

City of Laredo

REGULAR MEETING AGENDA

Thursday, April 16, 2026

6:00 PM

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

Planning & Zoning Commission

City Of Laredo
Planning & Zoning Commission
Council Chambers
1110 Houston St.
Laredo, Texas 78040
April 16, 2026
6:00 P.M.

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Texas Pledge

5. Approval Of Minutes Of:

5A Regular Meeting of March 19, 2026.

[26-P&Z-492](#)

5B Regular Meeting of April 2, 2026.

[26-P&Z-493](#)

6. Citizen Comments

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

7. Public Hearing And Recommendation Of An Ordinance:

7A Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a conditional use permit for a manufacturing/storage (millwork) on the north half (1/2) of Lot 4,Block 365, Western Division, located at 1809 San Dario Avenue.

[26-P&Z-497](#)

ZC-012-2026
District VIII

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- 7B** Amending the Zoning Ordinance (Map) of the City of Laredo by amending Ordinance 2023-O-011 which authorized a conditional use permit for an amusement redemption machine establishment on Lot 1A, Block 1, Anil Associates, Limited Liability Company, Phase 1, located at 9110 McPherson Road, Suite 1 (10,800 square feet) in order to remove the current parties and issue the conditional use permit to the property and to extend the current expiration date of the conditional use permit. [26-P&Z-482](#)
- ZC-028-2026
District VI
- 7C** Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 3.33 Acre Tract, as further described by metes and bounds in Exhibit A, located east of Don Beto Drive and north of Grisell Drive, from R-1 (Single Family Residential District) to R-2 (Multi-Family Residential District). [26-P&Z-503](#)
- ZC-035-2026
District V
- 7D** Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 10, Block X6, Southview Replat, Phase II, located at 3502 South Arkansas Avenue, from R-1 (Single-Family Residential District) to R-2 (Multi-Family Residential District). [26-P&Z-481](#)
- ZC-038-2026
District II
- 7E** Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 6, Block 1, Los Corralitos Subdivision, located at 18215 FM 1472, from AG (Agricultural District) to M-1 (Light Manufacturing District). [26-P&Z-485](#)
- ZC-039-2026
District VII
- 7F** Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 32 acres, as further described by metes and bounds in attached Exhibit A, located north of Lomas Del Sur Road and east of Cuatro Vientos Road, from R-1A (Single Family Reduced Area District) to B-4 (Highway Commercial District). [26-P&Z-498](#)
- ZC-040-2026
District I
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- 7G** Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 9.53 acres, as further described by metes and bounds in attached Exhibit A, located north of Lomas Del Sur Road and east of Charolais Drive, from R-1A (Single Family Reduced Area District) to B-4 (Highway Commercial District). [26-P&Z-499](#)
- ZC-041-2026
District III
- 7H** Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 59.55 acres, as further described by metes and bounds in attached Exhibit A, located south of Lomas Del Sur Road and east of Cuatro Vientos Road, from AG (Agricultural District) and B-3 (Community Business District) to B-4 (Highway Commercial District). [26-P&Z-486](#)
- ZC-042-2026
District I
- 7I** Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 16.7 acres, as further described by metes and bounds in attached Exhibit A, located south of Lomas del Sur Road and east of Cuatro Vientos Road, AG (Agricultural District) and B-3 (Community Business District) to B-4 (Highway Commercial District). [26-P&Z-483](#)
- ZC-043-2026
District I
- 7J** Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 4.07 acres, as further described by metes and bounds in attached Exhibit A, located south of Siller Loop and west of Martinique Drive, AG (Agricultural District) to R-1 (Single Family Residential District). [26-P&Z-484](#)
- ZC-044-2026
District VII
- 7K** Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 3.92 acres, as further described by metes and bounds in attached Exhibit A, located north of Lomas Del Sur Road and east of Cuatro Vientos Road, from R-1A (Single Family Reduced Area District) to B-4 (Highway Commercial District). [26-P&Z-500](#)
- ZC-049-2026
District I
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7L Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning for B-4 (Highway Commercial District) on a tract of land containing 23.942-acres, more or less, as described by metes and bounds in the attached Exhibit "A," and known as Annexation Tract 1 (NDAS Development Tract) located southeast of Cuatro Vientos and Sierra Vista Boulevard. [26-P&Z-476](#)

AN-001-2026
District 1 - Cm. Gilbert Gonzalez

7M Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning for M-1 (Light Manufacturing District) on a tract of land containing 8.42-acres, more or less, as described by metes and bounds in the attached Exhibit "A," and known as Annexation Tract 2 (All Carriers Tract) located south of FM 1472 and west of Ben-Hur Ranch Road. [26-P&Z-477](#)

AN-002-2026
District VII - Cm. Vanessa Perez

7N Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning for M-1 (Light Manufacturing District) on a tract of land containing 5.19-acres, more or less, as described by metes and bounds in the attached Exhibit "A," and known as Annexation Tract 3 (ARP Laredo Tract) located south of FM 1472 and north of Mercury Mine Road. [26-P&Z-478](#)

AN-003-2026
District VII - Cm. Vanessa Perez

7O Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning for M-1 (Light Manufacturing District) on a tract of land containing 150.8236-acres, more or less, as described by metes and bounds in the attached Exhibit "A," and known as Annexation Tract 4 (Gilpin Tract) located northwest of Nicolas D. Hachar road and River Bank Drive. [26-P&Z-479](#)

AN-004-2026
District VII - Cm. Vanessa Perez

- 7P** Public hearing and recommendation of an ordinance amending the City of Laredo Subdivision Ordinance, Chapter III, Section 3.2 Entitled “Streets and Alleys,” by adding definitions for block length and block width; providing that this ordinance shall be cumulative; providing for severability clause; and providing for publication and effective date. [26-P&Z-504](#)

8. Consideration Of The Following Master Plans:

- 8A** Consideration of a revision to the Ponderosa Masterplan. The intent is residential, commercial, multifamily, and industrial. The purpose of the revision is to reconfigure lots within Unit 3A and Unit 6. [26-P&Z-487](#)

PL-087-2026
District III - Cm. Melissa R. Cigarroa
District IV - Cm. Ricardo “Rick” Garza

- 8B** Consideration of a revision to the Southeast Commercial Subdivision at Buena Vista Ranch. The intent is commercial. The purpose of this revision is to reconfigure Phase 4 and Phase 5. [26-P&Z-488](#)

PL-093-2026
District I - Cm. Gilbert Gonzalez

9. Consideration Of The Following Preliminary Plats And Replats:

- 9A** Preliminary consideration of the plat of Ponderosa Commercial Subdivision, Unit 3A - Phase 1. The intent is commercial. [26-P&Z-489](#)

PL-088-2026
District IV - Cm. Ricardo “Rick” Garza

- 9B** Preliminary consideration of the plat of Southeast Commercial Subdivision, Phase 4 at Buena Vista Ranch. The intent is commercial. [26-P&Z-490](#)

PL-092-2026
District I - Cm. Gilbert Gonzalez

- 9C** Preliminary consideration of the plat of Lot 4, Block 2, D & J Alexander Phase 15, Alexander Crossing Plaza. The intent is commercial. [26-P&Z-491](#)

PL-091-2026
District V - Cm. Ruben Gutierrez Jr.

- 9D** Preliminary consideration of the plat of Lot 3, Block 1, D&J Alexander Commercial Phase 15 Alexander Crossing Plaza. The intent is commercial. [26-P&Z-494](#)

PL-090-2026
District V - Cm. Ruben Gutierrez Jr.

- 9E** Preliminary consideration of the plat of Phoenix Village Subdivision Phase XI (11). The intent is residential. [26-P&Z-495](#)

PL-085-2026
District III - Cm. Melissa R. Cigarroa

- 9F** Preliminary consideration of the plat of Phoenix Village Subdivision Phase XIII (13). The intent is residential. [26-P&Z-496](#)

PL-086-2026
District III - Cm. Melissa R. Cigarroa

- 9G** Preliminary consideration of the plat of Phoenix Village Subdivision Phase XIV (14). The intent is residential. [26-P&Z-501](#)

PL-084-2026
District III - Cm. Melissa R. Cigarroa

10. Reconsideration Of The Following Final Plats And Replats:

- 10A** Final reconsideration of the plat of Villas at Sunset Subdivision, Phase 1. The purpose of the reconsideration is to modify the boundary and reconfigure the lot layout. The intent is residential. [26-P&Z-502](#)

PL-089-2026
District VII - Cm. Vanessa Perez

11. Adjournment

This notice was posted at the municipal government office, 1110 Houston St, Laredo , Texas, At a place convenient and readily accessible to the public at all times. This notice was posted on Friday, April 10, 2026 by 6:00 P.M.

City of Laredo

Planning & Zoning Commission

Meeting Date: 4/16/2026
Ordinance 5A

Public Hearing and Recommendation of an

**CITY OF LAREDO
PLANNING AND ZONING COMMISSION**

MEETING MINUTES OF MARCH 19, 2026

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:03 p.m. on Thursday, March 19, 2026, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

COMMISSIONERS PRESENT:

Daniela Sada Paz, Chair
Michael Barron, Vice Chair (Arrived at 6:05 p.m.)
Rolando Cazares
Cindy E. Cantu
Mercurio Martinez, III (Arrived at 6:15 p.m.)
John D. Beckelhymer
Regina Portillo
Hector “Tito” Garcia
Adolfo Martinez

COMMISSIONERS EXCUSED:

STAFF PRESENT:

Vanessa Guerra, Planning Director
Rafael Vidaurri, Planner
Deidre Garcia, Planner
Laura Garza, Planner
Stephanie Prado, Planner
Ruben Dominguez, Fire Department

OTHERS PRESENT:

Raul Santos	Abraham Gonzalez	Lorenzo B. Moreno
Hector Miguel Bernal Zamora	Aaron Gonzalez	Rosa Varela
Veronica Rios	Francisco Ramos	John A. Solis
Michelle de la Cruz	Graciela Rubio	Geronimo Treviño
Alicia Hernandez	Roberto Mancha	Linda Vera
Esperanza Martinez	Raul Cantu	Joseph M. Fuentes, III
Claudia Fuentes	Michelle Guerra	Francisco Garcia
Roberto de Hoyos, Jr.	Maria Mendez	Alicia Hernandez
Angel Treviño	Alfredo Martninez	

1. CALL TO ORDER

Chair Sada Paz called the Planning and Zoning Commission meeting to order at 6:01 p.m.

2. ROLL CALL

Planning & Zoning Commission
Minutes
March 19, 2026

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

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

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

Motion Carried Unanimously

3. PLEDGE OF ALLEGIANCE

4. TEXAS PLEDGE

5. APPROVAL OF MINUTES OF:

A. Special Meeting of February 18, 2026

B. Regular Meeting of March 5, 2026

MOTION: Commissioner Martinez made a motion to approve the minutes of February 18, 2026 and March 5, 2026.

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

Motion Carried Unanimously

6. CITIZEN COMMENTS

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

Raul Santos, neighborhood resident, informed the Commission he and his fellow neighbors oppose to the zone change. (Item 7F, ZC-031-2026, located at 1803 East Reynolds).

7. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE.

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

ZC-050-2026

District VII

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

Staff Recommendation: Staff **does not support** the proposed zone change.

Hector Miguel Bernal Zamora informed the Commission he is the owner of a transportation company that utilizes small to medium-sized trucks to import and export goods. He stated that he is requesting a zone change for a recently purchased property.

Commissioner Beckelhymer asked Staff about the zoning of the property located south of the subject site. Ms. Guerra responded that the adjacent property operates as a vehicle nationalization business and, together with 500 Calton Road, had previously applied for a Special Use Permit under a base zoning of B-3. She further explained to the west lies an L-shaped, unplatted lot identified as 1318, currently used for trailer parking. That property had applied for M-1 zoning, which Staff did not support and was ultimately not approved; it currently operates under a Conditional Use Permit.

Ms. Guerra noted that M-1 zoning is not consistent with the Comprehensive Plan's Neighborhood Mixed designation, which allows zoning up to B-3. She added that all of the uses proposed by the applicant could be accommodated under existing zoning regulations: mechanical work requires B-4 zoning, trailer parking requires a base zone of B-3, and a distribution center would require M-1 zoning; however, these uses could also be permitted through the Conditional Use Permit (CUP) process.

Veronica Rios clarified that the applicant's reference to "mechanic" work pertains solely to servicing his own vehicles. She emphasized that the applicant does not intend to operate a commercial mechanic business, nor will he be using heavy-duty trailers. Instead, the trucks are comparable in size to UPS delivery vehicles. The intent is to park the trucks on-site and perform occasional in-house repairs as needed, rather than outsourcing those services.

Vanessa Guerra, Planning Director, asked what the primary use of the property would be. Ms. Rios responded that the primary use would be truck parking, with incidental in-house maintenance for approximately five to six company vehicles per day, as needed. Ms. Guerra stated that such maintenance would be considered accessory to the primary use and is already permitted under B-3 zoning.

Chair Sada Paz explained that while the current B-3 zoning allows the transportation business and accessory mechanical work to operate, the applicant would need to apply for a Conditional Use Permit in the future if they intend to establish a distribution center, as that use would require M-1 zoning.

Commissioner M. Martinez arrived at 6:15 p.m.

Ms. Guerra then asked whether the applicant wished to table or withdraw the zoning request, given that the proposed operations are already permitted under the existing B-3 zoning.

Chair Sada Paz reiterated the current B-3 zoning permits the transportation operation and in-house vehicle maintenance. She clarified that a Conditional Use Permit would only be required if the applicant proceeds with plans for a distribution center in the future.

MOTION: Commissioner Garcia made a motion to table the item till the end of the meeting.

Second:	Vice Chair Barron
In Favor:	9
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Vice Chair Barron stepped out of the meeting at 6:17 p.m.

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

ZC-015-2025

District VI

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

Staff Recommendation: Staff supports the proposed special use permit.

1. The Special Use Permit is issued to Pizza Hut #39502, and may only be transferred upon application to and with the express permission of the City Council.
2. The hours of operation shall be limited to, Sunday through Thursday 10:30 a.m. to 11:00 p.m. and Friday through Saturday 10:30 a.m. to 12:00 a.m.
3. An outdoor patio and/or outdoor seating is prohibited.
4. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
5. Landscaping shall be provided in accordance with the City of Laredo Land Development Code.
6. The owner shall provide an opaque fence or wall of not less than 7 (seven) feet in height along any side or rear property lines in which abut or adjoin property containing a residential use or residential zoning district. Apartment complexes, residential condominiums or residential townhomes shall be similarly screened irrespective of which zoning district they occur in.
7. Establishments must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
8. Signage shall be consistent with the City's Sign Ordinance and TABC rule or regulation.
9. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
10. Outdoor music and speakers are prohibited. The property owner must comply with all City

Noise Ordinances provisions of the City of Laredo Code of Ordinances.

11. At all times the restaurant is open to the public for business, it shall continually maintain and serve food from its full-service menu.
12. The restaurant shall not exceed the “Occupant Load” as set forth in the Certificate of Occupancy with Occupant Load.
13. The restaurant shall, during all hours of operation, maintain, free from obstruction or impediment to full instant use in the case of fire or other emergency, all exit accesses, exits or exit discharges.
14. The restaurant shall undergo an annual Fire Inspection.
15. All permits, licenses, certifications and inspections required by the codes and ordinances of the City of Laredo shall be kept up to date and current including but not limited to: a. Food Manager License (annual) b. Food Handler’s Permit (annual), c. Certificate of Occupancy with Occupant Load. Occupant Load being the approved capacity of a building or portion thereof.
16. Owner shall comply with, Building, Health, Safety, and all applicable codes and regulations as required.
17. The restaurant shall maintain and comply with the BLUE Gun Sign regulations as per TABC (not exceed the required alcohol sales percentage).
18. The restaurant shall provide the City of Laredo, Building Development Services Department with a copy of the current TABC License to include but not limited to any renewals or amendments as they occur.
19. A business entity, which has been granted an SUP, is required to report (on a form approved by the Building Official of designee) any change in the entity’s ownership status which occurs by virtue of the transfer of a majority of its stock or a majority of its membership interest to the City of Laredo Building Services Building Official or designee. Any change in ownership interest shall be deemed a transfer of the business and shall require Council approval of the transfer of the existing SUP.
20. Failure to comply (# 19 condition) above, shall render the existing SUP null, void and of no force or effect.
21. The use authorized by the special use permit is required to abide by all relevant municipal codes.

Michelle de la Cruz, Manager for Pizza Hut, informed the Commission she was in support of the special use permit.

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

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

Motion Carried Unanimously

Vice Chair Barron stepped back into the meeting at 6:22 p.m.

C. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately

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

ZC-027-2026

District III

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

Staff Recommendation: Staff supports the proposed zone change.

Alicia Hernandez, spoke on behalf of her parents Francisco and Martha Garcia, and informed the Commission they were in support of the zone change.

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

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

Motion Carried Unanimously

Commissioner Portillo advised the Commission that, for Item 7D, the applicant was running late and may not arrive on time, but indicated that the applicant concurs with all staff comments; therefore, the Commission may proceed with approval.

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

ZC-028-2026

District VI

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

Staff Recommendation: Staff supports the proposed conditional use permit amendment to extend the current expiration date.

Staff **does not support** removing the current parties from the conditional use permit.

1. The C.U.P. shall be issued to Anil Gupta and Jorge Vicencio Barcenas, and shall be transferable only with the approval of the City Council, and shall be subject to all conditions of the initial approval, and such other conditions as the City Council may require.
2. REMOVE: The C.U.P. is restricted to operating hours from 11:00 a.m. through 2:00 a.m.
ADD: The C.U.P. is restricted to operating hours from 10:00 a.m. through 11:00p.m.
3. The C.U.P. is restricted to 10,800 square feet located within Suite 1 as per the site plan, Exhibit B, which is made part hereof for all purposes.
4. Signage is limited to that allowed in a B-3 District.
5. Owner shall provide parking places in compliance with Section 24.78 of the Laredo Land Development Code. ADA-compliant parking space(s) shall be required.
6. Off-site parking is prohibited.
7. Owner shall provide and maintain trees and shrubs in compliance with Section 24.83 of the Laredo Land Development Code.
8. Owner shall provide an opaque fence wall of not less than seven feet in height along property lines which abut or adjoin residential property or residential zoning district, in compliance with Section 24.79 of the Laredo Land Development Code.
9. Lighting of property shall be screened to avoid adverse impact on adjacent residential uses.
10. Outdoor music and speakers shall be prohibited and there shall be no ground vibrations created or sustained on this site which are perceptible without instruments at any point on any property adjoining this property.
11. The sale and consumption of alcohol on premises is prohibited.
12. Owner shall make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
13. Owner shall comply with all Building, Fire and Life Safety Code Regulations as required.
14. Strobe lights, flashing lights, and any other outdoor lighting designed to attract attention are prohibited.
15. Banners and window signs are prohibited.
16. REMOVE: The C.U.P. shall be issued for ten (10) years from date of issuance.
ADD: The C.U.P. amendment shall be extended for an additional ten (10) years from the date of issuance.

Commissioner Portillo inquired whether the permit could be issued solely to the property owner. Ms. Guerra, Planning Director, informed the Commission if the permit is issued in an individual's name, it must be issued to the operator of the business.

Commissioner Portillo stated since the permit cannot be issued to the property owner, the applicant is requesting that the item be tabled to a time certain.

MOTION: Commissioner Portillo made a motion to close the public hearing, and **table** the item time certain.

Second:	Commissioner A. Martinez
In Favor:	9
Opposed:	0

Abstained: 0

Motion Carried Unanimously

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

ZC-030-2026

District III

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

Staff Recommendation: Staff supports the proposed zone change.

Esperanza Martinez, representative, informed the Commission the property owners are requesting the zone change in order to place a mobile home on the property.

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

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

Motion Carried Unanimously

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

ZC-031-2026

District IV

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

Staff Recommendation: Staff does not support the proposed zone change.

Claudia Fuentes informed the Commission during the appraisal process, it was discovered the property is not properly zoned for a triplex. She explained her grandparents purchased the property in 1992, and the triplex was constructed in 1981, prior to the adoption of the zoning ordinance in 1984, which is the basis for their request.

Roberto de Hoyos, Jr., neighbor, informed the Commission he is opposed to the R-3 zoning request, as he is concerned similar changes could be made to other nearby vacant properties.

MOTION: Commissioner M. Martinez made a motion to close the public hearing, support Staff recommendation and deny an R-3, but recommend an R-2.

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

Motion Carried Unanimously

MOTION: Commissioner Garcia made a motion to move up Item 7I.

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

Motion Carried Unanimously

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

ZC-034-2026

District VI

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

Staff Recommendation: Staff supports the proposed zone change.

Commissioner A. Martinez left the meeting at 6:55 p.m.

Angel Treviño, Project Architect, and Abraham Gonzalez, Owner, addressed the Commission and explained that Mr. Gonzalez, as the new owner of the property, is requesting to change the zoning back to its original designation of B-3 in order to develop a commercial plaza. Mr. Treviño also provided the Commissioners with a proposal packet outlining the planned development.

Commissioner Portillo inquired whether there were any deed restrictions on the property. Mr. Gonzalez responded there are existing deed restrictions limiting the use to multi-family

development; however, he stated he has been in communication with San Isidro and that they intend to amend those restrictions to allow for the proposed shopping center.

Commissioner Portillo asked Staff whether the zone change could proceed if the deed restrictions are not amended.

Vanessa Guerra, Planning Director, informed the Commission previous legal guidance has established that the City does not enforce private covenants. She further explained that this stipulation is included in the preamble of zoning ordinances, and therefore, any agreements regarding deed restrictions remain a private matter between the property owners.

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

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

Motion Carried Unanimously

G. Amending the Zoning Ordinance (Map) of the City of Laredo by amending Ordinance 2525-O-234, which authorized a special use permit for a Smoking Establishment (Cigar Lounge ONLY – No On-Premise Alcohol Consumption) on Lot 3B, Block 1, Laredo Arena Subdivision, Unit 4, located at 3411 Jacaman Road, Suite 400 (Approximately 1,469 square feet), in order to allow the consumption of alcohol based on a newly passed ordinance (Ordinance 2026-O-026).

ZC-032-2026

District V

Commissioners Cantu and Portillo left the meeting at 7:05 p.m.

Laura Garza, Planner, provided a brief overview on the item.

Staff Recommendation: Staff **supports** the proposed special use permit amendment.

Staff **does not support** the proposed special use permit for a Smoking Establishment.

1. The Special Use Permit is issued to Geronimo Trevino Jr, and shall be non-transferal.
2. The Special Use Permit is restricted to 1,469 square feet located within Suite 400 as per the site plan, Exhibit A, which is made part hereof for all purposes.
3. The hours of operation shall be limited to, from Monday to Wednesday, 9:00am to 9:00pm, Thursday to Saturday, 9:00am to 11:00pm, and Sunday, 12:00pm to 8:00pm.
4. No person under 21 years of age shall be permitted to enter the establishment or purchase any

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

new special use permit application is required to be submitted and shall be processed as a new special use permit request.

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

Geronimo Treviño, Representative, informed the Commission he was in support of the item and requested their support as well. He stated he did not believe the two reasons stated by Staff should affect the Commission’s decision. He explained the residential area referenced has not yet been developed, nor are there any indications it will be developed in the near future.

Regarding parking, Mr. Treviño noted this had not been an issue during previous approvals and questioned why it would be a concern now. He added there is a large area at the front of the property that could be utilized for additional parking. He also clarified the business is strictly a smoking establishment and not a bar.

Vanessa Guerra, Planning Director, explained the proposed business is a smoking establishment, specifically a cigar bar. She noted that, while smoking is generally prohibited indoors, this type of establishment allows smoking on the premises. She further explained all smoking establishments require a Special Use Permit, and in this case, the applicant is requesting an amendment to the ordinance to allow the service of alcohol.

Ms. Guerra added that a recently adopted ordinance permits both smoking and the consumption of alcohol in smoking establishments, but only for cigar bars. She emphasized the classification of a business as either a smoking establishment or a bar is determined by the percentage of alcohol sales.

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

Second:	Commissioner M. Martinez
In Favor:	4
Opposed:	2 Vice Chair Barron and Commissioner Garcia
Abstained:	0

Motion Carried

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

ZC-033-2026

District VI

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

Staff Recommendation: Staff supports the proposed zone change.

Vice Chair Barron left the meeting at 7:12 p.m.

Aaron Gonzalez, Howland Engineering, informed the Commission he was in support of the zone change and was available to answer questions.

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

Second:	Commissioner M. Martinez
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

ZC-035-2026

District V

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

Staff Recommendation: Staff does not support the proposed zone change.

Francisco Ramos, Ramos Engineering, informed the Commission they would like to table the item.

Graciela Rubio, informed the Commission she is opposed of this change since there is only one entrance and exit.

Roberto Mancha, informed the Commission he is opposed of the zone change.

MOTION: Commissioner M. Martinez made a motion to close the public hearing, and table the item time uncertain.

Second:	Commissioner Garcia
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

ZC-036-2026

District IV

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

Commissioner Cazares stepped out of the meeting at 7:30 p.m.

Staff Recommendation: Staff does not support the proposed zone change.

Michelle Guerra, speaking on behalf of Raul Cantu, informed the Commission that they are in support of the proposed zone change in order to establish a wholesale store for the sale of produce in large quantities.

Commissioner Cazares stepped back into the meeting at 7:31 p.m.

Maria Mendez addressed the Commission and expressed opposition to the proposed zone change.

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

Second:	Commissioner Garcia
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

MOTION: Commissioner Garcia made a motion to bring back Item No. 7A.

Second:	Commissioner Cazares
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

A. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 12A, Block 2, Tesoro Plaza Subdivision, located at 5217 Tesoro Plaza Drive, from B-3

(Community Business District) to M-1 (Light Manufacturing District).

ZC-050-2026

District VII

Staff Recommendation: Staff **does not support** the proposed zone change.

Veronica Rios, Representative, inquired whether a B-3 zoning designation would permit the use of the property for parking the owner’s business trucks, as well as accommodating a small office and an in-house mechanic.

Vanessa Guerra, Planning Director, clarified that under a B-3 zoning district, the parking of heavy trucks, the presence of heavy truck equipment, and a small office are permitted. She further noted that Staff would need to follow up regarding the allowance of an in-house mechanic.

MOTION: Commissioner Garcia made a motion to **table** the item.

Second:	Commissioner M. Martinez
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

8. CONSIDERATION OF THE FOLLOWING PRELIMINARY PLATS AND REPLATS:

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

PL-072-2026

District I – Councilmember Gilbert Gonzalez

Chair Sada Paz stated that a letter was received requesting to table the item time certain.

MOTION: Commissioner Garcia made a motion to **table** the item time certain.

Second:	Commissioner M. Martinez
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

PL-074-2026

District I – Councilmember Gilbert Gonzalez

Rafael Vidaurri, Planner, provided a brief overview on the item.

Alfredo Martinez, Crane Engineering, informed the Commission he concurred with Staff’s comments and explained the purpose of the request is primarily to provide access from Cuatro Vientos to the proposed fire and police stations, which are currently in the design phase.

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

Second:	Commissioner M. Martinez
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

Planning:

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

Fire:

1. Fire hydrants required every 500ft for residential development. (Ordinance 2012-O-183, IFC 2012 Section 507.5.1, where required. Fire hydrants shall be required along public and private streets at every 500 feet for residential development).
2. Buena Vista Dr. will need to be renamed a it is already an existing street.

Traffic Safety: No comments submitted.

Engineering: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

AT&T: No comments submitted.

Vice Sada Paz requested a motion to hear Items 9A, 10A and 10B together.

MOTION: Commissioner Beckelhymer made a motion to **hear** Items 9A, 10A and 10B together.

Second:	Commissioner Cazares
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

9. CONSIDERATION OF THE FOLLOWING PRELIMINARY AND FINAL PLATS AND REPLATS:

A. Preliminary and final consideration of the replat of Excess Acreage of Block 2017, Eastern Division, into Lots 15A & 15B, Block 2017, Eastern Division. The intent is residential.

PL-071-2026

District I – Councilmember Gilbert Gonzalez

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

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.

10. CONSIDERATION OF AN EXTENSION TO FOLLOWING FINAL PLATS AND REPLATS:

A. Consideration of a six (6) month extension to the final plat approval of the plat Verde Creek Subdivision. The intent is residential and multi-family. The request is to extend the scheduled expiration date from May 2, 2026 to November 2, 2026.

PL-073-2026

District VII – Councilmember Vanessa Perez

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

PL-075-2026

Extra-Territorial Jurisdiction (ETJ)

MOTION: Commissioner Beckelhymer made a motion to approve Items 9A, 10A and 10B.

Second:	Commissioner Cazares
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

11. ADJOURNMENT:

MOTION: Commissioner Garcia made a motion to adjourn the meeting at 7:41 p.m.

Second:	Commissioner Beckelhymer
In Favor:	5
Opposed:	0
Abstained:	0

Motion Carried Unanimously

City of Laredo

Planning & Zoning Commission

Meeting Date: 4/16/2026
Ordinance 5B

Public Hearing and Recommendation of an

**CITY OF LAREDO
PLANNING AND ZONING COMMISSION**

MEETING MINUTES OF APRIL 2, 2026

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:03 p.m. on Thursday, April 2, 2026, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

COMMISSIONERS PRESENT:

Michael Barron, Vice Chair
Rolando Cazares
Mercurio Martinez, III
John D. Beckelhymer
Regina Portillo
Hector “Tito” Garcia

COMMISSIONERS EXCUSED:

Daniela Sada Paz, Chair	(Excused)
Cindy E. Cantu	(Excused)
Adolfo Martinez	(Excused)

STAFF PRESENT:

Vanessa Guerra, Planning Director
Rafael Vidaurri, Planner
Deidre Garcia, Planner
Luis Vazquez, Planner
Ruben Dominguez, Fire Department

OTHERS PRESENT:

Victor Linares
Alfredo Martinez
Vince Martinez
Sergio Narvaez
Jonathan Vazquez
Pearl Reyes
Cristina Martinez
Eduardo Salazar

1. CALL TO ORDER

Vice Chair Barron called the Planning and Zoning Commission meeting to order at 6:00 p.m.

2. ROLL CALL

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

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

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

Motion Carried Unanimously

3. PLEDGE OF ALLEGIANCE

4. TEXAS PLEDGE

5. CITIZEN COMMENTS

None.

6. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE.

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

ZC-028-2026

District VI

Vanessa Guerra, Planning Director, informed the Commission the Applicant requested the item be tabled.

MOTION: Commissioner M. Martinez made a motion to table the item time certain.

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

Motion Carried Unanimously

B. Public hearing and discussion of an ordinance amending the City of Laredo Subdivision Ordinance, Chapter III, Section 3.2 Entitled “Streets and Alleys,” by adding definitions for block length and block width; providing that this ordinance shall be cumulative;

providing for severability clause; and providing for publication and effective date.

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

Staff Recommendation: Staff recommends approval of the proposed amendment to the Subdivision Ordinance.

ORDINANCE AMENDMENT

Chapter III, Section 3.2 N.1. – Subdivision Ordinance:

N. Blocks and Street Lengths:

1. **Block Lengths** shall be measured from property corner to property corner along the block face having the greatest dimension or along the block face on which the greatest number of lots face, whichever is greater (See Figure 1). In the case of a **dead-end street**, the block length shall be measured from the point at which the centerlines at the nearest intersecting street converges then along the centerline of the dead-end street to the center point of the cul-de-sac (See Figure 2).

Block widths shall be measured from property corner to property corner along the block face having the least dimension or along the block face on which the fewest number of lots face, whichever is less (See Figure 1).

Commissioner Garcia wanted to know how it was defined before.

Vanessa Guerra, Planning Director, informed the Commission the Subdivision Ordinance does not distinguish between block length and block width. While a minimum block length is specified, no standard is provided for block width; therefore, the same minimum requirement is being applied to both.

MOTION: Commissioner Portillo made a motion to recess the public hearing and continue the public hearing to the next scheduled meeting on April 16, 2026, when the Commission shall forward its recommendation to the City Council.

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

Motion Carried Unanimously

7. CONSIDERATION OF THE FOLLOWING PRELIMINARY PLATS AND REPLATS:

A. Preliminary consideration of the plat of Villas Del Rincon Subdivision. The intent is residential.

PL-080-2026

District VII – Councilmember Vanessa Perez

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

Victor Linares, Sabio Engineering, informed the Commission he concurred with Staff comments.

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

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

Motion Carried Unanimously

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

Planning:

1. Provide a connection to the adjacent tract to the west in accordance with Section 3.2 L. of the Subdivision Ordinance.
2. Ensure that Lot 1, Block 2 has direct access to Puig Drive. Revise the plat accordingly.
3. Verify and confirm the width of the AEP easement, as the adjacent Palm View Subdivision identifies the easement as 75 feet.
4. A zone change will be required for the proposed use. Please note that preliminary plat approval does not constitute a staff position on zone change requests. Staff’s official position will be provided only upon formal submittal of a zone change application. All zone change requests are subject to City Council discretion and are not guaranteed. Should the request be denied, a plat revision will be required.
5. Identify all easements.
6. All improvements as per the Subdivision Ordinance.

Engineering:

1. Show primary access easement for Block 2, Lot 1. Provide details during the review phase to demonstrate that the access complies with City of Laredo Requirements.

Fire:

1. Fire hydrants required every 500ft for residential development. (Ordinance 2012-O-183, IFC 2018 Section 507.5, where required. Fire hydrants shall be required along public and private streets at every 500ft for residential development).

Traffic Safety:

1. Block 2 does not has access thru any of City Streets. Show access easements or street connection Access easements intended for primary access to a proposed lot or building shall be 50' wide with a 30' paving section. (As per Subdivision Ordinance Handbook, Section 3-2).
2. Subdivision Ordinance Handbook Section 3-2: Streets and Alleys Streets in a subdivision shall:
 - (a) Provide for the continuation of appropriate projection of existing principal streets in surrounding areas; or
 - 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.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

AT&T: No comments submitted.

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

A. Preliminary and final consideration of the replat of Southern Development, Unit 1 – Midtown Commercial Plaza. The intent is commercial.

PL-078-2026

District III – Councilmember Melissa Cigarroa

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

Alfredo Martinez, Crane Engineering, informed the Commission the plat expired, which is why they resubmitted in order to open up the 36 month time frame.

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

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

Motion Carried Unanimously

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

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.

9. CONSIDERATION OF THE FOLLOWING FINAL PLATS AND REPLATS:

A. Final consideration of the plat of The Coves at Winfield, Phase 6C. The intent is residential.

PL-081-2026

District VI – Councilmember Dr. David Tyler King

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

Vince Martinez, Mesquite Engineering, informed the Commission he was available to answer any question they might have.

MOTION: Commissioner Portillo made a motion to approve the item.

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

Motion Carried Unanimously

10. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:

A. Consideration of Model Rule Subdivision Compliance of the replat of Lot 5, Block 1, D & J Alexander Crossing Plaza into Alexander Villas at Alexander Subdivision. The intent is residential.

PL-077-2026

District V – Councilmember Ruben Gutierrez, Jr.

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

Sergio Narvaez, Premier Engineering, informed the Commission he was available to answer any question they might have.

MOTION: Commissioner Cazares made a motion to **approve** the item.

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

Motion Carried Unanimously

Vanessa Guerra, Planning Director, informed the Commission that a Community Recode Workshop will be held on Tuesday, April 14, from 6:00 p.m. to 7:30 p.m. at the El Eden Recreation Center, located at 4735 Loma Vista Drive. The workshop is open to the public.

11. ADJOURNMENT:

MOTION: Commissioner Portillo made a motion to **adjourn** the meeting at 6:32 p.m.

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

Motion Carried Unanimously

City of Laredo

Planning & Zoning Commission

Meeting Date: 4/16/2026
Ordinance 7A

Public Hearing and Recommendation of an

SUBJECT

Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a conditional use permit for a manufacturing/storage (millwork) on the north half (1/2) of Lot 4, Block 365, Western Division, located at 1809 San Dario Avenue.

ZC-012-2026
District VIII

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Initiated By: Carlos Mendiola, Owner; and Juan Gomez, Applicant/Representative

Council District: VIII - Cm. Alyssa Cigarroa

Proposed use: The proposed use is for a manufacturing/storage (millwork).

Minimum Zoning District Required for Proposed Use: M-1 (Light Manufacturing District) zoning district.

Current Zoning District: The site is currently zoned as a B-1 (Limited Business District) zoning district.

Site: The site is occupied by a commercial building.

Citations, Warnings, and/or Complaints: A citation was issued on November 13, 2025 for operating a business without a Certificate of Occupancy.

Parking notice to the owner/applicant:

1. The submitted site plan indicates approximately 1,700 square feet is reserved for parking; however, it does not clearly show the layout or dimensions of the proposed spaces.
2. The required parking arrangement must be clearly demonstrated and Land Development Code compliant prior to the issuance of a Certificate of Occupancy.
3. The conditional use permit does not guarantee the property could be used for the proposed use until the parking issues have been resolved.
4. The applicant has been advised.

Surrounding land uses: To the north of the site is Sanchez Street, single family residential uses,

Machete Inspections (car inspection station), and Donde Su Garantia Es Su Mecanico (auto repair shop). To the east of the site is San Eduardo Avenue and single family residential uses. To the south of the site is Garza Street, Los Compadres Autoplex (car dealership), Camellia's Flower Shop, 3G Motors (motor vehicle dealer), and single family residential uses. To the west of the site is San Dario Avenue.

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

Transportation Plan: The Long-Range Thoroughfare Plan identifies San Dario Avenue as a Freeway.
<https://www.cityoflaredo.com/home/showpublisheddocument/17680/638703100333370000>

Letters sent to surrounding property owners: 30 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. The property is zoned a B-1 (Limited Business District) zoning district.

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

1. The property is located on San Dario Avenue which is identified on the Long Range Thoroughfare Plan as a Freeway which supports higher intensity commercial uses.
2. Access to the property will be from San Dario Avenue; therefore, the proposed manufacturing/storage (millwork) is not anticipated to increase traffic in the surrounding neighborhood and/or area. According to the submitted narrative, the shop will not be open to the general public and will operate exclusively for the manufacturing of cabinets. (see attached narrative witch identifies the propose business's operating characteristics)

If approved, Staff suggests the following conditions

1. The C.U.P. shall be issued to Carlos Mendiola, and shall be transferable only with the approval of the City Council, and shall be subject to all conditions of the initial approval, and such other conditions as the City Council may require.
2. The hours of operation shall be limited to, Monday to Saturday, from 8:00 a.m. to 6:00 p.m.

3. All work activities, such as cutting of wood/stone, sanding, manufacturing activities and any building materials pertaining to the business shall be operated in a wholly enclosed building to minimize noise and dust impacts to the surrounding area and/or neighborhood.
4. There shall be proper ventilation and filtration system associated with the dust and painting areas, sufficient to prevent dust and debris from affecting the surrounding area and/or neighborhood. The location of the dust and finishing rooms shall be within a wholly enclosed room.
5. There shall be no hazardous chemical storage on the property.
6. All paints and solvents shall be stored safely in original sealed containers.
7. All wood waste shall be collected and disposed of properly on a regular basis. There shall be no outdoor dumping or burning of materials.
8. All required off-street parking spaces and maneuvering spaces shall be within the property boundaries.
9. No commercial vehicle that exceeds one (1) ton in manufacturer's gross vehicle weight rating (GVWR) or that has more than two (2) axels, nor any commercial or utility trailer, shall be stored in any manner on the property. Tractor trailer (trucks) are prohibited on site.
10. All loading and unloading of shipments or deliveries shall occur within property boundaries and shall not occur in the public right-of-way.
11. On-Site parking shall be provided in accordance with the City of Laredo Land Development Code Section 24-78.3
 - Formula: One (1) for every two (2) employees (on the largest shift for which the building is designed) plus one (1) for each motor vehicle used in the business.
 - Total parking spaces required for the proposed use = 3 parking spaces. (see section 24.78.3.6(a))
12. If off-site parking is proposed it shall be provided in accordance with the City of Laredo Land Development Code, Section 24-78.2(i)(3), Section 24-78.2(i)(5), and Section 24-78.2(k), as follows:
 - Parking spaces for commercial, industrial, or institutional uses shall be located not more than one thousand (1,000) feet from the principal use. Said one thousand (1,000) feet shall be measured from the driveway entrance of the principal use to the driveway entrance of the parking lot using definable pedestrian corridors and street crossings at designated crosswalks.
 - No required parking areas can be provided for in a manner that will only be temporary. The business must have an interest (i.e., a lease agreement which shall be renewed or verified on an annual basis as a condition of authorization to continue the business and shall be in effect until the uses cease, title, or legal share) in off-premises parking.
 - Joint Use of Parking Spaces (On-Site). Two (2) or more non-residential uses may jointly, having cooperatively entered into a recorded written agreement or contract to be in effect until the uses cease, provide and use parking spaces when their hours of operation do not overlap (meaning none of the uses sharing the facilities require the off-street parking facilities at the same time).
13. Lighting of property shall be screened to avoid adverse impact on adjacent residential uses or

neighborhoods.

14. Landscaping shall be provided and maintained for the entire duration of the proposed use in accordance with the City of Laredo Land Development Code.

15. No hazardous materials shall be stored in the facility. The determination of hazardous material shall be made by the Fire Chief as per the Laredo Land Development Code, Section 24.74.3(d). Hazardous materials are defined as stated in the City of Laredo Code of Ordinances, Sec. 33-20.

16. 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.

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

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

19. The property owner must comply with all City Noise Ordinances provisions of the City of Laredo Code of Ordinances.

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

- The operation of any noise-producing equipment, machinery, or activities outside of an enclosed building is prohibited if it violates the City's Noise Nuisance Ordinance or that, as determined by the City, unreasonably disturb the health and safety of occupants of adjoining or nearby residential properties.

- All equipment and activities must be operated/conducted in a manner that minimizes noise impacts to surrounding residential uses to the maximum extent practicable.

21. The proposed use shall not exceed the "Occupant Load" as set forth in the Certificate of Occupancy.

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.

Notice to the owner/applicant:

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

IMPACT ANALYSIS

Is this change contrary to the established land use pattern?

There are no similar uses in the area. There is a car dealerships and flower shop south of the site; however, it is predominately single family residential uses.

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?

Possibly, due to an increase in noise from the equipment.

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

Yes, the existing B-1 does not allow for a manufacturing/storage (millwork) as intended by the applicant and requires a conditional use permit to obtain the proposed use.

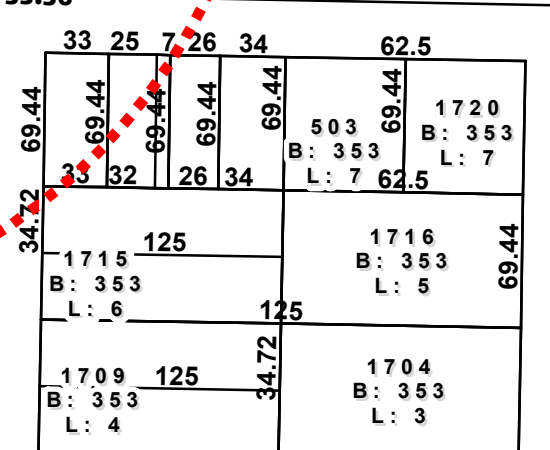
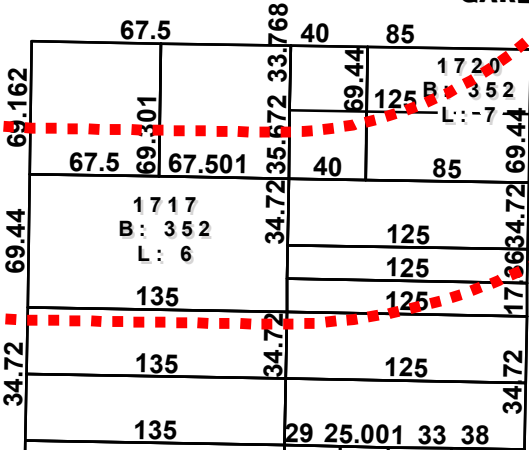
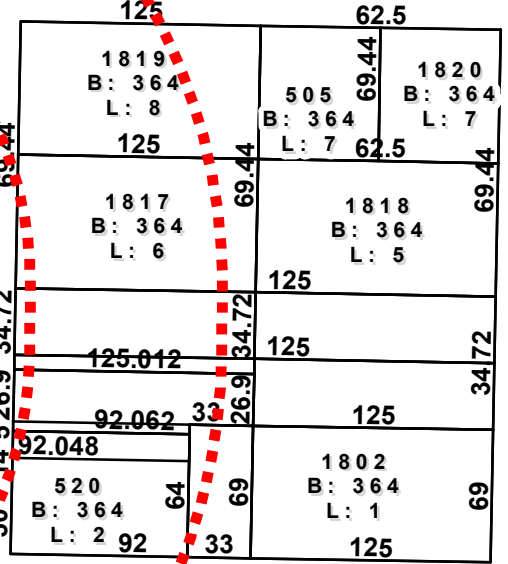
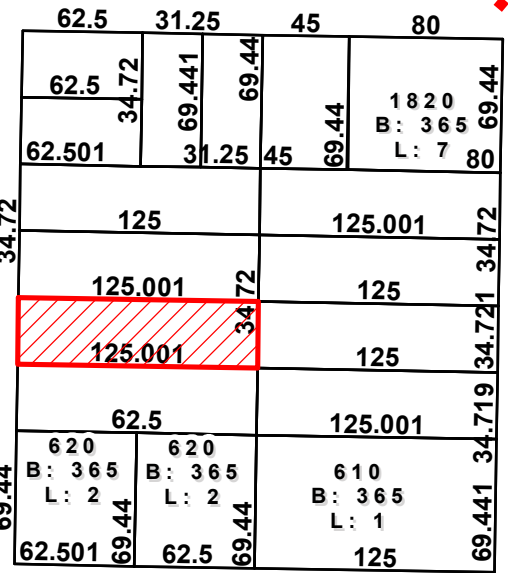
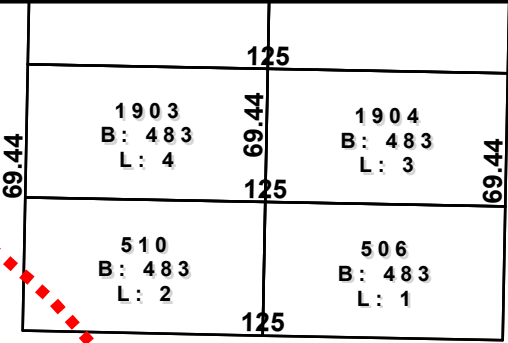
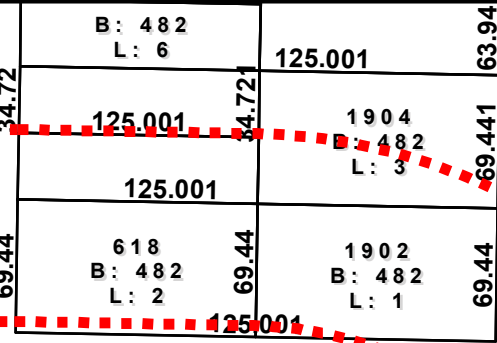
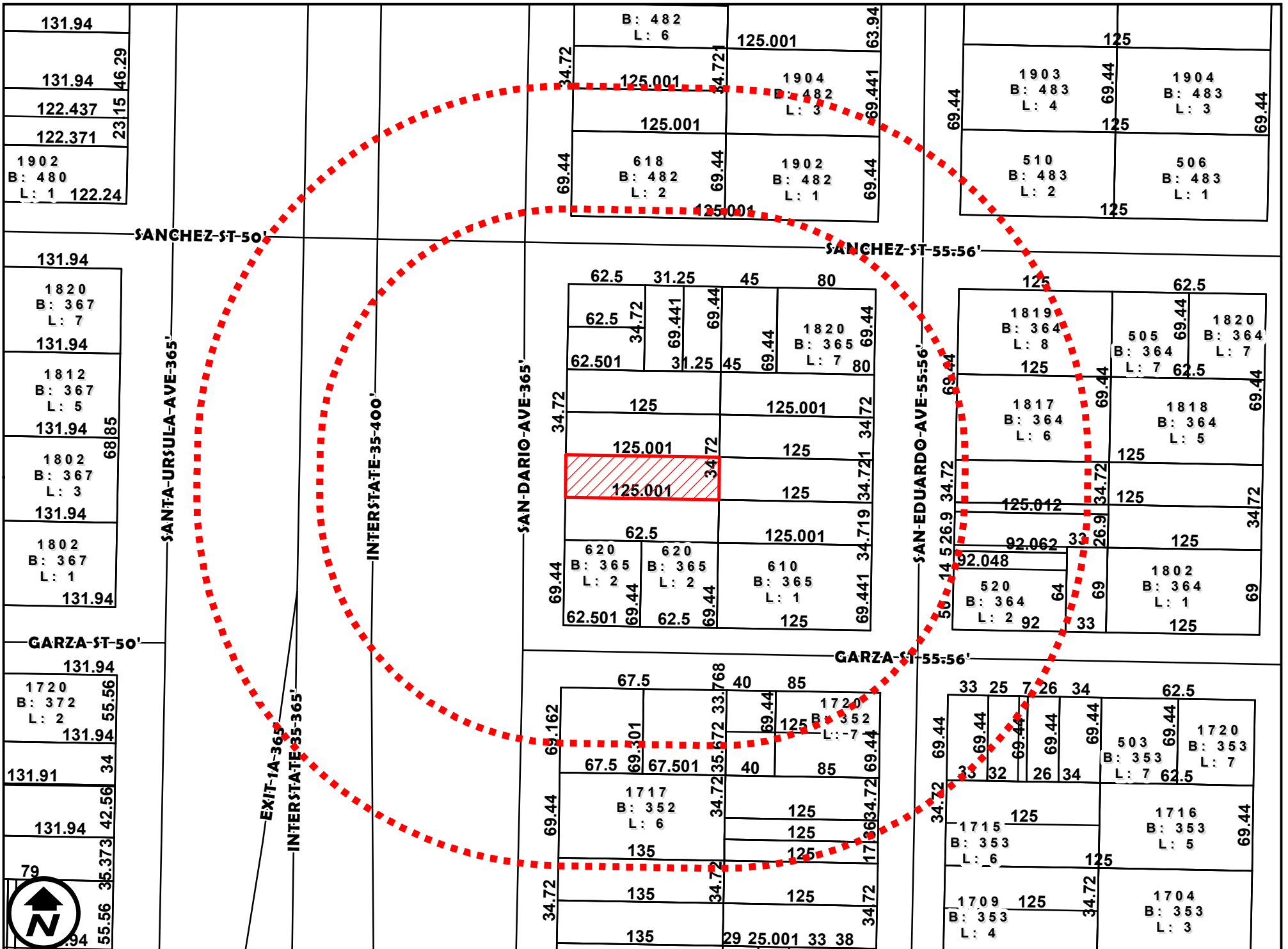


AERIAL MAP

1 inch = 100 feet

ZC-012-2026
 COUNCIL DISTRICT 8
 1809 SAN DARIO AVENUE

APPLICATION FC 40
 B-1 (LIMITED BUSINESS DISTRICT) T
 C.U.P. FOR STORAGE/MILLWORK



DIMENSIONS MAP

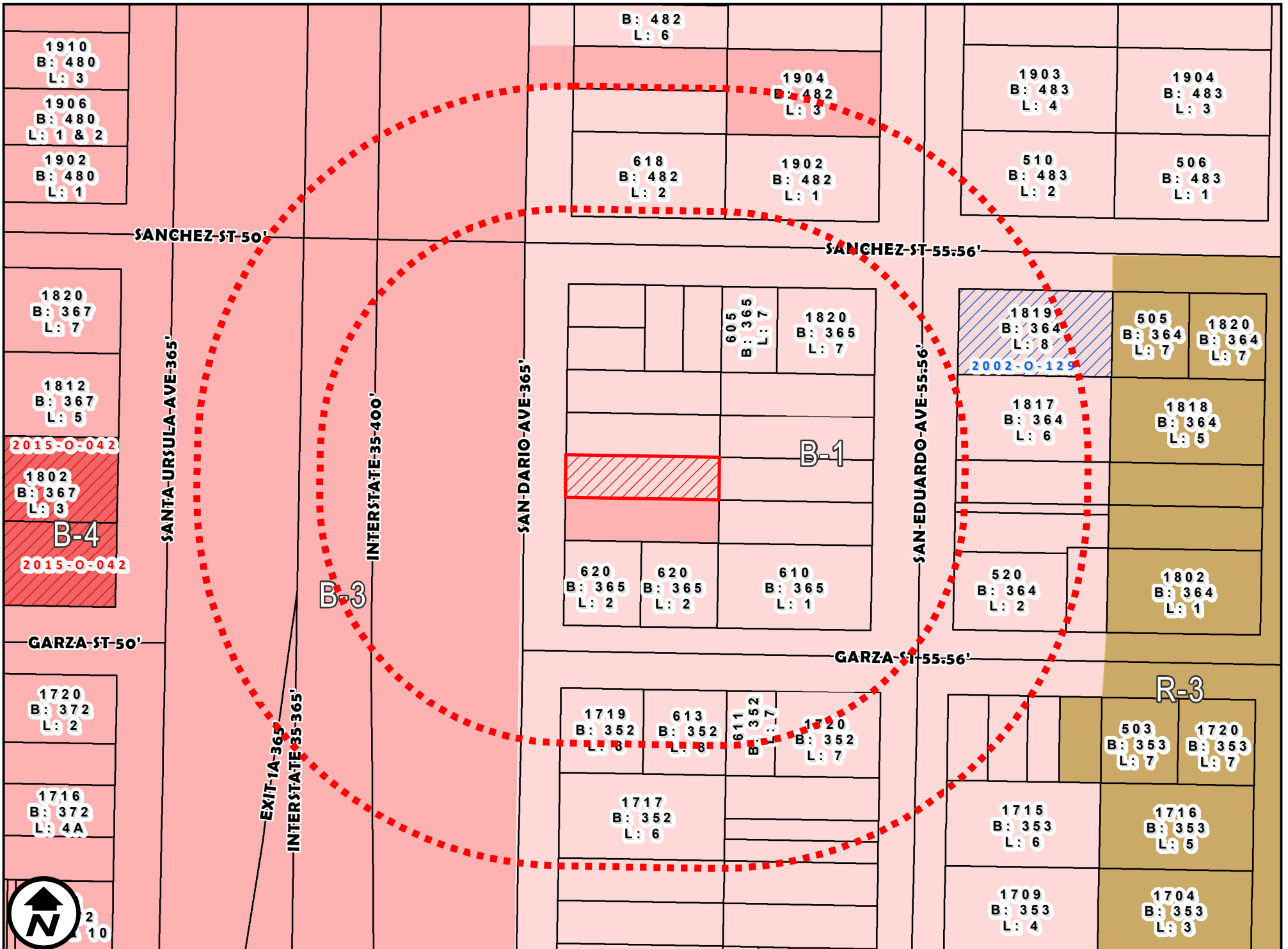
ZC-012-2026

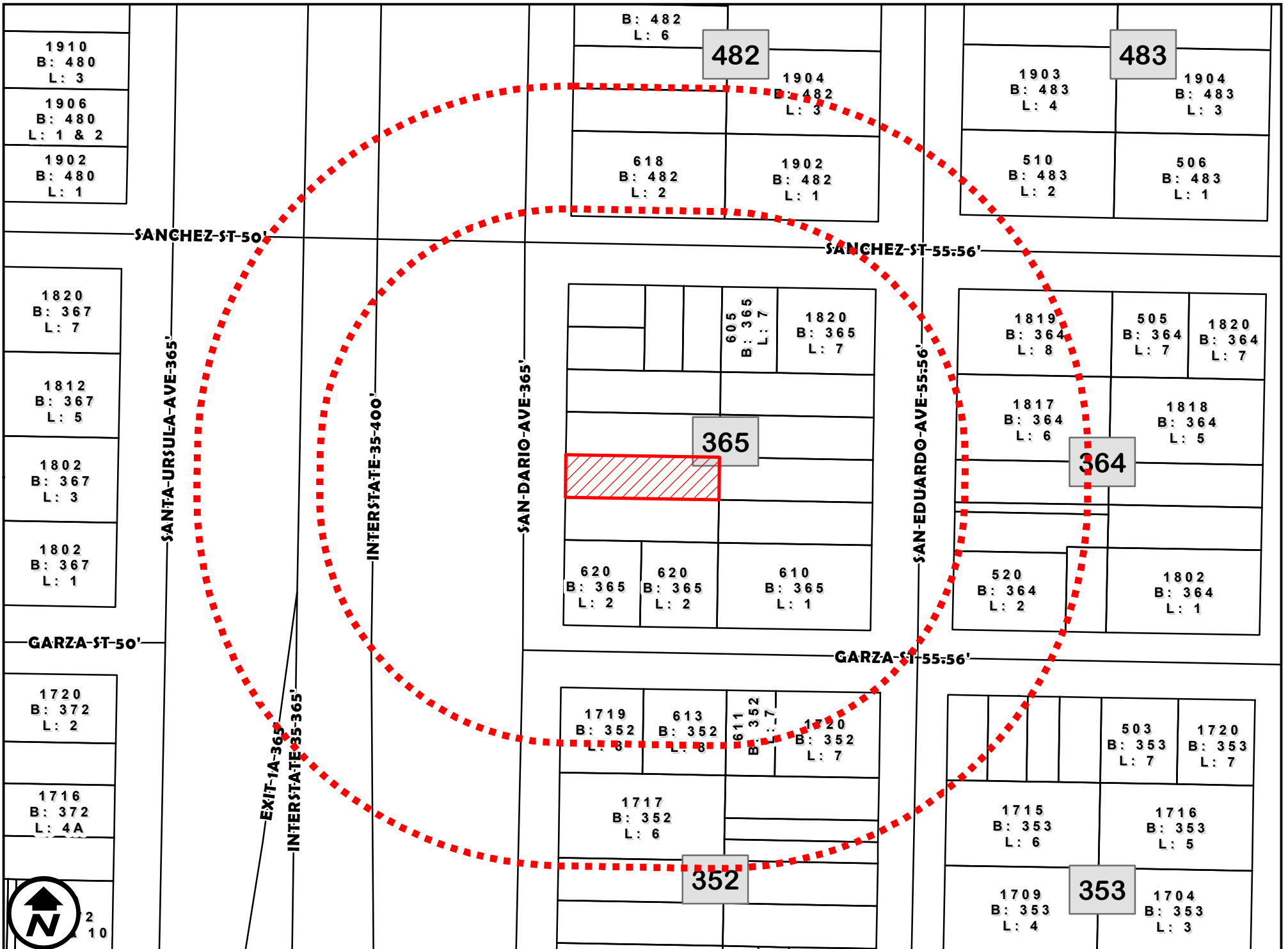
APPLICATION FC 41

COUNCIL DISTRICT 8
1809 SAN DARIO AVENUE

B-1 (LIMITED BUSINESS DISTRICT) T
C.U.P. FOR STORAGE/MILLWORK

1 inch = 100 feet



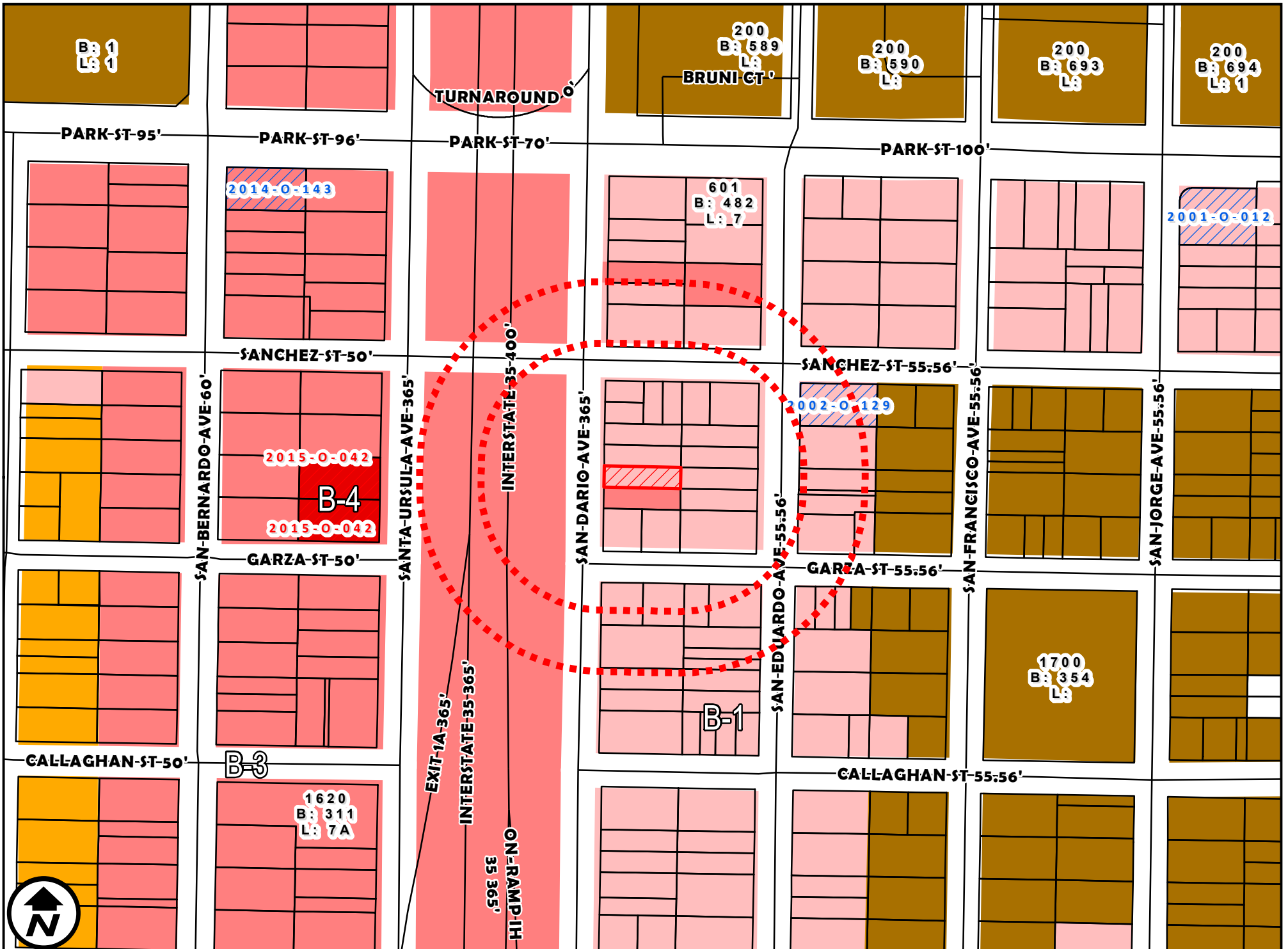


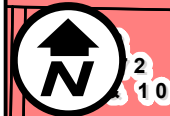
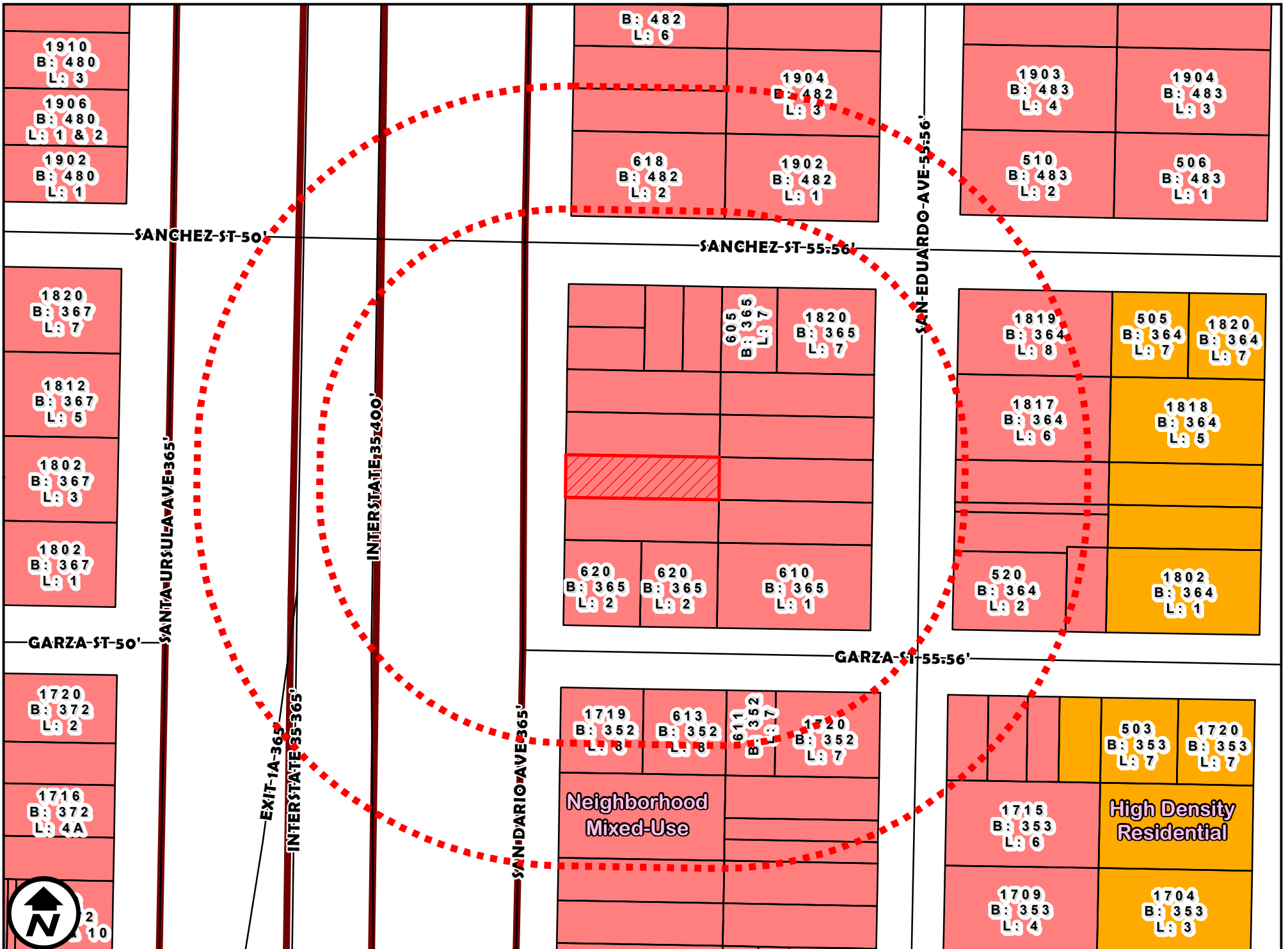
SURVEY MAP

1 inch = 100 feet

ZC-012-2026
 COUNCIL DISTRICT 8
 1809 SAN DARIO AVENUE

APPLICATION FC 43
 B-1 (LIMITED BUSINESS DISTRICT) T
 C.U.P. FOR STORAGE/MILLWORK





FUTURE LANDUSE

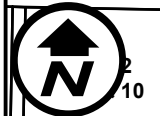
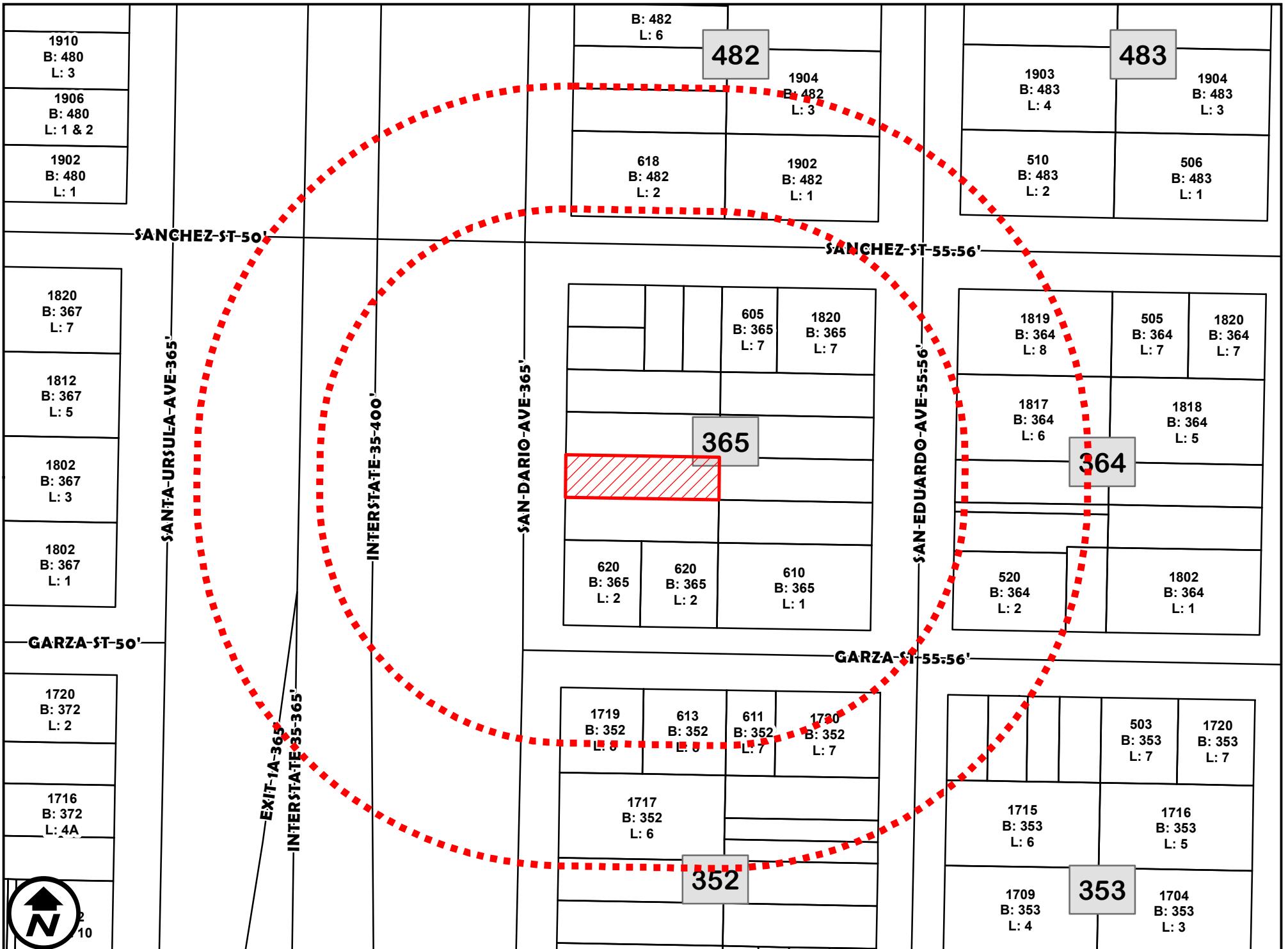
ZC-012-2026

APPLICATION FC 45

1 inch = 100 feet

COUNCIL DISTRICT 8
1809 SAN DARIO AVENUE

B-1 (LIMITED BUSINESS DISTRICT) T-1
C.U.P. FOR STORAGE/MILLWORK



200' AND 300' NOTIFICATION

ZC-012-2026
 COUNCIL DISTRICT 8
 1809 SAN DARIO AVENUE

APPLICATION FC 46
 B-1 (LIMITED BUSINESS DISTRICT) T
 C.U.P. FOR STORAGE/MILLWORK

1 inch = 100 feet

Narrative Description

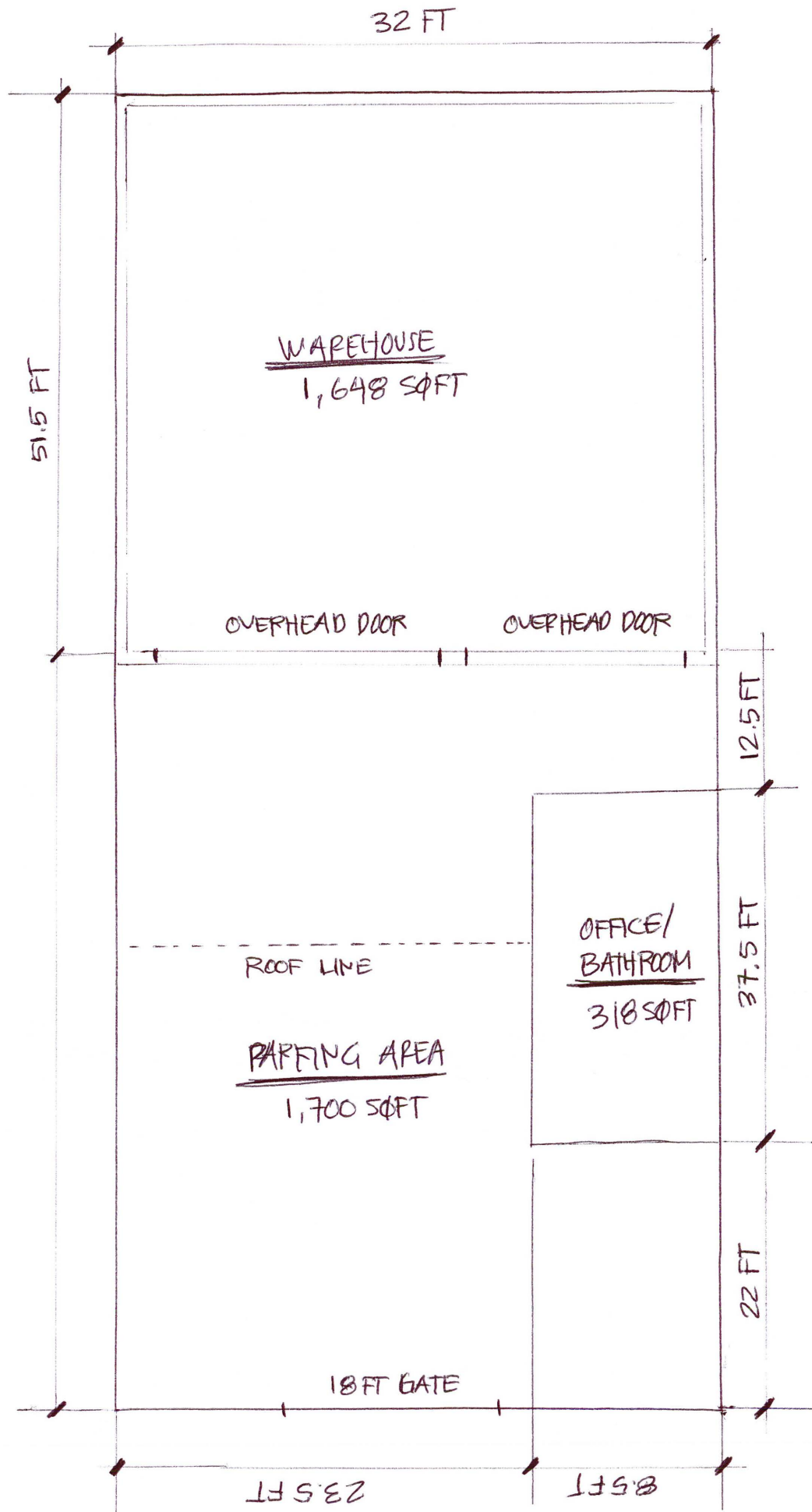
1809 San Dario

The property will be used as an office, store construction material and millwork projects. There will be two people working, with two vehicles and one trailer.

The project will be used as a millwork shop, we will mainly be building kitchen cabinet for new construction builders. We will be building about 120 cabinet a month. The equipment that will be used for this work are: table saws, miter saw, drills, CNC equipment, edge banding machines. The hours of operation for the business will be Monday to Saturday, from 8am to 6pm. There will be a total of 3 people working, including myself. The shop will not be open to customers, it will be a shop exclusively for manufacturing cabinets.

There will be trailer delivering material, I would say once a week. Also, there is a dump trailer that is used to take out the trash once a month.

1809 SANDARIO
SITE PLAN



City of Laredo

Planning & Zoning Commission

Meeting Date: 4/16/2026
Ordinance 7C

Public Hearing and Recommendation of an

SUBJECT

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

ZC-028-2026
District VI

PREVIOUS COUNCIL ACTION

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

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

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

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

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

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

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

BACKGROUND

Initiated by: Anil Gupta, Owner/Representative

Council District: VI - Dr. David Tyler King

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

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

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

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

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

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

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

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

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

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

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

parties for compliance and enforcement purposes.

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

Notice to the owner/applicant:

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

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

1. The C.U.P. shall be issued to Anil Gupta and Jorge Vicencio Barcenas, and shall be transferable only with the approval of the City Council, and shall be subject to all conditions of the initial approval, and such other conditions as the City Council may require.

2. REMOVE: The C.U.P. is restricted to operating hours from 11:00 a.m. through 2:00 a.m.
ADD: The C.U.P. is restricted to operating hours from 10:00 a.m. through 11:00 p.m.

3. The C.U.P. is restricted to 10,800 square feet located within Suite 1 as per the site plan, Exhibit B, which is made part hereof for all purposes.

4. Signage is limited to that allowed in a B-3 District.

5. Owner shall provide parking places in compliance with Section 24.78 of the Laredo Land Development Code. ADA-compliant parking space(s) shall be required.

6. Off-site parking is prohibited.

7. Owner shall provide and maintain trees and shrubs in compliance with Section 24.83 of the Laredo Land Development Code.

8. Owner shall provide an opaque fence wall of not less than seven feet in height along property lines which abut or adjoin residential property or residential zoning district, in compliance with Section 24.79 of the Laredo Land Development Code.

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

10. Outdoor music and speakers shall be prohibited and there shall be no ground vibrations created or sustained on this site which are perceptible without instruments at any point on any property adjoining this property.

11. The sale and consumption of alcohol on premises is prohibited.

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

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

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

15. Banners and window signs are prohibited.

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

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

COMMITTEE RECOMMENDATION

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

STAFF RECOMMENDATION

IMPACT ANALYSIS

Is this change contrary to the established land use pattern?

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

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

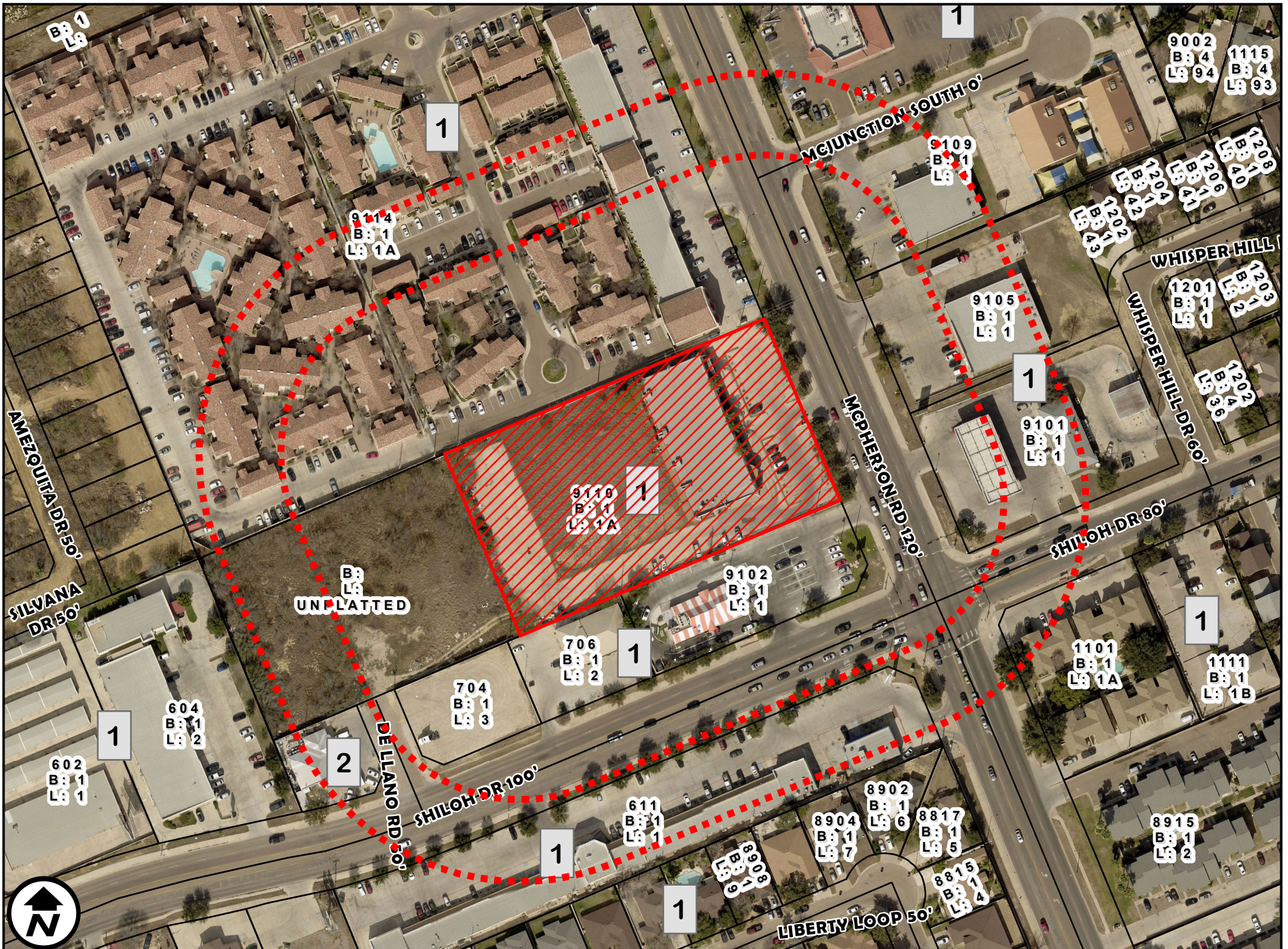
No. The zone will not change.

Will change adversely influence living conditions in the neighborhoods?

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

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

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



AERIAL MAP

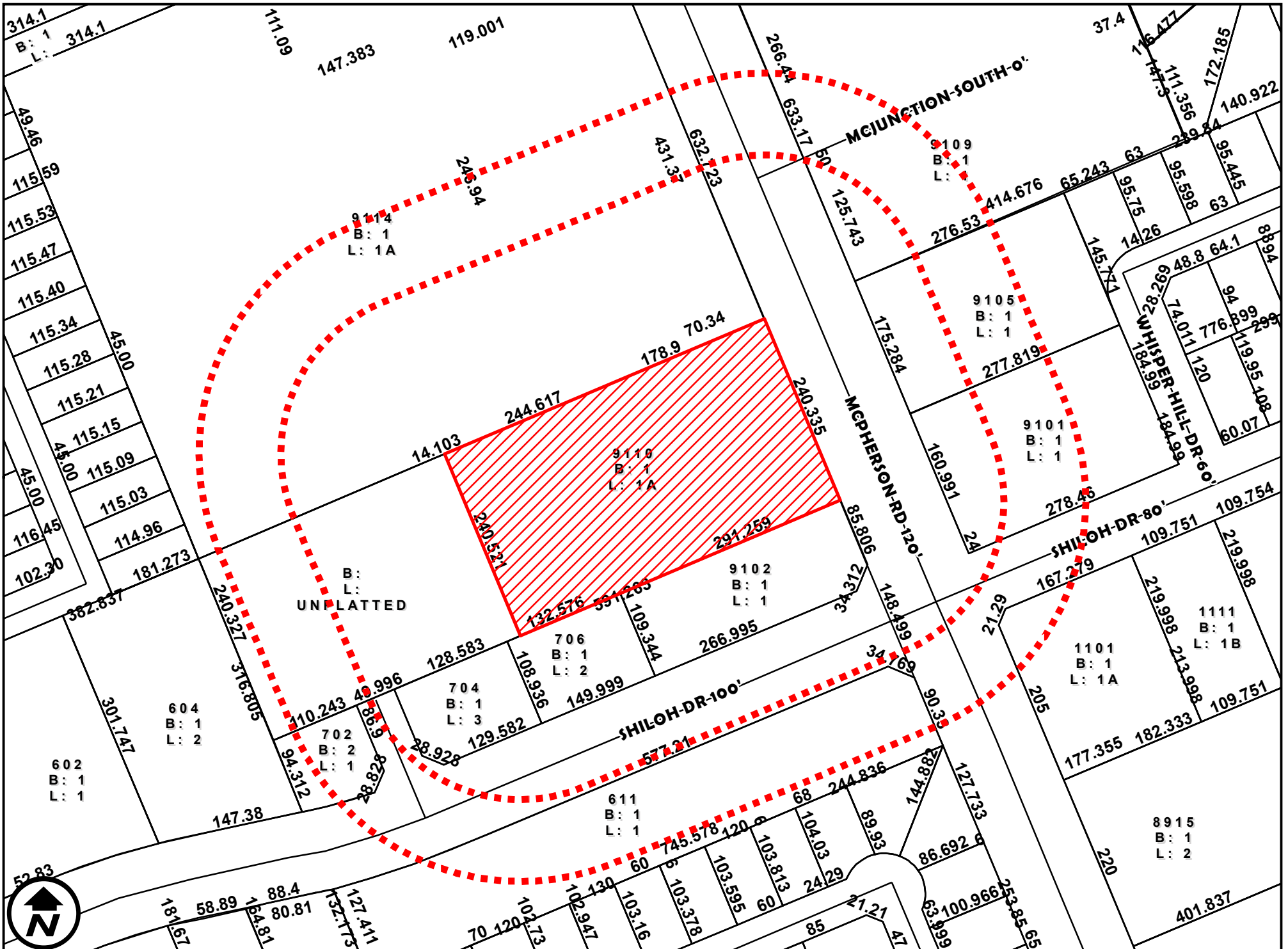
ZC-028-2026

APPLICATION FC 53

1 inch = 150 feet

COUNCIL DISTRICT 6
9110 MCPHERSON ROAD, SUITE 1

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

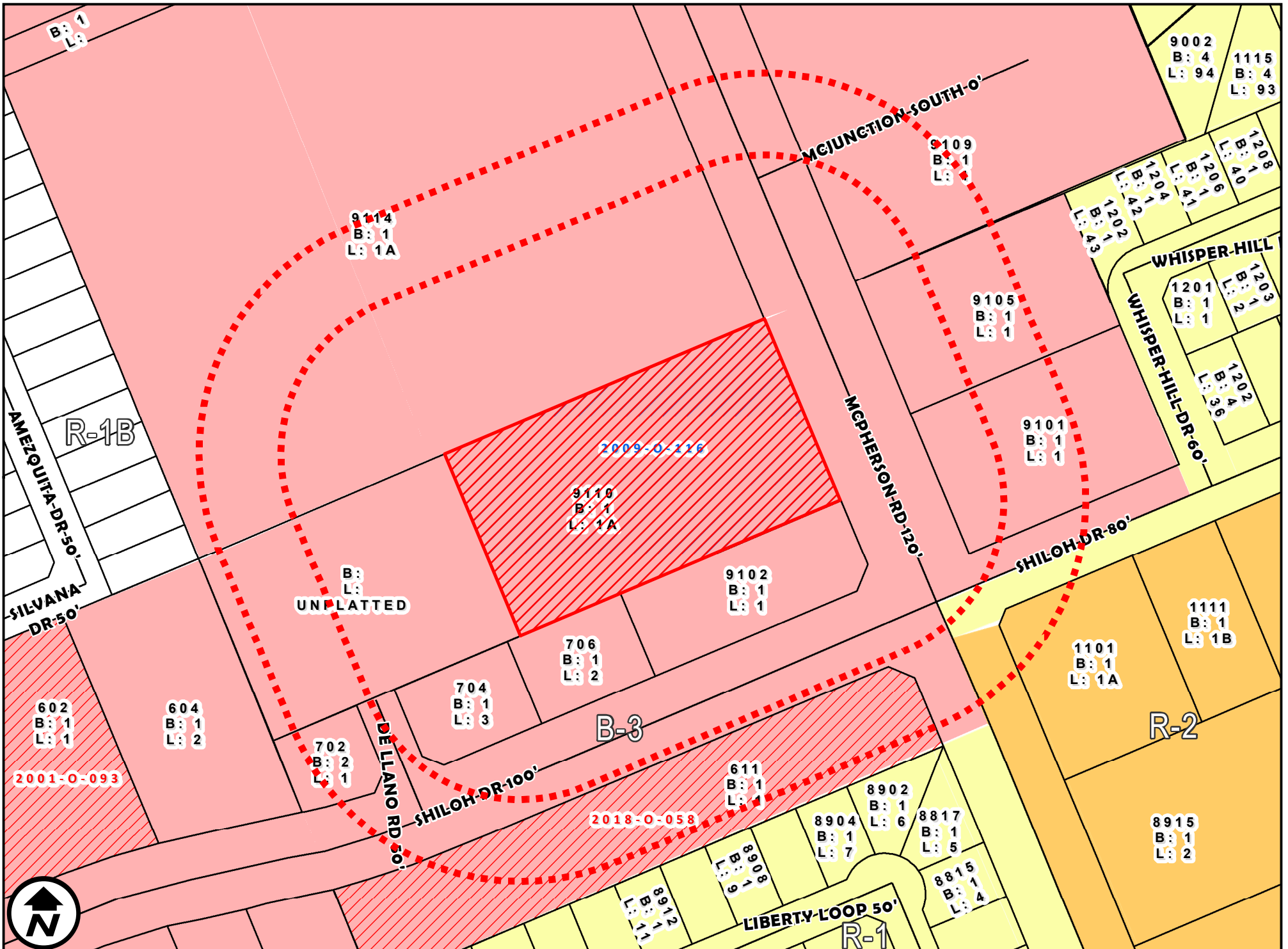


DIMENSIONS MAP

1 inch = 150 feet

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

APPLICATION FC 54
 B-3 (COMMUNITY BUSINESS DISTRICT) T
 C.U.P. FOR AMUSEMENT REDEMPTION MACHINE ESTABLISHMENT



ZONING MAP

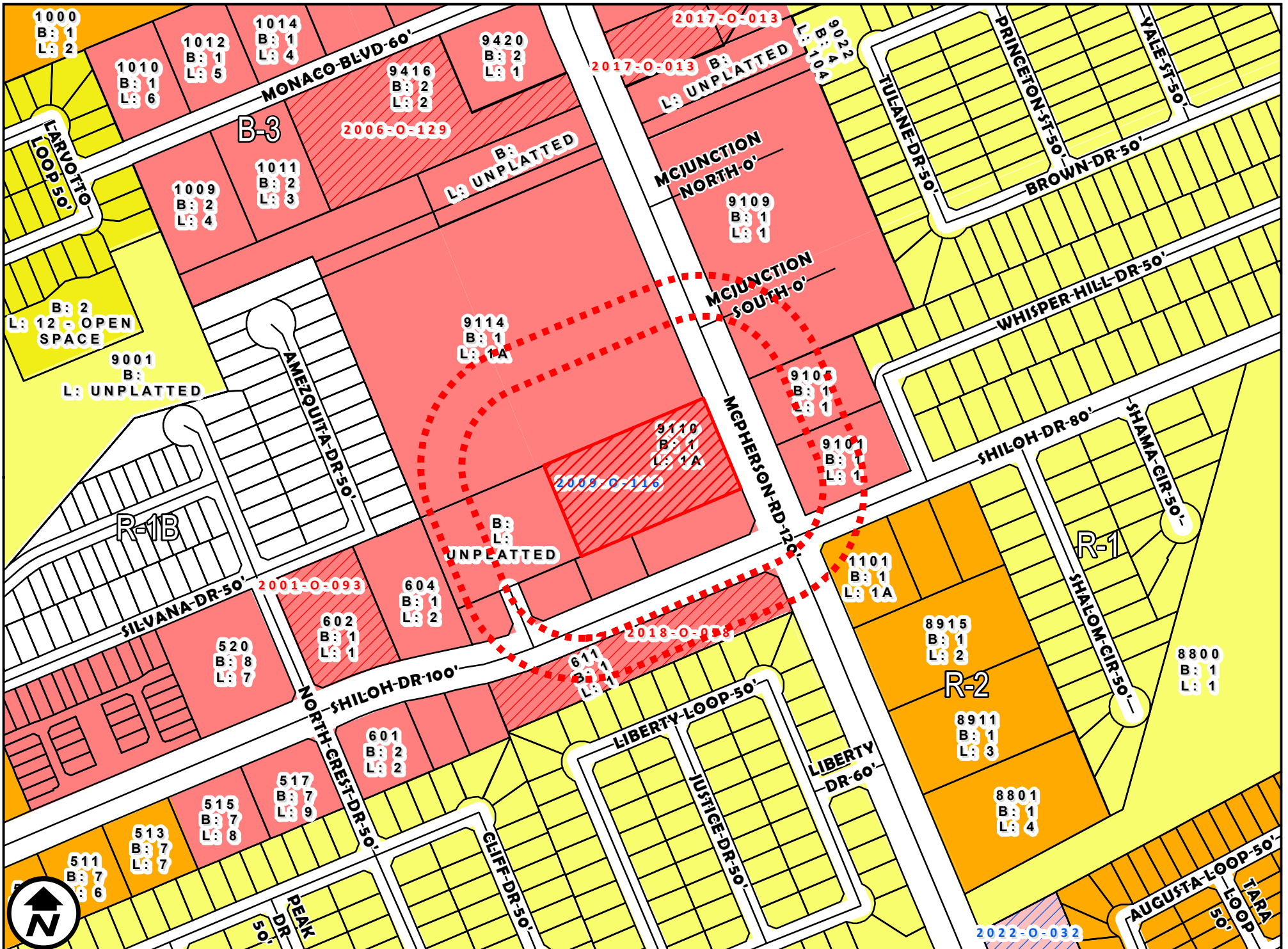
1 inch = 150 feet

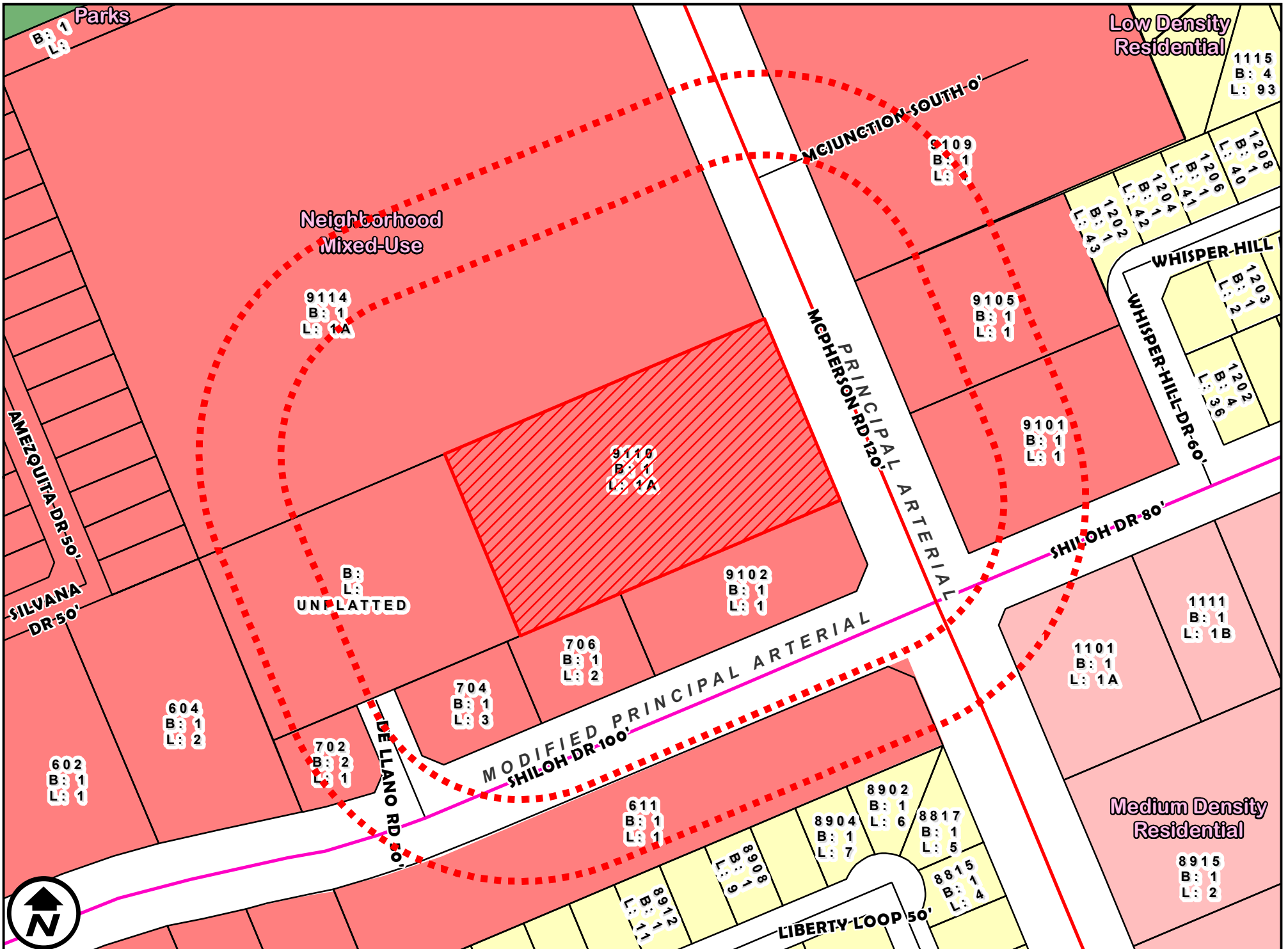
ZC-028-2026

COUNCIL DISTRICT 6
9110 MCPHERSON ROAD, SUITE 1

APPLICATION FC 55

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





FUTURE LANDUSE

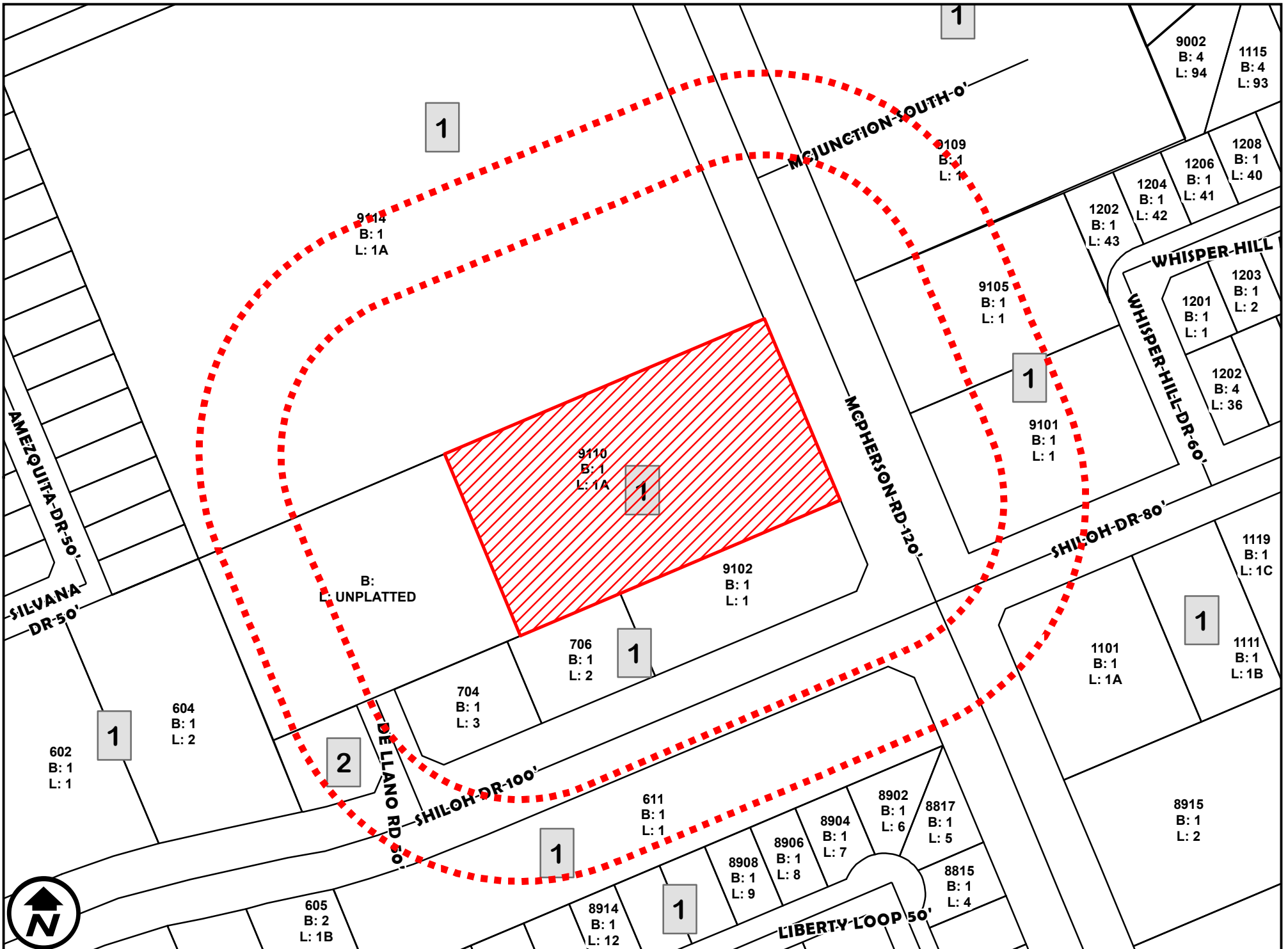
1 inch = 150 feet

ZC-028-2026

COUNCIL DISTRICT 6
9110 MCPHERSON ROAD, SUITE 1

APPLICATION FC 58

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

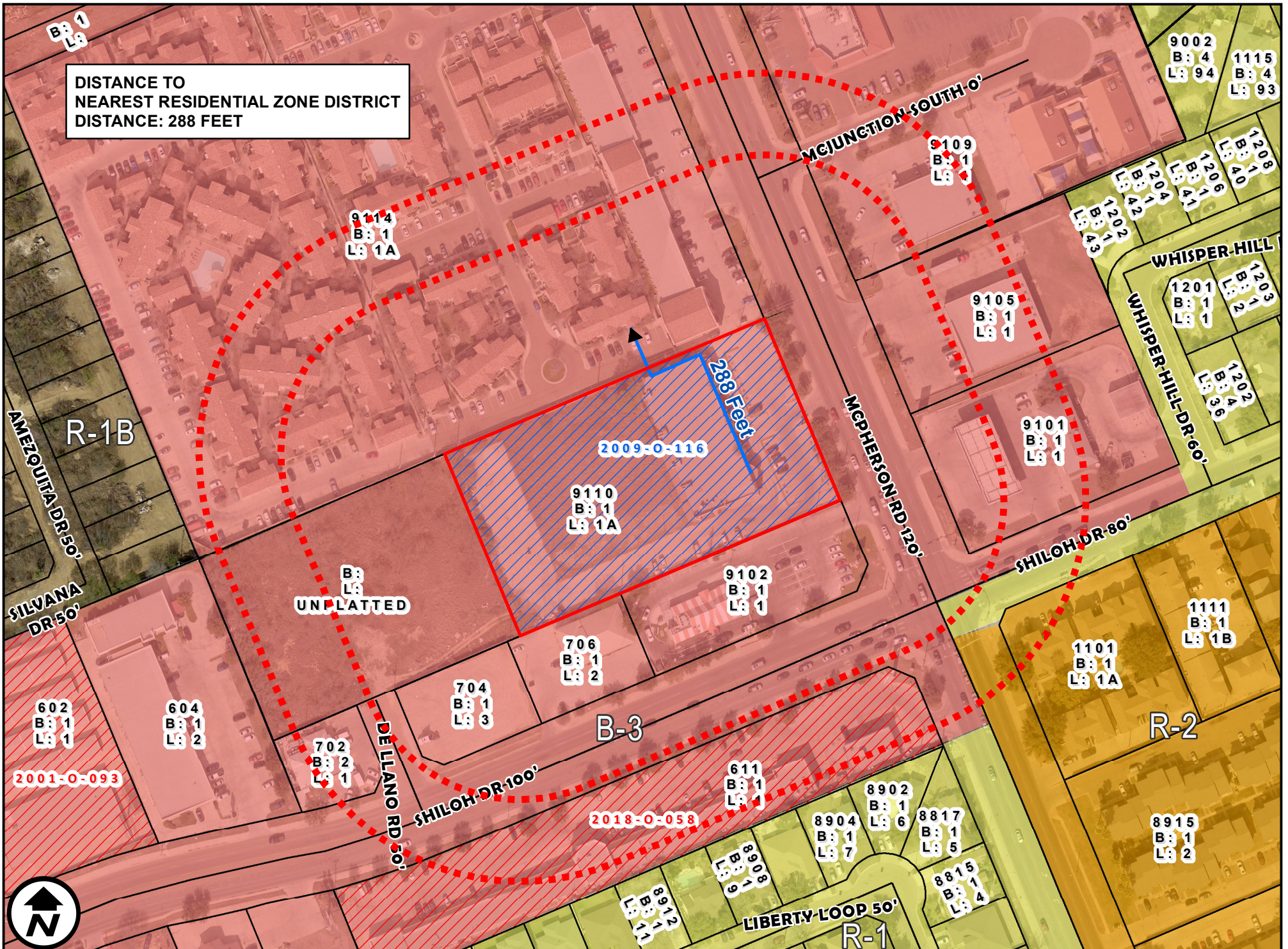


200' AND 300' NOTIFICATION

1 inch = 150 feet

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

APPLICATION FC 59
 B-3 (COMMUNITY BUSINESS DISTRICT) T
 C.U.P. FOR AMUSEMENT REDEMPTION MACHINE ESTABLISHMENT



DISTANCE TO
NEAREST RESIDENTIAL ZONE DISTRICT
DISTANCE: 288 FEET

DISTANCE MAP

1 inch = 150 feet

ZC-028-2026

COUNCIL DISTRICT 6
9110 MCPHERSON ROAD, SUITE 1

APPLICATION FC 60

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

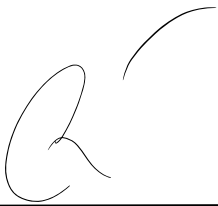
February 26th, 2026

To whom it may concern,

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

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

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



Anil Gupta

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

9110 MCPHERSON RD



EXHIBIT B



City of Laredo

Planning & Zoning Commission

Meeting Date: 4/16/2026
Ordinance 7C

Public Hearing and Recommendation of an

SUBJECT

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

ZC-035-2026
District V

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

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

Council District: V - Cm. Ruben Gutierrez

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

Site: The site is currently vacant undeveloped land.

