

City of Laredo

SPECIAL MEETING AGENDA

Wednesday, February 18, 2026

12:00 PM

**City of Laredo City Hall
First Floor Conference Room
1110 Houston Street
Laredo, Texas 78040**

Planning & Zoning Commission

City Of Laredo
Planning & Zoning Commission
First Floor Conference Room
1110 Houston St.
Laredo, Texas 78040
February 18, 2026
12:00 PM

1. Call to Order

2. Roll Call

3. Pledge of Allegiance

4. Approval Of Minutes Of:

6A Regular Minutes of January 22, 2026

[26-P&Z-423](#)

6B Regular Minutes of February 5, 2026

[26-P&Z-424](#)

5. Citizen Comments

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

6. Public Hearing And Recommendation Of An Ordinance:

6A Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Block 5, Riverhill South Subdivision, Phase I, located at 4401 Nogal Lane, from R-1MH (Single Family Manufactured Housing District) to R-2 (Multi-Family Residential District).

[26-P&Z-413](#)

ZC-020-2026
District II

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- 6B** Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning the west 83 feet of Lots 7 and 8, Block 765, Western Division, as further described by metes and bounds in attached “Exhibit A”, located at 2819 Flores Avenue, from R-3 (Mixed Residential District) to B-1 (Limited Business District). [26-P&Z-415](#)
- ZC-021-2026
District VIII
- 6C** Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a conditional use permit for a baseball bat manufacturing (woodworking shop) on the west 83 feet of Lots 7 and 8, Block 765, Western Division, as further described by metes and bounds in attached Exhibit A, located at 2819 Flores Avenue. [26-P&Z-416](#)
- ZC-022-2026
District VIII
- 6D** Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 55.27 acre tract, as further described by metes and bounds in attached “Exhibit A”, located south of Cielito Lindo Boulevard and west of Cuatro Vientos Road, from R-1A (Single Family Reduced Area District) to R-1B (Single Family High Density District). [26-P&Z-414](#)
- ZC-023-2026
District I
- 6E** Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 2 and 3, Block 7, San Isidro Northeast Las Palmas Subdivision, Phase 2, located at 11082 and 11110 Cavatina Drive from R-2 (Multi-Family Residential District) to R-1B (Single Family High Density District). [26-P&Z-417](#)
- ZC-024-2026
District VI
- 6F** Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 6 and the east half (1/2) of Lot 5, Block 92, Eastern Division, as further described by metes and bounds in attached Exhibit A, located at 720 Laredo Street from B-1 (Limited Business District) to B-3 (Community Business District). [26-P&Z-418](#)
- ZC-025-2026
District III
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- 6G** Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 8.0432 acres, as further described by metes and bounds in Exhibit A, located south of Inspiration Parkway and east of Bob Bullock Loop, from R-2 (Multi-Family Residential District) to B-3 (Community Business District). [26-P&Z-412](#)

ZC-026-2026
District VI

7. Public Hearing And Consideration Of The Following Preliminary Plats And Replats:

- 7A** Public hearing and preliminary consideration of the replat of Lot 1400, Block 85, Del Mar Hills into Lot 1400A, Block 85, Del Mar Hills and the granting of a variance to reduce the front yard building setback line from 30 feet to 23.5 feet pursuant to Section 24.77.2 (6) of the Laredo Land Development Code. The intent is residential. [26-P&Z-419](#)

PL-056-2026
District V - Cm. Ruben Gutierrez Jr.

8. Consideration Of The Following Final Plats And Replats:

- 8A** Final consideration of the plat of Las Manadas Industrial Park, Phase 1. The intent is industrial. [26-P&Z-420](#)

PL-062-2026
District VI - Cm. Dr. David Tyler King

- 8B** Final consideration of the replat of Lot 1A, Block 7, D&J Alexander, Unit X & 0.06 Acres Recorded into Lot 1B & Lot 2B, Block 7, D&J Alexander, Unit X. The intent is residential. [26-P&Z-421](#)

PL-061-2026
District V - Cm. Ruben Gutierrez Jr.

