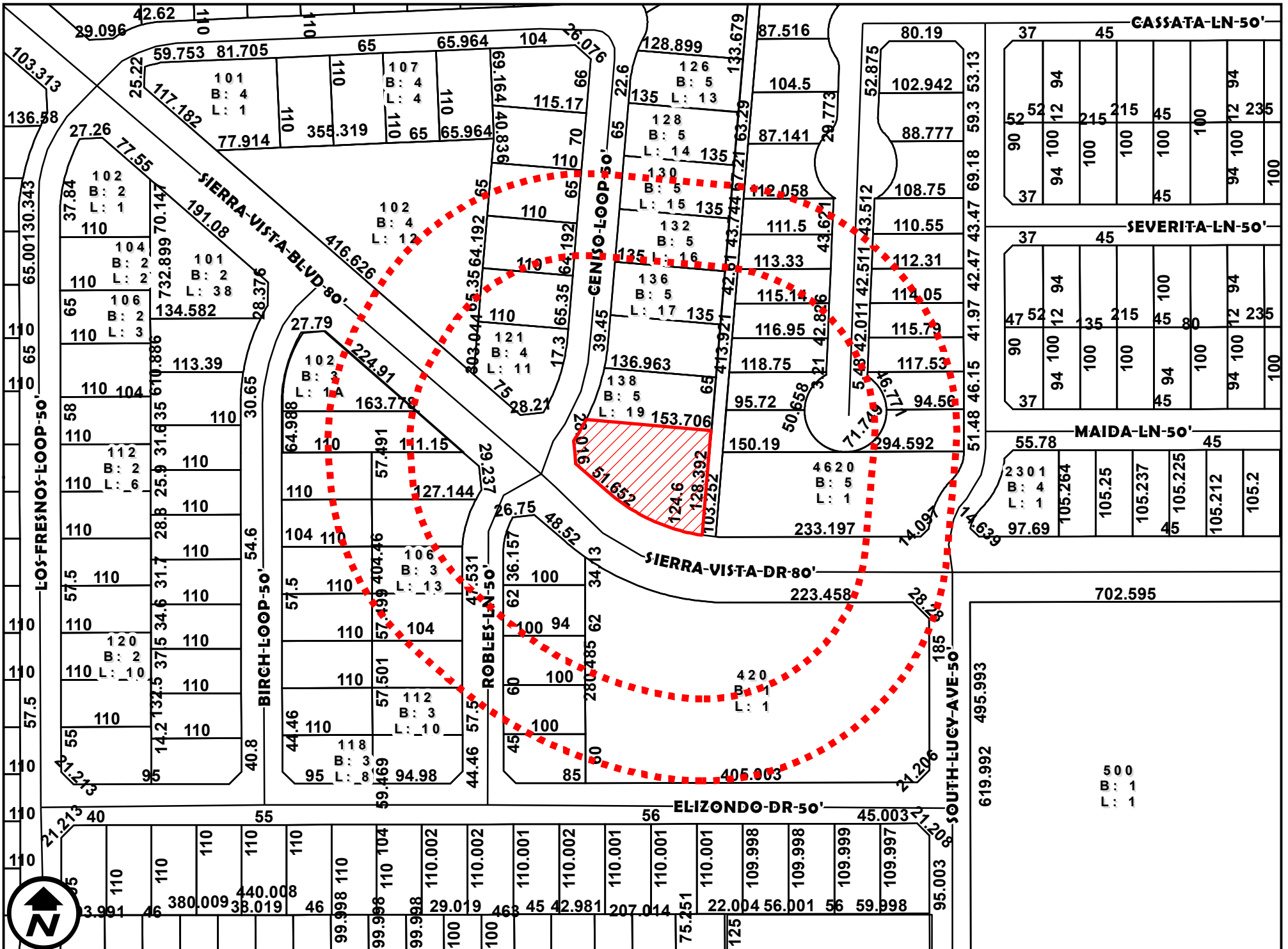
AERIAL MAP

1 inch = 150 feet

ZC-077-2025  
COUNCIL DISTRICT 1  
140 CENISO LOOP

APPLICATION FC 58  
R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) T  
C.U.P. AMENDMENT FOR ANIMAL CARE SUBSTATION (OFFICE)





DIMENSIONS MAP

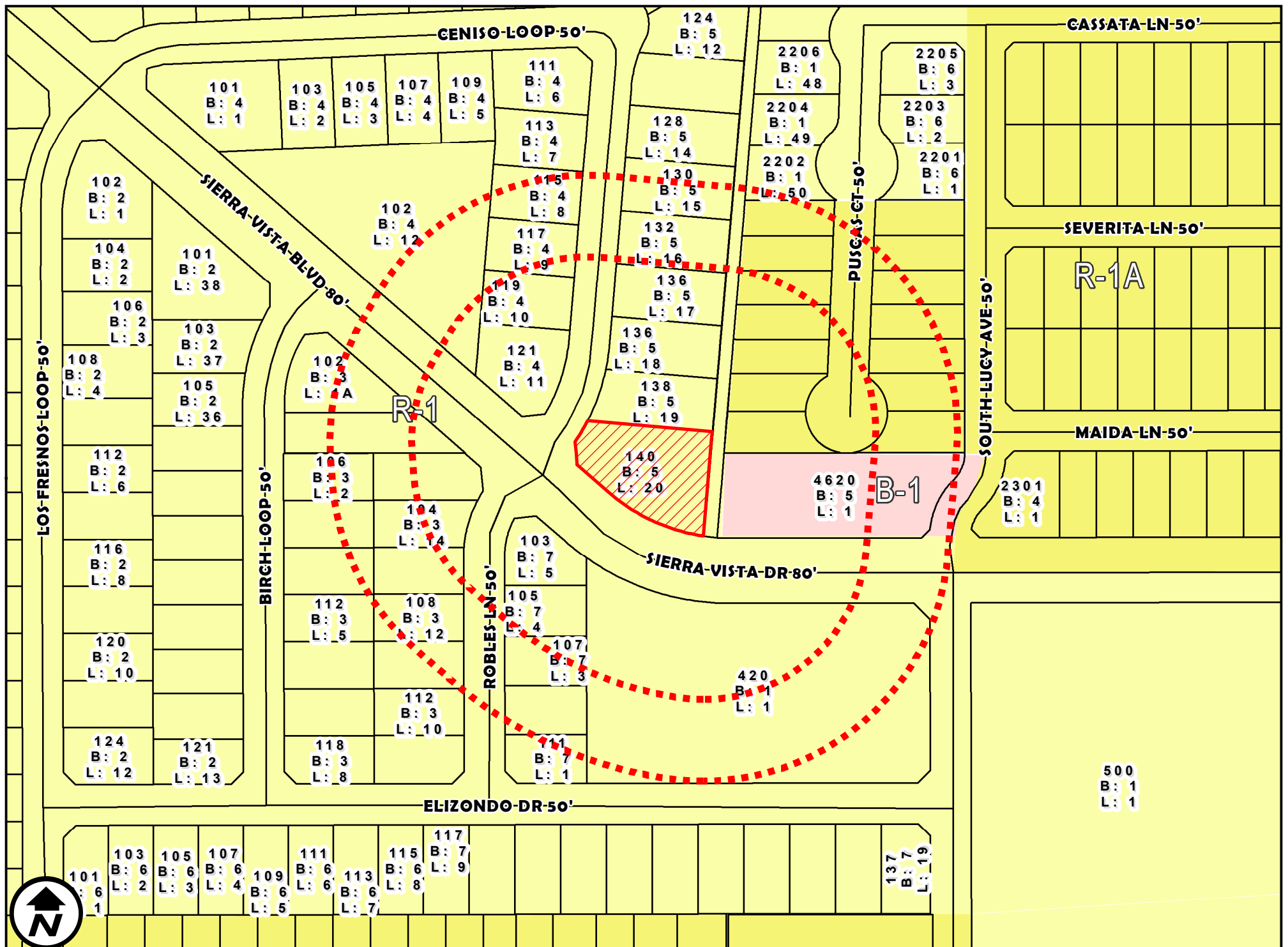
ZC-077-2025

APPLICATION FC 59

1 inch = 150 feet

COUNCIL DISTRICT 1  
140 CENISO LOOP

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



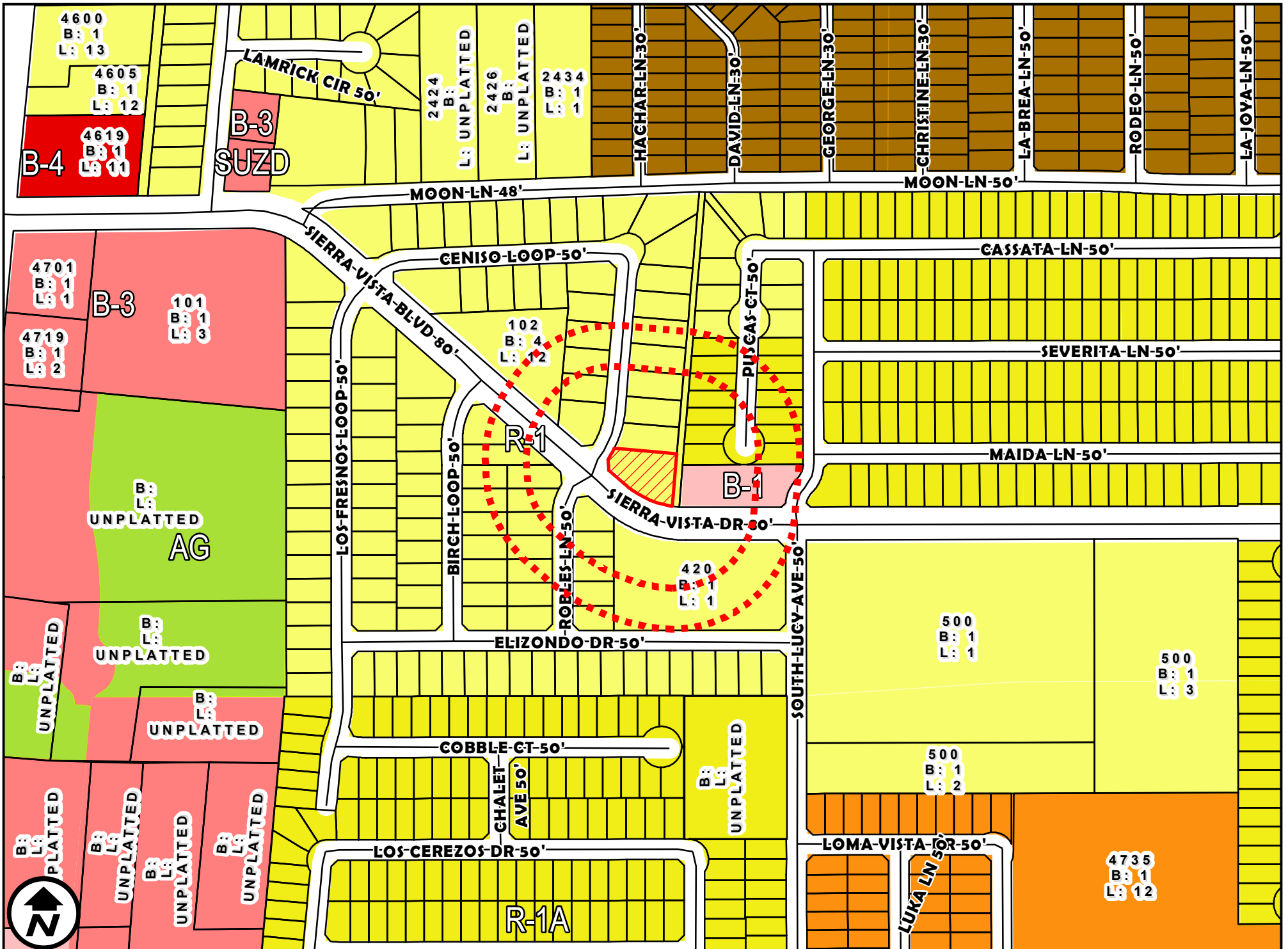


1 inch = 150 feet

**ZC-077-2025**  
**COUNCIL DISTRICT 1**  
**140 CENISO LOOP**

APPLICATION FC 61  
R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) T  
C.U.P. AMENDMENT FOR ANIMAL CARE SUBSTATION (OFFICE)