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

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

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

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

COMMITTEE RECOMMENDATION

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

STAFF RECOMMENDATION

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

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

Notice to the owner/applicant:

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

IMPACT ANALYSIS

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

Is this change contrary to the established land use pattern?

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

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

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

Will change adversely influence living conditions in the neighborhood?

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

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

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



AERIAL MAP

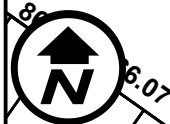
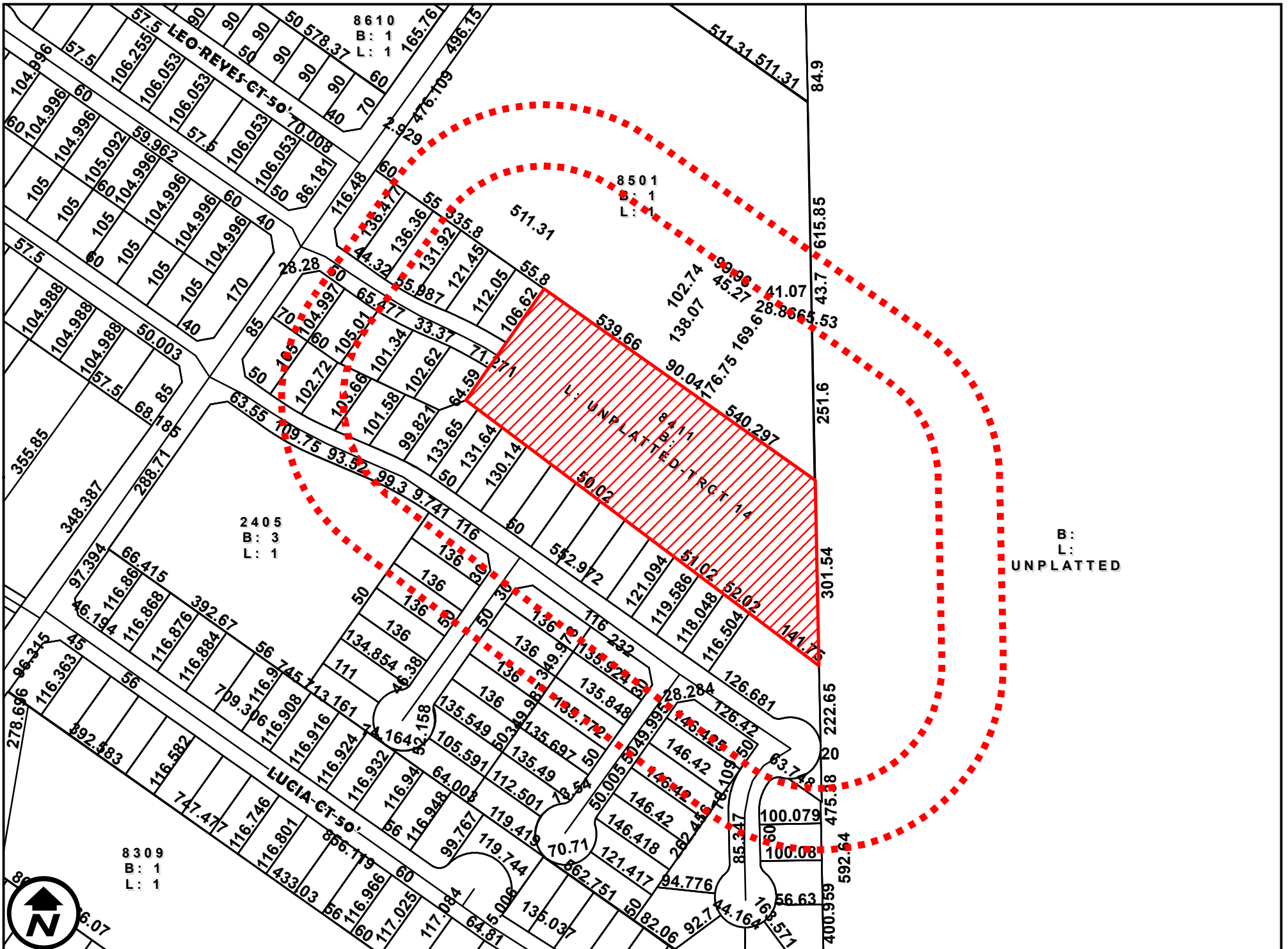
ZC-035-2026

APPLICATION FC 66

1 inch = 200 feet

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

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



DIMENSIONS MAP

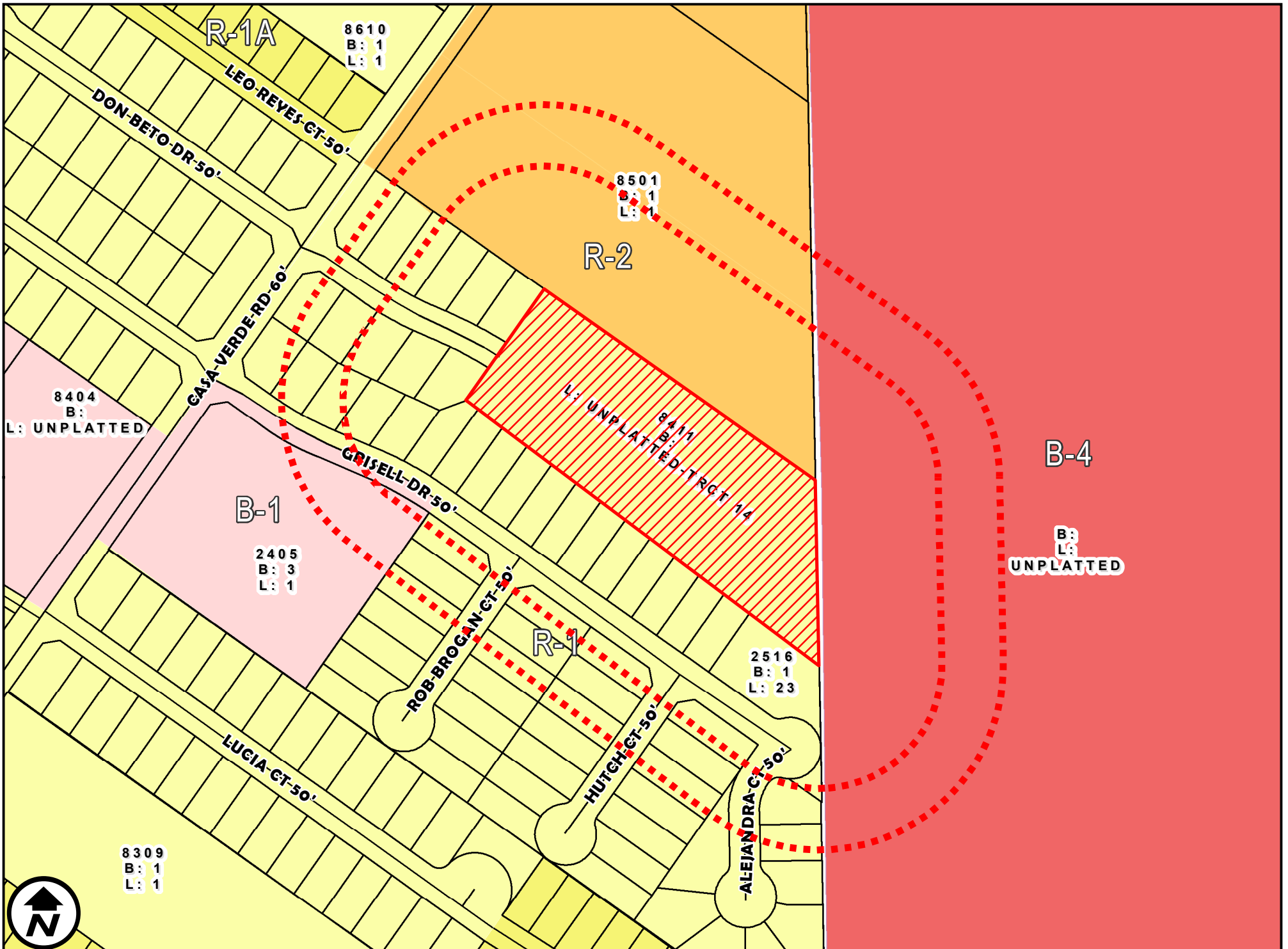
1 inch = 200 feet

ZC-035-2026

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

APPLICATION FC 67

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



ZONING MAP

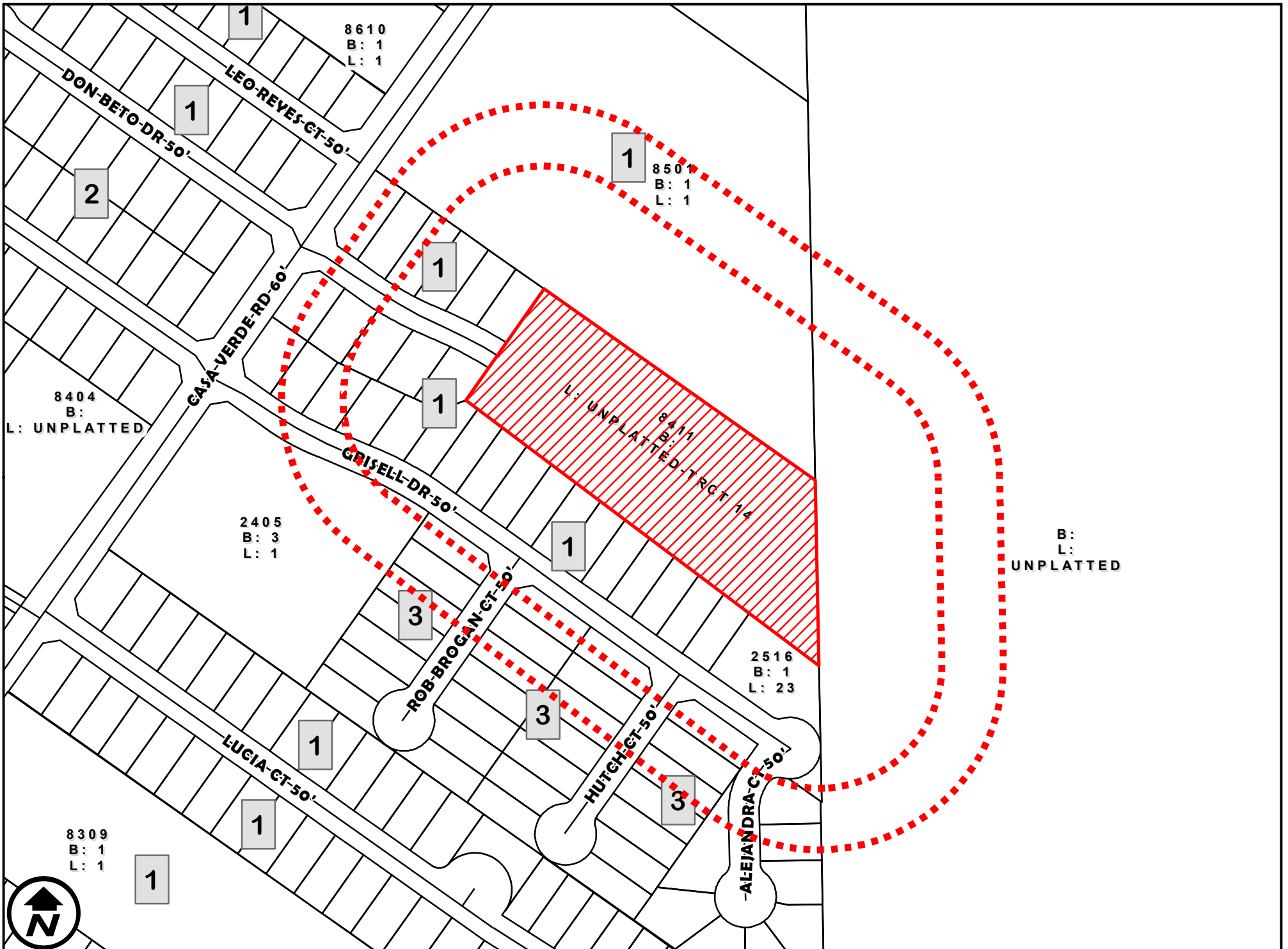
ZC-035-2026

APPLICATION FC 68

1 inch = 200 feet

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

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



SURVEY MAP

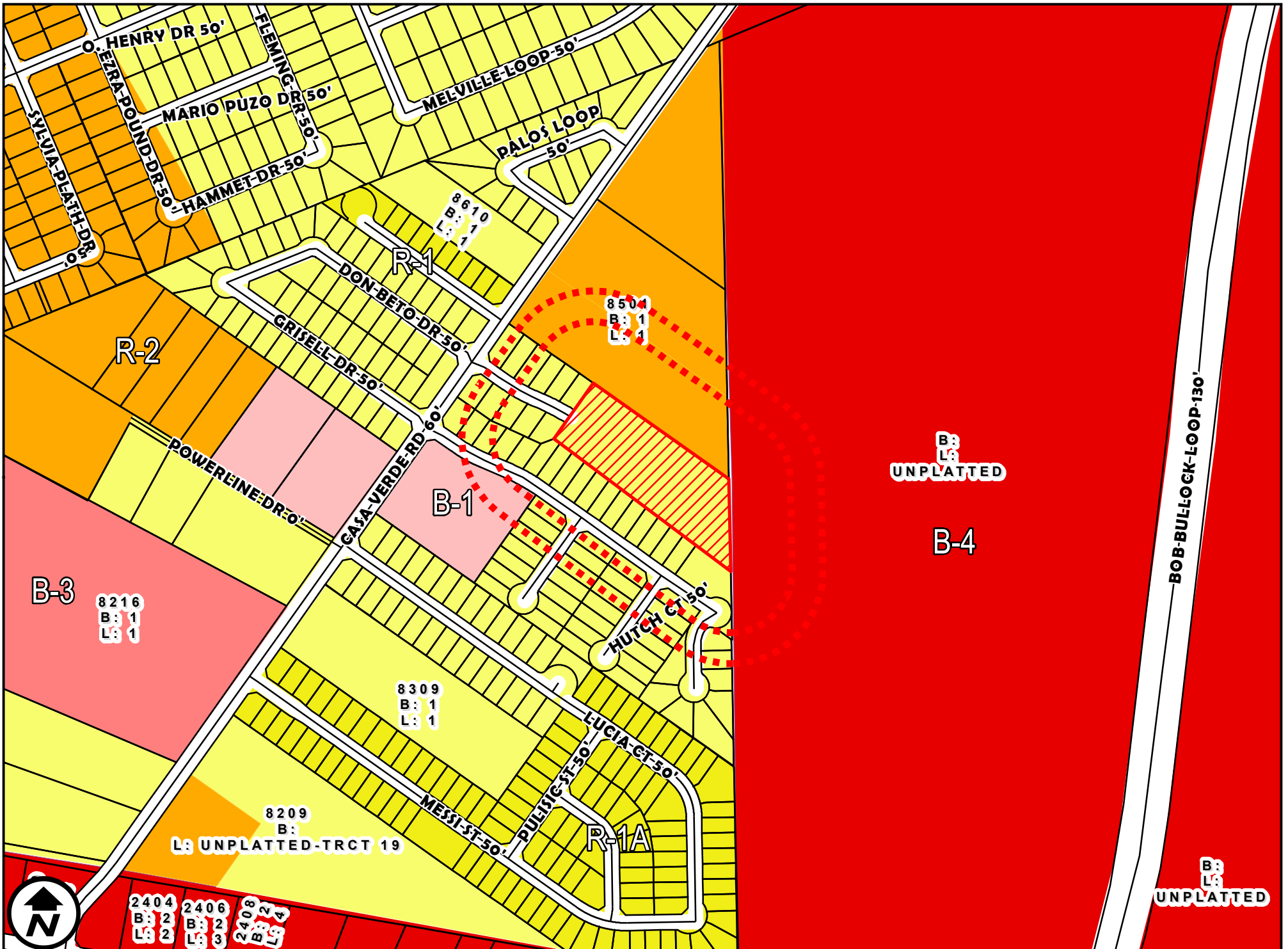
1 inch = 200 feet

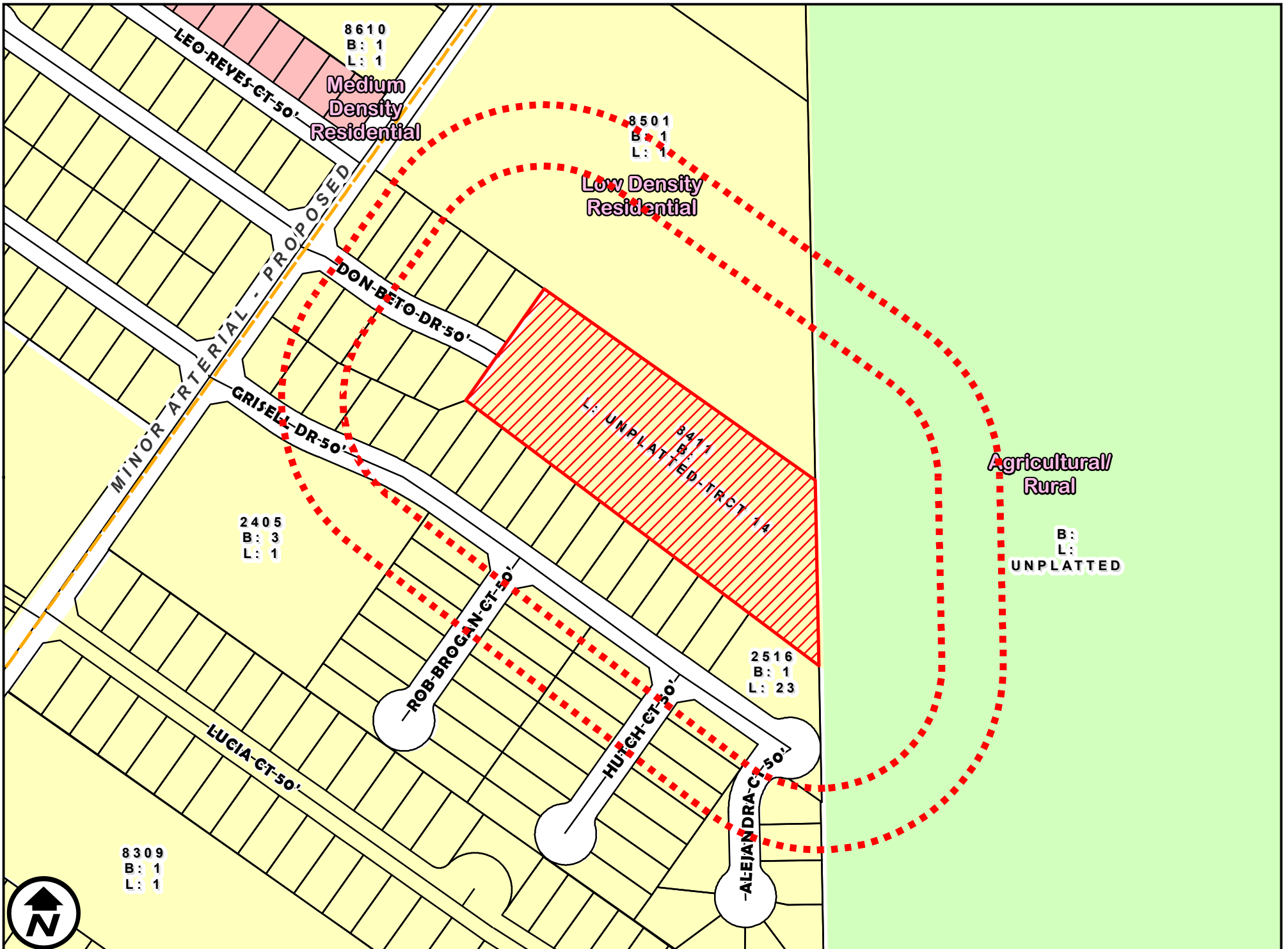
ZC-035-2026

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

APPLICATION FC 69

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





FUTURE LANDUSE

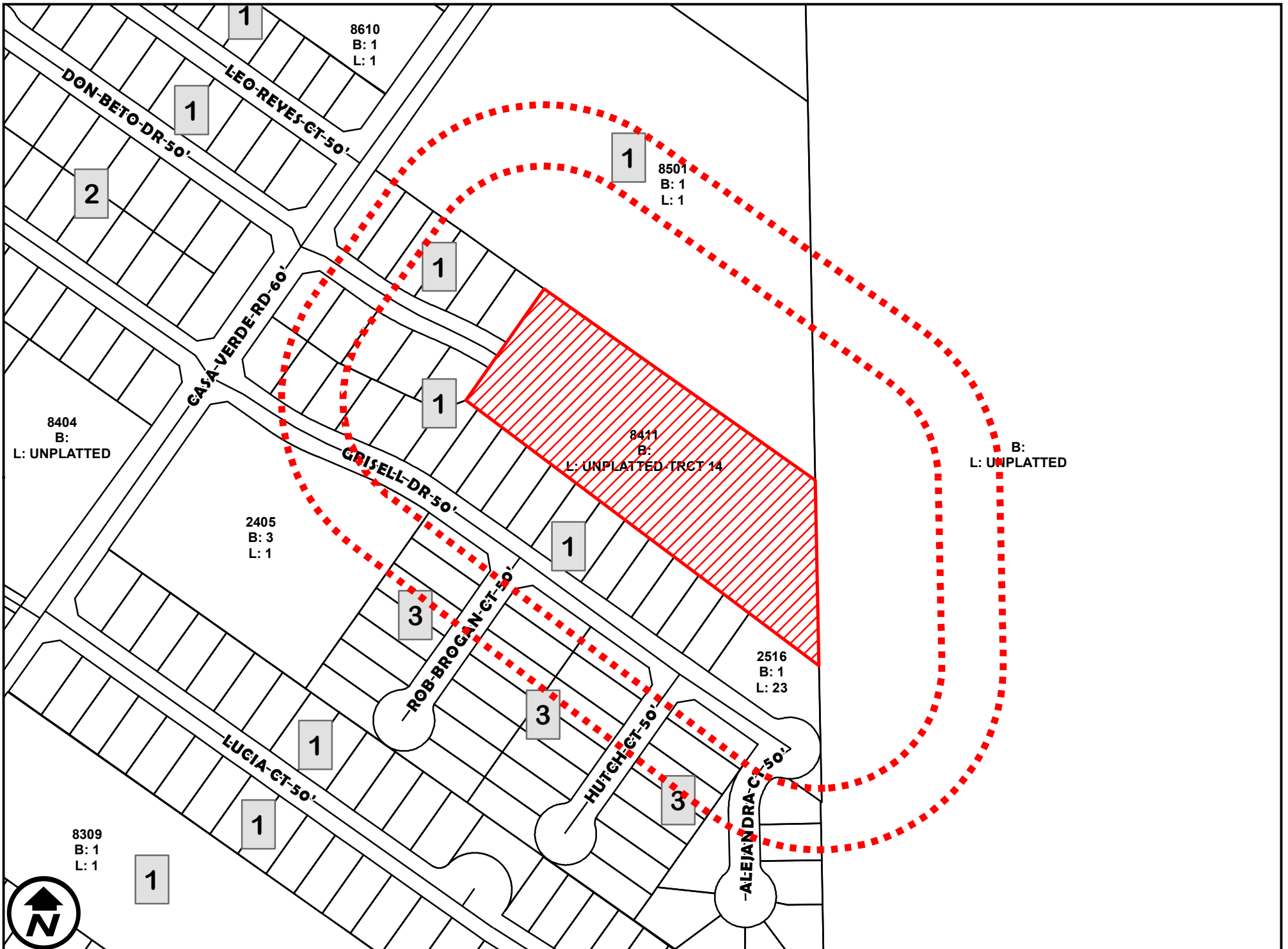
1 inch = 200 feet

ZC-035-2026

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

APPLICATION FC-71

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



200' AND 300' NOTIFICATION

1 inch = 200 feet

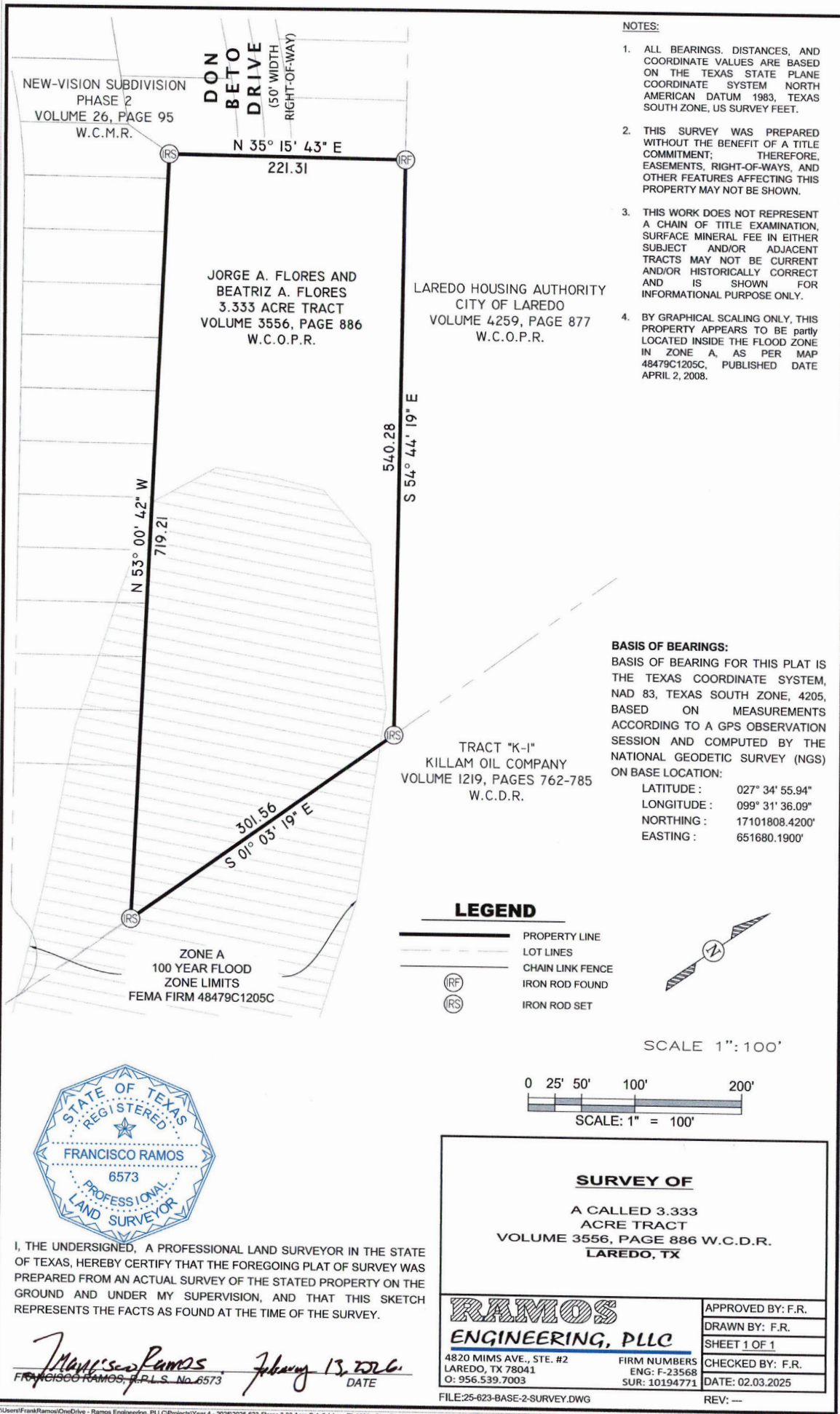
ZC-035-2026

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

APPLICATION FC 72

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

EXHIBIT A



LEGAL DESCRIPTION OF
A 3.333 ACRE TRACT

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

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

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

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

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

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

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

STATE OF TEXAS
COUNTY OF WEBB:

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



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

February 13, 2026
DATE

SHEET: 2 OF 2

City of Laredo

Planning & Zoning Commission

Meeting Date: 4/16/2026
Ordinance 7D

Public Hearing and Recommendation of an

SUBJECT

Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 10, Block X6, Southview Replat, Phase II, located at 3502 South Arkansas Avenue, from R-1 (Single-Family Residential District) to R-2 (Multi-Family Residential District).

ZC-038-2026
District II

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Initiated by: Maria A. Ramon, Owner; Gerardo Ramon, Jr., Applicant

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

Proposed Use: The proposed use is for residential (proposed second detached dwelling).
- The applicant was advised about applying for a conditional use permit (CUP), and decided to attempt the zone change instead of applying for the CUP.

Site: The site is currently occupied by a single-family residential structure.

Surrounding Land Uses: To the north of the site is Frees Street and predominantly single-family residential uses. To the east of the site is South Arkansas Avenue and multi-family residential uses (duplexes). To the south of the site is primarily single-family residential uses and Lomas del Sur Boulevard. To the west of the site is Louisiana Avenue, Frees Street, and primarily single-family residential uses.

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

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

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

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

1. The proposed zone change is not in conformance with the Comprehensive Plan's designation as Low Density Residential (R-1, R-1-MH, R-1A, R-1B, R-S, B-1R, and R-O), which does not include R-2 zoning districts.
2. There is a clearly defined distinction between the R-1 and R-2 zoning districts along Arkansas Avenue and Louisiana Avenue, particularly in terms of permitted land uses, with R-1 designated for single-family residences and R-2 allowing multifamily development.

Notice to the owner/applicant:

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

COMMITTEE RECOMMENDATION

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

STAFF RECOMMENDATION

IMPACT ANALYSIS

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

Is this change contrary to the established land use pattern?

No. There are multi-family residential uses (duplexes) across from the proposed site.

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

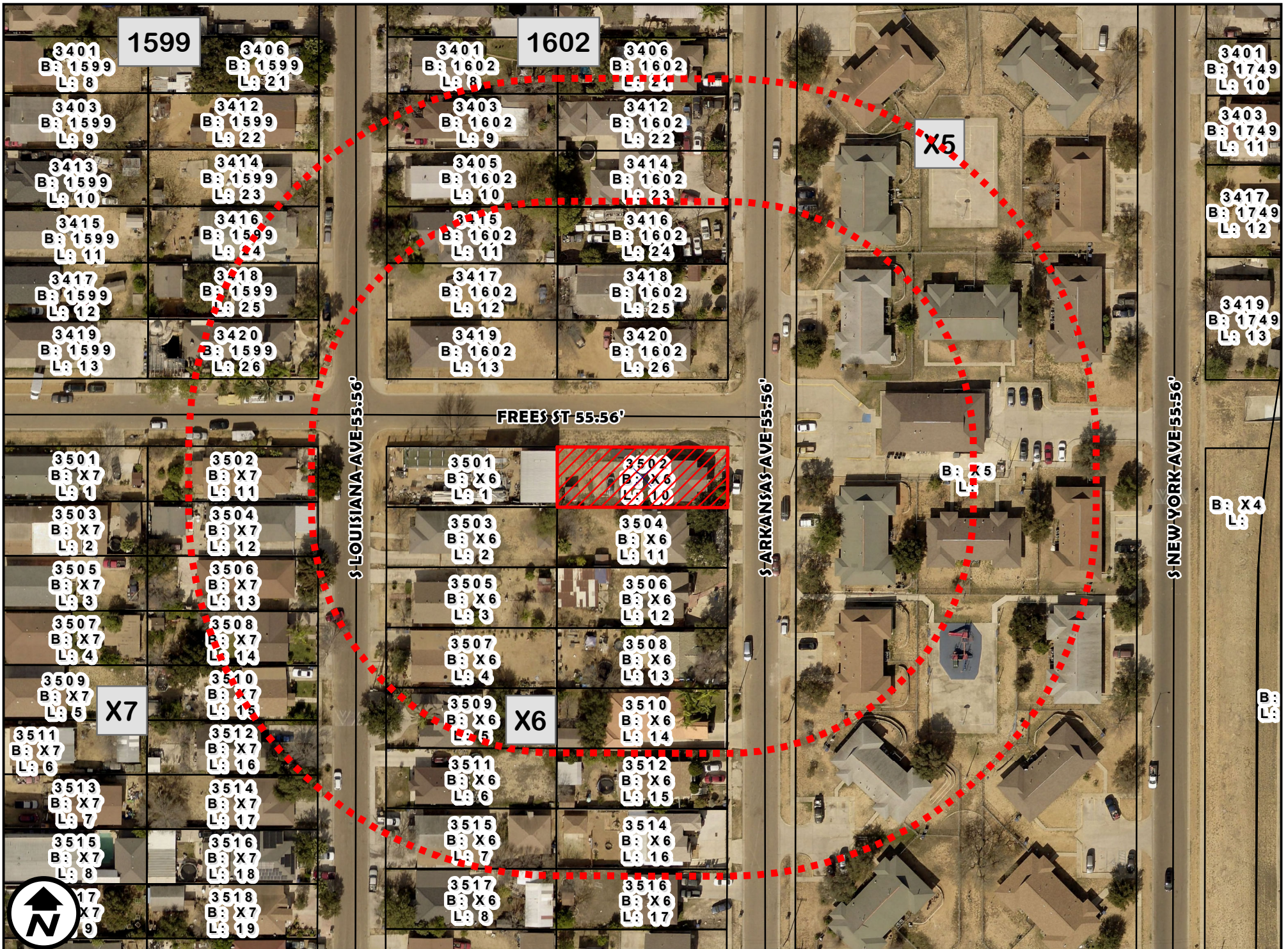
No. The proposed zone will not create an isolated zoning district. Across South Arkansas Avenue is a large area of R-2 zoning.

Will change adversely influence living conditions in the neighborhoods?

No. The proposed zone change is not anticipated to have a negative impact with the surrounding area or neighborhoods since multi-family residential uses already exists within the vicinity of the site.

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

Yes. The existing zone does not allow for a detached second dwelling as intended by the applicant.



AERIAL MAP

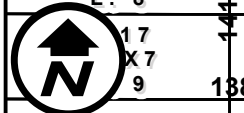
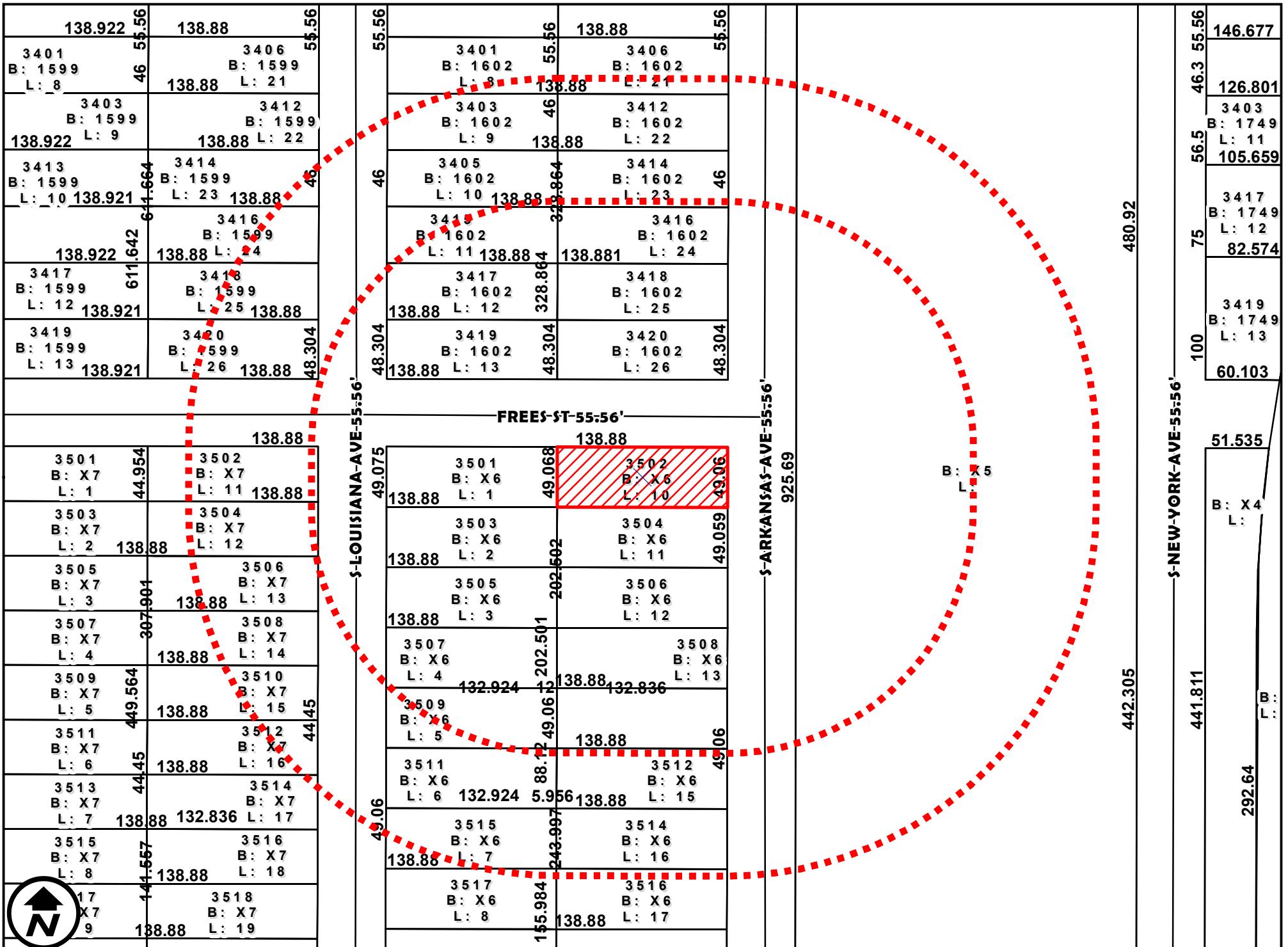
1 inch = 100 feet

ZC-038-2026

COUNCIL DISTRICT 2
3502 SOUTH ARKANSAS AVENUE

APPLICATION FC-77

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



DIMENSIONS MAP

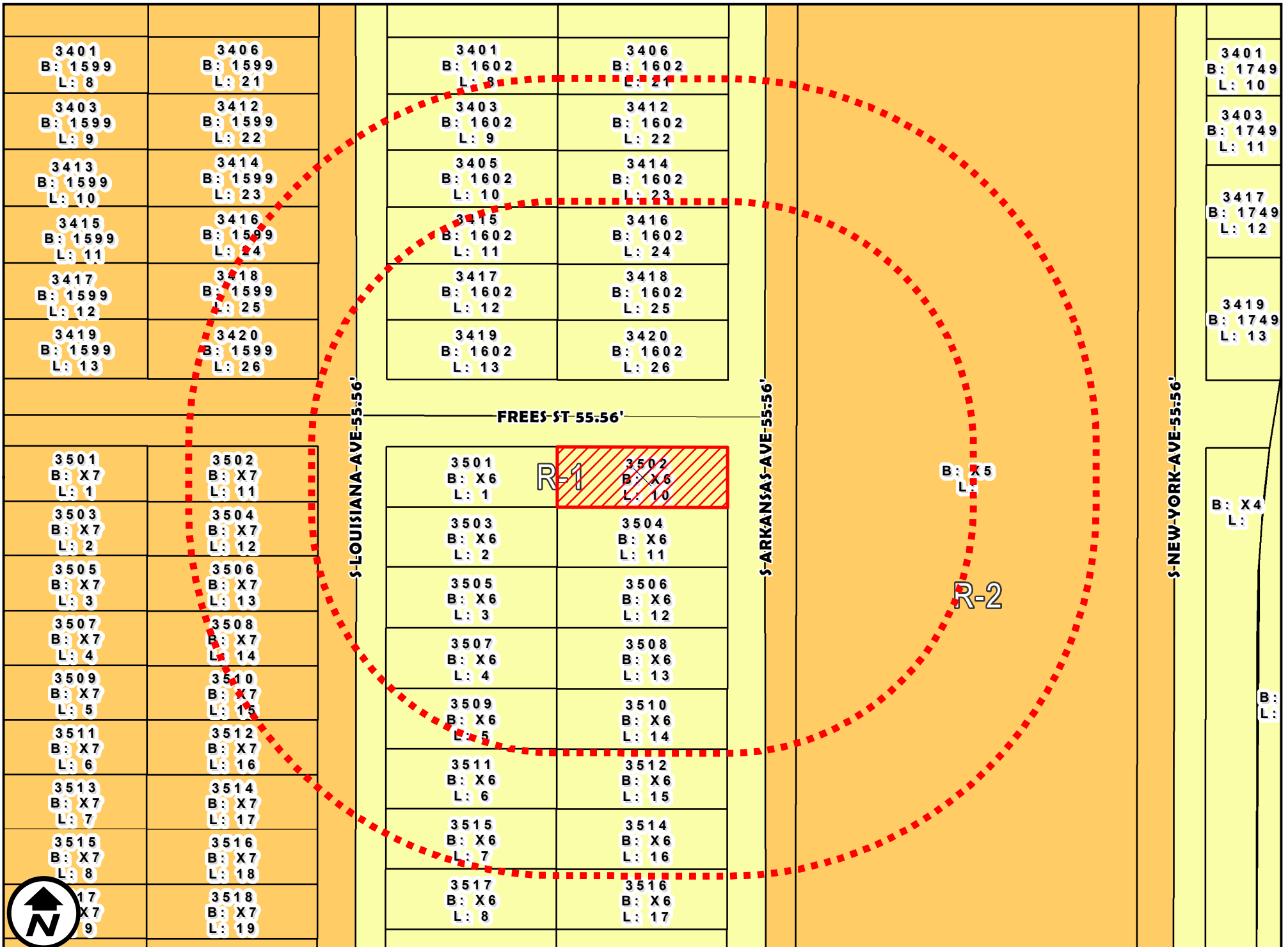
1 inch = 100 feet

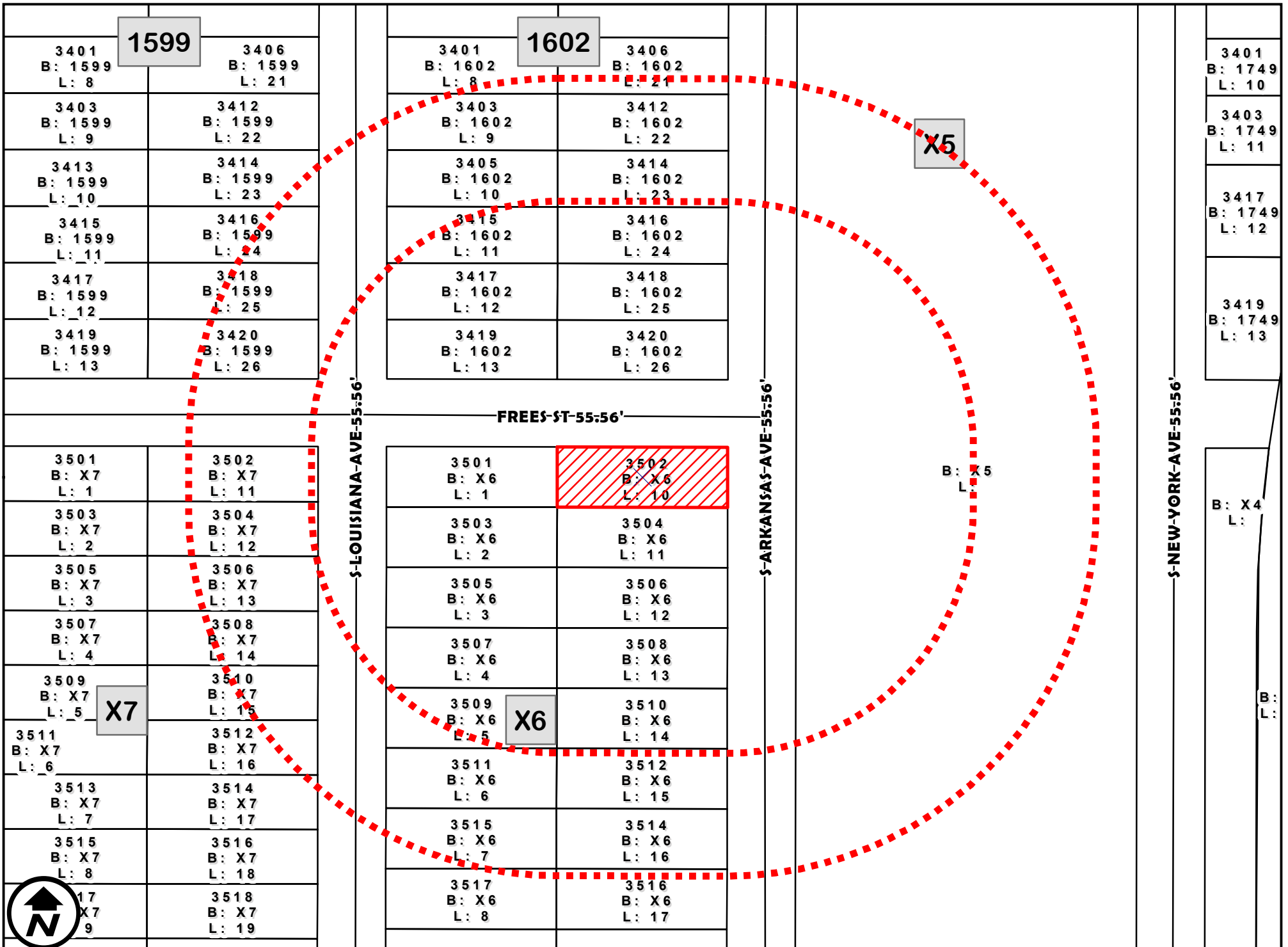
ZC-038-2026

COUNCIL DISTRICT 2
3502 SOUTH ARKANSAS AVENUE

APPLICATION FC-78

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





SURVEY MAP

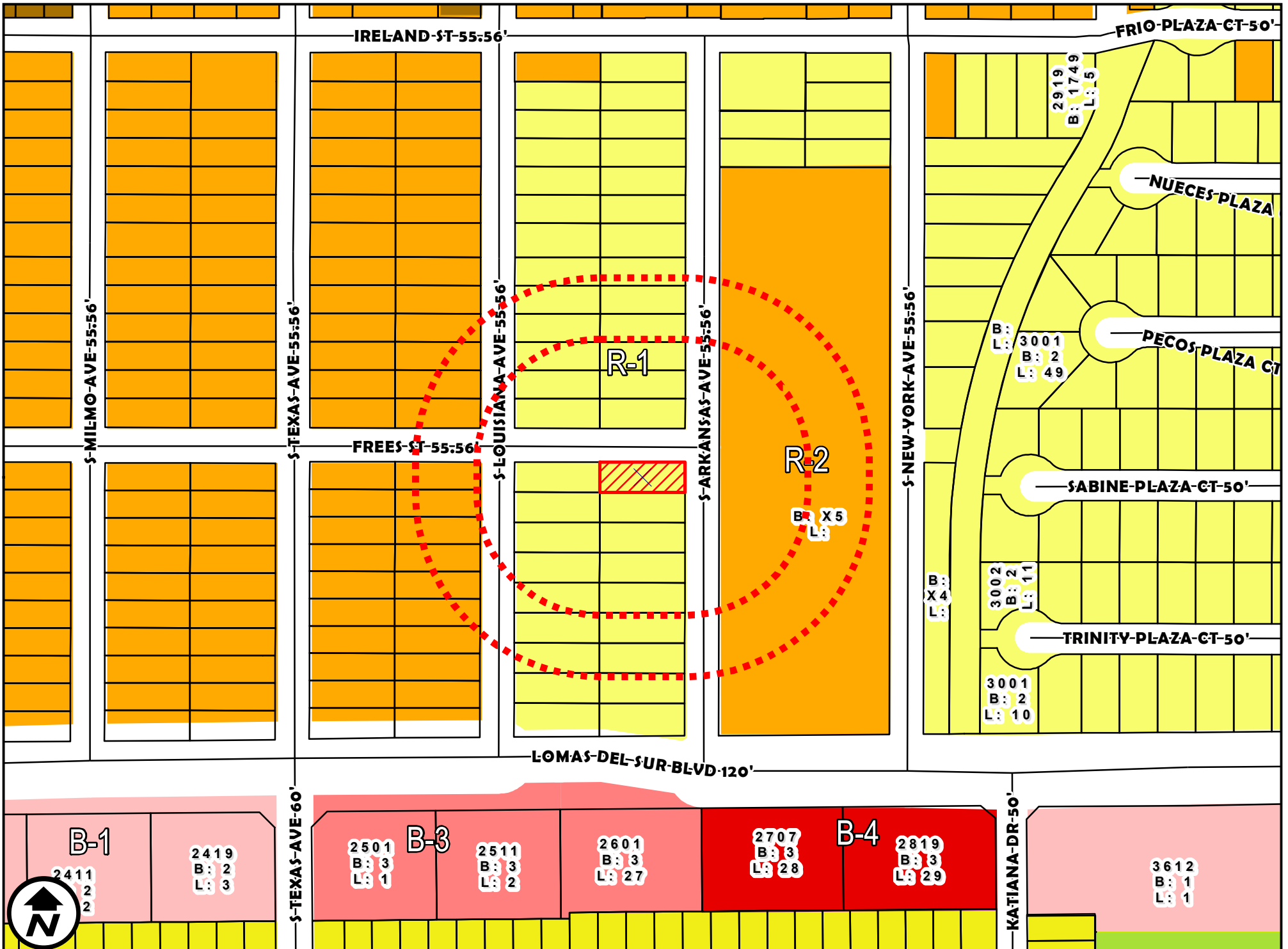
1 inch = 100 feet

ZC-038-2026

COUNCIL DISTRICT 2
3502 SOUTH ARKANSAS AVENUE

APPLICATION FC 80

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



ZONING OVERVIEW

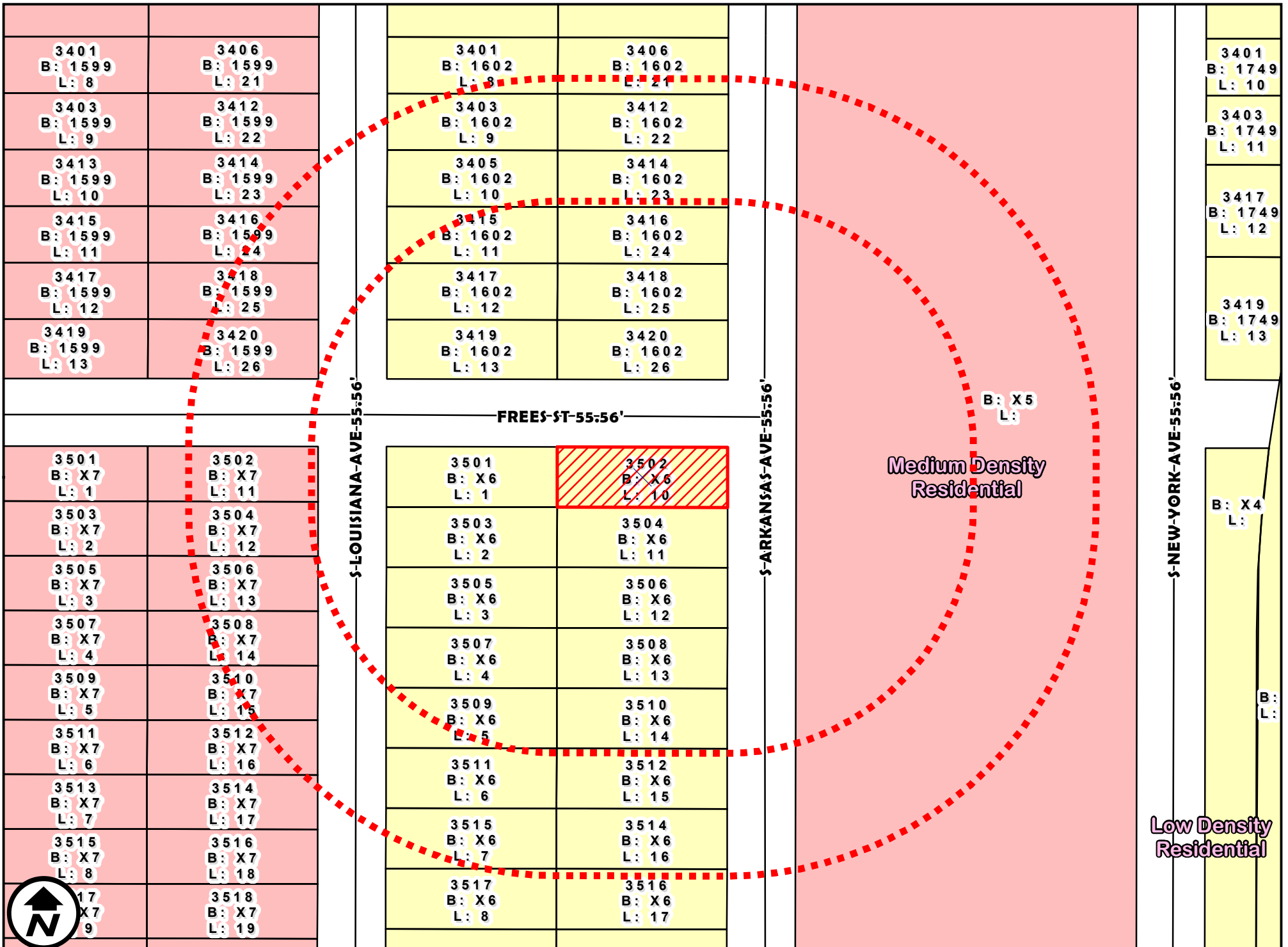
1 inch = 200 feet

ZC-038-2026

COUNCIL DISTRICT 2
3502 SOUTH ARKANSAS AVENUE

APPLICATION FC 81

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



FUTURE LANDUSE

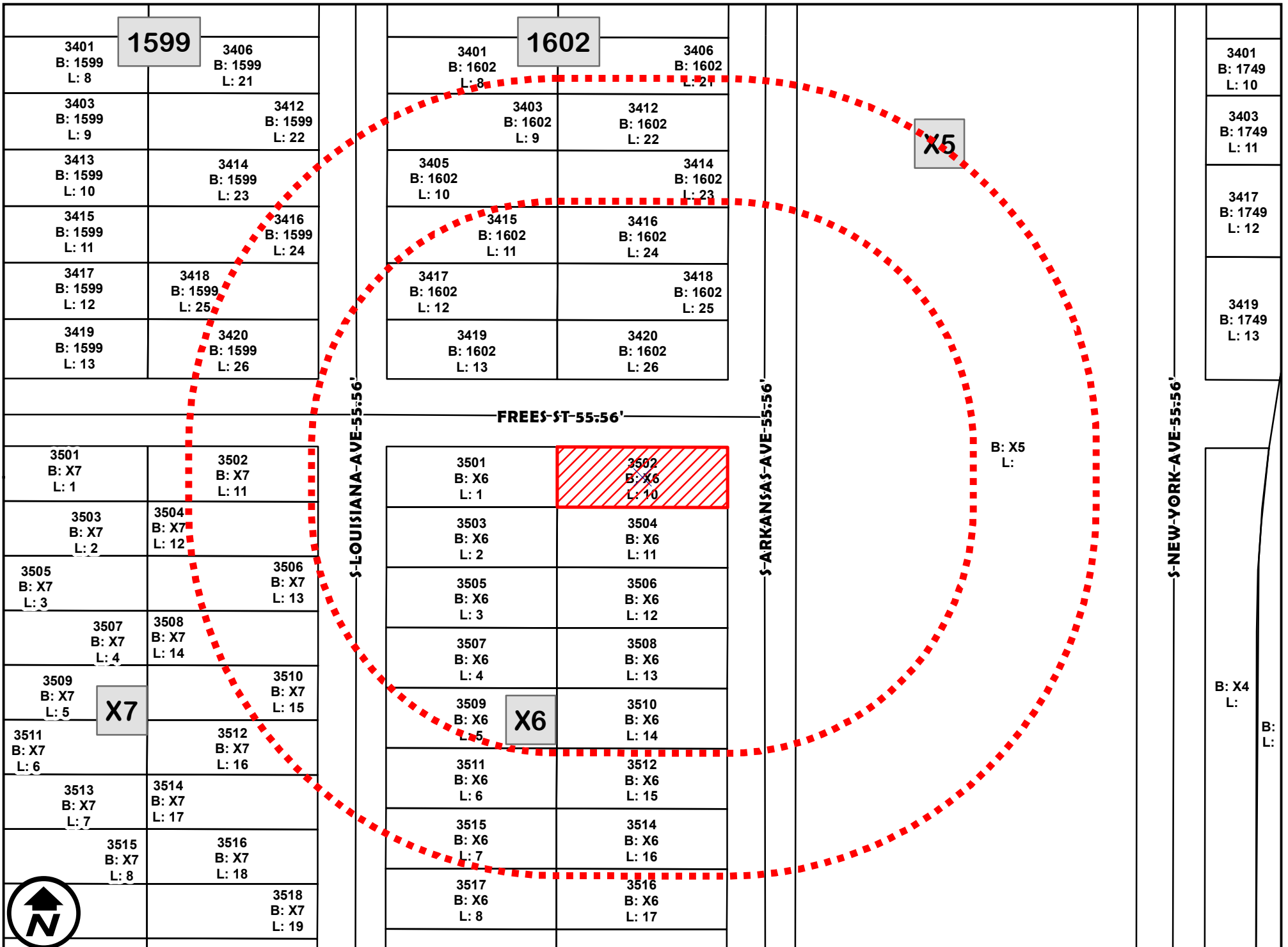
1 inch = 100 feet

ZC-038-2026

COUNCIL DISTRICT 2
3502 SOUTH ARKANSAS AVENUE

APPLICATION FC 82

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



200' AND 300' NOTIFICATION

ZC-038-2026

APPLICATION FC 83

1 inch = 100 feet

COUNCIL DISTRICT 2
3502 SOUTH ARKANSAS AVENUE

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



City of Laredo

Planning & Zoning Commission

Meeting Date: 4/16/2026
Ordinance 7E

Public Hearing and Recommendation of an

SUBJECT

Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 6, Block 1, Los Corralitos Subdivision, located at 18215 FM 1472, from AG (Agricultural District) to M-1 (Light Manufacturing District).

ZC-039-2026
District VII

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Initiated by: Nohemi and Pilar Sanchez Jr., Owner.

Council District: VII - Cm. Vanessa Perez

Proposed Use: The proposed use is a Truck Tire Repair.

Site: The site is currently occupied by a residential structure, with a truck service operation located at the rear of the property.

Surrounding Land Uses: To the north of the site is Speedco Truck Lube and Tires and Love's Travel Stop. To the east of the site is FM1472 (Mines Road). To the south of the site is Ortiz Truck Park, Suarez Truck, and El Pico Road. To the west of the site is vacant land, and multiple truck repairs.

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

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

Transportation Plan: The Long Range Thoroughfare Plan identifies FM 1472 Road as an Expressway.

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

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

COMMITTEE RECOMMENDATION

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

STAFF RECOMMENDATION

Staff supports the proposed zone change for the following reasons:

1. The subject site is located in an area where M-1 zoning predominates to the north. Therefore, the proposed zoning designation will not result in the creation of an isolated zoning district.
2. The proposed use is compatible with the surrounding area, as there are similar uses nearby, including trucking and transportation service operations.
3. The proposed site meets the minimum lot area requirement of 9,000 square feet for M-1 zone districts as per the Laredo Land Development Code, Section 24.77.1 Dimensional Standards. The property lot area is approximately 2.39 acres (1 acre = 43,560 feet).

Notice to the owner/applicant:

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

IMPACT ANALYSIS

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

Is this change contrary to the established land use pattern?

No. There are already similar uses within the vicinity.

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

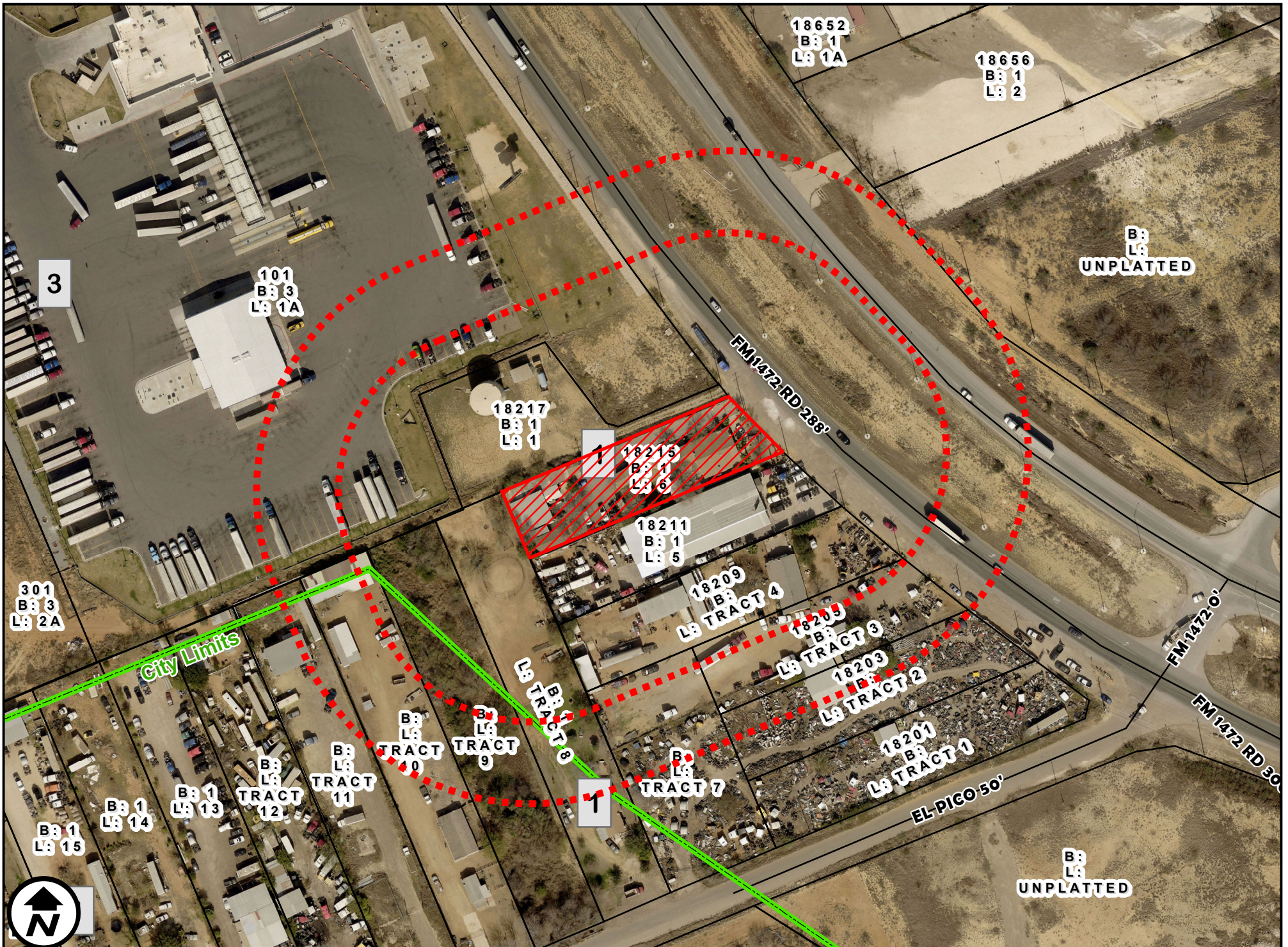
No. The proposed zone will not create an isolated zoning district.

Will change adversely influence living conditions in the neighborhoods?

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

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

Yes. The existing AG does not allow for a Truck Tire Repair intended by the applicant.

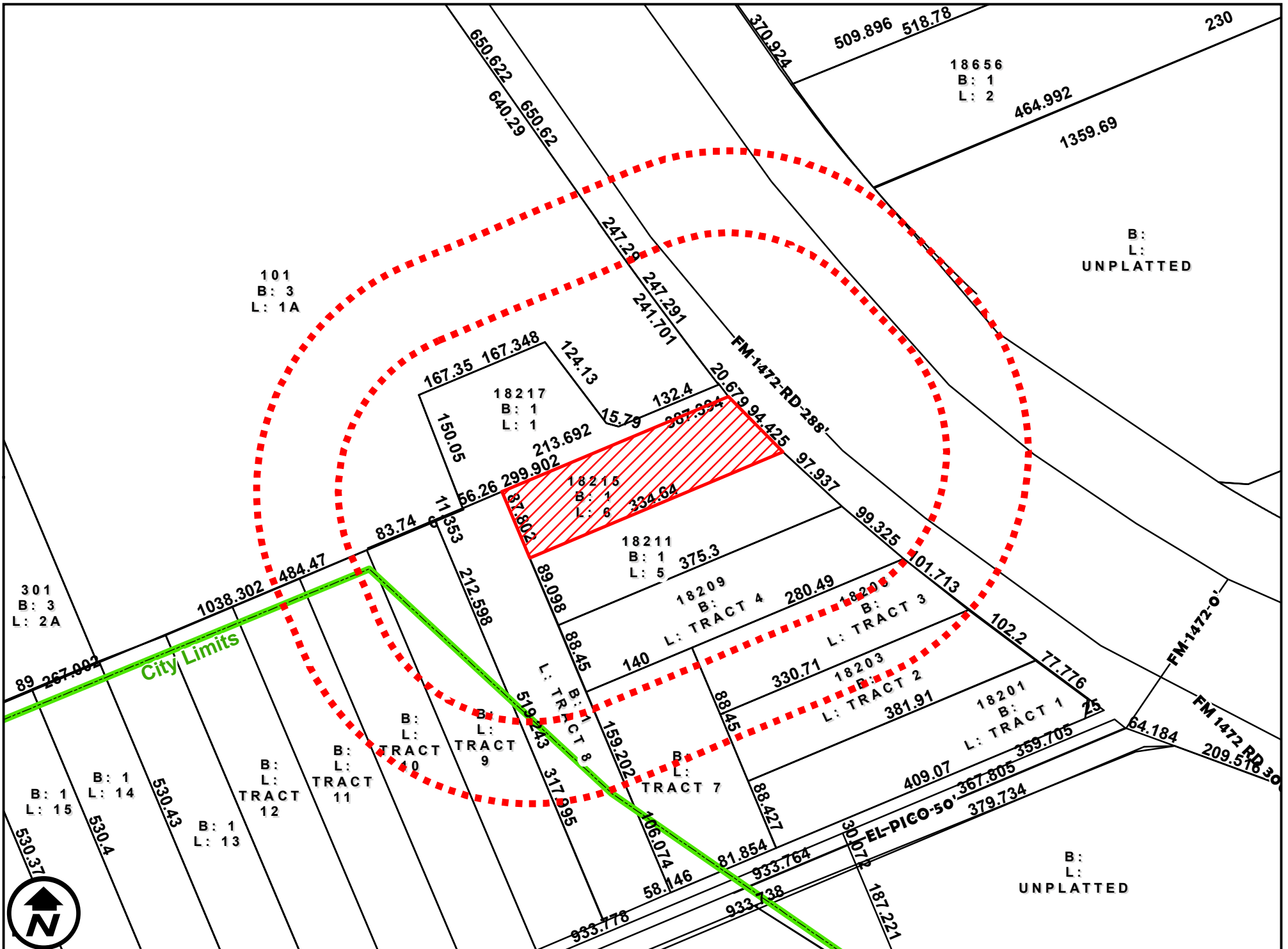


AERIAL MAP

1 inch = 150 feet

ZC-039-2026
 COUNCIL DISTRICT 7
 18215 FM 1472

APPLICATION FC 87
 AG (AGRICULTURAL DISTRICT) T
 M-1 (LIGH MANUFACTURING DISTRICT)

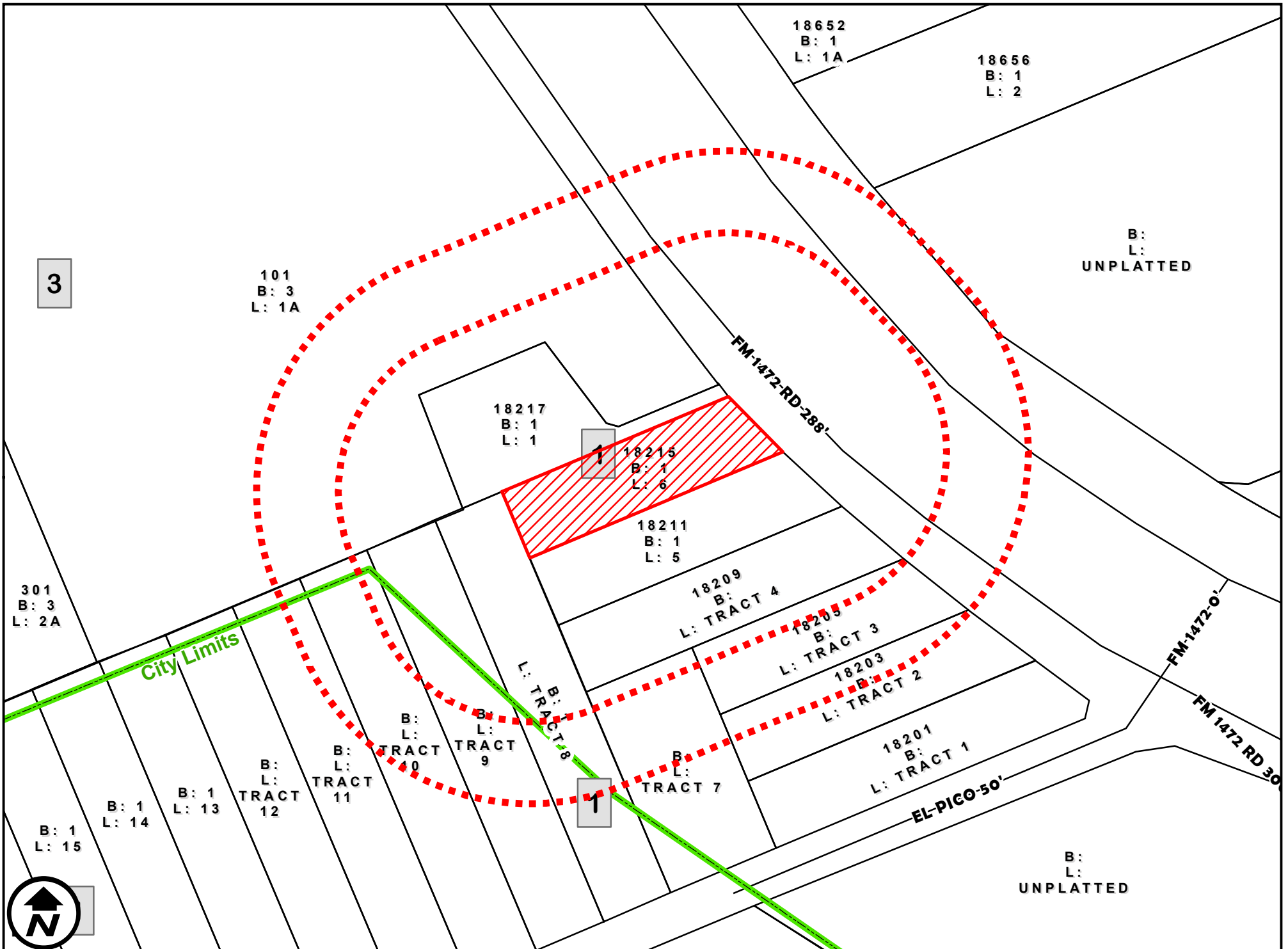


DIMENSIONS MAP

1 inch = 150 feet

ZC-039-2026
 COUNCIL DISTRICT 7
 18215 FM 1472

APPLICATION FC 88
 AG (AGRICULTURAL DISTRICT) T
 M-1 (LIGH MANUFACTURING DISTRICT)



3

101
B: 3
L: 1A

18652
B: 1
L: 1A

18656
B: 1
L: 2

B:
L:
UNPLATTED

18217
B: 1
L: 1

1

18215
B: 1
L: 6

18211
B: 1
L: 5

18209
B:
L: TRACT 4

18205
B:
L: TRACT 3

18203
B:
L: TRACT 2

B:
L: TRACT 10

B:
L: TRACT 9

B:
L: TRACT 7

18201
B:
L: TRACT 1

301
B: 3
L: 2A

City Limits

B: 1
L: 14

B: 1
L: 13

B:
L: TRACT 12

B:
L: TRACT 11

B: 1
L: 15

1

EL-PICO-50'

FM-1472-0'

FM 1472 RD 30'

B:
L:
UNPLATTED

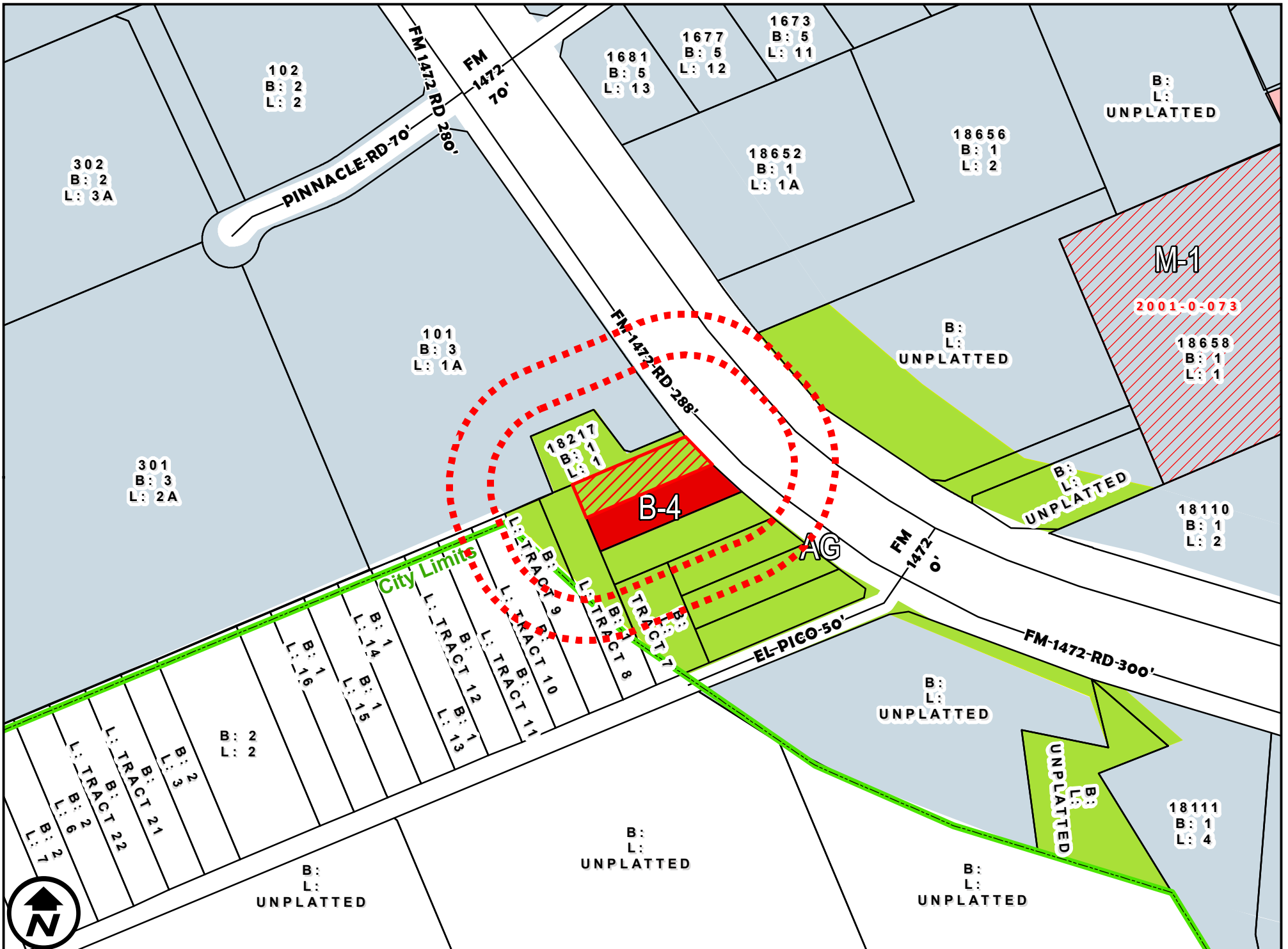


SURVEY MAP

1 inch = 150 feet

ZC-039-2026
COUNCIL DISTRICT 7
18215 FM 1472

APPLICATION FC 90
AG (AGRICULTURAL DISTRICT) T
M-1 (LIGH MANUFACTURING DISTRICT)

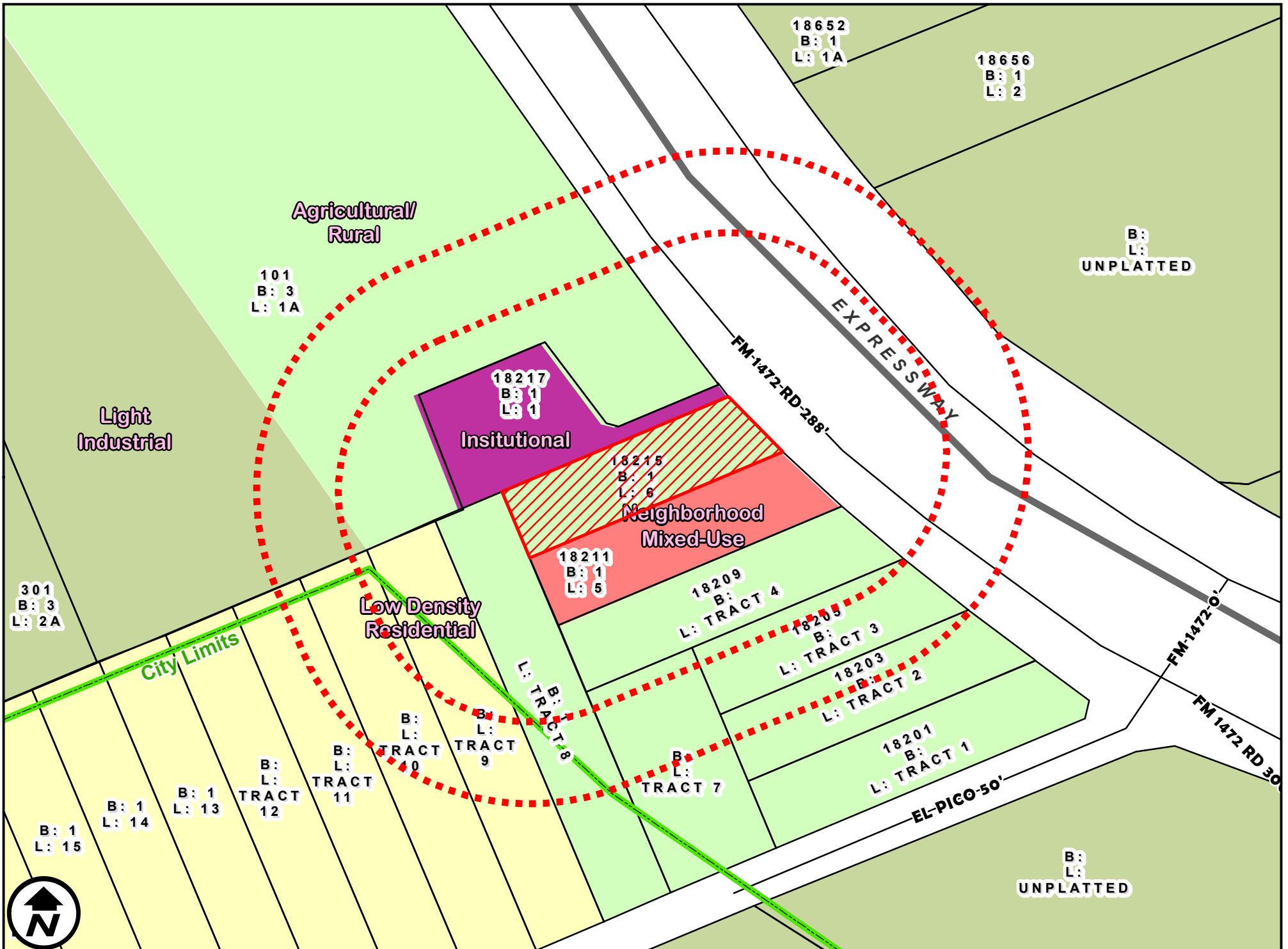


ZONING OVERVIEW

1 inch = 300 feet

ZC-039-2026
 COUNCIL DISTRICT 7
 18215 FM 1472

APPLICATION FC91
 AG (AGRICULTURAL DISTRICT) T
 M-1 (LIGH MANUFACTURING DISTRICT)



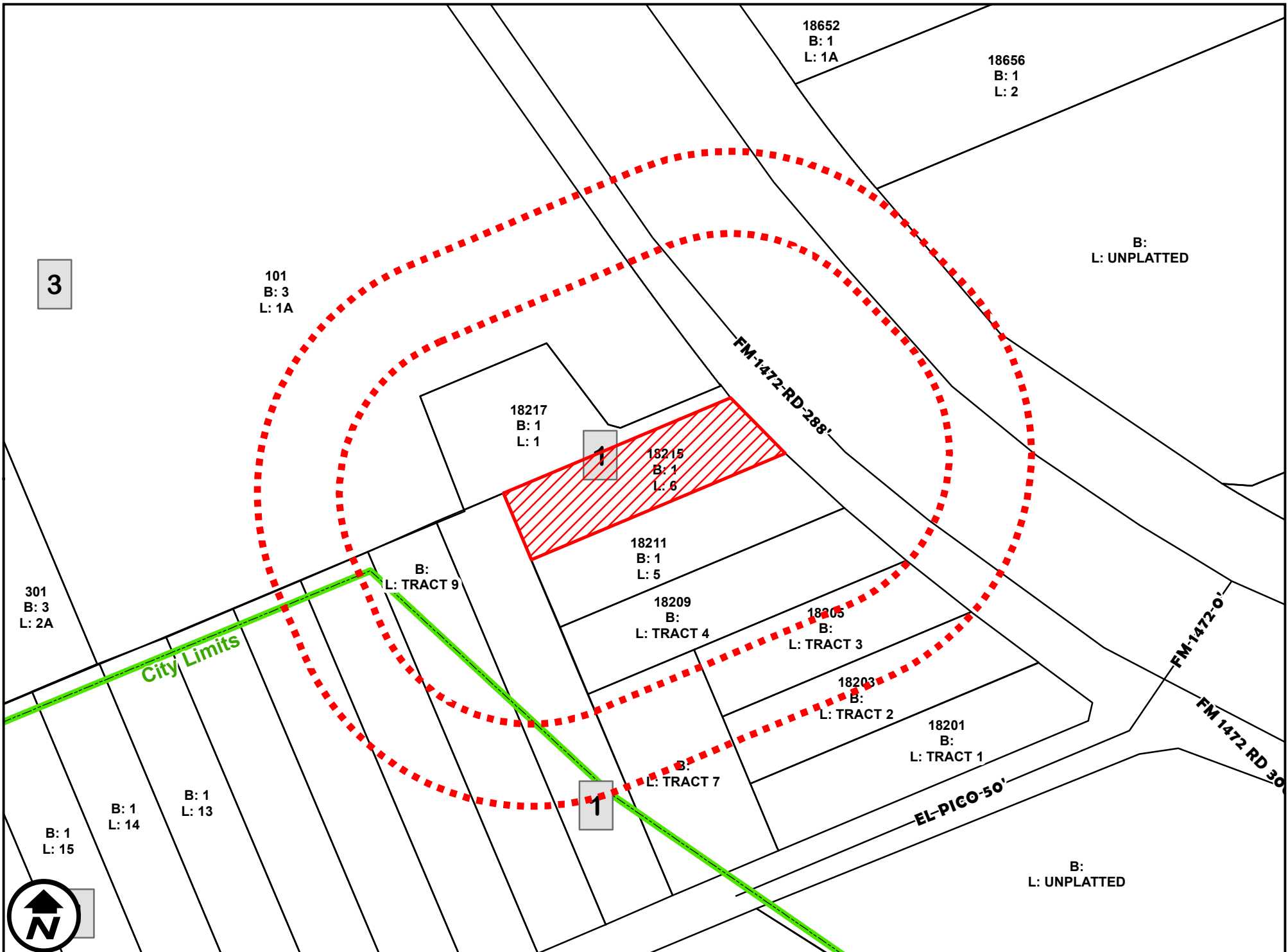
FUTURE LANDUSE

1 inch = 150 feet



ZC-039-2026
COUNCIL DISTRICT 7
18215 FM 1472

APPLICATION FC 92
AG (AGRICULTURAL DISTRICT) T
M-1 (LIGH MANUFACTURING DISTRICT)



3

101
B: 3
L: 1A

18652
B: 1
L: 1A

18656
B: 1
L: 2

B:
L: UNPLATTED

18217
B: 1
L: 1

1

18215
B: 1
L: 6

FM-1472-RD-288'

18211
B: 1
L: 5

B:
L: TRACT 9

301
B: 3
L: 2A

City Limits

18209
B:
L: TRACT 4

18205
B:
L: TRACT 3

18203
B:
L: TRACT 2

18201
B:
L: TRACT 1

FM-1472-0'

FM 1472 RD 30'

B:
L: TRACT 7

1

EL-PICO-50'

B:
L: UNPLATTED



200' AND 300' NOTIFICATION

ZC-039-2026
COUNCIL DISTRICT 7
18215 FM 1472

APPLICATION FC 93
AG (AGRICULTURAL DISTRICT) T
M-1 (LIGH MANUFACTURING DISTRICT)

1 inch = 150 feet

18215

DO NOT
BLOCK
DRIVEWAY
24 HOUR
ACCESS
REQUIRED

30



ZC-039-2026



ATTENTION

PROPOSED

ZONE CHANGE

FROM A-G TO M-1

FOR INFORMATION CALL
CITY PLANNING DEPARTMENT
794-1613

City of Laredo

Planning & Zoning Commission

Meeting Date: 4/16/2026
Ordinance 7F

Public Hearing and Recommendation of an

SUBJECT

Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 32 acres, as further described by metes and bounds in attached Exhibit A, located north of Lomas Del Sur Road and east of Cuatro Vientos Road, from R-1A (Single Family Reduced Area District) to B-4 (Highway Commercial District).

ZC-040-2026
District I

PREVIOUS COUNCIL ACTION

On December 6, 2021, City Council approved an annexation and establish the initial zoning of R-1A and B-3. (Ordinance Number 2021-O-237).

BACKGROUND

Initiated by: Cuatro Vientos South, Ltd., Ricardo M. Villarreal, Representative

Council District: I - Cm. Gilbert Gonzalez

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

Site: The site is currently vacant, undeveloped land.

Surrounding Land Uses: To the north, east, south, and west of the site is predominantly vacant, undeveloped land.

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

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

Transportation Plan: The Long Range Thoroughfare Plan identifies Cuatro Vientos Road as an Expressway. However, Lomas del Sur Road is being proposed as a 120-foot-wide road.

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

Letters sent to surrounding property owners: 8 In Favor: 0 Opposed: 0

COMMITTEE RECOMMENDATION

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

STAFF RECOMMENDATION

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

1. The proposed zone change is not in conformance with the Comprehensive Plan’s designation as High Density Residential, Medium Density Residential and Neighborhood Mixed Use. These designations do not support B-4 zoning districts.
2. The proposed site is abutting R-1A zoning districts to the north, east, and west of the site.
3. The proposed site is within the vicinity to the Buena Vista Sports Complex and is abutting residential zoning districts, which generates consistent passenger vehicle activity; introducing B-4 uses could add 18-wheeler traffic, potentially resulting in increased congestion and safety concerns.
4. The B-4 zoning district permits higher-intensity uses, including bars, warehousing, and heavy equipment operations such as tractor-trailers. This type of activity would be incompatible with the abutting residential districts and the adjacent Buena Vista Sports Complex, which is intended to serve families and the general public.
5. A B-3 zoning district would be more appropriate at this location, as it would allow for commercial uses that could complement and support the Buena Vista Sports Complex, such as restaurants, retail, and service-oriented businesses.
 - Any uses that would require a zoning higher than a B-3 zone, may apply for a conditional use permit. However, a conditional use permit is not guaranteed.
6. The proposed zone change may adversely impact the surrounding area and future development patterns, particularly due to its proximity to and direct adjacency with the Buena Vista Sports Complex, which is intended to serve as a recreational and community-oriented use.

Notice to the owner/applicant:

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

IMPACT ANALYSIS

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

Is this change contrary to the established land use pattern?

Yes. The site is surrounded vacant undeveloped land.

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

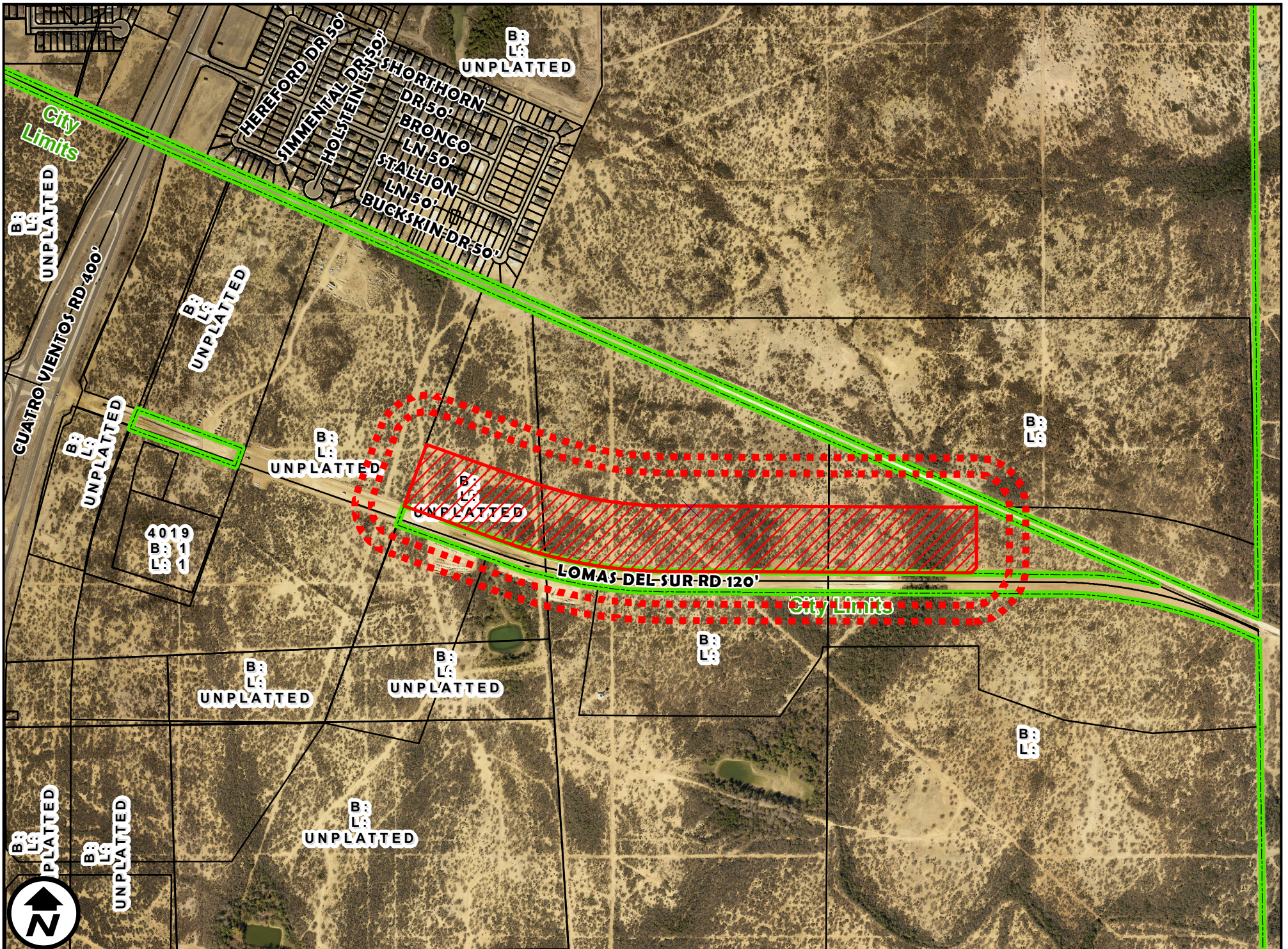
Yes, the proposed zone will not create an isolated zoning district. However, there are B-4 zoning districts to the west of the site.

Will change adversely influence living conditions in the neighborhoods?

The proposed zone change is anticipated to have a negative impact on the surrounding area and nearby developments, as the site directly abuts residential zoning districts.

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

Yes. The existing zone does not allow for a highway commercial uses as intended by the applicant. The applicant did not specify the specific proposed use.