9. Reconsideration Of The Following Final Plats And Replats:

- 9A** Final reconsideration of the plat of Loma Veranos Subdivision. The purpose of the reconsideration is to modify Dorado Ln. to better accommodate park access and address potential conflicts related to on-street parking near the park area. The intent is residential. [26-P&Z-422](#)

PL-063-2026
District I - Cm. Gilbert Gonzalez

10. Consideration Of Model Subdivision Compliance:

- 10A** Consideration of Model Rule Subdivision Compliance of the plat of [26-P&Z-425](#) Copper Creek Subdivision, Phase VI. The intent is residential.

PL-064-2026

District III - Cm. Melissa R. Cigarroa

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 Wednesday, February 11, 2026 by 6:00 PM.

City of Laredo

Planning & Zoning Commission

Meeting Date: 2/18/2026
Ordinance 6A

Public Hearing and Recommendation of an

**CITY OF LAREDO
PLANNING AND ZONING COMMISSION**

MEETING MINUTES OF JANUARY 22, 2026

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, January 22, 2026, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

COMMISSIONERS PRESENT:

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

COMMISSIONERS EXCUSED:

Cindy E. Cantu
Adolfo Martinez

STAFF PRESENT:

Vanessa Guerra, Planning Director
Luis Vazquez, Planner
Deidre Garcia, Planner
Stephanie Prado
Vanessa Fresnillo, Planner
Ruben Dominguez, Fire Department

OTHERS PRESENT:

Laura Valdez de la Garza
Manuel Valdez
Hector Raymond
Ricardo Villarreal
Hector Alaniz
Ramiro Ibarra
Francisco Garcia

1. CALL TO ORDER

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

2. ROLL CALL

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

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES OF:

A. Regular Meeting of January 8, 2026

MOTION: Commissioner Garcia made a motion to approve the minutes of January 8, 2026.

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

Motion Carried Unanimously

5. CITIZEN COMMENTS

None.

6. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE.

A. An ordinance of the City of Laredo, Texas, amending section 24.65.0 of the Laredo Land Development Code, titled “General Supplemental Provision”, creating subsection (b) which will impose distance regulations to prevent gas stations from being located within 100 or 200 feet of any residential district, school, or day care facility, depending on the amount of gallons of gasoline tank capacity a facility has.

Vanessa Guerra, Planning Director, informed the Commission that Legal Staff was unable to attend the meeting and have requested to table the item time uncertain.

Commissioner M. Martinez requested a sub-committee be formed in order to discuss this item a little further.

Chair Sada Paz arrived at the meeting at 6:05 p.m.

Vanessa Guerra, Planning Director, stated that Staff will pass along the Commissions wishes to the Legal Department about creating a sub-committee to review the item further.

MOTION: Commissioner M. Martinez made a motion to close the public hearing, table the item time certain and recommended that a sub-committee be created to further review the item along with the Legal Department before it’s. (sub-committee members will include, Chair Sada Paz, Vice Chair Barron, Cm. M. Martinez, and Cm. Cazares.)

Second:	Vice Chair Barron
In Favor:	7

Opposed: 0
Abstained: 0

Motion Carried Unanimously

Vice Chair Barron stepped out of the meeting at 6:08 p.m.

- B. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning 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-4 (Highway Commercial District).**

ZC-071-2025

District III

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

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

Vice Chair Barron stepped back into the meeting at 6:09 p.m.

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

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

Motion Carried Unanimously

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

ZC-014-2026

District II

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

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

Laura Valdez de La Garza, Applicant, informed the Commission that there is a buyer interested in the property, but wants to secure a commercial zone before purchasing it.

Manuel Valdez, informed the Commission that the property has always been operated as commercial, therefore: requests they consider the zone change to a B-1 zone.

Hector Raymond, Neighbor, informed the Commission that he is in favor of the zone change.