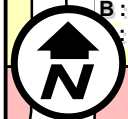


ZONING OVERVIEW

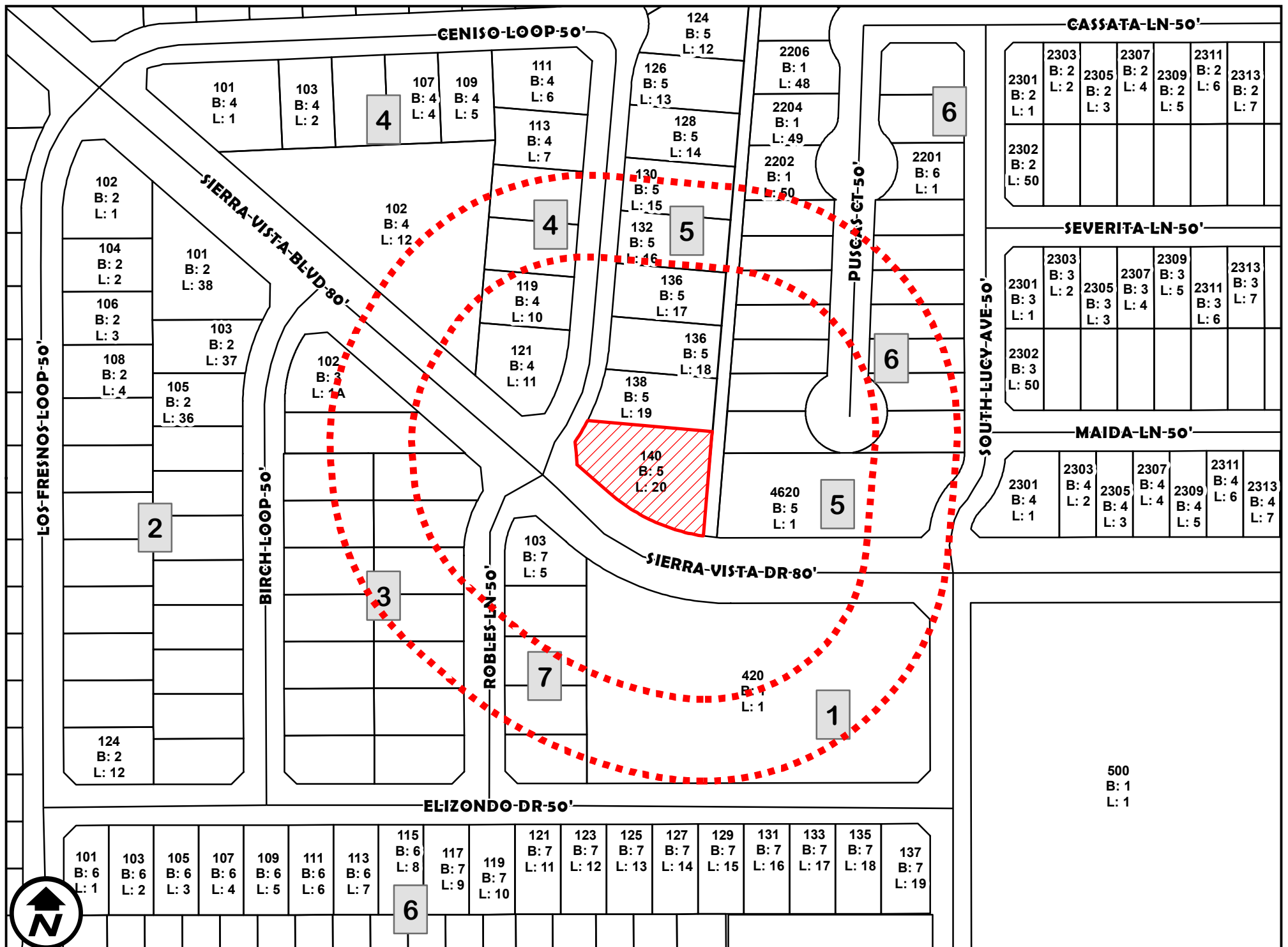
1 inch = 300 feet

ZC-077-2025  
 COUNCIL DISTRICT 1  
 140 CENISO LOOP

APPLICATION FC 62  
 R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) T  
 C.U.P. AMENDMENT FOR ANIMAL CARE SUBSTATION (OFFICE)



APPLICATION FC 63  
R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) 1~  
C.U.P. AMENDMENT FOR ANIMAL CARE SUBSTATION (OFFICE)



200' AND 300' NOTIFICATION

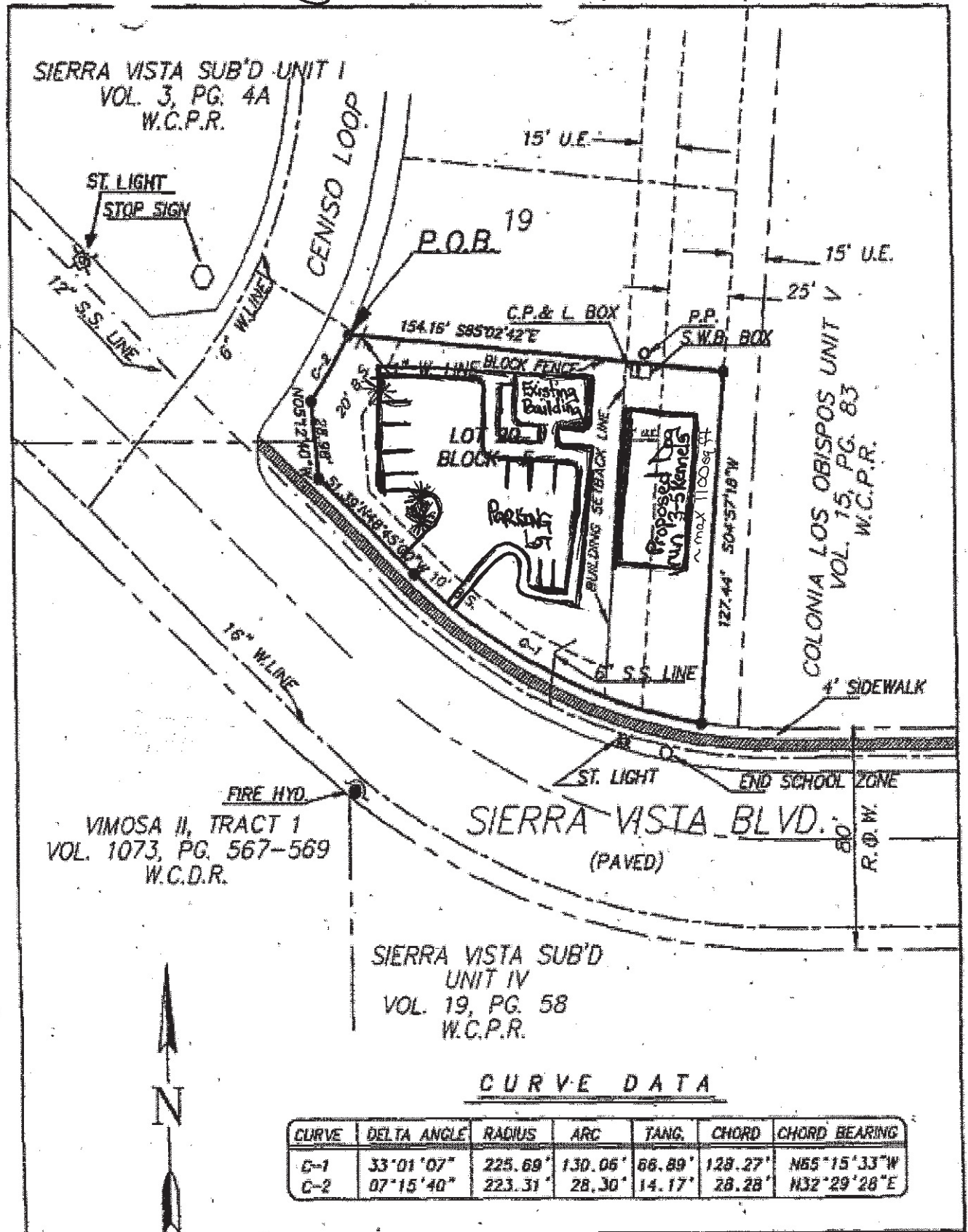
1 inch = 150 feet

ZC-077-2025  
COUNCIL DISTRICT 1  
140 CENISO LOOP

APPLICATION FC 64  
R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) T  
C.U.P. AMENDMENT FOR ANIMAL CARE SUBSTATION (OFFICE)



# SITE PLAN





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

## **Subject: Request for Conditional Use Permit Change**

**From:** Police Substation

**To:** Animal Services Substation with 3–5 Outdoor Kennels

To Whom It May Concern:

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

Purpose of Change:

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

Operational Notes:

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

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

Thank you for your consideration.

Sincerely,

Lauren C. Bluestone  
Assistant Director, Laredo Animal Care Services

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

[www.cityoflaredo.com/health](http://www.cityoflaredo.com/health)  
[clhd@ci.laredo.tx.us](mailto:clhd@ci.laredo.tx.us)



# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 9/18/2025

**Preliminary Plats and Replats 6A**

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### SUBJECT

Preliminary consideration of the plat of Nearshoring Industrial Park, Phase 1. The intent is industrial.

PL-194-2025

District VII - Cm. Vanessa Perez

### PREVIOUS COUNCIL ACTION

N/A

### BACKGROUND

APPLICANT: 5M Industrial Investments

ENGINEER: Top Site Civil Group, LLC

SITE: This 38.26-acre tract of land is located north of Columbia Road and northwest of Pinto Valle. The zoning for this 9-lot development is M-1 (Light Industrial). This tract is located in District VII - Cm. Vanessa Perez.

### COMMITTEE RECOMMENDATION

N/A

### STAFF RECOMMENDATION

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. The name on the Title Block does not match the name on the drawing (Nearshoring Industrial Park Phase 1. vs. WATR Industrial Subdivision, Phase 1.) Please clarify as the Master Plan is entitled "Nearshoring Industrial Park."
2. Clearly identify the roadways by labeling the right-of-way (ROW) widths and the proposed street names in accordance with Subdivision Standards.
3. Clearly identify the lot dimensions on the drawing (bearings and distances).
4. Renumber Lot 6A to Lot 6 and provide the block numbers.
5. Update the ownership information of the surrounding tracts.
6. Scale is incorrect. Plat must be drawn at one-inch equals 100 feet (Section 2-3.2 (b)(1)(x) -



Subdivision Ordinance).

7. Revise the P&Z Chair's name to reflect "Daniella Sada Paz" on the Planning Commission Approval certificate block.
8. Revise the Planning Director's name to reflect "Vanessa Guerra, AICP, Planning Director" on the Attestment of Planning Commission Approval certificate block.
9. Revise the City Engineer's name to reflect "Eliud De Los Santos" on the Plat Approval certificate block.
10. Identify all easements.
11. All improvements as per the Subdivision Ordinance.

**Traffic Safety:**

1. Identify existing and proposed streets to provide better comments (As per Subdivision Ordinance Handbook, Chapter II).
2. Plat name. Is there an existing Master plan on Pinto Valle? (As per Subdivision Ordinance Handbook, Chapter II).
3. Show streets ROW. I believe a major Arterial shall cross thru this development. See plans below. (As per Viva Laredo Future Thoroughfare Plan, Subdivision Ordinance Handbook, Section 3-2: Streets and Alleys)
4. Submit a TIA (As per Land Development Code Section 24.62.8)
5. Revise Master Plan (As per Subdivision Ordinance Handbook, Chapter II).

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

Streets in a subdivision shall:

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.

**Fire:**

1. Fire hydrants are required every 30ft for commercial development. (Ordinance 2012-O-183, IFC 2018 Section 507.5.,) (Where required fire hydrants shall be required along public and private streets at every 300 feet of commercial development).

2. Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4 (120 dt. Hammerhead, 96-foot cul-de-sac, 60-foot Y)

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

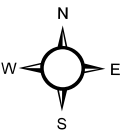
**NOTICE TO THE DEVELOPER:**

**Planning:**

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



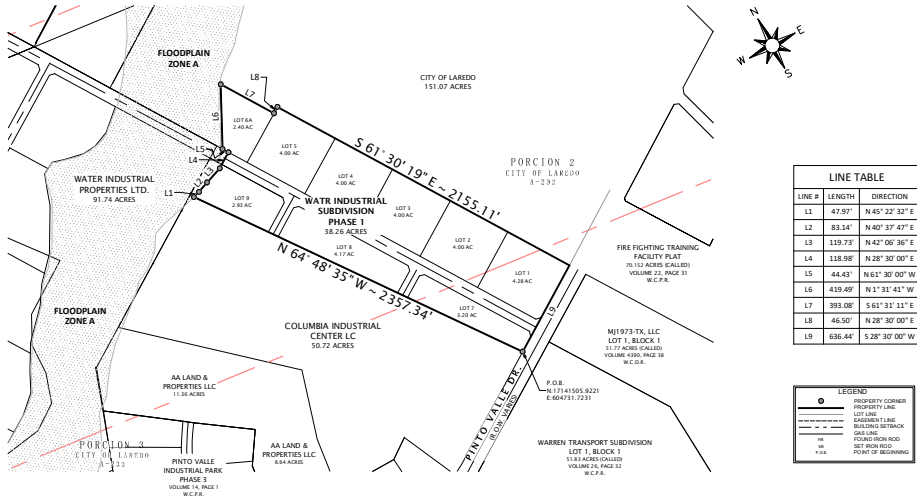
# AERIAL LOCATION MAP





## **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. 1000C, 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. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.



**LEGAL DESCRIPTION:**  
**NEARSHORING INDUSTRIAL PLAN, PHASE 1**  
**38.26 ACRE TRACT**

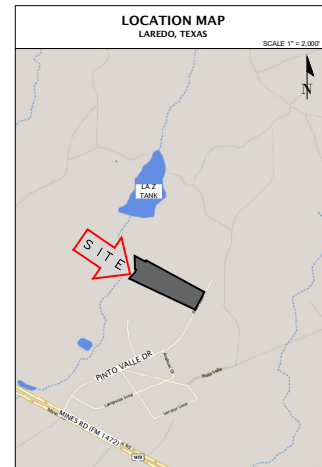
A TRACT OF LAND CONTAINING 38.26 ACRES, MORE OR LESS, OUT OF PORCION 2, CITY OF LAREDO, ABSTRACT 232, AND PORCION 3, CITY OF LAREDO, WEBB COUNTY, TEXAS, SAID 38.26 ACRE TRACT BEING PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** AT AN FOUND 1/2-INCH DIAMETER IRON ROD ALONG THE WESTERN RIGHT-OF-WAY OF PINTO VALLE DRIVE, AND THE POINT OF BEGINNING HEREOF;

**THENCE** N 64° 48' 35" W AT 2357.34 FEET TO A SET 1/2-INCH IRON ROD AND A POINT OF DEFLECTION HEREOF;  
**THENCE** N 45° 22' 32" E AT 47.97 FEET TO A SET 1/2-INCH IRON ROD FOR A POINT OF DEFLECTION HEREOF;  
**THENCE** N 40° 37' 47" E AT 208.70 FEET TO A SET 1/2-INCH IRON ROD FOR A POINT OF DEFLECTION HEREOF;  
**THENCE** N 42° 06' 36" E AT 119.73 FEET TO A SET 1/2-INCH IRON ROD FOR A POINT OF DEFLECTION HEREOF;  
**THENCE** N 28° 30' 00" E AT 11.898 FEET TO A SET 1/2-INCH IRON ROD FOR A POINT OF DEFLECTION HEREOF;  
**THENCE** N 61° 30' 00" W AT 44.43 FEET TO A SET 1/2-INCH IRON ROD FOR A POINT OF DEFLECTION HEREOF;  
**THENCE** N 01° 31' 41" W AT 419.49 FEET TO A SET 1/2-INCH IRON ROD FOR A POINT OF DEFLECTION HEREOF;  
**THENCE** S 61° 31' 11" E AT 393.08 FEET TO A SET 1/2-INCH IRON ROD FOR A POINT OF DEFLECTION HEREOF;  
**THENCE** N 28° 30' 00" E AT 46.50 FEET TO A SET 1/2-INCH IRON ROD FOR A POINT OF DEFLECTION HEREOF;  
**THENCE** S 61° 30' 19" E AT 2155.11 FEET TO A SET 1/2-INCH IRON ROD FOR A POINT OF DEFLECTION HEREOF;  
**THENCE** S 28° 30' 00" W AT 636.44 FEET ALONG THE WESTERN RIGHT-OF-WAY LINE OF PINTO VALLE DRIVE TO THE POINT OF BEGINNING CONTAINING 38.26 ACRES, MORE OR LESS.

**NOTES:**

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



**PLAT NOTES & RESTRICTIONS**

1. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF DEFLECTION HEREOF.
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. 1 1000C, 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. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (INGC) CONTROL.

**CERTIFICATE OF OWNER:**  
SM INDUSTRIAL INVESTMENTS LTD.  
STATE OF TEXAS §  
WEBB COUNTY §

I, \_\_\_\_\_, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS: **NEARSHORING INDUSTRIAL PARK**, 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.

SM INDUSTRIAL INVESTMENTS LTD. \_\_\_\_\_  
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 \_\_\_\_\_, 2022.

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

**PLAT-APPROVAL CITY ENGINEER**

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS: **NEARSHORING INDUSTRIAL PARK**, PREPARED BY **RICARDO M. VILLARREAL**, REGISTERED PROFESSIONAL ENGINEER No. 101308, AND DATED THE \_\_\_\_ DAY OF \_\_\_\_\_, 2022, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

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

**PLANNING COMMISSION APPROVAL**

THIS PLAT OF **NEARSHORING INDUSTRIAL PARK**, \_\_\_\_\_, S 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 \_\_\_\_\_, 2022.

ERASMO A. VILLARREAL, PB2 CHAIRMAN \_\_\_\_\_  
DATE \_\_\_\_\_

**ATTESTMENT OF PLANNING COMMISSION APPROVAL**

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2022. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

ORLANDO D. NAVARRO \_\_\_\_\_  
DIRECTOR OF PLANNING 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 \_\_\_\_\_, 2022, WITH ITS CERTIFICATE OF AUTHENTICATION, HEREIN DESIGNATED AS: **NEARSHORING INDUSTRIAL PARK**, \_\_\_\_\_, S FILLED FOR RECORD IN MY OFFICE ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2022, AT \_\_\_\_\_ O'CLOCK \_\_\_\_ M, IN VOLUME \_\_\_\_ PAGE \_\_\_\_ OF THE PLAT RECORDS OF SAID COUNTY ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2022.

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

**ENGINEER:**  
RICARDO M. VILLARREAL, P.E.  
TOP SITE CIVIL GROUP, LLC  
6262 MAPPERSON RD., STE. 206  
LAREDO, TEXAS 78041  
(956) 725-5057

**SURVEYOR:**  
RICARDO M. VILLARREAL, R.P.L.S.  
TOP SITE CIVIL GROUP, LLC  
6262 MAPPERSON RD., STE. 206  
LAREDO, TEXAS 78041  
(956) 725-5057

**OWNER:**  
SM INDUSTRIAL INVESTMENTS LTD  
324 CANDLEWOOD  
LAREDO, TEXAS 74045

**NEARSHORING INDUSTRIAL PARK  
PHASE 1**

PROJECT # \_\_\_\_\_  
FIELD DATE: \_\_\_\_\_  
DRAWN BY: KAL  
APPROVED: \_\_\_\_\_  
DATE: \_\_\_\_\_  
FILE NAME: \_\_\_\_\_  
SCALE: 1"=400'  
400' \_\_\_\_\_  
SCALE: 1"=400'

**TOPSITE**  
Civil Group

6262 Mapperson Road Ste 206  
map # F 22214, surs # F0394686  
P 05561 725-5057

**C1.0**

# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 9/18/2025

**Preliminary Plats and Replats 6B**

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### **SUBJECT**

Preliminary consideration of the replat of Lot 1, Block 1, All Carriers Distribution into Lot 1A, Block 1, All Carriers Distribution. The intent is industrial.

PL-196-2025

District VII - Cm. Vanessa Perez

### **PREVIOUS COUNCIL ACTION**

N/A

### **BACKGROUND**

APPLICANT: All Carriers, Inc.

ENGINEER: Daniel Gomez, P.E.

SITE: This 5.06-acre tract of land is located south of FM 1472 (Mines Road) and west of Ben-Hur Ranch Road. The zoning for this 1-lot development is M-1 (Light Manufacturing District). This tract is located in District VII - Cm. Vanessa Perez.

### **COMMITTEE RECOMMENDATION**

N/A

### **STAFF RECOMMENDATION**

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide a plat note stating the purpose of the re-plat.
2. Provide the complete legal description (field notes) of the entire tract.
3. Provide the recorded information of the platted tract under the "As Platted" section, and clearly label "Replat" section to reflect the proposed replat (e.g., "...into Lot 1A, Block 1, All Carriers Distribution").
4. Identify all easements.
5. All improvements as per the Subdivision Ordinance.

Traffic Safety: No comments submitted.

Fire: No comments submitted.



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

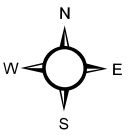
**NOTICE TO THE DEVELOPER:**

**Planning:**

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



# AERIAL LOCATION MAP





## GENERAL NOTES

1. THIS PLAT DOES NOT ATTEMPT TO ALTER AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.
2. THE OFFICIAL SETBACK LINE SHALL BE DETERMINED BASED ON THE CURRENT ZONING DISTRICT IN ACCORDANCE TO SECTION 24.77.I OF THE LAREDO LAND DEVELOPMENT CODE.
3. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE ISSUANCE OF THE BUILDING PERMIT IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE
4. STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE NAD 1983
5. ACCESS ONTO FM 1472 IS SUBJECT TO REVIEW AND APPROVAL BY THE TEXAS DEPARTMENT OF TRANSPORTATION
6. THIS PLAT IS SUBJECT TO A CERTIFICATE OF ADJOINING LANDOWNER RUNOFF DISCHARGE AS RECORDED IN VOLUME\_\_\_\_\_, PAGE\_\_\_\_\_, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS



CERTIFICATE OF OWNER

STATE OF TEXAS  
COUNTY OF WEBB

I, \_\_\_\_\_, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS PLAT OF **REPLAT OF LOT 1, BLOCK 1, ALL CARRIERS DISTRIBUTION INTO LOT 1A, BLOCK 1, ALL CARRIERS DISTRIBUTION** IN THE COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL EASEMENTS THEREON SHOWN, FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

ALL CARRIERS INC.  
MS LUCIA ELIZONDO PAEZ

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 THE PERSON EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

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

CERTIFICATE OF ENGINEER

STATE OF TEXAS  
COUNTY OF WEBB

I, **DANIEL GOMEZ**, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN 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.

DANIEL GOMEZ, P.E. No. 90146  
7110 ROCOJO DR. STE 4,  
LAREDO, TX 78041  
T: 954.723.4436

DATE \_\_\_\_\_

CERTIFICATE OF SURVEYOR

STATE OF TEXAS  
COUNTY OF WEBB

I, **ENRIQUE A. MEJIA, III**, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED BY AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN THEREON WERE FOUND OR WILL BE PROPERLY PLACED UNDER MY SUPERVISION.