AERIAL MAP

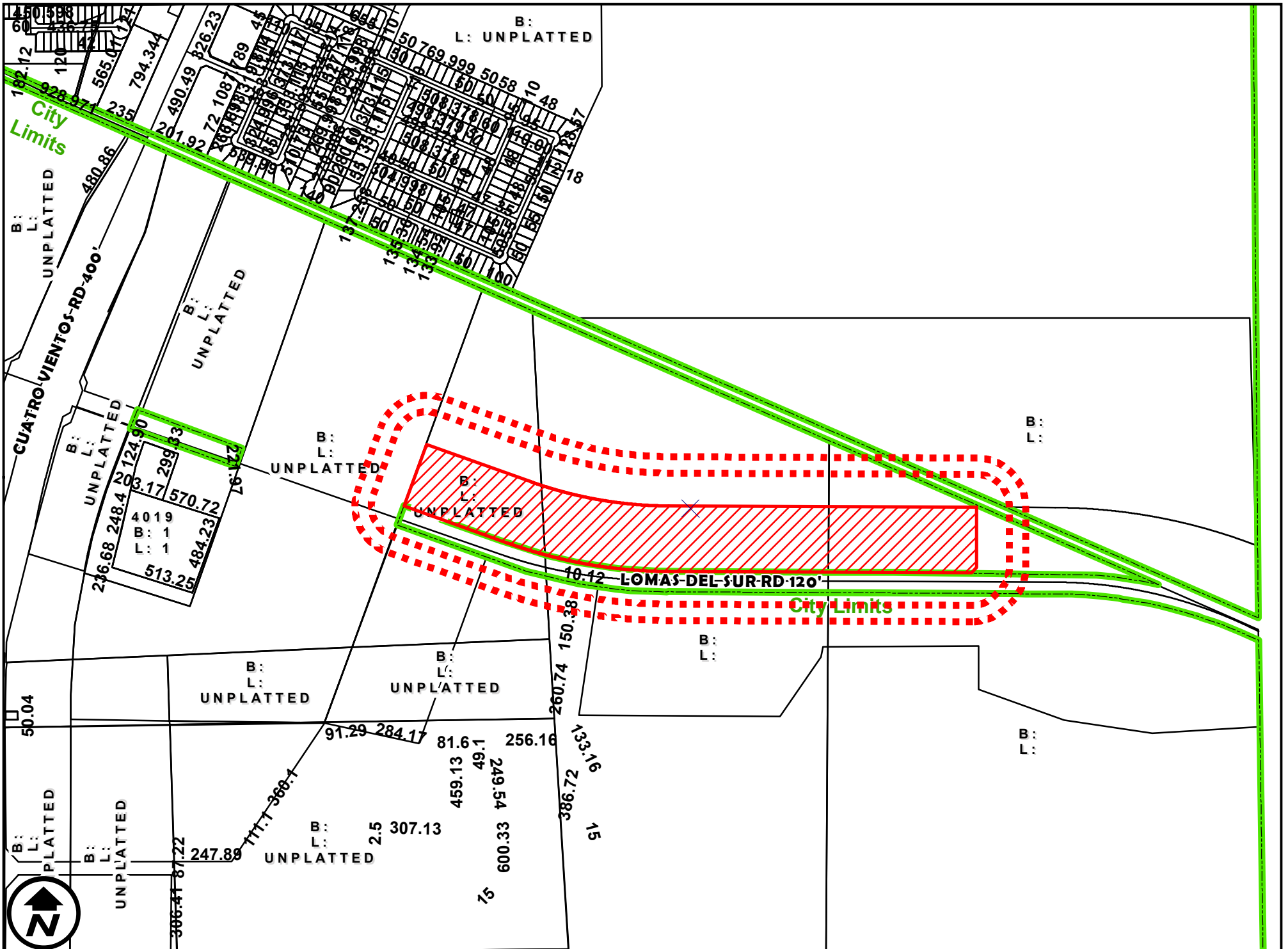
ZC-040-2026

APPLICATION FC 98

1 inch = 750 feet

COUNCIL DISTRICT 1
NORTH OF LOMAS DEL SUR ROAD AND EAST OF CUATRO VIENTOS ROAD

R-1A (SINGLE FAMILY REDUCED AREA DISTRICT) T-
B-4 (HIGHWAY COMMERCIAL DISTRICT)



DIMENSIONS MAP

1 inch = 750 feet

ZC-040-2026

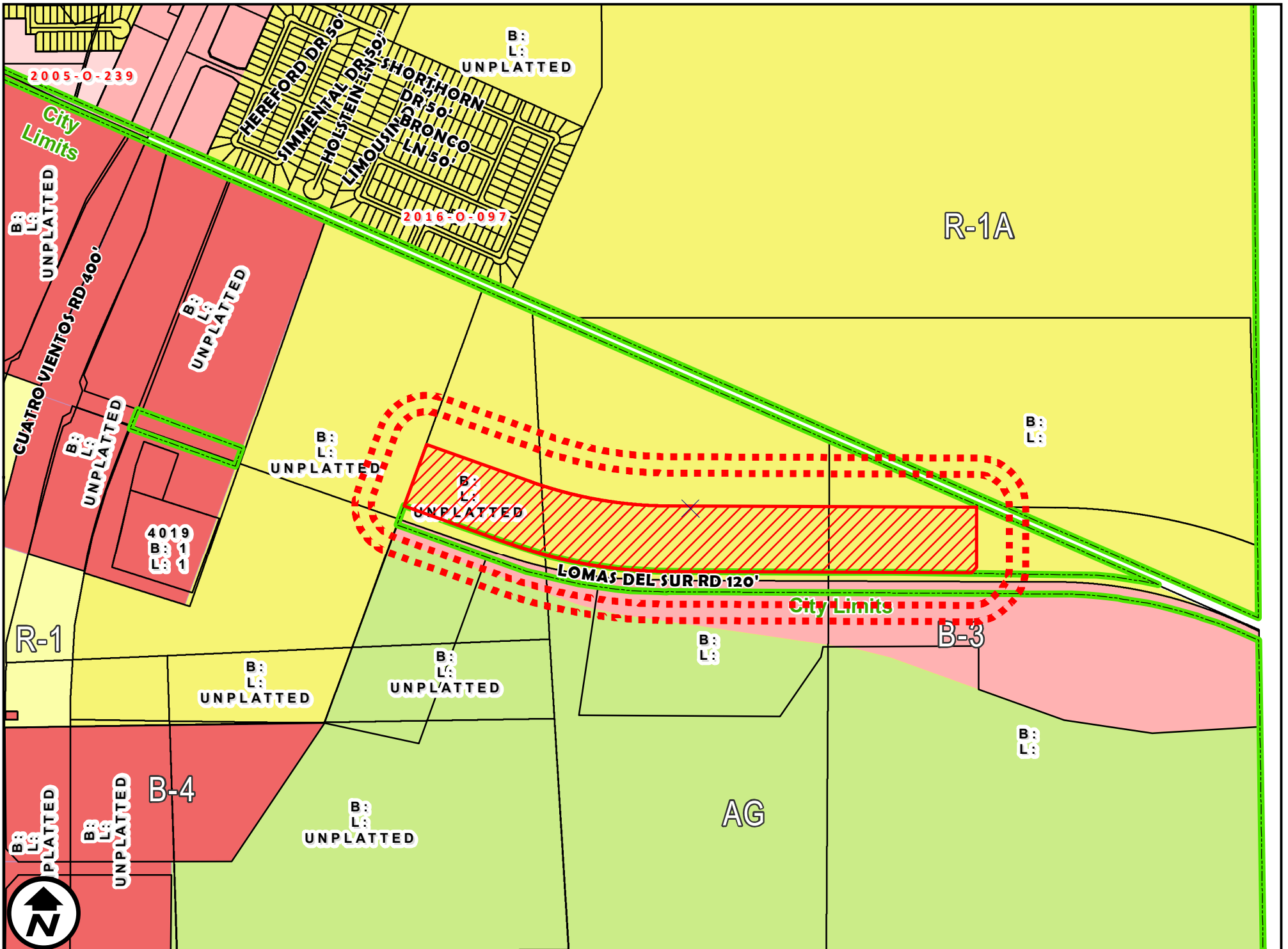
COUNCIL DISTRICT 1

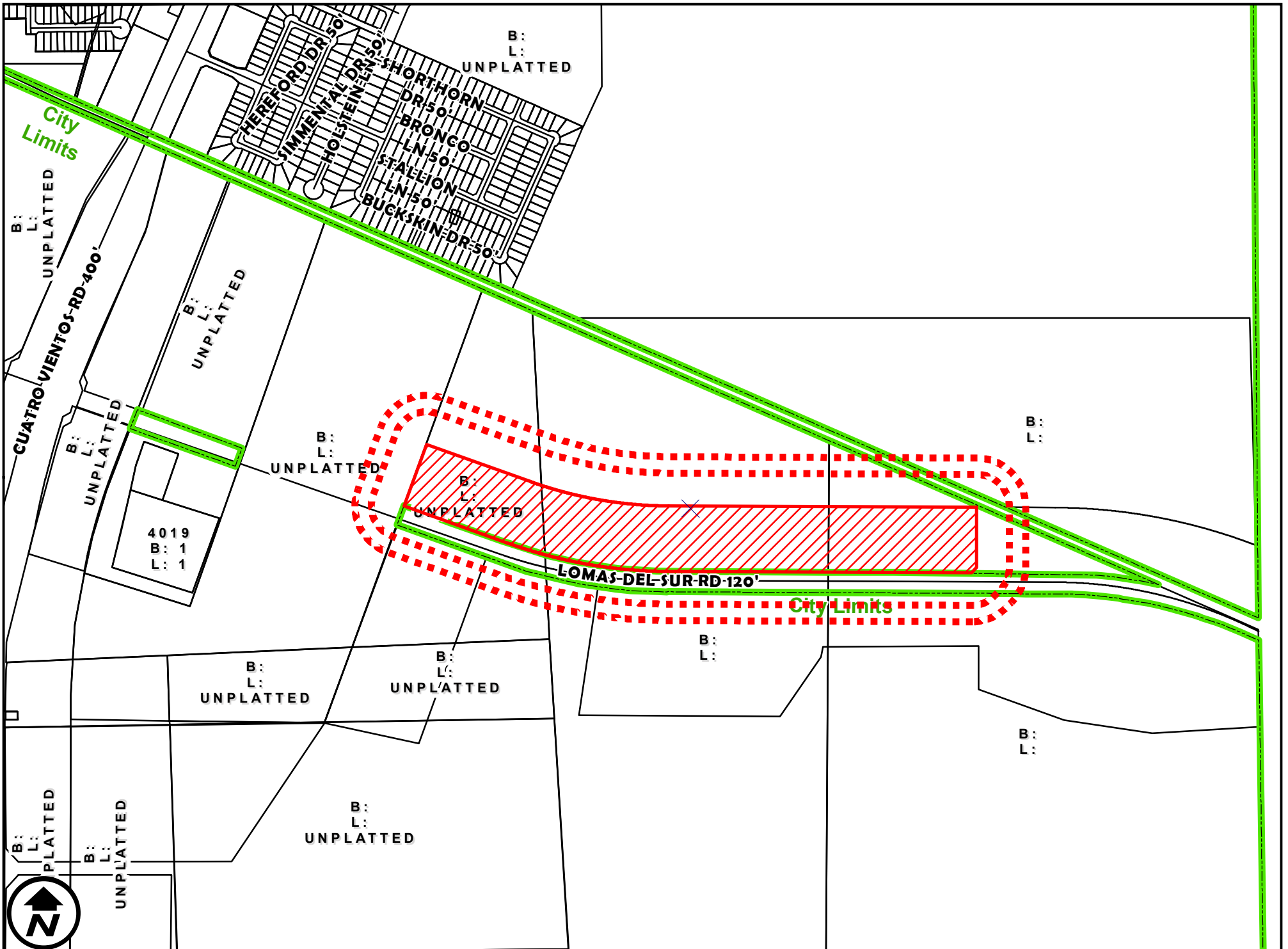
NORTH OF LOMAS DEL SUR ROAD AND EAST OF CUATRO VIENTOS ROAD

APPLICATION FC 99

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

B-4 (HIGHWAY COMMERCIAL DISTRICT)





SURVEY MAP

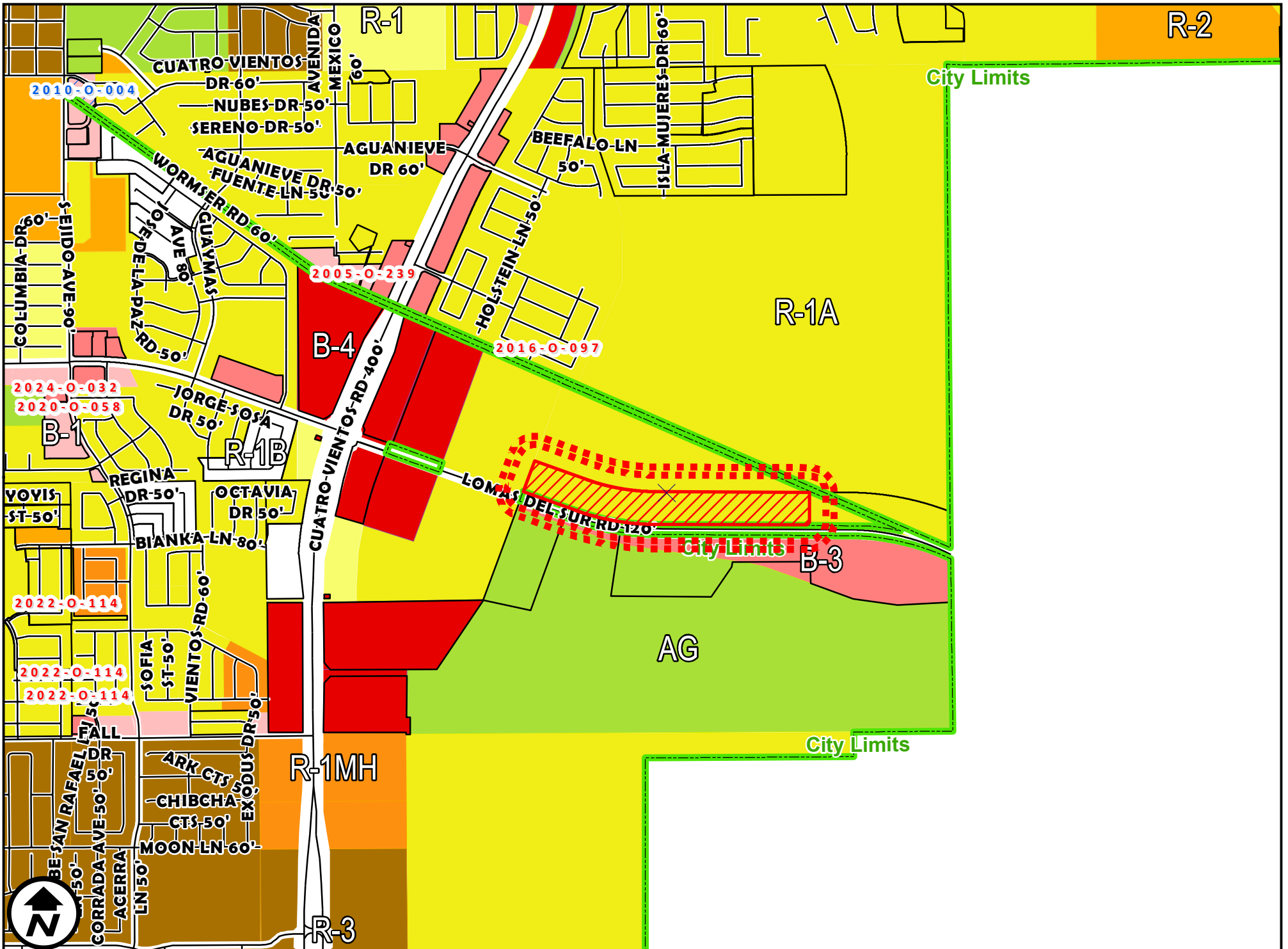
ZC-040-2026

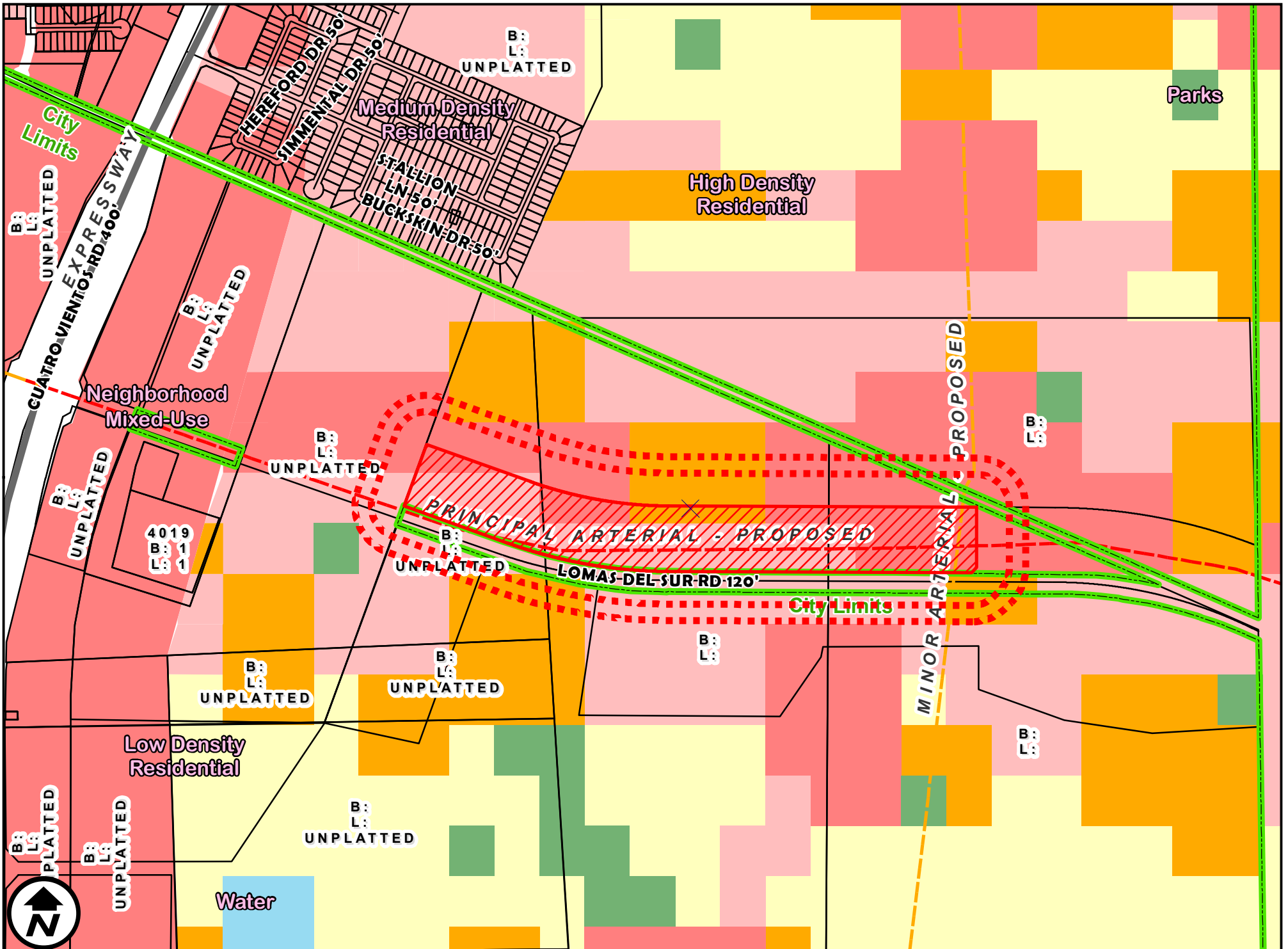
APPLICATION F 101

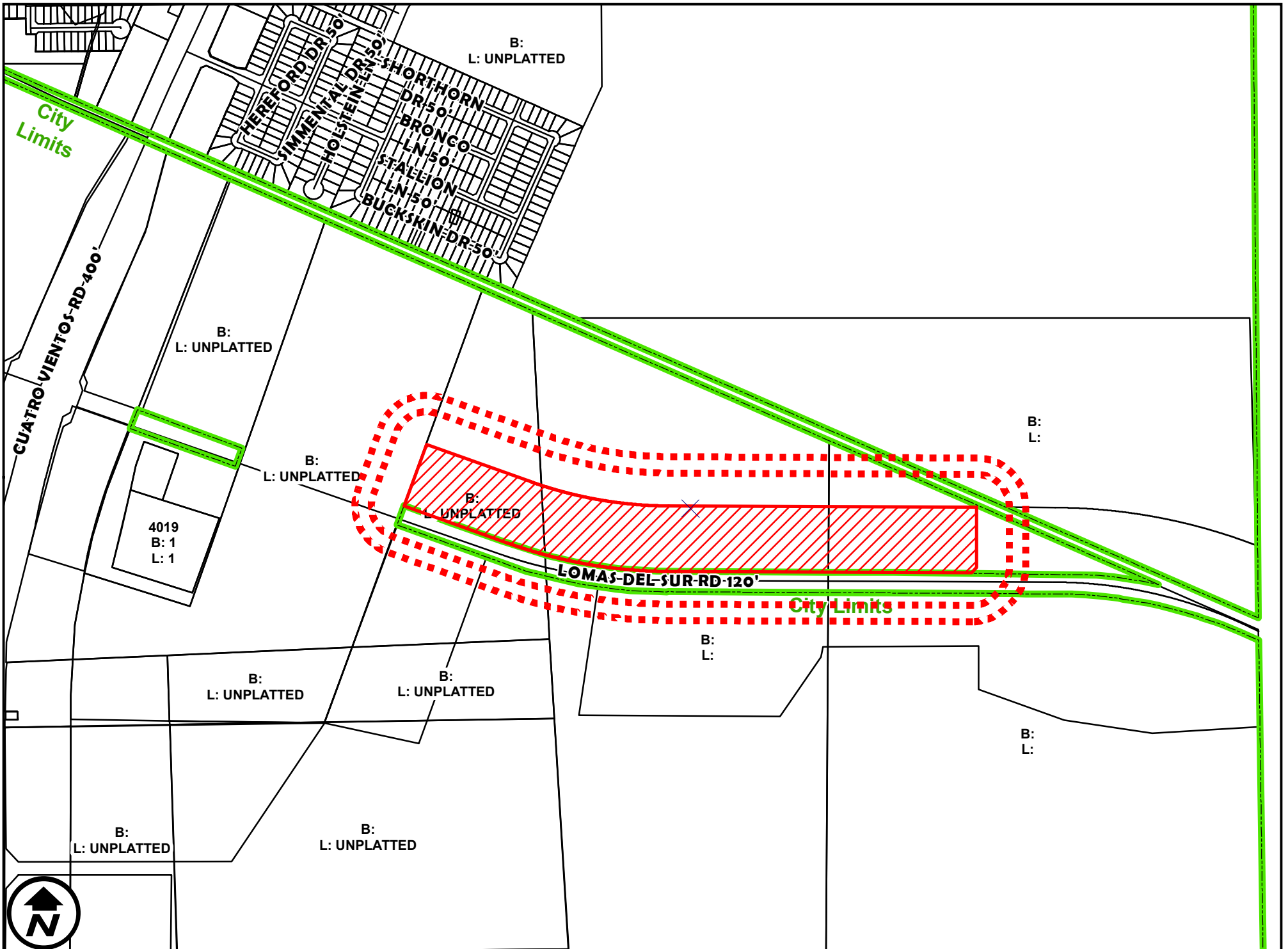
1 inch = 750 feet

COUNCIL DISTRICT 1
 NORTH OF LOMAS DEL SUR ROAD AND EAST OF CUATRO VIENTOS ROAD

R-1A (SINGLE FAMILY REDUCED AREA DISTRICT)
 B-4 (HIGHWAY COMMERCIAL DISTRICT)







200' AND 300' NOTIFICATION

ZC-040-2026

APPLICATION F 104

1 inch = 750 feet

COUNCIL DISTRICT 1
NORTH OF LOMAS DEL SUR ROAD AND EAST OF CUATRO VIENTOS ROAD

R-1A (SINGLE FAMILY REDUCED AREA DISTRICT) . . .
B-4 (HIGHWAY COMMERCIAL DISTRICT)



A SURVEY OF AN 32.00 ACRE TRACT OF LAND, BEING OUT OF A CUATRO VIENTOS TRACT, CONVEYED BY DEED VOL. 4225, PAGE 242, W.C.O.P.R., ALSO BEING OUT OF PORCION 35, ABSTRACT 546, J.M. DIAZ ORIGINAL GRANTEE, ALSO BEING OUT OF SURVEY 2149, ABSTRACT 594 R.H. RAINS ORIGINAL GRANTEE, CITY OF LAREDO WEBB COUNTY TEXAS

TOPSITE

Civil Group

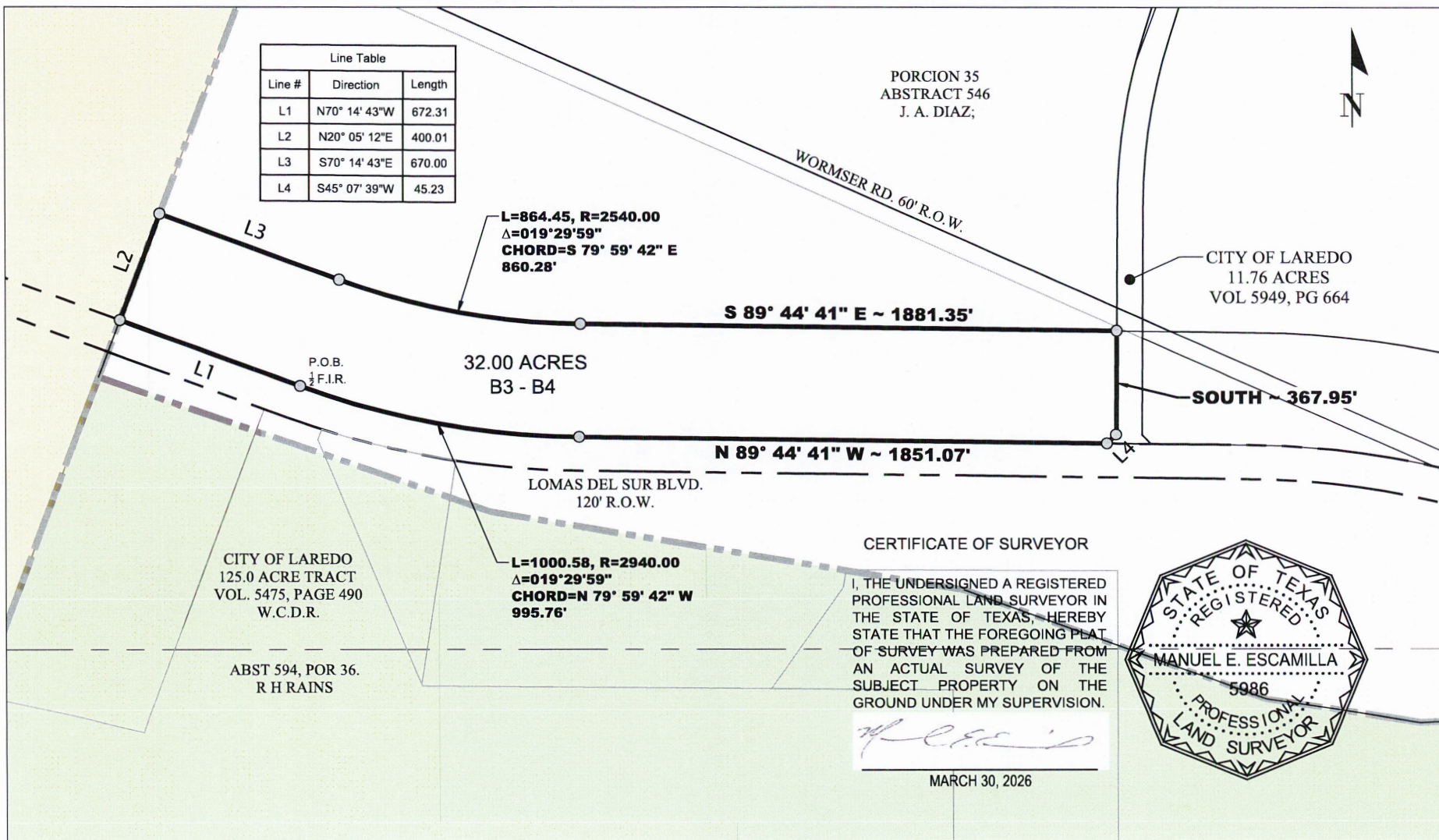
10901 INTERNATIONAL BLVD., SUITE 300
 LAREDO, TEXAS, 78045
 TEL. 956.725.5057
 WEB. WWW.TOPSITECIVIL.COM
 TBPELS ENGINEERING FIRM REG. F-22574
 TBPELS SURVEY REG. 10194686

EXHIBIT A

LEGEND	
○	PROPERTY CORNER
—	PROPERTY LINE
- - -	LOT LINE
FIR	FOUND IRON ROD
FC	FENCE CORNER
- - - - -	ABSTRACT DIVIDER

Line Table		
Line #	Direction	Length
L1	N70° 14' 43"W	672.31
L2	N20° 05' 12"E	400.01
L3	S70° 14' 43"E	670.00
L4	S45° 07' 39"W	45.23

PORCION 35
 ABSTRACT 546
 J. A. DIAZ;



L=864.45, R=2540.00
 $\Delta=019^{\circ}29'59''$
CHORD=S 79° 59' 42" E
860.28'

S 89° 44' 41" E ~ 1881.35'

32.00 ACRES
B3 - B4

N 89° 44' 41" W ~ 1851.07'

LOMAS DEL SUR BLVD.
 120' R.O.W.

L=1000.58, R=2940.00
 $\Delta=019^{\circ}29'59''$
CHORD=N 79° 59' 42" W
995.76'

CITY OF LAREDO
 125.0 ACRE TRACT
 VOL. 5475, PAGE 490
 W.C.D.R.

ABST 594, POR 36.
 R H RAINS

CITY OF LAREDO
 11.76 ACRES
 VOL 5949, PG 664

SOUTH ~ 367.95'

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT THE FOREGOING PLAT OF SURVEY WAS PREPARED FROM AN ACTUAL SURVEY OF THE SUBJECT PROPERTY ON THE GROUND UNDER MY SUPERVISION.

Manuel E. Escamilla

MARCH 30, 2026

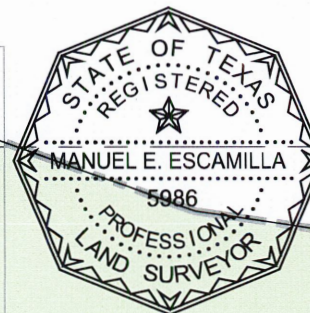


EXHIBIT OF
32.00 ACRE TRACT
 PORCION 35, J.M. DIAZ A-546
 WEBB COUNTY, TEXAS

EXHIBIT A

DATE: 03-30-26
 SHEET: 1 OF 2

BEING A TRACT OF LAND CONTAINING 32.00 ACRES OUT OF A TRACT OF LAND COVEYED BY DEED RECORDED IN VOLUME 4225, PAGE 242, W.C.O.P.R. AND ALSO BEING OUT OF ABSTRACT 546, PORCION 35, J.A. DIAZ ORIGINAL GRANTEE, CITY OF LAREDO, WEBB COUNTY TEXAS. SAID 32.00 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A FOUND 1/2 " IRON ROD BEING AN INTERIOR TANGENT CORNER ON THE NORTH ROW LINE OF LOMAS DEL SUR,

THENCE N 70° 14' 43" W ALONG SAID ROW LINE A DISTANCE OF 672.31' TO A POINT ON THE EAST LINE OF A TRACT OF LAND CONVEYED TO 4V HOLDINGS, LTD., BY DEED IN VOLUME 2252, PAGE 813 AND A POINT OF DEFLECTION HEREOF;

THENCE N 20° 05' 12" E ALONG SAID 4V HOLDINGS, LTD TRACT A DISTANCE OF 400.01' TO A POINT OF DEFLECTION HEREOF;

THENCE, S 70° 14' 43" E A DISTANCE OF 670.00' TO A TANGENT POINT OF DEFLECTION OF A CURVE TO THE LEFT HAVING A RADIUS OF 2,540', A CHORD OF S 79° 59' 42" E ~ 860.28'

THENCE ALONG SAID CURVE TO THE LEFT AN ARCH LENGTH OF 864.45' TO A POINT OF TANGENCY

THENCE S 89° 44' 41" E A DISTANCE OF 1881.35' TO A POINT ON THE WEST BOUNDARY OF AN 11.76 ACRE TRACT OF LAND CONVEYED TO THE CITY OF LAREDO IN VOL. 5949, PAGE 664 W.C.O.P.R. AND A POINT OF DEFLECTION HEREOF;

THENCE SOUTH ALONG SAID 11.76 ACRE TRACT A DISTANCE OF 670.00'

THENCE S 45° 07' 39" W ALONG A CORNER CLIP OF SAID 11.76 ACRE TRACT A DISTANCE OF 45.23'

THENCE N 89° 44' 41" W ALONG SAID R.O.W. A DISTANCE OF 1851.07' TO A POINT OF CURVATURE TO THE RIGHT WITH A RADIUS OF 2940, A CHORD OF N 79° 59' 42" W ~ 995.76' TO A POINT OF TANGENCY

THENCE ALONG SAID CURVE TO THE RIGHT AN ARCH LENGTH OF 1000.58' TO THE POINT OF BEGINNING OF THIS 32.00 ACRE TRACT OF LAND



6262 McPherson Road, Ste. 206
 Laredo, Texas 78041
 engr.# F-22574 surv.#10194686
 P (956) 725-5057
 topsitecivil.com

PROJECT #:	--
FIELD DATE:	--
DRAWN BY:	K.J.E.
APPROVED:	M.E.E.
DATE:	03/30/2026
SHEET:	1 of 2
FILE PATH:	32.00 acre tract.dwg

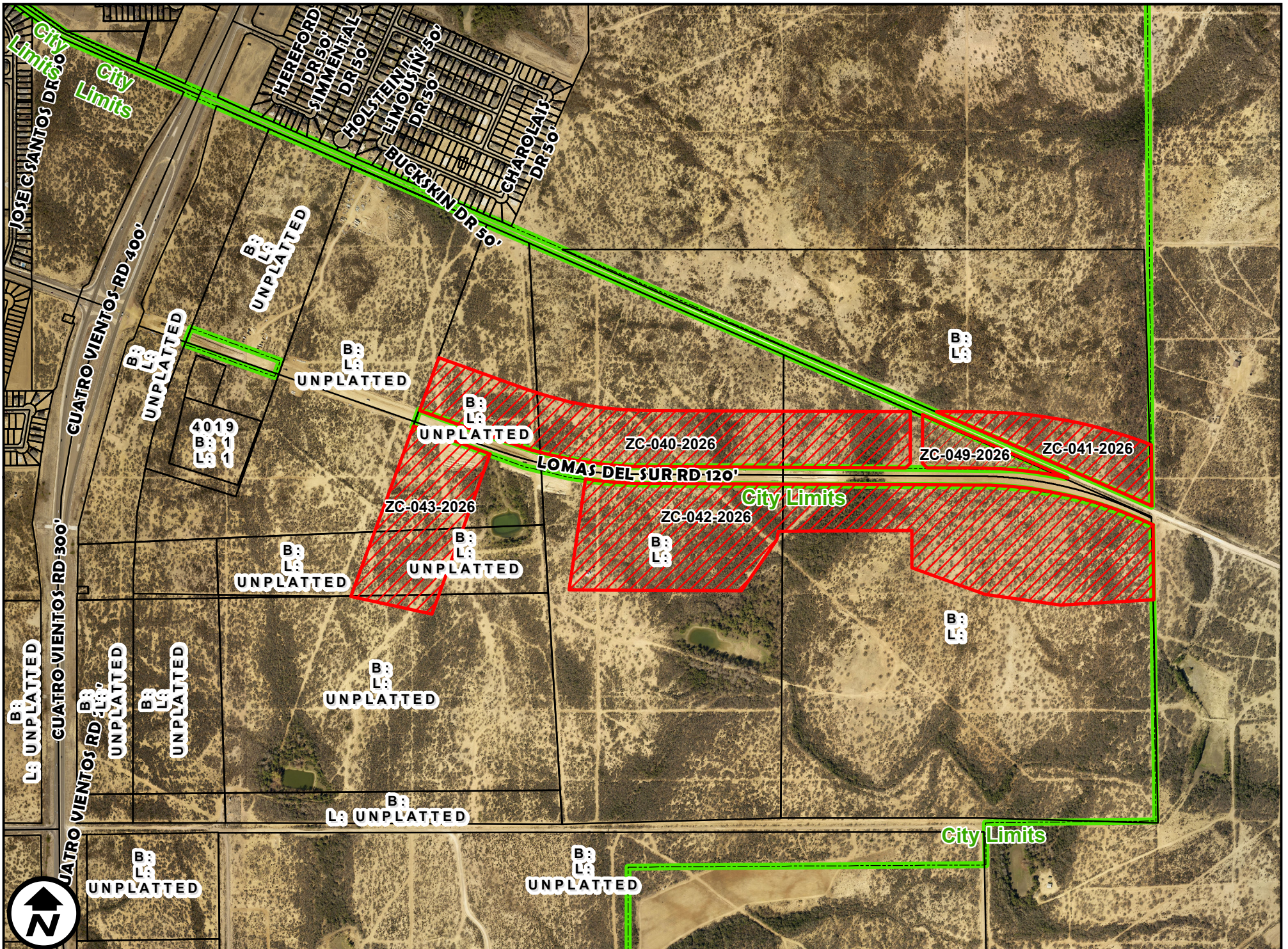
CERTIFICATE OF SURVEYOR

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Manuel E. Escamilla

MARCH 30, 2026



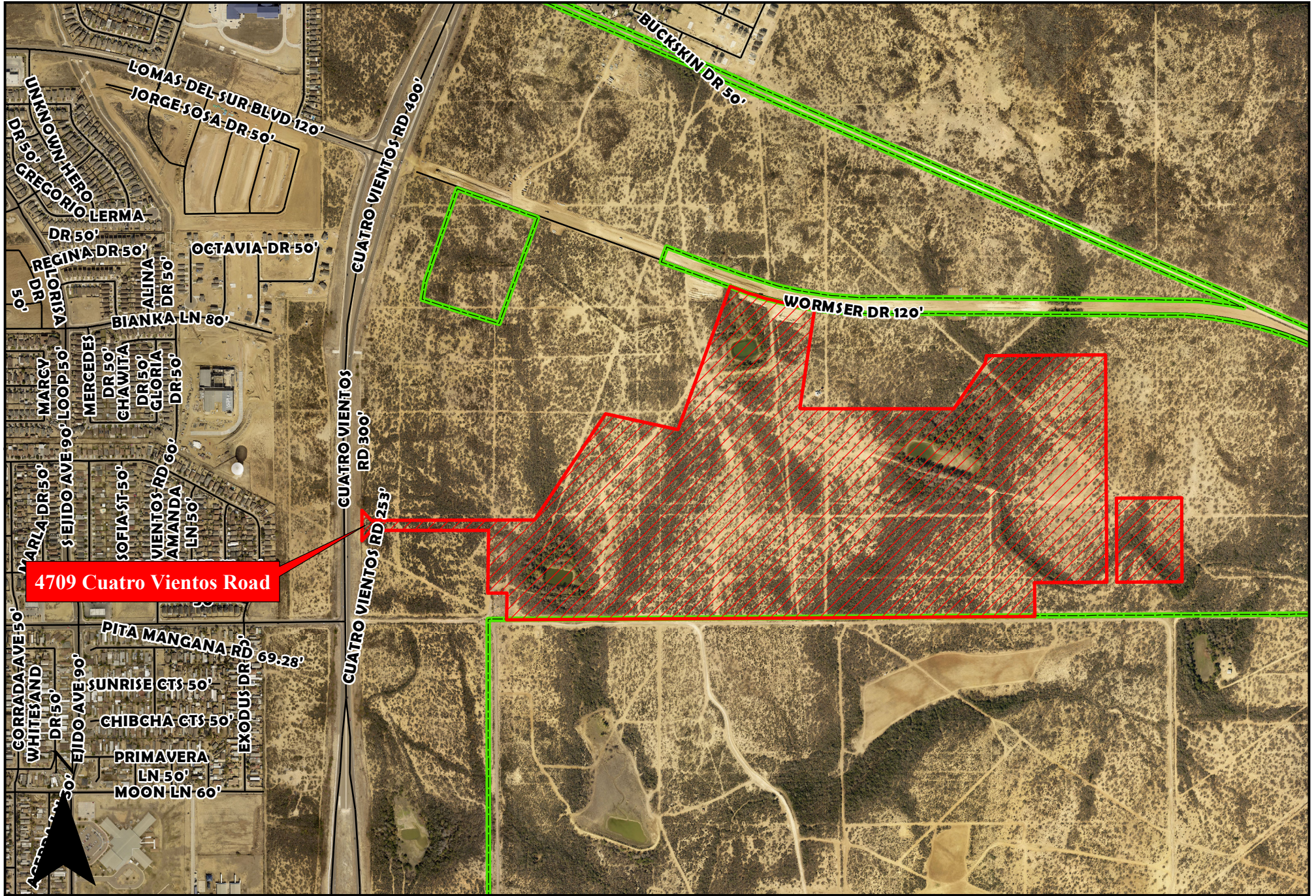


AERIAL MAP

TRACTS COMBINED
COUNCIL DISTRICT 1 & 3

AG (AGRICULTURAL DISTRICT), B-3 (COMMUNITY BUSINESS DISTRICT) AND R-1A (SINGLE FAMILY REDUCED AREA DISTRICT) APPLICATION 108
B-4 (HIGHWAY COMMERCIAL DISTRICT)

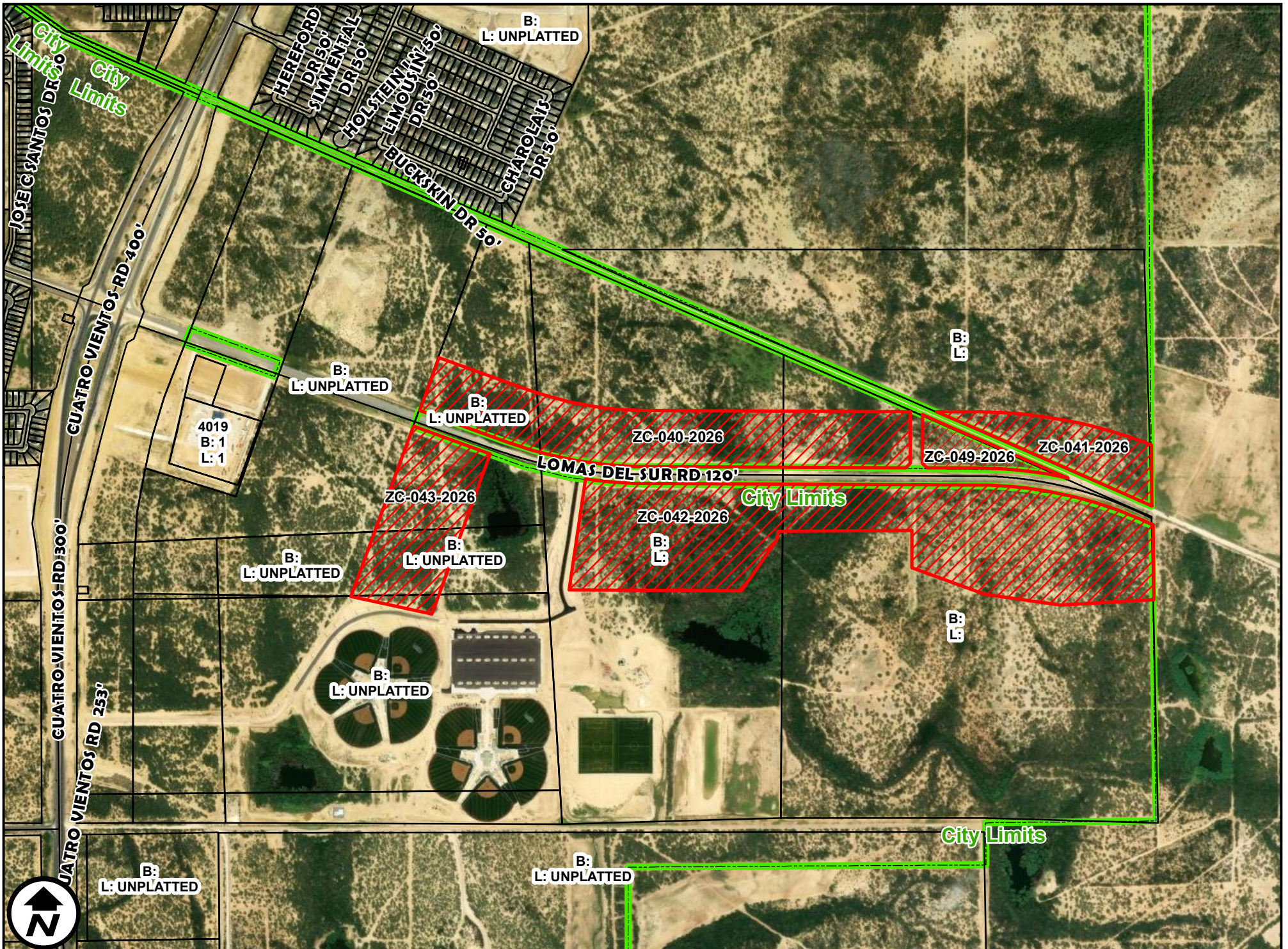
1 inch = 875 feet



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

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

1 inch = 1,000 feet



AERIAL MAP

TRACTS COMBINED
COUNCIL DISTRICT 1 & 3

AG (AGRICULTURAL DISTRICT), B-3 (COMMUNITY BUSINESS DISTRICT) AND R-1A (SINGLE FAMILY REDUCED AREA DISTRICT)
B-4 (HIGHWAY COMMERCIAL DISTRICT)

APPLICATION 110

1 inch = 875 feet

City of Laredo

Planning & Zoning Commission

Meeting Date: 4/16/2026
Ordinance 7G

Public Hearing and Recommendation of an

SUBJECT

Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 9.53 acres, as further described by metes and bounds in attached Exhibit A, located north of Lomas Del Sur Road and east of Charolais Drive, from R-1A (Single Family Reduced Area District) to B-4 (Highway Commercial District).

ZC-041-2026
District III

PREVIOUS COUNCIL ACTION

On December 6, 2021, City Council approved an annexation and establish the initial zoning of R-1A and B-3. (Ordinance Number 2021-O-236).

BACKGROUND

Initiated by: Cuatro Vientos South, Ltd., Ricardo M. Villarreal, Representative

Council District: III - Cm. Melissa R. Cigarroa

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

Site: The site is currently vacant, undeveloped land.

Surrounding Land Uses: To the north, east, south, and west of the site is predominantly vacant, undeveloped land.

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

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

Transportation Plan: The Long Range Thoroughfare Plan identifies Cuatro Vientos Road as an Expressway. However, Lomas del Sur Road is being proposed as a 120-foot-wide road.

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

Letters sent to surrounding property owners: 9 In Favor: 0 Opposed: 0

COMMITTEE RECOMMENDATION

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

STAFF RECOMMENDATION

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

1. The proposed zone change is not in conformance with the Comprehensive Plan’s designation as High Density Residential, Medium Density Residential and Neighborhood Mixed Use. These designations do not support B-4 zoning districts.
2. The proposed site is abutting R-1A zoning districts to the north and west of the site.
3. The proposed site is within the vicinity to the Buena Vista Sports Complex and is abutting residential zoning districts, which generates consistent passenger vehicle activity; introducing B-4 uses could add 18-wheeler traffic, potentially resulting in increased congestion and safety concerns.
4. The B-4 zoning district permits higher-intensity uses, including bars, warehousing, and heavy equipment operations such as tractor-trailers. This type of activity would be incompatible with the abutting residential districts and the adjacent Buena Vista Sports Complex, which is intended to serve families and the general public.
5. A B-3 zoning district would be more appropriate at this location, as it would allow for commercial uses that could complement and support the Buena Vista Sports Complex, such as restaurants, retail, and service-oriented businesses.
 - Any uses that would require a zoning higher than a B-3 zone, may apply for a conditional use permit. However, a conditional use permit is not guaranteed.
6. The proposed zone change may adversely impact the surrounding area and future development patterns, particularly due to its proximity to and direct adjacency with the Buena Vista Sports Complex, which is intended to serve as a recreational and community-oriented use.

IMPACT ANALYSIS

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

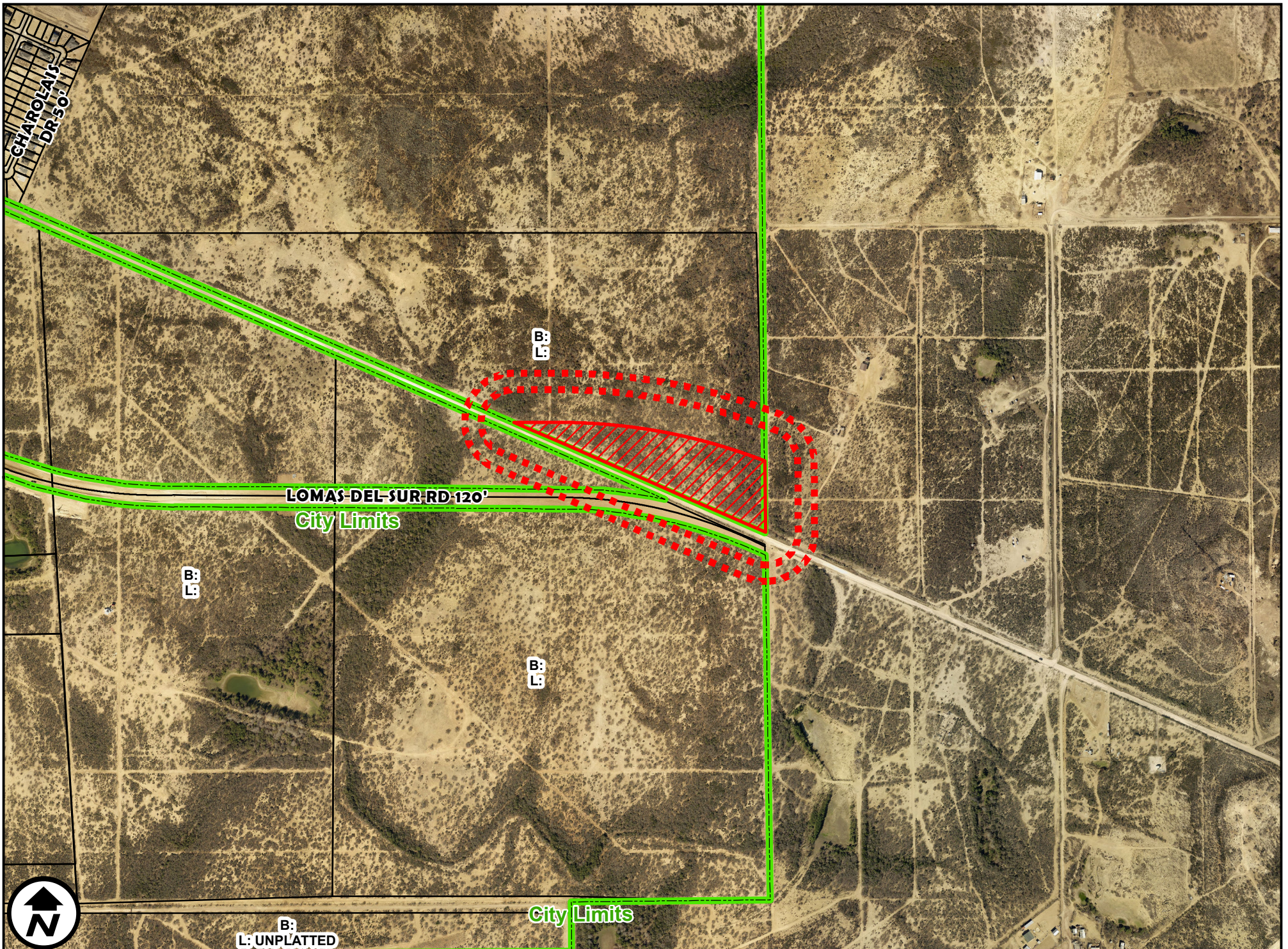
Is this change contrary to the established land use pattern?
Yes. The site is surrounded vacant undeveloped land.

Would this change create an isolated zoning district unrelated to surrounding districts?
Yes, the proposed zone will not create an isolated zoning district.

Will change adversely influence living conditions in the neighborhoods?
The proposed zone change is anticipated to have a negative impact on the surrounding area and

nearby developments, as the site directly abuts residential zoning districts.

Are there substantial reasons why the property cannot be used in accordance with existing zoning?
Yes. The existing zone does not allow for a highway commercial uses as intended by the applicant.
The applicant did not specify the specific proposed use.



AERIAL MAP

1 inch = 750 feet

ZC-041-2026

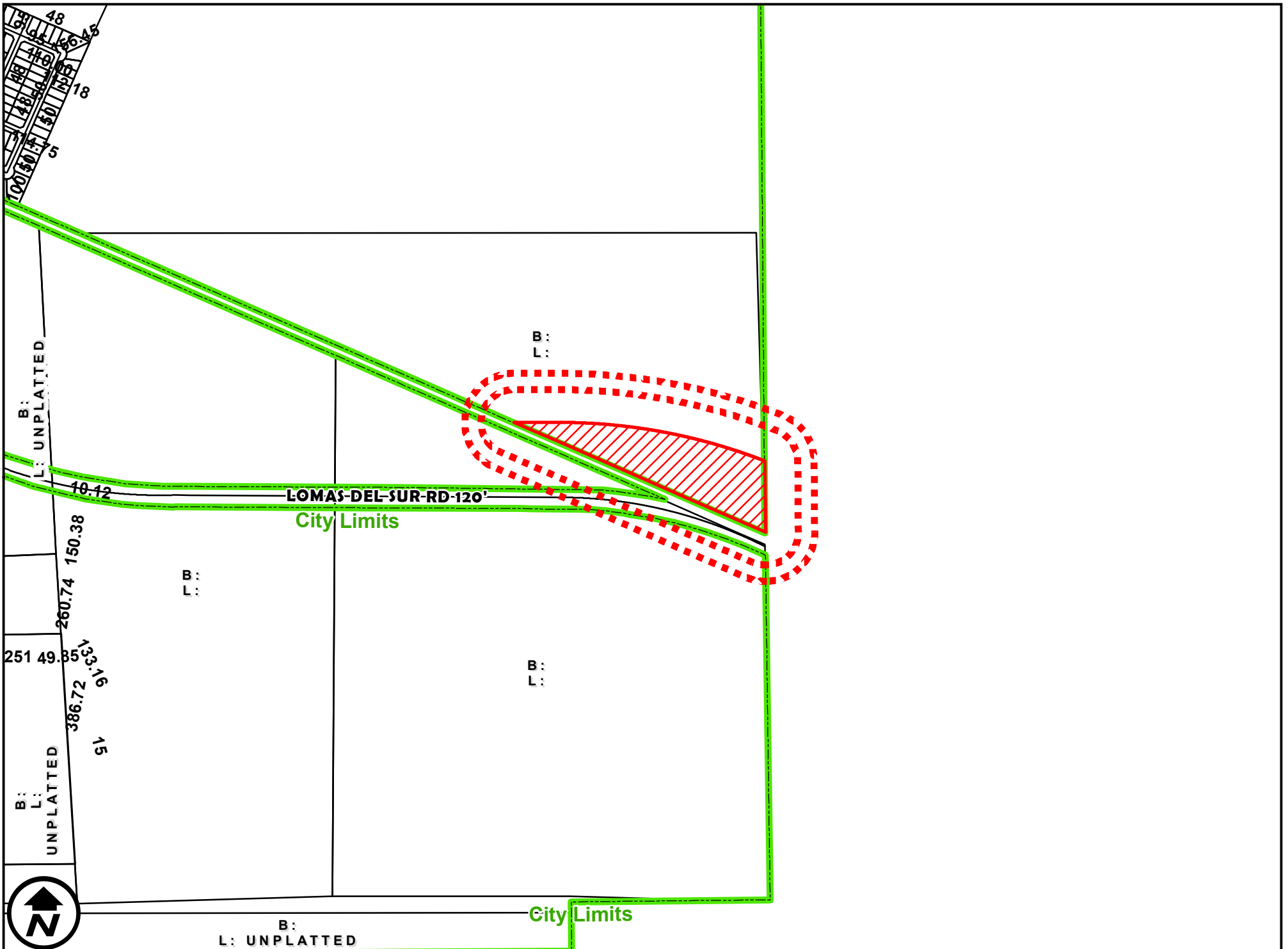
COUNCIL DISTRICT 3

NORTH OF LOMAS DEL SUR ROAD AND EAST OF CHAROLAIS DRIVE

APPLICATION F 114

R-1A (SINGLE FAMILY REDUCED AREA DISTRICT)

B-4 (HIGHWAY COMMERCIAL DISTRICT)



DIMENSIONS MAP

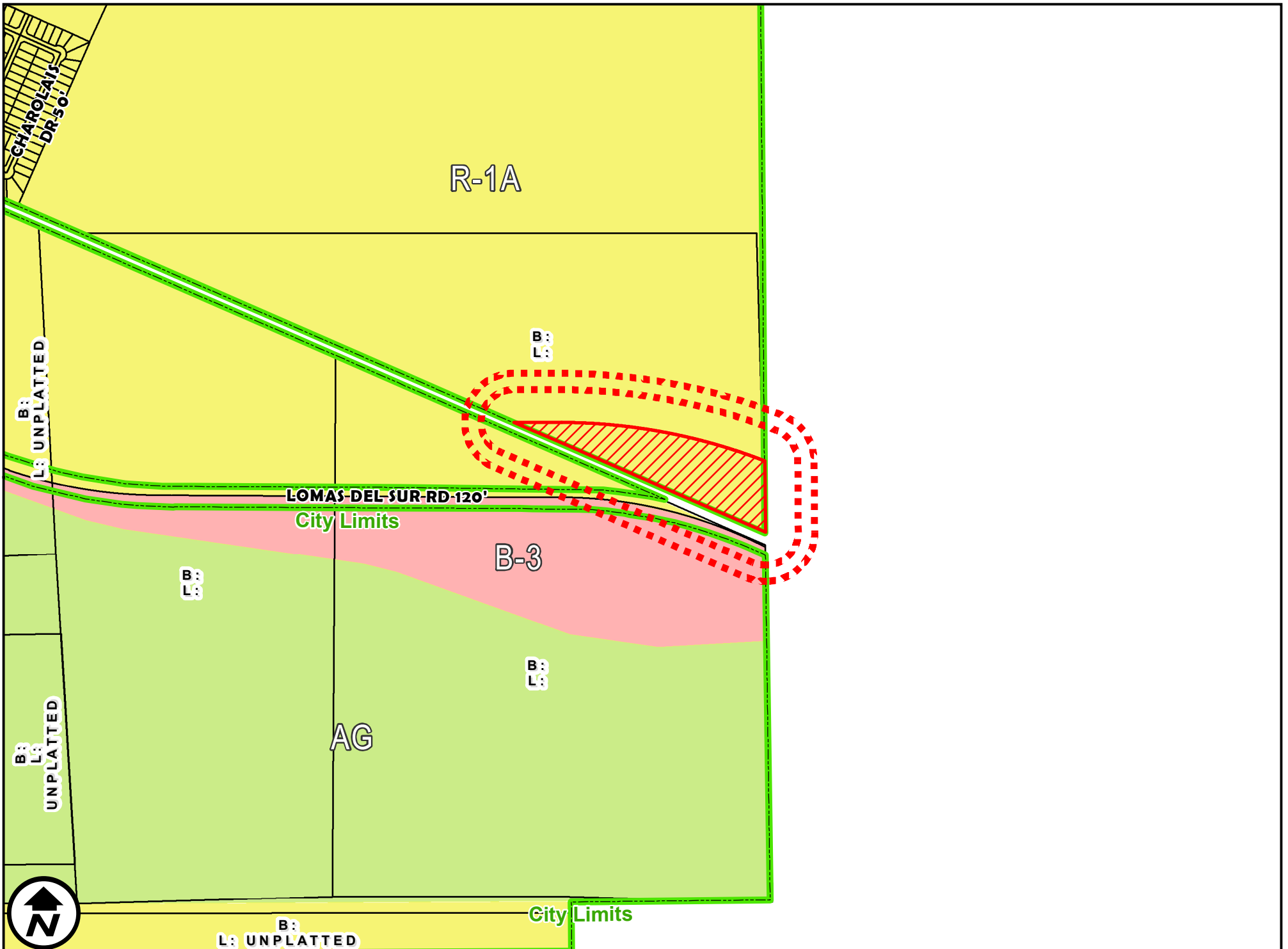
1 inch = 750 feet

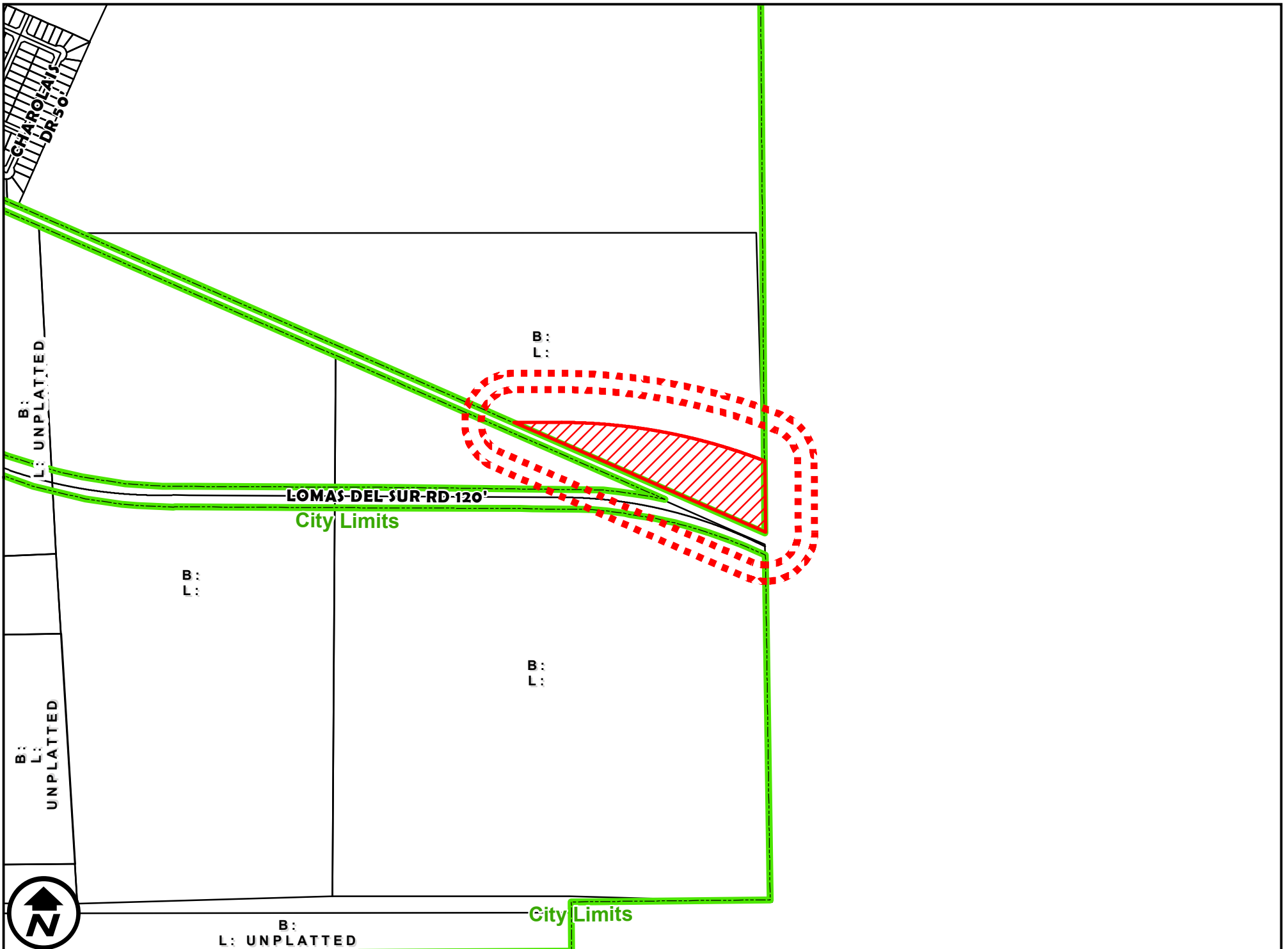
ZC-041-2026

COUNCIL DISTRICT 3
 NORTH OF LOMAS DEL SUR ROAD AND EAST OF CHAROLAIS DRIVE

APPLICATION F 115

R-1A (SINGLE FAMILY REDUCED AREA DISTRICT)
 B-4 (HIGHWAY COMMERCIAL DISTRICT)





SURVEY MAP

1 inch = 750 feet

ZC-041-2026

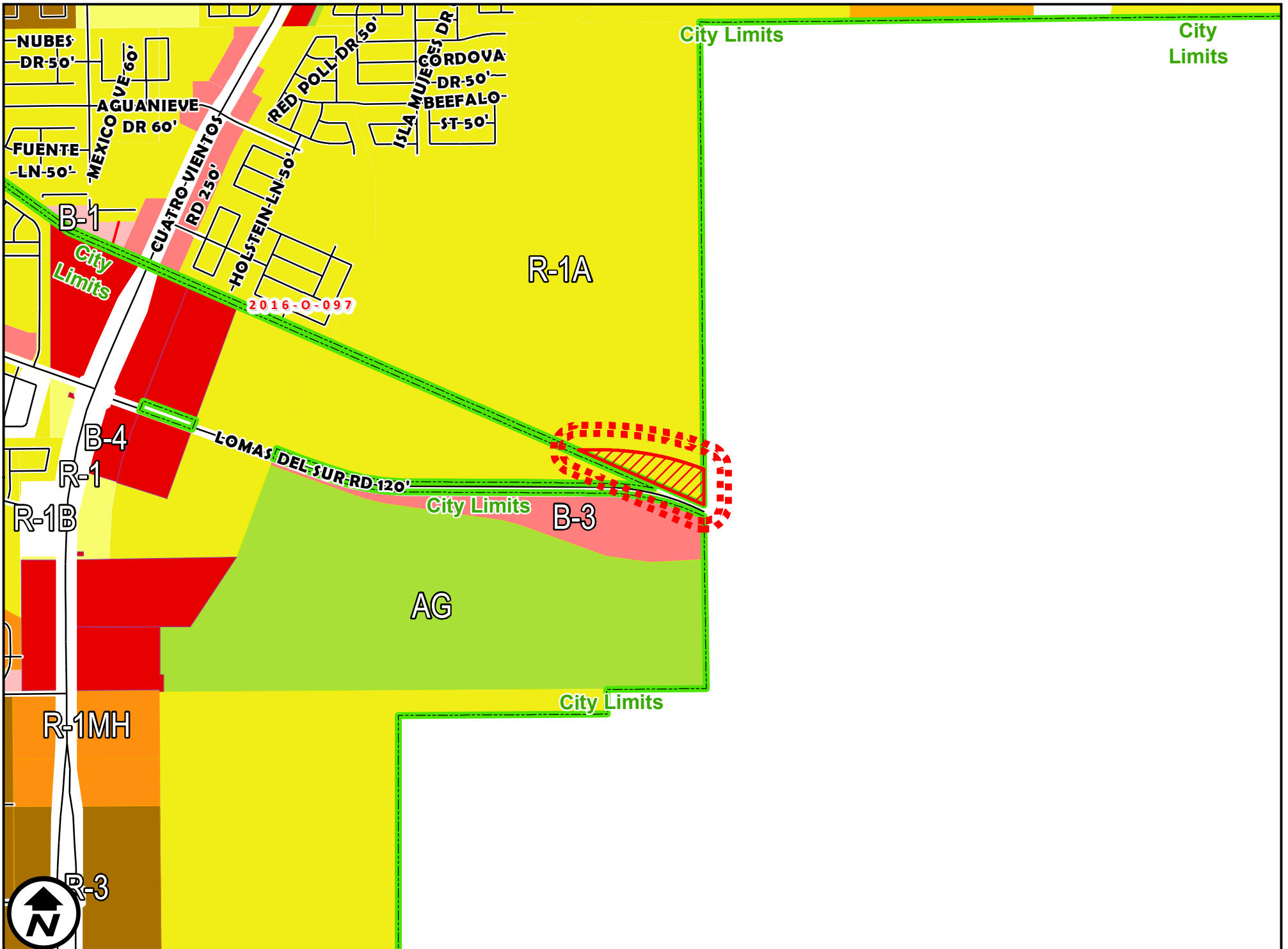
COUNCIL DISTRICT 3

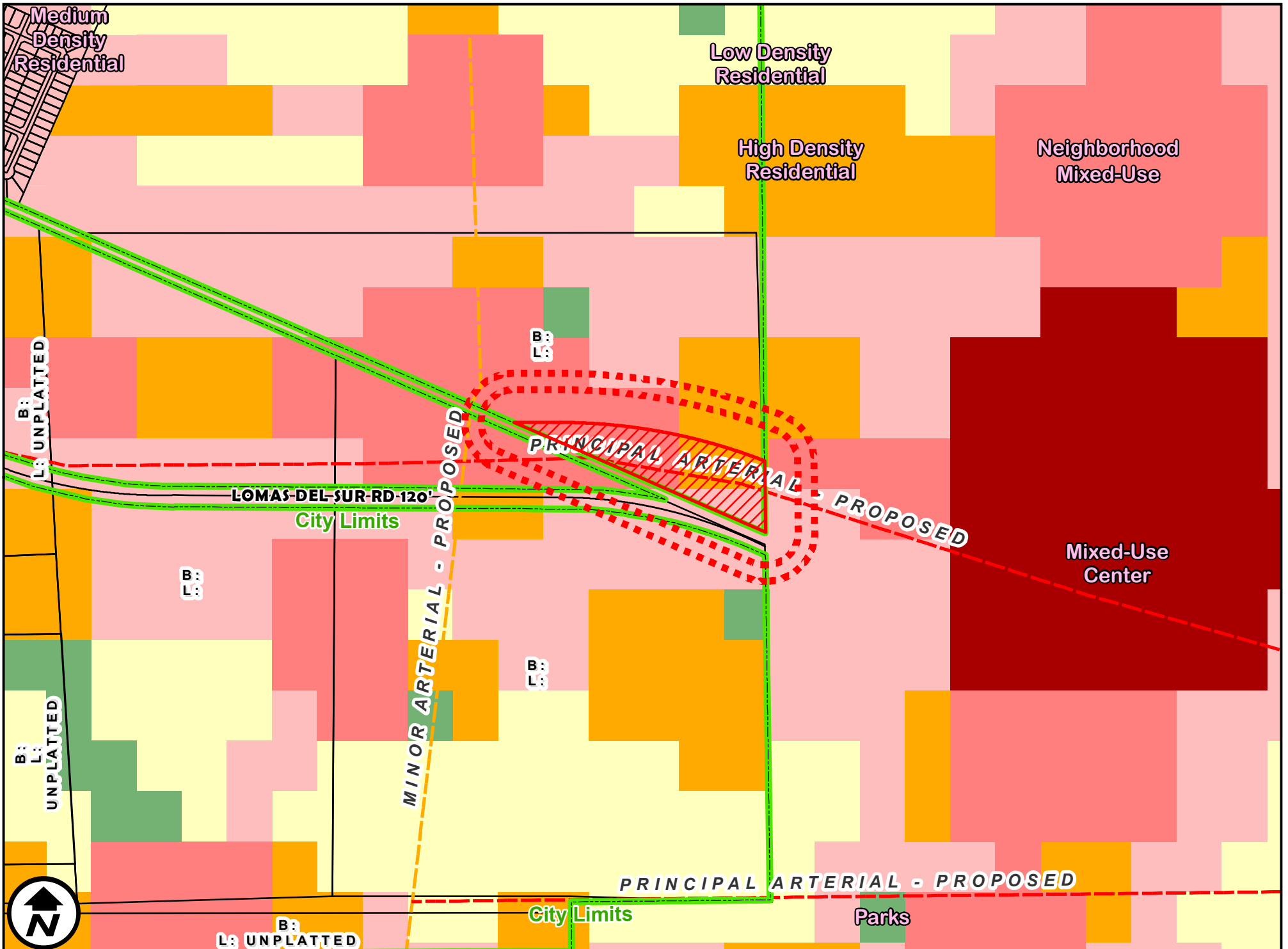
NORTH OF LOMAS DEL SUR ROAD AND EAST OF CHAROLAIS DRIVE

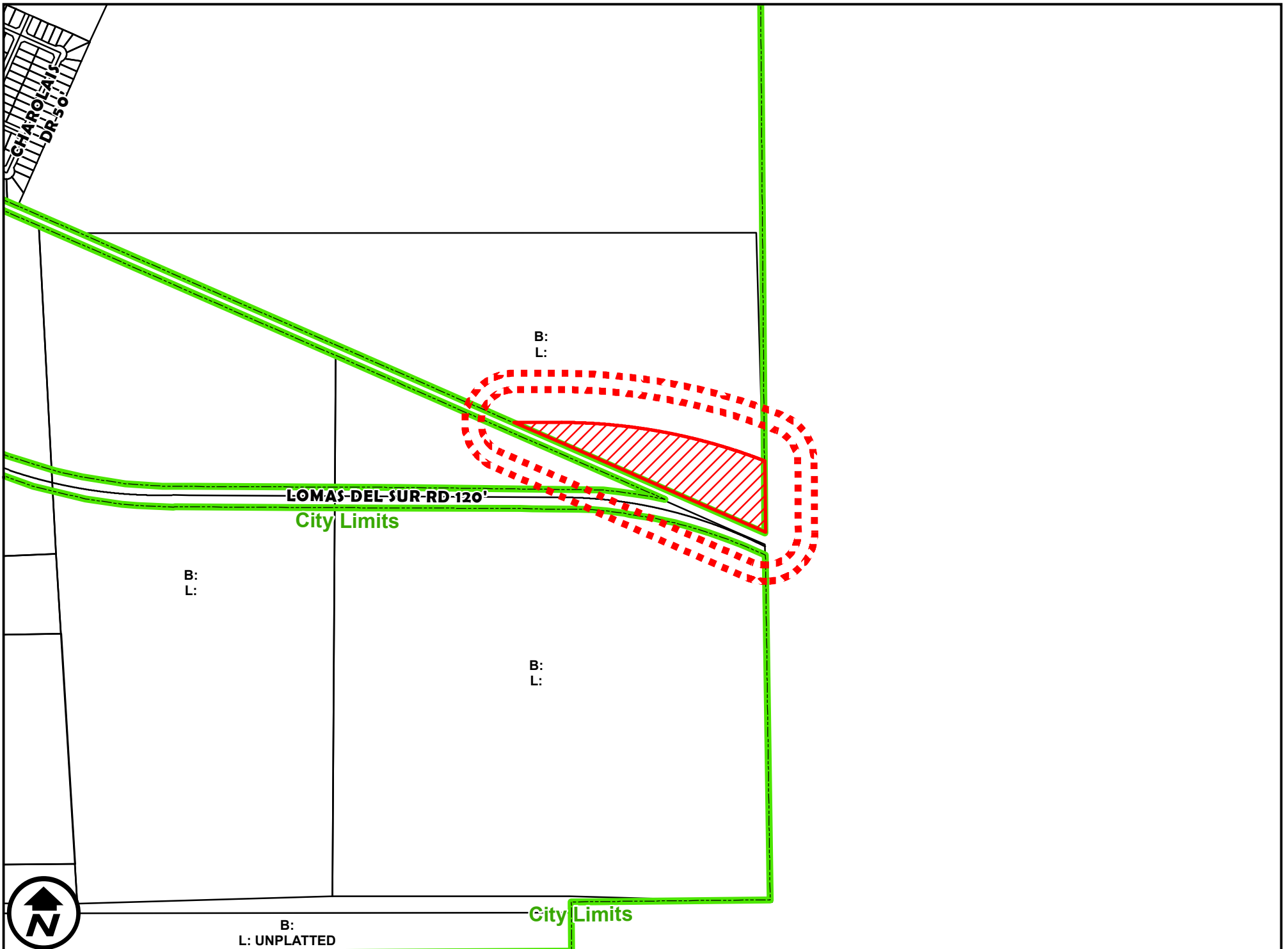
APPLICATION F 117

R-1A (SINGLE FAMILY REDUCED AREA DISTRICT)

B-4 (HIGHWAY COMMERCIAL DISTRICT)







200' AND 300' NOTIFICATION

1 inch = 750 feet

ZC-041-2026

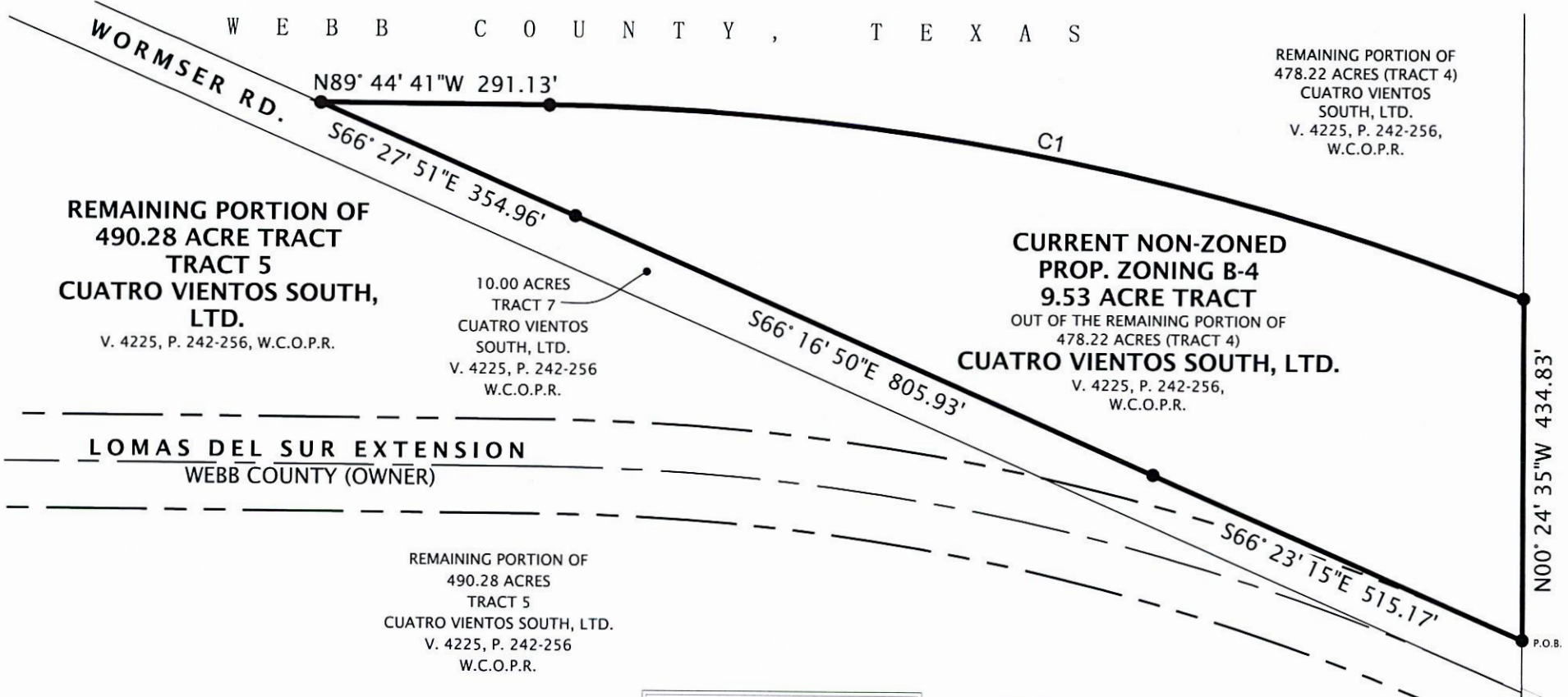
COUNCIL DISTRICT 3

NORTH OF LOMAS DEL SUR ROAD AND EAST OF CHAROLAIS DRIVE

APPLICATION F 120

R-1A (SINGLE FAMILY REDUCED AREA DISTRICT)

B-4 (HIGHWAY COMMERCIAL DISTRICT)



REMAINING PORTION OF
478.22 ACRES (TRACT 4)
CUATRO VIENTOS
SOUTH, LTD.
V. 4225, P. 242-256,
W.C.O.P.R.

REMAINING PORTION OF
490.28 ACRE TRACT
TRACT 5
CUATRO VIENTOS SOUTH,
LTD.
V. 4225, P. 242-256, W.C.O.P.R.

10.00 ACRES
TRACT 7
CUATRO VIENTOS
SOUTH, LTD.
V. 4225, P. 242-256
W.C.O.P.R.

CURRENT NON-ZONED
PROP. ZONING B-4
9.53 ACRE TRACT
OUT OF THE REMAINING PORTION OF
478.22 ACRES (TRACT 4)
CUATRO VIENTOS SOUTH, LTD.
V. 4225, P. 242-256,
W.C.O.P.R.

PORCION 35
JOSE M. DIAZ
A-516

RICARDO
ORTIZ
ET UX
V. 2221, P. 426
W.C.O.P.R.

LOMAS DEL SUR EXTENSION
WEBB COUNTY (OWNER)

REMAINING PORTION OF
490.28 ACRES
TRACT 5
CUATRO VIENTOS SOUTH, LTD.
V. 4225, P. 242-256
W.C.O.P.R.

NOTES:

1. ALL BEARINGS, DISTANCES, AND COORDINATE VALUES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH AMERICAN DATUM 1983, TEXAS SOUTH ZONE, US SURVEY FEET.
2. THIS SURVEY WAS DERIVED FROM GPS REAL TIME KINEMATIC OBSERVATIONS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NAD-83 AND TIED TO CUATRO VIENTOS CONTROL.
3. SET 1/2" IRON RODS HAVE CAPS.
4. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT; THEREFORE, EASEMENTS, RIGHT-OF-WAYS, AND OTHER FEATURES AFFECTING THIS PROPERTY MAY NOT BE SHOWN.

LEGEND

- BOUNDARY CORNER
- PROP. REZONE. BOUND
- LOT LINE
- - - ZONING DISTRICT
- x - FENCE LINE
- - - SURVEY LINE
- FIR FOUND IRON ROD
- SIR SET IRON ROD
- FND. RR TIE FOUND RAILROAD TIE
- P.O.B. POINT OF BEGINNING

Curve Table					
#	Length	Direction	Ch. Len.	Radius	Delta
C1	1270.48'	N79°13'32"W	1263.36'	3460.00'	021.0219°

TOPSITE CIVIL GROUP
ENGINEERING + SURVEYING
LAND DESIGN + URBAN PLANNING
6262 McPHERSON ROAD, STE. 206
LAREDO, TEXAS 78041
topsitecivilgroup,llc
enr.# F-22574 surv.#10194686
topsitecivil.com
(956) 725-5057 (956) 269-1239
m.escamilla@topsitecivil.com
j.martinez@topsitecivil.com

PROJECT #: --
FIELD DATE: --
DRAWN BY: W.L.D.
APPROVED: M.E.E.
DATE: 07.15.2021
SHEET: 2 of 2
FILE NAME: 518_AC_TRACT_1_REZONE_SURVEY_rev2.dwg
SCALE: 1"=200'
100 0 100 200
GRAPHIC SCALE IN FEET

CERTIFICATE OF SURVEYOR
I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT THE FOREGOING PLAT OF SURVEY WAS PREPARED FROM AN ACTUAL SURVEY OF THE SUBJECT PROPERTY ON THE GROUND UNDER MY SUPERVISION.
Manuel E. Escamilla
JULY 15, 2021



EXHIBIT OF
**PROPOSED ZONE CHANGE
OF 9.53 ACRE TRACT**
OUT OF THE REMAINING PORTION OF
478.22 ACRES (TRACT 4)
PORCION 35
WEBB COUNTY, TEXAS **EXHIBIT A**

METES & BOUNDS

PROPOSED ZONE CHANGE OF
9.53 ACRE TRACT
CURRENT NON-ZONED TO B-4 ZONING
OUT OF THE REMAINING PORTION OF 478.22 ACRES
(TRACT 4)
CUATRO VIENTOS SOUTH, LTD.
WEBB COUNTY, TEXAS

EXHIBIT A

DATE: JULY 15, 2021
SHEET: 1 OF 2

BEING THE PORTION OF LAND CONTAINING 9.53 ACRES, MORE OR LESS, OUT OF THE SOUTHEAST CORNER OF THE REMAINING 478.22 ACRES DESIGNATED AS TRACT 4, CONVEYED TO CUATRO VIENTOS SOUTH, LTD., RECORDED IN VOLUME 4225, PAGES 242-256, WEBB COUNTY OFFICIAL PUBLIC RECORDS, SITUATED IN PORCION 35, WEBB COUNTY, TEXAS, AND DESCRIBED AS FOLLOWS TO WIT:

BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT 4, BEING ON THE NORTH RIGHT-OF-WAY LINE OF WORMSER ROAD, ON THE WEST LINE OF A TRACT CONVEYED TO RICARDO ORTIZ AND ADRIANA ORTIZ, RECORDED IN VOLUME 2221, PAGE 426, WEBB COUNTY OFFICIAL PUBLIC RECORDS, FOR THE SOUTHEAST CORNER HEREOF;

THENCE, WITH THE NORTH RIGHT-OF-WAY OF SAID WORMSER ROAD, THE FOLLOWING COURSES AND DISTANCES:

N 66° 23' 15" W, AT 515.17 FEET A DEFLECTION CORNER HEREOF;

N 66° 16' 50" W, AT 805.93 FEET A DEFLECTION CORNER HEREOF;

N 66° 27' 51" W, AT 354.96 FEET THE WEST CORNER HEREOF;

THENCE, S 89° 44' 41" E OVER AND ACROSS SAID TRACT 4, AT 291.13 FEET TO THE BEGINNING OF A CURVE, HAVING A RADIUS OF 3460.00 FEET, FOR A POINT OF CURVATURE HEREOF;

THENCE, CONTINUING ALONG SAID CURVE TO THE RIGHT, A CHORD DIRECTION OF S 79° 13' 32" E, A CHORD LENGTH OF 1263.36 FEET, AT AN ARC LENGTH OF 1270.48 FEET TO A POINT ON THE EAST LINE OF SAID ORTIZ TRACT, THE WEST LINE OF SAID TRACT 4, FOR THE NORTHEAST CORNER HEREOF;

THENCE, S 00° 24' 35" E WITH THE WEST LINE OF SAID ORTIZ TRACT, THE EAST LINE OF SAID TRACT 4, AT 434.83 FEET THE POINT OF BEGINNING AND CONTAINING 9.53 ACRES (415,189 S.F.), MORE OR LESS.

A SKETCH PREPARED FOR THIS TRACT OF LAND ACCOMPANIES THIS LEGAL DESCRIPTION.



ENGINEERING + SURVEYING
LAND DESIGN + URBAN PLANNING

6262 McPHERSON ROAD, STE. 206
LAREDO, TEXAS 78041

topsite civil group, llc
enr.# F-22574 surv.#10194686
topsitecivil.com
O (956) 725-5057 C (956) 269-1239
m.escamilla@topsitecivil.com
i.martinez@topsitecivil.com

PROJECT #:	--
FIELD DATE:	
DRAWN BY:	W.L.D.
APPROVED:	M.E.E.
DATE:	07.15.2021
SHEET:	1 of 2
FILE NAME:	518_AC_TRACT_1_REZONE_SURVEY_rev2.dwg

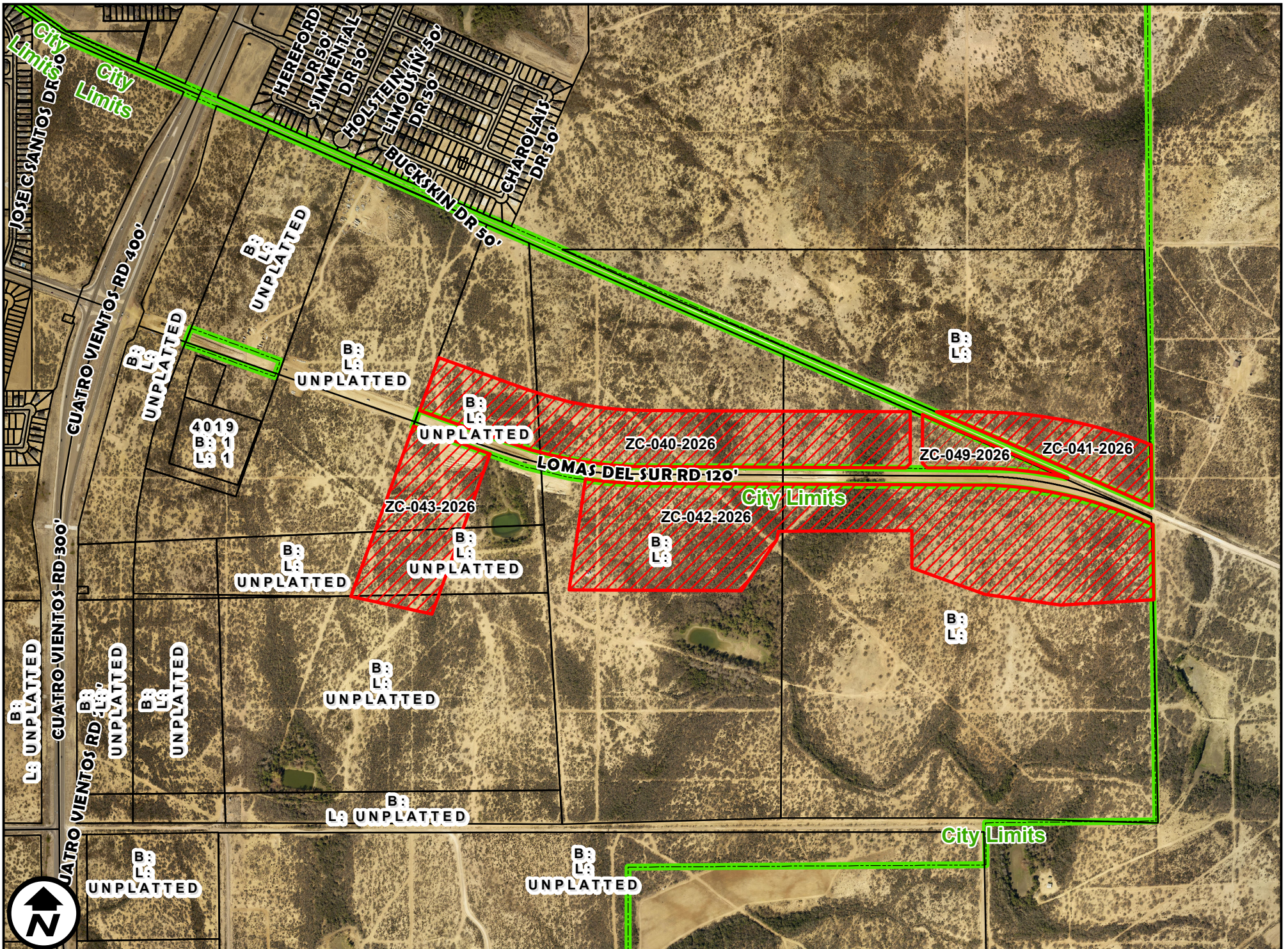
CERTIFICATE OF SURVEYOR

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JULY 15, 2021







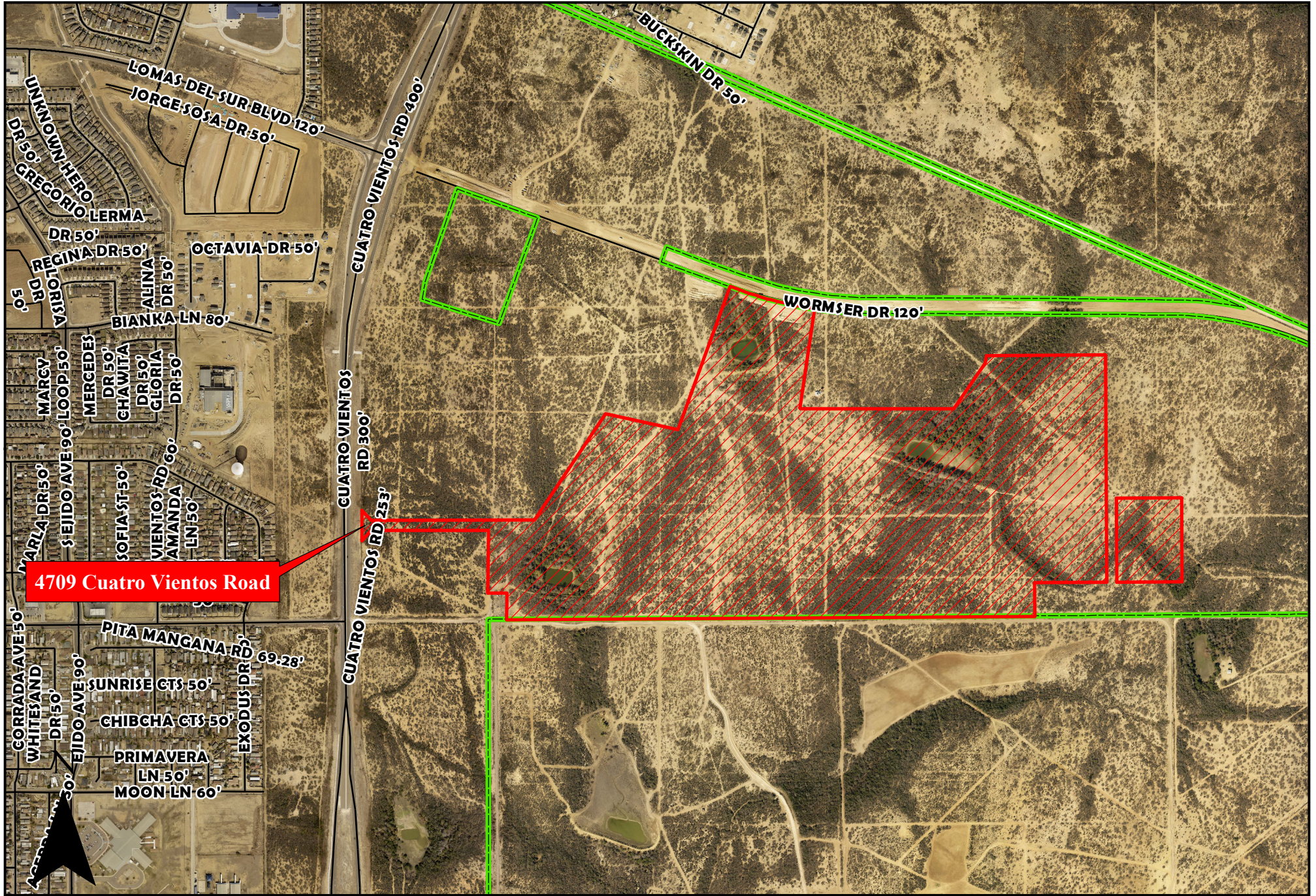
AERIAL MAP

TRACTS COMBINED
COUNCIL DISTRICT 1 & 3

AG (AGRICULTURAL DISTRICT), B-3 (COMMUNITY BUSINESS DISTRICT) AND R-1A (SINGLE FAMILY REDUCED AREA DISTRICT) B-4 (HIGHWAY COMMERCIAL DISTRICT)

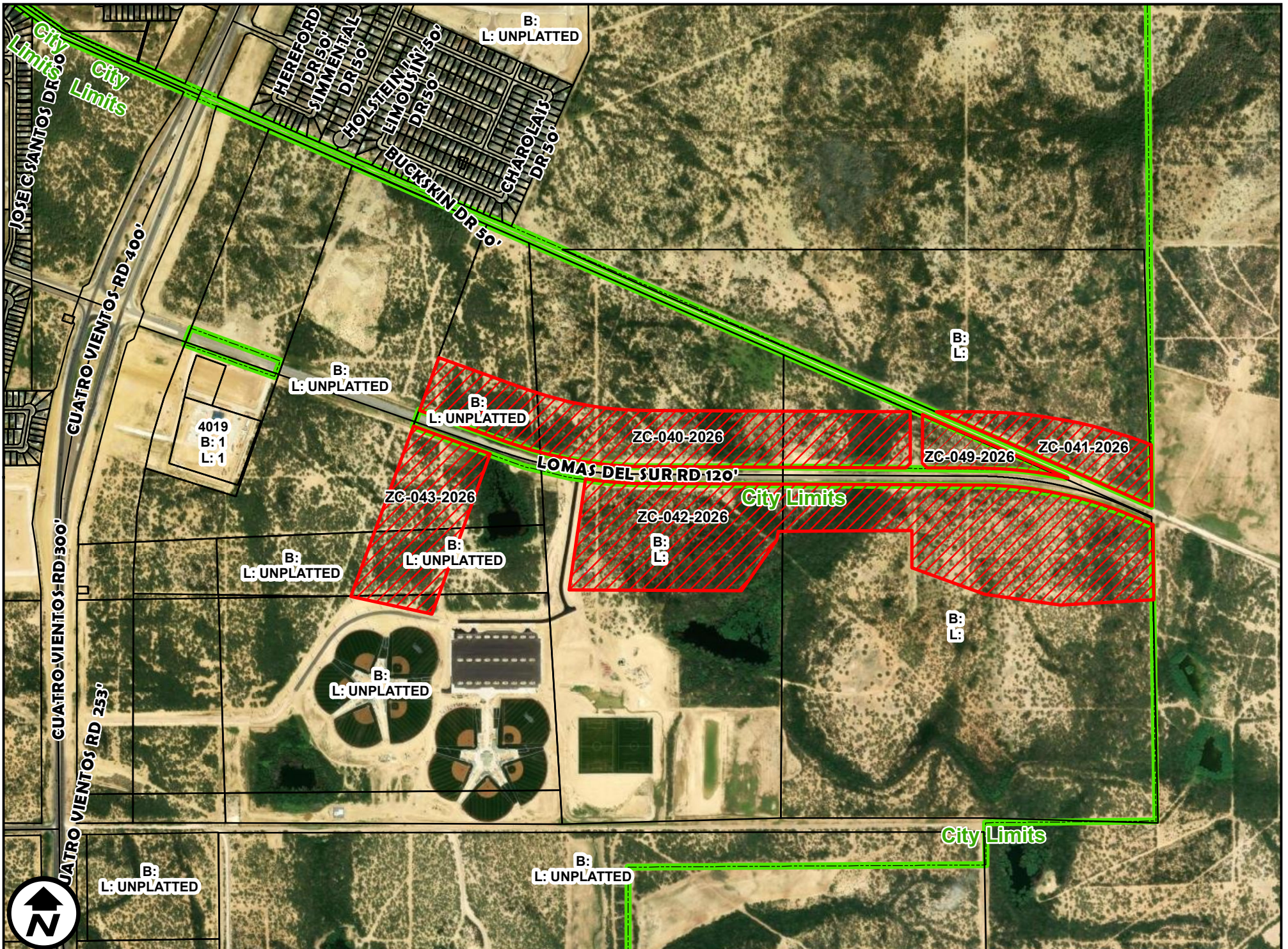
1 inch = 875 feet

APPLICATION 124



DISCLAIMER

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AERIAL MAP

TRACTS COMBINED
COUNCIL DISTRICT 1 & 3

AG (AGRICULTURAL DISTRICT), B-3 (COMMUNITY BUSINESS DISTRICT) AND R-1A (SINGLE FAMILY REDUCED AREA DISTRICT) B-4 (HIGHWAY COMMERCIAL DISTRICT)

APPLICATION 126

1 inch = 875 feet

City of Laredo

Planning & Zoning Commission

Meeting Date: 4/16/2026
Ordinance 7H

Public Hearing and Recommendation of an

SUBJECT

Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 59.55 acres, as further described by metes and bounds in attached Exhibit A, located south of Lomas Del Sur Road and east of Cuatro Vientos Road, from AG (Agricultural District) and B-3 (Community Business District) to B-4 (Highway Commercial District).

ZC-042-2026
District I

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Initiated by: Cuatro Vientos South, Ltd., Ricardo M. Villarreal, Representative

Council District: I - Cm. Gilbert Gonzalez

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

Site: The site is currently vacant, undeveloped land.

Surrounding Land Uses: To the north, east, south, and west of the site is predominantly vacant, undeveloped land.

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

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

Transportation Plan: The Long Range Thoroughfare Plan identifies Cuatro Vientos Road as an Expressway. However, Lomas del Sur Road is being proposed as a 120-foot-wide road.

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

Letters sent to surrounding property owners: 10 In Favor: 0 Opposed: 0

COMMITTEE RECOMMENDATION

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

STAFF RECOMMENDATION

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

1. The proposed zone change is not in conformance with the Comprehensive Plan, which designates this area as Medium Density Residential, High Density Residential, Neighborhood Mixed-Use, and Parks. These designations do not support B-4 zoning districts.
2. The proposed site is adjacent to the Buena Vista Sports Complex, which generates consistent passenger vehicle activity; introducing B-4 uses could add 18-wheeler traffic, potentially resulting in increased congestion and safety concerns.
3. The B-4 zoning district permits higher-intensity uses, including bars, warehousing, and heavy equipment operations such as tractor-trailers. This type of activity would be incompatible with the adjacent Buena Vista Sports Complex, which is intended to serve families and the general public.
4. A B-3 zoning district would be more appropriate at this location, as it would allow for commercial uses that could complement and support the Buena Vista Sports Complex, such as restaurants, retail, and service-oriented businesses.
 - Any uses that would require a zoning higher than a B-3 zone, may apply for a conditional use permit. However, a conditional use permit is not guaranteed.
5. The proposed zone change may adversely impact the surrounding area and future development patterns, particularly due to its proximity to and direct adjacency with the Buena Vista Sports Complex, which is intended to serve as a recreational and community-oriented use.

Notice to the owner/applicant:

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

IMPACT ANALYSIS

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

Is this change contrary to the established land use pattern?

Yes. The site is surrounded vacant land and the Buena Vida Sports Complex.