Vanessa Guerra, Planning Director, explained to the Commission that due to several different changes in the use, the property is no longer legal non-conforming she also mentioned that the current zone is in line with the Comprehensive Plan.

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

Second:	Commissioner M. Martinez
In Favor:	3
Opposed:	4 Chair Sada Paz, Cm. Cazares, Cm. M. Martinez, & Cm. Beckelymer
Abstained:	0

Motion Carried Failed

MOTION: Commissioner M. Martinez made a motion to close the public hearing, go against Staff recommendation and **approve** the item in a B-1 zone.

Second:	Commissioner Beckelymer
In Favor:	4
Opposed:	3 Vice Chair Barron, Cm. Portillo, & Cm. Garcia
Abstained:	0

Motion Carried

D. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 2.15-acre tract, as further described by metes and bounds in attached “Exhibit A”, located south of North Bartlett Avenue and west of Harper Lee Drive, from R-1 (Single Family Residential District) to B-3 (Community Business District).

ZC-016-2026

District V

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

Staff Recommendation: Staff **supports** the proposed zone change.

Ricardo Villarreal, Top Site Civil Group, informed the Commission he was in support of the zone change and was available to answer questions.

He explained there is currently a Storage that is being expanded another 2 acres and is located south of Norman Mailer, between Norman Mailer and the Airport property. He mentioned that the entrance to the storage facility is on Bartlett and that there are two exits on Norman Mailer that will be used as an exit only and an emergency entrance, he stressed that they are exits only. He informed the Commission that Arthur Miller is connected to Bartlett and Norman Mailer will connect to Arthur Miller at a 90-degree angle. Norman Mailer will be solely for exits. Villarreal mentions that Norman Mailer is currently under construction to be connected with Arthur Miller. Villarreal explains that the project will be located south of Norman Mailer with an exit only on Arthur Miller as well as an exit to Norman Mailer provided to only those within the premises. He informs the commission that Arthur Miller was originally intended to stay as a cul-de-sac, however there was a big push to have another exit from the Alexander development, which then required Arthur Miller to be expanded, causing the name change at the 90-degree angle, which is seen a lot in residential development. He mentions there may be a name change but would require City Council action.

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

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

Motion Carried Unanimously

E. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 6 and 7, Block 851, Eastern Division, located at 1604 and 1518 East Bustamante Street, from R-3 (Mixed Residential District) to B-1 (Limited Business District).

ZC-018-2026

District IV

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

Staff Recommendation: Staff **supports** the proposed zone change.

Hector A. Alaniz, Representative, spoke in favor of the item and explained that Dr. Amando Garza, III, owner, is proposing to build a speech therapy clinic.

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

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

Motion Carried Unanimously

7. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:

- A. Review and consideration of the Los Cielos at Cielito Lindo Masterplan and the granting of a variance to the maximum allowed continuous street length of 1,000 feet pursuant to Section 3-2 N 2.a. of the Subdivision Ordinance and the maximum block length of 1,200 feet pursuant to Section 3-2 N 1 of the Subdivision Ordinance. The intent is residential.**

PL-038-2026

District I – Councilmember Gilbert Gonzalez

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

Ricardo Villarreal, Top Site Civil Group, explained to the Commission that he requests to strike Planning comments # 2, 3 and part of 4. Explaining that for Planning Comment # 2, they will be connecting St. Luke Blvd. to Cuatro Vientos to provide a secondary out. He mentions that the Future Thoroughfare Plan collector road southwest toward Ejido is not conducive with what the engineering design and due diligence that has been done in this area due to likeliness of nothing being constructed south of the development as it is in the floodplain. Villarreal continues with Planning Comment #3, clarifying that the westernmost road is a driveway that will be aligned with the driveway across the street to the school and will not create an issue as a street jog as the left turn lanes will be going away from each other and not towards one another. Villarreal explains that in regards to Planning Comment #4, they have agreed to provide a southern connection on Phase 5 as there may be commercial development, however Phase 4 southern connection is toward the floodplain which will have no development, that may then create dumping and other issues. Villarreal requests to only partially strike Planning Comment #4, referring to the southern connection on Phase 4.