ENRIQUE A. MEJIA, III, R.P.L.S. NO. 5453  
Firm Registration # 100718-00  
101 W. Alhambra Suite # 10  
Laredo, Texas 78041  
(954) 724-8423

DATE \_\_\_\_\_

PLAT APPROVAL - CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS THE RE-PLAT OF **REPLAT OF LOT 1, BLOCK 1, ALL CARRIERS DISTRIBUTION INTO LOT 1A, BLOCK 1, ALL CARRIERS DISTRIBUTION** PREPARED BY **DANIEL GOMEZ**, REGISTERED PROFESSIONAL ENGINEER, NO. 90146 AND DATED THE \_\_\_\_\_, 2025, WITH THE LAST REVISION DATED ON \_\_\_\_\_ AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

BLUD DE LOS SANTOS, P.E.  
CITY ENGINEER

DATE \_\_\_\_\_

PLANNING COMMISSION APPROVAL

THIS PLAT OF **REPLAT OF LOT 1, BLOCK 1, ALL CARRIERS DISTRIBUTION INTO LOT 1A, BLOCK 1, ALL CARRIERS DISTRIBUTION** HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

DANIELA SADA PAZ  
CHAIRMAN

DATE \_\_\_\_\_

ATTESTMENT OF PLANNING COMMISSION APPROVAL

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

VANESSA GUERRA, AICP  
PLANNING DIRECTOR

DATE \_\_\_\_\_

CERTIFICATION OF COUNTY CLERK

STATE OF TEXAS  
COUNTY OF WEBB

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

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

COUNTY CLERK  
WEBB COUNTY, TEXAS

DEPUTY \_\_\_\_\_

PUBLIC HEALTH REQUIREMENTS

STATE OF TEXAS  
COUNTY OF WEBB

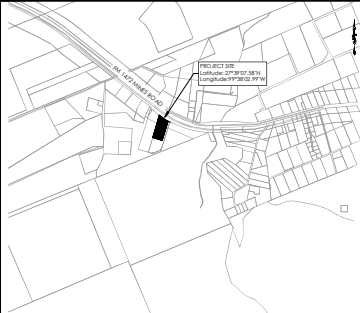
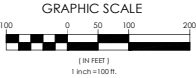
THIS PLAT **REPLAT OF LOT 1, BLOCK 1, ALL CARRIERS DISTRIBUTION INTO LOT 1A, BLOCK 1, ALL CARRIERS DISTRIBUTION** SUBMITTED BY OR BEHALF OF THE OWNER HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY OF LAREDO HEALTH DEPARTMENT WHICH HEREBY CERTIFIES THAT SOILS CHARACTERISTICS AND LOT SIZES GENERALLY MEETS THE REQUIREMENTS OF THIS DEPARTMENT. THIS CERTIFICATION IS BASED ON A GENERAL OVERVIEW OF SOIL CHARACTERISTICS AND A SMALL SAMPLE OF SOIL BORINGS WHICH ARE INSUFFICIENT TO DETERMINE THE SUITABILITY OF ANY PARTICULAR LOT. THIS CERTIFICATE DOES NOT INDICATE NOR IMPLY THAT EVERY LOT IS CAPABLE OF ON-SITE SEWAGE DISPOSAL. GENERALLY THIS PLAT AS ORIGINAL SUBMITTED MEETS THE REQUIREMENTS OF THE WEBB COUNTY PRIVATE SEWAGE FACILITY ORDER SUBJECT TO ADDITIONAL REQUIREMENTS AND ACQUISITION OF PERMIT OR LICENSE AS SPECIFIED ON PARAGRAPH BELOW.

IN THE EVENT THAT A BUYER, OWNER, PURCHASER, LESSEE, OR RENTER DESIRES TO CONSTRUCT A PRIVATE SEWAGE DISPOSAL FACILITY ON ANY LOT, THEN HE OR SHE MUST FIRST OBTAIN A PERMIT TO CONSTRUCT SAID FACILITY AND, FURTHER, THAT A LICENSE TO OPERATE SHALL BE REQUIRED FOR THE OPERATION OF SUCH PRIVATE SEWAGE DISPOSAL FACILITY. SUCH PERMIT AND LICENSE SHALL ONLY BE ISSUED AFTER CLOSE EXAMINATIONS OF SUBJECT LOT AS TO WHETHER IT MEETS ALL REQUIREMENTS FOR ON-SITE SEWAGE DISPOSAL. THIS IS NECESSARY IN ORDER TO COMPLY WITH THE RULES OF WEBB COUNTY, TEXAS, FOR PRIVATE SEWAGE FACILITIES AS ADOPTED BY THE COMMISSIONER'S COURT OF WEBB COUNTY, TEXAS, ON APRIL 24, 2006.

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

DATE \_\_\_\_\_

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



VICINITY MAP  
SCALE 1" = 2000'

GENERAL NOTES

1. THIS PLAT DOES NOT ATTEMPT TO ALTER AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.
2. THE OFFICIAL SETBACK LINE SHALL BE DETERMINED BASED ON THE CURRENT ZONING DISTRICT IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
3. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE ISSUANCE OF THE BUILDING PERMIT IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
4. STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE NAD 1983
5. ACCESS ONTO FM 1472 IS SUBJECT TO REVIEW AND APPROVAL BY THE TEXAS DEPARTMENT OF TRANSPORTATION
6. THIS PLAT IS SUBJECT TO A CERTIFICATE OF ADJOINING LANDOWNER RUNOFF DISCHARGE AS RECORDED IN VOLUME \_\_\_\_\_ PAGE \_\_\_\_\_ OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.

PROPERTY OWNER:  
ALL CARRIERS, INC.  
10000 S. 10th Street, Suite 102  
Laredo, Texas 78041

REPLAT OF LOT 1, BLOCK 1  
ALL CARRIERS DISTRIBUTION  
INTO LOT 1A, BLOCK 1  
ALL CARRIERS DISTRIBUTION

SHEET NAME:

PROJECT ENGINEER:

Enrique A. Mejia, III  
Enrique A. Mejia, III, R.P.L.S. No. 5453  
Firm Registration # 100718-00  
101 W. Alhambra Suite # 10  
Laredo, Texas 78041  
Firm Registration # 9224

Date: 09.2.2025

Revision:

Project #: 2210.2

File Name: ACDR

Drawn by: DC

Scale: SHEET

1"=100' 1

# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 9/18/2025

**Preliminary Plats and Replats 6C**

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### **SUBJECT**

Preliminary consideration of the replat of Lot 1, Block 2, Villas San Agustin, Unit 1 into Bridge Crossing Villas (PUD). The intent is residential.

PL-197-2025

District VII - Cm. Vanessa Perez

### **PREVIOUS COUNCIL ACTION**

N/A

### **BACKGROUND**

APPLICANT: Ariva, LTD

ENGINEER: Peua Consulting, LLC

**SITE:** This 12.56-acre tract of land is located on the corner of Frontage Road and Atlanta Drive. The zoning for this 162-lot development is B-3 PUD (Community Business District - Planned Unit Development). This tract is located in District VII - Cm. Vanessa Perez.

### **COMMITTEE RECOMMENDATION**

N/A

### **STAFF RECOMMENDATION**

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide a plat note, stating the purpose of this re-plat.
2. Provide a plat note referencing the approved PUD Ordinance, including the ordinance number and approval date.
3. Clarify and label the purpose of Lot 1, Block 5.
4. Label Pedestrian Walkways.
5. Provide the legal description (field notes) of the tract.
6. Provide the proposed street names.
7. Define S.D.E.

8. Coordinate with the Parks Department for the parkland dedication.
9. Access to Bob Bullock Loop (Loop 20) is subject to the review and approval by Texas Department of Transportation (TX-DOT).
10. The developer has submitted a notice of intention to place utilities in the front of the lot. The front-of-lot utility layout/schematics, as prepared by the Developer's engineer, shall be submitted to plan review (Section 3-4 B.2 - Subdivision Ordinance).
11. Identify all easements.
12. All improvements as per the Subdivision Ordinance.

**Fire:**

1. Fire Hydrants Required every 500ft for Residential development. (Ordinance 2012-O-183, IFC 2012 Section 507.5.1, where required. Fire Hydrants shall be required along public and private streets at every 500 feet for residential development.)
2. Remoteness - where two fire apparatus - access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the lot or area to be served.

Traffic Safety: No comments submitted.

Engineering: No comments submitted.

Environmental: No comments submitted.

Parks & Leisure: 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.





REGISTRATION NUMBER F-14954  
8218 Casa Verde, Suite 1001  
Laredo, TX 78041  
Phone: 956-568 4006

September 10, 2025

Vanessa Guerra, AICP  
Planning Director  
City of Laredo Planning and Zoning Department  
1413 Houston Street  
Laredo, Texas 78040

**Re: Bridge Crossing Villas (PUD) - Front Lot Utilities Request**

Dear Ms. Guerra:

Peua Consulting LLC, is respectfully submitting this request as required by the City of Laredo Ordinance Section 3.4-B-2. Developer has requested that Front Lot Utility Construction be permitted for this development, Bridge Crossing Villas (PUD).

Please let me know if you have any questions, comments or if we can be of further assistance.

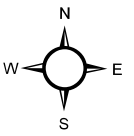
Sincerely,

A handwritten signature in blue ink, appearing to read "Oscar Castillo", is positioned above the printed name.

Oscar Castillo, P.E.  
Peua Consulting LLC



# AERIAL LOCATION MAP

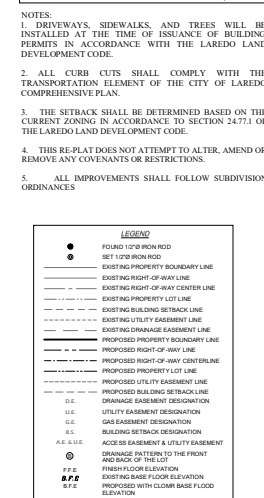
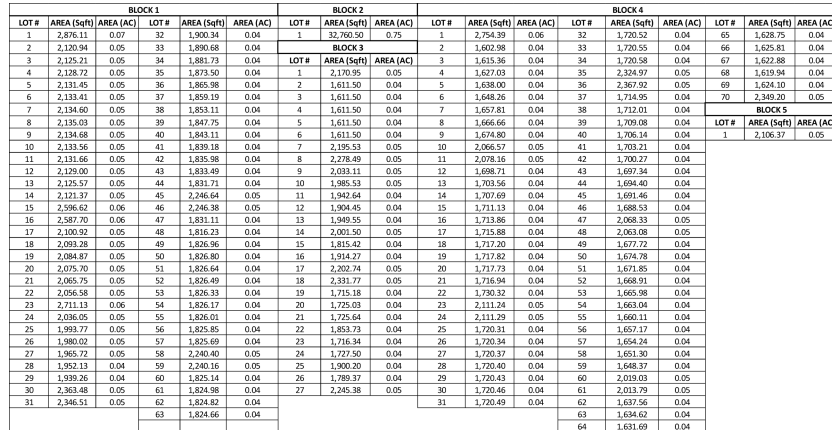
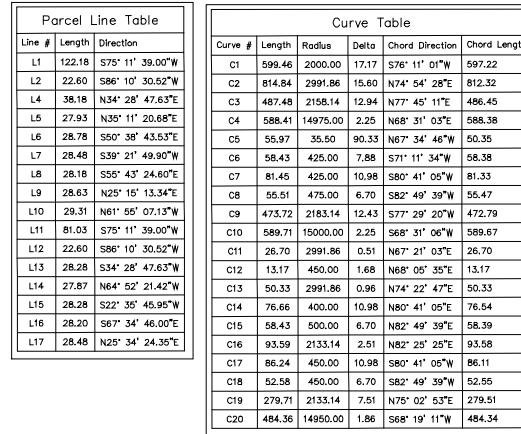




NOTES:

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.
4. THIS RE-PLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.
5. ALL IMPROVEMENTS SHALL FOLLOW SUBDIVISION ORDINANCES