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

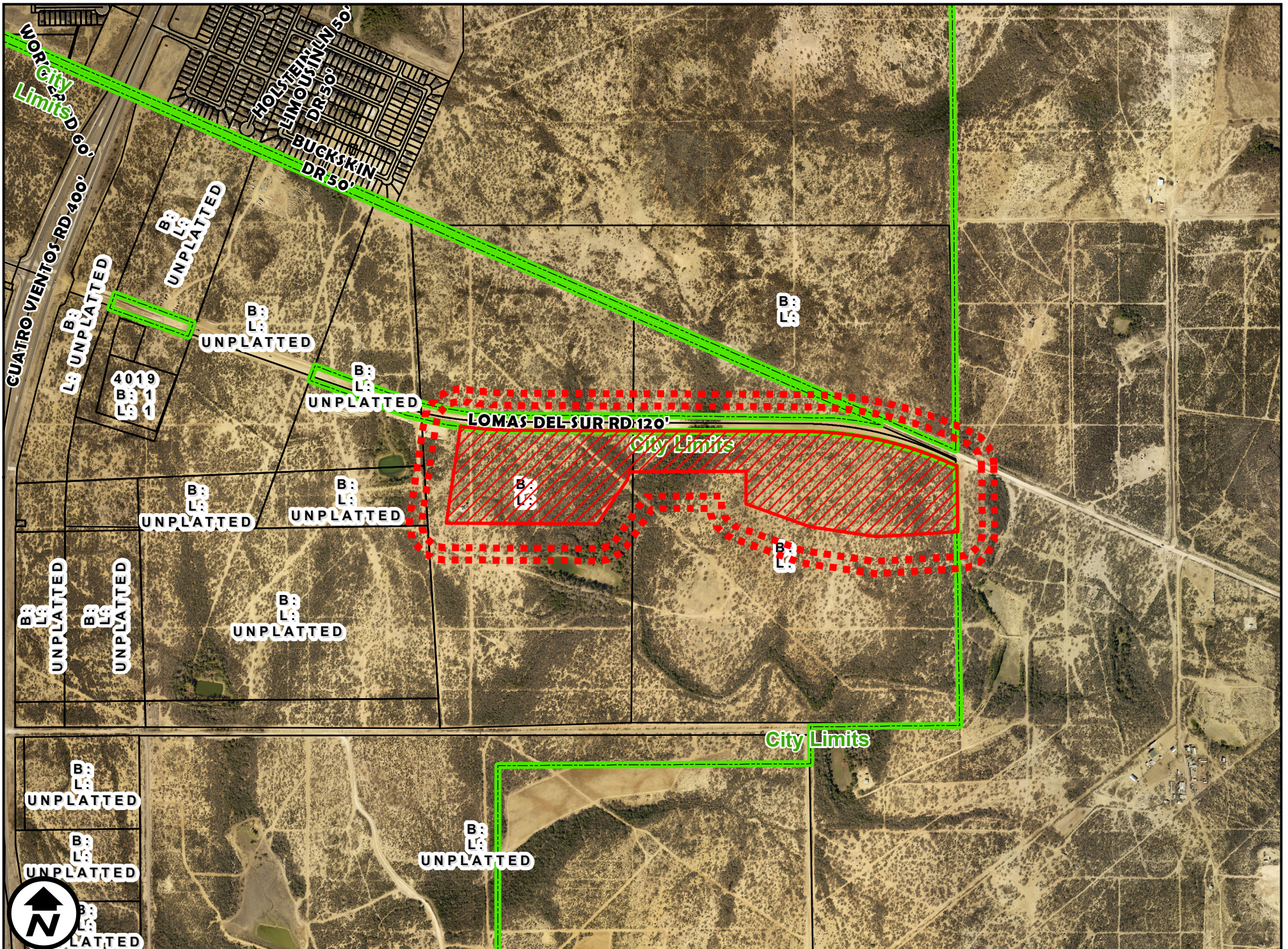
Yes. The proposed zone will create an isolated zoning district.

Will change adversely influence living conditions in the neighborhoods?

The proposed zone change is anticipated to have a negative impact on the surrounding area and

nearby developments, as the site directly abuts the Buena Vista Sports Complex.

Are there substantial reasons why the property cannot be used in accordance with existing zoning?
Yes. The existing zone does not allow for a highway commercial uses as intended by the applicant.
The applicant did not specify the specific proposed use.



AERIAL MAP

ZC-042-2026

APPLICATION | 130

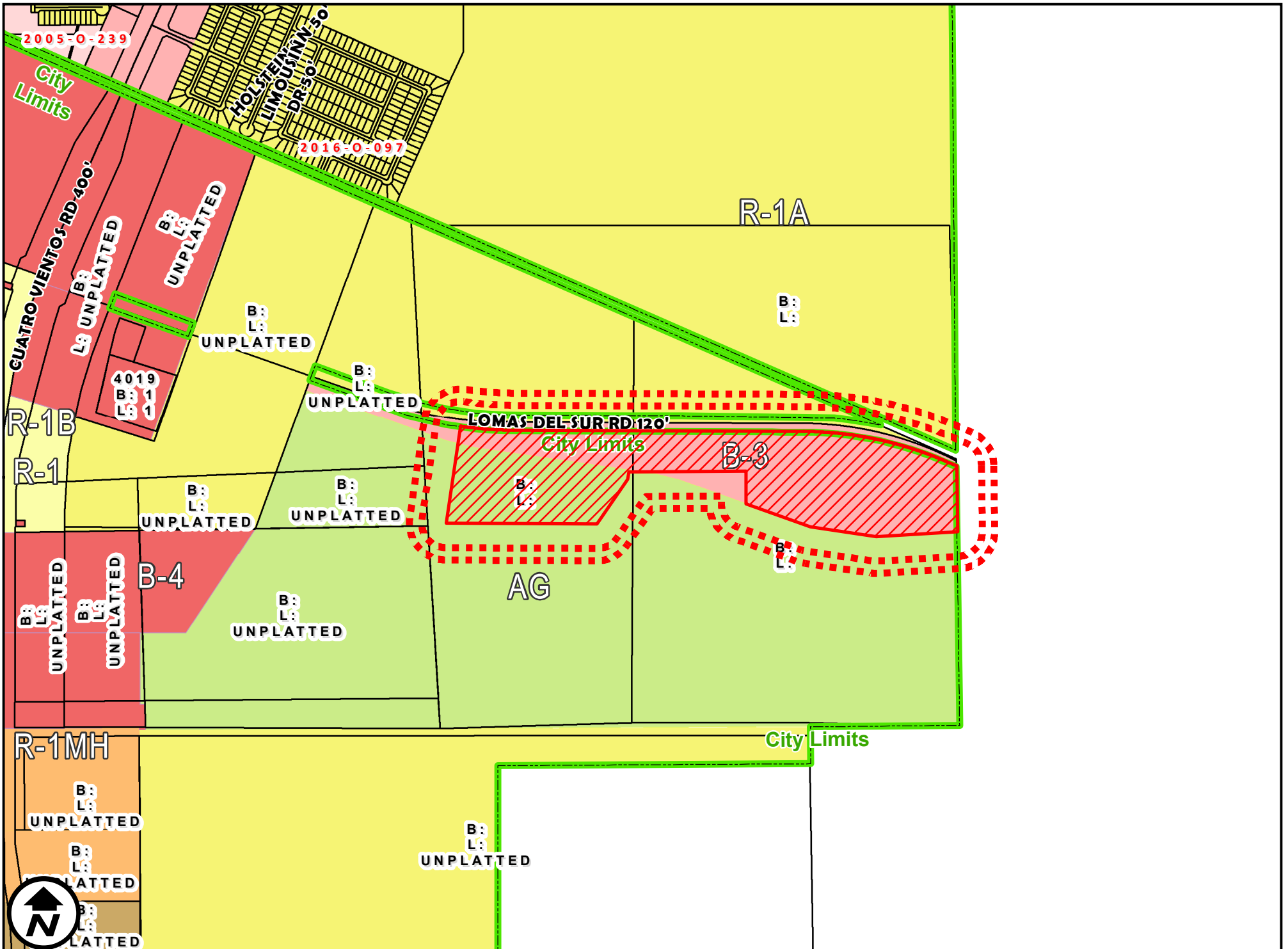
COUNCIL DISTRICT 1

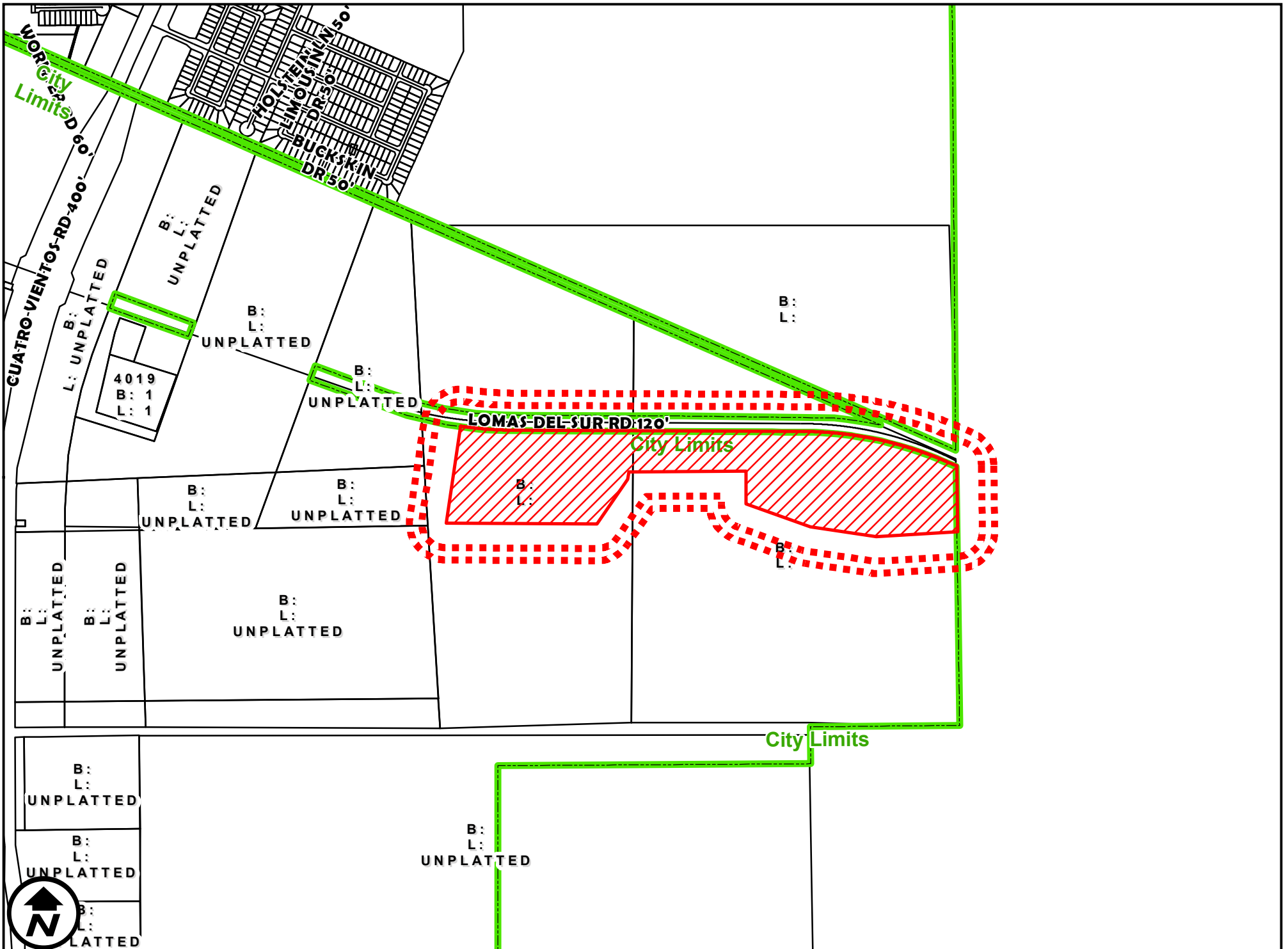
AG (AGRICULTURAL DISTRICT) AND B-3 (COMMUNITY BUSINESS DISTRICT,

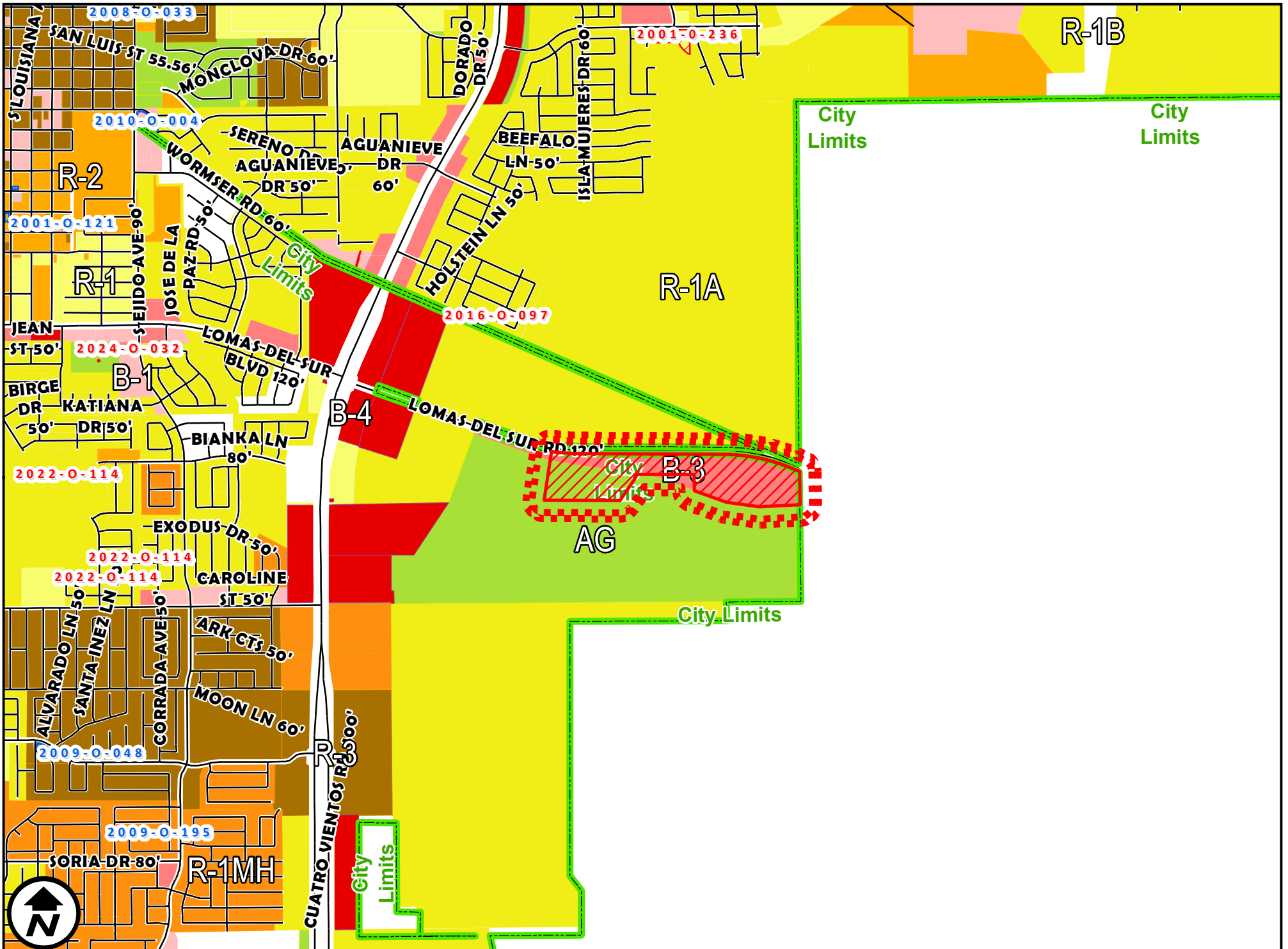
1 inch = 1,000 feet

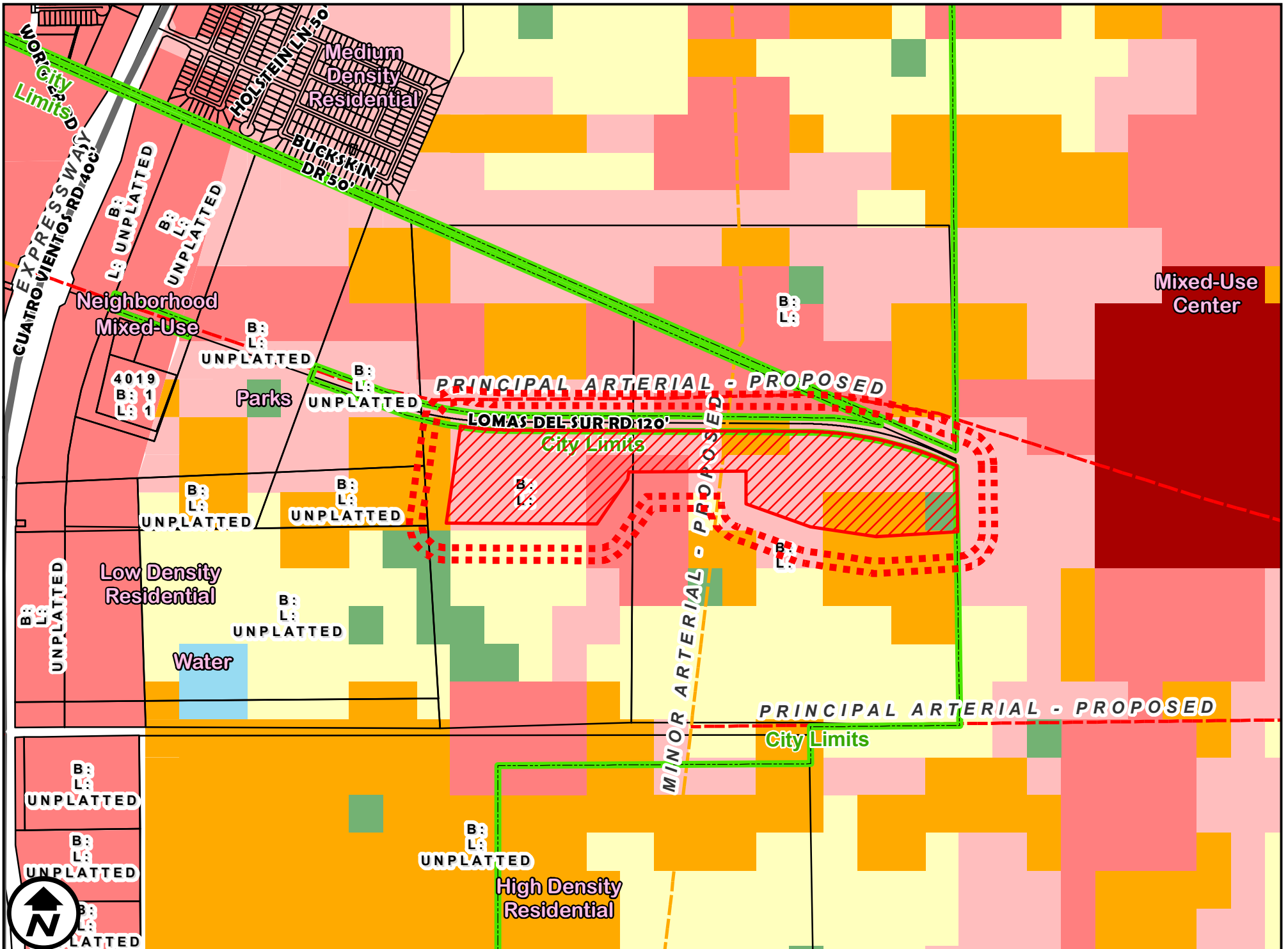
SOUTH OF LOMAS DEL SUR ROAD AND EAST OF CUATRO VIENTOS ROAD

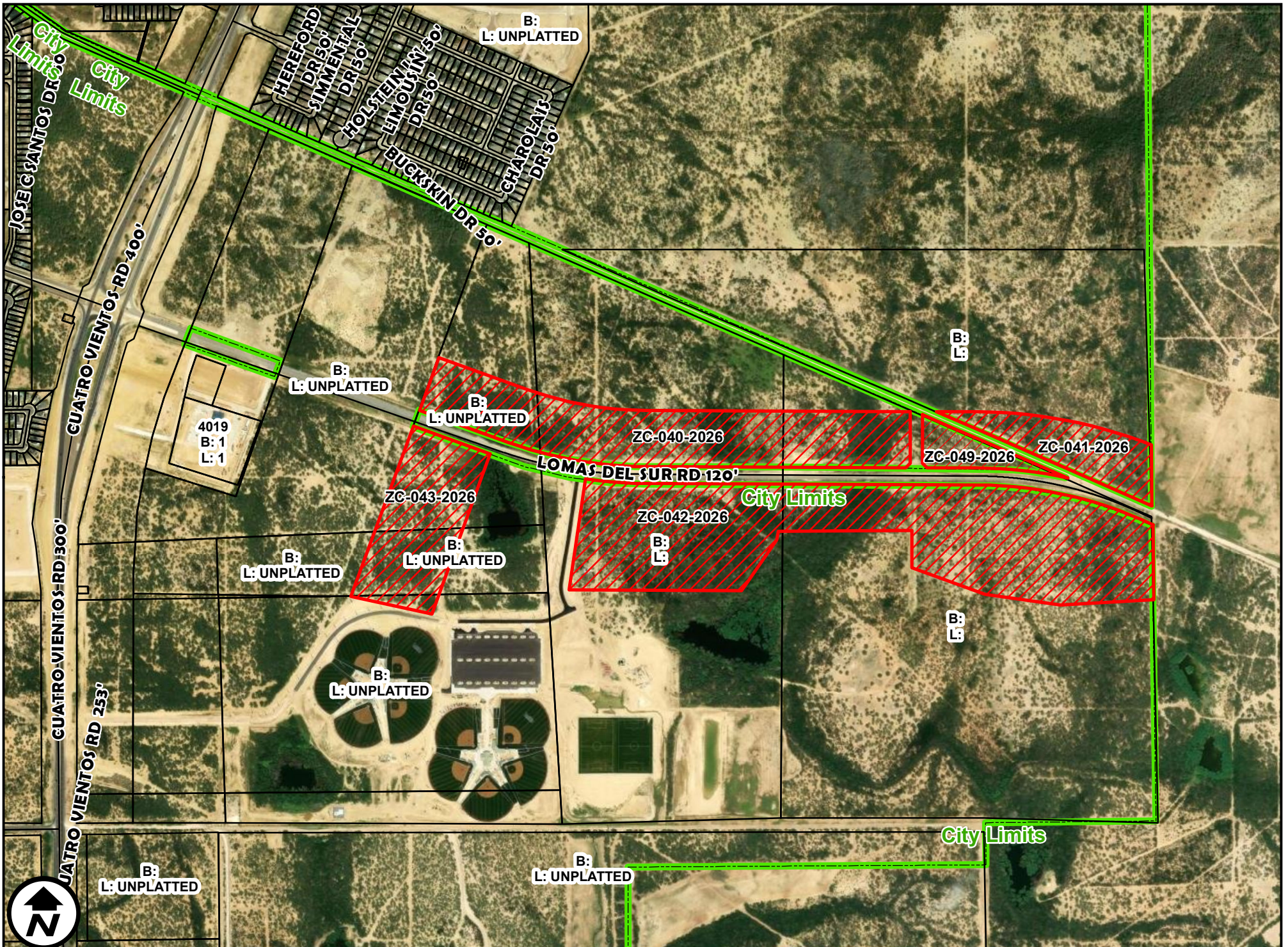
B-4 (HIGHWAY COMMERCIAL DISTRICT)











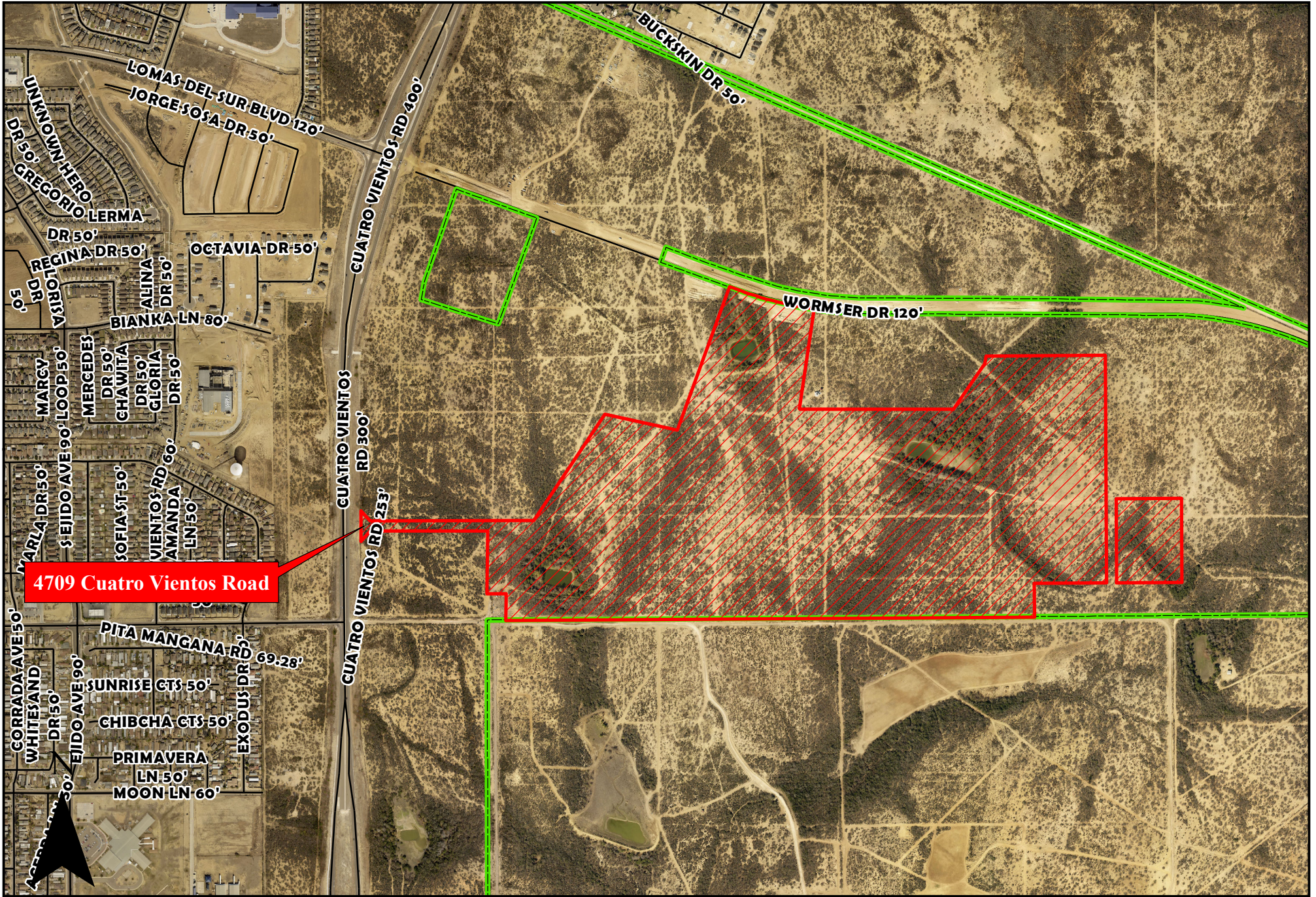
AERIAL MAP

TRACTS COMBINED
COUNCIL DISTRICT 1 & 3

AG (AGRICULTURAL DISTRICT), B-3 (COMMUNITY BUSINESS DISTRICT) AND R-1A (SINGLE FAMILY REDUCED AREA DISTRICT) B-4 (HIGHWAY COMMERCIAL DISTRICT)

APPLICATION 137

1 inch = 875 feet

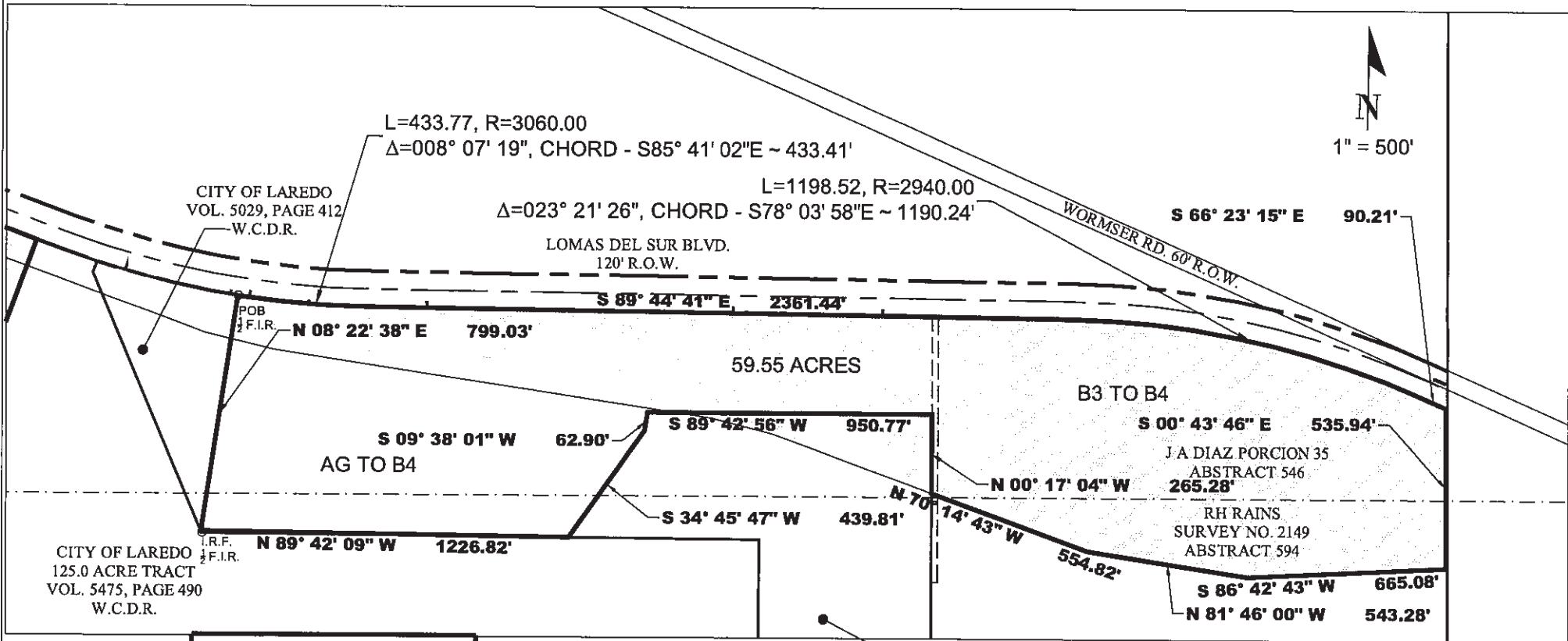


LEGEND	
○	PROPERTY CORNER
—	PROPERTY LINE
- - -	LOT LINE
FIR	FOUND IRON ROD
FC	FENCE CORNER

A SURVEY OF AN 59.55 ACRE TRACT OF LAND, BEING OUT OF A CUATRO VIENTOS TRACT, CONVEYED BY DEED VOL. 4225, PAGE 242, W.C.O.P.R., ALSO BEING OUT OF PORCION 35, ABSTRACT 546, J.M. DIAZ ORIGINAL GRANTEE, ALSO BEING OUT OF SURVEY 2149, ABSTRACT 594 R.H. RAINS ORIGINAL GRANTEE, CITY OF LAREDO WEBB COUNTY TEXAS

TOPSITE
Civil Group

10901 INTERNATIONAL BLVD., SUITE 300
LAREDO, TEXAS, 78045
TEL. 956.725.5057
WEB. WWW.TOPSITECIVIL.COM
TBPELS ENGINEERING FIRM REG. F-22574
TBPELS SURVEY REG. 10194686



CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT THE FOREGOING PLAT OF SURVEY WAS PREPARED FROM AN ACTUAL SURVEY OF THE SUBJECT PROPERTY ON THE GROUND UNDER MY SUPERVISION.

Manuel E. Escamilla

MARCH 17TH, 2026



CITY OF LAREDO
VOL. 5029, PAGE 412
W.C.D.R.

EXHIBIT OF

59.55 ACRE TRACT

OUT OF PORCION 35, J.M. DIAZ A-546 ALSO OUT
OF SURVEY NO. 2149, ABSTRACT 594 RH RAINS
ORIGINAL GRANTEE,
WEBB COUNTY, TEXAS

DATE: MARCH 17, 2026
SHEET: 1 OF 2

BEING A TRACT OF LAND CONTAINING 59.55 ACRES, MORE OR LESS, BEING OUT OF A TRACT OF LAND, BEING RECORDED IN VOLUME 4225, PAGE 242, W.C.O.P.R., ALSO BEING OUT OF ABSTRACT 546, PORCION 35, J.M. DIAZ ORIGINAL GRANTEE, SURVEY NO. 2149, ABSTRACT 594 RH RAINS ORIGINAL GRANTEE, CITY OF LAREDO, WEBB COUNTY, TEXAS. SAID 59.55 ACRE TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON ROD BEING THE NORTH MOST CORNER OF A CITY OF LAREDO TRACT, CONVEYED IN VOL. 5029, PG. 412, ALSO BEING ON THE SOUTH ROW LINE OF LOMAS DEL SUR, A 120' ROW, ALSO BEING A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 3,060.00' AND A CHORD OF S 85° 41' 02" E ~ 2361.44'

THENCE ALONG SAID CURVE AN ARC LENGTH OF 433.77' TO A POINT OF TANGENCY

THENCE S 89° 44' 41" E A DISTANCE OF 2,361.44' TO A POINT OF CURVATURE HAVING A CHORD OF S 78° 03' 58" E ~ 1190.24' A RADIUS OF 2940.00' TO A POINT OF NON TANGENCY


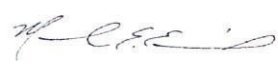

THENCE S 66° 23' 15" E A DISTANCE OF 90.21'

THENCE S 00° 43' 46" E A DISTANCE OF 535.94'

THENCE ACROSS THE FOLLOWING BEARINGS AND DISTANCES

- S 86° 42' 43" W ~ 665.08'
- N 81° 46' 00" W ~ 543.28'
- N 70° 14' 43" W ~ 554.82'
- N 00° 17' 04" W ~ 265.28'
- S 89° 42' 56" W ~ 950.77'
- S 09° 38' 01" W ~ 62.90'
- S 34° 45' 47" W ~ 439.81'
- N 89° 42' 09" W ~ 1226.82'

THENCE N 08° 22' 38" E AT 799.03' TO A FOUND 1/2 - INCH DIAMETER IRON ROD BEING THE POINT OF BEGINNING AND CONTAINING 59.55 ACRES, MORE OR LESS.

 <p>6262 McPherson Road, Ste. 206 Laredo, Texas 78041 enr.# F-22574 surv.#10194686 P (956) 725-5057 topsitecivil.com</p>	PROJECT #:	--	<p>CERTIFICATE OF SURVEYOR</p> <p>I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT THE FOREGOING PLAT OF SURVEY WAS PREPARED FROM AN ACTUAL SURVEY OF THE SUBJECT PROPERTY ON THE GROUND UNDER MY SUPERVISION.</p>  <p>AUGUST 28, 2023</p>	
	FIELD DATE:	--		
	DRAWN BY:	K.J.E.		
	APPROVED:	M.E.E.		
	DATE:	03/17/2026		
	SHEET:	1 of 2		
	FILE PATH:	rezone survey 2.dwg		
SCALE:	NTS			



City of Laredo

Planning & Zoning Commission

Meeting Date: 4/16/2026
Ordinance 71

Public Hearing and Recommendation of an

SUBJECT

Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 16.7 acres, as further described by metes and bounds in attached Exhibit A, located south of Lomas del Sur Road and east of Cuatro Vientos Road, AG (Agricultural District) and B-3 (Community Business District) to B-4 (Highway Commercial District).

ZC-043-2026
District I

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Initiated by: Cuatro Vientos South, Ltd., Ricardo M. Villarreal, Representative

Council District: I - Cm. Gilbert Gonzalez

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

Site: The site is currently vacant, undeveloped land.

Surrounding Land Uses: To the north, east, south, and west of the site is predominantly vacant, undeveloped land.

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

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

Transportation Plan: The Long Range Thoroughfare Plan identifies Cuatro Vientos Road as an Expressway. However, Lomas del Sur Road is being proposed as a 120-foot-wide road.

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

Letters sent to surrounding property owners: 6 In Favor: 0 Opposed: 0

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

1. The proposed zone change is not in conformance with the Comprehensive Plan, which designates this area as Low Density Residential, High Density Residential, and Medium Density Residential. These designations do not support B-4 zoning districts.
2. The proposed site is adjacent to the Buena Vista Sports Complex, which generates consistent passenger vehicle activity; introducing B-4 uses could add 18-wheeler traffic, potentially resulting in increased congestion and safety concerns.
3. The B-4 zoning district permits higher-intensity uses, including bars, warehousing, and heavy equipment operations such as tractor-trailers. This type of activity would be incompatible with the adjacent Buena Vista Sports Complex, which is intended to serve families and the general public.
4. A B-3 zoning district would be more appropriate at this location, as it would allow for commercial uses that could complement and support the Buena Vista Sports Complex, such as restaurants, retail, and service-oriented businesses.
 - Any uses that would require a zoning higher than a B-3 zone, may apply for a conditional use permit. However, a conditional use permit is not guaranteed.
5. The proposed zone change may adversely impact the surrounding area and future development patterns, particularly due to its proximity to and direct adjacency with the Buena Vista Sports Complex, which is intended to serve as a recreational and community-oriented use.

Notice to the owner/applicant:

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

COMMITTEE RECOMMENDATION

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

STAFF RECOMMENDATION

IMPACT ANALYSIS

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

IMPACT ANALYSIS

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

Is this change contrary to the established land use pattern?

Yes. The site is surrounded by vacant land and the Buena Vida Sports Complex.

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

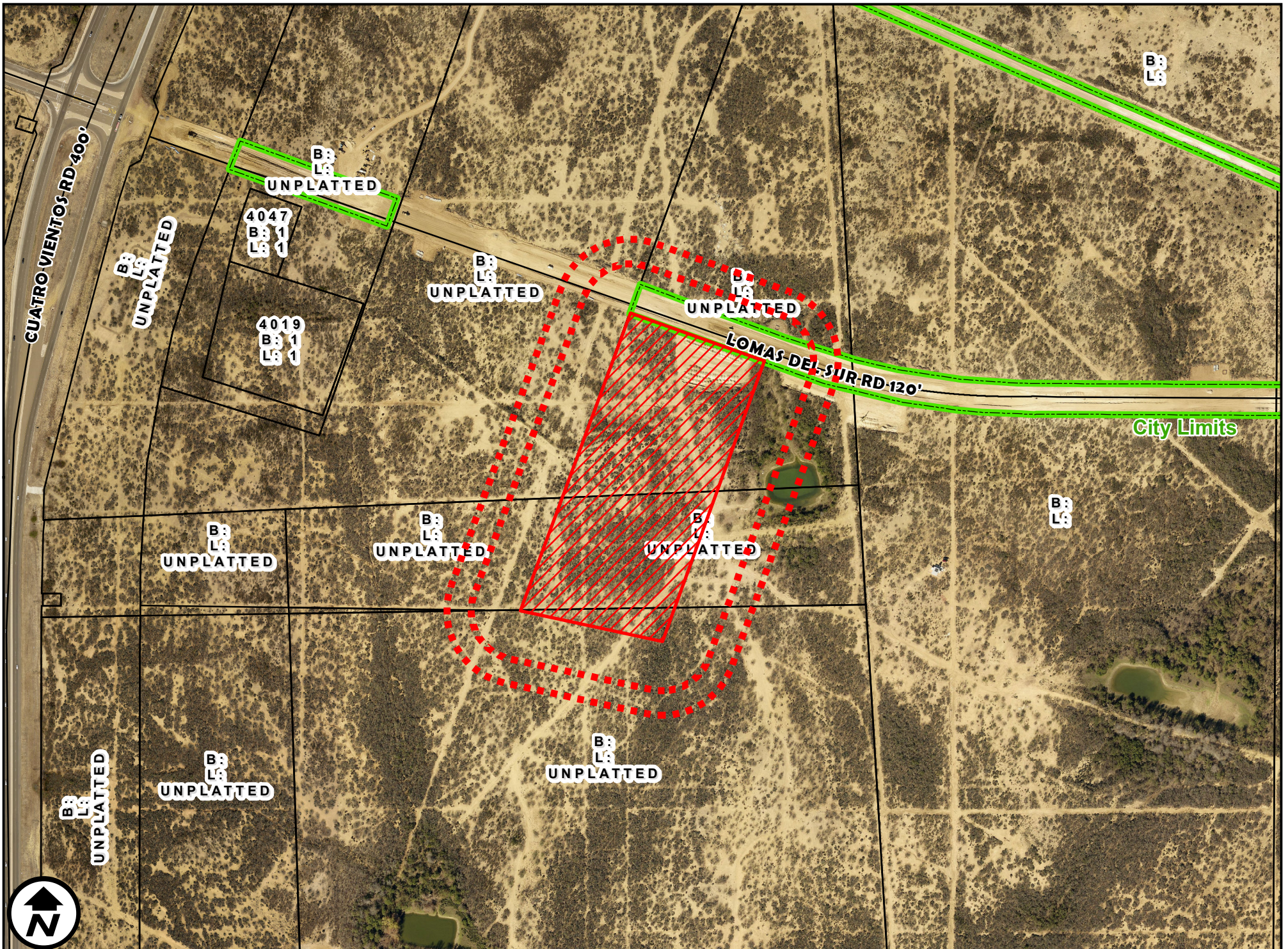
No. The proposed zone will not create an isolated zoning district. There are B-4 zoning districts within the vicinity of the site.

Will change adversely influence living conditions in the neighborhoods?

The proposed zone change is anticipated to have a negative impact on the surrounding area and nearby developments, as the site directly abuts the Buena Vista Sports Complex.

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

Yes. The existing zone does not allow for a highway commercial uses as intended by the applicant. The applicant did not specify the specific proposed use.



AERIAL MAP

ZC-043-2026

APPLICATION | 145

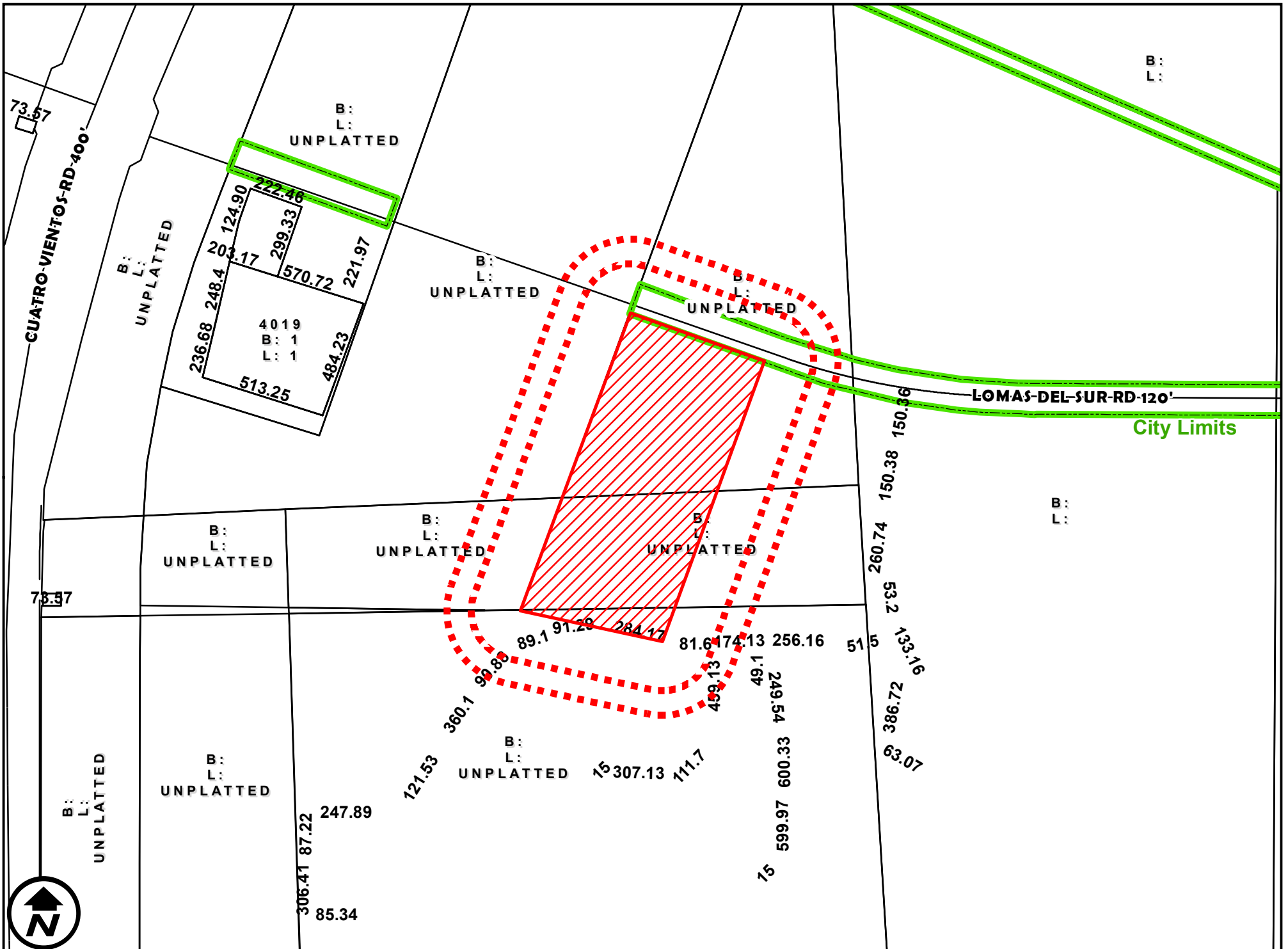
COUNCIL DISTRICT 1

AG (AGRICULTURAL DISTRICT) AND B-3 (COMMUNITY BUSINESS DISTRICT,

1 inch = 500 feet

SOUTH OF LOMAS DEL SUR ROAD AND EAST OF CUATRO VIENTOS ROAD

B-4 (HIGHWAY COMMERCIAL DISTRICT)



DIMENSIONS MAP

ZC-043-2026

APPLICATION 146

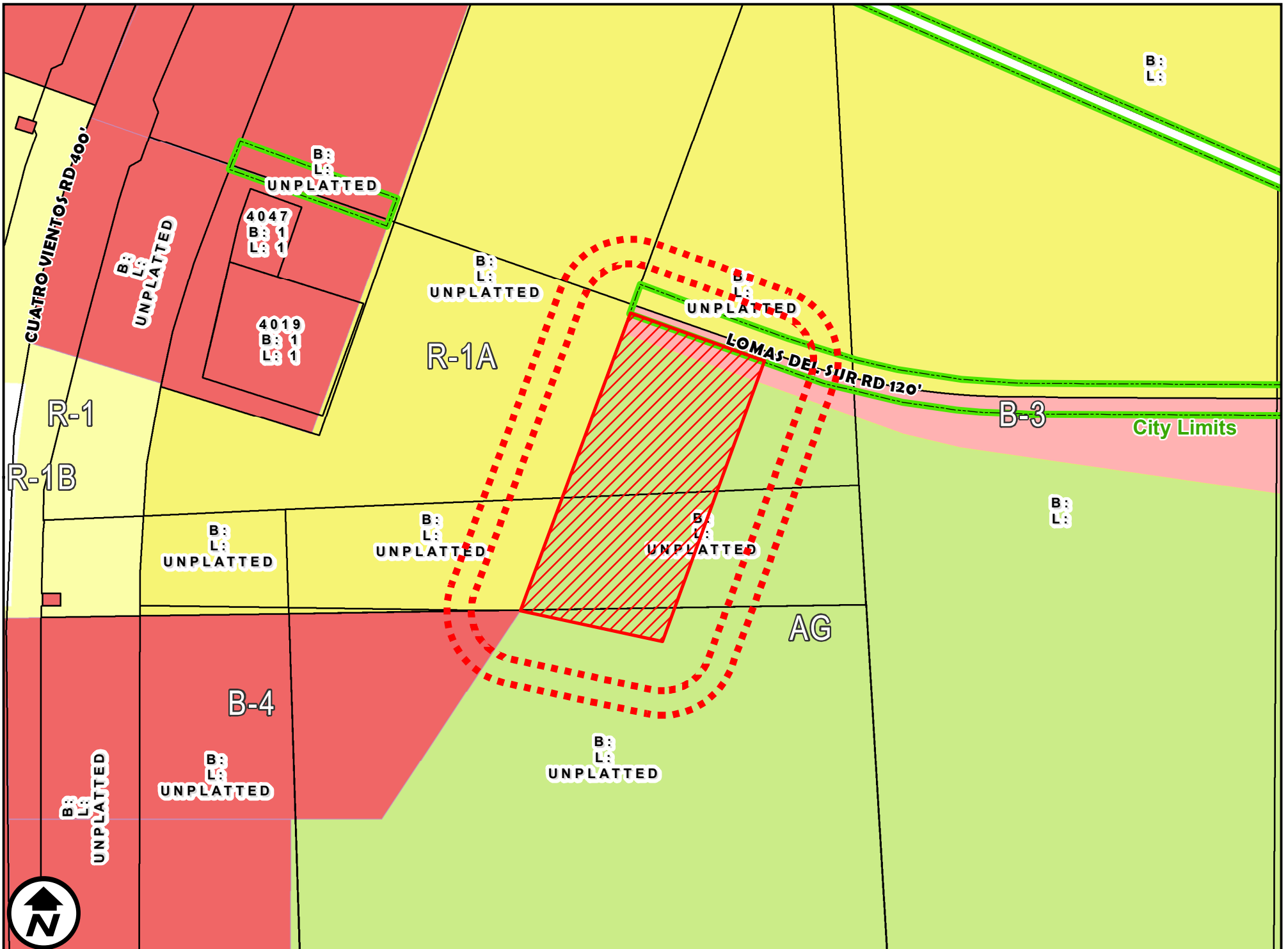
1 inch = 500 feet

SOUTH OF LOMAS DEL SUR ROAD AND EAST OF CUATRO VIENTOS ROAD

COUNCIL DISTRICT 1

AG (AGRICULTURAL DISTRICT) AND B-3 (COMMUNITY BUSINESS DISTRICT,

B-4 (HIGHWAY COMMERCIAL DISTRICT)



ZONING MAP

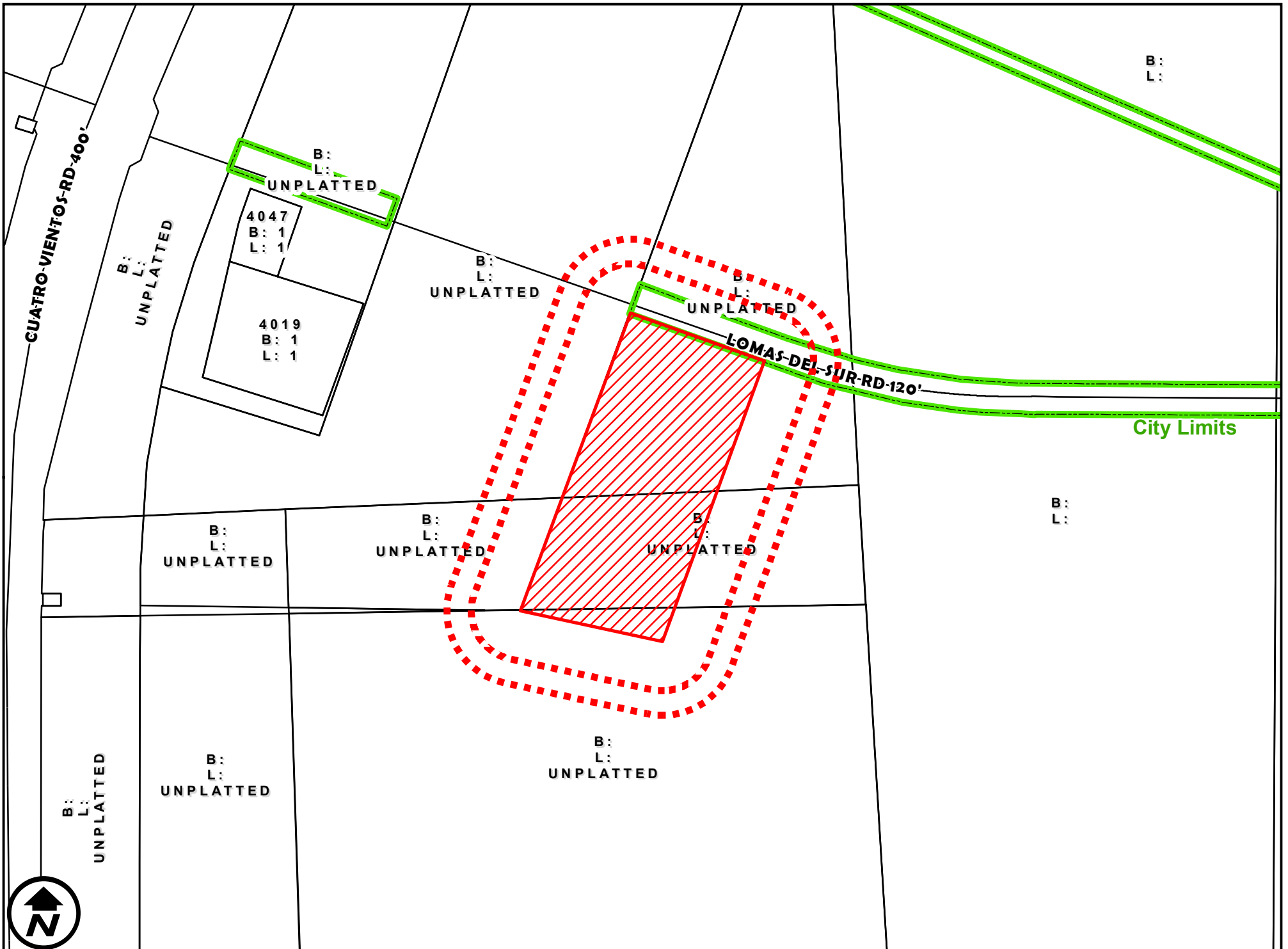
ZC-043-2026

APPLICATION 147

1 inch = 500 feet

COUNCIL DISTRICT 1 SOUTH OF LOMAS DEL SUR ROAD AND EAST OF CUATRO VIENTOS ROAD

AG (AGRICULTURAL DISTRICT) AND B-3 (COMMUNITY BUSINESS DISTRICT, B-4 (HIGHWAY COMMERCIAL DISTRICT)



SURVEY MAP

ZC-043-2026

APPLICATION | 148

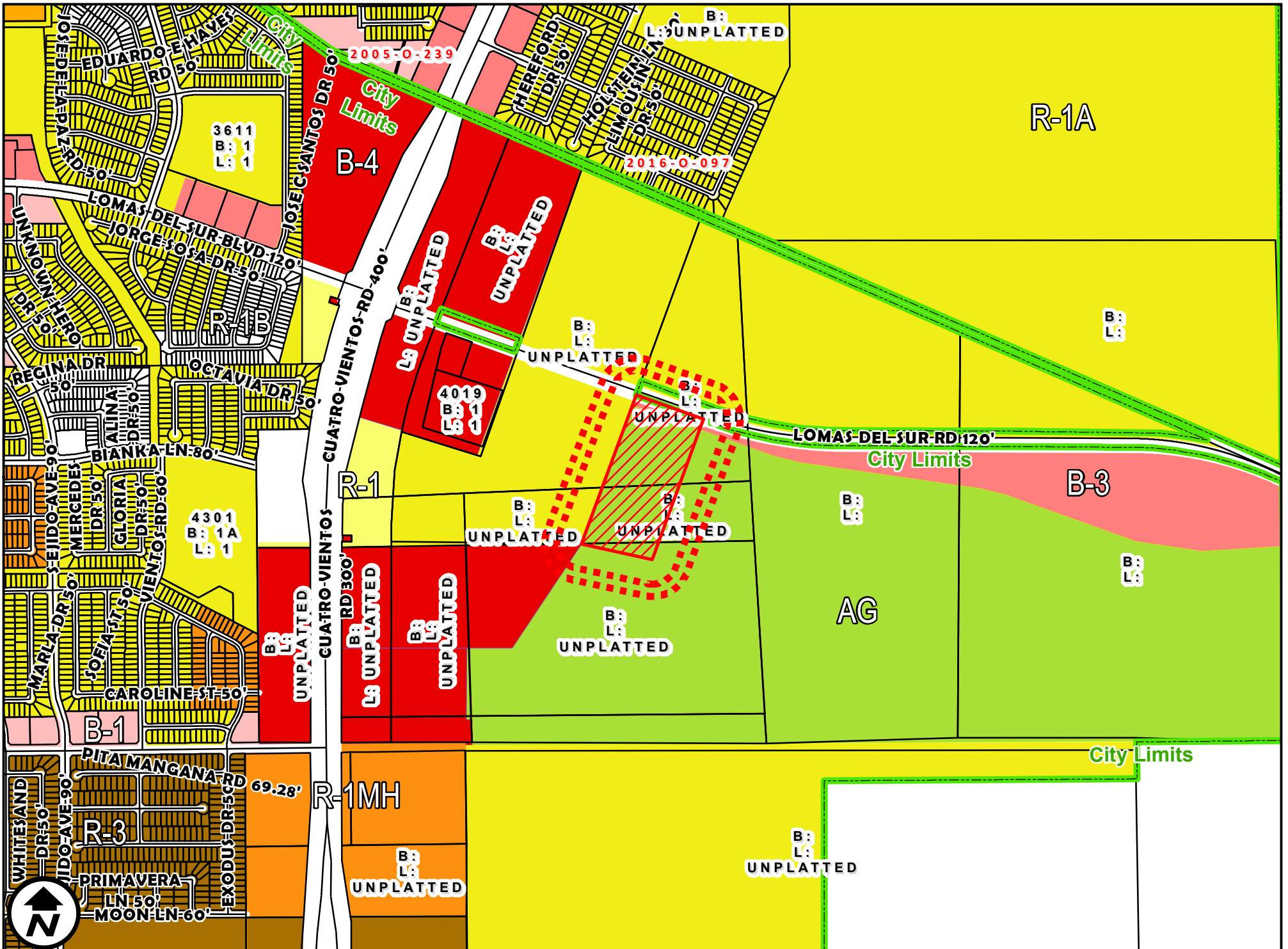
COUNCIL DISTRICT 1

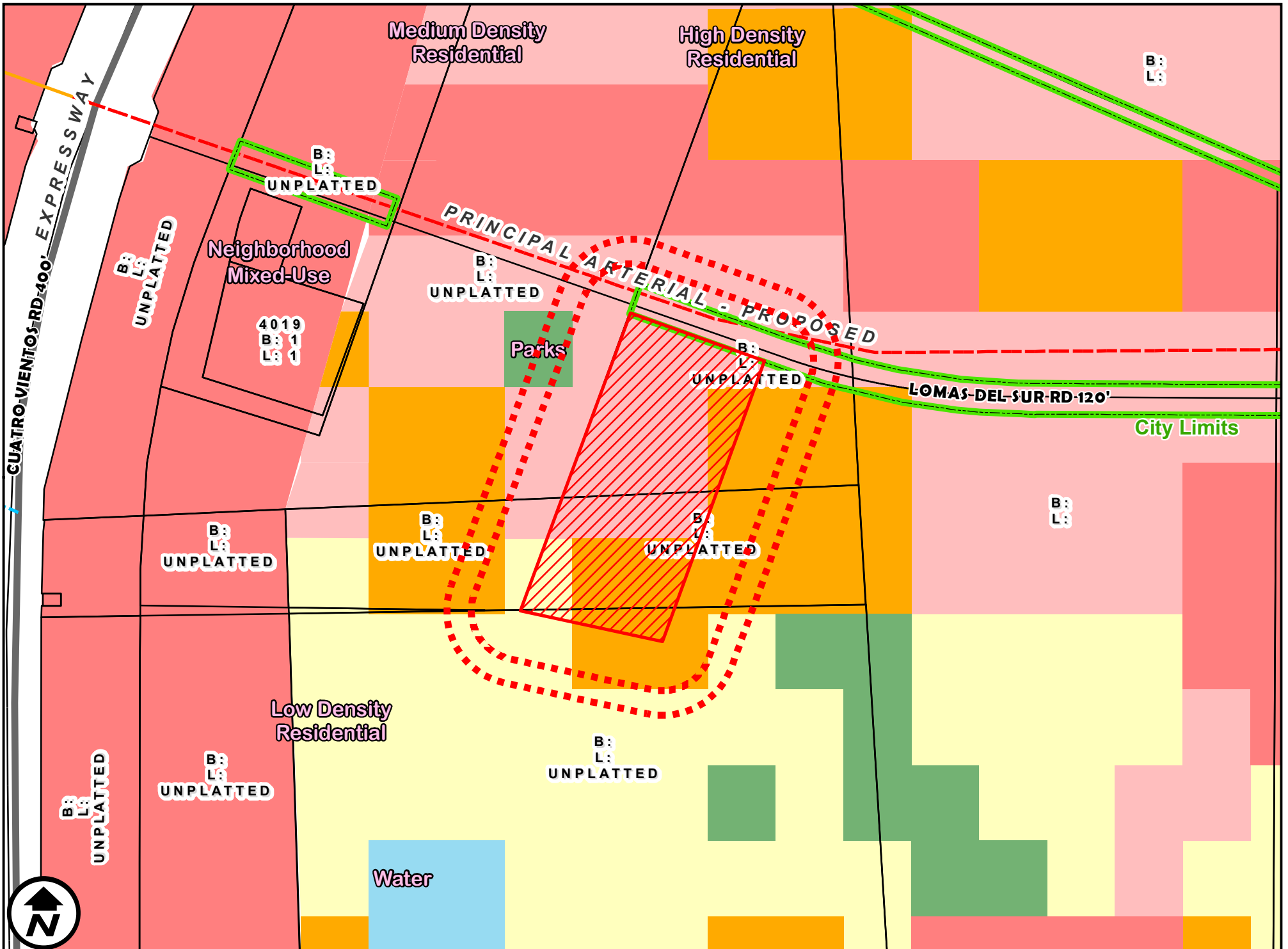
AG (AGRICULTURAL DISTRICT) AND B-3 (COMMUNITY BUSINESS DISTRICT,

1 inch = 500 feet

SOUTH OF LOMAS DEL SUR ROAD AND EAST OF CUATRO VIENTOS ROAD

B-4 (HIGHWAY COMMERCIAL DISTRICT)





FUTURE LANDUSE

ZC-043-2026

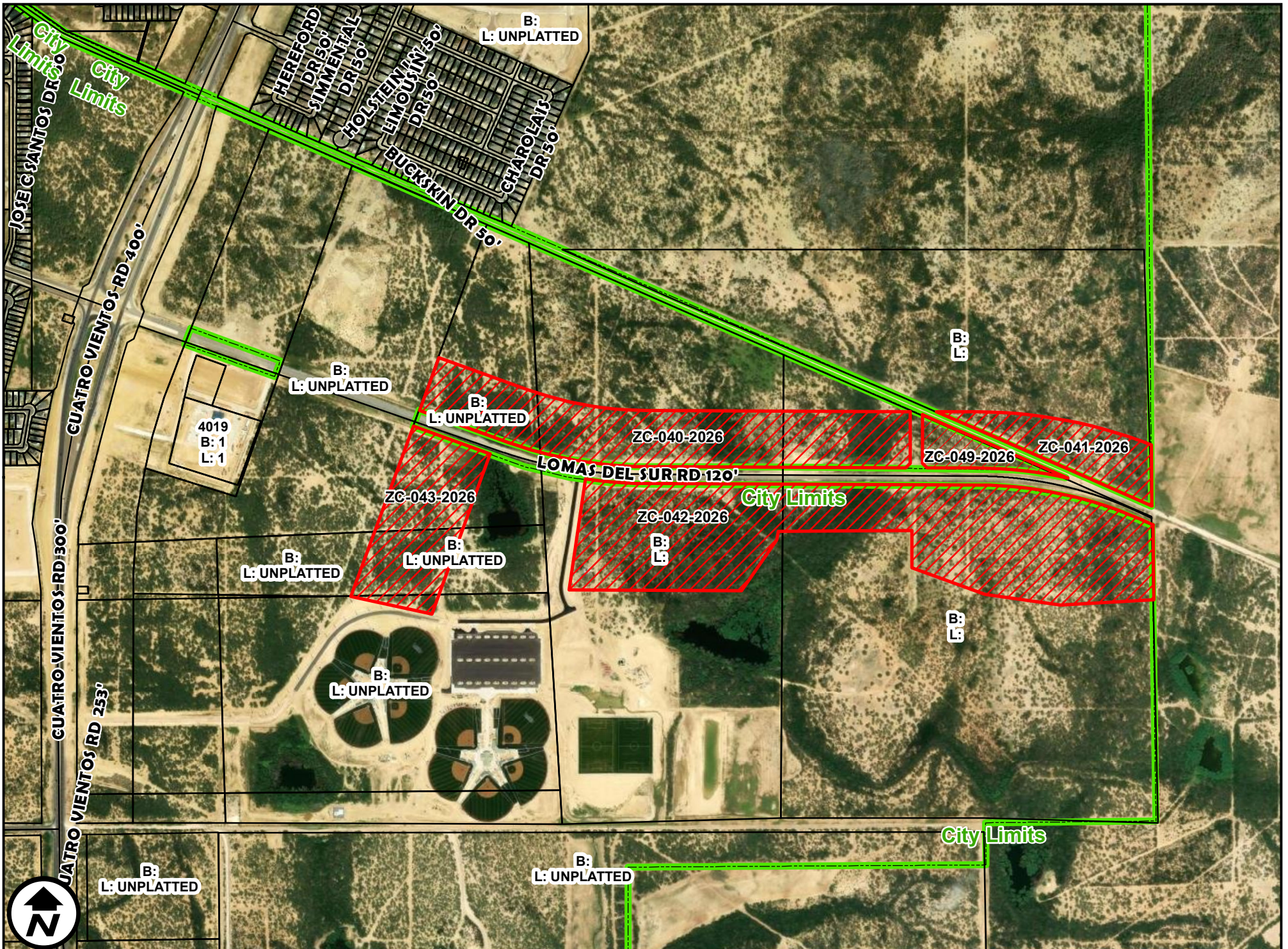
APPLICATION 150

1 inch = 500 feet

SOUTH OF LOMAS DEL SUR ROAD AND EAST OF CUATRO VIENTOS ROAD

COUNCIL DISTRICT 1

AG (AGRICULTURAL DISTRICT) AND B-3 (COMMUNITY BUSINESS DISTRICT, B-4 (HIGHWAY COMMERCIAL DISTRICT)



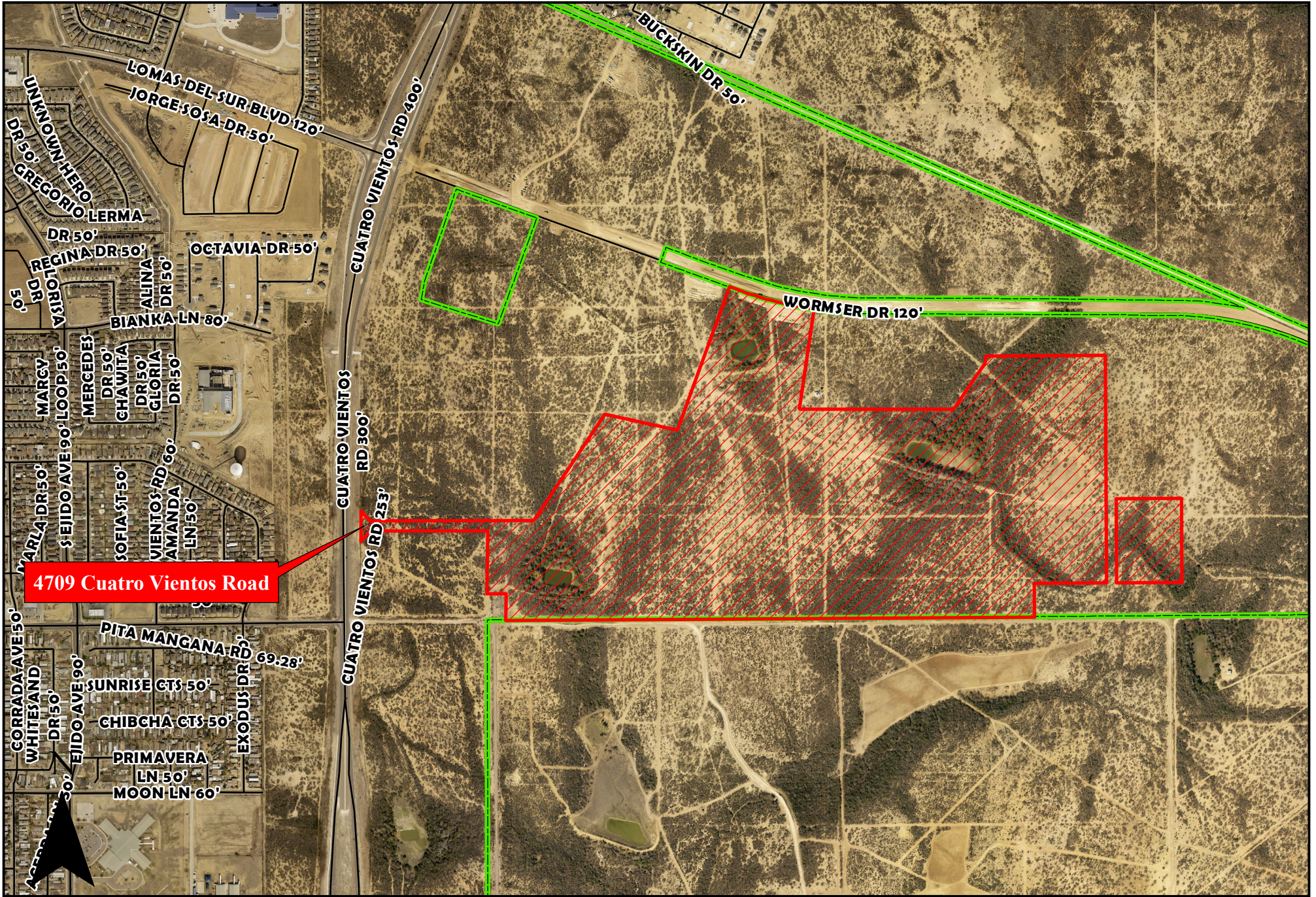
AERIAL MAP

TRACTS COMBINED
COUNCIL DISTRICT 1 & 3

AG (AGRICULTURAL DISTRICT), B-3 (COMMUNITY BUSINESS DISTRICT) AND R-1A (SINGLE FAMILY REDUCED AREA DISTRICT) B-4 (HIGHWAY COMMERCIAL DISTRICT)

APPLICATION 152

1 inch = 875 feet



A SURVEY OF AN 16.7 ACRE TRACT OF LAND, BEING OUT OF A CUATRO VIENTOS TRACT, CONVEYED BY DEED VOL. 4225, PAGE 242, W.C.O.P.R., ALSO BEING OUT OF PORCION 35, ABSTRACT 546, J.M. DIAZ ORIGINAL GRANTEE, ALSO BEING OUT OF SURVEY 2149, ABSTRACT 594 R.H. RAINS ORIGINAL GRANTEE, CITY OF LAREDO WEBB COUNTY TEXAS

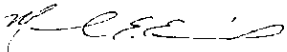
TOPSITE

Civil Group

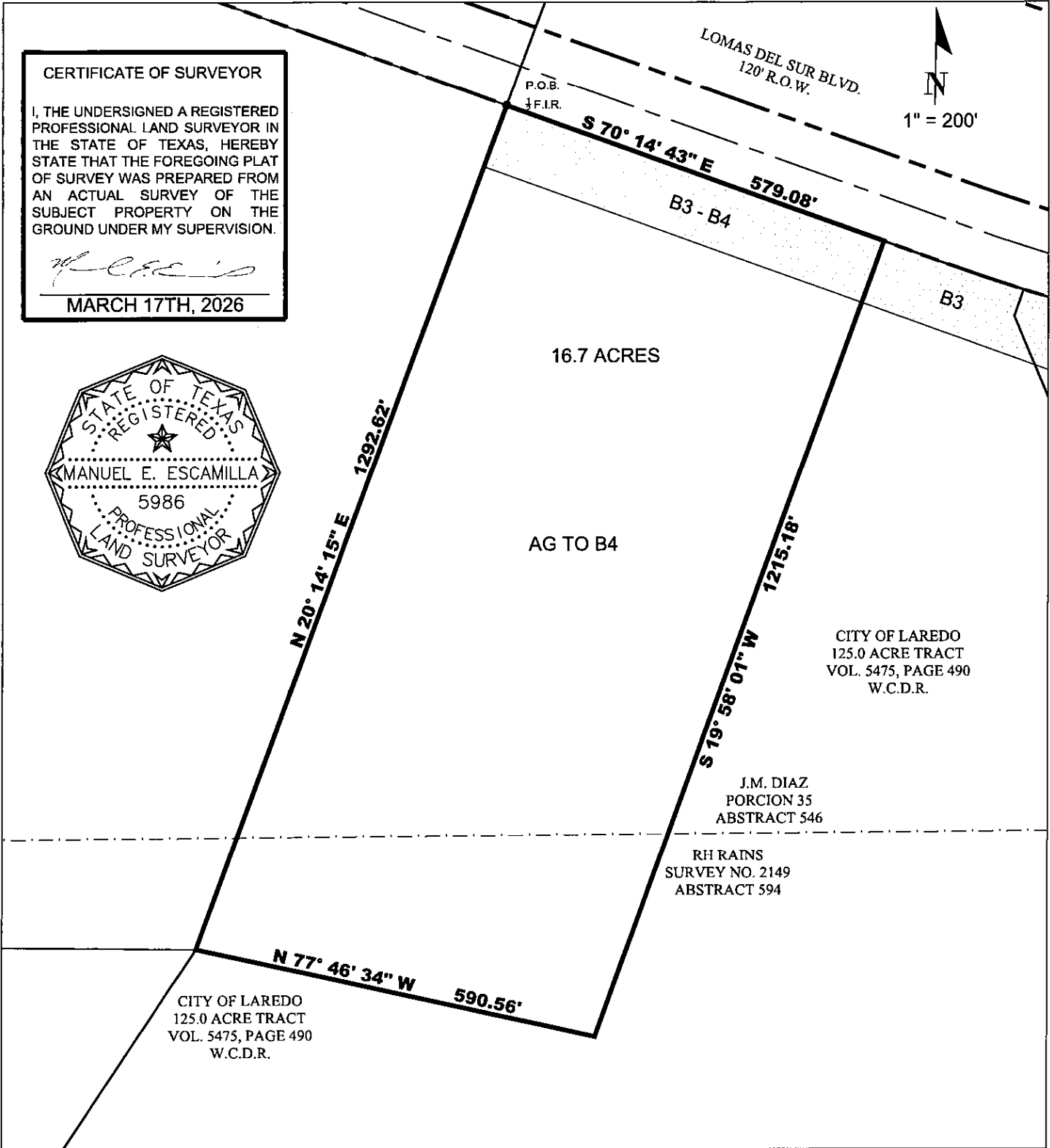
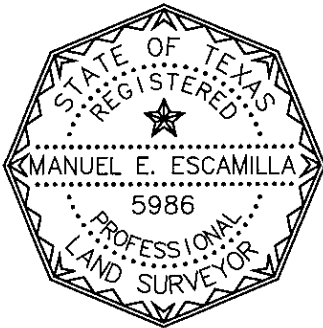
10901 INTERNATIONAL BLVD., SUITE 300
 LAREDO, TEXAS, 78045
 TEL. 956.725.5057
 WEB. WWW.TOPSITECIVIL.COM
 TBPELS ENGINEERING FIRM REG. F-22574
 TBPELS SURVEY REG. 10194686

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT THE FOREGOING PLAT OF SURVEY WAS PREPARED FROM AN ACTUAL SURVEY OF THE SUBJECT PROPERTY ON THE GROUND UNDER MY SUPERVISION.



MARCH 17TH, 2026



16.7 ACRE TRACT

OUT OF PORCION 35, J.M. DIAZ A-546 ALSO OUT
 OF SURVEY NO. 2149, ABSTRACT 594 RH RAINS
 ORIGINAL GRANTEE,
 WEBB COUNTY, TEXAS

DATE: MARCH 17TH, 2026
 SHEET: 1 OF 2

BEING A TRACT OF LAND CONTAINING 16.7 ACRES, MORE OR LESS, BEING OUT OF TRACT OF LAND, BEING RECORDED IN VOLUME 4225, PAGE 242, W.C.O.P.R., ALSO BEING OUT OF ABSTRACT 546, PORCION 35, J.M. DIAZ ORIGINAL GRANTEE, ALSO OUT OF SURVEY 2149 R.H. RAINS ORIGINAL GRANTEE, CITY OF LAREDO, WEBB COUNTY, TEXAS. SAID 16.73 ACRE TRACT OF LAND BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND $\frac{1}{2}$ " IRON ROD BEING THE NORTH MOST CORNER OF A TRACT OF LAND CONVEYED IN VOLUME 4225, PG. 242, W.C.O.P.R. ALSO BEING ON THE SOUTH ROW LINE OF LOMAS DEL SUR, A 120' ROW

THENCE ALONG SAID CURVE AN ARC LENGTH OF 433.77' TO A POINT OF TANGENCY

THENCE S 70° 14' 43" E ALONG SAID ROW A DISTANCE OF 579.08' TO A DEFLECTION AND THE NORTHWESTERN MOST CORNER OF A 125 ACRE TRACT CONVEYED TO THE CITY OF LAREDO IN VOLUME 5475, PAGE 490, W.C.O.P.R.

THENCE S 19° 58' 01" W ALONG SAID 125 ACRE TRACT A DISTANCE OF 1215.18' AND A POINT OF DEFLECTION HEREOF

THENCE N 77° 46' 34" W ALONG SAID 125 ACRE TRACT A DISTANCE OF 590.58' AND A POINT OF DEFLECTION HEREOF

THENCE N 20° 14' 15" E A DISTANCE OF 1292.62' TO THE POINT OF BEGINNING OF THIS 16.7 ACRE TRACT OF LAND

TOPSITE
 Civil Group

6262 McPherson Road, Ste. 206
 Laredo, Texas 78041
 engr.# F-22574 surv.#10194686
 P (956) 725-5057
 topsitecivil.com

PROJECT #:	--
FIELD DATE:	--
DRAWN BY:	K.J.E.
APPROVED:	M.E.E.
DATE:	03/17/2026
SHEET:	1 of 2
FILE PATH:	

CERTIFICATE OF SURVEYOR

I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT THE FOREGOING PLAT OF SURVEY WAS PREPARED FROM AN ACTUAL SURVEY OF THE SUBJECT PROPERTY ON THE GROUND UNDER MY SUPERVISION.

Manuel E. Escamilla

March 17th, 2026





City of Laredo

Planning & Zoning Commission

Meeting Date: 4/16/2026
Ordinance 7J

Public Hearing and Recommendation of an

SUBJECT

Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 4.07 acres, as further described by metes and bounds in attached Exhibit A, located south of Siller Loop and west of Martinique Drive, AG (Agricultural District) to R-1 (Single Family Residential District).

ZC-044-2026
District VII

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Initiated by: Juan Carlos Cerda and Susana E. Cerda, Owners; Victor J. Linares, Applicant/Representative

Council District: VII - Cm. Vanessa Perez

Proposed Use: The proposed use is residential.

Site: The site is currently occupied by a residential structure with a portion of the property being vacant.

Surrounding Land Uses: To the north of the site is Siller Loop, Molly Drive, and single-family residential uses. To the east of the site is Puig Drive Rolling Hills Drive, Martinique Drive, and single-family residential uses. To the south of the site is Alta Mira Drive, Alameda Road, vacant land, and single-family residential uses. To the west of the site is vacant land, Alameda Road, and single-family residential uses.

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

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

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

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

Letters sent to surrounding property owners: 44 In Favor: 0 Opposed: 0

Staff supports the proposed zone change for the following reasons:

1. The proposed zone change is in conformance with the Comprehensive Plan's designation as Low Density Residential (R-1, R-1-MH, R-1A, R-1B, R-S, B-1R, and R-O), which includes R-1 zoning districts.
2. The proposed zone change is appropriate at this location, since the proposed site abuts R-1 zoning districts to the west and east.
3. The proposed use aligns with the characteristics of the surrounding land uses, since there are single-family residential uses to the north, east, and south of the proposed site.

Notice to the owner/applicant:

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

COMMITTEE RECOMMENDATION

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

STAFF RECOMMENDATION

IMPACT ANALYSIS

R-1. The purpose of the R-1 (single family residential district) is to provide an area for residential uses and those public and semi-public uses normally considered and integral part of the residential neighborhood they serve.

Is this change contrary to the established land use pattern?

No. There are single-family residential uses to the north, east, and south of the site.

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

No. The proposed zone will not create an isolated zoning district. There are R-1 zoning districts abutting the site to the west and east.

Will change adversely influence living conditions in the neighborhoods?

No. The proposed zone change is not anticipated to have a negative impact with the surrounding area or neighborhoods since the site is surrounded by the proposed use of single-family residential uses.

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

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



AERIAL MAP

1 inch = 200 feet

ZC-044-2026

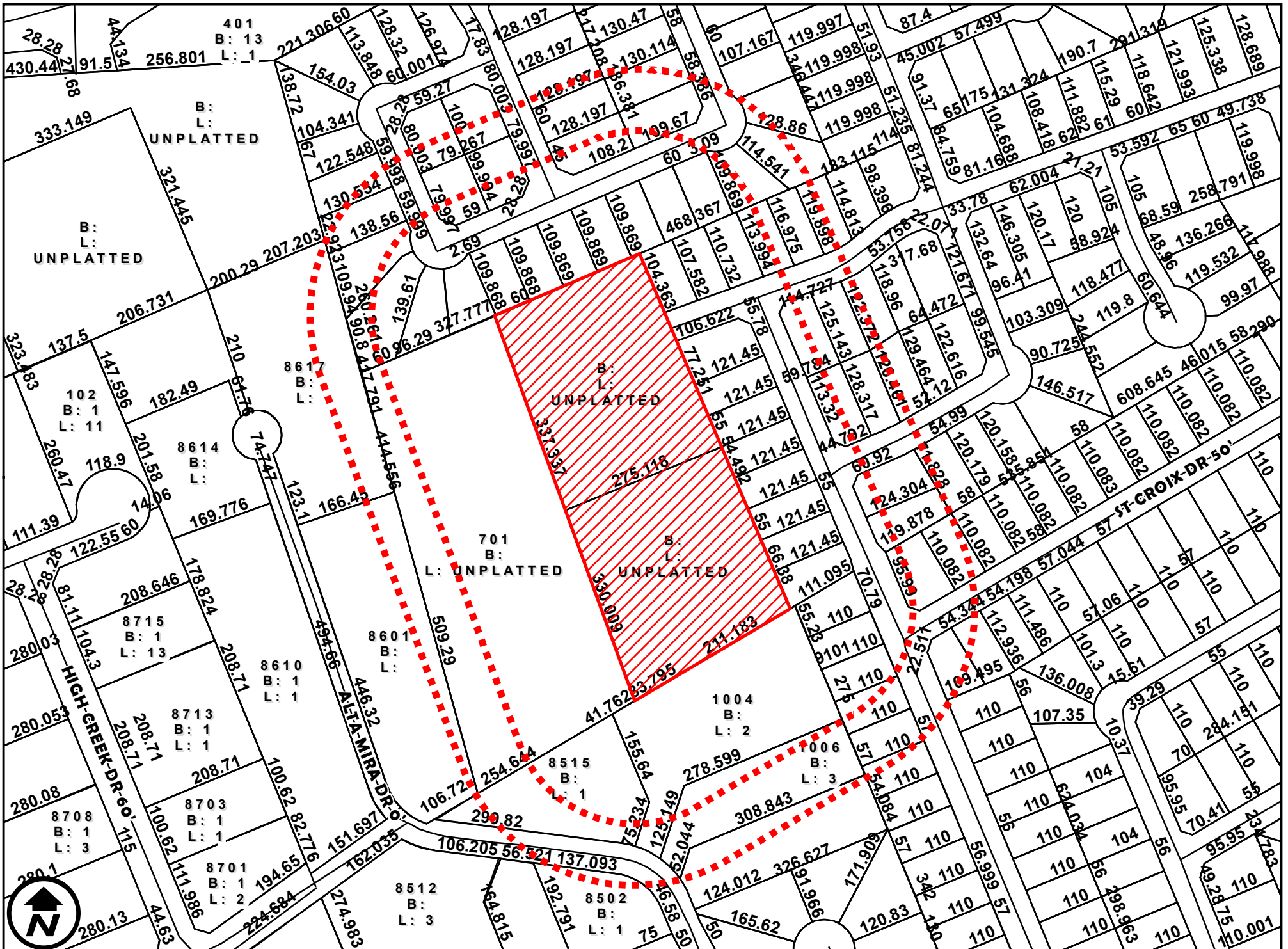
COUNCIL DISTRICT 7

SOUTH OF SILLER LOOP AND WEST OF MARTINIQUE DRIVE

APPLICATION F 159

AG (AGRICULTURAL DISTRICT)

R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT)



DIMENSIONS MAP

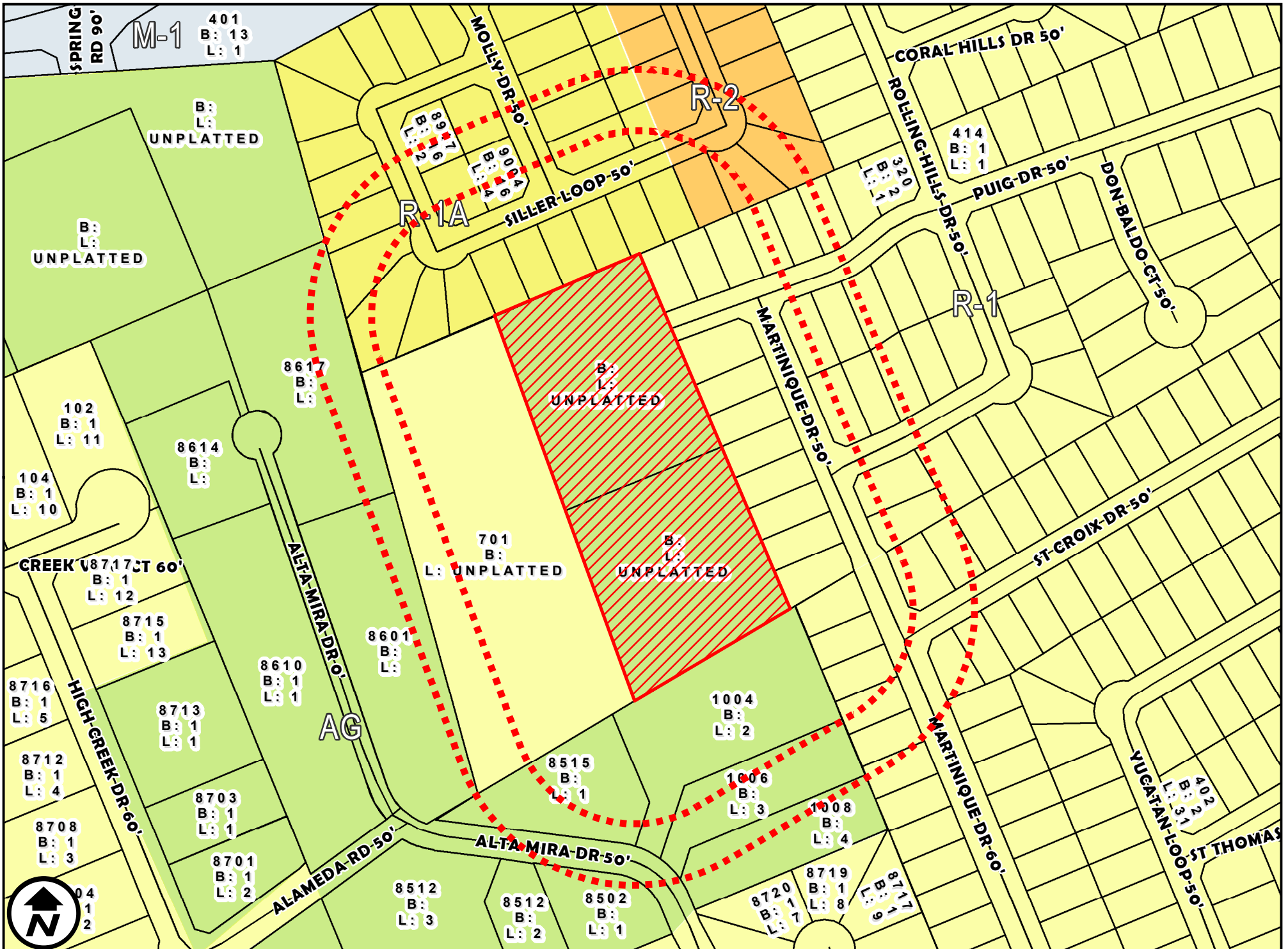
ZC-044-2026

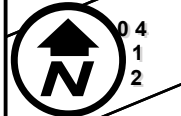
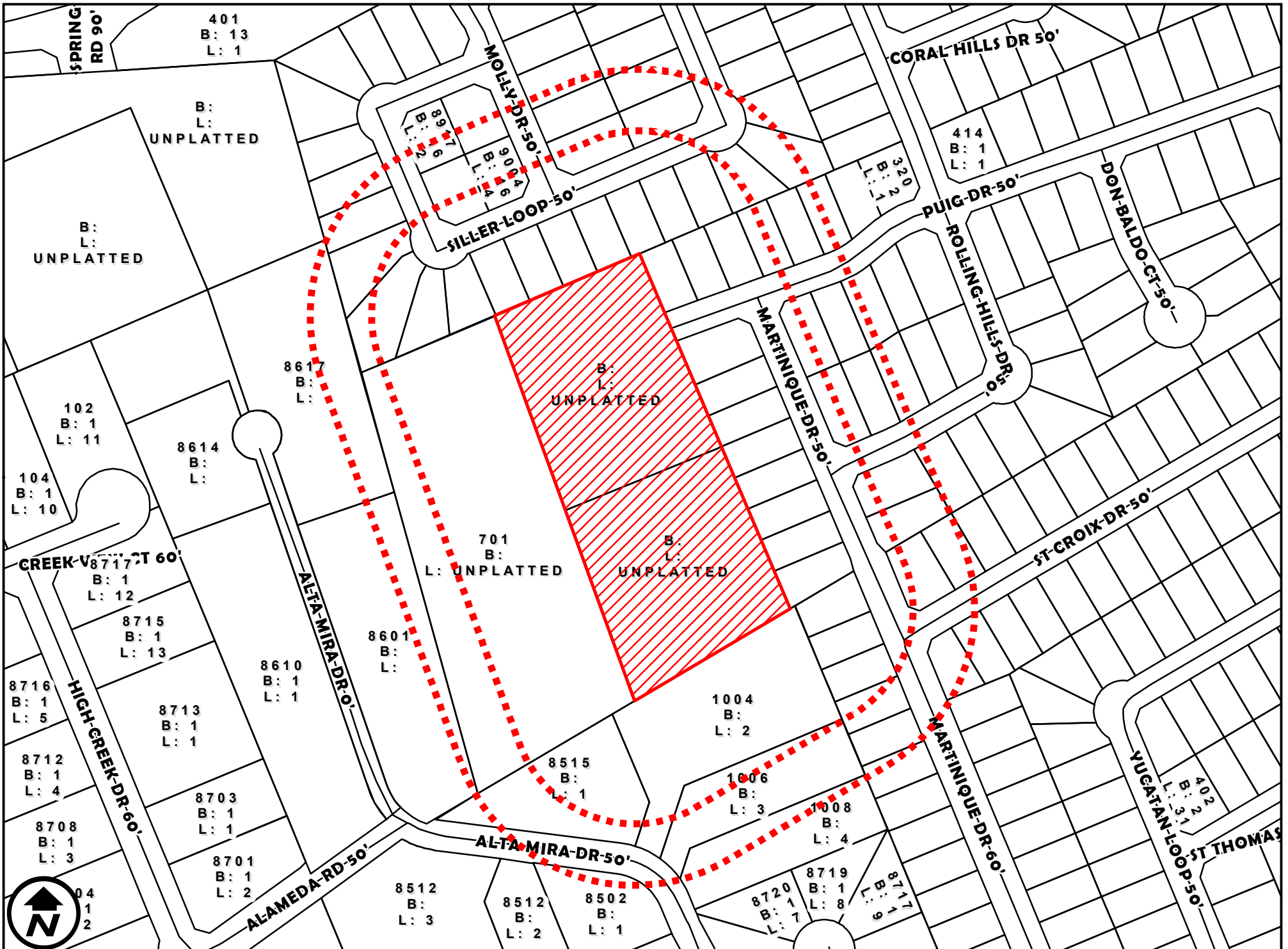
APPLICATION F 160

1 inch = 200 feet

COUNCIL DISTRICT 7
SOUTH OF SILLER LOOP AND WEST OF MARTINIQUE DRIVE

AG (AGRICULTURAL DISTRICT) ...
R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT)





SURVEY MAP

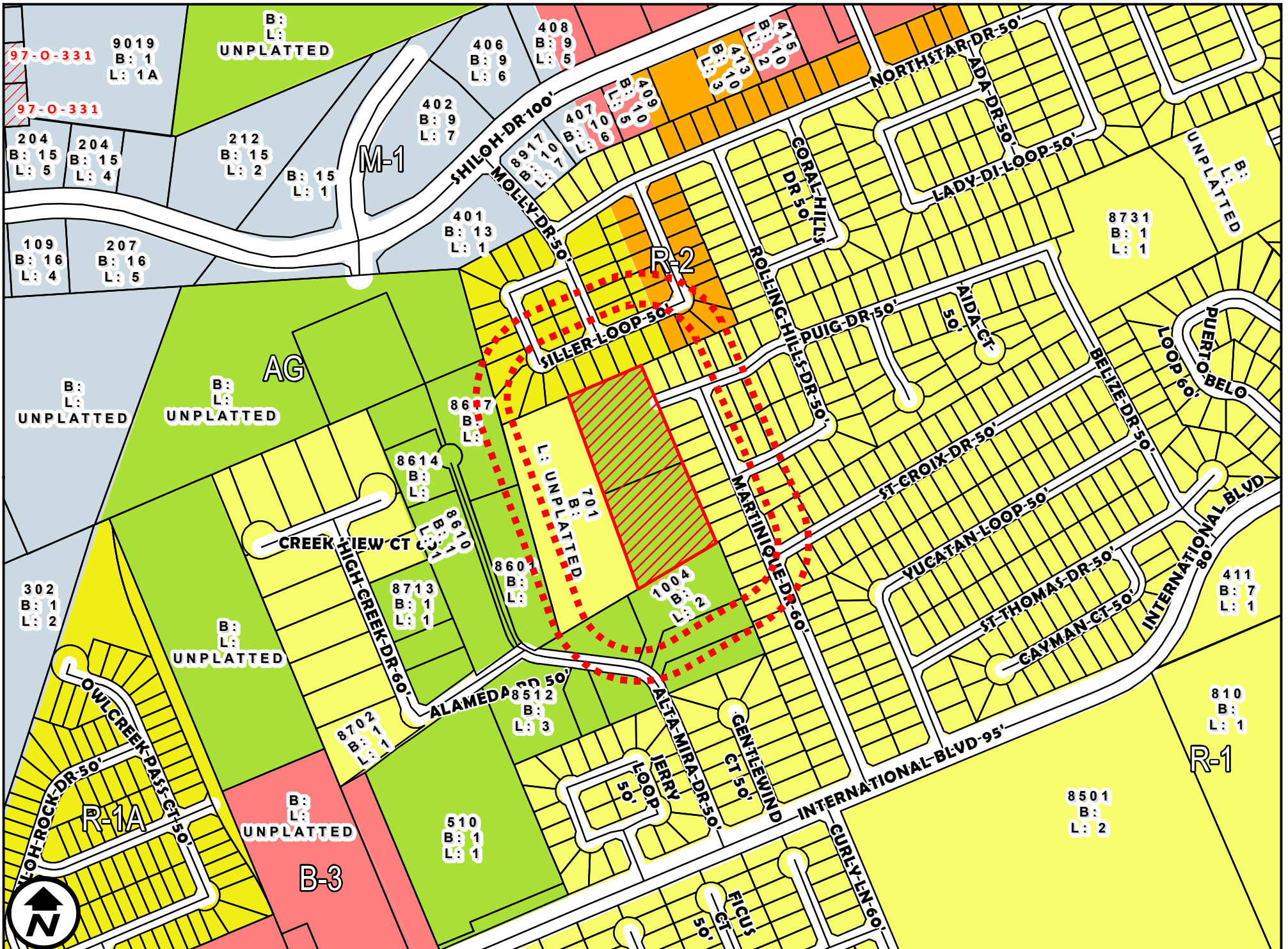
ZC-044-2026

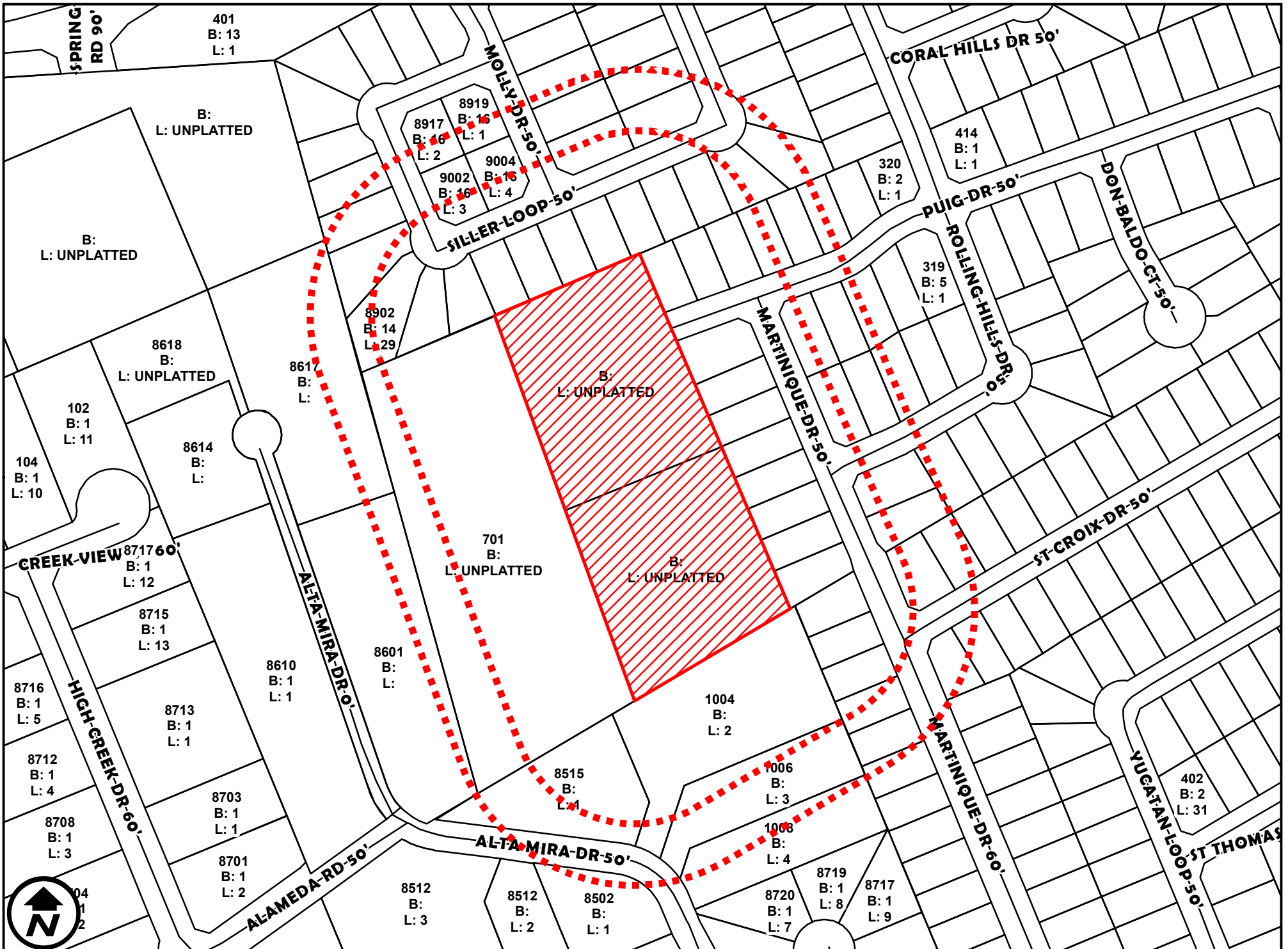
APPLICATION F 162

1 inch = 200 feet

COUNCIL DISTRICT 7
SOUTH OF SILLER LOOP AND WEST OF MARTINIQUE DRIVE

AG (AGRICULTURAL DISTRICT) ...
R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT)





200' AND 300' NOTIFICATION

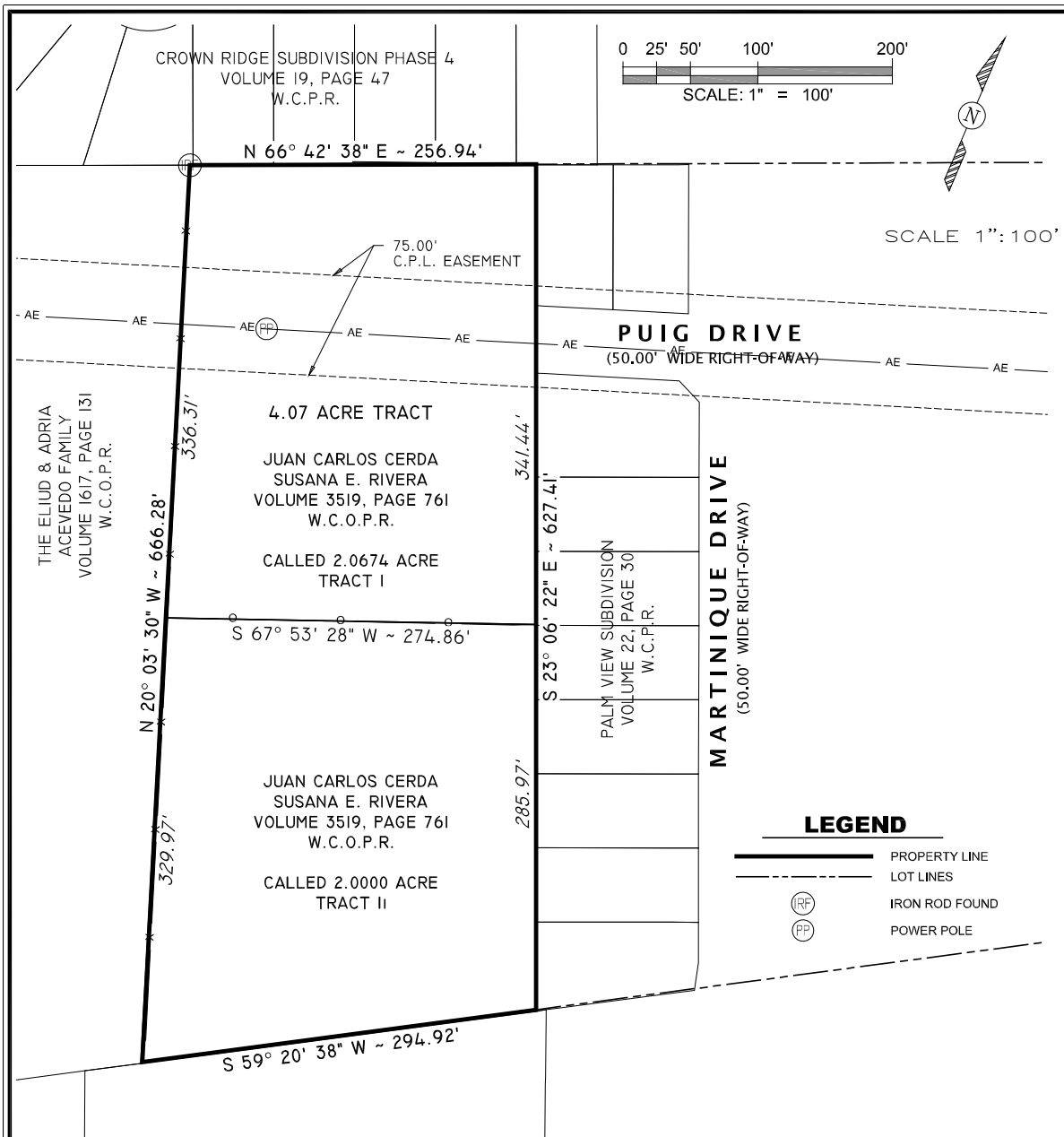
ZC-044-2026

APPLICATION F 165

1 inch = 200 feet

COUNCIL DISTRICT 7
SOUTH OF SILLER LOOP AND WEST OF MARTINIQUE DRIVE

AG (AGRICULTURAL DISTRICT) ...
R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT)



BASIS OF BEARINGS:

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

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

NOTES:

1. ALL BEARINGS, DISTANCES, AND COORDINATE VALUES ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM NORTH AMERICAN DATUM 1983, TEXAS SOUTH ZONE, US SURVEY FEET.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT; THEREFORE, EASEMENTS, RIGHT-OF-WAYS, AND OTHER FEATURES AFFECTING THIS PROPERTY MAY NOT BE SHOWN.
3. THIS WORK DOES NOT REPRESENT A CHAIN OF TITLE EXAMINATION, SURFACE MINERAL FEE IN EITHER SUBJECT AND/OR ADJACENT TRACTS MAY NOT BE CURRENT AND/OR HISTORICALLY CORRECT AND IS SHOWN FOR INFORMATIONAL PURPOSE ONLY.
4. BY GRAPHICAL SCALING ONLY, THIS PROPERTY DOES APPEAR TO BE LOCATED IN A FLOOD ZONE AS PER MAP 48479C1205C, PUBLISHED DATE APRIL 2, 2008.