Commissioner Garcia left the meeting at 7:05 p.m.

Vice Chair Sada Paz stepped out of the meeting at 7:06 p.m.

Vice Chair Sada Paz stepped back into the meeting at 7:12 p.m.

Commissioner Beckelhymer stepped out of the meeting at 7:37 p.m.

Commissioner Beckelhymer stepped back into the meeting at 7:44 p.m.

MOTION: Commissioner M. Martinez made a motion to approve the item subject to Staff comments, but strike Planning Comments #2, 3, & strike only the southern connection of Phase 4 on Planning Comment #4.

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

Motion Carried Unanimously

MOTION: Vice Chair Barron made a motion to **table** items 7B, 8B and 8C based on an e-mail from the Engineer of record asking to table all three items.

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

Motion Carried Unanimously

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

Planning:

1. Staff supports the variance request, provided that traffic calming devices are installed at street segments of 450 to 650 feet with minimum number of speed tables as per Section 3-2 N. 3 of the Subdivision. Should the variance not be granted, revise the street and block layout to comply with Section 3-2 N. 2. and Section 3-2 N. 1. of the Subdivision Ordinance.
2. ~~The proposed master plan does not comply with the Future Thoroughfare Plan in that St. Luke Boulevard is to extend as a collector in a southerly direction followed by a westerly connection towards Ejido Avenue. Revise accordingly.~~
3. ~~The westernmost entrance of Phase I (Street F) creates a street jog with the westernmost entrance of Phase II (Street A). Revise the layout accordingly.~~
4. Provide stub out street connections in Phases 4 and 5 to the south and west for future extension and connectivity to adjacent properties, in accordance with Section 3-2 (L) of the Subdivision Ordinance.
5. Identify all adjacent property owners (e.g., New Lake Investments, LTD to the south).
6. The master plan identifies TDB World Industrial Park, LLC as the owner. Update the face of the master plan to reflect the owner/developer as TDB Land Holdings, Ltd as per the application and deed.
7. Identify the proposed use of Block 14, Phase 4.
8. A zone change will be required for the proposed lot dimensions. 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 zone change request be denied, a plat revision will be required.

- 9. Access to Cuatro Vientos is subject to the review and approval by Texas Department of Transportation (TX-DOT).
- 10. All improvements as per the Subdivision Ordinance.

Fire:

- 1. Fire hydrants required every 500 feet for residential development.

Engineering: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

AT&T: No comments submitted.

- B. Review of the revision to the San Isidro Northeast Subdivision Masterplan. The intent is residential and commercial. The purpose of this revision is to include La Paz Subdivision, Phase 2.**

PL-045-2026

District VI – Councilmember Dr. David Tyler King

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

Ramiro Ibarra, Slay Engineering, informed the Commission that he concurred with Staff comments but wanted to clarify that Traffic safety comment # 3 does not apply since United Avenue is outside the Masterplan.

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

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

Motion Carried Unanimously

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

Planning:

1. 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).
2. All improvements as per the Subdivision Ordinance.

Fire:

1. Fire hydrants required every 500 feet 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. Identify existing and proposed streets to provide better comments (As per Subdivision Ordinance Handbook, Chapter II).
2. Check sight distance (as per Subdivision Ordinance Handbook Section 3-2).
3. Show streets ROW. How will United Avenue connect to this subdivision? Check Thoroughfare Plan (As per Viva Laredo Future Thoroughfare Plan, Subdivision Ordinance Handbook, Section 3-2: Streets and Alleys)
4. Avoid Street jogs with centerline effect of less than 300 feet (As per Subdivision Ordinance Handbook, Chapter III Section 3-2, F).
5. Streets shall be laid out so as to intersect at right angle (As per Subdivision Ordinance Handbook, Section 3-2 H).
6. 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 subdividers 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.
7. Block length shall not be less than 300 feet. (As per Subdivision Ordinance Handbook, Chapter III)
 - N. Blocks and Street Lengths
 1. Block lengths shall not exceed one thousand two hundred feet (1,200) or be less than three

hundred (300) feet, except as may be required by the Commission in the proper projection of existing major thoroughfares, and on existing platted blocks.