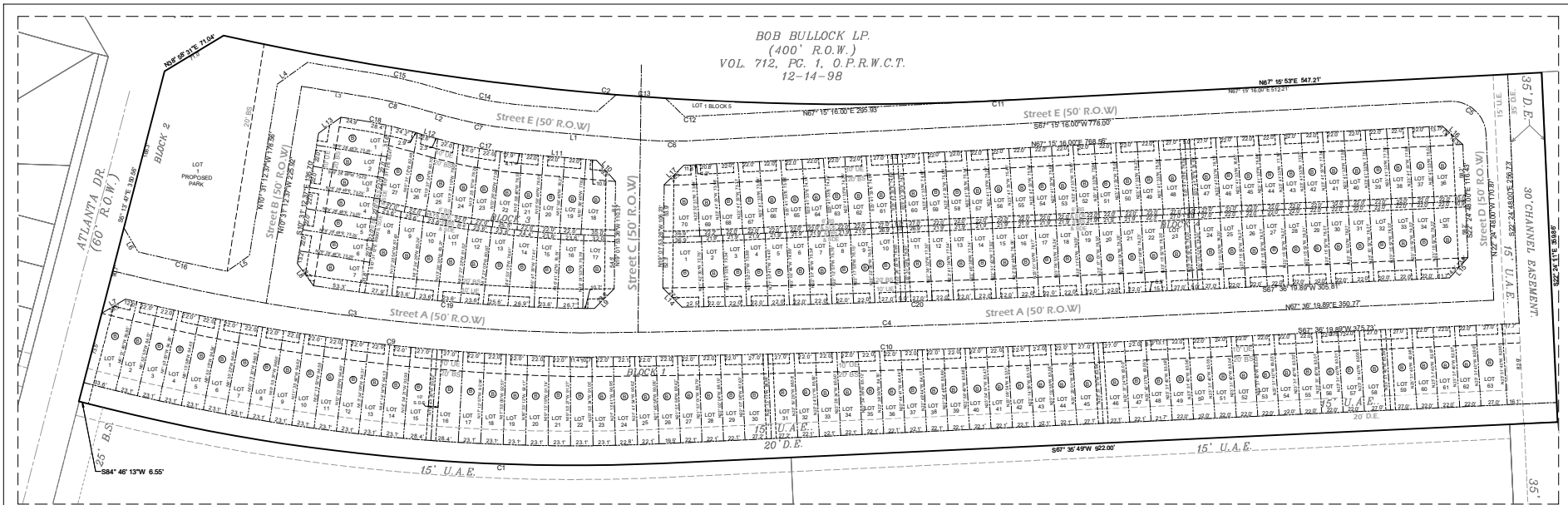




**pend**  
consulting llc  
Registration Number F-14954  
8218 Casa Verde Rd., Ste. 1001  
Laredo, Texas 78041  
Tel: (956) 568-4006

12.56 AC Tract  
Being Lot 1, Block 2  
Villas San Agustin - Unit 1,  
City of Laredo Webb County, Texas  
Vol. 25, Pgs. 4 - 7, P.R.W.C.T.  
INTO  
Bridge Crossing Villas (PUD)  
City of Laredo, Webb County Texas

1.10  
1 OF 2  
JOB NO.: 2024-016



INSET "A"

SCALE 1" = 50'

#### CERTIFICATE OF OWNER

STATE OF TEXAS  
COUNTY OF WEBB

I, \_\_\_\_\_, the undersigned owner of the land shown on this plat, designated herein as \_\_\_\_\_, in the City of Laredo, County of Webb, Texas, whose name is subscribed hereto, hereby dedicate the use to the public forever all drains, easements, and public places thereon shown, for the purpose and consideration therein expressed.

\_\_\_\_\_  
DATE \_\_\_\_\_

STATE OF TEXAS  
COUNTY OF WEBB

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

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ OF \_\_\_\_\_, 2024.

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 this plat to the matters of lots, water, sewer and appurtenances and drainage layout; and to the best of my knowledge this plat conforms to all requirements of 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 \_\_\_\_\_ prepared by PEUA 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.

ELIJUD DE LOS SANTOS, P.E., CITY ENGINEER

DATE \_\_\_\_\_

#### PLANNING COMMISSION APPROVAL

This Plat, Bridge Crossing Villas (PUD) 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 February 20, 2024.

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 \_\_\_\_\_, 2024 with the certificate of authentication was filed of record in my office on the \_\_\_\_\_ day of \_\_\_\_\_, 2024 at \_\_\_\_\_ o'clock \_\_\_\_\_ m. in Volume \_\_\_\_\_ Page(s) \_\_\_\_\_ of the map records of said County.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2024.

DEPUTY COUNTY CLERK  
WEBB COUNTY, TEXAS

Ariva Ltd.  
4016 Hillside Rd.  
Laredo, Tx 78041

DESIGNED BY  
O Castillo  
DRAWN BY  
O Ramirez  
CHECKED BY  
O Castillo

DESCRIPTION  
PRELIMINARY PLAT

ISSUED  
DATE  
09/03/2025

#  
1



RE-PLAT OF  
12.56 AC Tract  
Being Lot 1, Block 2  
Villas San Aquilino - Unit 1  
City of Laredo, Texas  
Vol. 25 Pgs. 4-7, P.R.W.C.T.  
INTO  
Bridge Crossing Villas (PUD)  
City of Laredo, Webb County Texas

Plat  
SHEET NO.  
1.11  
JOB NO. 2024.009

# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 9/18/2025

**Final Plats and replats 7A**

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### **SUBJECT**

Final consideration of the plat of Cielo Vista, Phase 2. The intent is residential.

PL-188-2025

District II - Cm. Ricardo "Richie" Rangel Jr.

### **PREVIOUS COUNCIL ACTION**

N/A

### **BACKGROUND**

APPLICANT: Cielo Vista Laredo, LLC

ENGINEER: Slay Engineering Company, Inc.

SITE: This 38.75-acre tract of land is located north of La Pita Mangana and west of Gaviota Lane. The zoning for this 253-lot development R-1A (Single Family Reduced Area District). This tract is located in District II - Cm. Ricardo "Richie" Rangel Jr.

### **COMMITTEE RECOMMENDATION**

N/A

### **STAFF RECOMMENDATION**

APPROVAL

NOTICE TO THE DEVELOPER:

N/A

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NOTES:

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

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

3. THE POINT OF BEGINNING FOR THIS SUBDIVISION IS A FOUND 1/2 INCH ROD.  
N:17054878.23  
E:671109.68

4. HOMEOWNER SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW. FENCE/WALL WHICH HAS THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZE OF OPENINGS TO PERMIT SURFACE WATER RUNOFF TO CONTINUE TO FLOW.

5. LOTS 1-8, BLOCK 1, AND LOTS 1-15, BLOCK 9, DRAIN TO THE BACK OF EACH RESPECTIVE LOT. ADEQUATE OPENINGS ON FENCES FOR THESE LOTS SHALL BE MADE TO ALLOW FOR RUNOFF TO LEAVE THE LOT.

6. LOTS 1-5, BLOCK 4 WILL RECEIVE THE RUNOFF FROM LOTS 17-22, BLOCK 4. LOTS 23-25, BLOCK 5 WILL RECEIVE THE RUNOFF FROM LOTS 8-11, BLOCK 5. LOTS 1-14, BLOCK 7 WILL RECEIVE THE RUNOFF FROM LOTS 15-31, BLOCK 7. LOTS 1-6, BLOCK 10 WILL RECEIVE THE RUNOFF FROM LOTS 19-23, BLOCK 10. LOTS 4-7, BLOCK 11 WILL RECEIVE THE RUNOFF FROM LOTS 8-9, BLOCK 11.

7. LOTS 1-10, BLOCK 8, AND LOTS 16-31, BLOCK 9, PARTIALLY DRAIN TO THE BACK OF EACH RESPECTIVE LOT. ADEQUATE OPENINGS ON FENCES FOR THESE LOTS SHALL BE MADE TO ALLOW FOR RUNOFF TO LEAVE THE LOT.

LOTS 6-10, BLOCK 4 WILL PARTIALLY RECEIVE THE RUNOFF FROM LOTS 11-16, BLOCK 4. LOT 11, BLOCK 5 WILL PARTIALLY RECEIVE THE RUNOFF FROM LOT 12, BLOCK 5. LOTS 7-9, BLOCK 10 WILL PARTIALLY RECEIVE THE RUNOFF FROM LOTS 17-18, BLOCK 10.

8. THE OWNER OF CIELO VISTA LAREDO, LLC. HAS AUTHORIZED THE DISCHARGE OF STORM WATER RUNOFF FROM THE PROPOSED CIELO VISTA, PHASE 2, UNTO PROPERTY IDENTIFIED AS CIELO VISTA, LLC.

9. BLOCK 6, LOT 13 IS A NON-BUILDABLE LOT THAT IS TO BE USED AS A DRAINAGE, UTILITY AND ACCESS EASEMENT.

10. LOT 27 ON BLOCK 6, LOTS 10-38 ON BLOCK 8, LOTS 1-13 ON BLOCK 9, SHALL NOT HAVE ACCESS TO TEXAS AVE.  
LOTS ON BLOCK 1, LOTS 1-10 ON BLOCK 8, LOTS 13-31 ON BLOCK 9, SHALL NOT HAVE ACCESS TO DOLLY RICHTER BLVD.

11. THIS RIGHT-OF-WAY DEDICATION IS TO BE KEPT CLEAN OF ANY SHRUB, TREE, PLANT OR STRUCTURE HIGHER THAN 24" THAT WILL OBSTRUCT THE VISIBILITY OF TRAFFIC.





The record of this drawing on file at the office of Slay Engineering Company, Inc. 9801 McPherson Avenue, Suite 100, Lewis, Texas. This document is released for the purpose of public use, coordination, and utility management under the authority of the national professional registration number and date on the seal of the Slay Engineering Company, Inc. This document was prepared, used, and/or modified by Slay Engineering Company, Inc. for the purpose of public use and is not to be used for any other purpose without the written consent of Slay Engineering Company, Inc.

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	284.45	840.00	19.40	N07° 49' 18"E	283.09
C2	415.51	760.00	31.33	N02° 29' 29"E	410.36
C3	801.40	740.00	36.82	N08° 08' 20"E	491.89
C4	118.27	780.00	7.94	N09° 01' 02"E	116.19
C5	25.72	400.00	2.44	N08° 58' 47"E	25.71
C6	176.52	275.00	37.19	S11° 01' 44"W	176.40
C7	338.44	470.00	41.26	S01° 15' 53"W	331.16
C8	437.28	800.00	31.33	N02° 29' 29"E	431.89
C9	474.29	700.00	36.82	S06° 08' 22"W	468.27
C10	800.04	975.00	41.19	S03° 37' 33"W	780.53
C11	307.73	335.00	52.64	N06° 51' 12"W	297.04
C12	125.76	300.00	24.02	S78° 20' 15"E	124.84
C13	127.19	300.00	24.29	N78° 28' 27"W	126.24
C14	44.21	300.00	5.40	N0° 19' 10"W	46.16
C15	126.24	300.00	24.11	N12° 40' 31"W	125.21
C16	165.34	300.00	31.58	N73° 39' 29"E	163.25
C17	404.59	1245.00	11.62	N48° 29' 36"E	402.81
C18	196.89	300.00	30.03	N19° 38' 17"W	195.36
C19	96.28	500.44	11.37	N47° 34' 53"W	96.11
C20	169.43	300.00	26.73	N38° 54' 22"W	168.89
C21	172.78	250.00	36.00	S09° 07' 12"W	169.49
C22	355.72	625.00	36.82	S08° 18' 22"W	346.85
C23	93.22	950.00	2.51	S09° 08' 15"W	93.12
C24	369.24	840.00	25.16	N09° 19' 18"E	364.22
C25	447.19	660.00	36.82	S09° 08' 22"W	438.68
C26	327.04	950.00	17.22	S77° 36' 37"W	325.43
C27	325.54	950.00	16.51	N02° 34' 42"E	321.98
C28	7.76	10.50	44.33	N01° 34' 26"E	7.69
C29	146.26	50.00	167.80	S84° 09' 31"W	96.42
C30	7.86	10.50	44.33	S02° 39' 22"E	7.39
C31	330.72	360.00	52.64	N05° 57' 12"W	318.21
C32	136.24	325.00	24.02	S78° 20' 15"E	135.24
C33	116.59	275.00	24.29	N78° 28' 27"W	115.76
C34	45.11	275.00	5.40	N0° 19' 10"W	46.16
C35	82.29	1000.00	1.72	S04° 18' 58"W	82.27
C36	175.45	1000.00	10.25	S72° 28' 53"W	175.23
C37	360.54	1000.00	20.86	S02° 24' 33"W	358.59
C38	254.79	310.00	52.64	N05° 57' 12"W	252.89
C39	76.08	275.00	16.50	N14° 32' 42"W	76.01
C40	137.79	325.00	24.29	N78° 28' 27"W	136.70
C41	53.31	325.00	4.49	N0° 19' 10"W	53.32
C42	115.72	275.00	24.11	N12° 40' 31"W	114.87
C43	136.67	325.00	24.09	N12° 41' 02"W	135.68
C44	151.56	275.00	31.58	N73° 39' 29"E	149.65
C45	355.36	1220.00	10.69	N49° 27' 31"E	354.10
C46	186.25	1270.00	8.49	N45° 11' 16"E	186.07
C47	105.50	1270.00	4.76	N05° 29' 24"E	105.47
C48	14.88	325.00	2.62	N09° 09' 53"E	14.88
C49	23.28	10.50	127.26	S3° 06' 04"E	18.80
C50	234.66	50.00	269.80	N07° 49' 21"E	71.38
C51	23.28	10.50	127.26	N41° 15' 13"W	18.80
C52	80.33	325.00	14.16	N02° 17' 57"E	80.12
C53	162.41	275.00	36.03	N19° 38' 17"W	159.69
C54	215.57	325.00	36.03	N19° 38' 17"W	211.64
C55	95.33	470.00	11.36	N47° 34' 53"W	95.16
C56	185.25	520.00	11.36	N47° 34' 53"W	185.09
C57	122.89	275.00	25.63	N40° 27' 31"W	121.87
C58	7.86	10.50	44.33	N73° 53' 11"W	7.39
C59	190.00	50.00	172.48	S0° 16' 16"E	96.78
C60	7.86	10.50	44.33	N07° 20' 38"E	7.39