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

Francisco Ramos March 27, 2022
FRANCISCO RAMOS, R.P.L.S. No. 6573 DATE

SURVEY OF	
A 4.07 ACRE TRACT TRACT I AND TRACT II VOLUME 3519, PAGE 761 WEBB COUNTY OFFICIAL PUBLIC RECORDS LAREDO, TX 78043	
RAMOS ENGINEERING, PLLC	APPROVED BY: F.R.
4820 MIMS AVE., STE. #2 LAREDO, TX 78041 O: 956.539.7003	DRAWN BY: F.R.
FIRM NUMBERS ENG: F-23568 SUR: 10194771	CHECKED BY: F.R.
FILE:26-640-BASE.DWG	DATE: 03.27.2022
	REV: —

**SURVEY OF
A 4.07 ACRE TRACT
TRACT I AND TRACT II
VOLUME 3519, PAGE 761 W.C.O.P.R
WEBB COUNTY, TEXAS**

BEING A 4.07 ACRE TRACT OF LAND, MORE OR LESS, BEING ALL OF THE CALLED 2.0674 ACRE TRACT DESCRIBED AS TRACT I, IN A DEED RECORDED IN VOLUME 3519, PAGE 761, WEBB COUNTY OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS, AND ALL OF THE CALLED 2.0000 ACRE TRACT DESCRIBED AS TRACT II, IN A DEED RECORDED IN VOLUME 3519, PAGE 761, WEBB COUNTY OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS, BEING SITUATED IN PORCION 23, ABSTRACT 283, LEONARDO SANCHEZ, ORIGINAL GRANTEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON ROD, BEING A POINT ON THE SOUTH BOUNDARY LINE OF THE CROWN RIDGE SUBDIVISION, PHASE 4, RECORDED IN VOLUME 19, PAGE 47, WEBB COUNTY PLAT RECORDS, WEBB COUNTY, TEXAS, AND THE NORTHEAST CORNER OF A 4.090 ACRE TRACT, RECORDED IN VOLUME 1617, PAGE 131, WEBB COUNTY OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS, AND THE NORTHWEST CORNER OF A CALLED 2.0674 ACRE TRACT DESCRIBED AS TRACT I, IN A DEED RECORDED IN VOLUME 3519, PAGE 761, WEBB COUNTY OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS, AND ALSO BEGIN THE NORTHWEST CORNER AND THE **POINT OF BEGINNING** HEREOF;

THENCE **N 66° 42' 38" W**, A DISTANCE OF **256.94'**, ALONG THE SOUTH BOUNDARY LINE OF SAID CROWN RIDGE SUBDIVISION, PHASE 4, AND THE NORTH PROPERTY LINE OF SAID CALLED 2.0674 ACRE TRACT, TO A POINT BEGIN THE NORTHWEST CORNER OF THE PALM VIEW SUBDIVISION, RECORDED IN VOLUME 22, PAGE 30, WEBB COUNTY PLAT RECORDS, WEBB COUNTY, TEXAS, AND ALSO BEGIN THE NORTHEAST CORNER OF SAID CALLED 2.0674 ACRE TRACT, AND THE NORTHEAST CORNER HEREOF;

THENCE **S 23° 06' 22" E**, A DISTANCE OF **627.41'**, ALONG THE WEST BOUNDARY LINE OF SAID PALM VIEW SUBDIVISION, AND THE EAST PROPERTY LINE OF SAID CALLED 2.0674 ACRE TRACT, AT 341.44', PASS THE SOUTHEAST CORNER OF SAID CALLED 2.0674 ACRE TRACT, AND THE NORTHEAST CORNER OF A CALLED 2.0000 ACRE TRACT DESCRIBED AS TRACT II, IN A DEED RECORDED IN VOLUME 3519, PAGE 761, WEBB COUNTY OFFICIAL PUBLIC RECORDS, WEBB COUNTY, TEXAS, CONTINUING ALONG THE SAME COURSE TO A POINT BEING THE SOUTHEAST CORNER OF SAID CALLED 2.0000 ACRE TRACT AND SOUTHEAST CORNER HEREOF;

THENCE **S 59° 20' 38" W** A DISTANCE OF **294.92'**, ALONG THE SOUTH PROPERTY LINE OF SAID CALLED 2.0000 ACRE TRACT, TO A POINT BEING THE SOUTHEAST CORNER OF SAID CALLED 4.090 ACRE TRACT , AND THE SOUTHWEST CORNER OF SAID CALLED 2.0000 ACRE TRACT, AND ALSO BEING THE SOUTHWEST CORNER HEREOF;

THENCE **N 20° 03' 30" W**, A DISTANCE OF **666.28'**, ALONG EAST PROPERTY LINE OF SAID CALLED 4.090 ACRE TRACT, AND ALONG THE WEST PROPERTY LINE OF SAID CALLED 2.0000 ACRE TRACT, AT A DISTANCE OF 329.97', PASS THE NORTHWEST CORNER OF SAID CALLED 2.0000 ACRE TRACT AND THE SOUTHWEST CORNER OF SAID CALLED 2.0674 ACRE TRACT, CONTINUING ALONG THE SAME COURSE TO THE **POINT OF BEGINNING** OF THIS 4.07 ACRE TRACT OF LAND, MORE OR LESS.

STATE OF TEXAS
COUNTY OF WEBB:

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



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

March 27, 2026
DATE

SHEET: 2 OF 2

ZC-044-2026
ATTENTION
PROPOSED
ZONE CHANGE
FROM A-G TO R-1
FOR INFORMATION CALL
CITY PLANNING DEPARTMENT
794-1613

WELCOME

WELCOME



City of Laredo

Planning & Zoning Commission

Meeting Date: 4/16/2026
Ordinance 7K

Public Hearing and Recommendation of an

SUBJECT

Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 3.92 acres, as further described by metes and bounds in attached Exhibit A, located north of Lomas Del Sur Road and east of Cuatro Vientos Road, from R-1A (Single Family Reduced Area District) to B-4 (Highway Commercial District).

ZC-049-2026

District I

PREVIOUS COUNCIL ACTION

On December 6, 2021, City Council approved an annexation and establish the initial zoning of R-1A and B-3. (Ordinance Number 2021-O-237).

BACKGROUND

Initiated by: Cuatro Vientos South, Ltd., Ricardo M. Villarreal, Representative

Council District: I - Cm. Gilbert Gonzalez

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

Site: The site is currently vacant, undeveloped land.

Surrounding Land Uses: To the north, east, south, and west of the site is predominantly 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

Transportation Plan: The Long Range Thoroughfare Plan identifies Cuatro Vientos Road as an Expressway. However, Lomas del Sur Road is being proposed as a 120-foot-wide road.
<https://www.cityoflaredo.com/home/showpublisheddocument/17680/638703100333370000>

Letters sent to surrounding property owners: 9 In Favor: 0 Opposed: 0

COMMITTEE RECOMMENDATION

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

STAFF RECOMMENDATION

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

1. The proposed zone change is not in conformance with the Comprehensive Plan’s designation as Neighborhood Mixed Use (ALL EXCEPT M-1, M-2, B-4, AH, AN, FH, OG, FiH), which does not allow B-4 zoning districts.
2. The proposed site is abutting R-1A zoning districts to the north, east, and west of the site.
3. The proposed site is within the vicinity to the Buena Vista Sports Complex and is abutting residential zoning districts, which generates consistent passenger vehicle activity; introducing B-4 uses could add 18-wheeler traffic, potentially resulting in increased congestion and safety concerns.
4. The B-4 zoning district permits higher-intensity uses, including bars, warehousing, and heavy equipment operations such as tractor-trailers. This type of activity would be incompatible with the abutting residential districts and the adjacent Buena Vista Sports Complex, which is intended to serve families and the general public.
5. A B-3 zoning district would be more appropriate at this location, as it would allow for commercial uses that could complement and support the Buena Vista Sports Complex, such as restaurants, retail, and service-oriented businesses.
 - Any uses that would require a zoning higher than a B-3 zone, may apply for a conditional use permit. However, a conditional use permit is not guaranteed.
6. The proposed zone change may adversely impact the surrounding area and future development patterns, particularly due to its proximity to and direct adjacency with the Buena Vista Sports Complex, which is intended to serve as a recreational and community-oriented use.

Notice to the owner/applicant:

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

IMPACT ANALYSIS

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

Is this change contrary to the established land use pattern?

Yes. The site is surrounded vacant undeveloped land.

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

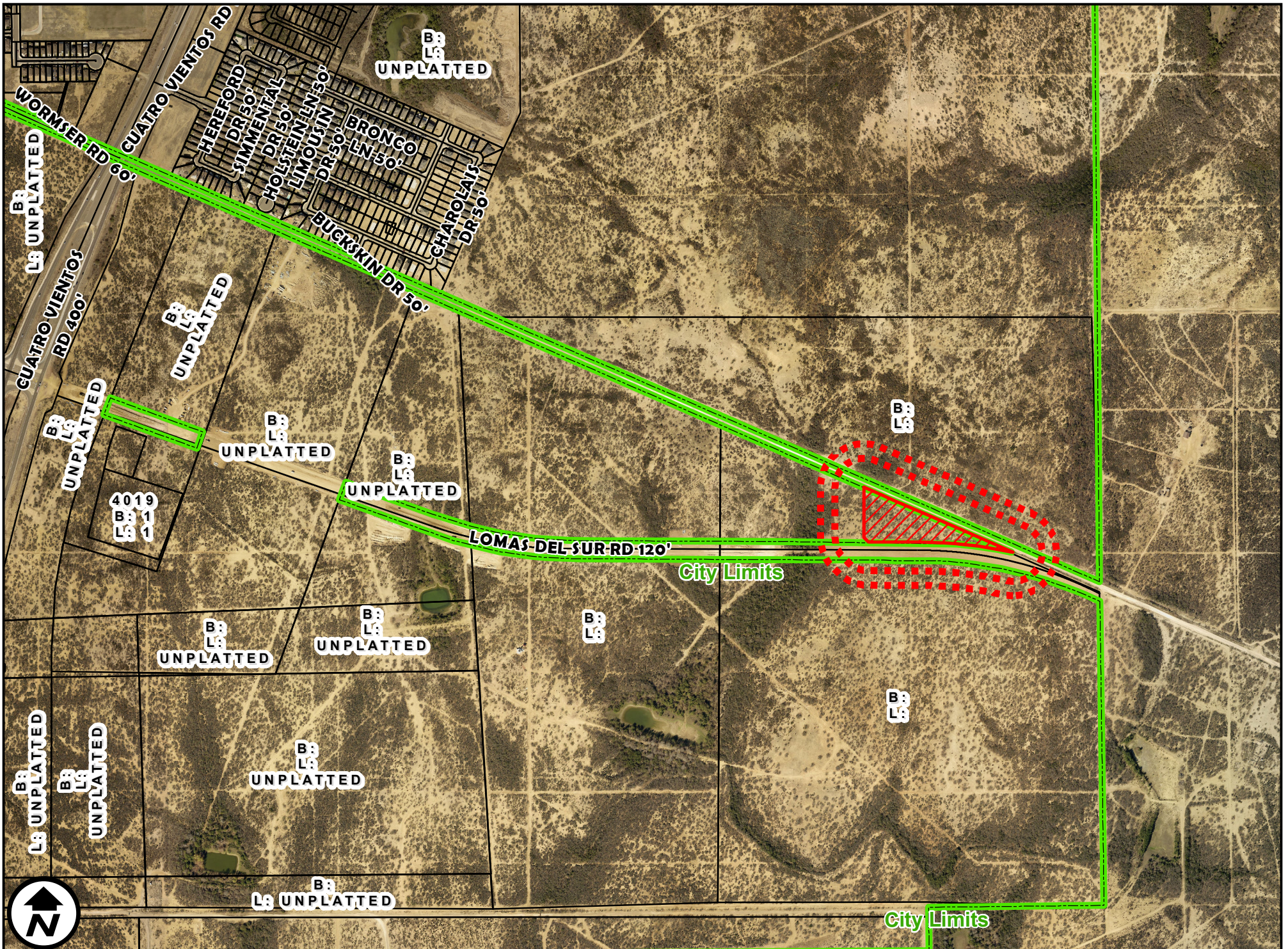
Yes, the proposed zone will not create an isolated zoning district.

Will change adversely influence living conditions in the neighborhoods?

The proposed zone change is anticipated to have a negative impact on the surrounding area and nearby developments, as the site directly abuts residential zoning districts.

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

Yes. The existing zone does not allow for a highway commercial uses as intended by the applicant. The applicant did not specify the specific proposed use.



AERIAL MAP

ZC-049-2026

APPLICATION F 172

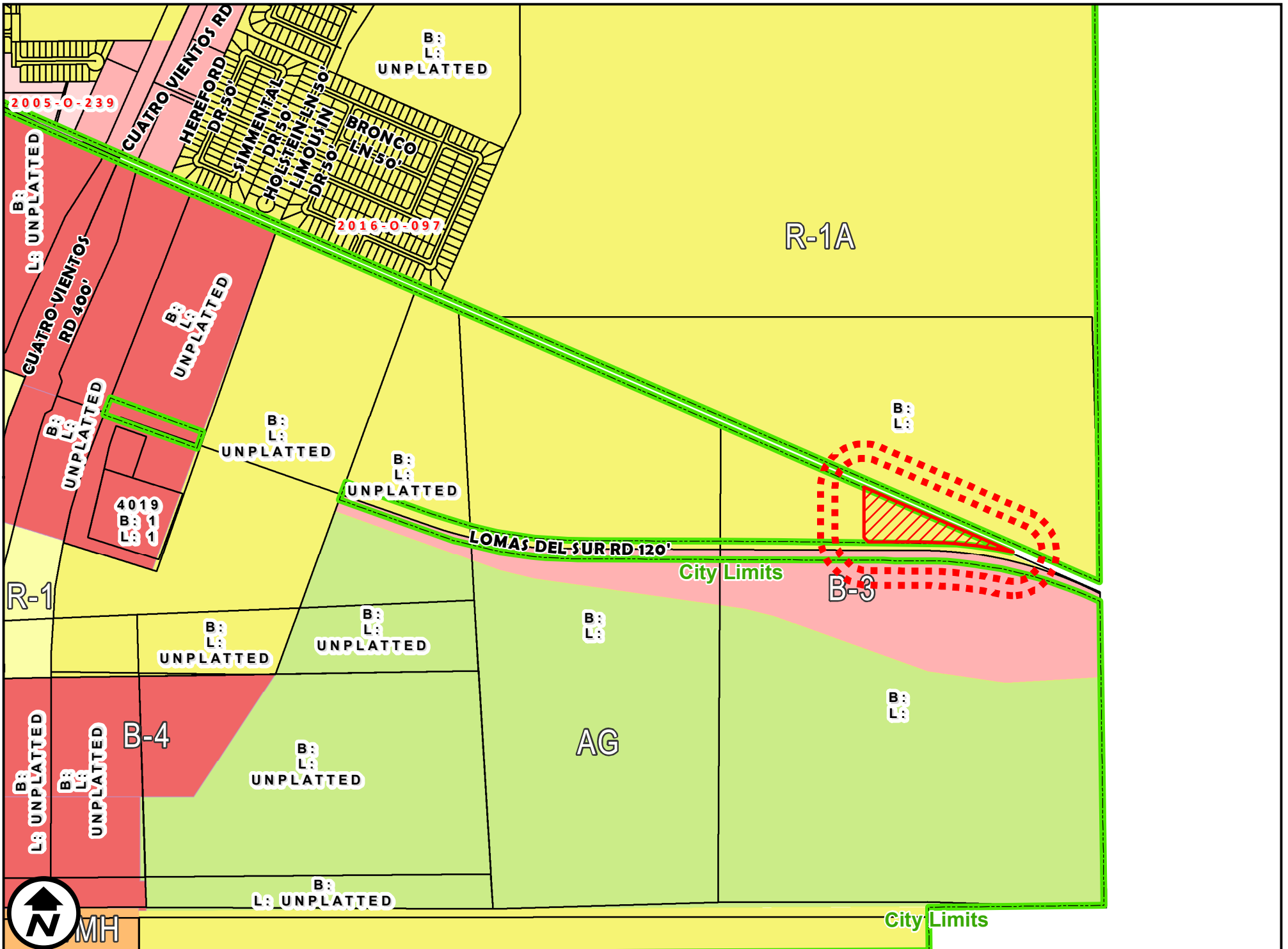
1 inch = 850 feet

COUNCIL DISTRICT 1

R-1A (SINGLE FAMILY REDUCED AREA DISTRICT)

NORTH OF LOMAS DEL SUR ROAD AND EAST OF CUATRO VIENTOS ROAD

B-4 (HIGHWAY COMMERCIAL DISTRICT)



ZONING MAP

ZC-049-2026

APPLICATION F 174

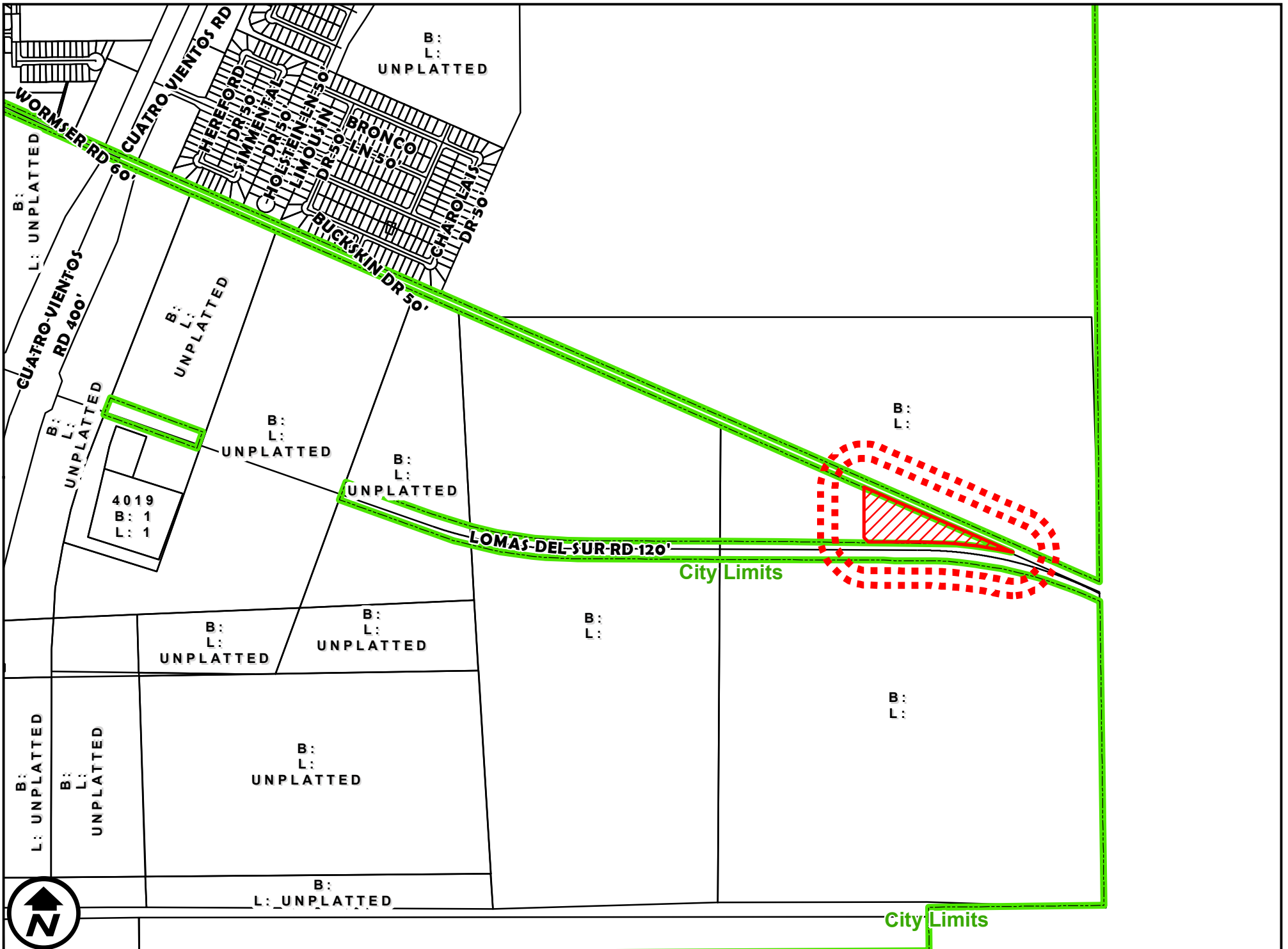
COUNCIL DISTRICT 1

R-1A (SINGLE FAMILY REDUCED AREA DISTRICT)

1 inch = 850 feet

NORTH OF LOMAS DEL SUR ROAD AND EAST OF CUATRO VIENTOS ROAD

B-4 (HIGHWAY COMMERCIAL DISTRICT)



SURVEY MAP

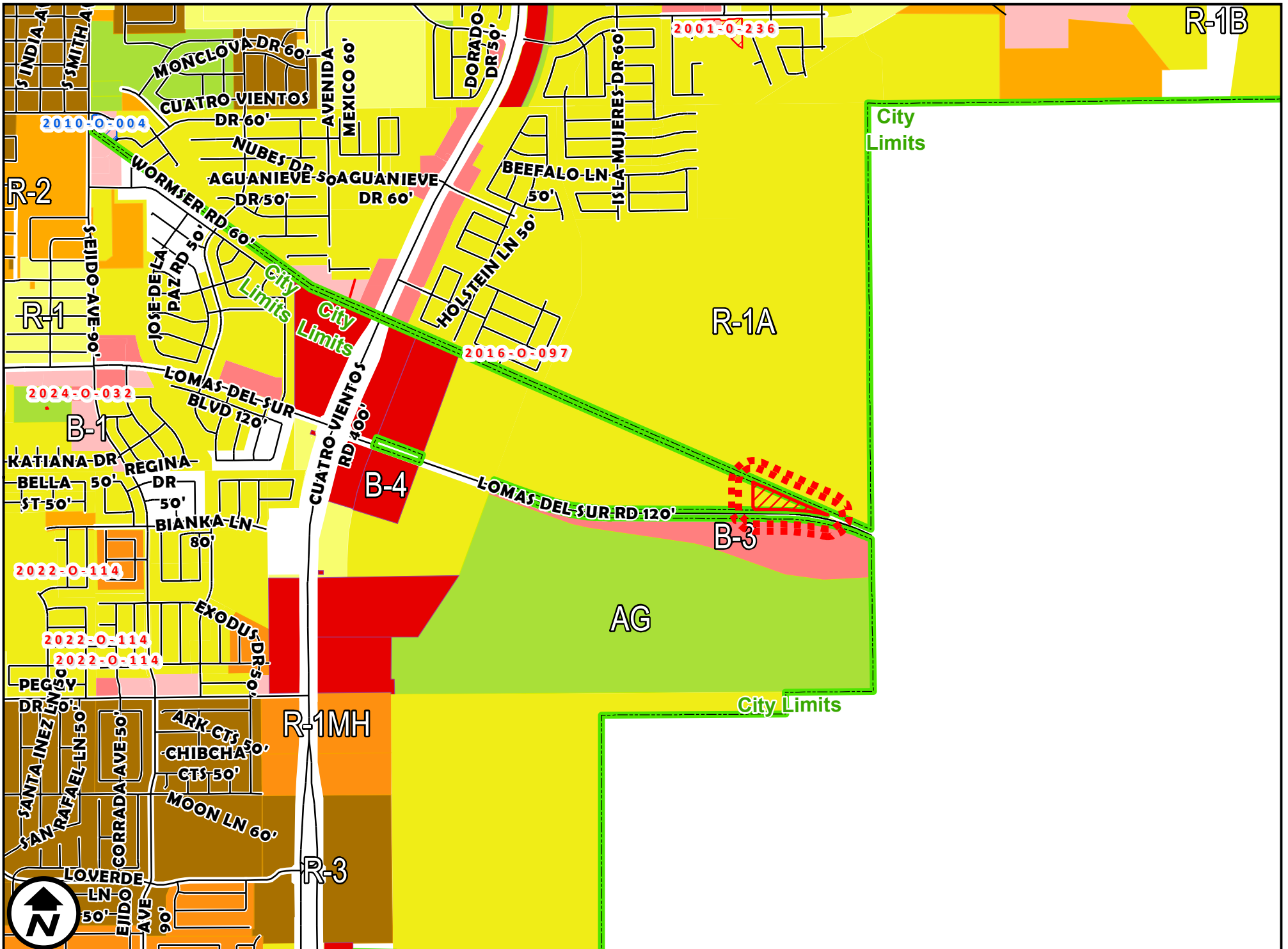
ZC-049-2026

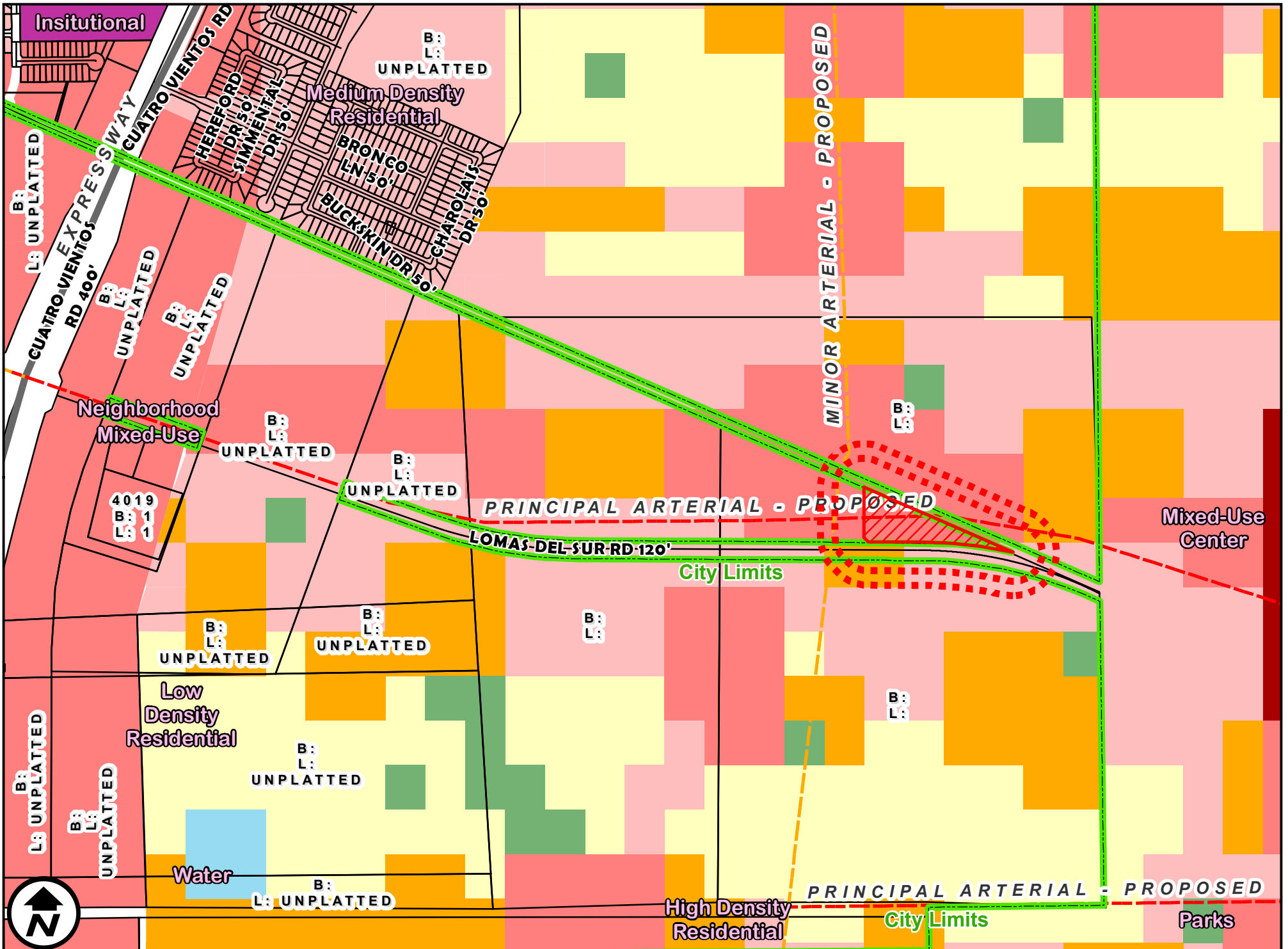
APPLICATION F 175

1 inch = 850 feet

COUNCIL DISTRICT 1
NORTH OF LOMAS DEL SUR ROAD AND EAST OF CUATRO VIENTOS ROAD

R-1A (SINGLE FAMILY REDUCED AREA DISTRICT) . . .
B-4 (HIGHWAY COMMERCIAL DISTRICT)





FUTURE LANDUSE

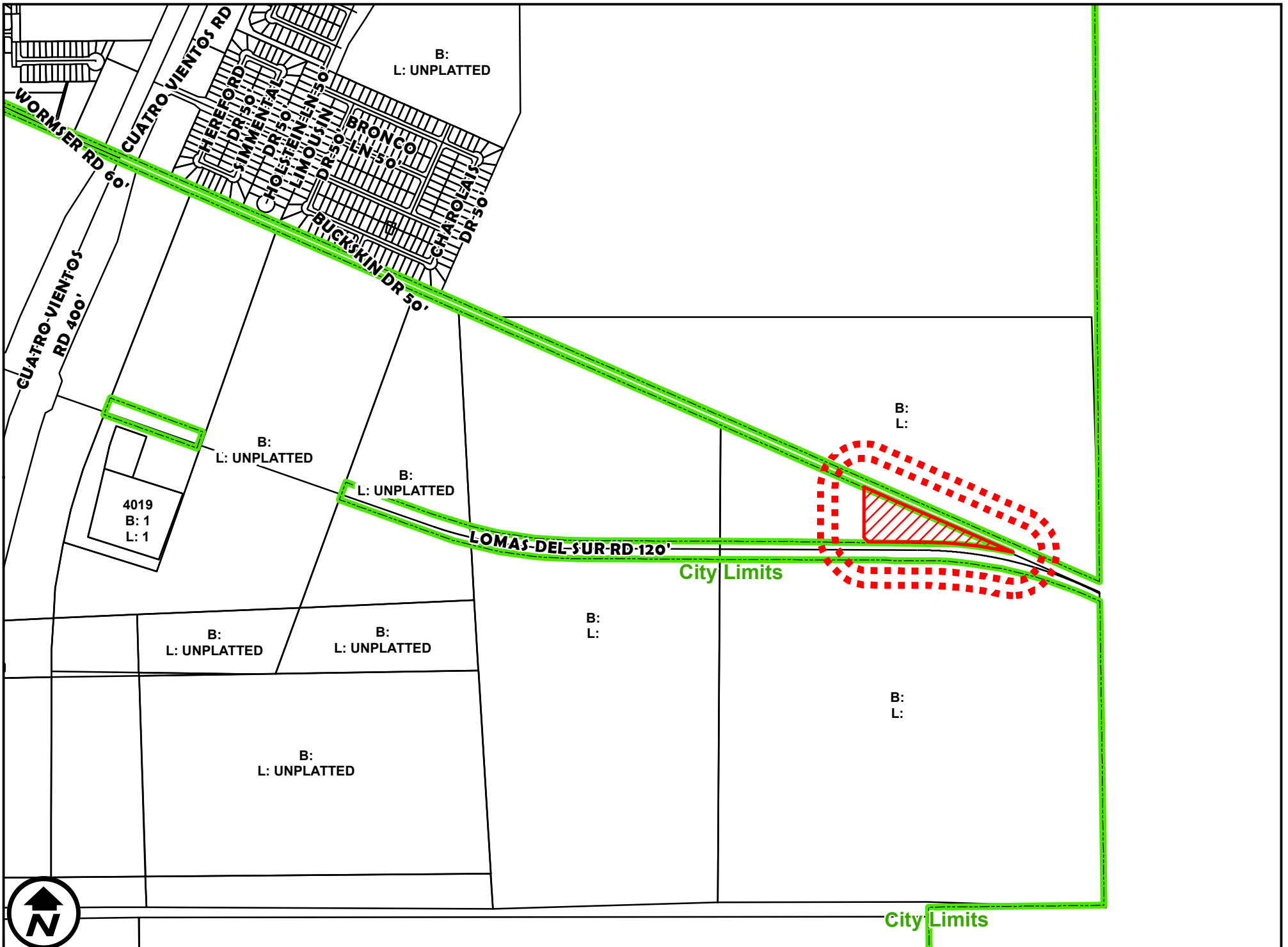
ZC-049-2026

APPLICATION F 177

1 inch = 850 feet

COUNCIL DISTRICT 1
NORTH OF LOMAS DEL SUR ROAD AND EAST OF CUATRO VIENTOS ROAD

R-1A (SINGLE FAMILY REDUCED AREA DISTRICT) . . .
B-4 (HIGHWAY COMMERCIAL DISTRICT)



200' AND 300' NOTIFICATION

ZC-049-2026

APPLICATION F 178

1 inch = 850 feet

COUNCIL DISTRICT 1
NORTH OF LOMAS DEL SUR ROAD AND EAST OF CUATRO VIENTOS ROAD

R-1A (SINGLE FAMILY REDUCED AREA DISTRICT) . . .
B-4 (HIGHWAY COMMERCIAL DISTRICT)

A SURVEY OF AN 3.92 ACRE TRACT OF LAND, BEING OUT OF A CUATRO VIENTOS TRACT, CONVEYED BY DEED VOL. 4225, PAGE 242, W.C.O.P.R., ALSO BEING OUT OF PORCION 35, ABSTRACT 546, J.M. DIAZ ORIGINAL GRANTEE, ALSO BEING OUT OF SURVEY 2149, ABSTRACT 594 R.H. RAINS ORIGINAL GRANTEE, CITY OF LAREDO WEBB COUNTY TEXAS

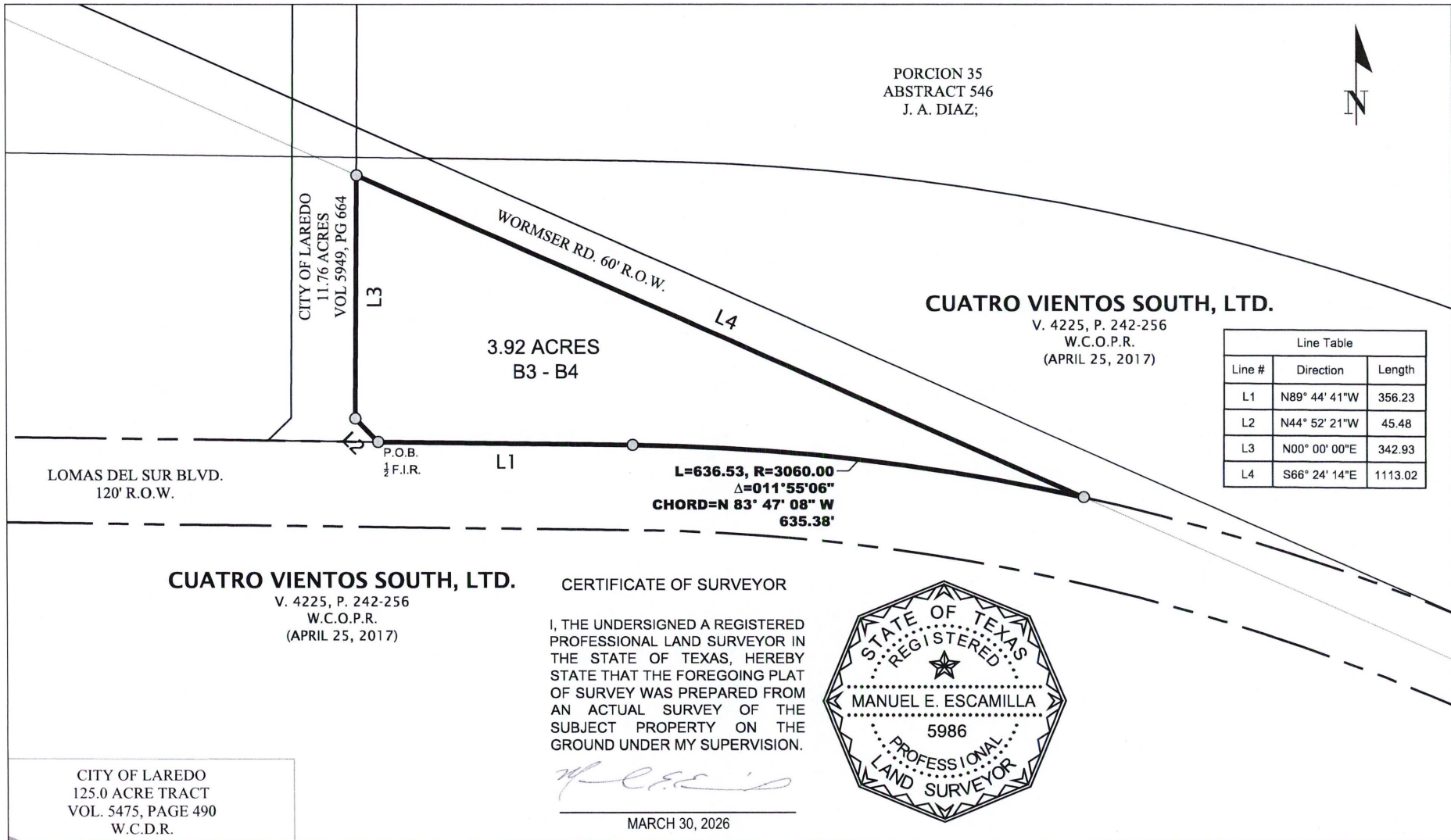
TOPSITE

Civil Group

10901 INTERNATIONAL BLVD., SUITE 300
 LAREDO, TEXAS, 78045
 TEL. 956.725.5057
 WEB. WWW.TOPSITECIVIL.COM
 TBPELS ENGINEERING FIRM REG. F-22574
 TBPELS SURVEY REG. 10194686

EXHIBIT A

LEGEND	
○	PROPERTY CORNER
—	PROPERTY LINE
—	LOT LINE
FIR	FOUND IRON ROD
FC	FENCE CORNER
- - -	ABSTRACT DIVIDER



3.92 ACRE TRACT
 PORCION 35, J.M. DIAZ A-546
 WEBB COUNTY, TEXAS

EXHIBIT A

DATE: 03-30-26
 SHEET: 1 OF 2

BEING A TRACT OF LAND CONTAINING 3.92 ACRES OUT OF A TRACT OF LAND COVEYED BY DEED RECORDED IN VOLUME 4225, PAGE 242, W.C.O.P.R. AND ALSO BEING OUT OF ABSTRACT 546, PORCION 35, J.A. DIAZ ORIGINAL GRANTEE, CITY OF LAREDO, WEBB COUNTY TEXAS. SAID 3.92 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A FOUND $\frac{1}{2}$ " IRON ROD BEING THE SOUTH EASTERN CORNER CLIP OF AN 11.76 ACRE TRACT OF LAND CONVEYED TO THE CITY OF LAREDO BY VOL. 5949, PAGE 664 W.C.O.P.R.

THENCE N 44° 52' 21" W ALONG SAID 11.76 ACRE TRACT A DISTANCE OF 45.48' TO A POINT OF DEFLECTION HEREOF;

THENCE NORTH ALONG SAID 11.76 ACRE TRACT OF LAND A DISTANCE OF 342.93' TO AN EXISTING FENCE BEING GENERALLY ALONG THE SOUTHERN ROW OF WORMSER RD. AND A POINT OF DEFLECTION HEREOF;

THENCE S 66° 24' 14" E GENERALLY ALONG SAID FENCE AND SOUTHERN WORMSER ROW A DISTANCE OF 1113.02' TO A NON-TANGENT POINT OF CURVATURE FOR A CURVE TO THE LEFT WITH A RADIUS OF 3060' AND A CHORD OF N 83° 47' 08" W ~ 635.28'

THENCE ALONG SAID ARC LENGTH A DISTANCE OF 636.53' TO A TANGENT POINT OF TANGENCY

THENCE N 89° 44' 41" W A DISTANCE OF 356.23' TO THE POINT OF BEGINNING OF THIS 3.92 ACRE TRACT OF LAND.



6262 McPherson Road, Ste. 206
 Laredo, Texas 78041
 engr.# F-22574 surv.#10194686
 P (956) 725-5057
 topsitecivil.com

PROJECT #:	--
FIELD DATE:	--
DRAWN BY:	K.J.E.
APPROVED:	M.E.E.
DATE:	03/30/2026
SHEET:	1 of 2
FILE PATH:	3.92 acre tract.dwg

CERTIFICATE OF SURVEYOR

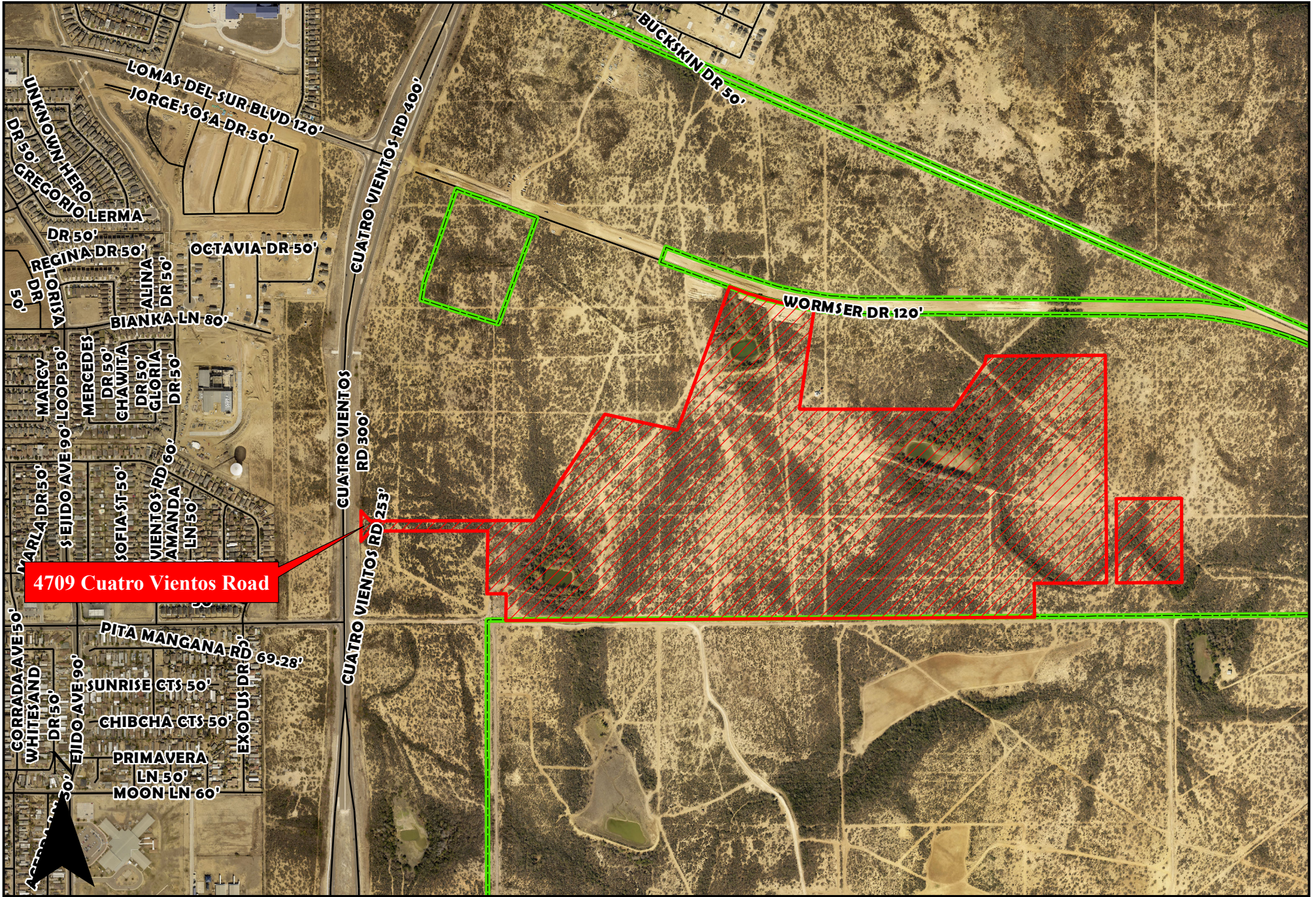
I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY STATE THAT THE FOREGOING PLAT OF SURVEY WAS PREPARED FROM AN ACTUAL SURVEY OF THE SUBJECT PROPERTY ON THE GROUND UNDER MY SUPERVISION.

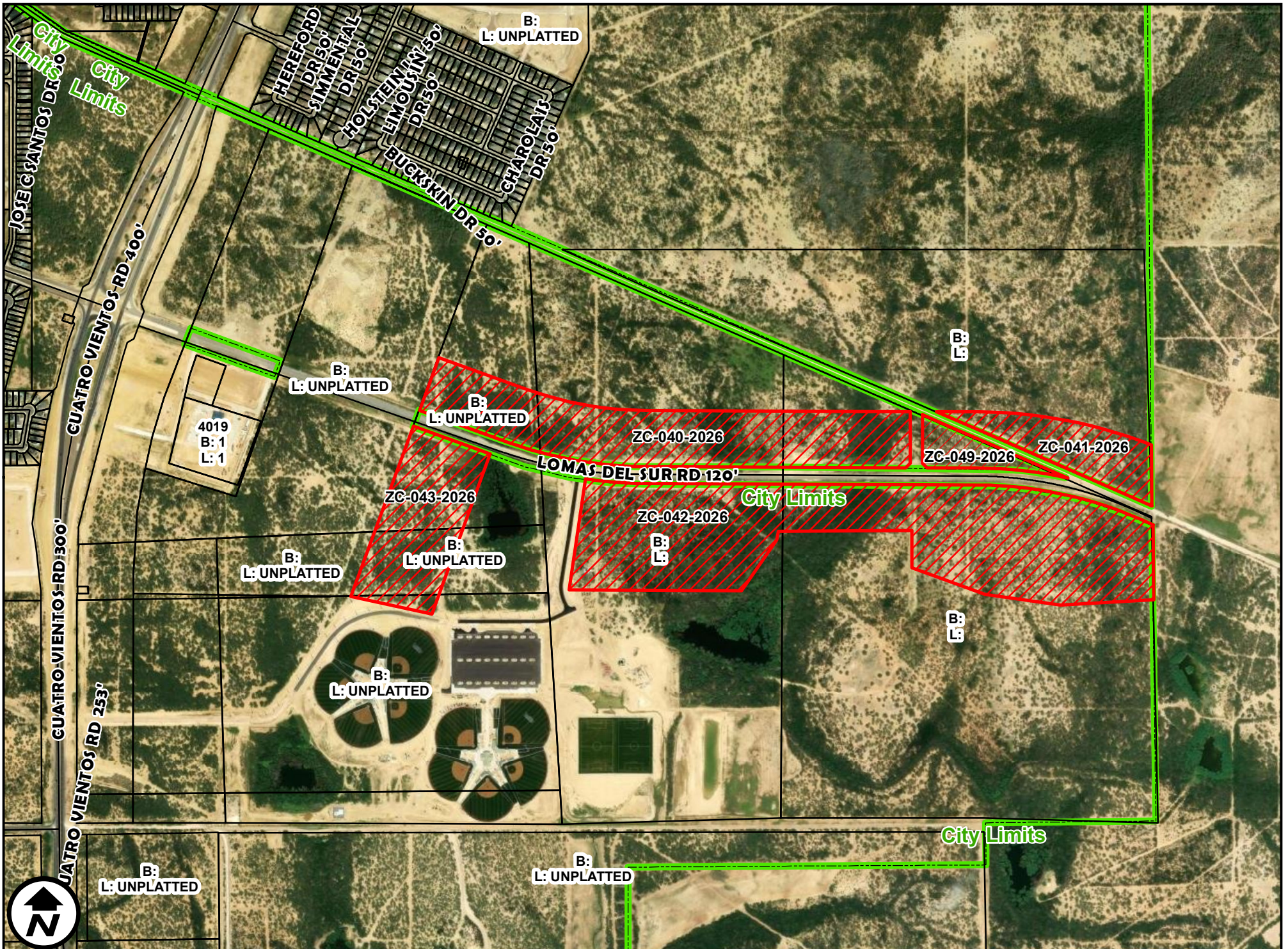
Manuel E. Escamilla

MARCH 30, 2026









AERIAL MAP

TRACTS COMBINED
COUNCIL DISTRICT 1 & 3

AG (AGRICULTURAL DISTRICT), B-3 (COMMUNITY BUSINESS DISTRICT) AND R-1A (SINGLE FAMILY REDUCED AREA DISTRICT) B-4 (HIGHWAY COMMERCIAL DISTRICT)

APPLICATION 184

1 inch = 875 feet

City of Laredo

Planning & Zoning Commission

Meeting Date: 4/16/2026
Ordinance 7L

Public Hearing and Recommendation of an

SUBJECT

Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning for B-4 (Highway Commercial District) on a tract of land containing 23.942-acres, more or less, as described by metes and bounds in the attached Exhibit "A," and known as Annexation Tract 1 (NDAS Development Tract) located southeast of Cuatro Vientos and Sierra Vista Boulevard.

AN-001-2026
District 1 - Cm. Gilbert Gonzalez

BACKGROUND

Voluntary Annexation:

Tract 1 - 23.942-acres, more or less, located at southeast of Cuatro Vientos and Sierra Vista Boulevard

Petitioner: Javier De Anda, on behalf of NDAS Development, LLC

Council District: District 1 - Cm. Gilbert Gonzalez

Proposed Use: B-4 (Highway Commercial District)

Site: The site is currently vacant and undeveloped

Surrounding Land Uses: To the north and east is vacant, undeveloped land. To the southeast is an existing AEP Texas Central substation. To the west is vacant, undeveloped land and Cuatro Vientos Road.

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

Transportation Plan: The Future Transportation Plan identifies Cuatro Vientos as an expressway.
<https://www.cityoflaredo.com/home/showpublisheddocument/21421/638941324987500000>

Letters sent to surrounding property owners: (7) In Favor: (0) Opposed: (0)

STAFF COMMENTS:

Property owners have 180 days following the effective date of an annexation to request a zone change without a fee charged.

COMMITTEE RECOMMENDATION

The P&Z Commission, in a _ to _ vote, recommended _____ for the proposed annexation.
The P&Z Commission, in a _ to _ vote, recommended _____ for the proposed initial zoning.

STAFF RECOMMENDATION

Staff supports the proposed annexation.

Staff does not support the initial zoning of B-4 (Highway Commercial District). Instead, Staff recommends the initial zoning of B-3 (Community Business District). While the subject tract is part of a parent tract that includes an existing B-4 zoning and is located near a major roadway corridor (Cuatro Vientos Road), the Comprehensive Plan designates the area as Neighborhood Mixed Use, for which B-3 is the most consistent zoning classification.

In addition, the subject tract is adjacent to a residential development (Vista Verde Subdivision) to the south, which is currently undergoing the platting process and is zoned R-1A (Single-Family Reduced Area District). To the east is undeveloped land also zoned R-1A, indicating future residential growth. Given this context, a lower-intensity commercial designation such as B-3 is more appropriate to ensure compatibility and provide an appropriate transition, particularly given the size of the subject tract (approximately 23.942 acres), which supports a more balanced distribution of commercial intensity.

In addition, although the subject tract does not appear to have direct street connectivity to adjacent residential area to the east as it is currently undeveloped, long-term development patterns and potential future connections should still be considered. Overall, B-3 maintains consistency with the Comprehensive Plan and promotes compatibility with surrounding and future land uses.

IMPACT ANALYSIS

B-4 (Highway Commercial District):

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

Is this change contrary to the established land pattern?

No. The subject tract is a part of a parent tract already zoned B-4 (Highway Commercial District).

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

No. The request represents an extension of existing B-4 zoning on the parent tract.

Will this change adversely influence living condition in the neighborhood?

Yes. The proposed zoning of B-4 is anticipated to have a negative impact on the surrounding area and nearby developments, such as Vista Verde Subdivision to the south, which is currently undergoing the platting process and is zoned R-1A (Single-Family Reduced Area District).

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

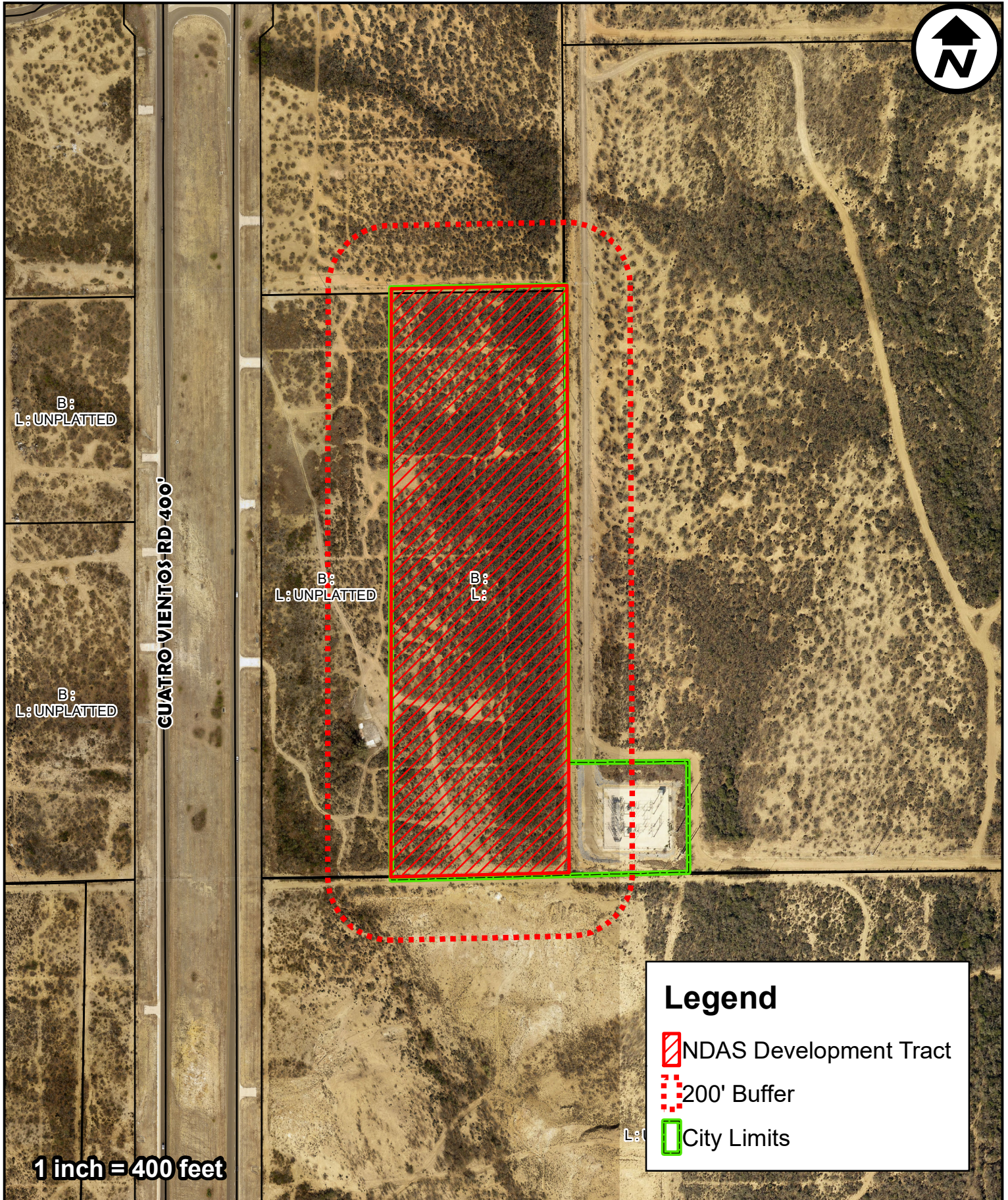
N/A

Fiscal Impact




Fiscal Year: Click or tap here to enter text.
Budgeted Y/N?: Click or tap here to enter text.
Source of Funds: Click or tap here to enter text.
Account #: Click or tap here to enter text.
Change Order: Exceeds 25% Y/N: Click or tap here to enter text.

FINANCIAL IMPACT:

Click or tap here to enter text.



Legend

-  NDAS Development Tract
-  200' Buffer
-  City Limits

1 inch = 400 feet



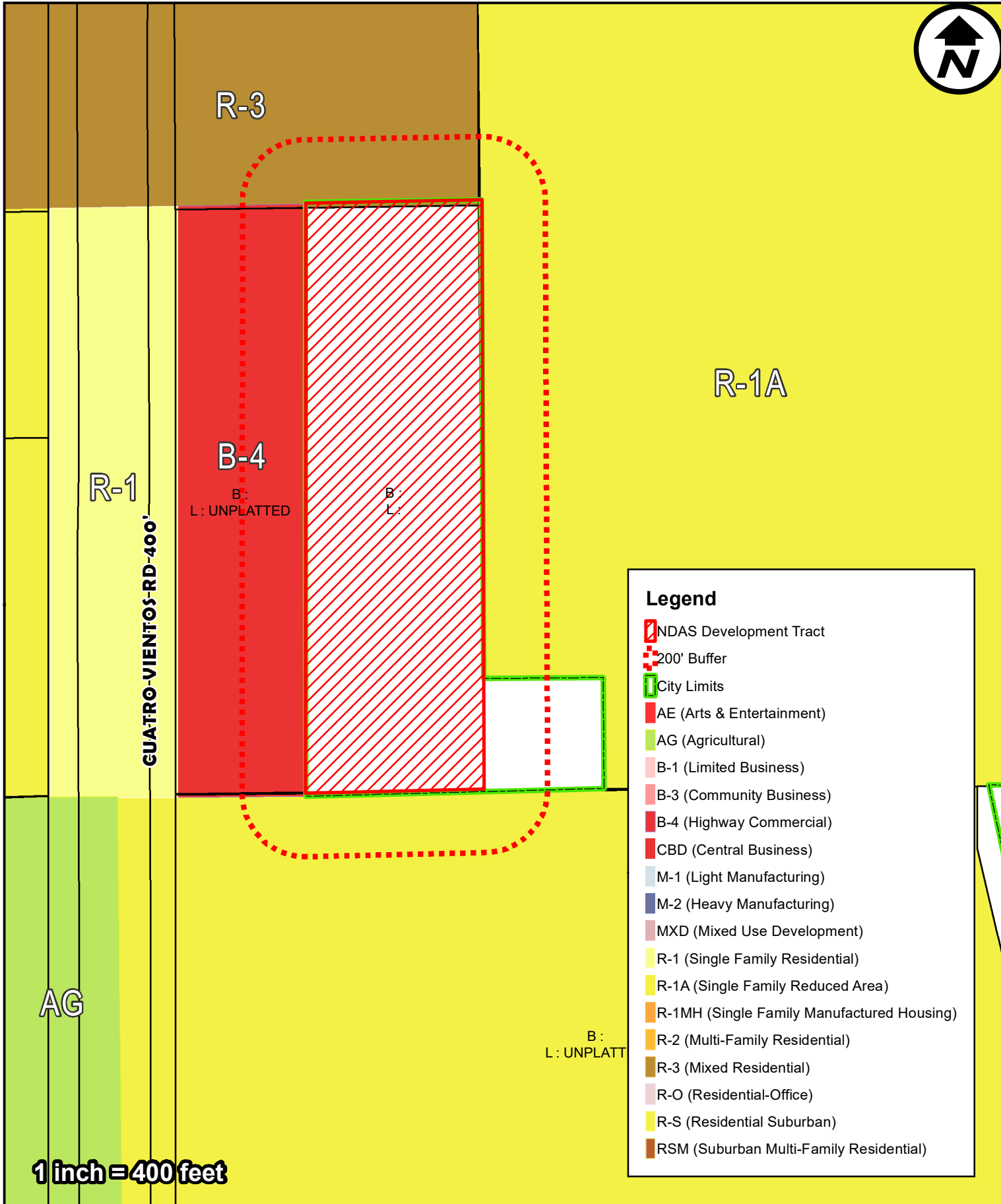
City of Laredo Planning Department
 1413 Houston Street
 Laredo, Texas 78040

DISCLAIMER

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

ZONING MAP

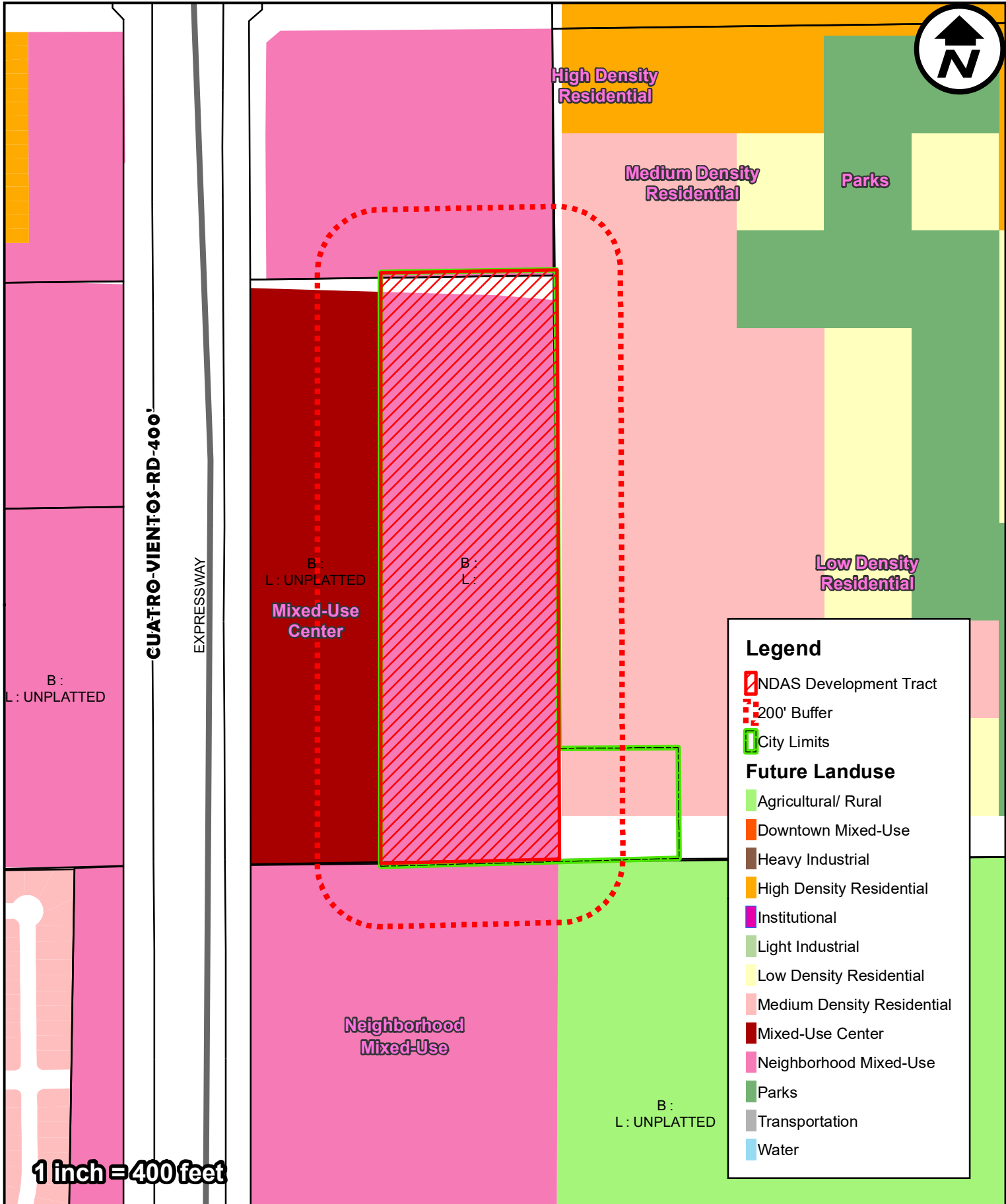
PORRAS NANCE ENGINEERING



1 inch = 400 feet

FUTURE LANDUSE

PORRAS NANCE ENGINEERING



Legend

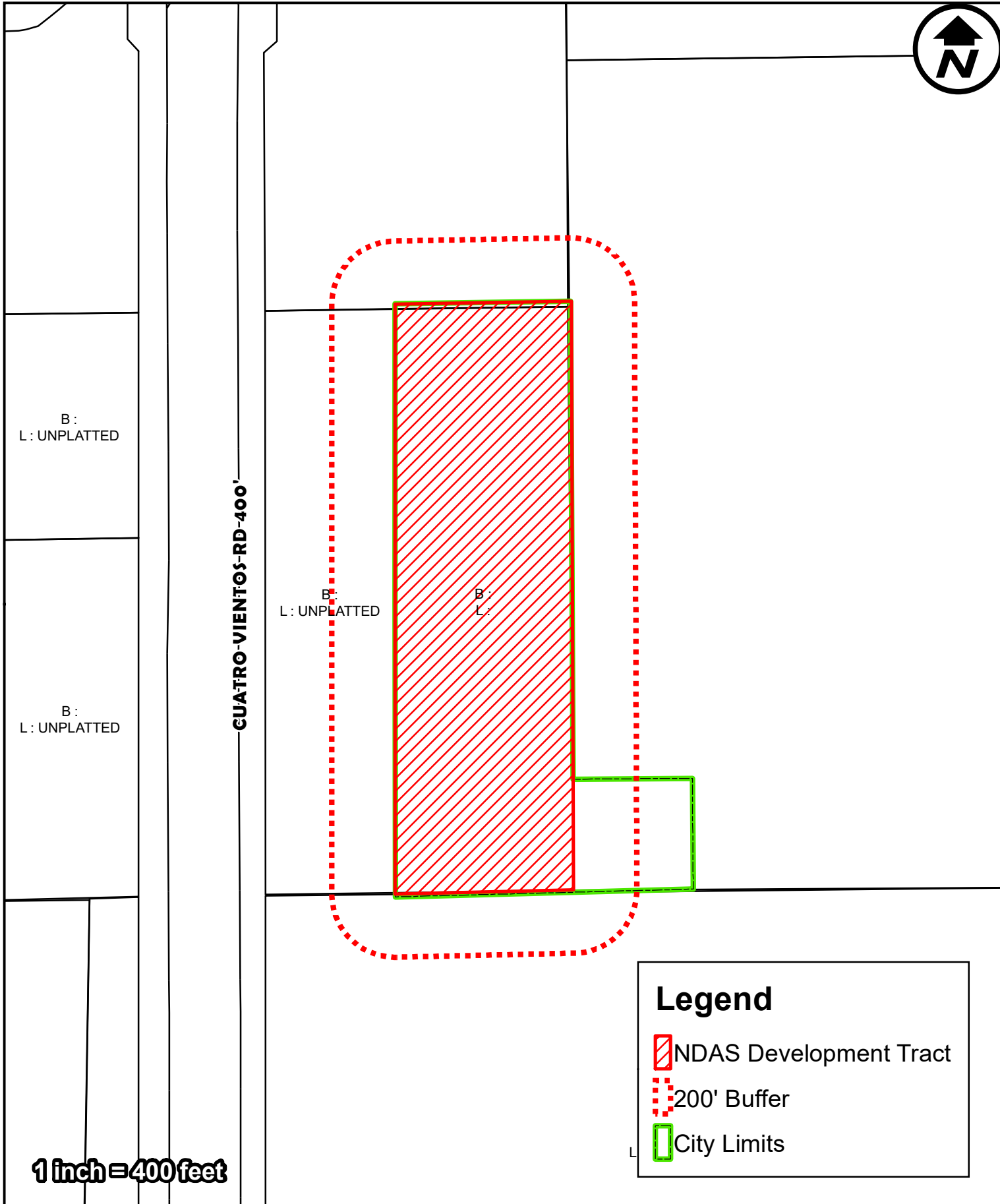
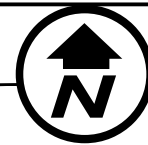
- NDAS Development Tract
- 200' Buffer
- City Limits

Future Landuse

- Agricultural/ Rural
- Downtown Mixed-Use
- Heavy Industrial
- High Density Residential
- Institutional
- Light Industrial
- Low Density Residential
- Medium Density Residential
- Mixed-Use Center
- Neighborhood Mixed-Use
- Parks
- Transportation
- Water




200' NOTIFICATION

PORRAS NANCE ENGINEERING



1 inch = 400 feet

Legend

-  NDAS Development Tract
-  200' Buffer
-  City Limits



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

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EXHIBIT A

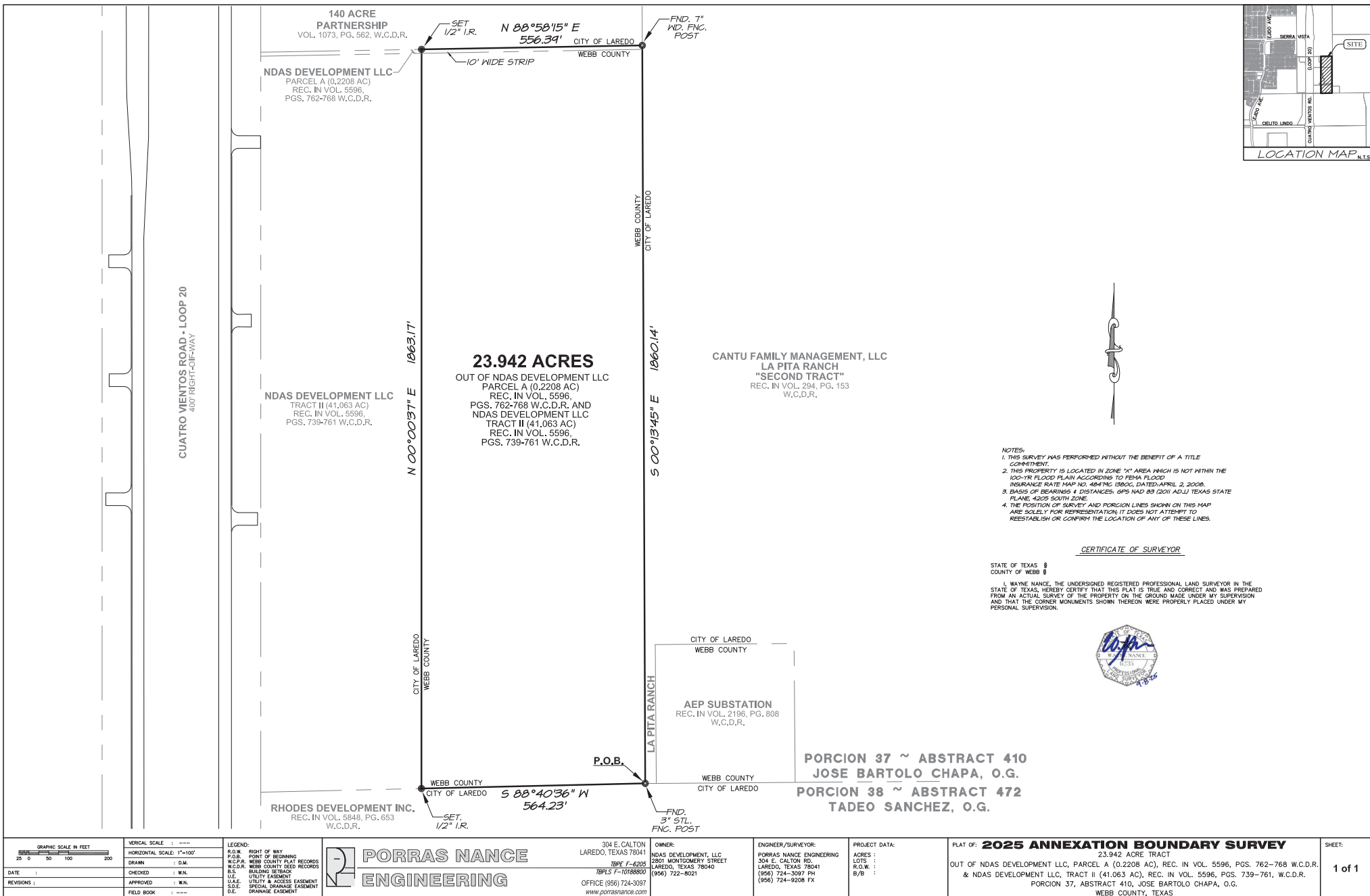


EXHIBIT A

23.942 ACRE TRACT

Out of NDAS DEVELOPMENT LLC, Parcel A (0.2208 AC)

Recorded in Volume 5596, Pages 762-768, Deed Records of Webb County, Texas
NDAS DEVELOPMENT LLC, Tract II (41.063 AC)

Recorded in Volume 5596, Pages 739-761, Deed Records of Webb County, Texas
Within the limits of the
Webb County, Texas

Being a tract of land found to contain 23.942 acres, more or less, situated in Porcion 37, Abstract 410, Jose Bartolo Chapa, Original Grantee within Webb County, Texas, being out of NDAS DEVELOPMENT LLC, Parcel A (0.2208 AC), recorded in Volume 5596, Pages 762-768, Deed Records of Webb County, Texas, and NDAS DEVELOPMENT LLC, Tract II (41.063 AC), recorded in Volume 5596, Pages 739-761, Deed Records of Webb County, Texas; this tract being more particularly described by metes and bounds as follows:

BEGINNING at a 3" steel fence corner post found on the south line of Porcion 37 and North line of Porcion 38, at the centerline of a North-South section of the abandoned La Pita-Mangana Road for the southwest corner of the La Pita Ranch, 1077.9 Acre "Second Tract", recorded in Volume 294, Page 153, Webb County Deed Records, the southeast corner of said NDAS Tract II, the southeast corner of the herein described tract and the **POINT OF BEGINNING**;

THENCE South 88°40'36" West, 564.23 Feet, along the south boundary line of said NDAS, Tract II, to a ½" iron set for the southwest corner of this tract;

THENCE North 00°00'37" East, at 1853.17 Feet passing the north boundary line of said NDAS Tract II, continuing for a total distance of 1863.17 Feet, to a ½" iron rod set in in the north boundary line of said NDAS Parcel A, the south boundary line of the 140 Acre Partnership Tract, recorded in Volume 1073, Page 562, Webb County Deed Records, and the northwest corner of this tract

THENCE North 88°58'15" East, 556.39 Feet, along the common boundary line of said NDAS Parcel A and said 140 Acre Partnership, to a 7" wooden fence post found on the west boundary line of said La Pita Ranch for the northeast corner of said NDAS Parcel A and the northeast corner of this tract;

THENCE South 00°13'45" East, at 10.00 Feet passing the northeast corner of said NDAS Tract II, continuing for a total distance of 1860.14 Feet, along the west boundary line of said La Pita Ranch, to a 3" steel fence corner post found for the southwest corner of same La Pita Ranch, the southeast corner of the herein described tract and the **POINT OF BEGINNING**.

Basis of Bearings and Distances:

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

EXHIBIT A

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

9.8.25

SURVEY CLOSURE – NDAS EAST ANNEXATION

North: 17049008.17' East: 676471.78'

Course: S88° 40' 36"W Length: 564.23'
North: 17048995.14' East: 675907.70'

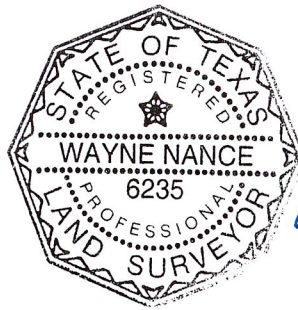
Course: N00° 00' 37"E Length: 1863.17'
North: 17050858.31' East: 675908.03'

Course: N88° 58' 15"E Length: 556.39'
North: 17050868.31' East: 676464.33'

Course: S00° 13' 45"E Length: 1860.14'
North: 17049008.18' East: 676471.77'

Perimeter: 4843.94' Area: 1042922.58 Sq. Ft. 23.9422 ACRES
Error Closure: 0.01 Course: N32° 56' 00"W
Error North: 0.008 East: -0.005
Precision 1: 484393.00

Basis of Bearings and Distances: GPS NAD 83, (2011 Adj) Texas State Plane, 4205 South Zone.



Wayne Nance
9.8.25

FEASABILITY STUDY											
TRACT 1: NDAS Development Tract						Acres: 23.94					
APPLICANT: Javier De Anda - NDAS Development, LLC											
LOCATION: Southeast of Cuatro Vientos and Sierra Vista											
PROPOSED DEVELOPMENT: Commercial Proposed Take Down: 2026											
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Build-out
Estimated population per development year	0	0	0	0	0	0	0	0	0	0	0
Total acreage	23.94	23.94	23.94	23.94	23.94	23.94	23.94	23.94	23.94	23.94	23.94
Single family dwelling units	0	0	0	0	0	0	0	0	0	0.00	0
Institutional	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Industrial/commercial acreage	23.94	23.94	23.94	23.94	23.94	23.94	23.94	23.94	23.94	23.94	23.94
Park/Open Space (acres)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Taxable Value (cumulative)	\$126,975.33	\$7,731,995.64	\$7,731,995.64	\$7,731,995.64	\$7,731,995.64	\$7,731,995.64	\$7,731,995.64	\$7,731,995.64	\$7,731,995.64	\$7,731,995.64	\$7,731,995.64
GENERAL FUND (cumulative; rates shown are static, in all likelihood some increase will occur)											
Taxes: Property	\$642.61	\$39,130.86	\$39,130.86	\$39,130.86	\$39,130.86	\$39,130.86	\$39,130.86	\$39,130.86	\$39,130.86	\$39,130.86	\$39,130.86
Garbage Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Stormwater Fees	\$0.00	\$276.00	\$276.00	\$276.00	\$276.00	\$276.00	\$276.00	\$276.00	\$276.00	\$276.00	\$276.00
TOTAL	\$642.61	\$39,406.86	\$39,406.86	\$39,406.86	\$39,406.86	\$39,406.86	\$39,406.86	\$39,406.86	\$39,406.86	\$39,406.86	\$39,406.86
<i>*Garbage fees are not applicable to industrial sites because City of Laredo is not capable of providing services. They are serviced by private providers.</i>											
GENERAL FUND EXPENDITURES (data based on per capita cost; cost data not available for commercial properties)											
Police	\$1,106.72	\$1,106.72	\$1,106.72	\$1,106.72	\$1,106.72	\$1,106.72	\$1,106.72	\$1,106.72	\$1,106.72	\$1,106.72	\$1,106.72
Fire & EMS	\$710.09	\$710.09	\$710.09	\$710.09	\$710.09	\$710.09	\$710.09	\$710.09	\$710.09	\$710.09	\$710.09
Sanitation/Street Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL	\$1,816.82	\$1,816.82	\$1,816.82	\$1,816.82	\$1,816.82	\$1,816.82	\$1,816.82	\$1,816.82	\$1,816.82	\$1,816.82	\$1,816.82
REVENUES - EXPENDITURES	-\$1,174.21	\$37,590.04	\$37,590.04	\$37,590.04	\$37,590.04	\$37,590.04	\$37,590.04	\$37,590.04	\$37,590.04	\$37,590.04	\$37,590.04
ENTERPRISE SYSTEM REVENUES (cumulative)											
Water System	\$0.00	\$821.68	\$838.12	\$854.88	\$871.98	\$889.41	\$907.20	\$925.35	\$943.85	\$962.73	\$962.73
Wastewater System	\$0.00	\$621.01	\$633.43	\$646.10	\$659.02	\$672.20	\$685.65	\$699.36	\$713.35	\$727.61	\$727.61
ENTERPRISE SYSTEM EXPENDITURES (cumulative)											
Water System	\$0.00	\$791.40	\$807.23	\$823.37	\$839.84	\$856.64	\$873.77	\$891.24	\$909.07	\$927.25	\$927.25
Wastewater System	\$0.00	\$595.56	\$607.47	\$619.62	\$632.01	\$644.65	\$657.55	\$670.70	\$684.11	\$697.79	\$697.79
SYSTEM PROFIT/ (LOSS)	\$0.00	\$55.73	\$56.85	\$57.99	\$59.15	\$60.33	\$61.53	\$62.77	\$64.02	\$65.30	\$65.30
Additional revenues (at proposed rates):		\$46,534	for water treatment capacity								
		\$46,534	for wastewater treatment capacity								
RECOMMENDATION: APPROVAL											

**CITY OF LAREDO
ANNEXATION AGREEMENT AND SERVICE PLAN
TRACT 1
NDAS DEVELOPMENT TRACT**

WHEREAS, the City of Laredo is a home rule municipality and a political subdivision of the State of Texas; and

WHEREAS, Chapter 43.003 of the Texas Local Government Code specifically sets out the legal requirements for the annexation of land adjoining the city limits of a home-rule municipality, such as the City of Laredo, Texas; and

WHEREAS, Javier De Anda, on behalf of NDAS Development, LLC, has filed a voluntary petition with the City of Laredo for the annexation of 23.942 acres, more or less, tract of land, said tract of land being more particularly described by metes and bounds on the attached Exhibit "A"; and

WHEREAS, Section 1.04 of the Charter of the City of Laredo requires the execution of an annexation agreement between the City of Laredo and the landowner of the territory being annexed; and

WHEREAS, Section 43.0672 of the Texas Local Government Code, requires the preparation of a service plan describing the provision of municipal services to the territory being annexed, prior to implementation of annexation proceedings and related public hearings.

NOW, THEREFORE, FOR AND IN CONSIDERATION, of the sum of Seven-Hundred Fifty and No/100 Dollars (\$750.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the **CITY OF LAREDO**, a home-rule municipality, and NDAS Development, LLC, being the parties to this **ANNEXATION AGREEMENT AND SERVICE PLAN**, do hereby mutually acknowledge, consent, and agree to the following terms, conditions and service plan for annexation by the City of Laredo of 23.942 acres tract of land, more or less, belonging to NDAS Development, LLC.

SERVICE PLAN

A petition for annexation from DNAS Development, LLC, was received for property designated as "Tract 1 (DNAS Development Tract)" described by metes and bounds in Exhibit "A" of this Annexation Agreement and Service Plan and made a part hereof for all purposes. This Service Plan was prepared in accordance with the requirements of Section 43.0672 of the Texas Local Government Code and was available for review by the public at hearings duly held on May 18, 2026. Public notice of the hearings was provided on May 2, 2026, not more than twenty or less than ten days before the hearings as provided in Section 43.0673 of the Texas Local Government Code.

Section 1. Services to be provided on the effective date of annexation

1. Police Protection: Police protection shall be provided to the tract immediately upon the effective date of annexation. Police protection shall include traffic control enforcement, crime prevention activities, police patrol, crime investigation, and emergency response.

2. Fire protection and Emergency Medical Services: First response fire and EMS services will be provided to the area from Fire Station No. 10, which is located approximately 8.8 miles from the proposed site. Fire services include protection, prevention, and emergency medical response.

3. Solid Waste Collection: The collection and disposal of solid waste will be extended to the area within thirty days from the effective date of annexation on the same basis as other residential and institutional customers. Institutional, commercial, and industrial generators of solid waste may use city services or contract with private haulers. Disposal of all solid waste will be at the municipal sanitary landfill. Fees charged customers within the tract will be the same as all similarly classified customers.

4a. Operation and Maintenance of Public Water Services

RESIDENTIAL ANNEXATION FEE FOR WATER:

Lots under 10,000 sq.ft.	\$1,298.70/lot (135 gpcd X 3.7 person/lot X \$2.60/gal)
Lots over 10,000 sq.ft.	\$1,943.59/lot

COMMERCIAL/INDUSTRIAL ANNEXATION FEE FOR WATER:

Less than 1.0 acres	\$1,295.66/lot
Lots 1 acre and Fraction:	\$1,943.60/acre

This fee is in addition to water availability or other fees but shall be superseded by the adoption and implementation of impact fees. Water service will be to the customer at the same rates charged like customers within the City Limits. The City Charter and City Ordinance require that all line extensions be made at the expense of the developer to conform to City Standards. Water for fire protection services will be provided to the tract on the same basis and subject to the same requirements as all new development within City Limits.

4b. Operation and Maintenance of Public Wastewater Services:

RESIDENTIAL ANNEXATION FEE FOR SANITARY SEWER:

Lots under 10,000 sq.ft.	\$2,205.20/lot (100 gpcd X 3.7 person/lot X \$5.96/gal)
Lots over 10,000 sq.ft.	\$2,591.48/lot

COMMERCIAL/INDUSTRIAL ANNEXATION FEE FOR SANITARY SEWER:

Less than 5.0 acres	\$1,593.00/acre (15 people/ac. X 18 gallons/person/day X \$5.90 gallon=\$1,593.00)
More than 5.01 acres	\$1,943.60/acre

This fee is in addition to water availability or other fees but shall be superseded by the adoption and implementation of impact fees. Wastewater service will be provided to the customer at the same rates charged like customers within the City Limits. The City Charter and City Ordinance require that all line extensions be made at the expense of the developer to conform to City Standards. Wastewater services will be provided to the tract on the same basis and subject to the same requirements as all new development within City Limits.

5. Maintenance of roads and streets: Public roads and streets will be maintained on the effective date of the annexation in the same manner as all roads and streets within the city limits. All thoroughfare rights-of-way shall be dedicated to comply with the Long-Range Thoroughfare requirements of the City of Laredo's Comprehensive Plan. Road maintenance consists of repair of paving, maintenance of traffic lights, controls and signals, and will be provided immediately upon annexation. Street lighting is required of all new development and will be provided at petitioner's expense.

6. Operation and Maintenance of parks, playgrounds and swimming pools: Any future residential developments proposed to be constructed on the annexed property must satisfy all requirements for parkland and improvement fees, as defined in the most recently adopted Parkland Dedication Ordinance.

7. Operation and Maintenance of other public facilities: No public facilities, public buildings, or other service facilities are presently located within the tract. All facilities required by the development shall be provided at the expense of the petitioner, its successors and assigns, or jointly in cooperation with the city at such time as warranted by the development.

The Service Plan does not contemplate the creation of another political subdivision, nor will it require the funding of capital improvements by the petitioner to which petitioner has not agreed prior to the institution of proceedings, or which will be charged in any manner inconsistent with Chapter 395 of the Texas Local Government Code. The Service Plan does not propose services in the area in a manner that would have the effect of reducing by more than a negligible amount the level of fire and police protection and emergency medical services provided within the corporate boundaries of the municipality before annexation.

If the annexed area had a lower level of services, infrastructure, and infrastructure maintenance than the level of services, infrastructure, and infrastructure maintenance provided within the corporate boundaries of the municipality before annexation, a service

plan must provide the annexed area with a level of services, infrastructure, and infrastructure maintenance that is comparable to the level of services, infrastructure, and infrastructure maintenance available in other parts of the municipality with topography, land use, and population density similar to those reasonably contemplated or projected in the area.

Section 2. Capital Improvements

The tract does not require the construction or acquisition of capital improvements by the City. Petitioner agrees to provide all roadways, drainage, and all public improvements at such time as the property is platted.

Section 3. Land Use

When the annexation results in the abutment of residential uses with M-1 (Light Manufacturing District) as defined in the Laredo Land Development Code, a 100 ft. buffer yard between the different land uses shall be required, and the buffer yard shall be maintained by the property owner. This *Section 3. Land Use* shall survive the expiration of this agreement.

The Service Plan is valid for a period of ten years, and all services within the area shall be provided in accordance with the Plan. Should an ordinance pertaining to reserve areas or impact fees be adopted by the City Council, the ordinance shall supersede any provisions established herein.

THIS ANNEXATION AGREEMENT AND SERVICE PLAN WAS ENTERED INTO AND EXECUTED ON THIS _____ DAY OF _____, 2026.

**CITY OF LAREDO,
a Texas Municipal Corporation**

By: _____

**Joseph Neeb
City Manager**

ATTESTED:

Mario Maldonado, Jr.
City Secretary

NDAS Development, LLC

By: _____
Javier De Anda

APPROVED AS TO FORM:

Doanh "Zone" T. Nguyen
City Attorney

ACKNOWLEDGMENT

State of Texas *
County of Webb *

This instrument was acknowledged before me on this ___ day of _____ ,
2026 by Joseph Neeb, for and on behalf of the City of Laredo.

Notary Public, State of Texas

ACKNOWLEDGMENT

State of Texas *
County of Webb *

This instrument was acknowledged before me on this ___ day of _____ ,
2026 by Javier De Anda, on behalf of NDAS Development, LLC.

Notary Public, State of Texas

ORDINANCE NO. 2026-O-XX

ALTERING AND EXTENDING THE BOUNDARY LIMITS OF THE CITY OF LAREDO, ANNEXING ADDITIONAL TERRITORY OF APPROXIMATELY 23.942 ACRES OF LAND, MORE OR LESS, LOCATED SOUTHEAST OF CUATRO VIENTOS AND SIERRA VISTA BOULEVARD; PROVIDING FOR THE EFFECTIVE DATE OF THE ORDINANCE; AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT ADOPTING A SERVICE PLAN FOR THE ANNEXED TERRITORY; AND ESTABLISHING THE INITIAL ZONING OF B-4 (HIGHWAY COMMERCIAL DISTRICT) FOR APPROXIMATELY 23.942 ACRES OF LAND, MORE OR LESS.

WHEREAS, the land hereinafter described is contiguous to the corporate limits of the City of Laredo, Texas, and is located within its extraterritorial jurisdiction; and

WHEREAS, the owner of the land has applied for the voluntary annexation of the land, described by the metes and bounds and attached hereto and made a part hereof for all the purposes, as set out in Exhibit "A"; and

WHEREAS, the City of Laredo has an unused allocation from prior calendar years; and

WHEREAS, the City Council believes and so finds that the annexation of such land is in the public interest and will promote the general welfare; and

WHEREAS, a public hearing was held in compliance with Article 43.0673, of the Municipal Annexation Act, giving all persons interested in such annexation an opportunity to be heard; and

WHEREAS, notice of such public hearing was duly given, as provided by law, and such hearing was held on the date and at the time, place and hour so announced; and

WHEREAS, at said Public Hearing, the proposed Service Plan for the annexation land herein described was considered by the City Council and was made available for public inspection.

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

Section 1: That the City of Laredo hereby adopts a Service Plan for the extension of municipal services into the land described in Exhibit "A". A copy of said Service Plan is marked Exhibit "B" attached hereto and made a part hereof for all purposes.

Section 2: That the following described land containing 23.942 acres lying adjacent to and adjoining the City of Laredo is hereby added and annexed to the City of Laredo,

and said land be and is included within the boundary limits of the City of Laredo, and the present boundary limits of said City, at the various points contiguous to the area hereinafter described, are altered and amended so as to include said area within the corporate limits of the City of Laredo. That from and after the effective date of this Ordinance, the Boundary Limits of the City of Laredo shall include all such additional, adjacent, and hereby annexed land herein above described in Section 2. That from and after the final passage and adoption of this Ordinance, the Boundary Limits of the City of Laredo, Texas, shall be as herein above set out in Exhibit "A", and the property situated therein shall bear its pro rata part of the taxes levied by the City of Laredo, and the inhabitants thereof shall be entitled to all the rights and privileges of all the citizens and shall be bound by the acts, ordinances, resolutions and regulations of the City of Laredo.

Section 3: That the Zoning Map of the City of Laredo be and is hereby amended to show the initial zoning designation boundaries for the land, as per the attached survey and metes and bounds, as set out in Exhibit "A", attached hereto and made a part hereof for all purposes as B-4 (Highway Commercial District).

Section 4: Severability

If any provision, section subsection, sentence, clause, or phrase of this ordinance, or the application of the same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this ordinance or their application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this ordinance that no portion hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity or another portion hereof, and all provisions of this ordinance are declared to be severable for that purpose.

Section 5: Open Meeting

The City Council officially finds, determines, recites and declares that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the city hall of the City for the time required by law preceding this meeting as required by the Open Meeting Law, Article 6252-17, Texas Revised Civil Statutes Annotated; and that this meeting has been open to the public as required by law at all times during which this ordinance and the subject matter approves and confirms such written notice and the contents and posting hereof.

Section 6: That this Ordinance shall be published in the manner provided in article II, Section 2.09 (D) of the Charter of the City of Laredo.

Section 7: This Ordinance shall become effective upon passage.

APPROVED BY THE MAYOR ON THIS THE _____ DAY OF _____, 2026.

DR. VICTOR D. TREVIÑO
MAYOR

ATTEST:

MARIO MALDONADO, JR.
CITY SECRETARY

APPROVED AS TO FORM:

DOANH "ZONE" T. NGUYEN
CITY ATTORNEY

City of Laredo

Planning & Zoning Commission

Meeting Date: 4/16/2026
Ordinance 7M

Public Hearing and Recommendation of an

SUBJECT

Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning for M-1 (Light Manufacturing District) on a tract of land containing 8.42-acres, more or less, as described by metes and bounds in the attached Exhibit "A," and known as Annexation Tract 2 (All Carriers Tract) located south of FM 1472 and west of Ben-Hur Ranch Road.

AN-002-2026
District VII - Cm. Vanessa Perez

BACKGROUND

Voluntary Annexation:

Tract 2 - 8.42-acres, more or less, located south of FM 1472 and west of Ben-Hur Ranch Road.

Petitioner: Lucia Elizondo Paez, on behalf of All Carriers, Inc.

Council District: District VII - Cm. Vanessa Perez

Proposed Use: M-1 (Light Manufacturing District)

Site: The site is vacant and undeveloped.

Surrounding Land Uses: To the west are existing trailer yards. To the north and across FM 1472 are existing trailer yards within the Ashley Acres Development. To the southeast is an existing aggregate extraction facility.

Comprehensive Plan: The Future Land Use Map identifies this tract as Agricultural Rural.
https://www.openlaredo.com/planning/2017_Comprehensive_Plan-Viva_Laredo.pdf#page=39

Transportation Plan: The Future Transportation Plan identifies FM 1472 as expressway.
<https://www.cityoflaredo.com/home/showpublisheddocument/21421/638941324987500000>

Letters sent to surrounding property owners: (3) In Favor: (0) Opposed: (0)

STAFF COMMENTS:

Property owners have 180 days following the effective date of an annexation to request a zone change without a fee charged.

COMMITTEE RECOMMENDATION

The P&Z Commission, in a _ to _ vote, recommended ____ for the proposed annexation.
The P&Z Commission, in a _ to _ vote, recommended ____ for the proposed initial zoning.

STAFF RECOMMENDATION

Staff supports the proposed annexation.

Staff supports the initial zoning of M-1 (Light Manufacturing District). The proposed zoning is consistent with the surrounding development pattern, which includes industrial and transportation-related uses to the west, similar uses along the FM 1472 corridor, and an aggregate materials operation to the south. In addition, the subject tract is part of a larger tract (All Carriers) already zoned M-1 (Light Manufacturing District).

IMPACT ANALYSIS

M-1 (Light Manufacturing District):

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

Is this change contrary to the established land pattern?

No. The surrounding area is predominately industrial in nature, including uses to the west and along the FM 1472 corridor.

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

No. The subject tract is part of a larger tract already zoned M-1 (Light Manufacturing District).

Will this change adversely influence living condition in the neighborhood?

No. There are no residential neighborhoods in the area.