- 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.

8. CONSIDERATION OF THE FOLLOWING PRELIMINARY PLATS AND REPLATS:

A. Preliminary consideration of the plat of San Isidro Northeast La Paz Subdivision, Phase 2. The intent is residential.

PL-043-2026

District VI – Councilmember Dr. David Tyler King

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

Ramiro Ibarra, Slay Engineering, informed the Commission that he concurred with Staff comments but wanted to clarify that Traffic safety comment # 2 does not apply since United Avenue is outside the Masterplan.

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

Second:	Vice Chair Barron
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

Planning:

1. Verify Lot 22, Block 1, as the Lot Summary Table indicates a lot area of 4,901 square feet, which is below the minimum required lot area of 6,000 square feet for single-family residential use in the R-1 zoning district. Reconfigure the lot accordingly.
2. Add the label “50’ No Build Zone” within the gas easement, revise the labeling from “uninhabitable” to “unbuildable,” and ensure compliance with Section 24.77.2 (12) of the Laredo Land Development Code regarding development requirements near existing gas line.
3. 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).
4. Identify all easements.
5. All improvements as per the Subdivision Ordinance.

Fire:

1. Fire hydrants required every 500 feet 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. Check sight distance (as per Subdivision Ordinance Handbook Section 3-2).
2. Show streets ROW. How will united avenue connect to this subdivision? Check Thoroughfare Plan (As per Viva Laredo Future Thoroughfare Plan, Subdivision Ordinance Handbook, Section 3-2: Streets and Alleys)
3. Avoid Street jogs with centerline effect of less than 300 feet (As per Subdivision Ordinance Handbook, Chapter III Section 3-2, F).
4. Streets shall be laid out so as to intersect at right angle (As per Subdivision Ordinance Handbook, Section 3-2 H).
5. 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.
- 6. Block length shall not be less than 300 feet. (As per Subdivision Ordinance Handbook, Chapter III)
- N. Blocks and Street Lengths
 - 1. Block lengths shall not exceed one thousand two hundred feet (1,200) or be less than three hundred (300) feet, except as may be required by the Commission in the proper projection of existing major thoroughfares, and on existing platted blocks.
 - 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.

Traffic Safety: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

AT&T: No comments submitted.

B. Preliminary consideration of the plat of Los Cielos at Cielito Lindo Subdivision, Phase 1, and the granting of a variance to the maximum allowed continuous street length of 1,000 feet pursuant to Section 3-2 N 2.a. of the Subdivision Ordinance and the maximum block length of 1,200 feet pursuant to Section 3-2 N 1 of the Subdivision Ordinance. The intent is residential.

PL-039-2026

District I – Councilmember Gilbert Gonzalez

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

Ricardo Villarreal, informed the Commission that he requests Planning comments # 2 & 3 to be stricken like on the masterplan and concurred with Staff comments.

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

Second:	Vice Chair Barron
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

Planning:

1. Staff supports the variance request, provided that traffic calming devices are installed at street segments of 450 to 650 feet with minimum number of speed tables as per Section 3-2 N. 3 of the Subdivision. Should the variance not be granted, revise the street and block layout to comply with Section 3-2 N. 2. and Section 3-2 N. 1. of the Subdivision Ordinance.
- ~~2. The proposed subdivision does not comply with the Future Thoroughfare Plan in that St. Luke Boulevard is to extend as a collector in a southerly direction followed by a westerly connection towards Ejido Avenue. Revise accordingly.~~
- ~~3. The westernmost entrance of Phase I (Street F) creates a street jog with the westernmost entrance of Phase II (Street A). Revise the layout accordingly.~~
4. Provide street names.
5. Provide lot dimensions for all lots.
6. Provide a Lot Summary Table.
7. Provide a scale on the vicinity map and ensure the scale is 1" = 2000'.
8. Add a plat note prohibiting direct access to St. Luke Boulevard from Lot 1, Block 10.
9. Ensure all text (bearings and distances) is legible on the drawing, particularly at the intersection of Street H and Street L, where text appears to overlap.
10. Revise the title block to reflect Porcion 39, Abstract 250, and not Survey 39.
11. Identify the purpose of the line running in a north-south direction traversing Block 16.
12. Label Lot 13, Block 8 to reference Plat Note 12, identifying it as a drainage easement and unbuildable.
13. Coordinate with the Traffic Department for the driveway placement for Lot 1, Block 10, due to its close proximity to St. Luke Boulevard. An increase in lot width may be necessary.
14. The subdivision identifies TDB World Industrial Park, LLC as the owner within the title block. Update the owner/developer as TDB Land Holdings, Ltd as per the application and deed.
15. Access to Cuatro Vientos is subject to the review and approval by the Texas Department of Transportation (TX-DOT).
16. Identify all easements.

17. All improvements as per the Subdivision Ordinance.

Fire:

1. Fire hydrants required every 500 feet for residential development.
2. Temporary turnaround required for dead end roads over 150 feet (96-foot cul de sac, 120-foot hammerhead, 60-foot Y).

Traffic: No comments submitted.

Parks & Leisure: No comments submitted.

Engineering: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

AT&T: No comments submitted.

**C. Preliminary consideration of the plat of Los Cielos at Cielito Lindo Subdivision, Phase II.
The intent is residential.**

PL-040-2026

District I – Councilmember Gilbert Gonzalez

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

Ricardo Villarreal, Top Site Civil Group, informed the Commission that he requests Planning comment # 2 be stricken like it was stricken in Phase I and the Masterplan and concurred with the rest of the Staff comments.

MOTION: Vice Chair Barron made a motion to **approve** the item subject to Staff comments and by striking Planning comment # 2.

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. Reconfigure the lots in Block 7; Lot 1, Block 1; Lot 2, Block 1; and Lot 22, Block 1, as they do not appear to meet the minimum lot width and minimum lot area requirements of the dimensional standards for the R-1B zoning district.
- ~~2. The westernmost entrance of Phase I (Street F) creates a street jog with the westernmost entrance of Phase II (Street A). Revise the layout accordingly.~~
3. Revise the title block to reflect Porcion 39, Abstract 250, and Porcion 38, Abstract 472, and not Survey 39 and 38.
4. Provide street names.
5. Provide a Lot Summary Table.
6. Provide a scale on the vicinity map and ensure the scale is 1" = 2000'.
7. The subdivision identifies TDB World Industrial Park, LLC as the owner within the title block. Update the owner/developer as TDB Land Holdings, Ltd as per the application and deed.
8. A zone change will be required for the proposed lot dimensions. Please note that 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.
9. Identify all easements.
10. All improvements as per the Subdivision Ordinance.

Fire:

1. Fire hydrants required every 500 feet for residential development.

Traffic: No comments submitted.

Parks & Leisure: No comments submitted.

Engineering: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

AT&T: No comments submitted.

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

PL-041-2026

District V – Councilmember Ruben Gutierrez, Jr.

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

Ricardo Villarreal, Top Site Civil Group, informed the Commission that he concurred with Staff comments.

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

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

Motion Carried Unanimously

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

Planning:

1. Clearly delineate the unplatted tract proposed to be incorporated into Lot 4D. Label the tract as “Unplatted” and indicate the total acreage within the tract inside the As Platted section. Additionally, revise the section title to reflect the inclusion of the unplatted tract following the amended plat information.
2. Add a plat note, stating the purpose of the replat.
3. Correct the total acreage shown within the tract in the Replat Into section to reflect the additional acreage being added, as it currently matches the As Platted acreage.
4. Include the recording information (volume, page) of the adjacent tracts (e.g., Lot 1, Block 4, Alexander Commercial Subdivision, Unit 15, Vol. 44, Pg. 31, W.C.P.R.).
5. Identify all easements.
6. All improvements as per the Subdivision Ordinance.