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C61	372.85	550.00	36.82	S56° 08' 22"W	365.37
C62	97.24	650.00	9.21	S80° 08' 15"W	97.13
C63	89.27	550.00	9.21	S80° 08' 15"W	89.11
C64	338.79	550.00	36.82	S08° 08' 22"W	332.39
C65	186.71	260.00	56.86	N08° 08' 22"W	186.11
C66	274.79	60.00	263.32	N08° 42' 29"E	96.35
C67	34.80	15.00	94.73	N09° 29' 40"W	22.67
C68	106.00	230.00	26.41	S49° 58' 55"W	105.07
C69	150.19	325.00	26.47	N40° 02' 09"W	148.82
C70	41.89	950.00	2.52	S80° 11' 38"W	41.85
C71	41.85	950.00	2.52	S80° 10' 42"W	41.85
C72	41.85	950.00	2.52	S81° 08' 46"W	41.85
C73	41.85	950.00	2.52	S78° 37' 20"W	41.85
C74	41.85	950.00	2.52	S78° 05' 53"W	41.85
C75	41.85	950.00	2.52	S73° 34' 27"W	41.85
C76	41.85	950.00	2.52	S71° 03' 01"W	41.85
C77	34.10	950.00	2.06	S88° 49' 36"W	34.10
C78	25.43	840.00	1.73	S69° 55' 16"W	25.43
C79	37.00	840.00	2.52	S71° 03' 01"W	37.00
C80	37.00	840.00	2.52	S73° 34' 27"W	37.00
C81	37.00	840.00	2.52	S78° 05' 53"W	37.00
C82	37.00	840.00	2.52	S78° 37' 20"W	37.00
C83	37.00	840.00	2.52	S81° 08' 46"W	37.00
C84	37.00	840.00	2.52	S83° 40' 12"W	37.00
C85	37.00	840.00	2.52	S86° 11' 38"W	37.00
C86	37.00	275.00	7.79	N0° 38' 17"W	37.17
C87	7.81	275.00	1.69	N1° 28' 30"W	7.91
C88	23.75	325.00	4.19	N2° 40' 42"W	23.75
C89	29.58	325.00	5.21	N7° 24' 47"W	29.55
C90	86.47	1000.00	5.13	S74° 48' 41"W	86.44
C91	85.98	1000.00	4.93	S69° 47' 08"W	85.96
C92	46.34	325.00	9.66	N19° 53' 58"W	46.32
C93	37.46	275.00	7.89	N11° 08' 42"W	37.63
C94	31.68	275.00	6.89	N0° 55' 15"W	31.67
C95	76.80	325.00	13.89	N7° 39' 09"W	76.61
C96	57.96	325.00	10.20	N19° 37' 49"W	57.79
C97	30.90	1000.00	1.77	S81° 51' 09"W	30.90
C98	36.00	1000.00	2.18	S89° 52' 43"W	36.00
C99	36.00	1000.00	2.18	S02° 42' 09"W	36.00
C100	36.00	1000.00	2.18	S05° 31' 28"W	36.00
C101	36.00	1000.00	2.18	S07° 20' 48"W	36.00
C102	36.00	1000.00	2.18	S01° 10' 08"W	36.00
C103	36.00	1000.00	2.18	S48° 59' 30"W	36.00
C104	36.00	1000.00	2.18	S48° 48' 52"W	36.00
C105	36.00	1000.00	2.18	S44° 38' 13"W	36.00
C106	25.62	1000.00	1.47	S42° 48' 52"W	25.62
C107	37.32	1220.00	1.75	N41° 59' 25"W	37.32
C108	40.67	1220.00	1.91	N43° 49' 19"E	40.67
C109	40.67	1220.00	1.91	N45° 43' 55"E	40.67
C110	40.67	1220.00	1.91	N47° 38' 31"E	40.67
C111	40.67	1220.00	1.91	N49° 33' 07"E	40.67
C112	40.67	1220.00	1.91	N51° 27' 43"E	40.67
C113	40.67	1220.00	1.91	N53° 22' 19"E	40.67
C114	40.67	1220.00	1.91	N55° 16' 54"E	40.67
C115	33.25	1000.00	1.57	N01° 01' 12"E	33.39
C116	11.59	275.00	2.31	N08° 07' 31"E	11.59
C117	50.27	275.00	10.43	N05° 19' 48"E	50.00
C118	50.27	275.00	10.43	N75° 45' 42"E	50.00
C119	40.33	275.00	8.40	N08° 10' 44"E	40.29
C120	24.54	1110.00	1.27	S59° 25' 24"W	24.54

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C121	42.18	1110.00	2.18	S57° 48' 52"W	42.18
C122	42.18	1110.00	2.18	S55° 31' 26"W	42.18
C123	42.18	1110.00	2.18	S53° 25' 49"W	42.18
C124	42.18	1110.00	2.18	S51° 19' 59"W	42.18
C125	42.18	1110.00	2.18	S48° 59' 30"W	42.18
C126	42.18	1110.00	2.18	N33° 09' 17"W	42.18
C127	42.18	1110.00	2.18	N40° 42' 02"W	42.18
C128	53.73	1110.00	2.77	S42° 09' 42"W	53.72
C129	46.53	1110.00	2.09	S41° 49' 16"W	46.53
C130	57.00	1110.00	1.91	S43° 49' 19"W	57.00
C131	57.00	1110.00	1.91	S45° 43' 55"W	57.00
C132	57.00	1110.00	1.91	S47° 38' 31"W	57.00
C133	57.00	1110.00	1.91	S49° 33' 07"W	57.00
C134	57.00	1110.00	1.91	S51° 27' 43"W	57.00
C135	57.00	1110.00	1.91	S53° 22' 19"W	57.00
C136	57.00	1110.00	1.91	S55° 16' 54"W	57.00
C137	57.00	1110.00	1.91	S57° 11' 30"W	57.00
C138	57.00	1110.00	1.91	S59° 06' 06"W	57.00
C139	42.44	50.00	48.63	S2° 02' 29"E	41.18
C140	51.39	50.00	58.79	S55° 49' 04"E	49.68
C141	42.92	50.00	49.19	N0° 15' 45"E	41.62
C142	64.49	50.00	73.90	N49° 49' 08"E	60.11
C143	33.51	50.00	36.40	N47° 29' 59"W	32.88
C144	36.00	1270.00	1.86	N03° 42' 54"E	36.00
C145	34.43	1270.00	2.00	N05° 28' 40"E	34.43
C146	31.51	1270.00	1.47	N03° 14' 33"E	31.50
C147	75.37	275.00	15.70	N03° 47' 19"W	75.13
C148	67.91	275.00	14.15	N15° 41' 49"E	67.73
C149	36.13	275.00	8.19	N41° 42' 40"W	36.10
C150	46.42	325.00	7.16	N69° 54' 31"W	46.39
C151	48.34	325.00	8.63	N77° 48' 11"W	48.19
C152	46.23	325.00	8.66	N86° 22' 07"W	46.19
C153	6.06	275.00	1.26	N89° 59' 21"W	6.06
C154	31.18	275.00	7.16	N85° 28' 09"W	31.17
C155	36.00	275.00	7.82	N77° 39' 18"W	36.00
C156	36.38	275.00	7.37	N70° 07' 42"W	36.34
C157	11.59	325.00	3.45	S68° 09' 18"E	11.58
C158	36.74	325.00	6.83	S72° 11' 48"E	36.72
C159	36.74	325.00	6.84	S79° 58' 17"E	36.72
C160	31.71	325.00	5.64	S88° 31' 09"E	31.68
C161	3.70	325.00	0.56	N89° 59' 21"E	3.70
C162	26.18	325.00	4.97	N0° 17' 12"W	26.17
C163	38.42	325.00	6.89	N06° 04' 04"W	38.40
C164	38.42	325.00	6.86	N16° 01' 44"W	38.40
C165	38.42	325.00	6.86	N22° 58' 45"W	38.40
C166	38.42	325.00	6.89	N29° 58' 49"W	38.40
C167	26.79	325.00	5.34	N36° 01' 21"W	26.69
C168	94.49	1270.00	4.28	N40° 18' 12"E	94.44
C169	86.76	1270.00	4.23	N43° 03' 25"E	86.77
C170	91.82	310.00	16.89	N44° 48' 39"W	91.58
C171	91.82	310.00	16.89	N44° 48' 39"W	91.58
C172	52.06	310.00	9.62	N51° 28' 18"W	52.00
C173	52.06	310.00	9.62	N51° 28' 18"W	52.00
C174	52.06	310.00	9.62	N57° 12' 22"W	52.00
C175	36.69	310.00	6.78	N41° 01' 25"W	36.64
C176	23.13	273.00	4.80	N42° 14' 19"W	23.12
C177	53.08	273.00	11.14	N30° 18' 50"W	53.00
C178	56.02	273.00	11.76	N22° 51' 53"W	56.02
C179	53.08	273.00	11.14	N11° 24' 35"W	53.00
C180	24.62	273.00	5.21	N01° 18' 26"W	24.61

# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 9/18/2025

**Final Plats and replats 7B**

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### **SUBJECT**

Final consideration of the plat of the replat of Lot 2, Block 1, Riverhill South Subdivision, Phase 1 into Lot 2A & Lot 2B, Block 1, Riverhill South Subdivision, Phase 1. The intent is residential.

PL-199-2025

District II - Cm. Richard "Richie" Rangel Jr.

### **PREVIOUS COUNCIL ACTION**

N/A

### **BACKGROUND**

APPLICANT: Valmir Apartments, LLC

ENGINEER: Francisco Ramos, P.E.

SITE: This 0.7116-acre tract of land is located west of US Highway 83 S. and north of Riverhill Loop. The zoning for this 2-lot development is R-2 (Multifamily District). This tract is located in District IV - Cm. Richard "Richie" Rangel Jr.

### **COMMITTEE RECOMMENDATION**

N/A

### **STAFF RECOMMENDATION**

APPROVAL

NOTICE TO THE DEVELOPER:

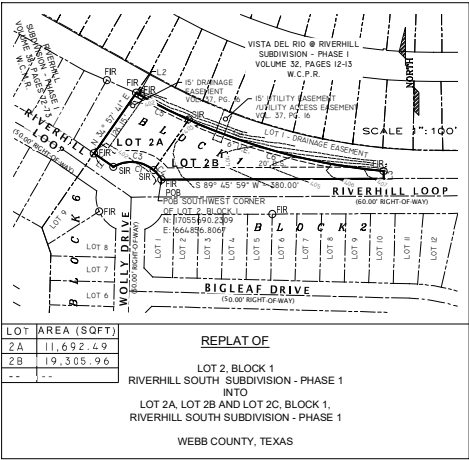
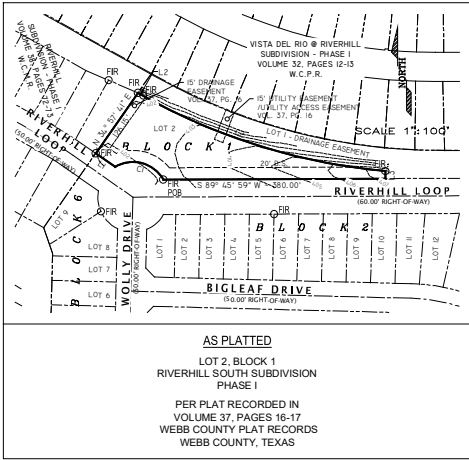
N/A

PLAT NOTES/RESTRICTIONS:

THE PURPOSE OF THIS DOCUMENT IS TO REPLAT LOT 2, BLOCK 1 OF THE RIVERHILL SOUTH SUBDIVISION - PHASE I, INTO LOT 2A, LOT 2B, AND 2C, BLOCK 1.

1. THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS
2. SET BACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE CITY OF LAREDO LAND DEVELOPMENT CODE.
3. DRIVEWAYS, SIDEWALKS AND TREES SHALL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
4. ANY CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
5. THE EXISTING DRAINAGE PATTERNS OF THIS REPLAT WILL NOT BE ALTERED TO CAUSE ANY DETRIMENTAL IMPACT ON THE ADJOINING PROPERTIES AND WILL NOT CHANGE THE DRAINAGE AS IT WAS PROPOSED AND CONSTRUCTED FROM THE ORIGINAL PLAT OF RECORD.
6. LOT 2A, AND LOT 2B, BLOCK 1 WILL HAVE SOME SURFACE WATER DRAINING TOWARDS THE BACK OF THE LOT; HOME OWNER SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, IN SUCH A MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW AS SHOWN ON DETAIL. FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW.
7. LOTS 2A AND LOT 2B WILL HAVE LOT GRADING TYPE "B" AS SHOWN ON THIS PLAT.
8. POINT OF BEGINNING FOR LOT 29, (NORTHING: 17055690.2309', EASTING: 664856.8067')



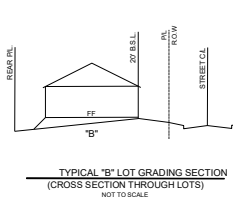
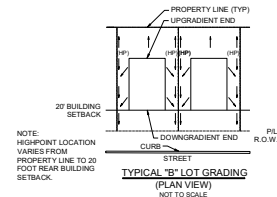


PLAT NOTES/RESTRICTIONS:  
THE PURPOSE OF THIS DOCUMENT IS TO REPLAT LOT 2, BLOCK 1 OF  
THE RIVERHILL SOUTH SUBDIVISION - PHASE I, INTO LOT 2A, LOT 2B,  
AND LOT 2C, BLOCK 1.

- THIS REPLAT DOES NOT ATTEMPT TO ALTER, AMEND OR REMOVE  
ANY COVENANTS OR RESTRICTIONS.
- SET BACKS SHALL BE DETERMINED BASED ON THE CURRENT  
ZONING IN ACCORDANCE TO SECTION 247.1.1 OF THE CITY OF  
LAREDO LAND DEVELOPMENT CODE.
- DRIVEWAYS, SIDEWALKS AND TREES SHALL BE INSTALLED AT  
THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE  
WITH THE LAREDO LAND DEVELOPMENT CODE.
- ANY CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION  
ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- THE EXISTING DRAINAGE PATTERNS OF THIS REPLAT WILL NOT BE  
ALTERED TO CAUSE ANY DETRIMENTAL IMPACT ON THE  
ADJOINING PROPERTIES AND WILL NOT CHANGE THE DRAINAGE  
AS IT WAS PROPOSED AND CONSTRUCTED FROM THE ORIGINAL  
PLAT OF RECORD.
- LOT 2A, AND LOT 2B, BLOCK 1 WILL HAVE SOME SURFACE WATER  
DRAINING TOWARDS THE BACK OF THE LOT. HOME OWNER SHALL  
NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING  
FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, IN  
SUCH A MANNER THAT VIOLATES THE ESTABLISHED DRAINAGE  
FLOW AS SHOWN ON DETAIL FENCES/WALLS WHICH HAVE THE  
POTENTIAL TO BLOCK RUNOFF TO CONTINUE TO FLOW.
- LOTS 2A AND LOT 2B WILL HAVE LOT GRADING TYPE "B" AS  
SHOWN ON THIS PLAT.
- POINT OF BEGINNING FOR LOT 2B, (NORTHINGS: 17055690.2309,  
EASTINGS: 664856.8067)

LINE TABLE			LEGEND		
LINE	DISTANCE	BEARING	OFR	FOUND IRON ROD	
L1	40.65'	N 55° 02' 19" W	OSR	SET 1/2" IRON ROD	
L2	10.28'	S 60° 44' 36" E	POB	POINT OF BEGINNING	
L3	12.81'	S 00° 14' 01" E	B.S.	BUILDING SETBACK	
			U.E.	UTILITY EASEMENT	

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHORD DIST.	CHORD BEARING	
C1	94.44'	60.00'	84.99'	N 79° 19' 28" W	
C2	436.98'	1,045.00'	433.80'	S 72° 43' 22" E	
C3	73.28'	60.00'	68.81'	N 85° 25' 39" W	
C4	21.16'	60.00'	21.05'	N 40° 20' 13" W	
C5	90.75'	1,045.00'	90.72'	S 63° 13' 52" E	
C6	346.23'	1,045.00'	344.65'	S 75° 12' 58" E	



CERTIFICATE OF OWNER

STATE OF TEXAS  
COUNTY OF WEBB

I, RAUL PEREZ, AS PRESIDENT OF VALMIR APARTMENTS, LLC, THE UNDER SIGNED OWNER OF  
THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS - REPLAT OF LOT 2, BLOCK 1,  
RIVERHILL SOUTH SUBDIVISION - PHASE I IN THE CITY OF LAREDO, COUNTY OF WEBB, STATE  
OF TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE  
PUBLIC FOREVER, ALL STREETS, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN  
FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER DATE

CERTIFICATE OF NOTARY PUBLIC

STATE OF TEXAS  
COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RAUL  
PEREZ, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE  
FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR  
THE PURPOSE AND CONSIDERATION THEREIN STATED, GIVEN MY HAND AND SEAL OF OFFICE  
THIS \_\_\_\_ DAY OF \_\_\_\_ 20\_\_.

NOTARY PUBLIC IN AND FOR THE COUNTY OF WEBB, TEXAS

MY COMMISSION EXPIRES ON

CERTIFICATE OF ENGINEER

STATE OF TEXAS  
COUNTY OF WEBB

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

FRANCISCO RAMOS, PE - NO. 108833

DATE

CERTIFICATE OF SURVEYOR

STATE OF TEXAS  
COUNTY OF WEBB

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

FRANCISCO RAMOS, RPLS - NO. 6573

DATE

PLAT APPROVAL - CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS  
THE REPLAT OF LOT 2, BLOCK 1, RIVERHILL SOUTH SUBDIVISION - PHASE I, PREPARED BY  
RAMOS ENGINEERING, PLLC, FRANCISCO RAMOS, REGISTERED PROFESSIONAL ENGINEERING  
NO. 108833, AND DATED ON \_\_\_\_ AND HAVE FOUND THEM IN COMPLIANCE  
WITH THE SUBDIVISION ORDINANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF  
LAREDO, TEXAS.

ELIUD DE LOS SANTOS, PE - CITY ENGINEER DATE

PLANNING COMMISSION APPROVAL

THIS REPLAT OF LOT 2, BLOCK 1, RIVERHILL SOUTH SUBDIVISION - PHASE I HAS BEEN  
SUBMITTED TO THE AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF  
LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON THE ON THE \_\_\_\_  
DAY OF \_\_\_\_ 20\_\_.

DANIELLA SADA PAZ DATE  
P&Z CHAIRMAN

ATTESTMENT OF PLANNING COMMISSION APPROVAL

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

VANESSA GUERRA, AICP DATE  
PLANNING DIRECTOR  
CITY OF LAREDO

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS  
COUNTY OF WEBB

I, \_\_\_\_\_, CLERK OF THE COUNTY COURT IN AND FOR WEBB COUNTY, DO  
HEREBY CERTIFY THAT FOREGOING INSTRUMENT DATED THE \_\_\_\_ DAY OF \_\_\_\_  
2023, WITH ITS CERTIFICATION OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON  
THE \_\_\_\_ DAY OF \_\_\_\_ 20\_\_ AT \_\_\_\_ O' CLOCK \_\_\_\_ IN VOLUME  
\_\_\_\_ PAGE \_\_\_\_ OF THE MAP RECORDS OF SAID COUNTY.

COUNTY CLERK  
WEBB COUNTY, TEXAS

DATE

LEGAL DESCRIPTION OF  
A 30,998.45 SQFT TRACT OF LAND  
CALLED 30,999.00 SQFT  
LOT 2, BLOCK 1  
RIVERHILL SOUTH SUBDIVISION - PHASE I  
VOLUME 37, PAGES 16-17 W.C.M.R.  
LAREDO - WEBB COUNTY - TEXAS

BEING A 30,998.45 SQFT TRACT OF LAND, MORE OR LESS, BEING ALL OF A CALLED 30,999.00 SQFT TRACT OF LAND,  
LOT 2, BLOCK 1, RIVERHILL SOUTH SUBDIVISION - PHASE I, RECORDED IN VOLUME 37, PAGES 16-17, WEBB COUNTY MAP RECORDS,  
WEBB COUNTY, TEXAS, AND BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF RIVERHILL LOOP, BEING A POINT  
ON A CURVE TO THE LEFT, HAVING A RADIUS OF 66.00', A CHORD BEARING OF N 79° 19' 28" W, AND CHORD DISTANCE  
OF 84.99', AND ALSO BEING THE POINT OF BEGINNING AND THE SOUTHERN MOST SOUTHWEST CORNER HEREOF:

BEGINNING AT A FOUND IRON ROD, BEING THE SOUTHERN MOST SOUTHWEST CORNER OF LOT 2, BLOCK 1,  
RIVERHILL SOUTH SUBDIVISION - PHASE I, RECORDED IN VOLUME 37, PAGES 16-17, WEBB COUNTY MAP RECORDS,  
WEBB COUNTY, TEXAS, AND BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF RIVERHILL LOOP, BEING A POINT  
ON A CURVE TO THE LEFT, HAVING A RADIUS OF 66.00', A CHORD BEARING OF N 79° 19' 28" W, AND CHORD DISTANCE  
OF 84.99', AND ALSO BEING THE POINT OF BEGINNING AND THE SOUTHERN MOST SOUTHWEST CORNER HEREOF:

THENCE CONTINUING ALONG THE NORTH RIGHT-OF-WAY OF RIVERHILL LOOP, AND ALONG SAID CURVE TO THE  
LEFT A CURVE LENGTH OF 94.44', TO A SET 1/2" IRON ROD WITH PINK CAP, BEING A POINT DEFLECTION  
HEREOF;

THENCE N 55° 02' 19" W, A DISTANCE OF 40.65', CONTINUING ALONG THE NORTH RIGHT-OF-WAY OF RIVERHILL  
LOOP, TO A FOUND 1/2" IRON ROD BEING THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK 1, AND THE  
SOUTHWEST CORNER HEREOF;

THENCE N 34° 57' 41" W, A DISTANCE OF 126.15', ALONG THE WESTERN PROPERTY LINE OF SAID LOT 2, BLOCK 1,  
TO A FOUND 1/2" IRON ROD, BEING THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, RIVERHILL SOUTH  
SUBDIVISION - PHASE I, RECORDED IN VOLUME 37, PAGES 16-17, WEBB COUNTY MAP RECORDS, WEBB  
COUNTY, TEXAS, AND THE NORTHWEST CORNER OF SAID LOT 2, BLOCK 1, AND ALSO BEING THE  
NORTHWEST CORNER HEREOF;

THENCE S 60° 44' 36" E, A DISTANCE OF 10.28', ALONG THE COMMON PROPERTY LINE OF SAID LOT 1, BLOCK 1, AND  
LOT 2, BLOCK 1, TO A FOUND 1/2" IRON ROD, BEING A POINT ON A CURVE TO THE LEFT, HAVING A  
RADIUS OF 1,045.00', A CHORD BEARING OF S 72° 43' 22" E, AND CHORD DISTANCE OF 433.80', AND BEING  
A POINT OF DEFLECTION HEREOF;

THENCE CONTINUING ALONG THE COMMON PROPERTY LINE OF SAID LOT 1, AND LOT 2, AND ALONG SAID CURVE  
TO THE LEFT A CURVE LENGTH OF 436.98', TO A FOUND 1/2" IRON ROD, BEING AN INTERIOR CORNER  
OF SAID LOT 1, AND THE NORTHEAST CORNER OF SAID LOT 2, AND ALSO BEING THE NORTHEAST CORNER  
HEREOF;

THENCE S 80° 14' 01" E, A DISTANCE OF 12.81', CONTINUING ALONG THE COMMON PROPERTY LINE OF SAID LOT 1,  
AND LOT 2, TO A SET 1/2" IRON ROD WITH PINK CAP, BEING A POINT ON THE NORTH RIGHT-OF-WAY OF  
RIVERHILL LOOP, AND BEING THE SOUTHERN MOST SOUTHWEST CORNER OF SAID LOT 1, AND ALSO  
BEING THE SOUTHEAST CORNER OF SAID LOT 2, AND THE SOUTHEAST CORNER HEREOF;

THENCE S 89° 47' 08" W, A DISTANCE OF 380.00', ALONG NORTH RIGHT-OF-WAY OF RIVERHILL LOOP, TO THE POINT  
OF BEGINNING OF THIS 30,998.45 SQFT TRACT OF LAND, CALLED 30,999.00 SQFT, MORE OR LESS.