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

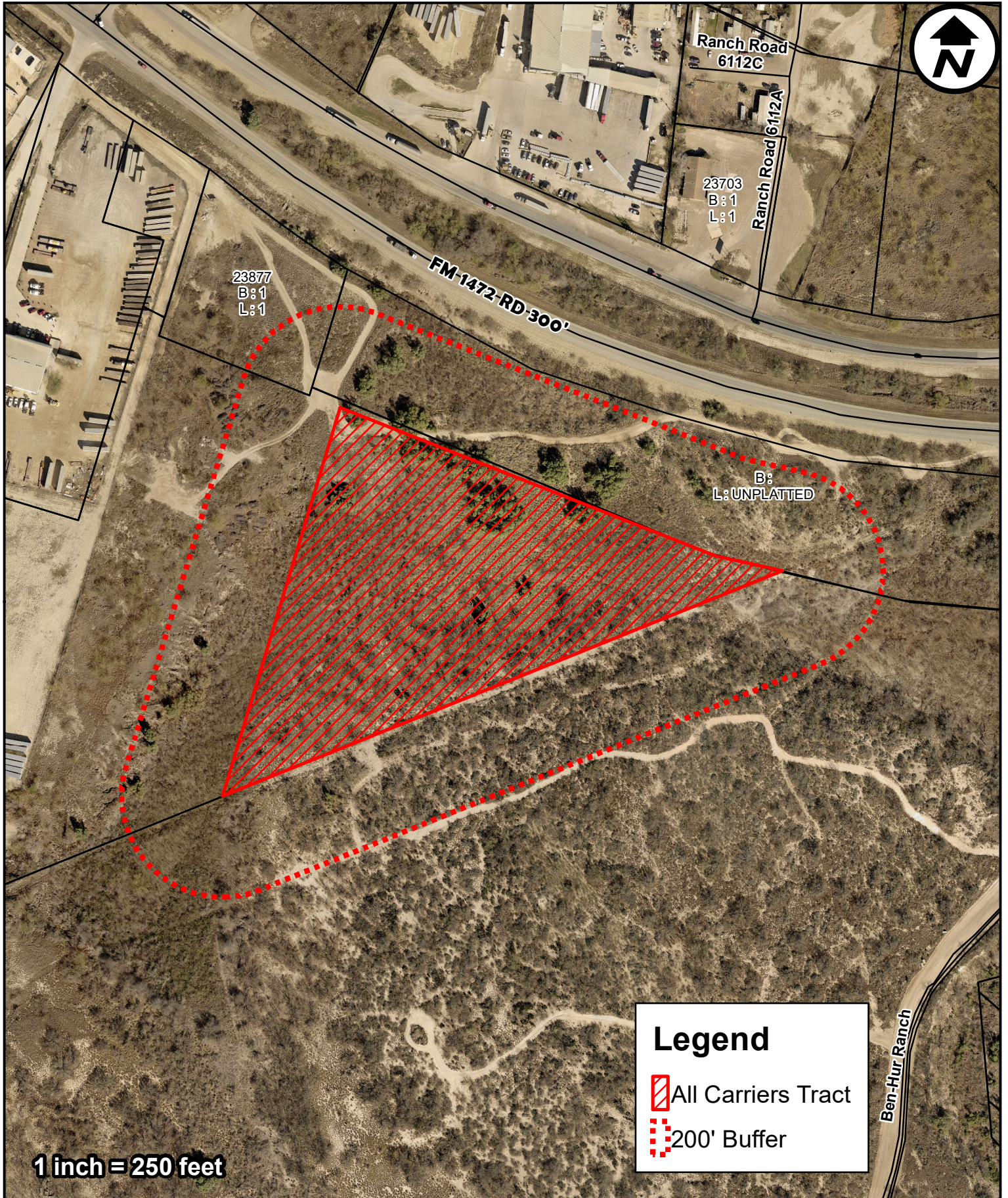
N/A

Fiscal Impact



Fiscal Year: Click or tap here to enter text.
Budgeted Y/N?: Click or tap here to enter text.
Source of Funds: Click or tap here to enter text.
Account #: Click or tap here to enter text.
Change Order: Exceeds 25% Y/N: Click or tap here to enter text.

FINANCIAL IMPACT:

Click or tap here to enter text.



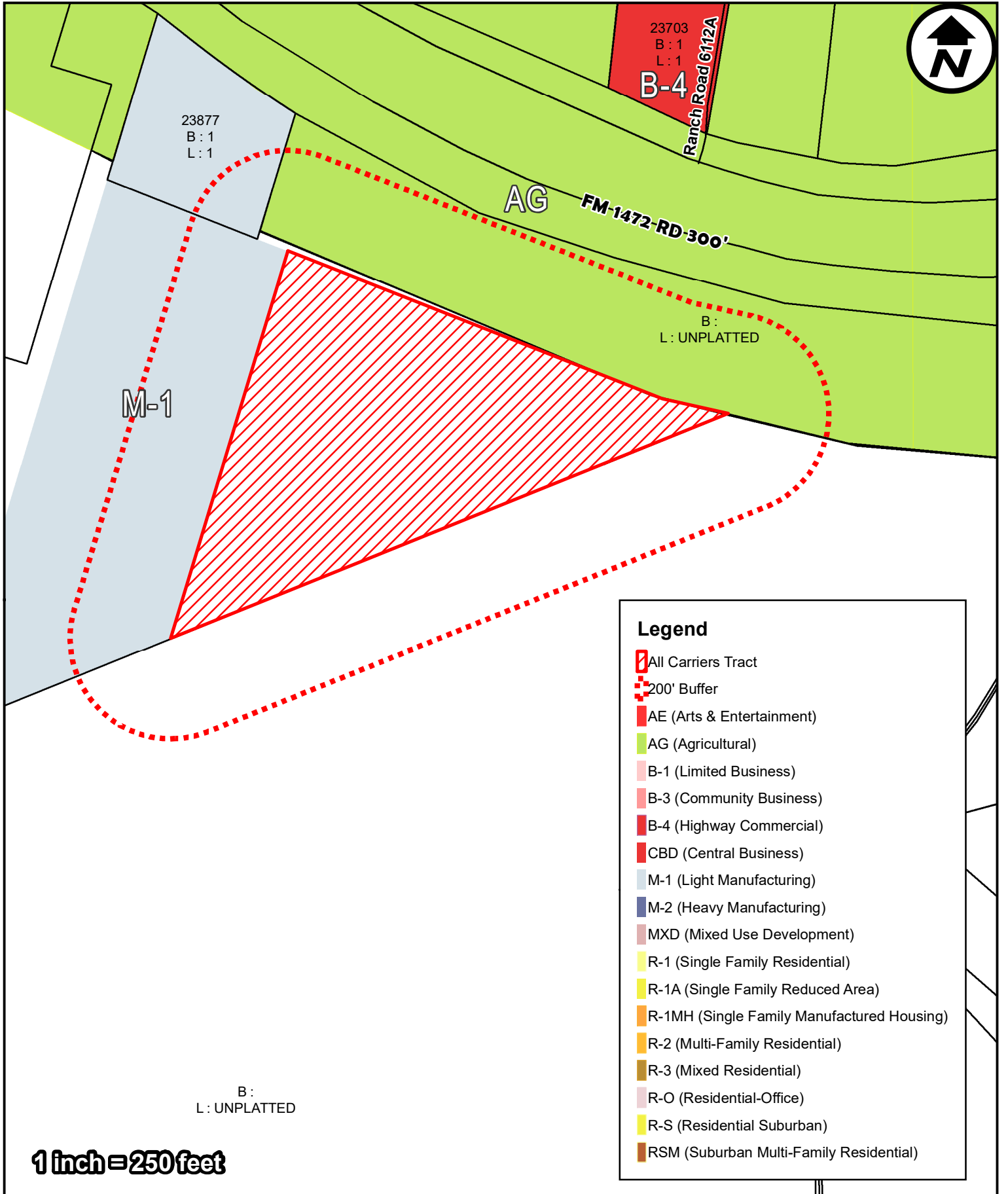
Legend

-  All Carriers Tract
-  200' Buffer

1 inch = 250 feet

ZONING MAP

BLUE TOP LAND SURVEYING



Legend

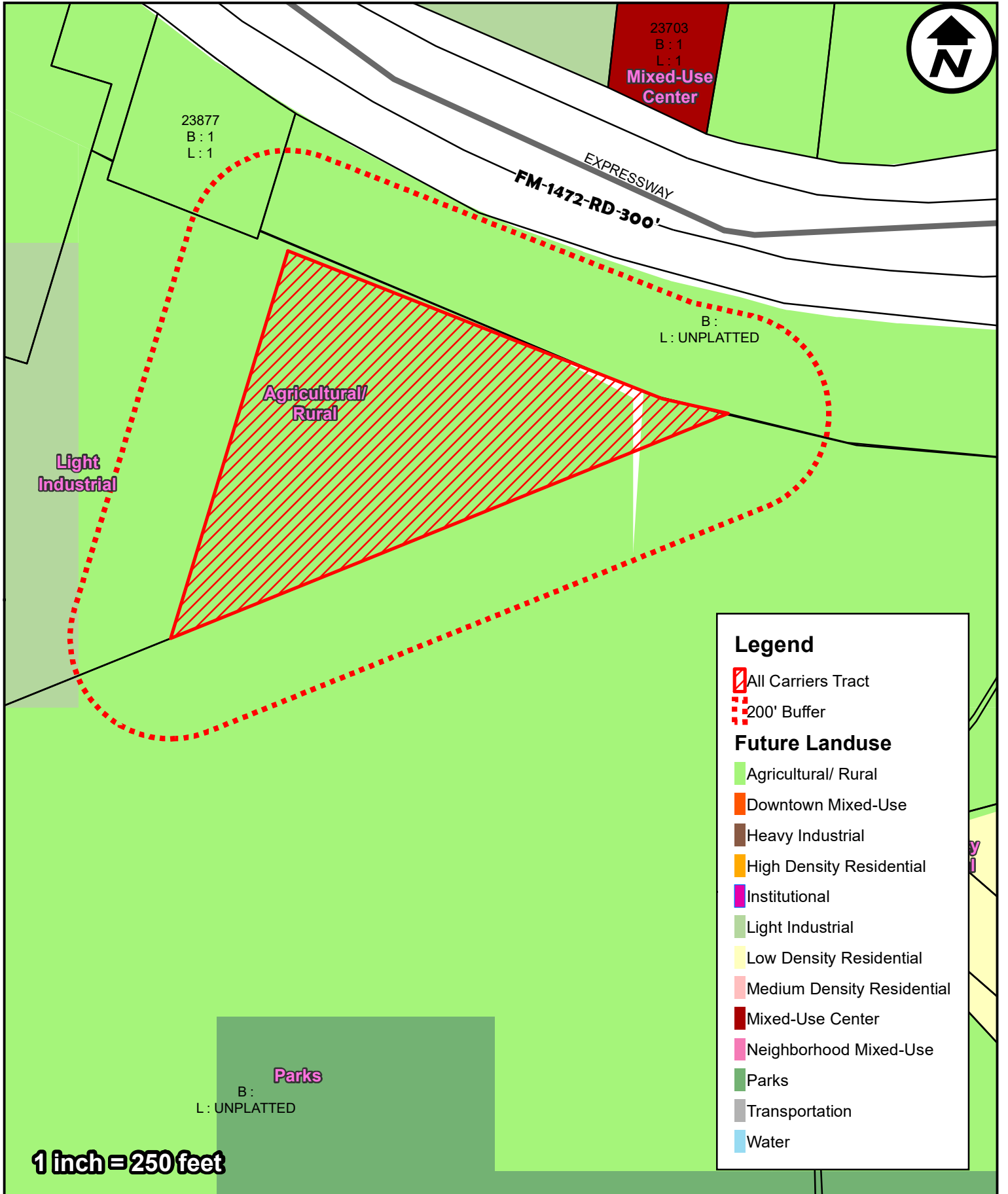
- All Carriers Tract
- 200' Buffer
- AE (Arts & Entertainment)
- AG (Agricultural)
- B-1 (Limited Business)
- B-3 (Community Business)
- B-4 (Highway Commercial)
- CBD (Central Business)
- M-1 (Light Manufacturing)
- M-2 (Heavy Manufacturing)
- MXD (Mixed Use Development)
- R-1 (Single Family Residential)
- R-1A (Single Family Reduced Area)
- R-1MH (Single Family Manufactured Housing)
- R-2 (Multi-Family Residential)
- R-3 (Mixed Residential)
- R-O (Residential-Office)
- R-S (Residential Suburban)
- RSM (Suburban Multi-Family Residential)

B:
L: UNPLATTED

1 inch = 250 feet

FUTURE LANDUSE

BLUE TOP LAND SURVEYING



Legend

- All Carriers Tract
- 200' Buffer

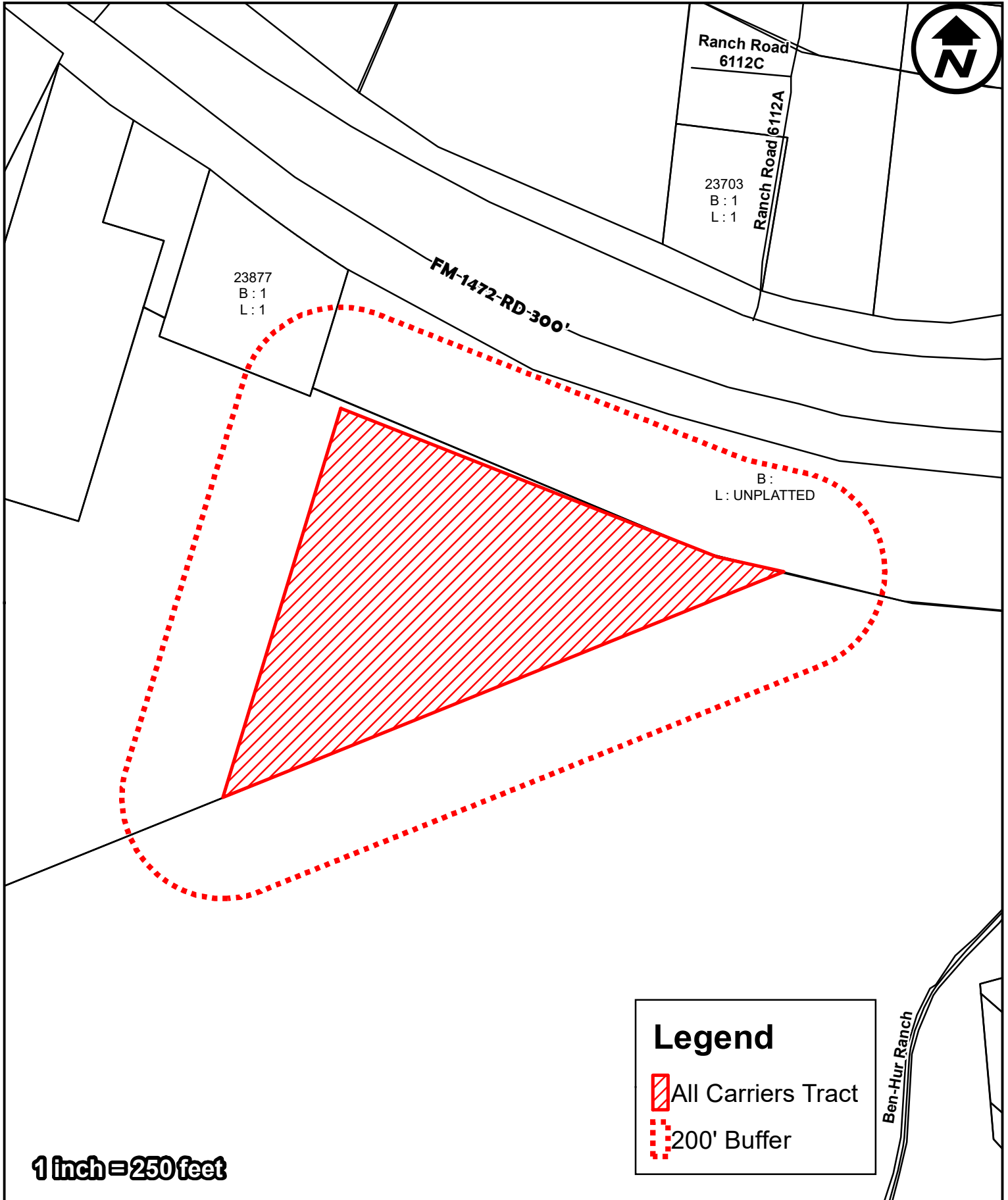
Future Landuse

- Agricultural/ Rural
- Downtown Mixed-Use
- Heavy Industrial
- High Density Residential
- Institutional
- Light Industrial
- Low Density Residential
- Medium Density Residential
- Mixed-Use Center
- Neighborhood Mixed-Use
- Parks
- Transportation
- Water



1 inch = 250 feet

200' NOTIFICATION

BLUE TOP LAND SURVEYING

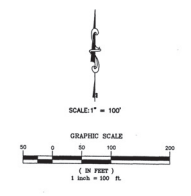
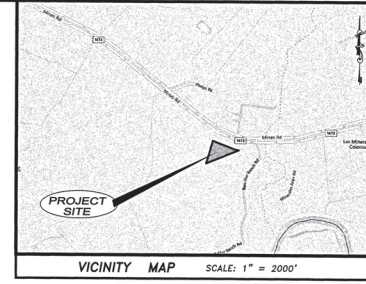
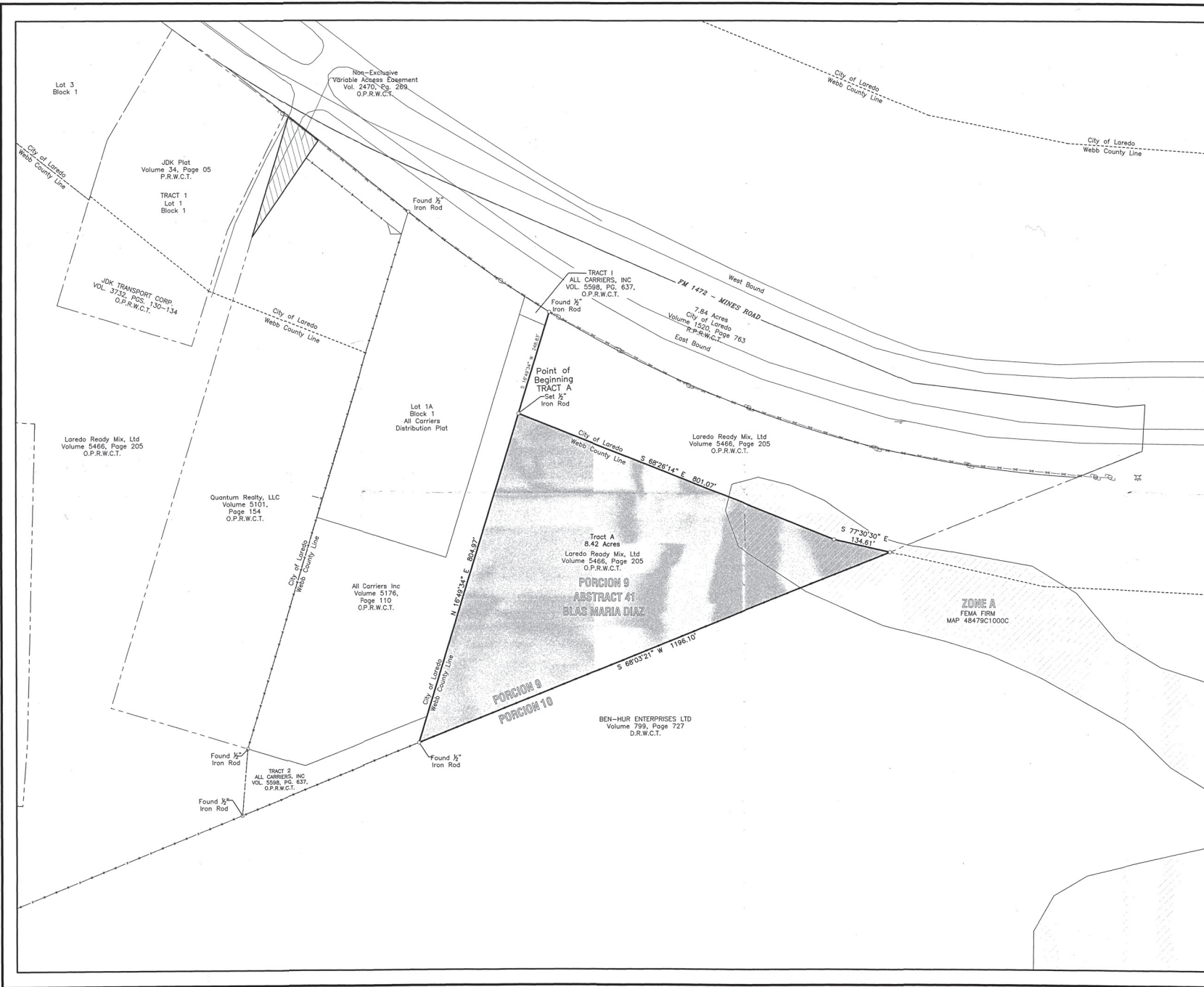


Legend

-  All Carriers Tract
-  200' Buffer

1 inch = 250 feet

EXHIBIT A



BASIS OF BEARINGS:
 D.P.S., TEXAS STATE PLANE COORDINATE SYSTEM,
 TEXAS SOUTH ZONE 4200, NAD83, USFT,
 VERTICAL DATUM: NAVD83, USFT.

SURVEYOR'S NOTE:
 1. THE SURVEYOR HAS NOT INQUIRED AS TO WHETHER ANY RESEARCH AND INVESTIGATION OF INTERESTS OR ENCUMBRANCES SHOULD BE MADE.
 2. NOT ALL ENCUMBRANCES OR UTILITIES SHOWN HERE ON.



STATE OF TEXAS,
 COUNTY OF WEBB.

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, CERTIFY THAT THIS SURVEY WAS MADE AND THE INSTRUMENT FILED IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYING ACTS OF THIS STATE AND WAS MADE UNDER MY PERSONAL SUPERVISION AND INVESTIGATION OF INTERESTS OR ENCUMBRANCES SHOULD BE MADE.

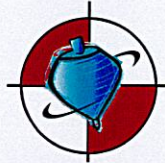
E.A. Mingo
 E.A. Mingo, R.P.L.S. No. 5653 DATE: 12-04-25

Annexation Survey of
 Tract A, being a 8.42 acre tract of land out of a
 tract of land conveyed by deed to Loredo Ready Mix
 recorded in Volume 5486, Page 205, Official Public
 Records, Webb County, Texas.

Blue Top Land Surveying 101 West-Holmes, Suite 10 Loredo, Texas 78041 Phone: (956) 724-6423 Fax: (956) 712-2580 FIRM No. 1007100	REVISED	DATE:
	DRAWN BY: E.L.	CHECKED BY: E.A.M.
	DATE: 12-04-25	JOB No. 250163
	(Sheet 1 of 1)	

FILE: 250163 annexation survey.dwg

EXHIBIT A



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

**Field Notes of
A 8.42 acre tract of land
conveyed by deed to Laredo Ready Mix, Ltd
Situated in City of Laredo, Webb County, Texas**

A 8.42 acre tract of land out of a tract of land conveyed by deed to Laredo Ready Mix, Ltd, recorded in Volume 5466, Page 205, Official Public Records, Webb County, Texas, situated in Porcion 9, Blas Maria Diaz, Abstract 41, Webb County, Texas, and being more particularly described by metes and bounds as follows:

Commencing at a ½" iron rod found at the northwest corner of a tract of land conveyed by deed to Laredo Ready Mix, Ltd, recorded in Volume 5466, Page 205, Official Public Records, Webb County, Texas, the south right of way line of FM 1472 (Mines Road), **Thence, South 16 degrees 49 minutes 34 seconds West, 248.83 feet** to the **Point of Beginning**, for the northwest corner of the herein described tract;

Thence, South 68 degrees 26 minutes 14 seconds East, 801.07 feet, for a point of deflection of the herein described tract;

Thence, South 77 degrees 30 minutes 30 seconds East, 134.61 feet to a point of northwesterly line of a tract conveyed to Ben-Hur Enterprises LTD, recorded in Volume 799, Page 727, Deed Records Webb County, Texas, for the northeast corner of the herein described tract;

Thence, along said Ben-Hur Tract, **South 68 degrees 03 minutes 21 seconds West, 1196.10 feet** to the southeast corner of a tract of land conveyed to All Carriers Inc, recorded in Volume 5176, Page 110, Official Public Records, Webb County, Texas, for the south corner of the herein described tract;

Thence, along the east line of said All Carriers Inc tract, **North 16 degrees 49 minutes 34 seconds East, 804.97 feet**, to return and close to the **POINT OF BEGINNING** of this 8.42 Acre Tract, more or less.

Basis of Bearings:

G.P.S., Texas Coordinate System, Texas South Zone, NAD 1983

State of Texas:

County of Webb:

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

R.P.L.S. No. 6886 – Texas

12-04-25

Current Date



FEASABILITY STUDY

TRACT 2: All Carriers Tract

Acres: 8.42

APPLICANT: Lucia Elizondo Paez - All Carriers, Inc

LOCATION: South of FM 1472 and West of Ben-Hur Ranch Road

PROPOSED DEVELOPMENT: Industrial **Proposed Take Down:** 2026

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Build-out
Estimated population per development year	0	0	0	0	0	0	0	0	0	0	0
Total acreage	8.42	8.42	8.42	8.42	8.42	8.42	8.42	8.42	8.42	8.42	8.42
Single family dwelling units	0	0	0	0	0	0	0	0	0	0.00	0
Institutional	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Industrial/ commercial acreage	8.42	8.42	8.42	8.42	8.42	8.42	8.42	8.42	8.42	8.42	8.42
Park/Open Space (acres)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Taxable Value (cumulative)	\$273.78	\$840,307.75	\$840,307.75	\$840,307.75	\$840,307.75	\$840,307.75	\$840,307.75	\$840,307.75	\$840,307.75	\$840,307.75	\$840,307.75
GENERAL FUND (cumulative; rates shown are static, in all likelihood some increase will occur)											
Taxes: Property	\$1.39	\$4,252.71	\$4,252.71	\$4,252.71	\$4,252.71	\$4,252.71	\$4,252.71	\$4,252.71	\$4,252.71	\$4,252.71	\$4,252.71
Garbage Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Stormwater Fees	\$0.00	\$276.00	\$276.00	\$276.00	\$276.00	\$276.00	\$276.00	\$276.00	\$276.00	\$276.00	\$276.00
TOTAL	\$1.39	\$4,528.71	\$4,528.71	\$4,528.71	\$4,528.71	\$4,528.71	\$4,528.71	\$4,528.71	\$4,528.71	\$4,528.71	\$4,528.71
<i>*Garbage fees are not applicable to industrial sites because City of Laredo is not capable of providing services. They are serviced by private providers.</i>											
GENERAL FUND EXPENDITURES (data based on per capita cost; cost data not available for commercial properties)											
Police	\$1,106.72	\$1,106.72	\$1,106.72	\$1,106.72	\$1,106.72	\$1,106.72	\$1,106.72	\$1,106.72	\$1,106.72	\$1,106.72	\$1,106.72
Fire & EMS	\$710.09	\$710.09	\$710.09	\$710.09	\$710.09	\$710.09	\$710.09	\$710.09	\$710.09	\$710.09	\$710.09
Sanitation/Street Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL	\$1,816.82	\$1,816.82	\$1,816.82	\$1,816.82	\$1,816.82	\$1,816.82	\$1,816.82	\$1,816.82	\$1,816.82	\$1,816.82	\$1,816.82
REVENUES - EXPENDITURES	-\$1,815.43	\$2,711.90	\$2,711.90	\$2,711.90	\$2,711.90	\$2,711.90	\$2,711.90	\$2,711.90	\$2,711.90	\$2,711.90	\$2,711.90
ENTERPRISE SYSTEM REVENUES (cumulative)											
Water System	\$0.00	\$821.68	\$838.12	\$854.88	\$871.98	\$889.41	\$907.20	\$925.35	\$943.85	\$962.73	\$962.73
Wastewater System	\$0.00	\$621.01	\$633.43	\$646.10	\$659.02	\$672.20	\$685.65	\$699.36	\$713.35	\$727.61	\$727.61
ENTERPRISE SYSTEM EXPENDITURES (cumulative)											
Water System	\$0.00	\$791.40	\$807.23	\$823.37	\$839.84	\$856.64	\$873.77	\$891.24	\$909.07	\$927.25	\$927.25
Wastewater System	\$0.00	\$595.56	\$607.47	\$619.62	\$632.01	\$644.65	\$657.55	\$670.70	\$684.11	\$697.79	\$697.79
SYSTEM PROFIT/ (LOSS)	\$0.00	\$55.73	\$56.85	\$57.99	\$59.15	\$60.33	\$61.53	\$62.77	\$64.02	\$65.30	\$65.30
Additional revenues (at proposed rates):	\$16,365	for water treatment capacity									
	\$16,365	for wastewater treatment capacity									

RECOMMENDATION: APPROVAL

**CITY OF LAREDO
ANNEXATION AGREEMENT AND SERVICE PLAN
TRACT 2
ALL CARRIERS TRACT**

WHEREAS, the City of Laredo is a home rule municipality and a political subdivision of the State of Texas; and

WHEREAS, Chapter 43.003 of the Texas Local Government Code specifically sets out the legal requirements for the annexation of land adjoining the city limits of a home-rule municipality, such as the City of Laredo, Texas; and

WHEREAS, Lucia Elizondo Paez, on behalf of All Carriers, Inc., has filed a voluntary petition with the City of Laredo for the annexation of 8.42 acres, more or less, tract of land, said tract of land being more particularly described by metes and bounds on the attached Exhibit "A"; and

WHEREAS, Section 1.04 of the Charter of the City of Laredo requires the execution of an annexation agreement between the City of Laredo and the landowner of the territory being annexed; and

WHEREAS, Section 43.0672 of the Texas Local Government Code, requires the preparation of a service plan describing the provision of municipal services to the territory being annexed, prior to implementation of annexation proceedings and related public hearings.

NOW, THEREFORE, FOR AND IN CONSIDERATION, of the sum of Seven-Hundred Fifty and No/100 Dollars (\$750.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the **CITY OF LAREDO**, a home-rule municipality, and All Carriers, Inc., being the parties to this **ANNEXATION AGREEMENT AND SERVICE PLAN**, do hereby mutually acknowledge, consent, and agree to the following terms, conditions and service plan for annexation by the City of Laredo of 8.42 acres tract of land, more or less, belonging to All Carriers, Inc.

SERVICE PLAN

A petition for annexation from All Carriers, Inc., was received for property designated as "Tract 2 (All Carriers Tract)" described by metes and bounds in Exhibit "A" of this Annexation Agreement and Service Plan and made a part hereof for all purposes. This Service Plan was prepared in accordance with the requirements of Section 43.0672 of the Texas Local Government Code and was available for review by the public at hearings duly held on May 18, 2026. Public notice of the hearings was provided on May 2, 2026, not more than twenty or less than ten days before the hearings as provided in Section 43.0673 of the Texas Local Government Code.

Section 1. Services to be provided on the effective date of annexation

1. Police Protection: Police protection shall be provided to the tract immediately upon the effective date of annexation. Police protection shall include traffic control enforcement, crime prevention activities, police patrol, crime investigation, and emergency response.

2. Fire protection and Emergency Medical Services: First response fire and EMS services will be provided to the area from Fire Station No. 10, which is located approximately 8.8 miles from the proposed site. Fire services include protection, prevention, and emergency medical response.

3. Solid Waste Collection: The collection and disposal of solid waste will be extended to the area within thirty days from the effective date of annexation on the same basis as other residential and institutional customers. Institutional, commercial, and industrial generators of solid waste may use city services or contract with private haulers. Disposal of all solid waste will be at the municipal sanitary landfill. Fees charged customers within the tract will be the same as all similarly classified customers.

4a. Operation and Maintenance of Public Water Services

RESIDENTIAL ANNEXATION FEE FOR WATER:

Lots under 10,000 sq.ft.	\$1,298.70/lot (135 gpcd X 3.7 person/lot X \$2.60/gal)
Lots over 10,000 sq.ft.	\$1,943.59/lot

COMMERCIAL/INDUSTRIAL ANNEXATION FEE FOR WATER:

Less than 1.0 acres	\$1,295.66/lot
Lots 1 acre and Fraction:	\$1,943.60/acre

This fee is in addition to water availability or other fees but shall be superseded by the adoption and implementation of impact fees. Water service will be to the customer at the same rates charged like customers within the City Limits. The City Charter and City Ordinance require that all line extensions be made at the expense of the developer to conform to City Standards. Water for fire protection services will be provided to the tract on the same basis and subject to the same requirements as all new development within City Limits.

4b. Operation and Maintenance of Public Wastewater Services:

RESIDENTIAL ANNEXATION FEE FOR SANITARY SEWER:

Lots under 10,000 sq.ft.	\$2,205.20/lot (100 gpcd X 3.7 person/lot X \$5.96/gal)
Lots over 10,000 sq.ft.	\$2,591.48/lot

COMMERCIAL/INDUSTRIAL ANNEXATION FEE FOR SANITARY SEWER:

Less than 5.0 acres	\$1,593.00/acre (15 people/ac. X 18 gallons/person/day X \$5.90 gallon=\$1,593.00)
More than 5.01 acres	\$1,943.60/acre

This fee is in addition to water availability or other fees but shall be superseded by the adoption and implementation of impact fees. Wastewater service will be provided to the customer at the same rates charged like customers within the City Limits. The City Charter and City Ordinance require that all line extensions be made at the expense of the developer to conform to City Standards. Wastewater services will be provided to the tract on the same basis and subject to the same requirements as all new development within City Limits.

5. Maintenance of roads and streets: Public roads and streets will be maintained on the effective date of the annexation in the same manner as all roads and streets within the city limits. All thoroughfare rights-of-way shall be dedicated to comply with the Long-Range Thoroughfare requirements of the City of Laredo's Comprehensive Plan. Road maintenance consists of repair of paving, maintenance of traffic lights, controls and signals, and will be provided immediately upon annexation. Street lighting is required of all new development and will be provided at petitioner's expense.

6. Operation and Maintenance of parks, playgrounds and swimming pools: Any future residential developments proposed to be constructed on the annexed property must satisfy all requirements for parkland and improvement fees, as defined in the most recently adopted Parkland Dedication Ordinance.

7. Operation and Maintenance of other public facilities: No public facilities, public buildings, or other service facilities are presently located within the tract. All facilities required by the development shall be provided at the expense of the petitioner, its successors and assigns, or jointly in cooperation with the city at such time as warranted by the development.

The Service Plan does not contemplate the creation of another political subdivision, nor will it require the funding of capital improvements by the petitioner to which petitioner has not agreed prior to the institution of proceedings, or which will be charged in any manner inconsistent with Chapter 395 of the Texas Local Government Code. The Service Plan does not propose services in the area in a manner that would have the effect of reducing by more than a negligible amount the level of fire and police protection and emergency medical services provided within the corporate boundaries of the municipality before annexation.

If the annexed area had a lower level of services, infrastructure, and infrastructure maintenance than the level of services, infrastructure, and infrastructure maintenance provided within the corporate boundaries of the municipality before annexation, a service

plan must provide the annexed area with a level of services, infrastructure, and infrastructure maintenance that is comparable to the level of services, infrastructure, and infrastructure maintenance available in other parts of the municipality with topography, land use, and population density similar to those reasonably contemplated or projected in the area.

Section 2. Capital Improvements

The tract does not require the construction or acquisition of capital improvements by the City. Petitioner agrees to provide all roadways, drainage, and all public improvements at such time as the property is platted.

Section 3. Land Use

When the annexation results in the abutment of residential uses with M-1 (Light Manufacturing District) as defined in the Laredo Land Development Code, a 100 ft. buffer yard between the different land uses shall be required, and the buffer yard shall be maintained by the property owner. This *Section 3. Land Use* shall survive the expiration of this agreement.

The Service Plan is valid for a period of ten years, and all services within the area shall be provided in accordance with the Plan. Should an ordinance pertaining to reserve areas or impact fees be adopted by the City Council, the ordinance shall supersede any provisions established herein.

THIS ANNEXATION AGREEMENT AND SERVICE PLAN WAS ENTERED INTO AND EXECUTED ON THIS _____ DAY OF _____, 2026.

**CITY OF LAREDO,
a Texas Municipal Corporation**

By: _____

**Joseph Neeb
City Manager**

ATTESTED:

Mario Maldonado, Jr.
City Secretary

All Carriers, Inc.

By: _____
Lucia Elizondo Paez

APPROVED AS TO FORM:

Doanh "Zone" T. Nguyen
City Attorney

ACKNOWLEDGMENT

State of Texas *
County of Webb *

This instrument was acknowledged before me on this ____ day of _____ ,
2026 by Joseph Neeb, for and on behalf of the City of Laredo.

Notary Public, State of Texas

ACKNOWLEDGMENT

State of Texas *
County of Webb *

This instrument was acknowledged before me on this ____ day of _____ ,
2026 by Lucia Elizondo Paez, on behalf of All Carriers, Inc.

Notary Public, State of Texas

ORDINANCE NO. 2026-O-XX

ALTERING AND EXTENDING THE BOUNDARY LIMITS OF THE CITY OF LAREDO, ANNEXING ADDITIONAL TERRITORY OF APPROXIMATELY 8.42 ACRES OF LAND, MORE OR LESS, LOCATED SOUTH OF FM 1472 AND WEST OF BEN-HUR RANCH ROAD; PROVIDING FOR THE EFFECTIVE DATE OF THE ORDINANCE; AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT ADOPTING A SERVICE PLAN FOR THE ANNEXED TERRITORY; AND ESTABLISHING THE INITIAL ZONING OF M-1 (LIGHT INDUSTRIAL DISTRICT) FOR APPROXIMATELY 8.42 ACRES OF LAND, MORE OR LESS.

WHEREAS, the land hereinafter described is contiguous to the corporate limits of the City of Laredo, Texas, and is located within its extraterritorial jurisdiction; and

WHEREAS, the owner of the land has applied for the voluntary annexation of the land, described by the metes and bounds and attached hereto and made a part hereof for all the purposes, as set out in Exhibit "A"; and

WHEREAS, the City of Laredo has an unused allocation from prior calendar years; and

WHEREAS, the City Council believes and so finds that the annexation of such land is in the public interest and will promote the general welfare; and

WHEREAS, a public hearing was held in compliance with Article 43.0673, of the Municipal Annexation Act, giving all persons interested in such annexation an opportunity to be heard; and

WHEREAS, notice of such public hearing was duly given, as provided by law, and such hearing was held on the date and at the time, place and hour so announced; and

WHEREAS, at said Public Hearing, the proposed Service Plan for the annexation land herein described was considered by the City Council and was made available for public inspection.

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

Section 1: That the City of Laredo hereby adopts a Service Plan for the extension of municipal services into the land described in Exhibit "A". A copy of said Service Plan is marked Exhibit "B" attached hereto and made a part hereof for all purposes.

Section 2: That the following described land containing 8.42 acres lying adjacent to and adjoining the City of Laredo is hereby added and annexed to the City of Laredo,

and said land be and is included within the boundary limits of the City of Laredo, and the present boundary limits of said City, at the various points contiguous to the area hereinafter described, are altered and amended so as to include said area within the corporate limits of the City of Laredo. That from and after the effective date of this Ordinance, the Boundary Limits of the City of Laredo shall include all such additional, adjacent, and hereby annexed land herein above described in Section 2. That from and after the final passage and adoption of this Ordinance, the Boundary Limits of the City of Laredo, Texas, shall be as herein above set out in Exhibit "A", and the property situated therein shall bear its pro rata part of the taxes levied by the City of Laredo, and the inhabitants thereof shall be entitled to all the rights and privileges of all the citizens and shall be bound by the acts, ordinances, resolutions and regulations of the City of Laredo.

Section 3: That the Zoning Map of the City of Laredo be and is hereby amended to show the initial zoning designation boundaries for the land, as per the attached survey and metes and bounds, as set out in Exhibit "A", attached hereto and made a part hereof for all purposes as M-1 (Light Manufacturing District).

Section 4: Severability

If any provision, section subsection, sentence, clause, or phrase of this ordinance, or the application of the same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this ordinance or their application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this ordinance that no portion hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity or another portion hereof, and all provisions of this ordinance are declared to be severable for that purpose.

Section 5: Open Meeting

The City Council officially finds, determines, recites and declares that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the city hall of the City for the time required by law preceding this meeting as required by the Open Meeting Law, Article 6252-17, Texas Revised Civil Statutes Annotated; and that this meeting has been open to the public as required by law at all times during which this ordinance and the subject matter approves and confirms such written notice and the contents and posting hereof.

Section 6: That this Ordinance shall be published in the manner provided in article II, Section 2.09 (D) of the Charter of the City of Laredo.

Section 7: This Ordinance shall become effective upon passage.

APPROVED BY THE MAYOR ON THIS THE _____ DAY OF _____, 2026.

DR. VICTOR D. TREVIÑO
MAYOR

ATTEST:

MARIO MALDONADO, JR.
CITY SECRETARY

APPROVED AS TO FORM:

DOANH "ZONE" T. NGUYEN
CITY ATTORNEY

City of Laredo

Planning & Zoning Commission

Meeting Date: 4/16/2026
Ordinance 7N

Public Hearing and Recommendation of an

SUBJECT

Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning for M-1 (Light Manufacturing District) on a tract of land containing 5.19-acres, more or less, as described by metes and bounds in the attached Exhibit "A," and known as Annexation Tract 3 (ARP Laredo Tract) located south of FM 1472 and north of Mercury Mine Road.

AN-003-2026
District VII - Cm. Vanessa Perez

BACKGROUND

Voluntary Annexation:

Tract 2 - 5.19-acres, more or less, located south of FM 1472 and north of Mercury Mine Road.

Petitioner: Luke Colbert, on behalf of ARP Laredo, LLC

Council District: District VII - Cm. Vanessa Perez

Proposed Use: M-1 (Light Manufacturing District)

Site: The site is part of a larger tract within city limits that is currently operating as a trailer yard.

Surrounding Land Uses: To the north, east, and west are existing trailer yard/warehousing uses, while to the south is the Pinnacle Industrial Center.

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

Transportation Plan: The Future Transportation Plan identifies FM 1472 as expressway.
<https://www.cityoflaredo.com/home/showpublisheddocument/21421/638941324987500000>

Letters sent to surrounding property owners: (7) In Favor: (0) Opposed: (0)

STAFF COMMENTS:

Property owners have 180 days following the effective date of an annexation to request a zone change without a fee charged.

COMMITTEE RECOMMENDATION

The P&Z Commission, in a _ to _ vote, recommended _____ for the proposed annexation.

The P&Z Commission, in a _ to _ vote, recommended _____ for the proposed initial zoning.

STAFF RECOMMENDATION

Staff supports the proposed annexation.

Staff supports the initial zoning of M-1 (Light Manufacturing District). The proposed zoning is consistent with the surrounding development pattern, which includes existing trailer yard/warehousing uses to the north, east, and west, as well as the Pinnacle Industrial Center to the south. In addition, the subject tract is part of a larger tract already zoned M-1 (Light Manufacturing District) and currently operating as a trailer yard.

IMPACT ANALYSIS

M-1 (Light Manufacturing District):

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

Is this change contrary to the established land pattern?

No. The surrounding area is predominately industrial, including trailer yard/warehousing uses.

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

No. The subject tract is part of a larger tract already zoned M-1 (Light Manufacturing District).

Will this change adversely influence living condition in the neighborhood?

No. There are no established residential neighborhoods in the area.

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

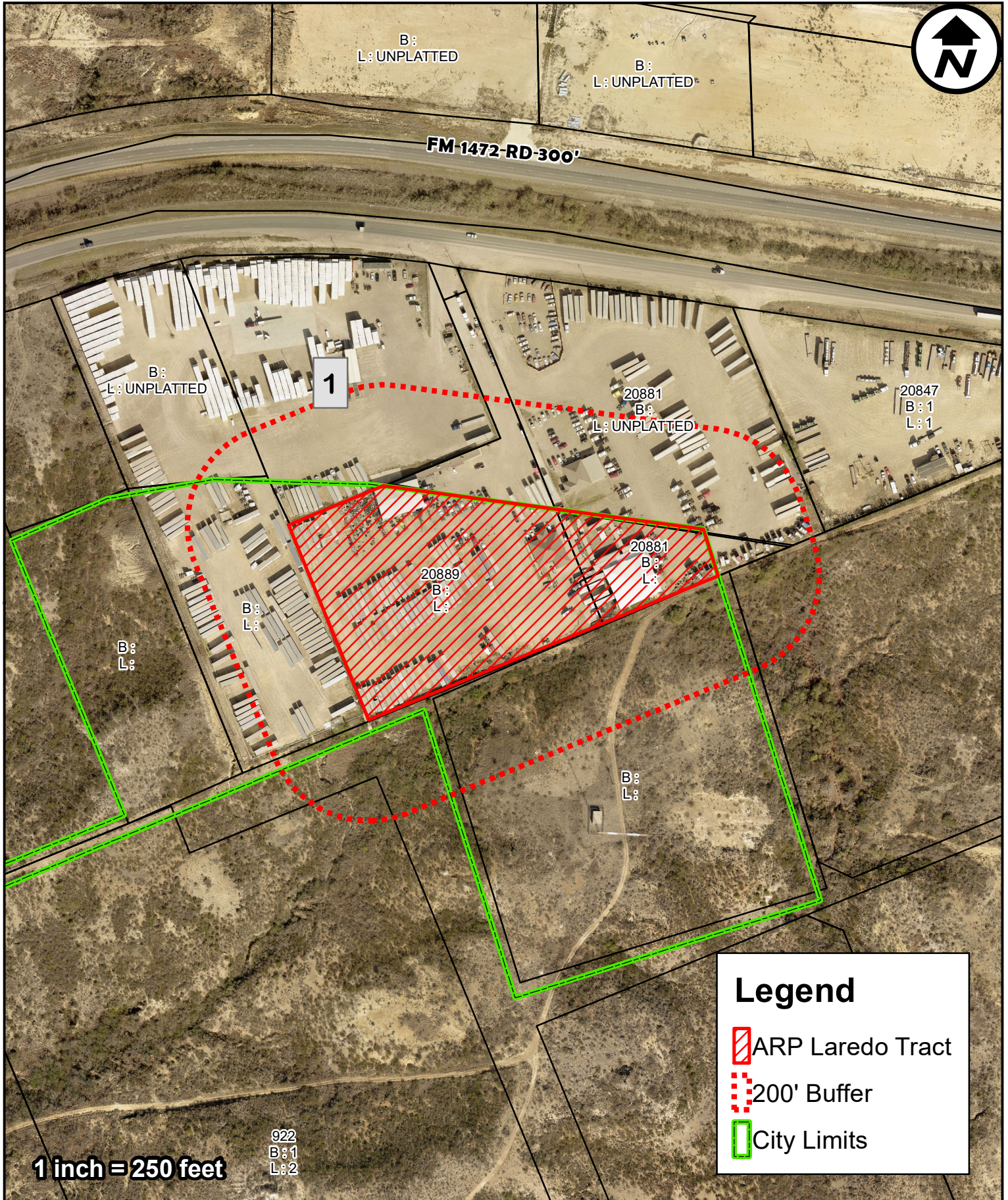
N/A

Fiscal Impact




Fiscal Year:	Click or tap here to enter text.
Budgeted Y/N?:	Click or tap here to enter text.
Source of Funds:	Click or tap here to enter text.
Account #:	Click or tap here to enter text.
Change Order: Exceeds 25% Y/N:	Click or tap here to enter text.

FINANCIAL IMPACT:

Click or tap here to enter text.

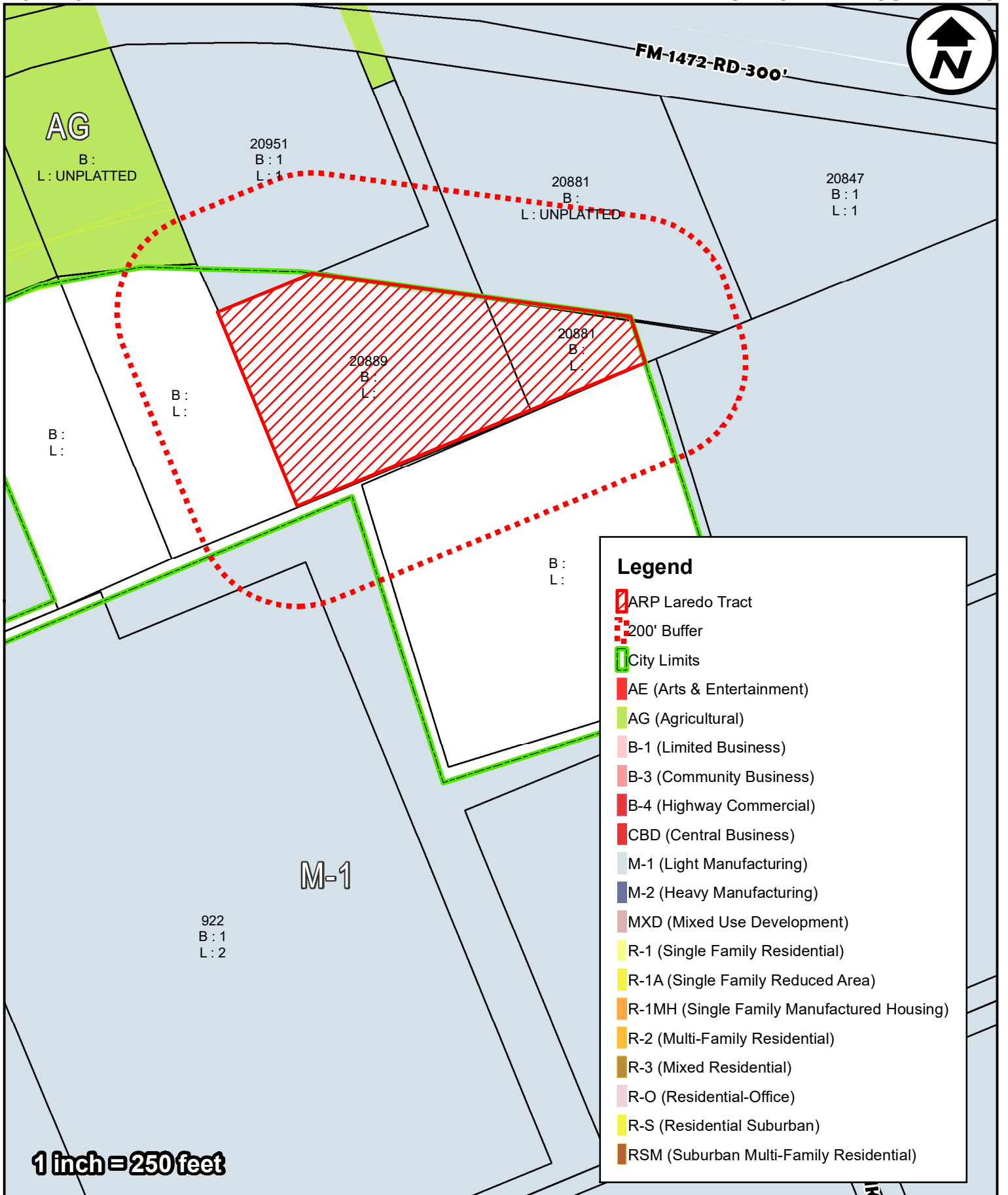


Legend

-  ARP Laredo Tract
-  200' Buffer
-  City Limits

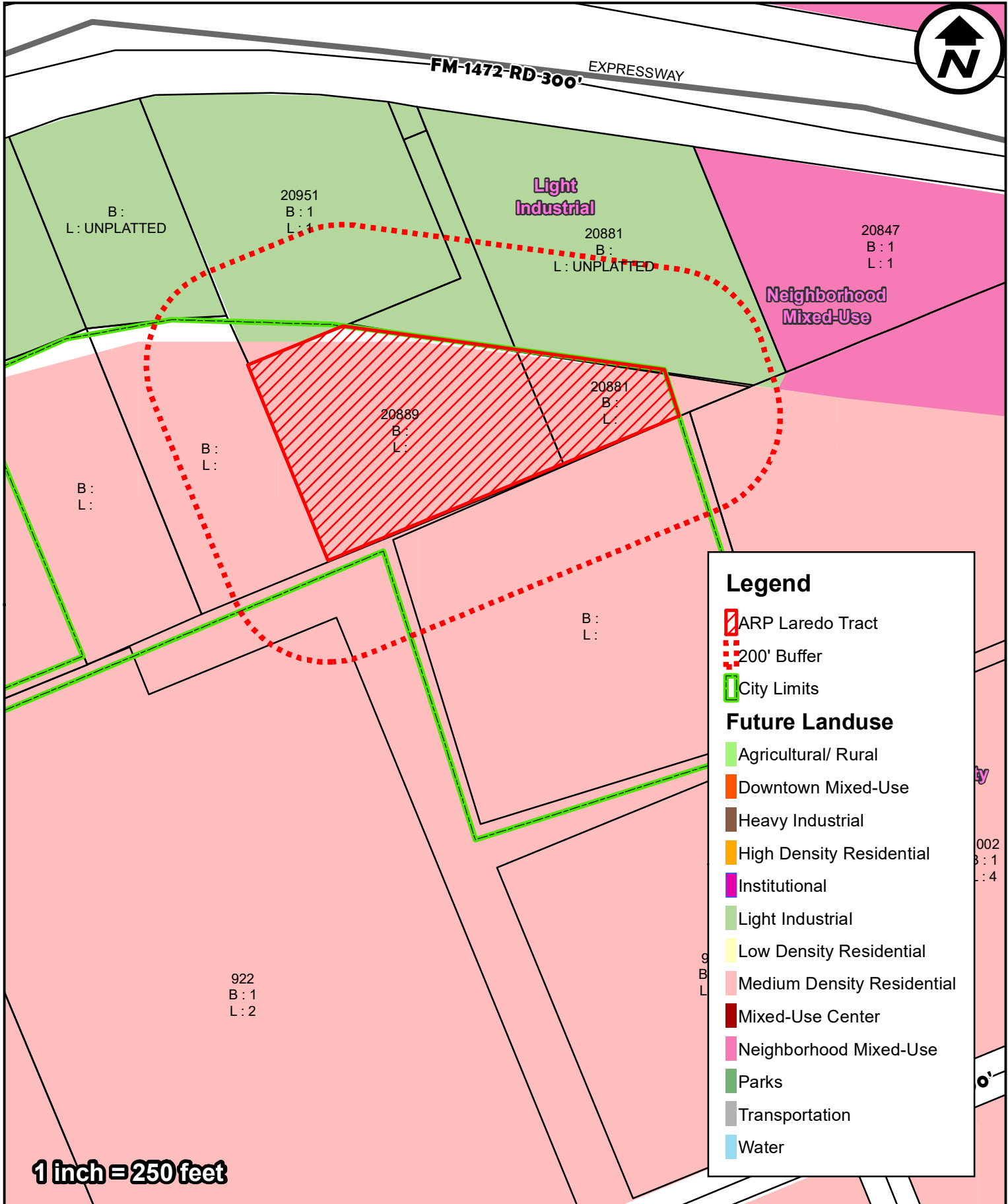
ZONING MAP

BLUE TOP LAND SURVEYING



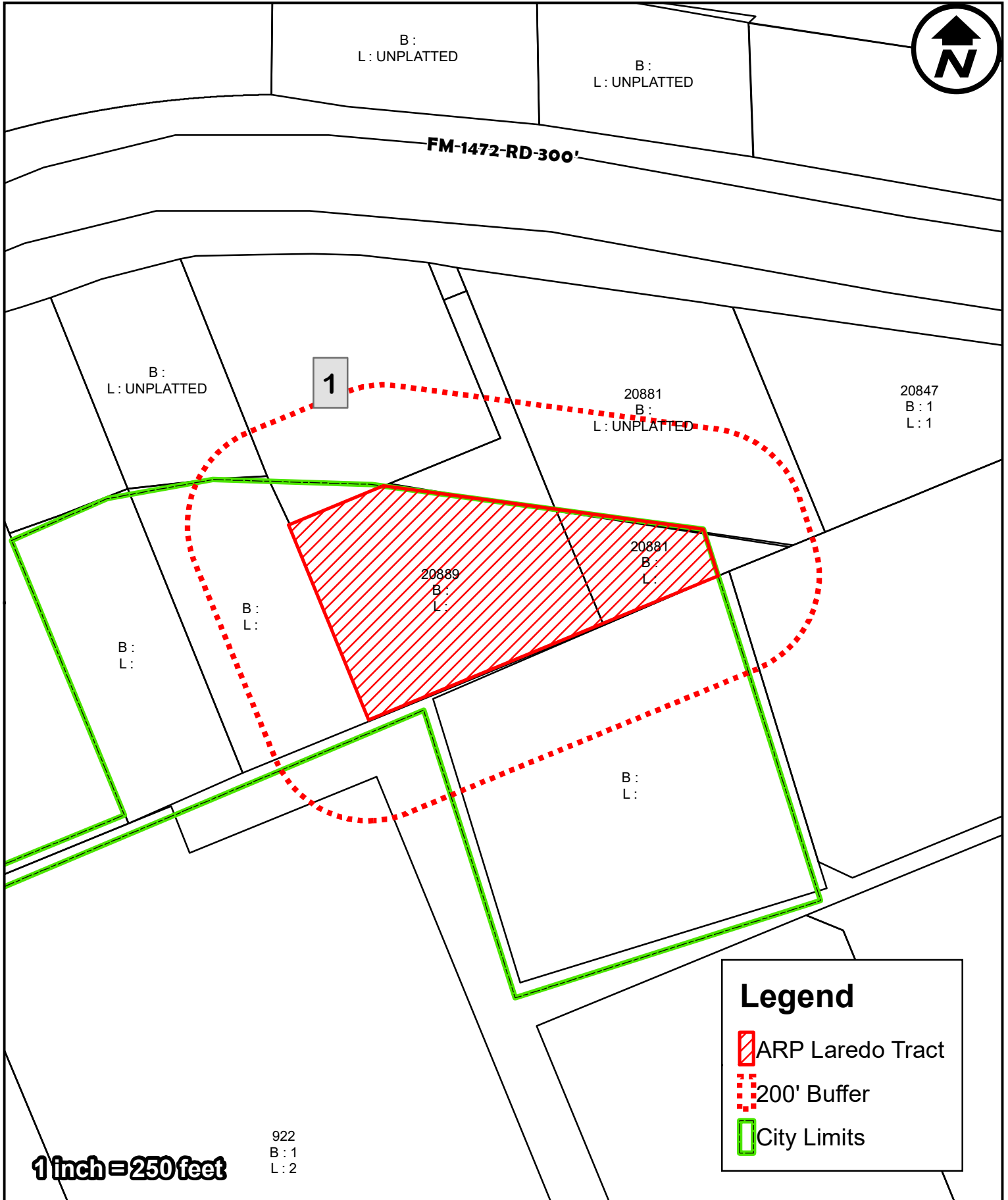
Legend

- ARP Laredo Tract
- 200' Buffer
- City Limits
- AE (Arts & Entertainment)
- AG (Agricultural)
- B-1 (Limited Business)
- B-3 (Community Business)
- B-4 (Highway Commercial)
- CBD (Central Business)
- M-1 (Light Manufacturing)
- M-2 (Heavy Manufacturing)
- MXD (Mixed Use Development)
- R-1 (Single Family Residential)
- R-1A (Single Family Reduced Area)
- R-1MH (Single Family Manufactured Housing)
- R-2 (Multi-Family Residential)
- R-3 (Mixed Residential)
- R-O (Residential-Office)
- R-S (Residential Suburban)
- RSM (Suburban Multi-Family Residential)



200' NOTIFICATION

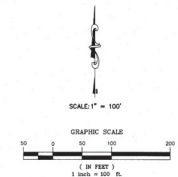
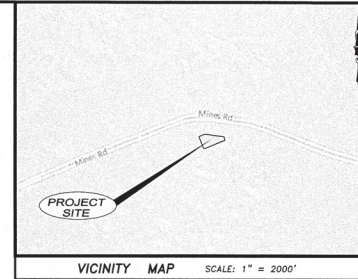
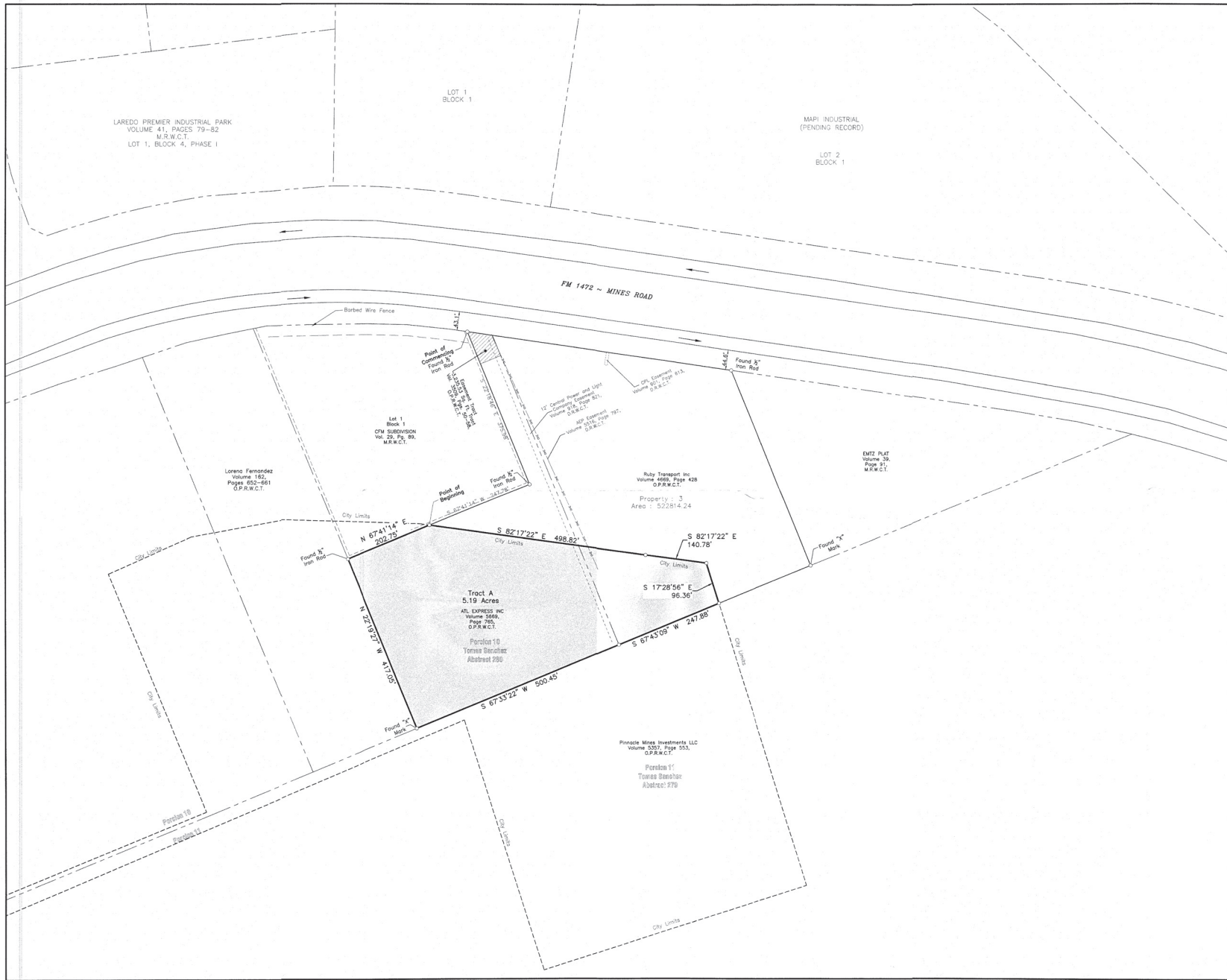
BLUE TOP LAND SURVEYING



Legend

- ARP Laredo Tract
- 200' Buffer
- City Limits

EXHIBIT A



BASIS OF BEARINGS:
 G.P.S., TEXAS STATE PLANE COORDINATE SYSTEM,
 TEXAS SOUTH ZONE 4200, NAD83, USPT.

SUPPLEMENTAL NOTE:
 1. THIS SURVEY DID NOT REQUIRE NOR DID IT
 INCLUDE ANY RESEARCH AND INVESTIGATION
 OF SERVITUDES OR EASEMENTS
 2. NOT ALL EASEMENTS OR UTILITIES SHOWN
 HERE ON.



STATE OF TEXAS
 COUNTY OF WEBB
 I, THE UNDERSIGNED A REGISTERED PROFESSIONAL LAND SURVEYOR
 IN THE STATE OF TEXAS, HEREBY STATE THAT THIS SURVEY IS TRUE
 AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY
 INCLUDING AN INSPECTION OF THE RECORDS, THAT THE CORNER
 MONUMENTS SHOWN WERE PROPERLY PLACED OR LOCATED UNDER
 MY SUPERVISION.
E.A.M. 01-15-26
 Enrique A. Mejo II, R.F.L.S. No. 5653 DATE

Annexation Survey of
 Tract A, being a 5.19 acre tract of land out of a
 tract of land conveyed by deed to Ruby Transport Inc.
 Volume 4669, Page 426, and ATX EXPRESS INC.
 Volume 5669, Page 765, Official Public Records, Webb
 County, Texas, situated Partially within City of Laredo,
 and Webb County, Texas.

Blue Top Land Surveying 101 West Hibbs, Suite 10 Laredo, Texas 78041 Phone: (956) 724-8423 Fax: (956) 712-2600 FIRM No: 10071800	REVISION DATE:
	DRAWN BY: E.A.
	CHECKED BY: E.A.M.
	DATE: 01-15-26
	JOB No: 255012 (Sheet 1 of 1)

FILE: 250012 annexation_survey.dwg

EXHIBIT A



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

Field Notes

Tract A, being a 5.19 acre tract of land being out of a tract of land conveyed by deed to ATL Express Inc. and Ruby Transport Inc. situated in Porcion 10, Tomas Sanchez, Abstract 280, Webb County, Texas

Tract A, being a tract of land containing 5.19 acre conveyed by deed to ATL Express Inc, recorded in Volume 566, Page 765, Official Public Records, Webb County, Texas, and a tract of land conveyed to Ruby Transport, Inc., recorded in Volume 4669, Page 428, Official Public Records, Webb County, Texas, situated in Porcion 10, Tomas Sanchez, Abstract 280, Webb County, Texas, said 5.19 acre tract being more particularly described by metes and bounds as follows:

Commencing at a ½” iron rod found at the most northerly corner of Lot 1, Block 1, CFM Subdivision, recorded in Volume 29, Page 89, Map Records, Webb County, Texas, at the southerly right of way line of FM 1472 ~ Mines Road, Thence, **South 22°18’46” East, 375.98 feet**, to a ½” **iron rod found**, Thence, **South 67°41’14” West, 247.78 feet** to a point at the south line of said Lot 1, Block 1, CFM Subdivision and being the **Point of Beginning** and the most northerly corner of the herein described tract;

Thence, along the city limit line the following courses and distances;

South 82°03’22” East, 498.82 feet, for a point of deflection of the herein described tract;

South 82°17’22” East, 140.78 feet, for a point of deflection of the herein described tract;

South 17°28’56” East, 96.36 feet, to a point at the north line of a tract conveyed to Pinnacle Mines Investments, LLC, recorded in Volume 5357, Page 553, Official Public Records, Webb County, Texas, for the southeast corner of the herein described tract;

Thence, along the northerly line of said Pinnacle Mines tract, **South 67°43’09” West, 247.88 feet**, for a point of deflection of the herein described tract;

Thence, along the northerly line of said Pinnacle Mines tract, **South 67°33’22” West, 500.45 feet** to the southeast corner of a tract of land conveyed to Lorena Fernandez recorded in Volume 162, Pages 652-661, Official Public Records, Webb County, Texas, for the southwest corner of the herein described tract;

Thence, along the easterly line of a tract of land conveyed to Lorena Fernandez, **North 22°19’27” West, 417.05 feet**, to a ½” **iron rod found** at the southerly corner of aforementioned Lot 1, Block 1, CFM Subdivision, for the most westerly northwest corner of the herein described tract;

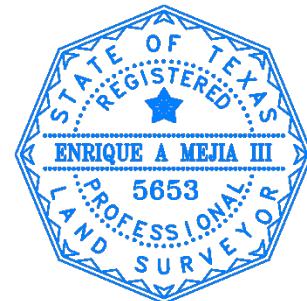
Thence, along the south line CFM Subdivision, **North 67°41’14” East, 202.75 feet**, to return and close at the **POINT OF BEGINNING** of this 5.19 acre tract, more or less.

Basis of Bearings:

G.P.S., Texas State Plane Coordinate System,
Texas South Zone 4205, NAD83, USFT.

State of Texas:

County of Webb:



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



R.P.L.S. No. 5653 – Texas

01-15-25

Current Date



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

Closure of
Tract A, being a 5.19 acre tract of land being out of a tract of land
conveyed by deed to ATL Express Inc. and Ruby Transport Inc.
situated in Porcion 10, Tomas Sanchez, Abstract 280, Webb County, Texas

North:17,127,965.36' East:630,714.91'

Segment# 1: Line

Course: S82° 17' 22"E Length: 498.82'
North: 17,127,898.44' East: 631,209.22'

Segment# 2: Line

Course: S82° 17' 22"E Length: 140.78'
North: 17,127,879.55' East: 631,348.73'

Segment# 3: Line

Course: S17° 28' 56"E Length: 96.36'
North: 17,127,787.64' East: 631,377.68'

Segment# 4: Line

Course: S67° 43' 09"W Length: 247.88'
North: 17,127,693.66' East: 631,148.31'

Segment# 5: Line

Course: S67° 33' 22"W Length: 500.45'
North: 17,127,502.60' East: 630,685.76'

Segment# 6: Line

Course: N22° 19' 27"W Length: 417.05'
North: 17,127,888.39' East: 630,527.35'

Segment# 7: Line

Course: N67° 41' 14"E Length: 202.75'
North: 17,127,965.36' East: 630,714.92'

Perimeter: 2,104.08' Area: 5.19Acre
Error Closure: 0.00 Course: N72° 10' 11"E
Error North : 0.001 East: 0.003

Precision 1: 2,104,090,000.00

State of Texas:
County of Webb:

I, **Enrique A. Mejia III**, a Registered Professional Land Surveyor in the State of Texas, do hereby state that the above captioned "Clorure" was prepared from an actual survey performed on the ground under my supervision.



R.P.L.S. No. 5653 – Texas

01-16-25
Current Date

FEASIBILITY STUDY

TRACT 3: ARP Laredo Tract **Acres:** 5.19
APPLICANT: Luke Colbert - ARP Laredo, LLC
LOCATION: South of FM 1472 and North of Mercury Mine Road
PROPOSED DEVELOPMENT: Industrial **Proposed Take Down:** 2026

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Build-out
Estimated population per development year	0	0	0	0	0	0	0	0	0	0	0
Total acreage	5.19	5.19	5.19	5.19	5.19	5.19	5.19	5.19	5.19	5.19	5.19
Single family dwelling units	0	0	0	0	0	0	0	0	0	0.00	0
Institutional	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Industrial/ commercial acreage	5.19	5.19	5.19	5.19	5.19	5.19	5.19	5.19	5.19	5.19	5.19
Park/Open Space (acres)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

Taxable Value (cumulative)	\$457,622.00	\$517,956.91	\$517,956.91	\$517,956.91	\$517,956.91	\$517,956.91	\$517,956.91	\$517,956.91	\$517,956.91	\$517,956.91	\$517,956.91
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GENERAL FUND (cumulative; rates shown are static, in all likelihood some increase will occur)

Taxes: Property	\$2,315.98	\$2,621.33	\$2,621.33	\$2,621.33	\$2,621.33	\$2,621.33	\$2,621.33	\$2,621.33	\$2,621.33	\$2,621.33	\$2,621.33
Garbage Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Stormwater Fees	\$0.00	\$276.00	\$276.00	\$276.00	\$276.00	\$276.00	\$276.00	\$276.00	\$276.00	\$276.00	\$276.00
TOTAL	\$2,315.98	\$2,897.33	\$2,897.33	\$2,897.33	\$2,897.33	\$2,897.33	\$2,897.33	\$2,897.33	\$2,897.33	\$2,897.33	\$2,897.33

**Garbage fees are not applicable to industrial sites because City of Laredo is not capable of providing services. They are serviced by private providers.*

GENERAL FUND EXPENDITURES (data based on per capita cost; cost data not available for commercial properties)

Police	\$1,106.72	\$1,106.72	\$1,106.72	\$1,106.72	\$1,106.72	\$1,106.72	\$1,106.72	\$1,106.72	\$1,106.72	\$1,106.72	\$1,106.72
Fire & EMS	\$710.09	\$710.09	\$710.09	\$710.09	\$710.09	\$710.09	\$710.09	\$710.09	\$710.09	\$710.09	\$710.09
Sanitation/Street Maintenance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
TOTAL	\$1,816.82	\$1,816.82	\$1,816.82	\$1,816.82	\$1,816.82	\$1,816.82	\$1,816.82	\$1,816.82	\$1,816.82	\$1,816.82	\$1,816.82

REVENUES - EXPENDITURES	499.16	\$1,080.51	\$1,080.51	\$1,080.51	\$1,080.51	\$1,080.51	\$1,080.51	\$1,080.51	\$1,080.51	\$1,080.51	\$1,080.51
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ENTERPRISE SYSTEM REVENUES (cumulative)

Water System	\$0.00	\$821.68	\$838.12	\$854.88	\$871.98	\$889.41	\$907.20	\$925.35	\$943.85	\$962.73	\$962.73
Wastewater System	\$0.00	\$621.01	\$633.43	\$646.10	\$659.02	\$672.20	\$685.65	\$699.36	\$713.35	\$727.61	\$727.61

ENTERPRISE SYSTEM EXPENDITURES (cumulative)

Water System	\$0.00	\$791.40	\$807.23	\$823.37	\$839.84	\$856.64	\$873.77	\$891.24	\$909.07	\$927.25	\$927.25
Wastewater System	\$0.00	\$595.56	\$607.47	\$619.62	\$632.01	\$644.65	\$657.55	\$670.70	\$684.11	\$697.79	\$697.79

SYSTEM PROFIT/ (LOSS)	\$0.00	\$55.73	\$56.85	\$57.99	\$59.15	\$60.33	\$61.53	\$62.77	\$64.02	\$65.30	\$65.30
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Additional revenues (at proposed rates):	\$10,087	for water treatment capacity
	\$10,087	for wastewater treatment capacity

RECOMMENDATION: APPROVAL

**CITY OF LAREDO
ANNEXATION AGREEMENT AND SERVICE PLAN
TRACT 3
ARP LAREDO TRACT**

WHEREAS, the City of Laredo is a home rule municipality and a political subdivision of the State of Texas; and

WHEREAS, Chapter 43.003 of the Texas Local Government Code specifically sets out the legal requirements for the annexation of land adjoining the city limits of a home-rule municipality, such as the City of Laredo, Texas; and

WHEREAS, Luke Colbert, on behalf of ARP Laredo, LLC, has filed a voluntary petition with the City of Laredo for the annexation of 5.19 acres, more or less, tract of land, said tract of land being more particularly described by metes and bounds on the attached Exhibit "A"; and

WHEREAS, Section 1.04 of the Charter of the City of Laredo requires the execution of an annexation agreement between the City of Laredo and the landowner of the territory being annexed; and

WHEREAS, Section 43.0672 of the Texas Local Government Code, requires the preparation of a service plan describing the provision of municipal services to the territory being annexed, prior to implementation of annexation proceedings and related public hearings.

NOW, THEREFORE, FOR AND IN CONSIDERATION, of the sum of Seven-Hundred Fifty and No/100 Dollars (\$750.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the **CITY OF LAREDO**, a home-rule municipality, and ARP Laredo, LLC, being the parties to this **ANNEXATION AGREEMENT AND SERVICE PLAN**, do hereby mutually acknowledge, consent, and agree to the following terms, conditions and service plan for annexation by the City of Laredo of 5.19 acres tract of land, more or less, belonging to ARP Laredo, LLC.

SERVICE PLAN

A petition for annexation from ARP Laredo, LLC, was received for property designated as "Tract 3 (ARP Laredo Tract)" described by metes and bounds in Exhibit "A" of this Annexation Agreement and Service Plan and made a part hereof for all purposes. This Service Plan was prepared in accordance with the requirements of Section 43.0672 of the Texas Local Government Code and was available for review by the public at hearings duly held on May 18, 2026. Public notice of the hearings was provided on May 2, 2026, not more than twenty or less than ten days before the hearings as provided in Section 43.0673 of the Texas Local Government Code.

Section 1. Services to be provided on the effective date of annexation

1. Police Protection: Police protection shall be provided to the tract immediately upon the effective date of annexation. Police protection shall include traffic control enforcement, crime prevention activities, police patrol, crime investigation, and emergency response.

2. Fire protection and Emergency Medical Services: First response fire and EMS services will be provided to the area from Fire Station No. 10, which is located approximately 8.8 miles from the proposed site. Fire services include protection, prevention, and emergency medical response.

3. Solid Waste Collection: The collection and disposal of solid waste will be extended to the area within thirty days from the effective date of annexation on the same basis as other residential and institutional customers. Institutional, commercial, and industrial generators of solid waste may use city services or contract with private haulers. Disposal of all solid waste will be at the municipal sanitary landfill. Fees charged customers within the tract will be the same as all similarly classified customers.

4a. Operation and Maintenance of Public Water Services

RESIDENTIAL ANNEXATION FEE FOR WATER:

Lots under 10,000 sq.ft.	\$1,298.70/lot (135 gpcd X 3.7 person/lot X \$2.60/gal)
Lots over 10,000 sq.ft.	\$1,943.59/lot

COMMERCIAL/INDUSTRIAL ANNEXATION FEE FOR WATER:

Less than 1.0 acres	\$1,295.66/lot
Lots 1 acre and Fraction:	\$1,943.60/acre

This fee is in addition to water availability or other fees but shall be superseded by the adoption and implementation of impact fees. Water service will be to the customer at the same rates charged like customers within the City Limits. The City Charter and City Ordinance require that all line extensions be made at the expense of the developer to conform to City Standards. Water for fire protection services will be provided to the tract on the same basis and subject to the same requirements as all new development within City Limits.

4b. Operation and Maintenance of Public Wastewater Services:

RESIDENTIAL ANNEXATION FEE FOR SANITARY SEWER:

Lots under 10,000 sq.ft.	\$2,205.20/lot (100 gpcd X 3.7 person/lot X \$5.96/gal)
Lots over 10,000 sq.ft.	\$2,591.48/lot

COMMERCIAL/INDUSTRIAL ANNEXATION FEE FOR SANITARY SEWER:

Less than 5.0 acres	\$1,593.00/acre (15 people/ac. X 18 gallons/person/day X \$5.90 gallon=\$1,593.00)
More than 5.01 acres	\$1,943.60/acre

This fee is in addition to water availability or other fees but shall be superseded by the adoption and implementation of impact fees. Wastewater service will be provided to the customer at the same rates charged like customers within the City Limits. The City Charter and City Ordinance require that all line extensions be made at the expense of the developer to conform to City Standards. Wastewater services will be provided to the tract on the same basis and subject to the same requirements as all new development within City Limits.

5. Maintenance of roads and streets: Public roads and streets will be maintained on the effective date of the annexation in the same manner as all roads and streets within the city limits. All thoroughfare rights-of-way shall be dedicated to comply with the Long-Range Thoroughfare requirements of the City of Laredo's Comprehensive Plan. Road maintenance consists of repair of paving, maintenance of traffic lights, controls and signals, and will be provided immediately upon annexation. Street lighting is required of all new development and will be provided at petitioner's expense.

6. Operation and Maintenance of parks, playgrounds and swimming pools: Any future residential developments proposed to be constructed on the annexed property must satisfy all requirements for parkland and improvement fees, as defined in the most recently adopted Parkland Dedication Ordinance.

7. Operation and Maintenance of other public facilities: No public facilities, public buildings, or other service facilities are presently located within the tract. All facilities required by the development shall be provided at the expense of the petitioner, its successors and assigns, or jointly in cooperation with the city at such time as warranted by the development.

The Service Plan does not contemplate the creation of another political subdivision, nor will it require the funding of capital improvements by the petitioner to which petitioner has not agreed prior to the institution of proceedings, or which will be charged in any manner inconsistent with Chapter 395 of the Texas Local Government Code. The Service Plan does not propose services in the area in a manner that would have the effect of reducing by more than a negligible amount the level of fire and police protection and emergency medical services provided within the corporate boundaries of the municipality before annexation.

If the annexed area had a lower level of services, infrastructure, and infrastructure maintenance than the level of services, infrastructure, and infrastructure maintenance provided within the corporate boundaries of the municipality before annexation, a service

plan must provide the annexed area with a level of services, infrastructure, and infrastructure maintenance that is comparable to the level of services, infrastructure, and infrastructure maintenance available in other parts of the municipality with topography, land use, and population density similar to those reasonably contemplated or projected in the area.

Section 2. Capital Improvements

The tract does not require the construction or acquisition of capital improvements by the City. Petitioner agrees to provide all roadways, drainage, and all public improvements at such time as the property is platted.

Section 3. Land Use

When the annexation results in the abutment of residential uses with M-1 (Light Manufacturing District) as defined in the Laredo Land Development Code, a 100 ft. buffer yard between the different land uses shall be required, and the buffer yard shall be maintained by the property owner. This *Section 3. Land Use* shall survive the expiration of this agreement.

The Service Plan is valid for a period of ten years, and all services within the area shall be provided in accordance with the Plan. Should an ordinance pertaining to reserve areas or impact fees be adopted by the City Council, the ordinance shall supersede any provisions established herein.

THIS ANNEXATION AGREEMENT AND SERVICE PLAN WAS ENTERED INTO AND EXECUTED ON THIS _____ DAY OF _____, 2026.

**CITY OF LAREDO,
a Texas Municipal Corporation**

By: _____

**Joseph Neeb
City Manager**

ATTESTED:

Mario Maldonado, Jr.
City Secretary

ARP Laredo, LLC

By: _____
Luke Colbert

APPROVED AS TO FORM:

Doanh "Zone" T. Nguyen
City Attorney

ACKNOWLEDGMENT

State of Texas *
County of Webb *

This instrument was acknowledged before me on this ___ day of _____ ,
2026 by Joseph Neeb, for and on behalf of the City of Laredo.

Notary Public, State of Texas

ACKNOWLEDGMENT

State of Texas *
County of Webb *

This instrument was acknowledged before me on this ___ day of _____ ,
2026 by Luke Colbert, on behalf of ARP Laredo, LLC.

Notary Public, State of Texas

ORDINANCE NO. 2026-O-XX

ALTERING AND EXTENDING THE BOUNDARY LIMITS OF THE CITY OF LAREDO, ANNEXING ADDITIONAL TERRITORY OF APPROXIMATELY 5.19 ACRES OF LAND, MORE OR LESS, LOCATED SOUTH OF FM 1472 AND NORTH OF MERCURY MINE ROAD; PROVIDING FOR THE EFFECTIVE DATE OF THE ORDINANCE; AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT ADOPTING A SERVICE PLAN FOR THE ANNEXED TERRITORY; AND ESTABLISHING THE INITIAL ZONING OF M-1 (LIGHT INDUSTRIAL DISTRICT) FOR APPROXIMATELY 5.19 ACRES OF LAND, MORE OR LESS.

WHEREAS, the land hereinafter described is contiguous to the corporate limits of the City of Laredo, Texas, and is located within its extraterritorial jurisdiction; and

WHEREAS, the owner of the land has applied for the voluntary annexation of the land, described by the metes and bounds and attached hereto and made a part hereof for all the purposes, as set out in Exhibit "A"; and

WHEREAS, the City of Laredo has an unused allocation from prior calendar years; and

WHEREAS, the City Council believes and so finds that the annexation of such land is in the public interest and will promote the general welfare; and

WHEREAS, a public hearing was held in compliance with Article 43.0673, of the Municipal Annexation Act, giving all persons interested in such annexation an opportunity to be heard; and

WHEREAS, notice of such public hearing was duly given, as provided by law, and such hearing was held on the date and at the time, place and hour so announced; and

WHEREAS, at said Public Hearing, the proposed Service Plan for the annexation land herein described was considered by the City Council and was made available for public inspection.

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

Section 1: That the City of Laredo hereby adopts a Service Plan for the extension of municipal services into the land described in Exhibit "A". A copy of said Service Plan is marked Exhibit "B" attached hereto and made a part hereof for all purposes.

Section 2: That the following described land containing 5.19 acres lying adjacent to and adjoining the City of Laredo is hereby added and annexed to the City of Laredo,

and said land be and is included within the boundary limits of the City of Laredo, and the present boundary limits of said City, at the various points contiguous to the area hereinafter described, are altered and amended so as to include said area within the corporate limits of the City of Laredo. That from and after the effective date of this Ordinance, the Boundary Limits of the City of Laredo shall include all such additional, adjacent, and hereby annexed land herein above described in Section 2. That from and after the final passage and adoption of this Ordinance, the Boundary Limits of the City of Laredo, Texas, shall be as herein above set out in Exhibit "A", and the property situated therein shall bear its pro rata part of the taxes levied by the City of Laredo, and the inhabitants thereof shall be entitled to all the rights and privileges of all the citizens and shall be bound by the acts, ordinances, resolutions and regulations of the City of Laredo.

Section 3: That the Zoning Map of the City of Laredo be and is hereby amended to show the initial zoning designation boundaries for the land, as per the attached survey and metes and bounds, as set out in Exhibit "A", attached hereto and made a part hereof for all purposes as M-1 (Light Manufacturing District).

Section 4: Severability

If any provision, section subsection, sentence, clause, or phrase of this ordinance, or the application of the same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this ordinance or their application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this ordinance that no portion hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity or another portion hereof, and all provisions of this ordinance are declared to be severable for that purpose.

Section 5: Open Meeting

The City Council officially finds, determines, recites and declares that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the city hall of the City for the time required by law preceding this meeting as required by the Open Meeting Law, Article 6252-17, Texas Revised Civil Statutes Annotated; and that this meeting has been open to the public as required by law at all times during which this ordinance and the subject matter approves and confirms such written notice and the contents and posting hereof.

Section 6: That this Ordinance shall be published in the manner provided in article II, Section 2.09 (D) of the Charter of the City of Laredo.

Section 7: This Ordinance shall become effective upon passage.

APPROVED BY THE MAYOR ON THIS THE _____ DAY OF _____, 2026.

DR. VICTOR D. TREVIÑO
MAYOR

ATTEST:

MARIO MALDONADO, JR.
CITY SECRETARY

APPROVED AS TO FORM:

DOANH "ZONE" T. NGUYEN
CITY ATTORNEY

City of Laredo

Planning & Zoning Commission

Meeting Date: 4/16/2026
Ordinance 70

Public Hearing and Recommendation of an

SUBJECT

Public hearing and recommendation of an ordinance for the voluntary annexation and initial zoning for M-1 (Light Manufacturing District) on a tract of land containing 150.8236-acres, more or less, as described by metes and bounds in the attached Exhibit "A," and known as Annexation Tract 4 (Gilpin Tract) located northwest of Nicolas D. Hachar road and River Bank Drive.

AN-004-2026
District VII - Cm. Vanessa Perez

BACKGROUND

Voluntary Annexation:

Tract 4 - 150.8236-acres, more or less, located northwest of Nicolas D. Hachar road and River Bank Drive.

Petitioner: Robert J. Gilpin

Council District: District VII - Cm. Vanessa Perez

Proposed Use: M-1 (Light Manufacturing District)

Site: The site is vacant and undeveloped.

Surrounding Land Uses: To the north and east is the Pinnacle Industrial Center, which includes developed sites and areas under construction. To the south is the El Pico Water Treatment Plant. To the west is vacant and undeveloped land extending toward the Rio Grande River.

Comprehensive Plan: The Future Land Use Map identifies this tract as High Density Residential and Parks.

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

Transportation Plan: The Future Transportation Plan identifies FM 1472 as expressway.

<https://www.cityoflaredo.com/home/showpublisheddocument/21421/638941324987500000>

Letters sent to surrounding property owners: (11) In Favor: (0) Opposed: (0)

STAFF COMMENTS:

Property owners have 180 days following the effective date of an annexation to request a zone change without a fee charged.

COMMITTEE RECOMMENDATION

The P&Z Commission, in a _ to _ vote, recommended _____ for the proposed annexation.
The P&Z Commission, in a _ to _ vote, recommended _____ for the proposed initial zoning.

STAFF RECOMMENDATION

Staff supports the proposed annexation.

Staff supports the initial zoning of M-1 (Light Manufacturing District). The proposed zoning is consistent with the surrounding industrial development pattern, as the subject tract is located within the Pinnacle Industrial Center and surrounded by existing M-1 zoning uses.

IMPACT ANALYSIS

M-1 (Light Manufacturing District):

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

Is this change contrary to the established land pattern?

No. The area is characterized by industrial development, including the Pinnacle Industrial Center and the El Pico Water Treatment Plant.

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

No. The subject tract is located within the Pinnacle Industrial Center and is surrounded by industrial zoning.

Will this change adversely influence living condition in the neighborhood?

No. There are no established residential neighborhoods in the area.

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

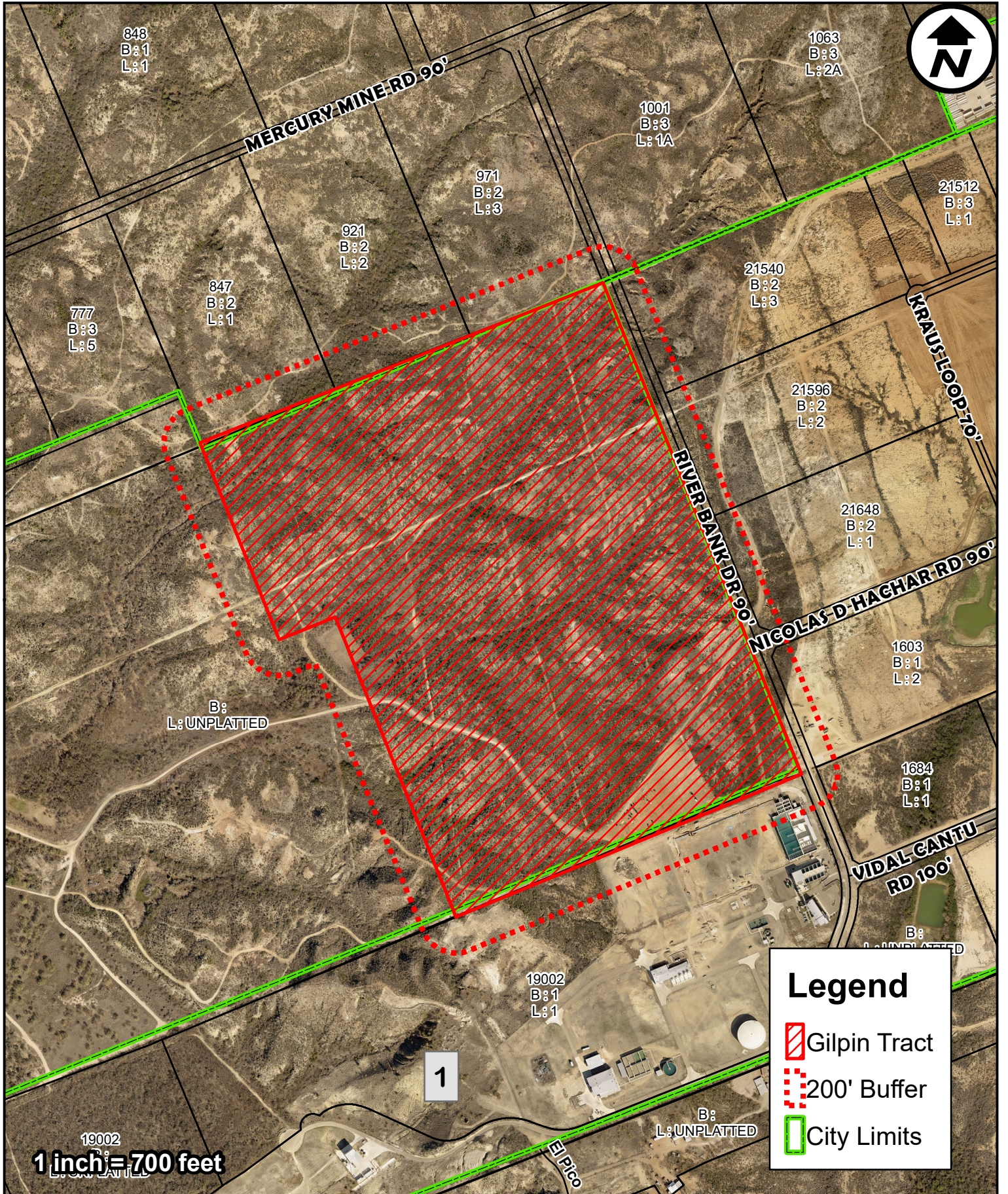
N/A

Fiscal Impact

Fiscal Year:	Click or tap here to enter text.
Budgeted Y/N?:	Click or tap here to enter text.
Source of Funds:	Click or tap here to enter text.
Account #:	Click or tap here to enter text.
Change Order: Exceeds 25% Y/N:	Click or tap here to enter text.

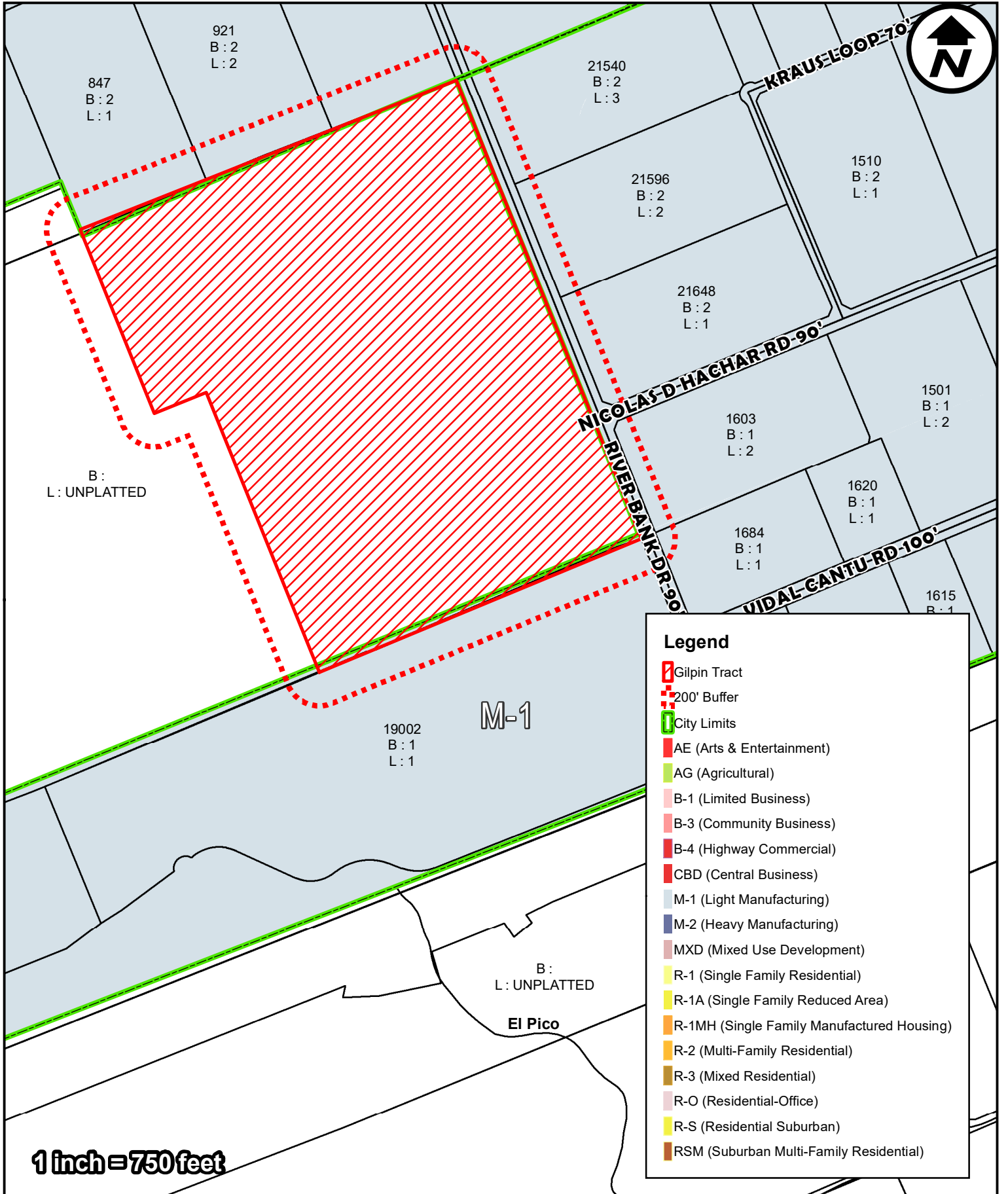
FINANCIAL IMPACT:

Click or tap here to enter text.