DRAWN BY: F.R. DATE: 08.20.2025			
CHECKED BY: DATE: -			
APPROVED BY: DATE: -			
FILE: 2025-038-SHRETT 2 - REPLAT.DWG			

OWNER	ENGINEER / SURVEYOR
VALMIR APARTMENTS, LLC 324 RIVERHILL LOOP LAREDO, TX 78046	FRANCISCO RAMOS, PE, RPLS RAMOS ENGINEERING, PLLC 4800 MMMS AVE., STE. #2 LAREDO, TX 78041 (956) 539 - 7003

**RAMOS**  
ENGINEERING, PLLC

4820 MMMS AVE., STE. #2  
LAREDO, TEXAS 78041  
O: 956.539.7003  
ENG # F-23568  
SUR # 10194771  
www.RamosEng.com

REPLAT OF LOT 2, BLOCK 1 RIVERHILL SOUTH SUBDIVISION - PHASE I INTO LOT 2A, AND LOT 2B, BLOCK 1, RIVERHILL SOUTH SUBDIVISION - PHASE I WEBB COUNTY, TEXAS	SHEET:  1 of 1
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# City of Laredo

## Planning & Zoning Commission

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**Meeting Date:** 9/18/2025

**Model Subdivision Compliance 8A**

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### **SUBJECT**

Consideration of Model Rule Subdivision Compliance of the plat of Harmony Hills Subdivision, Phase 2 at Rodriguez Ranch. The intent is residential.

PL-165-2025

District VI - Cm. Dr. David Tyler King

### **PREVIOUS COUNCIL ACTION**

N/A

### **BACKGROUND**

APPLICANT: Rodriguez-Zertuche Development, LLC

ENGINEER: Howland Engineering & Surveying Co.

SITE: This 49.549-acre tract of land is located east of State Highway 359 northwest of International Boulevard. The zoning for this 231-lot development is R-1A (Single Family Reduced Area District) and AG (Agricultural). This tract is located in District VI - Cm. Dr. Tyler King.

### **COMMITTEE RECOMMENDATION**

N/A

### **STAFF RECOMMENDATION**

APPROVAL

NOTICE TO THE DEVELOPER:

N/A

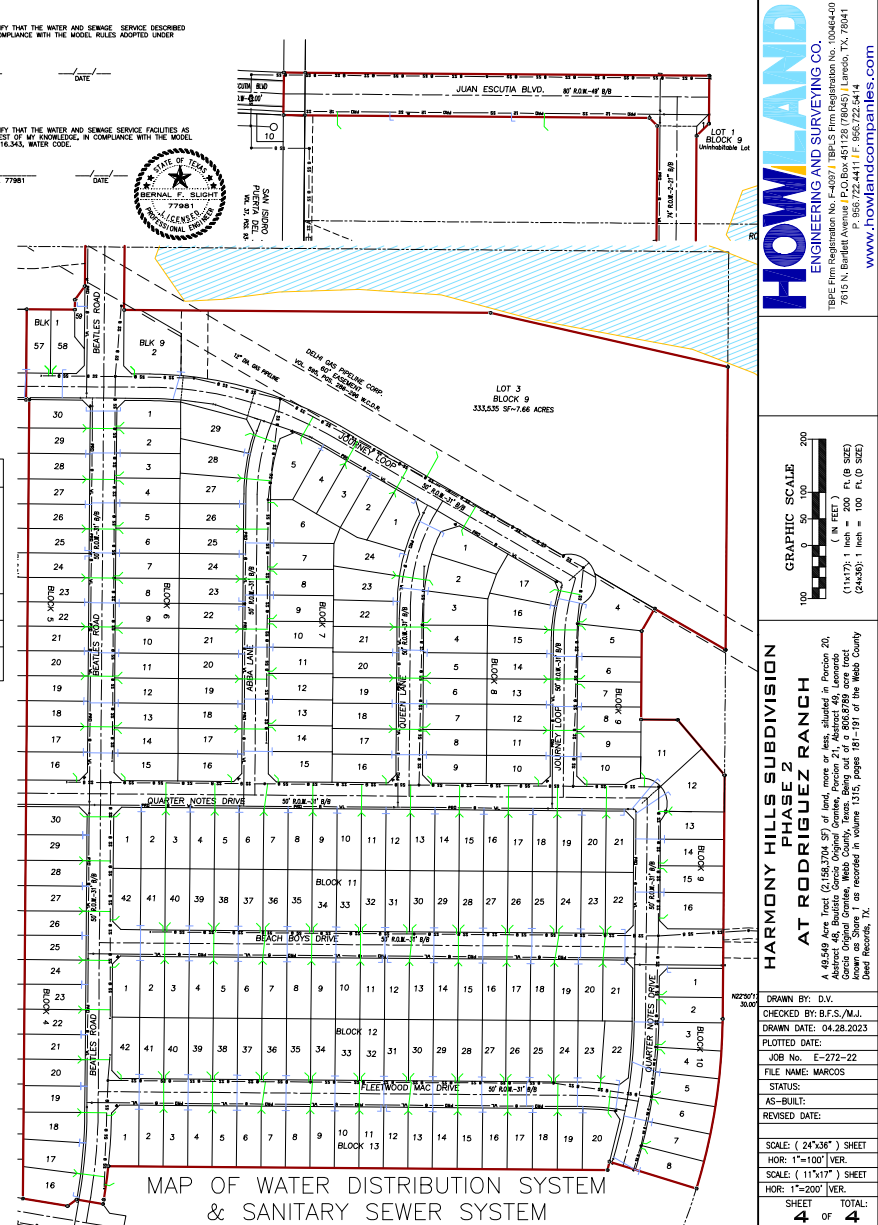
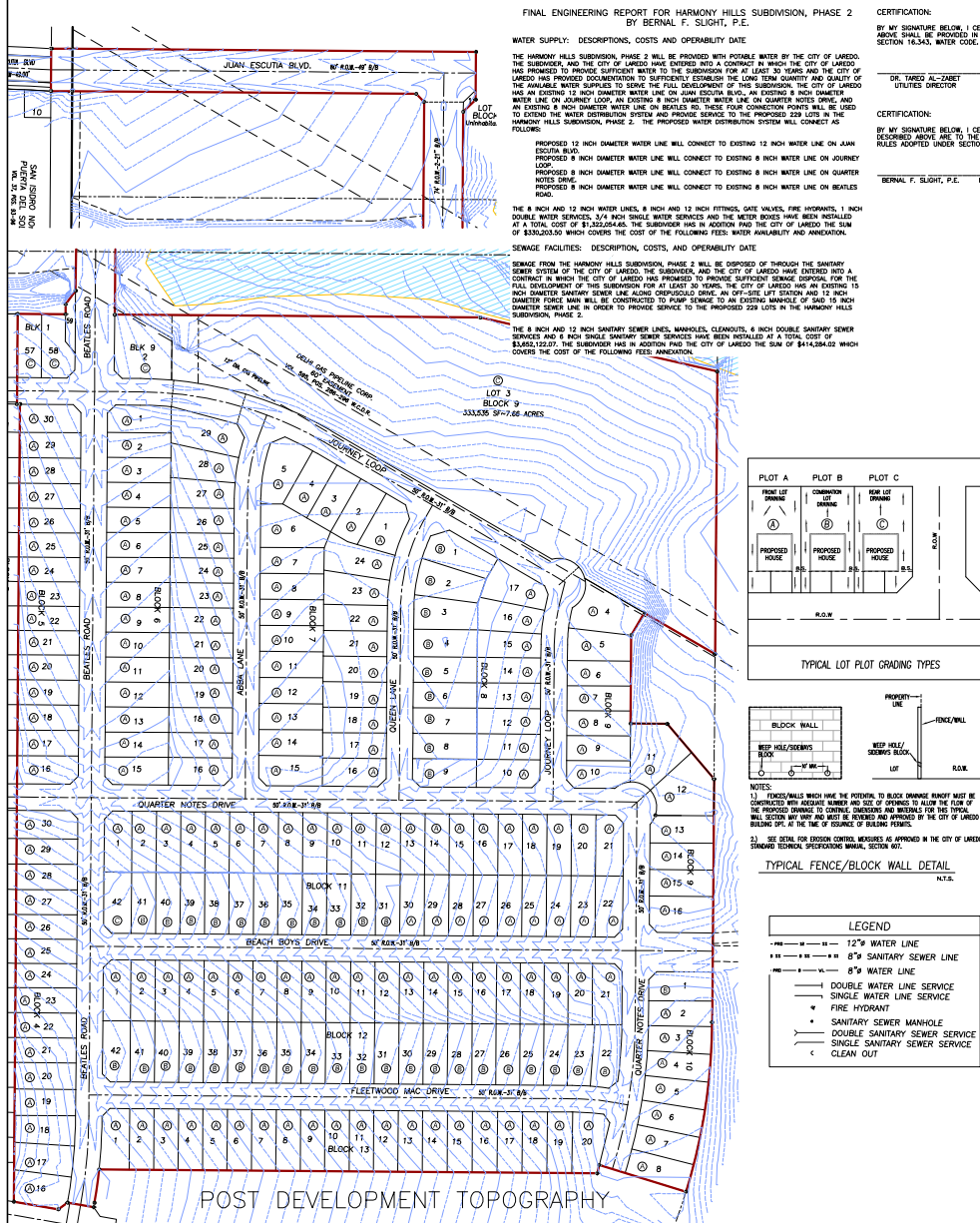
## NOTES:

- 1.) FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZE OF OPENINGS TO ALLOW THE FLOW OF THE PROPOSED DRAINAGE TO CONTINUE. DIMENSIONS AND MATERIALS FOR THIS TYPICAL WALL SECTION MAY VARY AND MUST BE REVIEWED AND APPROVED BY THE CITY OF LAREDO BUILDING DPT. AT THE TIME OF ISSUANCE OF BUILDING PERMITS.
- 2.) SEE DETAIL FOR EROSION CONTROL MEASURES AS APPROVED IN THE CITY OF LAREDO STANDARD TECHNICAL SPECIFICATIONS MANUAL, SECTION 607.

## TYPICAL FENCE/BLOCK WALL DETAIL

N.T.S.





**HOWLAND**  
ENGINEERING AND SURVEYING CO.  
TSPC Firm Registration No. 7-4097 | TSPC Firm Registration No. 10464-010  
7015 N. Garland Ave. | Suite 100 | Laredo, TX 78041  
(956) 222-4411 | F: (956) 222-4414  
www.howlandcompanies.com

HARMONY HILLS SUBDIVISION  
PHASE 2  
AT RODRIGUEZ RANCH

A 66.549 Acre Tract (2158.704 SF) of land, more or less, situated in Portion 20, Abstract 46, Beat 10, Original Grantee, Portion 21, Abstract 46, Leonardo, known as Same 1 as recorded in Volume 3115, Page 18-191 of the Webb County Deed Records, TX.

DRAWN BY: D.V.  
CHECKED BY: B.F.S./M.J.  
DESIGN DATE: 04.28.2023  
PLOTTED DATE:  
FILE NAME: E-272-22  
STATUS:  
AS-BUILT:  
REVISED DATE:

SCALE: ( 24"x36" ) SHEET  
HOR: 1"=100' VER:  
SCALE: ( 11"x17" ) SHEET  
HOR: 1"=200' VER:  
SHEET 4 OF 4