ZONING MAP

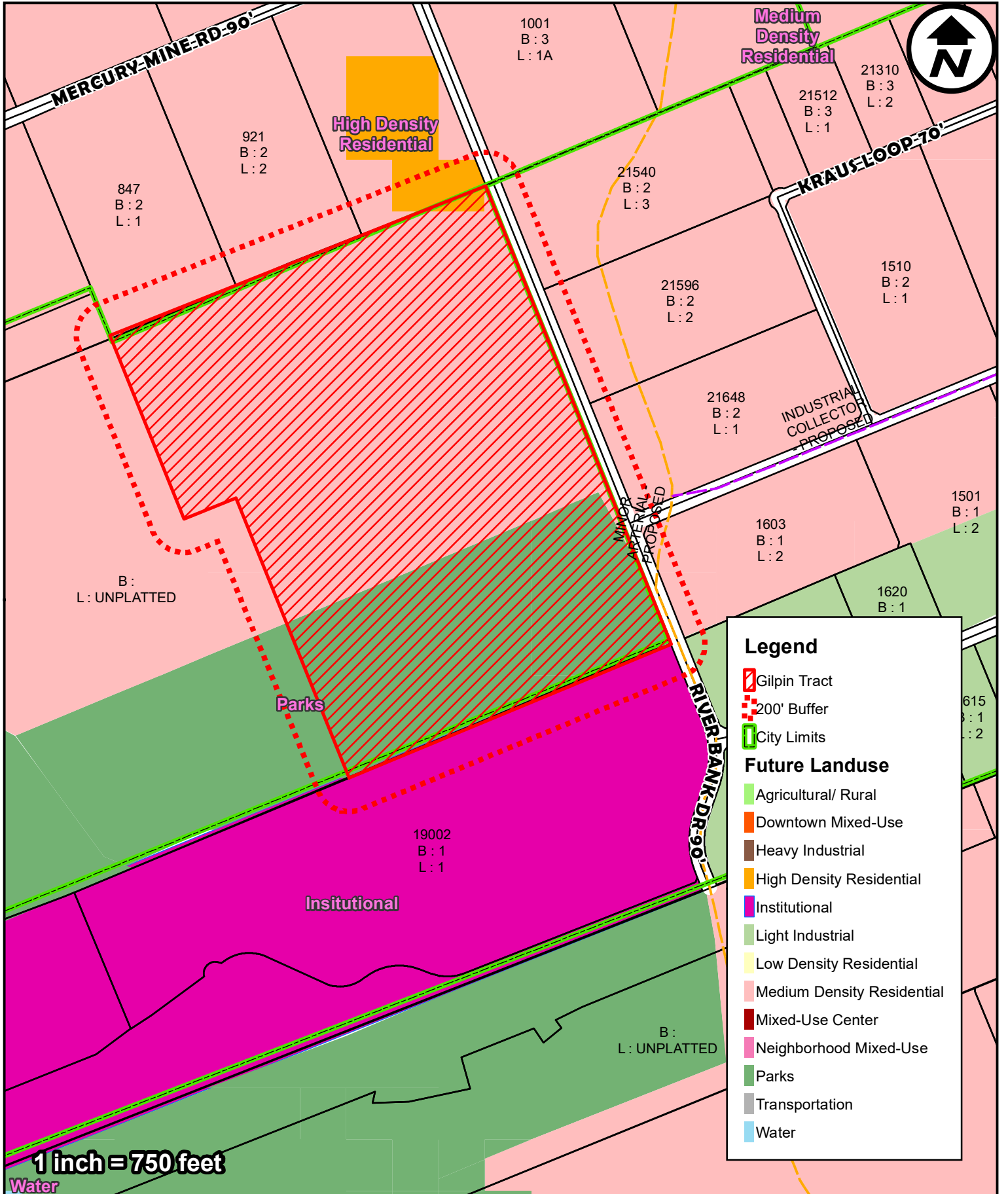
GILPIN ENGINEERING



1 inch = 750 feet

FUTURE LANDUSE

GILPIN ENGINEERING



Legend

- Gilpin Tract
- 200' Buffer
- City Limits

Future Landuse

- Agricultural/ Rural
- Downtown Mixed-Use
- Heavy Industrial
- High Density Residential
- Institutional
- Light Industrial
- Low Density Residential
- Medium Density Residential
- Mixed-Use Center
- Neighborhood Mixed-Use
- Parks
- Transportation
- Water

1 inch = 750 feet

Water

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

DISCLAIMER

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

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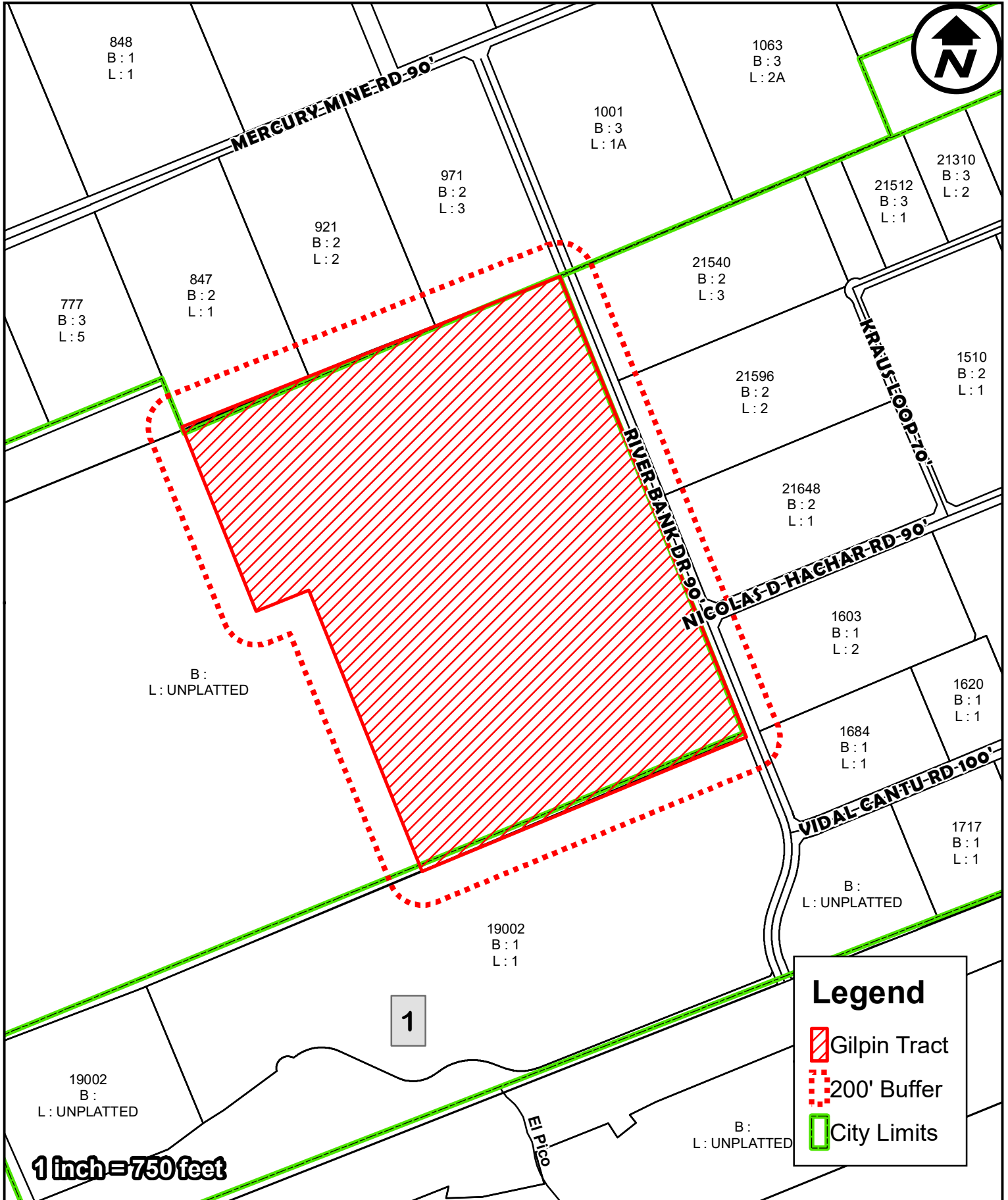
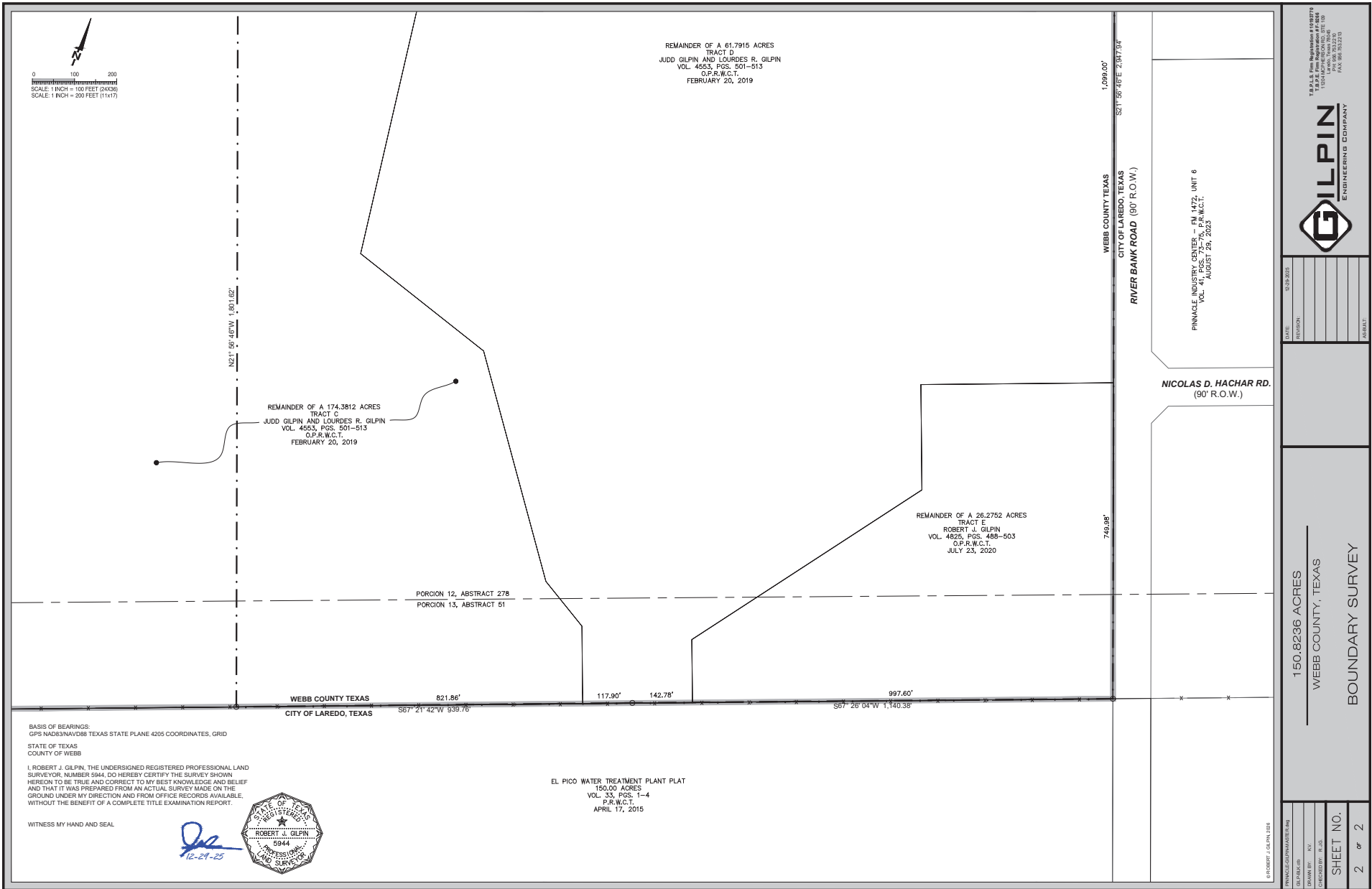


EXHIBIT A



T.S.P.L.S. Firm Registration # 1592779
 T.S.P.L.S. Firm Registration # 1592779
 T.S.P.L.S. Firm Registration # 1592779
 T.S.P.L.S. Firm Registration # 1592779
 T.S.P.L.S. Firm Registration # 1592779



DATE:	12-29-2025
REVISION:	
APPRAISER:	

NICOLAS D. HACHAR RD. (90' R.O.W.)

150.8236 ACRES
 WEBB COUNTY, TEXAS
 BOUNDARY SURVEY

PROJECT:	PINNACLE INDUSTRY CENTER
DRAWN BY:	RJG
CHECKED BY:	RJG
SHEET NO.	2 of 2

EXHIBIT A

December 29, 2025

STATE OF TEXAS *
COUNTY OF WEBB*
Annexation 2026
150.8236 Acres

FIELD NOTES DESCRIBING A 150.8236 ACRE PARCEL OF LAND, MORE OR LESS, BEING OUT OF A 51.3729 ACRE TRACT (TRACT B), RECORDED IN VOLUME 4553, PAGES 489-500, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, THE REMAINDER OF A 174.3812 ACRE TRACT (TRACT C) AND A 61.7915 ACRE TRACT (TRACT D), RECORDED IN VOLUME 4553, PAGES 501 - 513, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, AND THE REMAINDER OF A 26.2752 ACRE TRACT, RECORDED IN VOLUME 4825, PAGES 488 - 503, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS. HEREIN DESCRIBED PARCEL SITUATED IN PORCION 12, ABSTRACT 278, ORIGINAL GRANTEE S. SANCHES AND PORCION 13, ABSTRACT 51, ORIGINAL GRANTEE J.M. GARCIA, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning at a found ½ inch iron rod being an interior corner of Pinnacle Industry Center – FM 1472, Unit 13, recorded in Volume 42, Pages 46 – 52, Plat Records of Webb County, Texas, same being situated on the southwesterly right-of-way line of River Bank Road, for the **POINT OF BEGINNING** of this 150.8236 acre parcel, more or less, and the **northerly corner** hereof;

Thence, S21° 56' 46"E, with the common boundary between said Pinnacle Industry Center – FM 1472, Unit 13 and said remainder of a 174.3812 Acre Tract, a distance of 497.74 feet, to a found ½ inch iron rod being an exterior corner of said Pinnacle Industry Center – FM 1472, Unit 13, same being an exterior corner of Pinnacle Industry Center – FM 1472, Unit 6, recorded in Volume 41, Pages 73 - 75, Plat Records of Webb County, Texas, continuing with the same bearing and the common boundary between said Pinnacle Industry Center – FM 1472, Unit 6 and said remainder of a 174.3812 Acre Tract, a distance of 601.22 feet, to a point being the northerly corner of said the remainder of a 61.7915 Acre Tract, continuing with the same bearing and the common boundary between said Pinnacle Industry Center – FM 1472, Unit 6 and said remainder of 61.7915 Acre Tract, a distance of 1,099.00 feet, to a point being the northerly corner of said remainder of a 26.2752 Acre Tract, same being the westerly corner of said remainder of a 61.7915 Acre Tract, continuing with the same bearing and the common boundary between said Pinnacle Industry Center – Fm 1472, Unit 6 and said remainder of a 26.2752 Acre Tract, a distance of 749.98 feet, for a total distance of 2,947.94 feet, with the northeasterly line of herein described parcel, same being the southwesterly right-of-way line of River Bank Road, to a set ½ inch iron rod, being the southerly corner of said Pinnacle Industry Center – FM 1472, Unit 6, situated on the northwesterly line of El Pico Water Treatment Plant Plat, recorded in Volume 33, Pages 1-4, Plat Records of Webb County, Texas, for the **easterly corner** hereof;

EXHIBIT A

December 29, 2025

Thence, S67° 26' 04"W, along a fence occupied as the common boundary between said El Pico Water Treatment Plant Plat and said remainder of a 26.2752 Acre Tract, a distance of 997.60 feet, to a point being the southerly corner of said remainder of a 26.2752 Acre Tract, same being an exterior corner of said remainder of a 61.7915 Acre Tract, continuing with the same bearing along a fence occupied as the common boundary between said El Pico Water Plant Plat and said remainder of a 61.7915 Acre Tract, a distance of 142.78 feet, for a total distance of 1,140.38 feet, with the southeasterly line of herein described parcel, to a set ½ inch iron rod, for a point of deflection hereof;

Thence, S67° 21' 42"W, along a fence occupied as the common boundary between said El Pico Water Treatment Plant Plat and said remainder of a 61.7915 Acre Tract, a distance of 117.90 feet, to a point being the southerly corner of said remainder of a 61.7915 Acre Tract, same being an exterior corner of said remainder of a 174.3812 Acre Tract, continuing with the common boundary along a fence occupied as the common boundary between said El Pico Water Treatment Plant Plat and said remainder of a 174.3812 Acre tract a distance of 821.86 feet, for a total distance of 939.76 feet, with the southeasterly line of herein described parcel, to a set ½ inch iron rod, for the **southerly corner** hereof;

Thence, N21° 56' 46"W, with the southwesterly line of herein described parcel, a distance of 1,801.62 feet, to a set ½ inch iron rod, for an interior corner hereof;

Thence, S68° 03' 14"W, with the southwesterly line of herein described parcel, a distance of 335.81 feet, to a set ½ inch iron rod, for an exterior corner hereof;

Thence, N21° 56' 46"W, with the southwesterly line of herein described parcel, a distance of 914.27 feet, to a point situated on the common boundary line between said 51.3729 Acre Tract and said remainder of a 174.3812 Acre Tract, continuing with the same bearing and southwesterly line of herein described parcel, a distance of 267.20 feet, for a total distance of 1,181.47 feet, to a found ½ inch iron rod, being the southerly corner of said Pinnacle Industry Center – FM 1472, Unit 13, same being the easterly corner of a 66.4720 Acre Tract, recorded in Volume 5758, Pages 877 – 883, Official Public Records of Webb County Texas, for the **westerly corner** hereof;

Thence, N67° 59' 49" E, along a fence occupied as the common boundary between said Pinnacle Industry Center – FM 1472, Unit 13 and said 51.3729 Acre Tract, a distance of 298.37 feet, to a point being the northerly corner of said 51.3729 Acre Tract, same being an exterior corner of said remainder of a 174.3812 Acre Tract, continuing with the same bearing along a fence occupied as the common boundary between said Pinnacle Industry Center FM 1472, Unit 13 and said remainder of a 174.3812 Acre Tract, a distance of 862.83 feet, for a total distance of 1,161.20 feet, with the northwesterly line of herein described parcel, for a point of deflection hereof;

EXHIBIT A

December 29, 2025

Thence, N68° 40' 24" E, along a fence occupied as the common boundary between said Pinnacle Industry Center – FM 1472, Unit 13 and said remainder of a 174.3812 Acre Tract, same being the northwesterly line of herein described parcel, a distance of 1,234.23 feet, to a found fence corner post, for a point of deflection hereof;


Thence, N66° 01' 30"E, along a fence occupied as the common boundary between said Pinnacle Industry Center – FM 1472, Unit 13 and said remainder of a 174.3812 Acre Tract, a distance of 20.47 feet, same being the northwesterly line of herein described parcel, to said **POINT OF BEGINNING**, containing within these metes and bounds 150.8236 acres, more or less.


BASIS OF BEARINGS:
GPS NAD83/NAVD88 TEXAS STATE PLANE 4205 – GRID

STATE OF TEXAS
COUNTY OF WEBB

I, ROBERT J. GILPIN, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR, NUMBER 5944, DO HEREBY CERTIFY THE FOREGOING METES AND BOUNDS DESCRIPTION TO BE TRUE AND CORRECT TO MY BEST KNOWLEDGE AND BELIEF, AND THAT IT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND FROM OFFICE RECORDS AVAILABLE, WITHOUT THE BENEFIT OF A COMPLETE TITLE EXAMINATION REPORT.

WITNESS MY HAND AND SEAL


12-29-25



The seal is an octagonal stamp with a decorative border. The text inside the seal reads: "STATE OF TEXAS" at the top, "REGISTERED" below it, a five-pointed star in the center, "ROBERT J. GILPIN" below the star, "5944" below the name, and "PROFESSIONAL LAND SURVEYOR" at the bottom.

2026 ANNEXATION
150.8236 ACRES

Point of Beginning: North: 17127149.64' East: 633705.60'

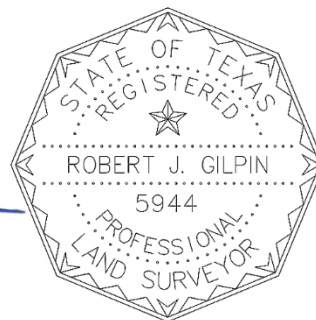
Line Course : S66° 01' 30"W Length: 20.47'
North : 17127141.32' East: 633686.90'
Line Course : S68° 40' 24"W Length: 1234.23'
North : 17126692' East: 632537.19'
Line Course : S67° 59' 49"W Length: 1161.20'
North : 17126257' East: 631460.56'
Line Course : S21° 56' 46"E Length: 1181.47'
North : 17125161.55' East: 631902.12'
Line Course : N68° 03' 14"E Length: 335.81'
North : 17125287.05' East: 632213.60'
Line Course : S21° 56' 46"E Length: 1801.62'
North : 17123615.98' East: 632886.92'
Line Course : N67° 21' 42"E Length: 939.76'
North : 17123977.71' East: 633754.28'
Line Course : N67° 26' 04"E Length: 1140.38'
North : 17124415.32' East: 634807.35'
Line Course: N21° 56' 46"W Length: 2947.94'
North : 17127149.64' East: 633705.61'

Closure Course : N27° 38' 19"W Length: 0.00'
North : 17127149.64' East: 633705.60'

Error North:-0.00 East: 0.00

Perimeter: 10,762.88' Area: 150.8236 Acres


12-29-25



FEASIBILITY STUDY

TRACT 4: Gilpin Tract Acres: 150.82

APPLICANT: Robert J. Gilpin

LOCATION: Northwest of Nicolas D. Hachar road and River Bank Drive

PROPOSED DEVELOPMENT: Industrial **Proposed Take Down:** 2026

	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	Build-out
Estimated population per development year	0	0	0	0	0	0	0	0	0	0	0
Total acreage	150.82	150.82	150.82	150.82	150.82	150.82	150.82	150.82	150.82	150.82	150.82
Single family dwelling units	0	0	0	0	0	0	0	0	0	0	0
Institutional	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Industrial/ commercial acreage	150.82	150.82	150.82	150.82	150.82	150.82	150.82	150.82	150.82	150.82	150.82
Park/Open Space (acres)	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Taxable Value (cumulative)	\$53,245.00	\$41,768,095.32	\$41,768,095.32	\$41,768,095.32	\$41,768,095.32	\$41,768,095.32	\$41,768,095.32	\$41,768,095.32	\$41,768,095.32	\$41,768,095.32	\$41,768,095.32
GENERAL FUND (cumulative; rates shown are static, in all likelihood some increase will occur)											
Taxes: Property	\$269.47	\$211,384.15	\$211,384.15	\$211,384.15	\$211,384.15	\$211,384.15	\$211,384.15	\$211,384.15	\$211,384.15	\$211,384.15	\$211,384.15
Garbage Fees	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Stormwater Fees	\$0.00	\$1,104.00	\$1,104.00	\$1,104.00	\$1,104.00	\$1,104.00	\$1,104.00	\$1,104.00	\$1,104.00	\$1,104.00	\$1,104.00
TOTAL	\$269.47	\$212,488.15	\$212,488.15	\$212,488.15	\$212,488.15	\$212,488.15	\$212,488.15	\$212,488.15	\$212,488.15	\$212,488.15	\$212,488.15
<i>*Garbage fees are not applicable to industrial sites because City of Laredo is not capable of providing services. They are serviced by private providers.</i>											
GENERAL FUND EXPENDITURES (data based on per capita cost; cost data not available for commercial properties)											
Police	\$4,426.90	\$4,426.90	\$4,426.90	\$4,426.90	\$4,426.90	\$4,426.90	\$4,426.90	\$4,426.90	\$4,426.90	\$4,426.90	\$4,426.90
Fire & EMS	\$2,840.36	\$2,840.36	\$2,840.36	\$2,840.36	\$2,840.36	\$2,840.36	\$2,840.36	\$2,840.36	\$2,840.36	\$2,840.36	\$2,840.36
Sanitation/Street Maintenance	\$489.56	\$489.56	\$489.56	\$489.56	\$489.56	\$489.56	\$489.56	\$489.56	\$489.56	\$489.56	\$489.56
TOTAL	\$7,756.82	\$7,756.82	\$7,756.82	\$7,756.82	\$7,756.82	\$7,756.82	\$7,756.82	\$7,756.82	\$7,756.82	\$7,756.82	\$7,756.82
REVENUES - EXPENDITURES	-\$7,487.35	\$204,731.34	\$204,731.34	\$204,731.34	\$204,731.34	\$204,731.34	\$204,731.34	\$204,731.34	\$204,731.34	\$204,731.34	\$204,731.34
ENTERPRISE SYSTEM REVENUES (cumulative)											
Water System	\$0.00	\$3,286.73	\$3,352.46	\$3,419.51	\$3,487.90	\$3,557.66	\$3,628.81	\$3,701.39	\$3,775.42	\$3,850.93	\$3,850.93
Wastewater System	\$0.00	\$2,484.04	\$2,533.72	\$2,584.40	\$2,636.09	\$2,688.81	\$2,742.59	\$2,797.44	\$2,853.39	\$2,910.45	\$2,910.45
ENTERPRISE SYSTEM EXPENDITURES (cumulative)											
Water System	\$0.00	\$3,165.60	\$3,228.91	\$3,293.49	\$3,359.36	\$3,426.54	\$3,495.08	\$3,564.98	\$3,636.28	\$3,709.00	\$3,709.00
Wastewater System	\$0.00	\$2,382.24	\$2,429.88	\$2,478.48	\$2,528.05	\$2,578.61	\$2,630.18	\$2,682.79	\$2,736.44	\$2,791.17	\$2,791.17
SYSTEM PROFIT/ (LOSS)	\$0.00	\$222.94	\$227.39	\$231.94	\$236.58	\$241.31	\$246.14	\$251.06	\$256.08	\$261.20	\$261.20
Additional revenues (at proposed rates):											
	\$293,141	for water treatment capacity									
	\$293,141	for wastewater treatment capacity									
RECOMMENDATION: APPROVAL											

**CITY OF LAREDO
ANNEXATION AGREEMENT AND SERVICE PLAN
TRACT 4
GILPIN TRACT**

WHEREAS, the City of Laredo is a home rule municipality and a political subdivision of the State of Texas; and

WHEREAS, Chapter 43.003 of the Texas Local Government Code specifically sets out the legal requirements for the annexation of land adjoining the city limits of a home-rule municipality, such as the City of Laredo, Texas; and

WHEREAS, Robert J. Gilpin has filed a voluntary petition with the City of Laredo for the annexation of 150.8236 acres, more or less, tract of land, said tract of land being more particularly described by metes and bounds on the attached Exhibit "A"; and

WHEREAS, Section 1.04 of the Charter of the City of Laredo requires the execution of an annexation agreement between the City of Laredo and the landowner of the territory being annexed; and

WHEREAS, Section 43.0672 of the Texas Local Government Code, requires the preparation of a service plan describing the provision of municipal services to the territory being annexed, prior to implementation of annexation proceedings and related public hearings.

NOW, THEREFORE, FOR AND IN CONSIDERATION, of the sum of Seven-Hundred Fifty and No/100 Dollars (\$750.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the **CITY OF LAREDO**, a home-rule municipality, and Robert J. Gilpin being the parties to this **ANNEXATION AGREEMENT AND SERVICE PLAN**, do hereby mutually acknowledge, consent, and agree to the following terms, conditions and service plan for annexation by the City of Laredo of 150.8236 acres tract of land, more or less, belonging to Robert J. Gilpin.

SERVICE PLAN

A petition for annexation from Robert J. Gilpin, was received for property designated as "Tract 4 (Gilpin Tract)" described by metes and bounds in Exhibit "A" of this Annexation Agreement and Service Plan and made a part hereof for all purposes. This Service Plan was prepared in accordance with the requirements of Section 43.0672 of the Texas Local Government Code and was available for review by the public at hearings duly held on May 18, 2026. Public notice of the hearings was provided on May 2, 2026, not more than twenty or less than ten days before the hearings as provided in Section 43.0673 of the Texas Local Government Code.

Section 1. Services to be provided on the effective date of annexation

1. Police Protection: Police protection shall be provided to the tract immediately upon the effective date of annexation. Police protection shall include traffic control enforcement, crime prevention activities, police patrol, crime investigation, and emergency response.

2. Fire protection and Emergency Medical Services: First response fire and EMS services will be provided to the area from Fire Station No. 10, which is located approximately 8.8 miles from the proposed site. Fire services include protection, prevention, and emergency medical response.

3. Solid Waste Collection: The collection and disposal of solid waste will be extended to the area within thirty days from the effective date of annexation on the same basis as other residential and institutional customers. Institutional, commercial, and industrial generators of solid waste may use city services or contract with private haulers. Disposal of all solid waste will be at the municipal sanitary landfill. Fees charged customers within the tract will be the same as all similarly classified customers.

4a. Operation and Maintenance of Public Water Services

RESIDENTIAL ANNEXATION FEE FOR WATER:

Lots under 10,000 sq.ft.	\$1,298.70/lot (135 gpcd X 3.7 person/lot X \$2.60/gal)
Lots over 10,000 sq.ft.	\$1,943.59/lot

COMMERCIAL/INDUSTRIAL ANNEXATION FEE FOR WATER:

Less than 1.0 acres	\$1,295.66/lot
Lots 1 acre and Fraction:	\$1,943.60/acre

This fee is in addition to water availability or other fees but shall be superseded by the adoption and implementation of impact fees. Water service will be to the customer at the same rates charged like customers within the City Limits. The City Charter and City Ordinance require that all line extensions be made at the expense of the developer to conform to City Standards. Water for fire protection services will be provided to the tract on the same basis and subject to the same requirements as all new development within City Limits.

4b. Operation and Maintenance of Public Wastewater Services:

RESIDENTIAL ANNEXATION FEE FOR SANITARY SEWER:

Lots under 10,000 sq.ft.	\$2,205.20/lot (100 gpcd X 3.7 person/lot X \$5.96/gal)
Lots over 10,000 sq.ft.	\$2,591.48/lot

COMMERCIAL/INDUSTRIAL ANNEXATION FEE FOR SANITARY SEWER:

Less than 5.0 acres	\$1,593.00/acre (15 people/ac. X 18 gallons/person/day X \$5.90 gallon=\$1,593.00)
More than 5.01 acres	\$1,943.60/acre

This fee is in addition to water availability or other fees but shall be superseded by the adoption and implementation of impact fees. Wastewater service will be provided to the customer at the same rates charged like customers within the City Limits. The City Charter and City Ordinance require that all line extensions be made at the expense of the developer to conform to City Standards. Wastewater services will be provided to the tract on the same basis and subject to the same requirements as all new development within City Limits.

5. Maintenance of roads and streets: Public roads and streets will be maintained on the effective date of the annexation in the same manner as all roads and streets within the city limits. All thoroughfare rights-of-way shall be dedicated to comply with the Long-Range Thoroughfare requirements of the City of Laredo's Comprehensive Plan. Road maintenance consists of repair of paving, maintenance of traffic lights, controls and signals, and will be provided immediately upon annexation. Street lighting is required of all new development and will be provided at petitioner's expense.

6. Operation and Maintenance of parks, playgrounds and swimming pools: Any future residential developments proposed to be constructed on the annexed property must satisfy all requirements for parkland and improvement fees, as defined in the most recently adopted Parkland Dedication Ordinance.

7. Operation and Maintenance of other public facilities: No public facilities, public buildings, or other service facilities are presently located within the tract. All facilities required by the development shall be provided at the expense of the petitioner, its successors and assigns, or jointly in cooperation with the city at such time as warranted by the development.

The Service Plan does not contemplate the creation of another political subdivision, nor will it require the funding of capital improvements by the petitioner to which petitioner has not agreed prior to the institution of proceedings, or which will be charged in any manner inconsistent with Chapter 395 of the Texas Local Government Code. The Service Plan does not propose services in the area in a manner that would have the effect of reducing by more than a negligible amount the level of fire and police protection and emergency medical services provided within the corporate boundaries of the municipality before annexation.

If the annexed area had a lower level of services, infrastructure, and infrastructure maintenance than the level of services, infrastructure, and infrastructure maintenance provided within the corporate boundaries of the municipality before annexation, a service

plan must provide the annexed area with a level of services, infrastructure, and infrastructure maintenance that is comparable to the level of services, infrastructure, and infrastructure maintenance available in other parts of the municipality with topography, land use, and population density similar to those reasonably contemplated or projected in the area.

Section 2. Capital Improvements

The tract does not require the construction or acquisition of capital improvements by the City. Petitioner agrees to provide all roadways, drainage, and all public improvements at such time as the property is platted.

Section 3. Land Use

When the annexation results in the abutment of residential uses with M-1 (Light Manufacturing District) as defined in the Laredo Land Development Code, a 100 ft. buffer yard between the different land uses shall be required, and the buffer yard shall be maintained by the property owner. This *Section 3. Land Use* shall survive the expiration of this agreement.

The Service Plan is valid for a period of ten years, and all services within the area shall be provided in accordance with the Plan. Should an ordinance pertaining to reserve areas or impact fees be adopted by the City Council, the ordinance shall supersede any provisions established herein.

THIS ANNEXATION AGREEMENT AND SERVICE PLAN WAS ENTERED INTO AND EXECUTED ON THIS _____ DAY OF _____, 2026.

**CITY OF LAREDO,
a Texas Municipal Corporation**

By: _____

**Joseph Neeb
City Manager**

ATTESTED:

Mario Maldonado, Jr.
City Secretary

Robert J. Gilpin

By: _____
Roberto J. Gilpin

APPROVED AS TO FORM:

Doanh "Zone" T. Nguyen
City Attorney

ACKNOWLEDGMENT

State of Texas *
County of Webb *

This instrument was acknowledged before me on this ____ day of _____ ,
2026 by Joseph Neeb, for and on behalf of the City of Laredo.

Notary Public, State of Texas

ACKNOWLEDGMENT

State of Texas *
County of Webb *

This instrument was acknowledged before me on this ____ day of _____ ,
2026 by Robert J. Gilpin.

Notary Public, State of Texas

ORDINANCE NO. 2026-O-XX

ALTERING AND EXTENDING THE BOUNDARY LIMITS OF THE CITY OF LAREDO, ANNEXING ADDITIONAL TERRITORY OF APPROXIMATELY 150.8236 ACRES OF LAND, MORE OR LESS, LOCATED NORTHWEST OF NICOLAS D. HACHAR ROAD AND RIVER BANK DRIVE; PROVIDING FOR THE EFFECTIVE DATE OF THE ORDINANCE; AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT ADOPTING A SERVICE PLAN FOR THE ANNEXED TERRITORY; AND ESTABLISHING THE INITIAL ZONING OF M-1 (LIGHT INDUSTRIAL DISTRICT) FOR APPROXIMATELY 150.8236 ACRES OF LAND, MORE OR LESS.

WHEREAS, the land hereinafter described is contiguous to the corporate limits of the City of Laredo, Texas, and is located within its extraterritorial jurisdiction; and

WHEREAS, the owner of the land has applied for the voluntary annexation of the land, described by the metes and bounds and attached hereto and made a part hereof for all the purposes, as set out in Exhibit "A"; and

WHEREAS, the City of Laredo has an unused allocation from prior calendar years; and

WHEREAS, the City Council believes and so finds that the annexation of such land is in the public interest and will promote the general welfare; and

WHEREAS, a public hearing was held in compliance with Article 43.0673, of the Municipal Annexation Act, giving all persons interested in such annexation an opportunity to be heard; and

WHEREAS, notice of such public hearing was duly given, as provided by law, and such hearing was held on the date and at the time, place and hour so announced; and

WHEREAS, at said Public Hearing, the proposed Service Plan for the annexation land herein described was considered by the City Council and was made available for public inspection.

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

Section 1: That the City of Laredo hereby adopts a Service Plan for the extension of municipal services into the land described in Exhibit "A". A copy of said Service Plan is marked Exhibit "B" attached hereto and made a part hereof for all purposes.

Section 2: That the following described land containing 150.8236 acres lying adjacent to and adjoining the City of Laredo is hereby added and annexed to the City of Laredo,

and said land be and is included within the boundary limits of the City of Laredo, and the present boundary limits of said City, at the various points contiguous to the area hereinafter described, are altered and amended so as to include said area within the corporate limits of the City of Laredo. That from and after the effective date of this Ordinance, the Boundary Limits of the City of Laredo shall include all such additional, adjacent, and hereby annexed land herein above described in Section 2. That from and after the final passage and adoption of this Ordinance, the Boundary Limits of the City of Laredo, Texas, shall be as herein above set out in Exhibit "A", and the property situated therein shall bear its pro rata part of the taxes levied by the City of Laredo, and the inhabitants thereof shall be entitled to all the rights and privileges of all the citizens and shall be bound by the acts, ordinances, resolutions and regulations of the City of Laredo.

Section 3: That the Zoning Map of the City of Laredo be and is hereby amended to show the initial zoning designation boundaries for the land, as per the attached survey and metes and bounds, as set out in Exhibit "A", attached hereto and made a part hereof for all purposes as M-1 (Light Manufacturing District).

Section 4: Severability

If any provision, section subsection, sentence, clause, or phrase of this ordinance, or the application of the same to any person or set of circumstances is for any reason held to be unconstitutional, void or invalid, the validity of the remaining portions of this ordinance or their application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Council in adopting this ordinance that no portion hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness or invalidity or another portion hereof, and all provisions of this ordinance are declared to be severable for that purpose.

Section 5: Open Meeting

The City Council officially finds, determines, recites and declares that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the city hall of the City for the time required by law preceding this meeting as required by the Open Meeting Law, Article 6252-17, Texas Revised Civil Statutes Annotated; and that this meeting has been open to the public as required by law at all times during which this ordinance and the subject matter approves and confirms such written notice and the contents and posting hereof.

Section 6: That this Ordinance shall be published in the manner provided in article II, Section 2.09 (D) of the Charter of the City of Laredo.

Section 7: This Ordinance shall become effective upon passage.

APPROVED BY THE MAYOR ON THIS THE _____ DAY OF _____, 2026.

DR. VICTOR D. TREVIÑO
MAYOR

ATTEST:

MARIO MALDONADO, JR.
CITY SECRETARY

APPROVED AS TO FORM:

DOANH "ZONE" T. NGUYEN
CITY ATTORNEY

City of Laredo

Planning & Zoning Commission

Meeting Date: 4/16/2026
Ordinance 7P

Public Hearing and Recommendation of an

SUBJECT

Public hearing and recommendation of an ordinance amending the City of Laredo Subdivision Ordinance, Chapter III, Section 3.2 Entitled "Streets and Alleys," by adding definitions for block length and block width; providing that this ordinance shall be cumulative; providing for severability clause; and providing for publication and effective date.

BACKGROUND

The current Subdivision Ordinance establishes minimum and maximum block length requirements for subdivisions. However, it does not define how block length is to be measured, nor does it distinguish block length from block width, which is not currently defined.

As a result, the absence of clear measurement standards has led to potential inconsistencies in interpretation and application of the ordinance. Therefore, the City finds it necessary to amend the Subdivision Ordinance to define block length and block width and establish a consistent methodology for measurement, thereby ensuring uniform administration and enforcement of subdivision regulations.

STAFF COMMENTS:

Following the conclusion of the continued public hearing at the April 16, 2026 meeting, the Planning and Zoning Commission shall forward its recommendation to the City Council in accordance with Chapter 6, Section 6-1 of the Subdivision Ordinance.

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

Staff recommends approval of the proposed amendment to the Subdivision Ordinance to define block length and block width and establish a consistent methodology for measurement, as it will provide clarity and ensure uniform interpretation and administration of subdivision regulations.

ORDINANCE NO. 2026-O-XX

AMENDING THE CITY OF LAREDO SUBDIVISION ORDINANCE, CHAPTER III, SECTION 3.2 ENTITLED “STREETS AND ALLEYS,” BY ADDING DEFINITIONS FOR BLOCK LENGTH AND BLOCK WIDTH; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE; PROVIDING FOR SEVERABILITY CLAUSE; AND PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

WHEREAS, the City of Laredo Subdivision Ordinance regulates the subdivision of land with the corporate limits and extra territorial jurisdiction (ETJ) of the City of Laredo;

WHEREAS, Section 3.2 N. 1. of the Subdivision Ordinance establishes minimum and maximum block length requirements for subdivision; and

WHEREAS, the Subdivision Ordinance, however, does not currently define how block length is to be measured nor distinguish it from block width, which is not presently defined in the ordinance; and

WHEREAS, the City finds it necessary to amend the Subdivision Ordinance to clarify the definitions of block length and block width in order to provide consistent interpretation and administration of the subdivision regulations; and

WHEREAS, notice of the ordinance amendment was advertised in the newspaper at least three (3) days prior to the public hearing held before the Planning and Zoning Commission on this matter;

WHEREAS, on [] the Planning and Zoning Commission held a public hearing which was subsequently recessed and reconvened on [], at which time the Planning and Zoning Commission recommended approval of the ordinance amendment;

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

WHEREAS, the City Council held a public hearing on [], and found the proposed ordinance amendment appropriate, necessary and consistent with the Laredo Comprehensive Plan, and in the best interest of the public health, safety and welfare.

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

Section 1: Chapter III, Section 3.2 N. 1. of the Laredo Subdivision Ordinance is hereby amended to read as follows:

N. Blocks and Street Lengths.

1. Block Lengths shall be measured from property corner to property corner along the block face having the greatest dimension or along the block face on which the greatest number of lots face, whichever is greater (See Figure 1). In the case of a dead-end street, the block length shall be measured from the point at which the centerlines at the nearest intersecting street converges then along the centerline of the dead-end street to the center point of the cul-de-sac (See figure 2).

Block widths shall be measured from property corner to property corner along the block face having the least dimension or along the block face on which the fewest number of lots face, whichever is less (See Figure 1).

- a. Block lengths shall not exceed one thousand two hundred feet (1,200) or be less than three hundred (300) feet, except as may be required by the Commission in the proper projection of existing major thoroughfares, and on existing platted blocks.
- [a.] b. Block lengths and street lengths may be waived by the Planning and Zoning Commission provided that the waiver is requested in writing, incorporates traffic impact mitigation measures into a site plan, which is then submitted in conjunction with a preliminary plat/replat application.
- [b] c. No block length waiver may be granted by the Planning and Zoning Commission unless traffic impact mitigation measures comply with standards (herein adopted as minimum standards) of the Institute of Transportation Engineers (Latest Edition) and as set out in the "Transportation and Land Development Manual (Latest Edition)".
- [c] d. No block length waiver may be granted which modifies the City of Laredo Comprehensive Plan or the Thoroughfare Plan of the Comprehensive Plan addressing thoroughfares, highways, arterials, and collectors, or of the proper extension of any street.
- [d] e. A block length waiver shall not compromise safety.

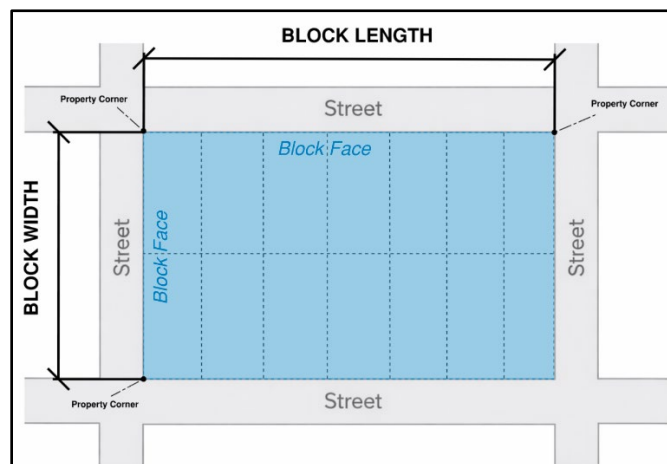


Figure 1

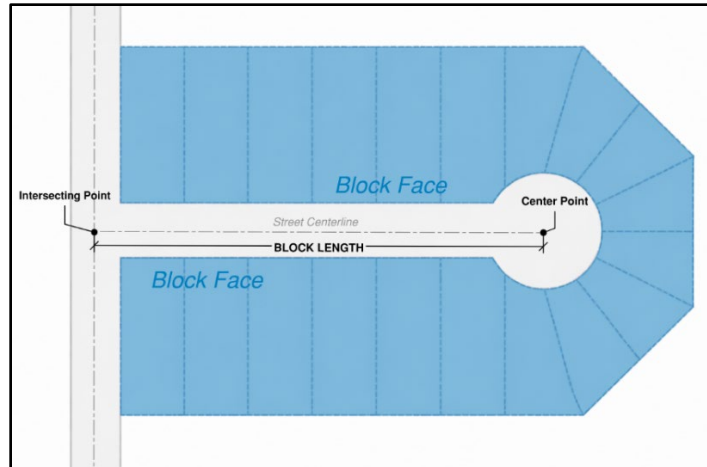


Figure 2

Section 2. The City Secretary of the City of Laredo is hereby directed to publish the proposed Ordinance as required by Section 2.09 of the Charter of the City of Laredo.

Section 3. The publishers of the City Code of Laredo, Texas are authorized to amend said code to reflect the changes adopted herein and to correct typographical errors and to index, format and number paragraphs to conform to the existing code.

Section 4. This Ordinance shall become effective from and after its adoption and publication in accordance with the provisions of the Charter of the City of Laredo.

Section 5. Cumulative - This ordinance shall be cumulative of all provisions of ordinances of the City of Laredo Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

Section 6. Severability - It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

Section 7. Open Meeting – The City Council officially finds, determines, recites and declares that a sufficient written notice of the date, hour, place and subject of this meeting of the City Council was posted at a place convenient to the public at the City Hall of the City for the time required by law preceding this meeting as required by the Open Meeting Law, Article 6252-17, Texas Revised Civil Statutes Annotated; and that this meeting has been open to the public as required by law at all times during the which this ordinance and the subject matter was

considered and approves confirms such written notice and the contents and posting hereof.

**PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS THE
_____ DAY OF _____, 2026.**

**DR. VICTOR D. TREVIÑO
MAYOR**

ATTEST:

**MARIO MALDONADO, JR.
CITY SECRETARY**

APPROVED AS TO FORM:

**DOANH “ZONE” T. NGUYEN
CITY ATTORNEY**

City of Laredo

Planning & Zoning Commission

Meeting Date: 4/16/2026

Master Plan Consideration 8A

SUBJECT

Consideration of a revision to the Ponderosa Masterplan. The intent is residential, commercial, multifamily, and industrial. The purpose of the revision is to reconfigure lots within Unit 3A and Unit 6.

PL-087-2026

District III - Cm. Melissa R. Cigarroa

District IV - Cm. Ricardo "Rick" Garza

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Killam Development Ltd.

ENGINEER: Mesquite Engineering

SITE: This 605-acre tract of land is located south of E. Saunders, U.S. Highway 59, and east and west of Bob Bullock Loop (Loop 20). The zoning for this development is R-1A (Single Family Reduced Area District), R-1 (Single Family Residential District), R-2 (Multi-Family District), B-3 (Community Business District), B-4 (Highway Commercial District), and M-1 (Light Manufacturing District). This tract is located in District III - Cm. Melissa R. Cigarroa & District IV - Cm. Ricardo "Rick" Garza.

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Identify the lots of Ponderosa Commercial Subdivision, Unit 3A, Phase 1.
2. Provide a vicinity map.
3. Access to Loop 20 is subject to the review and approval by Texas Department of Transportation (TX-DOT).
4. Submit a master plan revision to the City of Laredo Building Development Services GIS Division within 10 days of Planning and Zoning Commission approval in a geo-referenced CAD file (Section 2-3.2 (a) 4 - Subdivision Ordinance).

5. All improvements as per the Subdivision Ordinance.

Traffic Safety:

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

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

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

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

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

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

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

b. No block length waiver may be granted by the Planning and Zoning Commission unless traffic impact mitigation measures comply with standards (herein adopted as minimum standards) of the Institute of Transportation Engineers (Latest Edition) and as set out in the "Transportation and Land Development Manual (Latest Edition)".

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

d. A block length waiver shall not compromise safety.

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

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

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

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

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

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

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

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

Streets in a subdivision shall:

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

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

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

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

14. Follow functional hierarchy of roads (As per AASHTO Chapter 1)

Fire: No comments submitted.

Engineering: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

AT&T: No comments submitted.

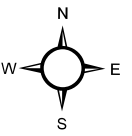
NOTICE TO THE DEVELOPER:

Planning:

1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.

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



REVISED SUBMITTED MASTERPLAN

OWNERSHIP TRACTS

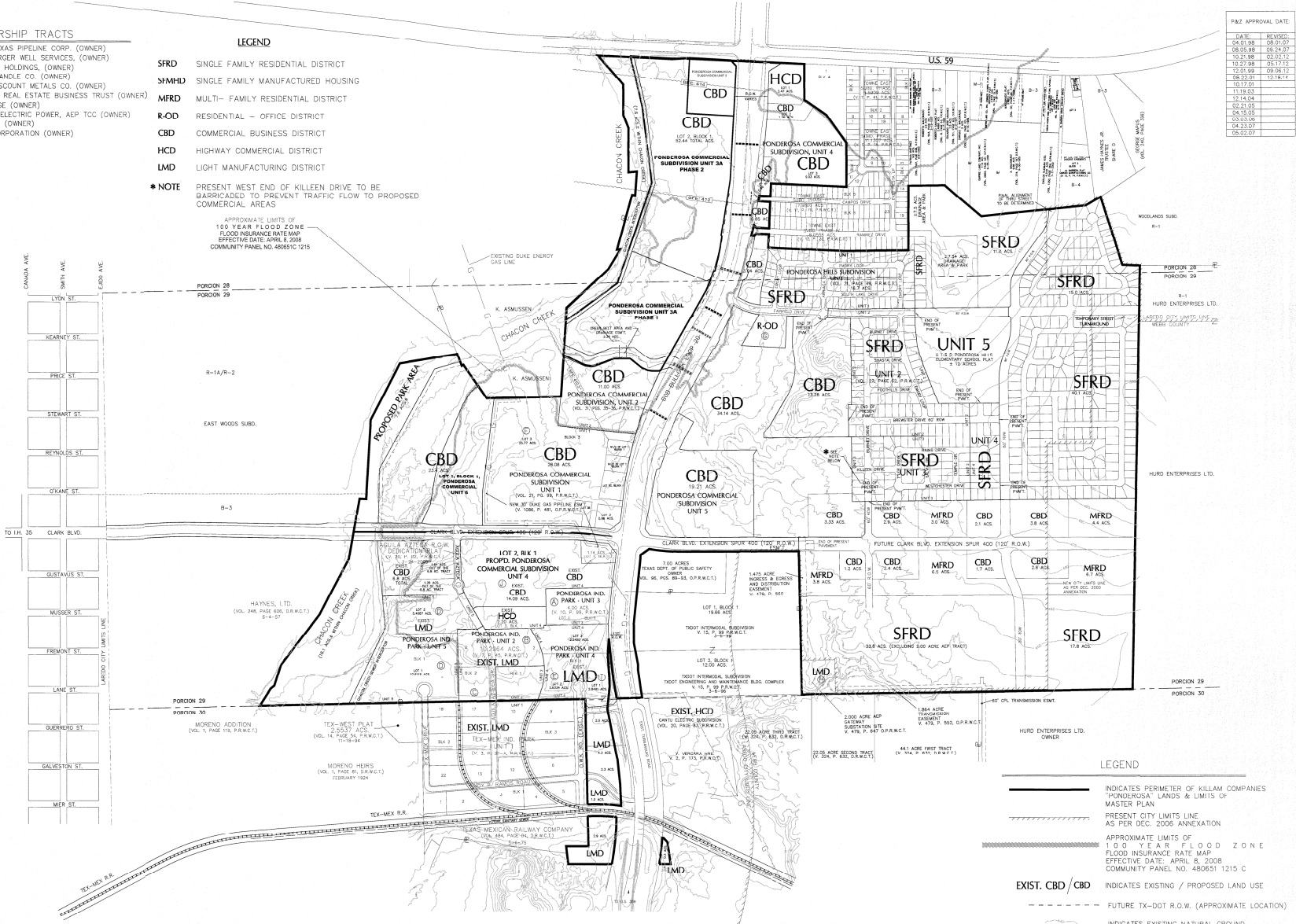
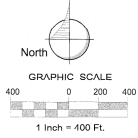
- ⊖ MIDCON TEXAS PIPELINE CORP. (OWNER)
- ⊖ SCHLUMBERGER WELL SERVICES, (OWNER)
- ⊖ WHITWORTH HOLDINGS, (OWNER)
- ⊖ MIRACLE CANDLE CO. (OWNER)
- ⊖ LAREDO DISCOUNT METALS CO. (OWNER)
- ⊖ WAL-MART REAL ESTATE BUSINESS TRUST (OWNER)
- ⊖ ELK'S LODGE (OWNER)
- ⊖ AMERICAN ELECTRIC POWER, AEP TCC (OWNER)
-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

LEGEND

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


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

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




FAZ APPROVAL DATE	
04.01.08	08.07.07
08.05.08	09.24.07
10.11.08	09.20.07
10.27.08	05.17.13
12.01.09	09.08.17
08.20.07	12.18.14
10.17.07	
11.19.03	
12.18.04	
02.21.05	
04.15.05	
03.20.05	
04.23.07	
05.20.07	

- ## LEGEND
- INDICATES PERIMETER OF KILLAM COMPANIES "PONDEROSA" LANDS & LIMITS OF MASTER PLAN
 - - - PRESENT CITY LIMITS LINE AS PER DEC. 2006 ANNEXATION
 - APPROXIMATE LIMITS OF 100 YEAR FLOOD ZONE FLOOD INSURANCE RATE MAP EFFECTIVE DATE: APRIL 8, 2008 COMMUNITY PANEL NO. 480651C 1215 C
 - EXIST. CBD / CBD INDICATES EXISTING / PROPOSED LAND USE
 - - - - - FUTURE TX-DOT R.O.W. (APPROXIMATE LOCATION)
 - INDICATES EXISTING NATURAL GROUND CONTOUR LINE (5' INTERVAL) PRIOR TO FINAL CONSTRUCTION
 - BASE FLOOD ELEVATION - F.I.R.M
 - BASE FLOOD ELEVATION INTERPOLATED



City of Laredo
Laredo, Texas



MESQUITE
ENGINEERING & PLANNING, INC.
1501 MALDEN BLVD., LAREDO, TEXAS 78041
PH: 347-1234 FAX: 347-1234

OWNER:
KILLAM DEVELOPMENT, LTD.
1000 BRIDGEWAY, LAREDO, TEXAS 78041-1904
PHONE: (561) 721-1141

SHEET NAME:
LAND USE - MASTER PLAN

REVISED DATE:

DATE: 04.01.2008

1 OF 1

City of Laredo

Planning & Zoning Commission

Meeting Date: 4/16/2026

Master Plan Consideration 8B

SUBJECT

Consideration of a revision to the Southeast Commercial Subdivision at Buena Vista Ranch. The intent is commercial. The purpose of this revision is to reconfigure Phase 4 and Phase 5.

PL-093-2026

District I - Cm. Gilbert Gonzalez

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Buena Vista Ranch Land Development Co.

ENGINEER: Top Site Civil Group

SITE: This 22.26-acre tract of land is located on the southeast corner of Lomas del Sur Road and Cuatro Vientos Road. The zoning for this 6-lot development is B-4 (Highway Commercial District). This tract is located in District I - Cm. Gilbert Gonzalez.

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Revise the phase number of Phase 5 to Phase 6 in order to avoid duplication, as it is already identified within the Masterplan as Lot 1, Block 1, Phase 5.
2. Revise the street name "Wormser Road" to "Lomas Del Sur Road."
3. Access to Cuatro Vientos Road is subject to the review and approval by Texas Department of Transportation (TX-DOT).
4. Submit a masterplan revision to the City of Laredo Building Services GIS Division within 10 days of commission approval in a geo-referenced CAD file in accordance with Section 2-3.2 (a) 4 - Subdivision Ordinance.
5. All improvements as per the Subdivision Ordinance.

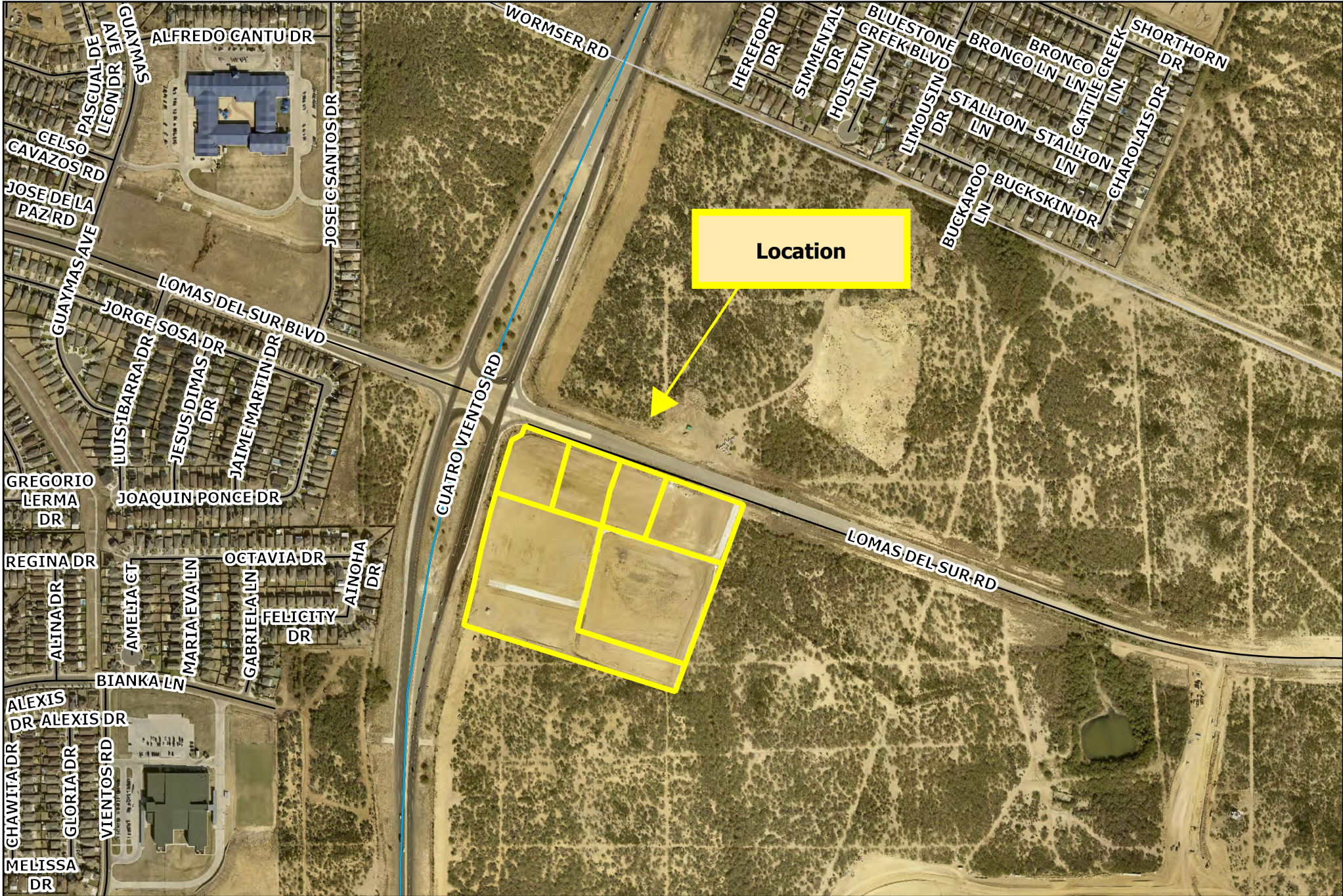
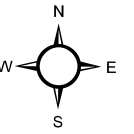
Fire: No comments submitted.
Traffic Safety: No comments submitted.
Engineering: No comments submitted.
Environmental: No comments submitted.
Water & Utilities: No comments submitted.
WEBB County App: No comments submitted.
AEP Engineers: No comments submitted.
U.I.S.D.: No comments submitted.
L.I.S.D.: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

NOTICE TO THE DEVELOPER:

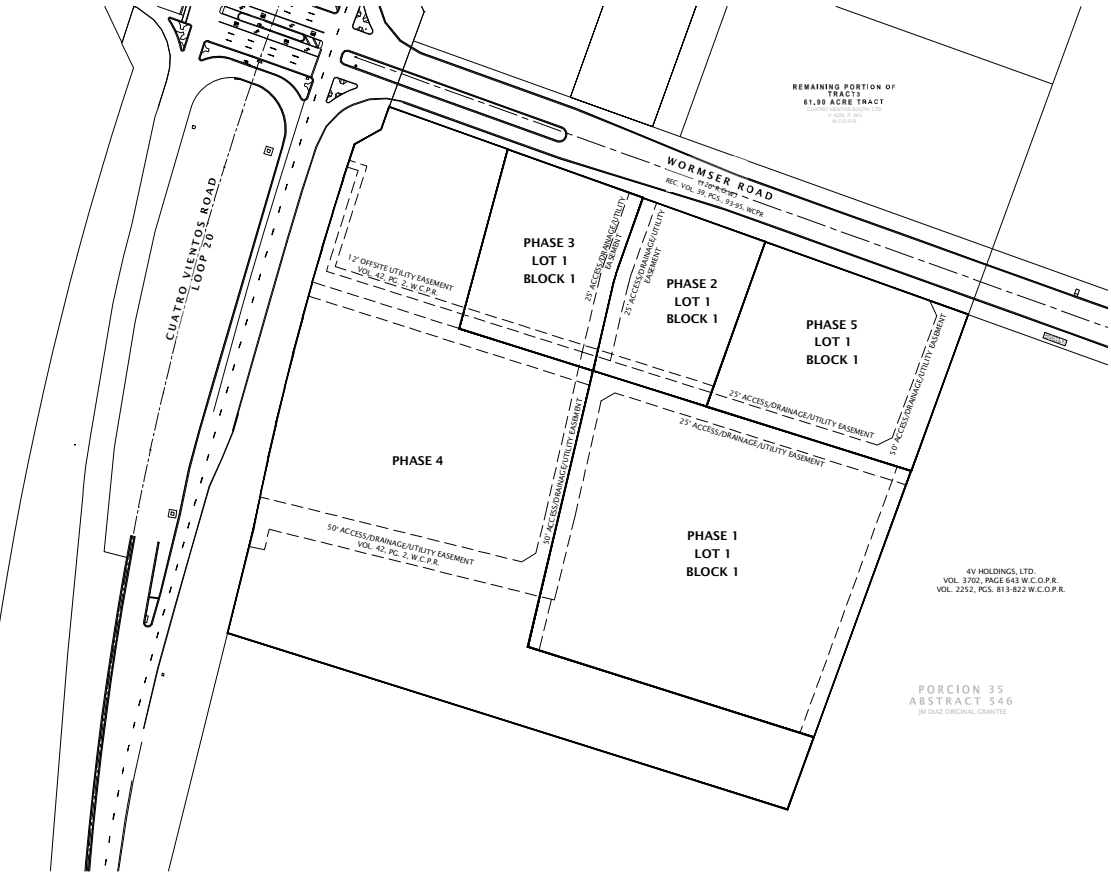
Planning:

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

AERIAL LOCATION MAP

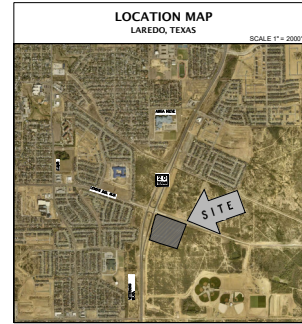


**CURRENT MASTER PLAN
APPROVED BY P&Z ON
2-5-2026**



ACREAGE TABLE

PHASE No.	TOTAL
1	6.02 ACRES
2	1.51 ACRES
3	1.71 ACRES
4	10.55 ACRES
5	2.47 ACRES



OWNER:
**BUENA VISTA RANCH
LAND DEVELOPMENT CO.**

**SOUTHEAST COMMERCIAL MASTERPLAN
AT BUENA VISTA RANCH
PORCION 35
CITY OF LAREDO, WEBB COUNTY, TEXAS**

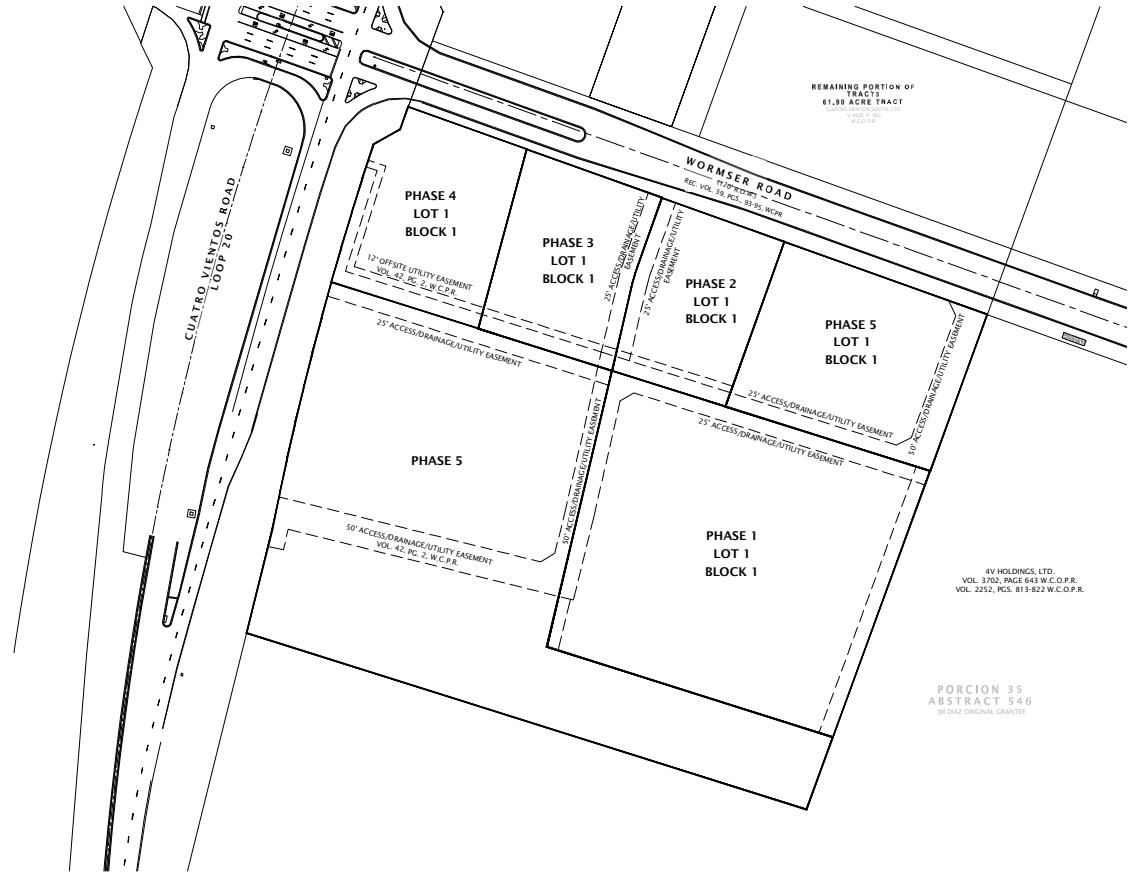
PROJECT #	
FILED DATE	8889
DRAWN BY	KML
APPROVED BY	AKP
DATE	03/23/2024
FILE NAME	C10_MASTERPLAN.dwg
SCALE	1"=50'



ENGINEER/SURVEYOR:
MANUEL E. ESCAMILLA, P.E., R.P.L.S.
TOP SITE CIVIL GROUP, LLC
10108 INTERNATIONAL BLVD., STE. 30
LAREDO, TEXAS 78045
(956) 725-5057

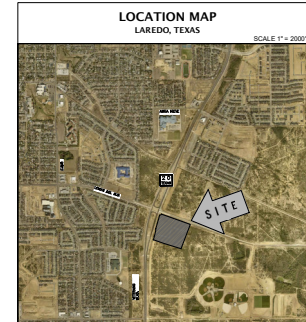
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**REVISED SUBMITTED
MASTERPLAN**



ACREAGE TABLE

PHASE No.	TOTAL
1	6.02 ACRES
2	1.51 ACRES
3	1.71 ACRES
4	1.86 ACRES
5	2.47 ACRES
6	8.69 ACRES



OWNER:
**BUENA VISTA RANCH
LAND DEVELOPMENT CO.**

**SOUTHEAST COMMERCIAL MASTERPLAN
AT BUENA VISTA RANCH
PORCION 35
CITY OF LAREDO, WEBB COUNTY, TEXAS**

PROJECT #	
FILED DATE	8/8/20
DRAWN BY	KML
APPROVED BY	
DATE	07/23/20
FILE NAME	C10_MASTERPLAN.dwg
SCALE	1"=100'

GRAPHIC SCALE IN FEET



ENGINEER/SURVEYOR:
MANUEL E. ESCAMILLA, P.E., R.P.L.S.
TOP SITE CIVIL GROUP, LLC
10108 INTERNATIONAL BLVD., STE. 30
LAREDO, TEXAS 78045
(956) 725-5057

C1.0

City of Laredo

Planning & Zoning Commission

Meeting Date: 4/16/2026

Preliminary Plats and Replats 9A

SUBJECT

Preliminary consideration of the plat of Ponderosa Commercial Subdivision, Unit 3A - Phase 1. The intent is commercial.

PL-088-2026

District IV - Cm. Ricardo "Rick" Garza

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Killam Development Ltd.

ENGINEER: Mesquite Engineering

SITE: This 17.3967-acre tract of land is located southwest of E. Saunders St. and Bob Bullock Loop (Loop 20). The zoning for this 2-lot development is B-4 (Highway Commercial District). This tract is located in District IV - Cm. Ricardo "Rick" Garza.

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Clearly identify the lot(s) within which the primary access easement is located, as it is currently unclear which lot the easement is incorporated into.
2. Access to Bob Bullock Loop (Loop 20) is subject to the review and approval by Texas Department of Transportation (TX-DOT).
3. Identify all easements.
4. All improvements as per the Subdivision Ordinance.

Fire:

1. Fire hydrants required every 500ft for residential development.
2. Dead-end roads in excess of 150-feet require a turnaround or temporary turnaround (96-foot cul-de-sac, 120-foot hammer head, 60-foot "Y").

Traffic Safety:

1. Access easements intended for primary access to a proposed lot or building shall be 50' wide with a 30' paving section. (As per Subdivision Ordinance Handbook, Section 3-2).
- C. Each lot shall be provided with adequate access to an existing public street by frontage along such street or through connection of a new street or a permanent easement to an existing street (As per Subdivision Ordinance Handbook, Section 3-3, C).

2. Block lengths shall not exceed one thousand two hundred feet (1,200) or be less than three hundred (300) feet, except as may be required by the Commission in the proper projection of existing major thoroughfares, and on existing platted blocks. (As per Subdivision Ordinance Handbook Section 3-2).
 - a. Block lengths and street lengths may be waived by the Planning and Zoning Commission provided that the waiver is requested in writing, incorporates traffic impact mitigation measures into a site plan, which is then submitted in conjunction with a preliminary plat/replat application.
 - b. No block length waiver may be granted by the Planning and Zoning Commission unless traffic impact mitigation measures comply with standards (herein adopted as minimum standards) of the Institute of Transportation Engineers (Latest Edition) and as set out in the "Transportation and Land Development Manual (Latest Edition)".
 - c. No block length waiver may be granted which modifies the City of Laredo Comprehensive Plan or the Thoroughfare Plan of the Comprehensive Plan addressing thoroughfares, highways, arterials, and collectors, or of the proper extension of any street.
 - d. A block length waiver shall not compromise safety.

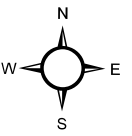
Engineering: No comments submitted.
Environmental: No comments submitted.
Water & Utilities: No comments submitted.
WEBB County App: No comments submitted.
AEP Engineers: No comments submitted.
U.I.S.D.: No comments submitted.
L.I.S.D.: No comments submitted.
AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

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

AERIAL LOCATION MAP



PLAT NOTES

1. SIDEWALK, DRIVEWAY AND TREES WILL BE INSTALLED AT THE ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
4. ACCESS FROM BOB BULLOCK LOOP 20 TO PONDEROSA COMMERCIAL SUBDIVISION UNIT 3A – PHASE 1, SHALL BE THROUGH SHARED ACCESS DRIVEWAYS AT POINTS 1 AND 2 SHOWN HEREON.
5. ACCESS TO LOTS 1 AND 2, BLOCK 1, PONDEROSA COMMERCIAL SUBDIVISION UNIT 3A – PHASE 1 IS PROVIDED BY A PERPETUAL NON-EXCLUSIVE PRIMARY ACCESS EASEMENT.
6. BY GRAPHICALLY PLOTTING, THIS PARCEL WAS DETERMINED TO BE WITHIN A 100 YEAR FREQUENCY FLOOD ZONE AS PER FLOOD INSURANCE RATE MAPS FOR WEBB COUNTY, TEXAS COMMUNITY PANEL No. 48479C1215C WITH AN EFFECTIVE DATE: APRIL 2, 2008.
7. ANY IMPROVEMENTS WITHIN THE FLOODPLAIN MUST COMPLY WITH THE LAND DEVELOPMENT CODE CHAPTER 24, SECTION 24-69.
8. FINISHED FLOOR ELEVATIONS OR LOWEST STRUCTURAL MEMBER FOR LOTS WITHIN A FLOOD ZONE SHALL BE 18" ABOVE THE BASE FLOOD ELEVATION.
9. PONDEROSA COMMERCIAL SUBDIVISION UNIT 3A – PHASE 1 WILL DRAIN TOWARDS EXISTING EARTHEN CHANNELS AND/OR CHACON CREEK EITHER BY SHEET FLOW OR UNDERGROUND SYSTEM. OWNERS SHALL NOT CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH MANNER THAT IMPEDES THE DRAINAGE FLOWS FROM REACHING THE CREEK OR EARTHEN CHANNELS.
10. POINT OF BEGINNING FOR, PONDEROSA COMMERCIAL SUBDIVISION UNIT 3A – PHASE 1, TXDOT MONUMENT ON WESTSIDE OF BOB BULLOCK LOOP 20.
(GPS: N: 17079251.2850, E: 677034.8770)
11. SET IRON RODS SHOWN HEREON ARE CAPPED WITH ORANGE PLASTIC CAPS MARKED "SECA ENG TX 5783".

CERTIFICATE OF OWNER:

STATE OF TEXAS
COUNTY OF WEBB
I, RADOLFF KILLAM, AS PRESIDENT AND CEO OF KILLAM DEVELOPMENT, L.P., A TEXAS LIMITED PARTNERSHIP, BY KILLAM MANAGEMENT, L.P., ITS GENERAL PARTNER...

RADOLFF KILLAM II
PRESIDENT AND CEO
DATE

STATE OF TEXAS
COUNTY OF WEBB
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RADOLFF KILLAM II, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBMITTED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED...

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

CERTIFICATE OF OWNER:

STATE OF TEXAS
COUNTY OF WEBB
I, RADOLFF KILLAM II, AS MANAGER OF KILLAM RANCH PROPERTIES, LTD., BY KILLAM RANCH PROPERTIES, LTD., ITS GENERAL PARTNER OF THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS PONDEROSA COMMERCIAL SUBDIVISION UNIT 3A, PHASE 1...

RADOLFF KILLAM II
MANAGER
DATE

STATE OF TEXAS
COUNTY OF WEBB
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RADOLFF KILLAM II, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBMITTED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED...

NOTARY PUBLIC 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 STREETS, LOTS, DRAINAGE, WATER, SEWER, AND APPURTENANCES LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY...

HUGO BECA, P.E., R.L.S.
REGISTERED PROFESSIONAL ENGINEER
TEXAS NO. 62019
DATE

CERTIFICATE OF SURVIVOR:

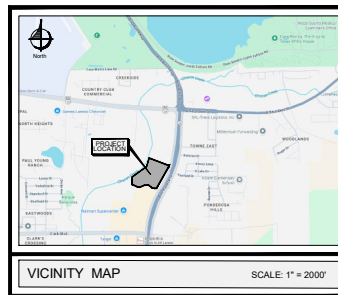
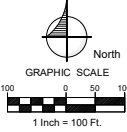
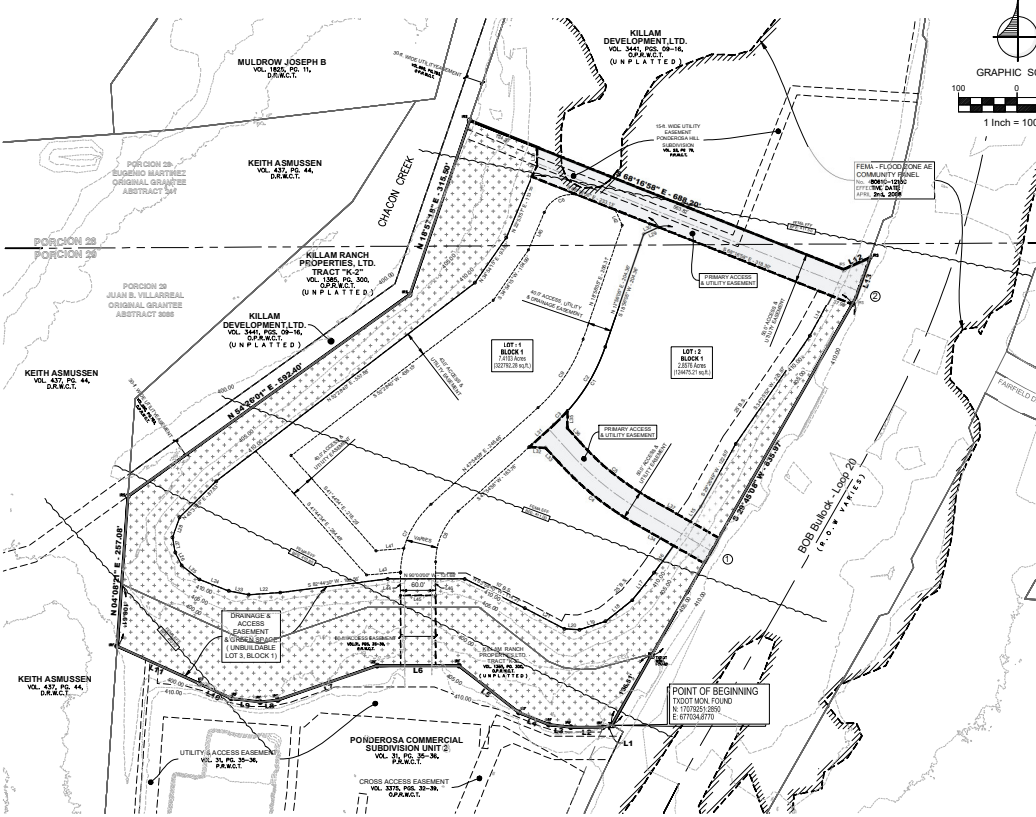
STATE OF TEXAS
COUNTY OF WEBB
I, THE UNDERSIGNED REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND THAT THE CORNER MONUMENTS SHOWN THEREON WILL BE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

HUGO BECA, P.E., R.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS NO. 5783
DATE

PLAT APPROVAL - CITY ENGINEER:

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS PLAT OF PONDEROSA COMMERCIAL SUBDIVISION UNIT 3A, PHASE 1, PREPARED BY HUGO BECA, 2026, REGISTERED PROFESSIONAL ENGINEER NO. 28079, AND DATED THE DAY OF 2026 WITH THIS LAST REVISED DATE ON 2026 AND HAVE FOUND THIS IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ELIJO DE LOS SANTOS, P.E.
CITY ENGINEER
DATE



LEGEND and PLAT NOTES. Legend includes symbols for iron rods, TxDOT monuments, boundary lines, and easements. Plat notes provide detailed legal descriptions and survey information.

LEGAL DESCRIPTION FOR A TRACT OF LAND containing 17.3967 acres, more or less, situated in Precinct 28, Eugenio Martinez, Original Grantor, Abstract 241 and Precinct 29, Juan Bautista Villarreal, Original Grantor, Abstract 3086, Webb County, Texas.

A Tract of Land containing 17.3967 acres, more or less, situated in Precinct 28, Eugenio Martinez, Original Grantor, Abstract 241 and Precinct 29, Juan Bautista Villarreal, Original Grantor, Abstract 3086, Webb County, Texas and being partially out of a tract of land called to contain 50.05 acres conveyed by Killam Development, L.P., as recorded in Volume 5441, Page 9-16, Official Public Records of Webb County, Texas, and partially out of a tract of land known as Tract "K-2" conveyed to Killam Ranch Properties, L.P., as recorded in Volume 1285, Page 30-31, Official Public Records of Webb County, Texas, this tract of land being more particularly described by and as follows:

BEGINNING at a TxDOT right-of-way disk monument found on the west right-of-way of Bob Bullock Loop 20 (GPS Coordinates: N = 17079251.2856, E = 677014.8770), same being an exterior corner of Ponderosa Commercial Subdivision Unit 2, as recorded in Volume 511, Pages 5-16, Plat Records of Webb County, Texas and an exterior corner of said Tract "K-2", the southeast corner hereof;

THENCE, along the common boundary of this tract and the said Ponderosa Commercial Subdivision Unit 2 the following calls and distances:

- S 74°48'56" W, a distance of 15.59 feet to a found 1/2" iron rod, a point of deflection to the right, N 89°59'46" W, a distance of 54.99 feet to a found 1/2" iron rod, a point of deflection to the right, N 83°00'00" W, a distance of 38.00 feet to a found 1/2" iron rod, a point of deflection to the right, N 68°00'00" W, a distance of 55.00 feet to a found 1/2" iron rod, a point of deflection to the right, N 27°00'00" W, a distance of 140.00 feet to a found 1/2" iron rod, an interior corner hereof, S 71°00'00" W, a distance of 180.00 feet to a found 1/2" iron rod, a point of deflection to the right, S 83°00'00" W, a distance of 30.00 feet to a found 1/2" iron rod, a point of deflection to the right, N 83°00'00" W, a distance of 50.00 feet to a found 1/2" iron rod, a point of deflection to the right, N 65°00'00" W, a distance of 60.00 feet to a found 1/2" iron rod, a point of deflection to the left, N 65°28'05" W, a distance of 154.81 feet to a found 1/2" iron rod, same being the northwest corner of the said Ponderosa Commercial Subdivision Unit 2 and on the east boundary line of the Keith Asmusen and wife, Marilyn Asmusen, Tract, as recorded in Volume 437, Page 44, Deed Records of Webb County, Texas, the southeast corner hereof;

THENCE, S 04°08'18" E, along the common boundary of this tract and said Keith Asmusen and wife, Marilyn Asmusen, Tract, at 106.61 feet past the southeast corner of the said Killam Development, Ltd. 50.05-acre tract, a total distance of 357.46 feet to a set 1/2" iron rod, same being on the east boundary line of a 30-ft. Utility Easement, as recorded in Volume 590, Page 783, Official Public Records of Webb County, Texas, an exterior corner hereof;

THENCE, N 54°26'01" E, along the common boundary line between this tract and the said 30-ft. Utility Easement, a distance of 592.40 feet to a set 1/2" iron rod, an interior corner hereof;

THENCE, N 18°57'18" E, continuing along the common boundary line between this tract and the said 30-ft. Utility Easement, a distance of 315.50 feet to a set 1/2" iron rod, the northwest corner hereof;

THENCE, S 68°16'58" E, a distance of 688.20 feet to a set 1/2" iron rod, an interior corner hereof;

THENCE, S 65°57'29" E, a distance of 49.65 feet to a set 1/2" iron rod, same being on the west right-of-way line of Bob Bullock Loop 20, the northeast corner hereof;

THENCE, S 19°55'39" W, along the west right-of-way line of Bob Bullock Loop 20, the west boundary line of this tract, a distance of 78.54 feet to a set 1/2" iron rod, a point of deflection to the right, S 29°45'08" W, at 699.46 feet past a found TxDOT right-of-way disk monument, same monument being on the common boundary between said Killam Development, Ltd. 50.05-acre tract and the said Killam Ranch Properties, L.P. Tract "K-2", a total distance of 833.97 feet to the POINT OF BEGINNING of this tract of land containing 17.3967 acres, more or less.

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

PLANNING COMMISSION APPROVAL:

THIS PLAT OF PONDEROSA COMMERCIAL SUBDIVISION UNIT 3A - PHASE 1, HAS BEEN SUBMITTED AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, AND IS HEREBY APPROVED BY SUCH COMMISSION ON THE DAY OF 2026.

DANIELLA SADA PAZ
PLANNING & ZONING COMMISSION CHAIR
DATE

ATTESTMENT OF PLANNING COMMISSION APPROVAL:

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT OF PONDEROSA COMMERCIAL SUBDIVISION UNIT 3A - PHASE 1, AT A PUBLIC MEETING HELD ON THE DAY OF 2026 AT O'CLOCK, M. ON THE DAY OF 2026. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

VANESSA GUERRA, AICP
PLANNING DIRECTOR
DATE

CERTIFICATION OF COUNTY CLERK:

FILED FOR RECORD AT O'CLOCK, M. ON THE DAY OF 2026.

DEPUTY: _____ DATE

COUNTY CLERK
WEBB COUNTY, TEXAS
DATE

CERTIFICATION OF COUNTY CLERK:

I, MARIE R. BARBA, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE DAY OF 2026 WITH THIS CERTIFICATE OF AUTHENTICATION FOR FILING FOR RECORD IN MY OFFICE ON THE DAY OF 2026 AT O'CLOCK, M. IN VOLUME (PAGE(S)) OF THE PLAT RECORDS OF SAID COUNTY.

DEPUTY COUNTY CLERK
WEBB COUNTY, TEXAS
DATE

CURVE TABLE with columns: CURVE #, LENGTH, RADIUS, DELTA, TANGENT, CHORD DIRECTION, CHORD LENGTH. Contains data for curves C1 through C9.

LINE TABLE

LINE TABLE with columns: LINE #, LENGTH, DIRECTION. Contains data for lines L1 through L12.

LOT AREA

LOT AREA table with columns: BLOCK #, LOT #, AREA. Shows areas for lots 1, 2, and 3.

LINE TABLE

LINE TABLE with columns: LINE #, LENGTH, DIRECTION. Contains data for lines L24 through L46.

Vertical sidebar containing logos for SECA Engineering, LLC, MESQUITE CONSULTING, and KILLAM OWNER. Includes project name 'PONDEROSA COMMERCIAL SUBDIVISION UNIT 3A - PHASE 1' and sheet information '1 of 1'.

City of Laredo

Planning & Zoning Commission

Meeting Date: 4/16/2026

Preliminary Plats and Replats 9B

SUBJECT

Preliminary consideration of the plat of Southeast Commercial Subdivision, Phase 4 at Buena Vista Ranch. The intent is commercial.

PL-092-2026

District I - Cm. Gilbert Gonzalez

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Buena Vista Ranch Land Development Co.

ENGINEER: Top Site Civil Group

SITE: This 1.86-acre tract of land is located on the southeast corner of Lomas del Sur Road and Cuatro Vientos Road. The zoning for this 1-lot development is B-4 (Highway Commercial District). This tract is located in District I - Cm. Gilbert Gonzalez.

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Revise the street name "Wormser Road" to "Lomas Del Sur Road."

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

3. Identify all easements.

4. All improvements as per the Subdivision Ordinance.

Traffic Safety:

1. The phase alignment does not match with the master plan. Revise master plan. (As per Subdivision Ordinance Handbook, Chapter II).

Fire: No comments submitted.

Engineering: No comments submitted.

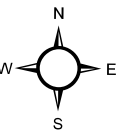
Environmental: No comments submitted.
Water & Utilities: No comments submitted.
WEBB County App: No comments submitted.
AEP Engineers: No comments submitted.
U.I.S.D.: No comments submitted.
L.I.S.D.: No comments submitted.
AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

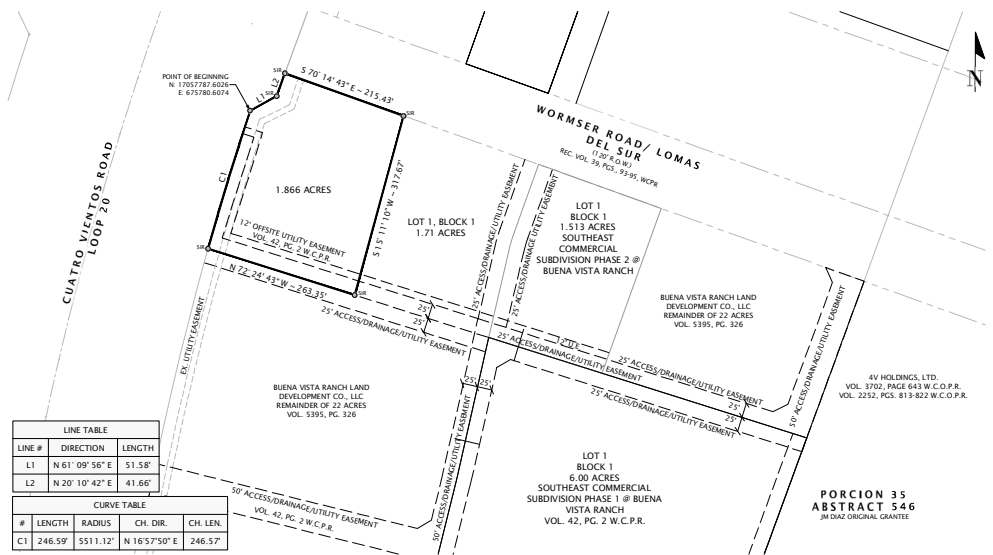
1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
 2. All comments set forth are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.
-

AERIAL LOCATION MAP



PLAT NOTES & RESTRICTIONS

1. DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. THIS SUBJECT PROPERTY IS NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP No. 48479C, PANEL No. 1385C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
3. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
4. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
5. 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
SOUTHEAST COMMERCIAL SUBDIVISION PHASE 4 @ BUENA VISTA RANCH
 1.86 ACRES

BEING A TRACT OF LAND CONTAINING 1.866 ACRES, MORE OR LESS, OUT OF A CERTAIN CALLED 22.28 ACRE TRACT OF LAND CONVEYED TO BUENA VISTA RANCH LAND DEVELOPMENT CO., LLC, IN VOLUME 5395, PAGE 326, DOCUMENT #1488932, WEBB COUNTY DEED RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND CONCRETE RIGHT-OF-WAY MARKER AT THE SOUTHERN CLIP OF THE SOUTHEAST INTERSECTION OF CUATRO VIENTOS AND WORMSER ROAD, THENCE THE POINT OF BEGINNING HEREOF:

THENCE N 61° 09' 56" E AT 51.58 FEET A SET 1/2" IRON ROD AND A DEFLECTION CORNER HEREOF;

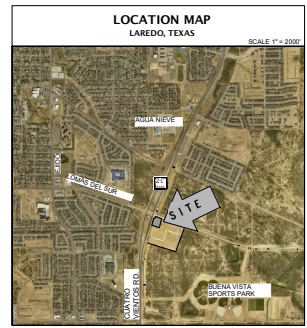
THENCE N 20° 10' 42" E AT 41.66 FEET A SET 1/2" IRON ROD AND A DEFLECTION CORNER HEREOF;

THENCE S 70° 14' 48" E ALONG THE SOUTHERN RIGHT-OF-WAY OF WORMSER ROAD, AT 215.43 FEET A FOUND IRON ROD AND THE NORTHEAST CORNER HEREOF;

THENCE S 15° 11' 10" W AT 317.67 FEET A SET 1/2" IRON ROD AND THE SOUTHEAST CORNER HEREOF;

THENCE N 22° 24' 43" W AT 263.35 FEET A SET 1/2" IRON ROD AND A NON-TANGENTIAL POINT OF CURVATURE HEREOF;

THENCE CONTINUING WITH SAID CURVATURE, HAVING A RADIUS OF 5511.12', ALONG A CHORD DIRECTION OF N 16° 57' 50" E, A CHORD LENGTH OF 246.57', ALONG AN ARC LENGTH OF 246.59 FEET TO THE POINT OF BEGINNING OF THIS TRACT OF LAND CONTAINING 1.86 ACRES (81217 5/8), MORE OR LESS.



OWNER:
BUENA VISTA RANCH LAND DEVELOPMENT CO., LLC
 P.O. BOX 6455
 LAREDO, TX. 78042

SOUTHEAST COMMERCIAL SUBDIVISION PHASE 4 @ BUENA VISTA RANCH
 PORCION 35
 CITY OF LAREDO, WEBB COUNTY, TEXAS

- PLAT NOTES & RESTRICTIONS**
- DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
 - THIS SUBJECT PROPERTY IS NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP NO. 48479C, PANEL NO. 1385C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
 - SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
 - ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
 - GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.

CERTIFICATE OF OWNER:
 STATE OF TEXAS §
 WEBB COUNTY §

I, **RAUL VALDEZ**, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS: **SOUTHEAST COMMERCIAL SUBDIVISION PHASE 4 @ BUENA VISTA RANCH** IN COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

 RAUL VALDEZ
 BUENA VISTA RANCH LAND DEVELOPMENT CO., LLC

 DATE

CERTIFICATE OF ENGINEER
 STATE OF TEXAS
 COUNTY OF WEBB

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

PRELIMINARY
 NOT TO BE RECORDED FOR ANY PURPOSE

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
 DIRECTOR OF PLANNING DEPARTMENT
 CITY OF LAREDO, TEXAS

 DATE

PLANNING COMMISSION APPROVAL

THIS PLAT OF **SOUTHEAST COMMERCIAL SUBDIVISION PHASE 4 @ BUENA VISTA RANCH** 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 _____, 20____.

 DANIELLA SADA PAZ,
 PLANNING AND ZONING COMMISSION CHAIR

 DATE

STATE OF TEXAS §
 WEBB COUNTY §

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

 NOTARY PUBLIC IN AND FOR THE WEBB COUNTY, TEXAS

CERTIFICATE OF SURVEYOR
 STATE OF TEXAS
 COUNTY OF WEBB

I, **MANUEL E. ESCAMILLA**, 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.

PRELIMINARY
 NOT TO BE RECORDED FOR ANY PURPOSE

CERTIFICATE OF COUNTY CLERK
 STATE OF TEXAS
 COUNTY OF WEBB

I, **MARCE RAMIREZ IBARRA**, CLERK OF THE COUNTY COURT OF WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED ____ TH DAY OF _____, 20____, WITH ITS CERTIFICATE OF AUTHENTICATION, HEREIN DESIGNATED AS: **SOUTHEAST COMMERCIAL SUBDIVISION PHASE 4 @ BUENA VISTA RANCH**, IS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20____, AT ____ O'CLOCK ____ M. IN VOLUME ____ PAGE ____ OF THE PLAT RECORDS OF SAID COUNTY ON THIS ____ DAY OF _____, 20____.

 HON. MARCE RAMIREZ IBARRA
 COUNTY CLERK, WEBB COUNTY, TEXAS

 DATE

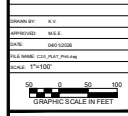
PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS: **SOUTHEAST COMMERCIAL SUBDIVISION PHASE 4 @ BUENA VISTA RANCH** PREPARED BY **MANUEL E. ESCAMILLA** REGISTERED PROFESSIONAL ENGINEER NO. 110059, AND DATED THE ____ DAY OF _____, 20____, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

 ELIUD DE LOS SANTOS, P.E.
 CITY ENGINEER

 DATE

ENGINEER/SURVEYOR:
MANUEL E. ESCAMILLA, P.E., R.P.L.S.
 TOP SITE CIVIL GROUP, LLC
 10109 INTERNATIONAL BLVD., STE. 30
 LAREDO, TEXAS 78045
 (956) 725-5057



TOPSITE
 Civil Group

10109 INTERNATIONAL BLVD., STE. 30
 LAREDO, TEXAS 78045
 (956) 725-5057

C2.0

City of Laredo

Planning & Zoning Commission

Meeting Date: 4/16/2026

Preliminary Plats and Replats 9C

SUBJECT

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

PL-091-2026

District V - Cm. Ruben Gutierrez Jr.

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: D&J Alexander Investments

ENGINEER: Top Site Civil Group

SITE: This 2.00-acre tract of land is located north of Raymond Chandler Drive and east adjacent to N. Bartlett Avenue. The zoning for this 1-lot development is B-1 (Limited Business District) and B-3 (Community Business District). This tract is located in District V - Cm. Ruben Gutierrez Jr.

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Revise the plat to show the drainage easement as reflected in the recorded plat of D&J Alexander Phase 15, Alexander Crossing Plaza, Lot 5, Block 1 and Lot 5, Block 2, Vol. 40, Pg(s). 22-23, Webb County Plat Records.
2. Identify the floodplain boundary and provide Base Flood Elevation (BFEs) as per Section 24.69.7 C (3) - Land Development Code.
3. Remove any and all references to the Webb County Commissioners Court as this proposed plat is located entirely inside City Limits (refer to Certificate of Engineer).
4. Identify all easements.
5. All improvements as per the Subdivision Ordinance.

Traffic Safety:

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

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

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

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

b. No block length waiver may be granted by the Planning and Zoning Commission unless traffic impact mitigation measures comply with standards (herein adopted as minimum standards) of the Institute of Transportation Engineers (Latest Edition) and as set out in the "Transportation and Land Development Manual (Latest Edition)".

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

d. A block length waiver shall not compromise safety.

Fire: No comments submitted.

Engineering: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

AT&T: No comments submitted.

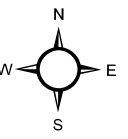
NOTICE TO THE DEVELOPER:

Planning:

1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.

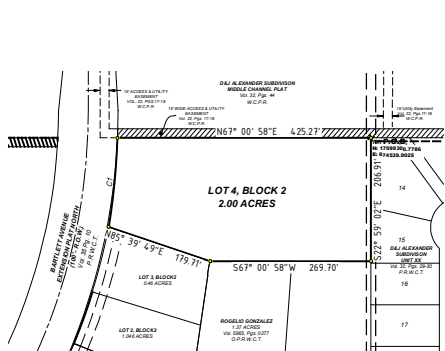
2. All comments set forth are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

AERIAL LOCATION MAP



PLAT NOTES & RESTRICTIONS

1. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. THIS SUBJECT PROPERTY IS LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP No. 48479C, PANEL No. 1205C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
4. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
5. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
6. P.O.B.: FOUND IRON ROD BEING THE NORTHWEST CORNER OF D & J ALEXANDER SUBDIVISION, UNIT XX (N: 17099300.7786, E: 674539.9025)
7. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.
8. ACCESS TO BARTLETT AVE.



Curve Table					
Curve #	Arc Length	Radius	Delta	Bearing	Length
C1	150.293	1095.000	7.8641	N17° 21' 49.74\"/>	



CERTIFICATE OF OWNER: PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, LOT 4, BLOCK 2

STATE OF TEXAS §
WEBB COUNTY §

I, _____, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, LOT 4, BLOCK 2" IN COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

D & J ALEXANDER INVESTMENTS, LLC _____ DATE _____

STATE OF TEXAS §
WEBB COUNTY §

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

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

PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, LOT 4, BLOCK 2, PREPARED BY RICARDO VILLARREAL REGISTERED PROFESSIONAL ENGINEER NO. 101308, AND DATED THE DAY OF _____, 20__ AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ELIUD DE LOS SANTOS, P.E. _____ DATE _____
CITY ENGINEER

CERTIFICATE OF ENGINEER

STATE OF TEXAS:
COUNTY OF WEBB:

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

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



CERTIFICATE OF SURVEYOR

STATE OF TEXAS:
COUNTY OF WEBB:

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

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



PLANNING COMMISSION APPROVAL

THIS PLAT OF PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, LOT 4, BLOCK 2, CITY OF LAREDO, TEXAS HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON _____ DAY OF _____, 2026.

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

ATTESTMENT OF PLANNING COMMISSION APPROVAL

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

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

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS:
COUNTY OF WEBB:

I, MARGIE RAMIREZ IBARRA, CLERK OF THE COUNTY COURT OF WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED ____ DAY OF _____, 2026, WITH ITS CERTIFICATE OF AUTHENTICATION, HEREBY DESIGNATED AS "PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, LOT 4, BLOCK 2" WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20__ AT ____ O'CLOCK ____ M. IN VOLUME ____ PAGE ____ OF THE PLAT RECORDS OF SAID COUNTY ON THIS ____ DAY OF _____, 20__.

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

LEGAL DESCRIPTION:
2.00 ACRE TRACT OF LAND

A TRACT OF LAND CONTAINING 2.00 ACRES, MORE OR LESS, CONVEYED TO D&J ALEXANDER INVESTMENTS, LLC, RECORDED IN VOLUME 4284, PAGE 455-458, OFFICIAL PUBLIC RECORDS WEBB COUNTY TEXAS, SITUATED IN PORCION 26, AGUSTIN SANCHEZ ORIGINAL GRANTEE, ABSTRACT 282, CITY OF LAREDO, WEBB COUNTY TEXAS, SAID 2.00 ACRE TRACT OF LAND, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1" IRON ROD ALONG THE SOUTHEAST LINE OF D&J ALEXANDER SUBDIVISION MIDDLE CHANNEL PLAT RECORDED IN VOL. 32, PG.44, WEBB COUNTY PLAT RECORDS, THE NORTHWEST CORNER OF D&J ALEXANDER SUBDIVISION UNIT XX, RECORDED IN VOLUME 32, PGS 29-30 PLAT RECORDS WEBB COUNTY, TEXAS,

THENCE S 22° 59' 02" E, A DISTANCE OF 206.91 FEET TO A POINT ALONG THE WESTERLY BOUNDARY LINE OF LOT 14 AND LOT 15, BLOCK 2, D & J ALEXANDER SUBDIVISION PHASE 15, UNIT X, RECORDED IN VOLUME 32, PAGE 29-30, PUBLIC RECORDS WEBB COUNTY TEXAS, BEING THE SOUTHEASTERN CORNER, HEREOF;

THENCE S 67° 00' 58" W, A DISTANCE OF 269.70 FEET TO A POINT OF DEFLECTION, ALONG THE NORTHERN BOUNDARY LINE OF SAID LOT 5, BLOCK 2, D & J ALEXANDER PHASE 15, ALEXANDER CROSSING PLAZA, BEING THE NORTH WESTERN CORNER OF THIS SAID LOT 5, BLOCK 2, RECORDED IN VOL.40, PGS. 22-23, P.A.W.C.T., AND THE NORTHEASTERN CORNER OF LOT 18, BLOCK 2, D & J ALEXANDER, PHASE 15, ALEXANDER CROSSING PLAZA RECORDED IN VOL. 37, PG.28, P.A.W.C.T., HEREOF;

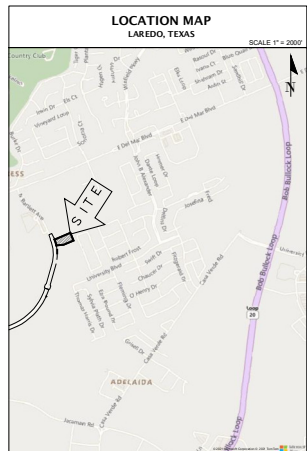
THENCE N 83° 39' 49" E, A DISTANCE OF 179.71 FEET ALONG THE NORTHERN BOUNDARY LINE OF SAID LOT 3, BLOCK 2, D & J ALEXANDER, PHASE 15, ALEXANDER CROSSING PLAZA, TO A NON TANGIBLE POINT OF CURVATURE, HEREOF;

THENCE ALONG A TANGENT CURVE TO THE LEFT, CONTINUING WITH THE SOUTHERN RIGHT-OF-WAY OF BARTLETT, A RADIUS OF 1095.0', A BEARING OF N 17° 21' 50" W, A CHORD LENGTH OF 150.18', AN ARC LENGTH OF 150.293' TO A POINT OF TANGENCY, HEREOF;

THENCE N 67° 00' 58" E, A DISTANCE OF 425.27 FEET ALONG THE SOUTHERN BOUNDARY LINE OF SAID D&J ALEXANDER SUBDIVISION MIDDLE CHANNEL PLAT, BEING THE POINT OF BEGINNING AND CONTAINING 2.00 ACRES, MORE OR LESS.

NOTES:

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



PLAT NOTES & RESTRICTIONS

1. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. THIS SUBJECT PROPERTY IS LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP NO. 48474C, PANEL NO. 1205C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
4. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
5. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
6. P.O.B.: FOUND IRON ROD BEING THE NORTHWEST CORNER OF D & J ALEXANDER SUBDIVISION, UNIT XX (N: 17099300.7786, E: 674539.9025)
7. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.
8. ACCESS TO BARTLETT AVE.

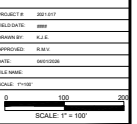
ENGINEER:
RICARDO M. VILLARREAL, P.E.
TOP-SITE CIVIL GROUP, LLC
6282 McPHERSON RD., STE. 206
LAREDO, TEXAS 78041
(956) 726-6057

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

PRELIMINARY

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

PLAT OF D & J ALEXANDER COMMERCIAL PHASE 15,
ALEXANDER CROSSING PLAZA, LOT 4, BLOCK 2
A TRACT OF LAND CONTAINING 2.00 ACRES, MORE OR LESS, CONVEYED TO D&J ALEXANDER INVESTMENTS, LLC,
RECORDED IN VOLUME 4284, PAGE 455-458, OFFICIAL PUBLIC RECORDS WEBB COUNTY TEXAS, SITUATED IN
PORCION 26, AGUSTIN SANCHEZ ORIGINAL GRANTEE, ABSTRACT 282, CITY OF LAREDO, WEBB COUNTY TEXAS,



TOPSITE
Civil Group
10000 West 34th Street, Suite 100
Laredo, TX 78041
(956) 726-6057
www.topsitecivil.com

1.0

City of Laredo

Planning & Zoning Commission

Meeting Date: 4/16/2026

Preliminary Plats and Replats 9D

SUBJECT

Preliminary consideration of the plat of Lot 3, Block 1, D&J Alexander Commercial Phase 15 Alexander Crossing Plaza. The intent is commercial.

PL-090-2026

District V - Cm. Ruben Gutierrez Jr.

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: D&J Alexander Investments

ENGINEER: Top Site Civil Group

SITE: This 0.87-acre tract of land is located at the southeast corner of Raymond Chandler Drive and N. Bartlett Avenue intersection. The zoning for this 1-lot development is B-3 (Community Business District). This tract is located in District V - Cm. Ruben Gutierrez Jr.

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Revise Plat Note No. 8 by changing the street name from "Ray Bradbury Drive" to "Raymond Chandler Drive."
2. Identify the floodplain boundary and provide Base Flood Elevation (BFEs) as per Section 24.69.7 C (3) - Land Development Code.
3. Label the plat recordation information of the adjacent tracts (e.g., D&J Alexander Commercial, Phase 15, Lot 1, Block 1, Vol. 39, Pg. 59, W.C.P.R. and D&J Alexander Commercial, Phase 15, Lot 4, Block 1, Vol. 42, Pg. 99, W.C.P.R.)
4. Update the plat recordation labeling information of the Briones and Gonzalez tract to reflect its recording as D&J Alexander Phase 15, Alexander Crossing Plaza, Lot 5, Block 1 and Lot 5, Block 2, Vol. 40, Pg(s) 22-23, W.C.P.R.
5. Remove any and all references to the Webb County Commissioners Court as this proposed plat is

located entirely inside City Limits (refer to Certificate of Engineer).

6. Identify all easements.

7. All improvements as per the Subdivision Ordinance.

Fire: No comments submitted.

Traffic Safety: No comments submitted.

Engineering: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

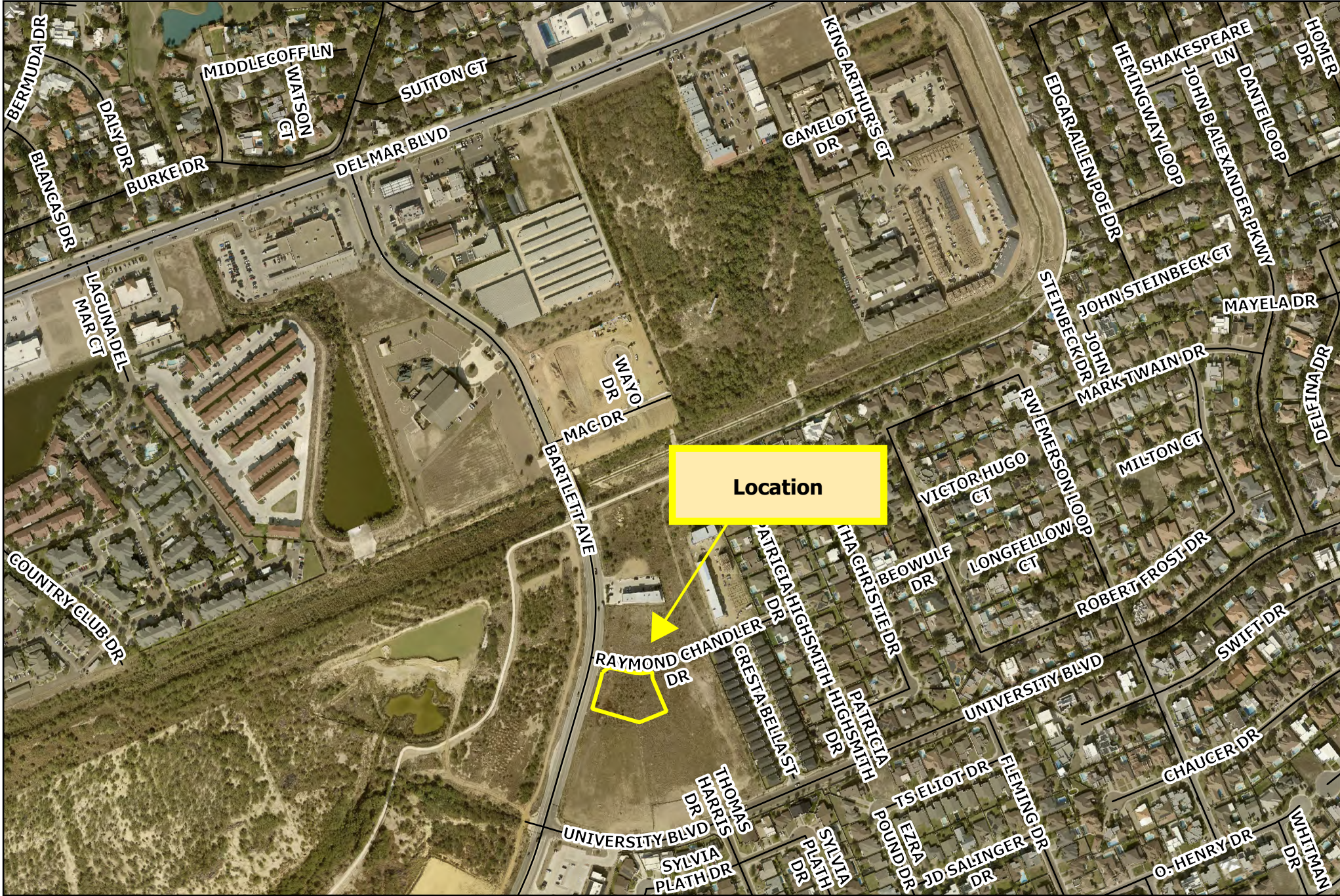
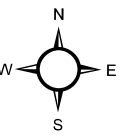
AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

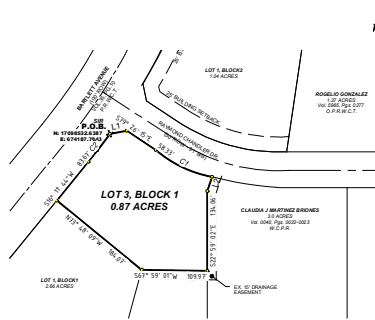
1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
2. All comments set forth are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

AERIAL LOCATION MAP



PLAT NOTES & RESTRICTIONS

1. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. THIS SUBJECT PROPERTY IS LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP No. 48479C, PANEL No. 1205C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
4. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
5. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
6. P.O.B.: FOUND IRON ROD ALONG BARTLETT AVE. (N: 17098352.6387, E: 674187.7843)
7. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.
8. ACCESS TO BARTLETT AVE. AND RAY BRADBURY DR.



Line Table		
Line #	Length	Direction
L1	28.864	N56° 39' 14.00"E
L2	25.000	S5° 14' 12.00"E

Curve Table					
Curve #	Arc Length	Radius	Delta	Bearing	Length
C1	105.741	194.960	31.0758	S87° 20' 14.00"E	104.450
C2	59.437	1043.673	3.2630	N14° 34' 33.17"E	59.429

CERTIFICATE OF OWNER: PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, LOT 3, BLOCK 1

STATE OF TEXAS &
WEBB COUNTY &

I, _____, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS "PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, LOT 3, BLOCK 1" IN COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

D & J ALEXANDER INVESTMENTS, LLC

STATE OF TEXAS &
WEBB COUNTY &

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

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

PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, LOT 3, BLOCK 1, PREPARED BY RICARDO VILLARREAL, REGISTERED PROFESSIONAL ENGINEER NO. 101308, AND DATED THE DAY OF _____, 20__ AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ELIUD DE LOS SANTOS, P.E.
CITY ENGINEER

CERTIFICATE OF ENGINEER

STATE OF TEXAS:
COUNTY OF WEBB:

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

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

CERTIFICATE OF SURVEYOR

STATE OF TEXAS:
COUNTY OF WEBB:

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

RICARDO VILLARREAL, R.P.L.S. No. 6242
TBLPS FIRM REG. NO. 10194666

PLANNING COMMISSION APPROVAL

THIS PLAT OF PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, LOT 3, BLOCK 1, CITY OF LAREDO, TEXAS HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON _____ DAY OF _____, 20__.

DANELLA SADA PAZ,
PLANNING AND ZONING COMMISSION CHAIR

LEGAL DESCRIPTION:
0.87 ACRE TRACT OF LAND

A TRACT OF LAND CONTAINING 0.87 ACRES, MORE OR LESS, CONVEYED TO D&J ALEXANDER INVESTMENTS, LLC, RECORDED IN VOLUME 4284, PAGE 455-458, OFFICIAL PUBLIC RECORDS, WEBB COUNTY TEXAS, SITUATED IN PORCION 26, AGUSTIN SANCHEZ ORIGINAL GRANTEE, ABSTRACT 282, CITY OF LAREDO, WEBB COUNTY TEXAS, SAID 0.87 ACRE TRACT OF LAND, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A SET 1/2" IRON ROD ALONG THE SOUTHERN RIGHT-OF-WAY LINE OF BARTLETT AVENUE (100' ROW), RECORDED IN VOLUME 35, PAGE 10, PLAT RECORDS WEBB COUNTY TEXAS, AND THE WESTERN CORNER, HEREOF;

THENCE N 56° 39' 14" E, A DISTANCE OF 28.86 FEET TO A POINT ALONG THE SOUTHERN RIGHT-OF-WAY OF RAYMOND CHANDLER DR., RECORDED IN VOLUME 40, PAGE 22-23, PUBLIC RECORDS WEBB COUNTY TEXAS, BEING THE NORTHERNMOST CORNER, HEREOF;

THENCE S 79° 20' 14" E, A DISTANCE OF 58.33 FEET TO A POINT OF DEFLECTION, ALONG A NON TANGIBLE CURVE ON THE SOUTHERN RIGHT-OF-WAY OF SAID RAYMOND CHANDLER, HEREOF;

THENCE ALONG THE NON TANGIBLE CURVE TO THE LEFT, ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID BARTLETT AVE. (100' WIDE), HAVING A RADIUS OF 195.96', WITH A BEARING S 87° 20' 14" E, AN ARC LENGTH 105.741', TO A SET IRON ROD, BEING ON THE NORTHWEST CORNER OF LOT 5, BLOCK 1, D & J ALEXANDER SUBDIVISION PHASE 15, ALEXANDER CROSSING PLAZA, RECORDED IN VOL. 30, PG. 30, P.A.W.C.T., AND THE NORTHEASTERN CORNER, HEREOF;

THENCE S 05° 14' 12" E, A DISTANCE OF 25.00 FEET, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID RAYMOND CHANDLER DR., HEREOF;

THENCE S 27° 59' 02" E, A DISTANCE OF 134.06 FEET, ALONG THE WESTERN BOUNDARY LINE OF SAID LOT 5, BLOCK 1, HEREOF;

THENCE S 67° 59' 01" W, A DISTANCE OF 109.97 FEET, TO THE NORTHERN CORNER OF LOT 1, BLOCK 1, D & J ALEXANDER PHASE 15, ALEXANDER CROSSING PLAZA, RECORDED IN VOL. 30, PG. 30, P.A.W.C.T., HEREOF;

THENCE N 73° 48' 09" W, A DISTANCE OF 184.07 FEET TO POINT OF DEFLECTION, HEREOF;

THENCE N 16° 11' 44" E, A DISTANCE OF 83.67 FEET TO POINT OF DEFLECTION, ALONG THE NON-TANGIBLE CURVE ON THE EASTERLY RIGHT-OF-WAY OF BARTLETT AVE. (100' WIDE), HEREOF;

THENCE ALONG THE NON TANGIBLE CURVE TO THE LEFT, ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID BARTLETT AVE. (100' WIDE), HAVING A RADIUS OF 1043.67', WITH A BEARING OF N 14° 34' 33" E, AN ARC LENGTH 59.44', TO A SET IRON ROD, BEING ON THE SAID EASTERN BOUNDARY OF RIGHT-OF-WAY BARTLETT AVE. (100' ROW), BEING THE POINT OF BEGINNING AND CONTAINING 0.87 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.

ATTESTMENT OF PLANNING COMMISSION APPROVAL

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

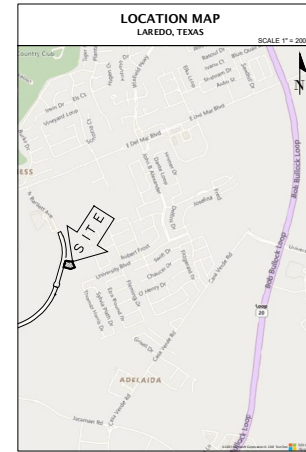
VANESSA GUERRA, ACP
DIRECTOR OF PLANNING DEPARTMENT
CITY OF LAREDO, TEXAS

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS:
COUNTY OF WEBB:

I, MARGIE RAMIREZ IBARRA, CLERK OF THE COUNTY COURT OF WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED _____ DAY OF _____, 2026, WITH ITS CERTIFICATE OF AUTHENTICATION, HEREBY DESIGNATED AS: PLAT OF D & J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, LOT 3, BLOCK 1, WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20__ AT ____ O'CLOCK ____ M. IN VOLUME _____ PAGE _____ OF THE PLAT RECORDS OF SAID COUNTY ON THIS ____ DAY OF _____, 20__.

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



PLAT NOTES & RESTRICTIONS

1. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. THIS SUBJECT PROPERTY IS LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP No. 48474C, PANEL No. 1205C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
4. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
5. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
6. P.O.B.: FOUND IRON ROD ALONG BARTLETT AVE. (IN: 17098352:6387, E: 674187.7843)
7. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCALITY PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.
8. ACCESS TO BARTLETT AVE. AND RAY BRADBURY DR.

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

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

PRELIMINARY

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

PLAT OF D & J ALEXANDER COMMERCIAL PHASE 15,
ALEXANDER CROSSING PLAZA, LOT 3, BLOCK 1
A TRACT OF LAND CONTAINING 0.87 ACRES, MORE OR LESS, CONVEYED TO D&J ALEXANDER INVESTMENTS, LLC,
RECORDED IN VOLUME 4284, PAGE 455-458, OFFICIAL PUBLIC RECORDS WEBB COUNTY TEXAS, SITUATED IN
PORCION 26, AGUSTIN SANCHEZ ORIGINAL GRANTEE, ABSTRACT 282, CITY OF LAREDO, WEBB COUNTY TEXAS

PROJECT #	201017
REVISIONS	None
DRAWN BY	K.J.C.
APPROVED	R.M.V.
DATE	10/01/2026
FILE NAME	101017.dwg
SCALE	1"=100'
DATE	10/01/2026

TOPSITE
Civil Group

1017-1018 and 1019-1020
1021-1022 and 1023-1024
1025-1026 and 1027-1028
1029-1030 and 1031-1032
1033-1034 and 1035-1036
1037-1038 and 1039-1040

1.0

City of Laredo

Planning & Zoning Commission

Meeting Date: 4/16/2026

Preliminary Plats and Replats 9E

SUBJECT

Preliminary consideration of the plat of Phoenix Village Subdivision Phase XI (11). The intent is residential.

PL-085-2026

District III - Cm. Melissa R. Cigarroa

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: AFW Investments

ENGINEER: Premier Engineering

SITE: This 9.45-acre tract of land is located north of Estrella Drive and east of Serrano Road. The zoning for this 61-lot development is R-1MH (Single Family Manufactured Housing District). This tract is located in District III - Cm. Melissa R. Cigarroa.

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Provide lot dimensions and ensure compliance with the minimum dimensional requirements of the applicable zoning district.
2. Provide a plat note stating the following: "No more than one single-family detached dwelling shall be located on an individual lot." (Section 24.80.4 (I) - Land Development Code, Model Rules).
3. Provide a plat note stating the following: "The setback shall be determined based on the current zoning in accordance with Section 24.77.1 of the Laredo Land Development Code."
4. Provide Lot Summary Table.
5. Revise the masterplan to reflect the boundaries of this plat.
6. Provide Base Flood Elevations (BFEs) as per Section 24.69.7 C (3) - Land Development Code.

7. 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).

8. Remove "Interim" from Planning Director's certificate block.

9. Identify all easements.

10. All improvements as per the Subdivision Ordinance.

Fire:

1. Fire hydrants required every 500ft for residential development.

Traffic Safety:

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

2. The phase alignment does not match with the master plan. Revise plat or master plan. (As per Subdivision Ordinance Handbook, Chapter II).

Engineering: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.

2. All comments set forth are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

Rafael Vidaurri, Planning Manager
City of Laredo Planning and Zoning Department
1413 Houston St.
Laredo, Texas 78040
(956) 794-1620

3/31/2026

Re: Phoenix Village Subdivision Phase XI
NOTICE OF DEVELOPER'S INTENTION TO PLACE FRONT LOT UTILITIES

Mr. Vidaurri:

Per Section 3-4 B.2 of the City of Laredo Subdivision Ordinance, we hereby Submit this written notice of our intention to place front lot utilities at the above referenced residential subdivision. Premier Engineering will submit the utility layout/schematics for these proposed front lot utilities with the construction plans for this phase during the One Stop Shop process.

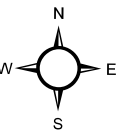
Thank you very much for your time and please do not hesitate to contact me with any questions.
Sincerely,

Sincerely,
PREMIER Civil Engineering, LLC



Armando Guerra, P.E.
Engineering Manager

AERIAL LOCATION MAP

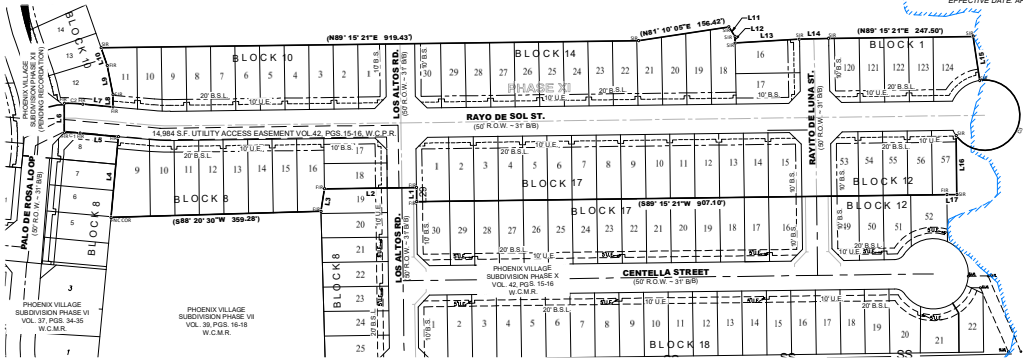


PLAT NOTES:

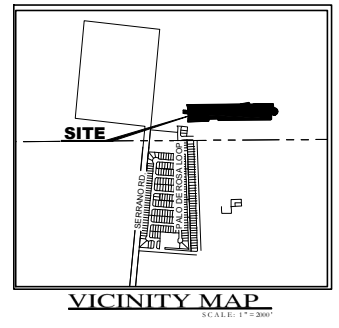
1. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
2. SIDEWALKS, DRIVEWAY AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IN ACCORDANCE TO THE LAREDO LAND DEVELOPMENT CODE.
3. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
4. THIS AREA IS PARTIALLY IN A FLOOD ZONE ACCORDING TO FEMA MAP NUMBER : 48479C1385C (EFFECTIVE DATE: APRIL 2, 2008)

- PLAT NOTES:**
- THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
 - SIDEWALKS, DRIVEWAY AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IN ACCORDANCE TO THE LAREDO LAND DEVELOPMENT CODE.
 - ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
 - THIS AREA IS PARTIALLY IN A FLOOD ZONE ACCORDING TO FEMA MAP NUMBER - 48479C1385C (EFFECTIVE DATE: APRIL 2, 2008)

AFW INVESTMENTS II LTD
VOL. 212, PGS. 968-984
O.P.W.C.T.



Line Table			Curve Table				
Line #	Length	Direction	Curve #	Length	Radius	Chd. Direction	Chd. L.
L1	24.00'	N00° 44' 39"W	C1	28.95'	275.00'	N87° 35' 30"W	26.93'
L2	157.55'	S89° 15' 21"W	C2	31.47'	325.00'	S87° 33' 08"E	31.39'
L3	39.14'	S08° 51' 35"W	C3	254.50'	60.00'	S23° 09' 57"W	102.30'
L4	138.64'	N05° 12' 58"E					
L5	65.70'	N84° 47' 04"W					
L6	50.00'	N00° 06' 43"E					
L7	62.00'	S84° 47' 04"E					
L8	21.24'	N00° 45' 21"W					
L9	50.50'	N10° 56' 10"W					
L10	32.14'	N19° 13' 19"W					
L11	19.78'	S32° 19' 23"E					
L12	11.23'	S01° 01' 17"E					
L13	109.87'	N88° 28' 29"E					
L14	50.03'	N88° 32' 48"E					
L15	76.21'	N88° 23' 41"E					
L16	100.96'	S00° 44' 39"E					
L17	17.15'	S89° 15' 21"W					



PLAT OF:
PHOENIX VILLAGE SUBDIVISION PHASE XI
CITY OF LAREDO, WEBB COUNTY, TEXAS

LEGEND	
---	EXISTING
---	PROPOSED
---	PLANNING COMMISSION APPROVAL
---	PLANNING AND ZONING CHAIR
---	CITY ENGINEER
---	COUNTY CLERK
---	DEPUTY COUNTY CLERK
---	OWNER
---	REGISTERED PROFESSIONAL LAND SURVEYOR
---	REGISTERED PROFESSIONAL ENGINEER
---	REGISTERED PROFESSIONAL ARCHITECT
---	REGISTERED PROFESSIONAL CIVIL ENGINEER
---	REGISTERED PROFESSIONAL ELECTRICAL ENGINEER
---	REGISTERED PROFESSIONAL MECHANICAL ENGINEER
---	REGISTERED PROFESSIONAL CHEMICAL ENGINEER
---	REGISTERED PROFESSIONAL METALLURGICAL ENGINEER
---	REGISTERED PROFESSIONAL INDUSTRIAL ENGINEER
---	REGISTERED PROFESSIONAL AERONAUTICAL AND NAUTICAL ENGINEER
---	REGISTERED PROFESSIONAL AGRICULTURAL ENGINEER
---	REGISTERED PROFESSIONAL BIOLOGICAL ENGINEER
---	REGISTERED PROFESSIONAL CIVIL ENGINEER
---	REGISTERED PROFESSIONAL ELECTRICAL ENGINEER
---	REGISTERED PROFESSIONAL MECHANICAL ENGINEER
---	REGISTERED PROFESSIONAL CHEMICAL ENGINEER
---	REGISTERED PROFESSIONAL METALLURGICAL ENGINEER
---	REGISTERED PROFESSIONAL INDUSTRIAL ENGINEER
---	REGISTERED PROFESSIONAL AERONAUTICAL AND NAUTICAL ENGINEER
---	REGISTERED PROFESSIONAL AGRICULTURAL ENGINEER
---	REGISTERED PROFESSIONAL BIOLOGICAL ENGINEER

CERTIFICATE OF OWNER:
STATE OF TEXAS:
COUNTY OF WEBB:
I, PATRICK T. FARRELL, MANAGER FOR AFW INVESTMENTS LTD, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS PHOENIX VILLAGE SUBDIVISION PHASE XI IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

PLAT-APPROVAL CITY ENGINEER
I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS PHOENIX VILLAGE SUBDIVISION PHASE XI, PREPARED BY ARMANDO GUERRA, LICENSED PROFESSIONAL ENGINEER No. 104992, AND DATED THE ____ DAY OF _____ WITH THE LAST REVISED DATE ON _____ AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

PATRICK T. FARRELL, MANAGER FOR AFW INVESTMENTS, LTD. DATE _____
STATE OF TEXAS:
COUNTY OF WEBB:

ELIUD DE LOS SANTOS, P.E. DATE _____
CITY ENGINEER

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PATRICK T. FARRELL, MANAGER FOR AFW INVESTMENTS, LTD., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXERCISED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED, GIVEN MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 2024.

PLANNING COMMISSION APPROVAL
THIS PLAT PHOENIX VILLAGE SUBDIVISION PHASE XI HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON ____ DAY OF _____.

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

ATTTESTMENT 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 _____, THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

ARMANDO GUERRA, P.E. No. 104992 DATE _____
CERTIFICATE OF SURVEYOR
STATE OF TEXAS:
COUNTY OF WEBB:

CERTIFICATION OF COUNTY CLERK
FILED OF RECORD AT ____ O'CLOCK ____ M. ON THE ____ DAY OF _____, 2024 DEPUTY.

CERTIFICATE OF SURVEYOR
STATE OF TEXAS:
COUNTY OF WEBB:
I, EDUARDO J. GUTIERREZ, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT THIS PLAT CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND DIRECTION.

CERTIFICATION OF COUNTY CLERK
FILED OF RECORD AT ____ O'CLOCK ____ M. ON THE ____ DAY OF _____, 2024 DEPUTY.

EDUARDO J. GUTIERREZ, R.P.L.S. NO. 5839 DATE _____

DEPUTY COUNTY CLERK DATE _____
WEBB COUNTY, TEXAS



LEGAL DESCRIPTION
A TRACT OF LAND CONTAINING 9.45 ACRES, MORE OR LESS, BEING OUT OF THAT CERTAIN 155.78 ACRES TRACT OF LAND CONVEYED TO AFW INVESTMENTS II LTD., RECORDED IN VOLUME 212, PAGE 968, OFFICIAL PUBLIC RECORDS WEBB COUNTY TEXAS, SITUATED IN PORCION 31, ABSTRACT 3116, JOSE TREVIÑO ORIGINAL GRANTEE, CITY OF LAREDO, WEBB COUNTY TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO WIT:
BEGINNING AT A FOUND 1/2" IRON ROD ON THE NORTHEAST CORNER OF LOT 52, BLOCK 32, PHOENIX VILLAGE SUBDIVISION PHASE X, RECORDED IN VOLUME 42, PGS. 15-16, MAP RECORDS WEBB COUNTY, TEXAS, A NORTHEAST CORNER AND POINT OF BEGINNING HEREOF;
THENCE, ALONG THE NORTHERLY BOUNDARY LINE OF SAID PHOENIX VILLAGE PHASE X, THE FOLLOWING CALLS:

584° 47' 04"E A DISTANCE OF 52.05 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A WESTERLY CORNER HEREOF;
88° 15' 21"W A DISTANCE OF 907.10 FEET (PLAT CALLED: N88° 47' 24"E A DISTANCE OF 907.10 FEET) TO A FOUND 1" IRON ROD, AN INTERIOR CORNER HEREOF;
500° 44' 39"W A DISTANCE OF 24.00 FEET (PLAT CALLED: N01° 12' 36"E A DISTANCE OF 24.00 FEET) TO A FOUND 1/2" IRON ROD, AN INTERIOR CORNER HEREOF;
589° 15' 21"W A DISTANCE OF 157.55 FEET (PLAT CALLED: N88° 47' 24"E A DISTANCE OF 157.55 FEET) TO A FOUND 1/2" IRON ROD, AN INTERIOR CORNER HEREOF;
508° 51' 35"W A DISTANCE OF 39.14 FEET (PLAT CALLED: N87° 23' 38"E A DISTANCE OF 39.14 FEET) TO A FOUND 1/2" IRON ROD ON THE NORTHEAST CORNER OF LOT 30, BLOCK 6, PHOENIX VILLAGE SUBDIVISION PHASE VII, RECORDED IN VOLUME 39, PAGES 14-18, MAP RECORDS WEBB COUNTY, TEXAS, A SOUTHERLY CORNER HEREOF;
THENCE, S88° 20' 30"W A DISTANCE OF 359.28 FEET (PLAT CALLED: N87° 52' 30"E A DISTANCE OF 359.28 FEET) ALONG THE NORTHERLY BOUNDARY LINE OF SAID PHOENIX VILLAGE PHASE VII, TO A FOUND 1/2" IRON ROD, AN INTERIOR CORNER HEREOF;
THENCE, N05° 12' 58"E A DISTANCE OF 138.64 FEET ALONG THE EASTERLY BOUNDARY LINE OF SAID PHOENIX VILLAGE PHASE VII, AND CONTINUING THE EASTERLY BOUNDARY LINE OF PHOENIX VILLAGE SUBDIVISION PHASE XI (PENDING RECORDED), TO A FOUND 1/2" IRON ROD, AN INTERIOR CORNER HEREOF;
THENCE, ALONG THE EASTERLY BOUNDARY LINE OF SAID PHOENIX VILLAGE SUBDIVISION PHASE XII THE FOLLOWING CALLS:
N84° 47' 04"W A DISTANCE OF 65.70 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", TO A POINT OF CURVATURE HEREOF;
ALONG A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 275.00 FEET, AN ARC LENGTH OF 26.93 FEET, AND A CHORD BEARING N87° 35' 30"W A DISTANCE OF 26.93 FEET, TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", AN INTERIOR CORNER HEREOF;
N01° 00' 43"E A DISTANCE OF 50.00 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A WESTERLY CORNER HEREOF;
ALONG A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 325.00 FEET, AN ARC LENGTH OF 21.40 FEET, AND A CHORD BEARING S87° 33' 08"W A DISTANCE OF 31.39 FEET, TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A POINT OF TANGENCY HEREOF;

584° 47' 04"E A DISTANCE OF 52.05 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A WESTERLY CORNER HEREOF;
88° 15' 21"W A DISTANCE OF 915.43 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", AN INTERIOR CORNER HEREOF;
N01° 56' 10"W A DISTANCE OF 50.50 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A WESTERLY CORNER HEREOF;
N19° 13' 19"W A DISTANCE OF 32.14 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A WESTERLY CORNER HEREOF;
THENCE, OVER AND ACROSS, AFOREMENTIONED 155.78 ACRES TRACT THE FOLLOWING CALLS:
N01° 56' 10"W A DISTANCE OF 50.50 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A WESTERLY CORNER HEREOF;
S32° 19' 23"E A DISTANCE OF 15.78 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A DEFLECTION TO THE RIGHT HEREOF;
501° 01' 17"E A DISTANCE OF 11.23 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", AN INTERIOR CORNER HEREOF;
N80° 28' 29"E A DISTANCE OF 109.87 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A DEFLECTION TO THE RIGHT HEREOF;
N88° 32' 48"E A DISTANCE OF 50.03 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A DEFLECTION TO THE RIGHT HEREOF;
N89° 15' 21"E A DISTANCE OF 247.50 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A NORTHEASTERLY CORNER HEREOF;
S08° 23' 41"E A DISTANCE OF 76.21 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", AN INTERIOR CORNER HEREOF;
ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 800.00 FEET, AN ARC LENGTH OF 254.50 FEET, AND A CHORD BEARING S23° 09' 57"W A DISTANCE OF 102.30 FEET, TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", AN INTERIOR CORNER HEREOF;
S00° 44' 39"E A DISTANCE OF 100.95 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A SOUTHEASTERLY CORNER HEREOF;
N01° 00' 43"E A DISTANCE OF 50.00 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", AN INTERIOR CORNER HEREOF;
BASIS OF BEARING:
THIS SURVEY IS DERIVED FROM GPS KINEMATIC OBSERVATIONS OF 235.00 FEET, AN ARC LENGTH OF 21.40 FEET, AND A CHORD BEARING S87° 33' 08"W A DISTANCE OF 31.39 FEET, TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A POINT OF TANGENCY HEREOF.

PHOENIX VILLAGE SUBDIVISION PHASE XI

PREMIER
CONSTRUCTION DOCUMENTS
540 W. WASHINGTON ST., SUITE 119
LAREDO, TEXAS 77901
PHONE: (361) 717-1119 FAX: (361) 717-1114
WWW.PREMIERCD.COM
LAND DEVELOPMENT • PLANNING • ARCHITECTURE • SURVEYING
SURVEY REGISTRATION NO. 2013

AFW INVESTMENTS LTD
C/O PATRICK FARRELL, MANAGER
7220 BOB BULLOCK LOOP
LAREDO, TEXAS 77904

PLAT OF PHOENIX VILLAGE SUBDIVISION PHASE XI

DRAWN BY: K.G.
CHECKED BY: A.G.
APPROVED BY: A.G.
DATE: 3-31-24
REVISION DATE: -
SCALE 11 X 17: -
SCALE 24 X 36: 1:100
PROJECT #: 21524-25
FILE NAME: Phoenix Plat 1

City of Laredo

Planning & Zoning Commission

Meeting Date: 4/16/2026

Preliminary Plats and Replats 9F

SUBJECT

Preliminary consideration of the plat of Phoenix Village Subdivision Phase XIII (13). The intent is residential.

PL-086-2026

District III - Cm. Melissa R. Cigarroa

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: AFW Investments

ENGINEER: Premier Engineering

SITE: This 8.53-acre tract of land is located north of Estrella Drive and east of Serrano Road. The zoning for this 48-lot development is R-1MH (Single Family Manufactured Housing District). This tract is located in District III - Cm. Melissa R. Cigarroa.

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Revise the phase number to Phase 15, as Phase 13 already exists within the Masterplan.
2. Provide lot dimensions and ensure compliance with the minimum dimensional requirements of the applicable zoning district.
3. Provide a plat note stating the following: "No more than one single-family detached dwelling shall be located on an individual lot." (Section 24.80.4 (I) - Land Development Code, Model Rules).
4. Provide a plat note stating the following: "The setback shall be determined based on the current zoning in accordance with Section 24.77.1 of the Laredo Land Development Code."
5. Provide Lot Summary Table.
6. Label the lot and block for the property located at the northwest corner of Sabila Road and Flor De Lune Street, which is currently labeled as "No Build Zone."

7. 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).

8. Remove "Interim" from the Planning Director's certificate block.

9. Identify all easements.

10. All improvements as per the Subdivision Ordinance.

Fire:

1. Fire hydrants required every 500ft for residential development.

2. Dead-end roads in excess of 150 feet require a turn-around or temporary turnaround (96-foot cul-de-sac, 120-foot hammerhead, 60 foot "Y")

Traffic Safety:

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

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

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

b. No block length waiver may be granted by the Planning and Zoning Commission unless traffic impact mitigation measures comply with standards (herein adopted as minimum standards) of the Institute of Transportation Engineers (Latest Edition) and as set out in the "Transportation and Land Development Manual (Latest Edition)".

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

d. A block length waiver shall not compromise safety.

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

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

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

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

6. Master plan approved on 2024 shows this phase with no 16. Revise plat name. (As per Subdivision Ordinance Handbook, Chapter II). Also phase 14 was approved at OSS on march 2025.

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

NOTICE TO THE DEVELOPER:

Planning:

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

Rafael Vidaurri, Planning Manager
City of Laredo Planning and Zoning Department
1413 Houston St.
Laredo, Texas 78040
(956) 794-1620

4/1/2026

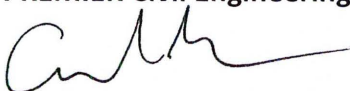
Re: Phoenix Village Subdivision Phase XIII
NOTICE OF DEVELOPER'S INTENTION TO PLACE FRONT LOT UTILITIES

Mr. Vidaurri:

Per Section 3-4 B.2 of the City of Laredo Subdivision Ordinance, we hereby Submit this written notice of our intention to place front lot utilities at the above referenced residential subdivision. Premier Engineering will submit the utility layout/schematics for these proposed front lot utilities with the construction plans for this phase during the One Stop Shop process.

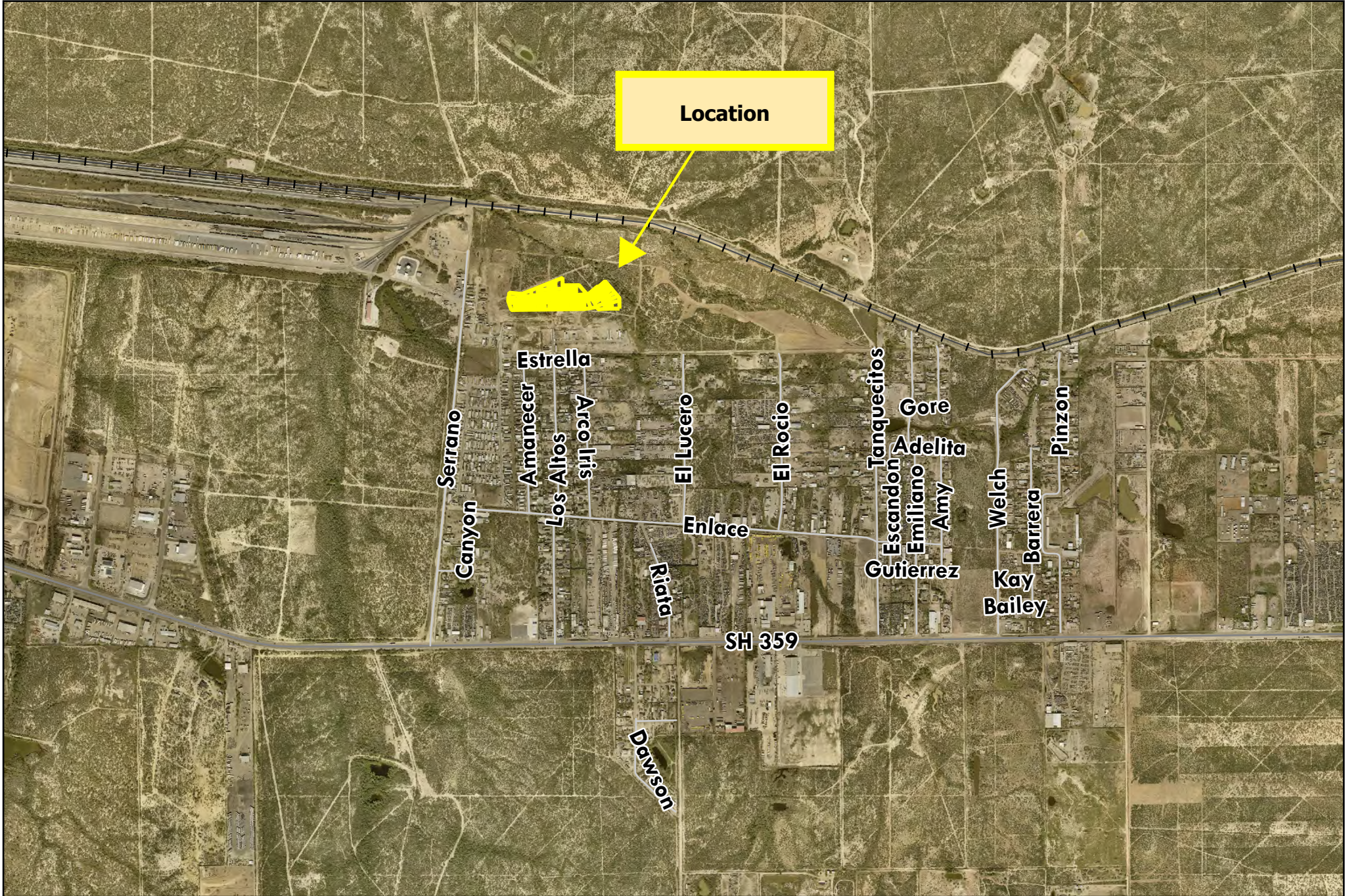
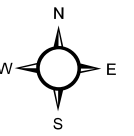
Thank you very much for your time and please do not hesitate to contact me with any questions.
Sincerely,

Sincerely,
PREMIER Civil Engineering, LLC



Armando Guerra, P.E.
Engineering Manager

AERIAL LOCATION MAP



PLAT NOTES:

1. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
2. SIDEWALKS, DRIVEWAY AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IN ACCORDANCE TO THE LAREDO LAND DEVELOPMENT CODE.
3. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
4. THIS AREA IS NOT IN A FLOOD ZONE ACCORDING TO FEMA MAP NUMBER : 48479C1385C (EFFECTIVE DATE: APRIL 2, 2008)

- PLAT NOTES:**
- THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
 - SIDEWALKS, DRIVEWAY AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IN ACCORDANCE TO THE LAREDO LAND DEVELOPMENT CODE.
 - ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
 - THIS AREA IS NOT IN A FLOOD ZONE ACCORDING TO FEMA MAP NUMBER: 48479C1385C (EFFECTIVE DATE: APRIL 2, 2008)

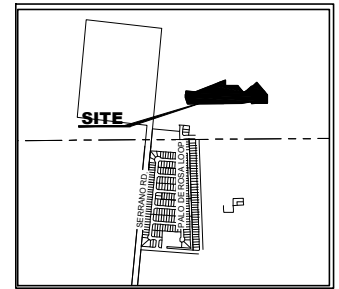
APW INVESTMENTS II LTD
VOL. 2212, PGS. 888-884
O.P.R.W.C.T.

APW INVESTMENTS II LTD
VOL. 2212, PGS. 888-884
O.P.R.W.C.T.

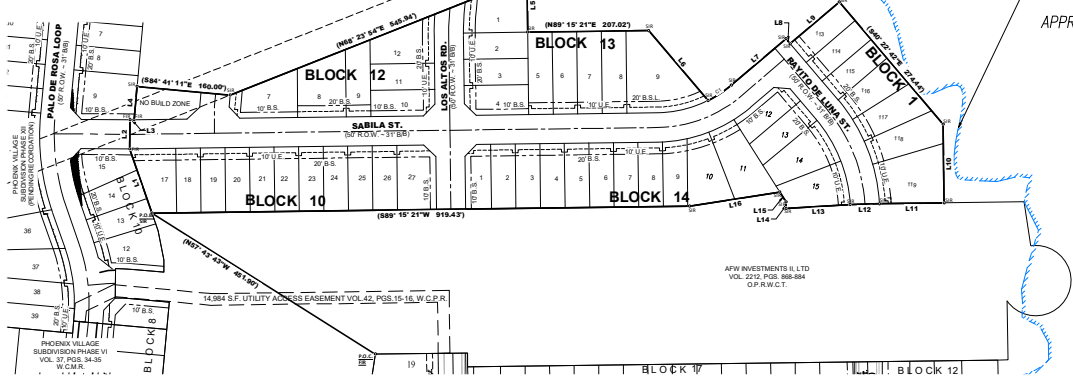
FLOOD ZONE A
48479C1385C
EFFECTIVE DATE: APRIL 2, 2008

SCALE: 1" = 100'

Line Table			Curve Table				
Line #	Length	Direction	Curve #	Length	Radius	Chd. Direction	Chd. L.
L1	116.12	N19° 13' 19"W	C1	48.17	200.00'	N56° 30' 00"E	48.07
L2	50.00'	N00° 26' 59"E					
L3	6.86'	S89° 33' 01"E					
L4	57.42'	N05° 12' 59"E					
L5	93.45'	S00° 44' 39"E					
L6	157.09'	S40° 22' 42"E					
L7	122.28'	N49° 35' 54"E					
L8	11.31'	S40° 22' 42"E					
L9	110.00'	N49° 35' 38"E					
L10	134.46'	S00° 45' 21"E					
L11	110.74'	S89° 15' 21"W					
L12	50.03'	S88° 32' 48"W					
L13	109.87'	S86° 28' 29"W					
L14	11.23'	N01° 01' 17"W					
L15	19.78'	N32° 19' 23"W					
L16	156.42'	S81° 10' 05"W					



VICINITY MAP
SCALE: 1" = 200'



PLAT OF:
PHOENIX VILLAGE SUBDIVISION PHASE XIII
CITY OF LAREDO, WEBB COUNTY, TEXAS

LEGEND	
EXISTING	2-DIM. PROPERTY
PROPOSED	2-DIM. PROPERTY
EXISTING	3-DIM. PROPERTY
PROPOSED	3-DIM. PROPERTY
EXISTING	4-DIM. PROPERTY
PROPOSED	4-DIM. PROPERTY
EXISTING	5-DIM. PROPERTY
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EXISTING	99-DIM. PROPERTY
PROPOSED	99-DIM. PROPERTY
EXISTING	100-DIM. PROPERTY
PROPOSED	100-DIM. PROPERTY

CERTIFICATE OF OWNER:
STATE OF TEXAS:
COUNTY OF WEBB:
I, PATRICK T. FARRELL, MANAGER FOR APW INVESTMENTS LTD, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS PHOENIX VILLAGE SUBDIVISION PHASE XIII, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER ALL DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

PATRICK T. FARRELL, MANAGER
FOR APW INVESTMENTS, LTD.
DATE: _____

STATE OF TEXAS:
COUNTY OF WEBB:
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PATRICK T. FARRELL, MANAGER FOR APW INVESTMENTS, LTD., 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 _____, 2024.

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

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

ARMANDO GUERRA, P.E. No. 104992
DATE: _____

CERTIFICATE OF SURVEYOR
STATE OF TEXAS:
COUNTY OF WEBB:
I, EDUARDO J. GUTIERREZ, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT THIS PLAT CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND DIRECTION.

EDUARDO J. GUTIERREZ, R.P.L.S. NO. 54839
DATE: _____

PLAT-APPROVAL CITY ENGINEER
I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS PHOENIX VILLAGE SUBDIVISION PHASE XIII, PREPARED BY ARMANDO GUERRA, LICENSED PROFESSIONAL ENGINEER No. 104992, AND DATED THE _____ DAY OF _____ WITH THE LAST REVISED DATE ON _____ AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

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

PLANNING COMMISSION APPROVAL
THIS PLAT PHOENIX VILLAGE SUBDIVISION PHASE XIII 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 _____.

DANIELLA SADA PAZ
PLANNING AND ZONING CHAIR
DATE: _____

ATTTESTMENT 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 _____, THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

VANESSA GUERRA, AICP
INTERIM PLANNING DIRECTOR
DATE: _____

CERTIFICATION OF COUNTY CLERK
FILED FOR RECORD AT _____ O'CLOCK _____ M. ON THE _____ DAY OF _____, 2024 DEPUTY.

COUNTY CLERK
WEBB COUNTY, TEXAS

STATE OF TEXAS:
WEBB COUNTY:
I, MARGIE R. IBARRA, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 2024, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON _____ THE DAY OF _____, 2024, AT _____ O'CLOCK _____ M. IN VOLUME _____ PAGE(S) _____ OF THE PLAT RECORDS OF SAID COUNTY.

DEPUTY COUNTY CLERK
WEBB COUNTY, TEXAS
DATE: _____

LEGAL DESCRIPTION

A TRACT OF LAND CONTAINING 8.53 ACRES, MORE OR LESS, BEING OUT OF THAT CERTAIN 155.79 ACRES TRACT OF LAND CONVEYED TO APW INVESTMENTS II LTD., RECORDED IN VOLUME 2212, PAGE 884, OFFICIAL PUBLIC RECORDS WEBB COUNTY TEXAS, SITUATED IN PORCION 31, ABSTRACT 3116, JOSE TREMINO ORIGINAL GRANTEE, CITY OF LAREDO, WEBB COUNTY TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO WIT:

COMMENCING AT A FOUND 1/2" IRON ROD ON THE NORTHWEST CORNER OF LOT 19, BLOCK 8, PHOENIX VILLAGE SUBDIVISION PHASE X, RECORDED IN VOLUME 42, PGS. 15-16, MAP RECORDS WEBB COUNTY, TEXAS, THENCE, N67° 43' 47"W A DISTANCE OF 451.90 FEET TO A SET 7/8" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", OVER AND ACROSS AFORESAID 155.79 ACRES TRACT, THE TRUE POINT OF BEGINNING, THE SOUTHWEST CORNER HEREOF;

THENCE, ALONG THE EASTERLY BOUNDARY LINE OF PHOENIX VILLAGE SUBDIVISION PHASE XII (PENDING RECORDATION), THE FOLLOWING BEARS:

N19° 13' 19"W A DISTANCE OF 116.12 TO A FOUND 1/2" IRON ROD, A WESTERLY CORNER HEREOF;

N00° 26' 59"W A DISTANCE OF 50.00 FEET TO A FOUND 1/2" IRON ROD, A WESTERLY CORNER HEREOF;

S89° 33' 01"E A DISTANCE OF 6.86 FEET TO A FOUND 1/2" IRON ROD, AN INTERIOR CORNER HEREOF;

N05° 12' 59"E A DISTANCE OF 57.42 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A NORTHWESTERLY CORNER HEREOF;

S00° 44' 39"E A DISTANCE OF 93.45 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", AN INTERIOR CORNER HEREOF;

S40° 22' 42"E A DISTANCE OF 157.09 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A SOUTHERLY CORNER HEREOF;

N49° 35' 54"E A DISTANCE OF 122.28 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A NORTHEASTERLY CORNER HEREOF;

S40° 22' 42"E A DISTANCE OF 11.31 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", AN INTERIOR CORNER HEREOF;

N49° 35' 38"E A DISTANCE OF 110.00 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", AN INTERIOR CORNER HEREOF;

S00° 45' 21"E A DISTANCE OF 134.46 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A POINT OF DEFLECTION HEREOF;

S89° 15' 21"W A DISTANCE OF 110.74 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A POINT OF DEFLECTION HEREOF;

S88° 32' 48"W A DISTANCE OF 50.03 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A POINT OF DEFLECTION HEREOF;

S86° 28' 29"W A DISTANCE OF 109.87 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A POINT OF DEFLECTION HEREOF;

N01° 01' 17"W A DISTANCE OF 11.23 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A POINT OF DEFLECTION HEREOF;

N32° 19' 23"W A DISTANCE OF 19.78 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A POINT OF DEFLECTION HEREOF;

S81° 10' 05"W A DISTANCE OF 156.42 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A SOUTHERLY CORNER HEREOF;

N49° 35' 38"E A DISTANCE OF 110.00 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A NORTHEASTERLY CORNER HEREOF;

S40° 22' 42"E A DISTANCE OF 274.44 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", AN EASTERLY CORNER HEREOF;

S00° 45' 21"E A DISTANCE OF 134.46 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A SOUTHEASTERLY CORNER HEREOF;

S89° 15' 21"W A DISTANCE OF 110.74 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A POINT OF DEFLECTION HEREOF;

S88° 32' 48"W A DISTANCE OF 50.03 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A POINT OF DEFLECTION HEREOF;

S86° 28' 29"W A DISTANCE OF 109.87 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A POINT OF DEFLECTION HEREOF;

N01° 01' 17"W A DISTANCE OF 11.23 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A POINT OF DEFLECTION HEREOF;

N32° 19' 23"W A DISTANCE OF 19.78 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A POINT OF DEFLECTION HEREOF;

S81° 10' 05"W A DISTANCE OF 156.42 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A SOUTHERLY CORNER HEREOF;

S89° 15' 21"W A DISTANCE OF 110.74 FEET TO THE POINT OF BEGINNING, AND CONTAINING 8.53 ACRES, MORE OR LESS.

BASIS OF BEARING:
THIS SURVEY IS DERIVED FROM GPS KINEMATIC OBSERVATIONS ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", AN INTERIOR CORNER HEREOF;

N49° 35' 38"E A DISTANCE OF 93.45 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", AN INTERIOR CORNER HEREOF;

S40° 22' 42"E A DISTANCE OF 157.09 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", AN INTERIOR CORNER HEREOF;

N49° 35' 54"E A DISTANCE OF 122.28 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", AN INTERIOR CORNER HEREOF;

S40° 22' 42"E A DISTANCE OF 11.31 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", AN INTERIOR CORNER HEREOF;

N49° 35' 38"E A DISTANCE OF 110.00 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", AN INTERIOR CORNER HEREOF;

S00° 45' 21"E A DISTANCE OF 134.46 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", AN INTERIOR CORNER HEREOF;

S89° 15' 21"W A DISTANCE OF 110.74 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", AN INTERIOR CORNER HEREOF;

S88° 32' 48"W A DISTANCE OF 50.03 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", AN INTERIOR CORNER HEREOF;

S86° 28' 29"W A DISTANCE OF 109.87 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", AN INTERIOR CORNER HEREOF;

N01° 01' 17"W A DISTANCE OF 11.23 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", AN INTERIOR CORNER HEREOF;

City of Laredo

Planning & Zoning Commission

Meeting Date: 4/16/2026

Preliminary Plats and Replats 9G

SUBJECT

Preliminary consideration of the plat of Phoenix Village Subdivision Phase XIV (14). The intent is residential.

PL-084-2026

District III - Cm. Melissa R. Cigarroa

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: AFW Investments

ENGINEER: Premier Engineering

SITE: This 9.62-acre tract of land is located north of Estrella Drive and east of Serrano Road. The zoning for this 50-lot development is R-1MH (Single Family Manufactured Housing District). This tract is located in District III - Cm. Melissa R. Cigarroa.

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Revise the phase number to Phase 16, as Phase 14 already exists within the masterplan.
2. Provide lot dimensions and ensure compliance with the minimum dimensional requirements of the applicable zoning district.
3. Provide a plat note stating the following: "No more than one single-family detached dwelling shall be located on an individual lot." (Section 24.80.4 (I) - Land Development Code, Module Rules).
4. Provide a plat note stating the following: "The setback shall be determined based on the current zoning in accordance with Section 24.77.1 of the Laredo Land Development Code."
5. Provide Lot Summary Table.
6. Provide Base Flood Elevations (BFEs) as per Section 24.69.7 C (3) - Land Development Code.

7. 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).

8. Remove "Interim" from the Planning Director's certificate block.

9. Identify all easements.

10. All improvements as per the Subdivision Ordinance.

Fire:

1. Fire hydrants required every 500ft for residential development.

2. Dead-end roads in excess of 150 feet require a turn-around or temporary turnaround (96-foot cul-de-sac, 120-foot hammerhead, 60 foot "Y")

Traffic Safety:

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

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

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

b. No block length waiver may be granted by the Planning and Zoning Commission unless traffic impact mitigation measures comply with standards (herein adopted as minimum standards) of the Institute of Transportation Engineers (Latest Edition) and as set out in the "Transportation and Land Development Manual (Latest Edition)".

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

d. A block length waiver shall not compromise safety.

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

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

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

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

6. Master plan approved on 2024 shows this phase with no 16. Revise plat name. (As per

Subdivision Ordinance Handbook, Chapter II). Also phase 14 was approved at OSS on march 2025.

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

NOTICE TO THE DEVELOPER:

Planning:

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

Rafael Vidaurri, Planning Manager
City of Laredo Planning and Zoning Department
1413 Houston St.
Laredo, Texas 78040
(956) 794-1620

4/1/2026

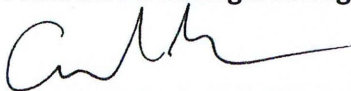
Re: Phoenix Village Subdivision Phase XIV
NOTICE OF DEVELOPER'S INTENTION TO PLACE FRONT LOT UTILITIES

Mr. Vidaurri:

Per Section 3-4 B.2 of the City of Laredo Subdivision Ordinance, we hereby Submit this written notice of our intention to place front lot utilities at the above referenced residential subdivision. Premier Engineering will submit the utility layout/schematics for these proposed front lot utilities with the construction plans for this phase during the One Stop Shop process.

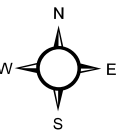
Thank you very much for your time and please do not hesitate to contact me with any questions.
Sincerely,

Sincerely,
PREMIER Civil Engineering, LLC



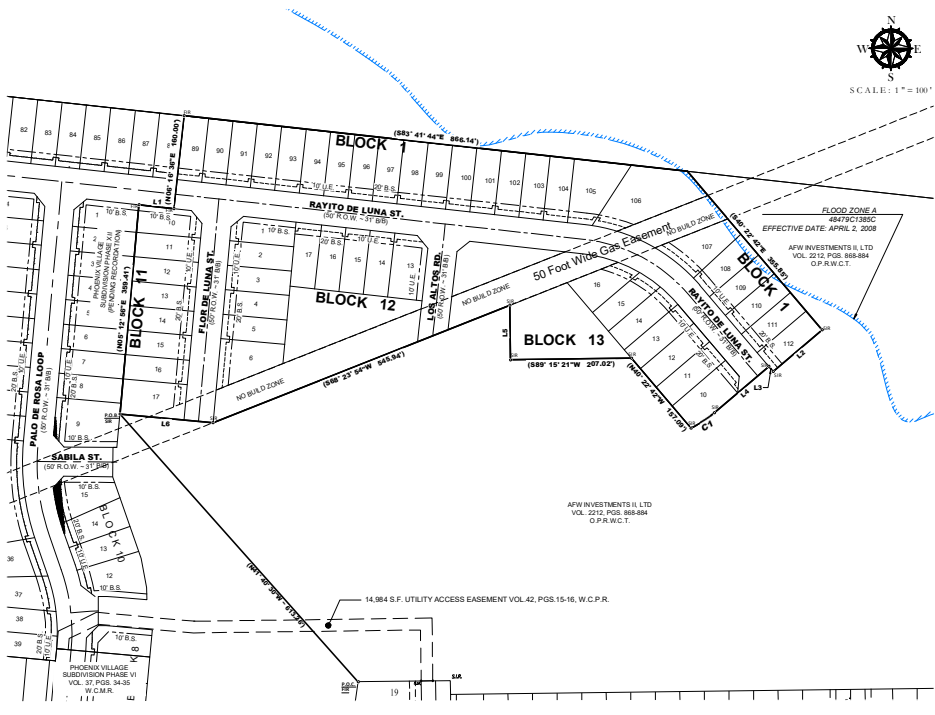
Armando Guerra, P.E.
Engineering Manager

AERIAL LOCATION MAP



PLAT NOTES:

1. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
2. SIDEWALKS, DRIVEWAY AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IN ACCORDANCE TO THE LAREDO LAND DEVELOPMENT CODE.
3. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
4. THIS AREA APPEARS TO BE IN A FLOOD ZONE ACCORDING TO FEMA MAP NUMBER : 48479C1385C (EFFECTIVE DATE: APRIL 2, 2008)

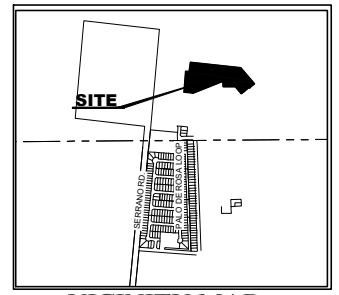


Line Table			Curve Table				
Line #	Length	Direction	Curve #	Length	Radius	Chd. Direction	Chd. L.
L1	59.94'	S83° 43' 24"E	C1	48.14'	200.00'	S56° 30' 00"W	48.07'
L2	110.00'	S49° 35' 38"W					
L3	11.31'	N40° 22' 42"W					
L4	122.28'	S49° 35' 54"W					
L5	93.45'	N00° 44' 39"W					
L6	160.00'	N84° 41' 11"W					

- PLAT NOTES:**
- THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
 - SIDEWALKS, DRIVEWAY AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IN ACCORDANCE TO THE LAREDO LAND DEVELOPMENT CODE.
 - ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
 - THIS AREA APPEARS TO BE IN A FLOOD ZONE ACCORDING TO FEMA MAP NUMBER: 48479C1365G (EFFECTIVE DATE: APRIL 2, 2008)

LEGEND

[Symbol]	PROFESSIONAL PLANNING ENGINEER	[Symbol]	50' WIDE GAS EASEMENT
[Symbol]	PLANNING COMMISSION APPROVAL	[Symbol]	10' WIDE SIDEWALK
[Symbol]	PLANNING COMMISSION APPROVAL	[Symbol]	10' WIDE SIDEWALK
[Symbol]	PLANNING COMMISSION APPROVAL	[Symbol]	10' WIDE SIDEWALK
[Symbol]	PLANNING COMMISSION APPROVAL	[Symbol]	10' WIDE SIDEWALK
[Symbol]	PLANNING COMMISSION APPROVAL	[Symbol]	10' WIDE SIDEWALK



PLAT OF:
PHOENIX VILLAGE SUBDIVISION PHASE XIV
CITY OF LAREDO, WEBB COUNTY, TEXAS

CERTIFICATE OF SURVEYOR

STATE OF TEXAS,
COUNTY OF WEBB:

I, EDUARDO J. GUTIERREZ, REGISTERED PROFESSIONAL LAND SURVEYOR DO HEREBY STATE THAT THIS PLAT CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND DIRECTION.

EDUARDO J. GUTIERREZ, _____ DATE _____
R.P.L.S. NO. 5839



PLAT-APPROVAL CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS PHOENIX VILLAGE SUBDIVISION PHASE XIV, PREPARED BY ARMANDO GUERRA, LICENSED PROFESSIONAL ENGINEER NO. 104992, AND DATED THE ____ TH DAY OF _____, WITH THE LAST REVISED DATE ON _____ AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ELIUD DE LOS SANTOS, P.E. _____ DATE _____
CITY ENGINEER

PLANNING COMMISSION APPROVAL

THIS PLAT PHOENIX VILLAGE SUBDIVISION PHASE XIV, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON ____ TH DAY OF _____.

DANIELLA SADA PAZ _____ DATE _____
PLANNING AND ZONING CHAIR

ATTESTMENT OF PLANNING COMMISSION APPROVAL

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

VANESSA GUERRA, AICP _____ DATE _____
INTERIM PLANNING DIRECTOR



CERTIFICATION OF COUNTY CLERK

FILED FOR RECORD AT ____ O'CLOCK ____ M. ON THE ____ DAY OF _____, 2028 DEPUTY.

COUNTY CLERK
WEBB COUNTY, TEXAS

**STATE OF TEXAS,
WEBB COUNTY:**

I, MARGIE R. IBARRA, CLERK OF THE COUNTY COURT IN AND FOR THE WEBB COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE ____ DAY OF _____, 2028, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 2028, AT ____ O'CLOCK ____ M. IN VOLUME ____ PAGE(S) ____ OF THE PLAT RECORDS OF SAID COUNTY.

DEPUTY COUNTY CLERK
WEBB COUNTY, TEXAS

LEGAL DESCRIPTION

A TRACT OF LAND CONTAINING 9.62 ACRES, MORE OR LESS, BEING OUT OF THAT CERTAIN 155.78 ACRES TRACT OF LAND CONVEYED TO APFW INVESTMENTS II LTD., RECORDED IN VOLUME 2222, PAGE 868, OFFICIAL PUBLIC RECORDS, WEBB COUNTY TEXAS, SITUATED IN POKRON 31, ABSTRACT 3116, JOSE TRINDO ORIGINAL GRANTEE, CITY OF LAREDO, WEBB COUNTY TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS TO WIT:

COMMENCING AT A FOUND 1/2" IRON ROD ON THE NORTHWEST CORNER OF LOT 39, BLOCK 8, PHOENIX VILLAGE SUBDIVISION PHASE X, RECORDED IN VOLUME 42, PGS. 15-16, MAP RECORDS WEBB COUNTY, TEXAS, THENCE, N41° 40' 30"W A DISTANCE OF 613.26 FEET TO A SET X" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00" OVER AND ACROSS AFOREMENTIONED 155.78 ACRES TRACT, THE TRUE POINT OF BEGINNING, THE SOUTHWEST CORNER HEREOF;

THENCE, ALONG THE EASTERLY BOUNDARY LINE OF PHOENIX VILLAGE SUBDIVISION PHASE XII (PENDING RECORDATION), THE FOLLOWING CALLS:

N05° 12' 56"E A DISTANCE OF 359.41 TO A FOUND 1/2" IRON ROD, A WESTERLY CORNER HEREOF;

S83° 43' 24"E A DISTANCE OF 59.94 FEET TO A FOUND 1/2" IRON ROD, AN INTERIOR CORNER HEREOF;

N05° 16' 30"E A DISTANCE OF 160.00 FEET TO A FOUND 1/2" IRON ROD, A NORTHWESTERLY CORNER HEREOF;

THENCE, OVER AND ACROSS, AFOREMENTIONED 155.78 ACRES TRACT THE FOLLOWING CALLS:

S83° 41' 48"E A DISTANCE OF 866.14 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", AN INTERIOR CORNER HEREOF;

S40° 22' 42"E A DISTANCE OF 555.85 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", AN INTERIOR CORNER HEREOF;

S49° 35' 38"W A DISTANCE OF 110.00 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A SOUTHERLY CORNER HEREOF;

S40° 22' 42"E A DISTANCE OF 113.31 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", AN INTERIOR CORNER HEREOF;

S49° 35' 54"W A DISTANCE OF 122.28 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A POINT OF DEFLECTION HEREOF;

ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 200.00 FEET, AN ARC LENGTH OF 48.14 FEET, AND A CHORD BEARING S56° 30' 00"W A DISTANCE OF 48.07 FEET, TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A SOUTHERLY CORNER HEREOF;

N40° 22' 42"W A DISTANCE OF 157.09 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", AN INTERIOR CORNER HEREOF;

S89° 15' 21"W A DISTANCE OF 207.02 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A SOUTHERLY CORNER HEREOF;

N00° 44' 39"W A DISTANCE OF 93.45 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00",

AN INTERIOR CORNER HEREOF:

S68° 23' 54"W A DISTANCE OF 545.94 FEET TO A SET 1/2" IRON ROD W/ BLUE PLASTIC CAP LABELED "PCE 100097-00", A SOUTHERLY CORNER HEREOF;

N84° 41' 11"W A DISTANCE OF 160.00 FEET TO THE POINT OF BEGINNING, AND CONTAINING 9.62 ACRES, MORE OR LESS.

BASIS OF BEARING:

THIS SURVEY IS DERIVED FROM GPS KINEMATIC OBSERVATIONS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NAD-83.

PHOENIX VILLAGE SUBDIVISION
PHASE XIV



APFW INVESTMENTS II LTD.
CO-PAATRICK FARRELL, MANAGER
7720 BOB BULLOCK LOOP
LAREDO, TEXAS 77041

PLAT OF
PHOENIX VILLAGE
SUBDIVISION PHASE XIV

DRAWN BY: K.G.
CHECKED BY: A.G.
APPROVED BY: A.G.
DATE: 4-1-28
REVISED DATE: -
SCALE 1/4" = 1'-0"
PROJECT # 18713-23
FILE NAME: P18713-23.dwg

1 1

City of Laredo

Planning & Zoning Commission

Meeting Date: 4/16/2026

Final Plats and replats 10A

SUBJECT

Final reconsideration of the plat of Villas at Sunset Subdivision, Phase 1. The purpose of the reconsideration is to modify the boundary and reconfigure the lot layout. The intent is residential.

PL-089-2026

District VII - Cm. Vanessa Perez

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Rhodes Development, Inc.

ENGINEER: Howland Engineering & Surveying Co.

SITE: This 8.243-acre tract of land is located northeast of La Bota Trails and northwest of Riverbank Drive. The zoning for this 63-lot development is R-1B (Single-Family High-Density District). This tract is located in District VII - Cm. Vanessa Perez.

COMMITTEE RECOMMENDATION

N/A

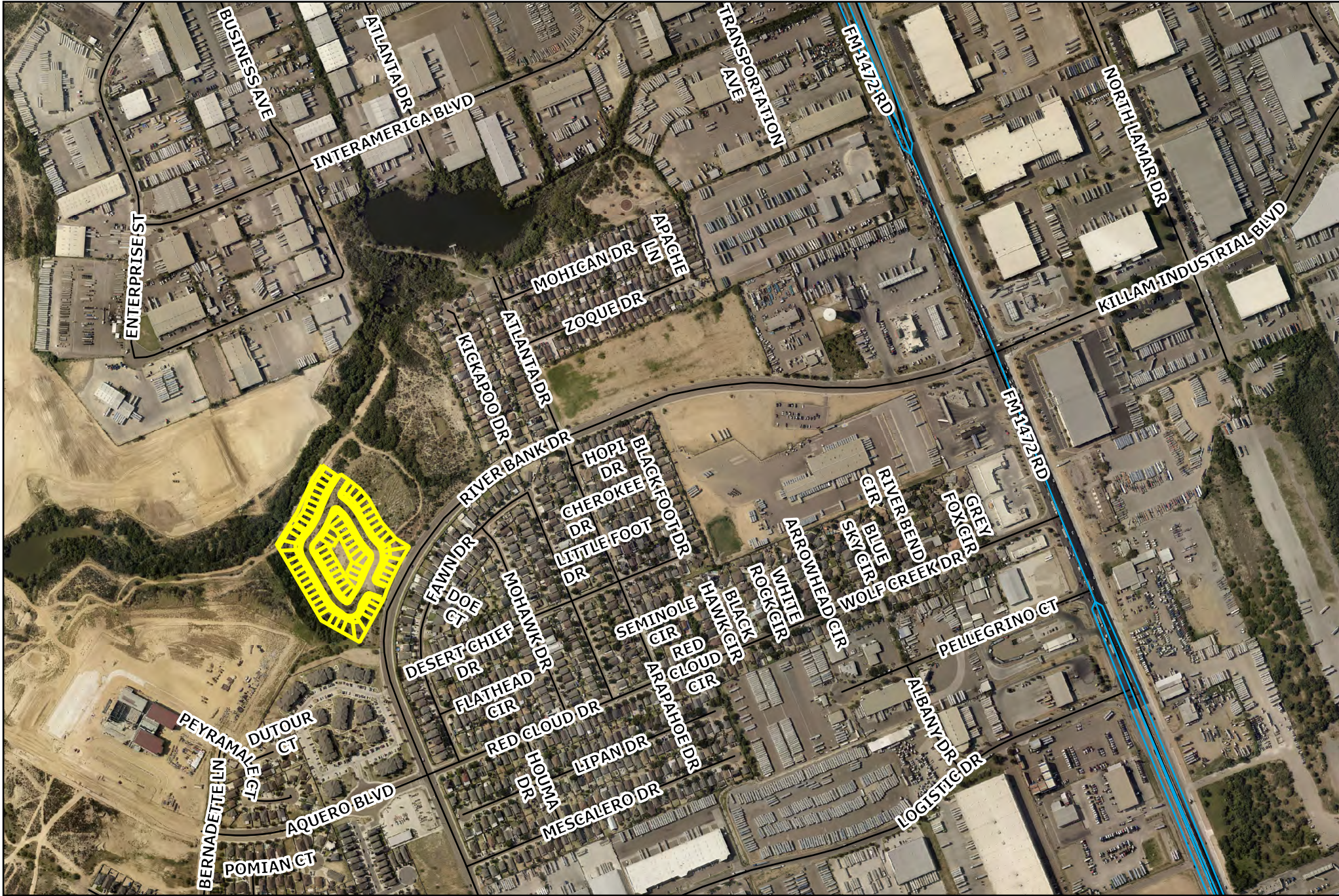
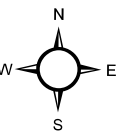
STAFF RECOMMENDATION

APPROVAL

NOTICE TO THE DEVELOPER:

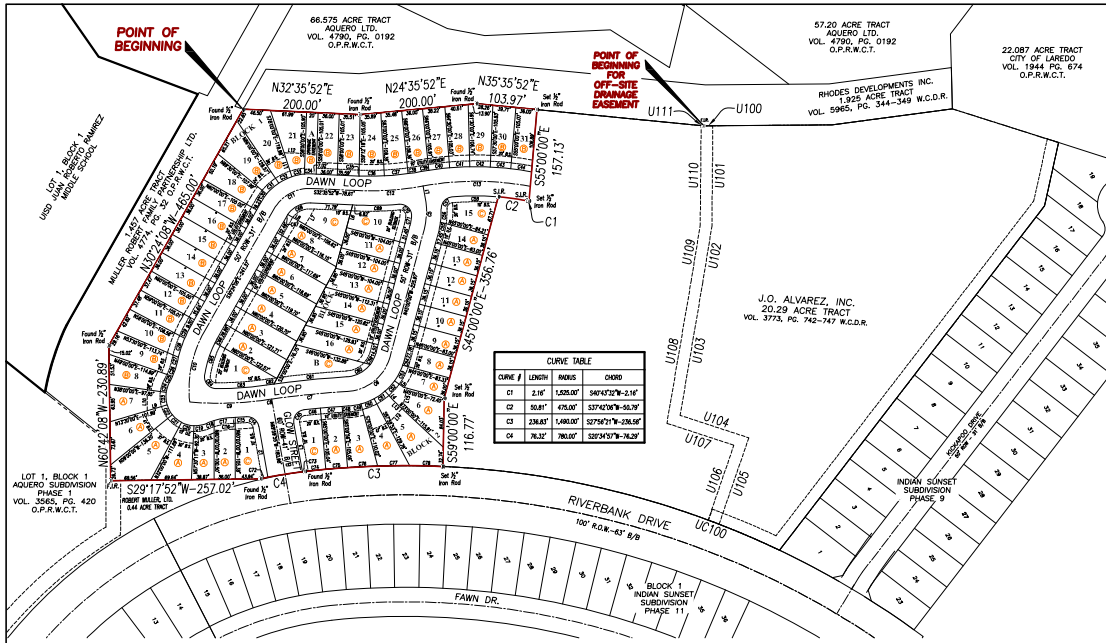
N/A

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. NO GARAGE OR CARPORT, WHICH RECEIVES ACCESS FROM THE SIDE YARD ON ANY CORNER LOT SHALL BE LOCATED LESS THAN 20 FEET FROM THE PROPERTY LINE.
3. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
4. TO AVOID PLACING CORNER LOT DRIVEWAYS ON THE SIDE OF THE CORNER CLIP, SUCH DRIVEWAYS SHOULD BE ON THE SIDE OF, AND ADJACENT TO THE 5'X5' UTILITY EASEMENT DESIGNATED FOR FUTURE ELECTRICAL PEDESTAL LOCATION.
5. OWNER SHALL NOT CHANGE THE GRADES NOR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS IN SUCH A 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 OPENING TO ALLOW SURFACE WATER RUNOFF TO CONTINUE.
6. THE RESPONSIBILITY FOR THE MAINTENANCE AND UPKEEP OF THE RETAINING WALLS IN A SAFE AND PROPER CONDITION SHALL REST SOLELY WITH THE PROPERTY OWNERS, THE HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS. THE CITY OF LAREDO SHALL BEAR NO RESPONSIBILITY OR LIABILITY FOR SUCH MAINTENANCE.
7. THIS DEVELOPMENT HAS A CERTIFICATE OF ADJOINING LANDOWNER FOR RUNOFF DISCHARGE RECORDED IN VOLUME _____, PAGES OF THE WEBB COUNTY DEED RECORDS, TEXAS.
8. LOT A, BLOCK 1 & LOT B, BLOCK 3 ARE UNINHABITABLE LOTS (GREEN SPACE AREAS) AND DESIGNED AS A DRAINAGE & UTILITY EASEMENT, NO FENCE SHALL BE PLACE ON TOP OF THE EASEMENT.
9. EROSION, SEDIMENT AND STORMWATER CONTROLS ARE REQUIRED FOR ALL LOT CONSTRUCTION, INCLUDING SINGLE-FAMILY, DUPLEX, MULTIFAMILY, AND COMMERCIAL PROJECTS, DURING THE BUILDING PERMIT PROCESS. THE LOT OWNER OR BUILDER IS RESPONSIBLE FOR INSTALLING AND MAINTAINING BEST MANAGEMENT PRACTICES (BMPs), TREE PRIOR TO STARTING ANY SITE WORK. WHERE REQUIRED BY LAW, A STORM WATER POLLUTION PREVENTION PLAN (SW3P) MUST ALSO BE PREPARED AND IMPLEMENTED FOR THE BUILDING PERMIT ACTIVE ACTIVITIES. ALL CONTROLS MUST REMAIN IN PLACE UNTIL THE SITE IS STABILIZED AND PERMANENT VEGETATION IS ESTABLISHED.
10. RETAINING WALL WEEP HOLES WILL DRAIN TO LOWER LOTS. LOTS 1-9, BLOCK 3 AND LOTS 5-15, BLOCK 2. LOT OWNERS WILL NOT COVER, BLOCK OR RESTRICT WEEPS HOLES.
11. SETBACK LINES INDICATED ON THE PLAT SHALL BE FOR REFERENCE ONLY. THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE WITH THE EXCEPTION OF THE FOLLOWING: LOTS 1, 4-8, 19-21, BLOCK 1, LOTS 4-6, BLOCK 2, & LOT 9, BLOCK 3.
12. LOTS 21 & 22, BLOCK 1, SHALL BE 18" ABOVE THE BACK OF CURB ELEVATION.
13. LOTS 2-7, BLOCK 1, LOTS 2-14, BLOCK 2, LOTS 2-8, BLOCK 3, AND LOTS 11-16, BLOCK 3, WILL HAVE LOT GRADING TYPE "A". LOTS 8-31, BLOCK 1, WILL HAVE LOT GRADING TYPE "B". LOT 1, BLOCK 1, LOTS 1 & 15, BLOCK 2, AND LOTS 1, 9 & 10, BLOCK 3, WILL HAVE LOT GRADING TYPE "C"; AS SHOWN ON SHEET 1 & 3 OF THIS PLAT.



LEGAL DESCRIPTION
8.018 ACRE TRACT

A TRACT OF LAND CONTAINING 8.018 ACRES (349,270 SF), more or less, situated in Survey 2143, Abstract 591, Abel Morgan, Original Grantee, City of Laredo, Webb County, Texas and Porcion 18, Abstract 21, Jose De Bustamante, Original Grantee, City of Laredo, Webb County, Texas, being all of the 20.29 acre tract, as recorded in Volume 3773, Page 742, Webb County Official Public Records, Webb County, Texas. This 8.018 Acre tract being more particularly described as follows:

BEGINNING at a 1/2" found iron rod being the most northwest corner of said 20.29 acre tract for the northwest corner of this tract and the POINT OF BEGINNING.

THENCE, N 32°35'52" E, a distance of 200.00 FEET, to a found 1/2" iron rod, for a deflection hereof;

THENCE, N 24°35'52" E, a distance of 200.00 FEET, to a found 1/2" iron rod, for a deflection hereof;

THENCE, N 35°35'52" E, a distance of 103.97 FEET, to a set 1/2" iron rod, for the northeast corner hereof;

THENCE, S 55°00'00" E, a distance of 157.13 FEET, to a set 1/2" iron rod, being on a curve having a radius of 1,525.00 FEET, a chord of S 40°43'42" W - 2.16 FEET;

THENCE, along said curve an arc length of 2.16 FEET to a set 1/2" iron rod, being on a curve having a radius of 475.00 FEET, a chord of S 37°42'06" W - 50.79 FEET;

THENCE, along said curve an arc length of 50.81 FEET to a set 1/2" iron rod, for a deflection point hereof;

THENCE, S 45°00'00" E, a distance of 356.76 FEET, to a set 1/2" iron rod, for a deflection point hereof;

THENCE, S 59°00'00" E, a distance of 116.77 FEET, to a set 1/2" iron rod, being on a curve having a radius of 1,490.00 FEET, a chord of S 27°56'21" W - 236.58 FEET;

THENCE, along said curve an arc length of 236.83 FEET, same being the north right-of-way boundary line of River Bank Drive, to a found 1/2" iron rod, being on a curve having a radius of 780.00 FEET, a chord of S 20°34'57" W - 76.29 FEET;

THENCE, along said curve an arc length of 76.32 FEET, same being the north right-of-way boundary line of River Bank Drive, to a found 1/2" iron rod, for a deflection point hereof;

THENCE, S 29°17'52" W, a distance of 257.02 FEET, to a found 1/2" iron rod, for the southwest corner of said 20.29 acre tract, for a deflection point hereof;

THENCE, N 60°42'08" W, along the westerly boundary line of said 20.29 acre tract, a distance of 230.89 FEET, to a found 1/2" iron rod, for a deflection point hereof;

THENCE, N 30°24'08" W, a distance of 465.00 FEET, to a found 1/2" iron rod, same being the POINT OF BEGINNING of this 8.018 acre tract of land, more or less.

LEGAL DESCRIPTION FOR OFF-SITE DRAINAGE EASEMENT
0.3557 ACRE TRACT

A TRACT OF LAND CONTAINING 0.3557 ACRES (15,494 SF), more or less, situated in Survey 2143, Abstract 591, Abel Morgan, Original Grantee, City of Laredo, Webb County, Texas and Porcion 18, Abstract 21, Jose De Bustamante, Original Grantee, City of Laredo, Webb County, Texas, being all of the 20.29 acre tract, as recorded in Volume 3773, Page 742, Webb County Official Public Records, Webb County, Texas. This 0.3557 Acre tract being more particularly described as follows:

BEGINNING at a 1/2" found iron rod being the most northwest corner of said 20.29 acre tract, THENCE, N 32°03'28" E, a distance of 787.55 FEET, to a 1/2" iron rod, being the POINT OF BEGINNING.

THENCE, N 29°35'50" E, a distance of 16.26 FEET, to a point, for an exterior corner hereof;

THENCE, S 59°30'05" E, a distance of 171.48 FEET, to a point, for a deflection hereof;

THENCE, S 50°45'46" E, a distance of 98.49 FEET, to a point, for a deflection hereof;

THENCE, S 50°21'00" E, a distance of 229.99 FEET, to a point, for an interior corner hereof;

THENCE, N 48°07'32" E, a distance of 123.58 FEET, to a point, for an exterior corner hereof;

THENCE, S 41°00'00" E, a distance of 156.25 FEET, to a point, being on a curve having a radius of 1,490.00 FEET, a chord of S 50°44'22" W - 20.01 feet, an exterior corner hereof;

THENCE, along said curve an arc length of 20.01 FEET, same being the north right-of-way boundary line of River Bank Drive, to a point, for an exterior corner hereof;

THENCE, N 41°00'00" E, a distance of 135.34 FEET, to a point, for an interior corner hereof;

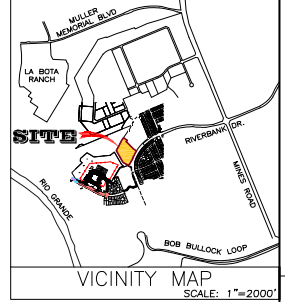
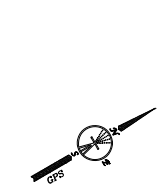
THENCE, S 48°07'32" E, a distance of 120.52 FEET, to a point, for an exterior corner hereof;

THENCE, N 50°21'00" W, a distance of 247.16 FEET, to a point, for a deflection hereof;

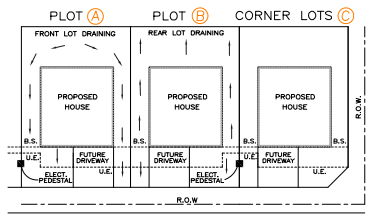
THENCE, N 50°45'46" W, a distance of 98.89 FEET, to a point, for a deflection hereof;

THENCE, N 59°30'05" W, a distance of 170.03 FEET, to a point, for an exterior corner hereof;

THENCE, N 35°35'52" E, a distance of 3.76 FEET, to a found 1/2" iron rod, same being the POINT OF BEGINNING of this 0.3557 acre tract of land, more or less.

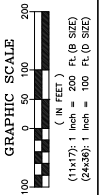


- NOTES:
- DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
 - NO GARAGE OR CARPORT, WHICH RECEIVES ACCESS FROM THE SIDE YARD ON ANY CORNER LOT SHALL BE LOCATED LESS THAN 20 FEET FROM THE PROPERTY LINE.
 - ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
 - TO AVOID PLACING CORNER LOT DRIVEWAYS ON THE SIDE OF THE CORNER CLIP, SUCH DRIVEWAYS SHOULD BE ON THE SIDE OF, AND ADJACENT TO THE 5'X5' UTILITY EASEMENT DESIGNATED FOR FUTURE ELECTRICAL FEEDSTATION LOCATION.
 - OWNER SHALL NOT CHANGE THE GRADES NOR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES, OR OTHER IMPROVEMENTS IN SUCH A 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 OPENING TO ALLOW SURFACE WATER RUNOFF TO CONTINUE.
 - THE RESPONSIBILITY FOR THE MAINTENANCE AND UPKEEP OF THE RETAINING WALLS IN A SAFE AND PROPER CONDITION SHALL REST SOLELY WITH THE PROPERTY OWNERS, THE HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS. THE CITY OF LAREDO SHALL BEAR NO RESPONSIBILITY OR LIABILITY FOR SUCH MAINTENANCE.
 - THIS DEVELOPMENT HAS A CERTIFICATE OF ADJOINING LANDOWNER FOR RUNOFF DISCHARGE RECORDED IN VOLUME _____ PAGES OF THE WEBB COUNTY DEED RECORDS, TEXAS.
 - LOT A, BLOCK 1 & LOT B, BLOCK 3 ARE UNINHABITABLE LOTS (GREEN SPACE AREAS) AND DESIGNED AS A DRAINAGE & UTILITY EASEMENT, NO FENCE SHALL BE PLACE ON TOP OF THE EASEMENT.
 - EROSION, SEDIMENT AND STORMWATER CONTROLS ARE REQUIRED FOR ALL LOT CONSTRUCTION, INCLUDING SINGLE-FAMILY, DUPLEX, MULTIFAMILY, AND COMMERCIAL PROJECTS, DURING THE BUILDING PERMIT PROCESS. THE LOT OWNER OR BUILDER IS RESPONSIBLE FOR INSTALLING AND MAINTAINING BEST MANAGEMENT PRACTICES (BMPs), TREE PRIOR TO STARTING ANY SITE WORK, WHERE REQUIRED BY LAW. A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MUST ALSO BE PREPARED AND IMPLEMENTED FOR THE BUILDING PERMIT ACTIVE ACTIVITIES. ALL CONTROLS MUST REMAIN IN PLACE UNTIL THE SITE IS STABILIZED AND PERMANENT VEGETATION IS ESTABLISHED.
 - RETAINING WALL WEEP HOLES WILL DRAIN TO LOWER LOTS. LOTS 1-9, BLOCK 3 AND LOTS 5-15, BLOCK 2, LOT OWNERS WILL NOT COVER, BLOCK OR RESTRICT WEEP HOLES.
 - SETBACK LINES INDICATED ON THE PLAT SHALL BE FOR REFERENCE ONLY. THE SETBACK SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.7.7 OF THE LAREDO LAND DEVELOPMENT CODE WITH THE EXCEPTION OF THE FOLLOWING: LOTS 1, 4-8, 19-21, BLOCK 1, LOTS 4-5, BLOCK 2, & LOT 9, BLOCK 3.
 - LOTS 21 & 22, BLOCK 1, SHALL BE 18" ABOVE THE BACK OF CURB ELEVATION.
 - LOTS 2-7, BLOCK 1, LOTS 2-14, BLOCK 2, LOTS 2-8, BLOCK 3, AND LOTS 11-16, BLOCK 3, WILL HAVE LOT GRADING TYPE "A", LOTS 8-31, BLOCK 1, WILL HAVE LOT GRADING TYPE "B", LOT 1, BLOCK 1, LOTS 9 & 15, BLOCK 2, AND LOTS 1, 9 & 10, BLOCK 3, WILL HAVE LOT GRADING TYPE "C", AS SHOWN ON SHEET 1 & 3 OF THIS PLAT.



NOTE: CORNER LOTS MAY BE PLOT TYPE A OR B AS LABELED ON SHEET 1 OF PLAT.
TYPICAL LOT PLOT GRADING TYPES

HOWLAND
ENGINEERING AND SURVEYING CO.
7885 E. Bullard Avenue P.O. Box 51128 Laredo, TX 78941
WWW.HOWLANDENGINEERS.COM



VILLAS AT SUNSET - PHASE 1
A TRACT OF LAND CONTAINING 8.018 ACRES (349,270 SF), more or less, situated in Survey 2143, Abstract 591, Abel Morgan, Original Grantee, City of Laredo, Webb County, Texas and Porcion 18, Abstract 21, Jose De Bustamante, Original Grantee, City of Laredo, Webb County, Texas, being all of the 20.29 acre tract, as recorded in Volume 3773, Page 742, Webb County Official Public Records, Webb County, Texas.

DRAWN BY: M.C.
CHECKED BY: B.F.S.
DRAWN DATE: 08.18.2025
PLOTTED DATE:
JOB NO. E-341-25
FILE NAME: RVDG
STATUS: PRELIMINARY
AS-BUILT
REVISED DATE: 03.24.2026
SCALE: (24\"/>

CERTIFICATE OF OWNER
STATE OF TEXAS:
COUNTY OF WEBB:
I, _____ OF J.C. ALVAREZ, INC. OWNER OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS JUDGE SUBDIVISION ENGINEER IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER ALL STREETS, 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 CONSIDERATION THEREIN STATED, GIVEN MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2026.

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

LIEN HOLDER CERTIFICATE
THIS SUBDIVISION MAP IS HEREBY APPROVED AND ACCEPTED BY THE LIEN HOLDER, THIS _____ DAY OF _____ 2026.

BY: _____ TITLE: _____

AS AN ACT AND DEED OF _____ (FINANCIAL INSTITUTION)

STATE OF TEXAS:
COUNTY OF WEBB:
DATE: _____

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 _____ 2026.

NOTARY PUBLIC IN AND FOR THE _____ 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 FOR 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 THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

BERNAL F. SLIGHT, P.E., NO. 77981 DATE: _____

CERTIFICATE OF SURVEYOR

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

BERNAL F. SLIGHT, R.P.L.S. NO. 5328 DATE: _____



PLAT-APPROVAL CITY ENGINEER

I, ELIUD DE LOS SANTOS, HAVE REVIEWED THIS PLAT OF _____ CITY OF LAREDO, TEXAS, PREPARED BY BERNAL F. SLIGHT, REGISTERED PROFESSIONAL ENGINEER, NO. 77981 AND DATED THE _____ DAY OF _____ 2026, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

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

PLANNING COMMISSION APPROVAL

THIS PLAT OF _____ CITY OF LAREDO, TEXAS, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON THE _____ DAY OF _____ 2026.

DANELLA SADA PAZ PLANNING & ZONING CHAIR DATE: _____

ATTESTMENT OF PLANNING COMMISSION APPROVAL

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THE _____ DAY OF _____ 2026. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

VANESSA GUERRA, ACP DIRECTOR OF PLANNING DATE: _____

CERTIFICATION OF COUNTY CLERK

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

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

DEPUTY _____ COUNTY CLERK WEBB COUNTY, TEXAS DATE: _____

BOUNDARY LINE & CURVE TABLES

LINE #	DIRECTION	LENGTH
L1	N02°30'00"W	21.88'
L2	S70°00'00"E	88.48'
L3	N07°00'00"W	83.94'
L4	N09°00'00"E	22.84'
L5	N46°00'00"E	14.82'
L6	S45°00'00"E	38.88'
L7	N30°00'00"W	39.00'
L8	N07°00'00"E	24.80'
L9	S17°00'00"W	30.72'
L10	N07°00'00"W	30.60'
L11	N07°00'00"W	43.00'
L12	N07°00'00"E	30.00'
L13	N07°00'00"E	14.82'
L14	N17°00'00"W	30.00'
L15	N45°00'00"W	30.00'

CURVE #	LENGTH	ARCUS	CHORD
C1	2.16'	1.020.00'	S04°32'00"W-2.16'
C2	0.88'	476.00'	S72°42'00"W-0.88'
C3	236.87'	1,490.00'	S27°50'21"W-236.88'
C4	76.20'	780.00'	S29°50'00"W-76.20'
C5	53.10'	1,250.00'	N07°11'00"W-52.71'
C6	99.86'	80.00'	N09°10'00"W-99.87'
C7	10.96'	1,400.00'	N04°12'00"E-10.97'
C8	5.67'	1,400.00'	N17°40'00"E-5.67'
C9	10.25'	400.00'	S08°40'00"W-10.25'
C10	124.87'	300.00'	S48°17'00"E-123.80'
C11	76.20'	780.00'	S01°00'00"W-71.10'
C12	113.21'	500.00'	S38°04'00"W-113.97'
C13	184.12'	500.00'	N01°02'00"E-183.00'
C14	28.42'	20.00'	N07°40'00"E-28.89'
C15	16.27'	554.95'	N02°22'00"E-16.95'
C16	5.77'	554.95'	N27°38'00"E-5.77'
C17	30.87'	120.00'	N02°27'00"E-30.72'
C18	13.87'	120.00'	N09°20'00"E-13.87'
C19	22.67'	80.00'	N18°33'00"E-22.67'
C20	22.07'	80.00'	N09°00'00"E-21.89'
C21	20.28'	30.00'	N08°30'00"E-20.16'
C22	19.20'	80.00'	S07°50'00"E-19.14'
C23	21.87'	80.00'	S09°20'00"E-21.87'
C24	18.07'	80.00'	S11°42'00"E-18.07'
C25	11.07'	120.00'	S29°00'00"E-11.07'

CURVE #	LENGTH	ARCUS	CHORD
C26	25.72'	120.00'	S14°50'00"E-25.87'
C27	8.88'	226.00'	S48°21'00"E-8.88'
C28	34.38'	226.00'	S47°28'00"E-34.38'
C29	8.17'	226.00'	S29°40'00"E-8.17'
C30	16.27'	80.00'	S27°10'00"E-16.18'
C31	28.17'	80.00'	S17°00'00"E-28.07'
C32	25.14'	80.00'	S29°40'00"E-25.04'
C33	21.98'	80.00'	S18°02'00"E-21.87'
C34	13.87'	80.00'	S08°40'00"W-13.84'
C35	2.16'	476.00'	S12°30'00"W-2.17'
C36	42.88'	476.00'	S29°40'00"W-42.87'
C37	41.38'	476.00'	S04°10'00"W-41.37'
C38	21.27'	476.00'	S29°40'00"W-21.27'
C39	14.68'	120.00'	S20°25'00"W-14.67'
C40	20.48'	120.00'	S22°00'00"W-20.47'
C41	24.94'	120.00'	S27°00'00"W-24.87'
C42	34.56'	120.00'	S07°40'00"E-34.56'
C43	16.87'	120.00'	S14°20'00"W-16.87'
C44	26.67'	120.00'	S08°20'00"W-26.67'
C45	20.27'	20.00'	N02°00'00"W-20.20'
C46	20.27'	20.00'	N02°00'00"E-20.20'
C47	20.27'	20.00'	N02°00'00"E-20.20'
C48	20.27'	20.00'	N02°00'00"E-20.20'
C49	11.87'	142.00'	N02°00'00"E-11.87'
C50	21.87'	160.00'	N02°00'00"E-21.87'
C51	24.38'	160.00'	N02°00'00"E-24.37'

CURVE #	LENGTH	ARCUS	CHORD
C52	23.84'	100.00'	N04°40'00"W-23.87'
C53	23.84'	100.00'	N17°30'00"W-23.77'
C54	20.10'	100.00'	N02°12'00"W-20.07'
C55	16.27'	140.00'	N04°10'00"W-16.24'
C56	23.00'	140.00'	N02°40'00"W-22.97'
C57	20.27'	80.00'	N08°10'00"W-20.17'
C58	29.67'	476.00'	N09°00'00"E-29.57'
C59	10.25'	300.00'	S27°20'00"W-10.25'
C60	46.58'	300.00'	S22°10'00"W-46.21'
C61	126.87'	1,490.00'	S29°20'00"W-124.98'
C62	13.27'	1,490.00'	S19°50'00"W-13.27'
C63	86.27'	500.00'	S00°00'00"W-86.25'
C64	24.10'	200.00'	S19°00'00"W-24.12'
C65	18.87'	176.00'	N42°20'00"W-18.87'
C66	7.12'	176.00'	N13°20'00"E-7.12'
C67	3.57'	400.00'	N09°00'00"W-3.57'
C68	45.87'	400.00'	N07°00'00"E-45.87'
C69	72.87'	500.00'	N08°30'00"E-72.87'
C70	26.41'	20.00'	N02°00'00"E-26.41'
C71	14.72'	80.00'	S09°20'00"E-14.71'
C72	11.87'	80.00'	S19°10'00"W-11.88'
C73	11.87'	80.00'	S21°10'00"W-11.87'
C74	26.10'	1,490.00'	S29°40'00"W-26.10'
C75	31.16'	1,490.00'	S29°10'00"W-31.17'

UTILITY EASEMENT LINE & CURVE TABLES

LINE #	DIRECTION	LENGTH
U100	N02°30'00"E	16.28'
U101	N02°30'00"E	171.48'
U102	S20°25'00"E	94.48'
U103	S20°25'00"E	229.89'
U104	N48°00'00"E	123.88'
U105	S11°00'00"E	104.25'
U106	N10°00'00"W	135.34'
U107	S48°00'00"E	120.52'
U108	N02°10'00"W	247.16'
U109	N02°10'00"W	96.89'
U110	N02°30'00"W	170.25'
U111	N02°30'00"E	3.74'

CURVE #	LENGTH	ARCUS	CHORD
UC100	20.21'	1,490.00'	S04°42'00"W-20.21'

LOT AREA TABLES

BLOCK 1 : LOT TABLE		BLOCK 1 : LOT TABLE		BLOCK 2 : LOT TABLE		BLOCK 3 : LOT TABLE	
LOT #	AREA (SQ.FT.)	LOT #	AREA (SQ.FT.)	LOT #	AREA (SQ.FT.)	LOT #	AREA (SQ.FT.)
1	4,289	21	4,270	7	4,269	1	4,267
2	3,237	22	3,280	2	3,287	2	4,289
3	4,149	23	3,945	3	4,143	3	4,263
4	4,385	24	4,258	4	4,263	4	4,267
5	4,330	25	4,162	5	4,291	5	4,291
6	4,480	26	3,859	6	4,130	6	4,255
7	4,145	27	3,878	7	3,861	7	4,218
8	4,181	28	3,984	8	3,901	8	4,012
9	4,208	29	4,295	9	3,920	9	4,463
10	4,212	30	3,894	10	3,920	10	4,441
11	3,813	31	3,858	11	3,920	11	3,744
12	3,838	4	2,194	12	3,920	12	3,744
13	3,780			13	3,920	13	3,894
14	3,780			14	3,920	14	4,193
15	3,780			15	4,261	15	4,182
16	3,780					16	4,260
17	3,780					17	4,260
18	4,264					18	4,264
19	4,232					19	4,232
20	5,836					20	5,836



VILLAS AT SUNSET - PHASE 1
A TRACT OF LAND CONTAINING 8.018 ACRES (349,270 S.F.), more or less, located in the City of Laredo, Webb County, Texas, and Section 15, Township 21N, Range 10E, Meridian 10W, State of Texas. The subject tract is included in Volume 2773, Page 742, Webb County Official Public Records, Webb County, Texas.

DRAWN BY: M.C.
CHECKED BY: B.F.S.
DRAWN DATE: 06.18.2025
PLOTTED DATE:
JOB No. E-241-25
FILE NAME: RVDSES
STATUS: PRELIMINARY
AS-BUILT
REVISED DATE: 03.24.2026
SCALE: (24"x36") SHEET
HOR: 1"=100' VER: N/A
SCALE: (11"x17") SHEET
HOR: 1"=200' VER: N/A
SHEET _____ TOTAL: 2 of 3