Engineering:

1. Prior to plan review, the site must be rezoned and receive all required approvals.

Engineering: No comments submitted.

Environmental: No comments submitted.

Fire: No comments submitted.

Water & Utilities: No comments submitted.

Traffic Safety: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

AT&T: No comments submitted.

9. RECONSIDERATION OF THE FOLLOWING PRELIMINARY PLATS REPLATS:

MOTION: Commissioner M. Martinez made a motion to hear items 9A, 10A and 10B together.

Second:	Commissioner Portillo
In Favor:	6

Opposed: 0
Abstained: 0

Motion Carried Unanimously

- A. Preliminary reconsideration of the replat of North Laredo Industrial Park, Phase VII. The intent is industrial. The purpose of this reconsideration is to reconfigure lot acreage and include a portion of Reuthinger Parkway.**

PL-046-2026

District VII – Councilmember Vanessa Perez & Extra-Territorial Jurisdiction (ETJ)

Planning:

1. Provide the Base Flood Elevations (BFEs).
2. Provide a Lot Summary Table.
3. Provide street names for the proposed phase.
4. Provide corner clips at the intersection of Street ‘A’ and Reuthinger Parkway.
5. Clarify the purpose of all dash lines shown on the plat, including the dashed line along the southern boundary of Lot 2, Block 2 on Page 2, and label all porcion lines and dashed lines located along the western boundary of the lots.
6. Label Lot 4, Block 2 as un-buildable and drainage easement on the drawing to reflect Plat Note 8.
1. Revise the vicinity map to include a defined border, surrounding features, such as streets, and a graphical scale drawn at 1-inch equals 2,000 feet.
2. Revise the City Engineer’s name to reflect “Eliud De Los Santos, P.E.” on the City Engineer’s certificate block.
3. Access to State Highway 84 and Reuthinger Parkway is subject to the review and approval by the Texas Department of Transportation (TX-DOT).
4. A major portion of this tract is undergoing the annexation process and is subject to completion of annexation and execution of annexation agreement and service plan.
5. Coordinate with the Environmental Department and comply with the vegetative buffering requirements of the Land Development Code as first-and second-order streams impact portions of this trac (Section 24-57, Land Development Code).
6. Identify all easements.
7. All improvements as per the Subdivision Ordinance.

Engineering:

1. Portions of the site include areas identified as PFO3Ax and PUSAx. Any disturbance, removal, or modification of these areas shall be subject to verification of jurisdictional status and compliance with all applicable federal, state, and local environmental regulations, including approval from the U.S. Army Corps of Engineers and any appropriate state agency, if required. A formal wetland delineation and all necessary permits shall be obtained prior to any grading or development within these areas and be provided during plan review.

Fire:

1. Fire hydrants required every 500 feet 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.)

Environmental: No comments submitted.

Parks & Leisure: No comments submitted.

Traffic Safety: No comments submitted.

Water & Utilities: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

AT&T: No comments submitted.

10. CONSIDERATION OF THE FOLLOWING FINAL PLATS AND REPLATS:

- A. Final consideration of the plat of Village South Subdivision, Phase 5. The intent is residential.**

PL-042-2026

District I – Councilmember Gilbert Gonzalez

- B. Final consideration of the replat of Lot 8, Block 4, Felix Vila Estate Subdivision, Unit 1. The intent is residential.**

PL-044-2026

Extra-Territorial Jurisdiction (ETJ)

Vanessa Fresnillo, Planner, read Item # 9A, 10A and 10B in for the record.

MOTION: Vice Chair Barron made a motion to **approve** the items subject to Staff comments.

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

Motion Carried Unanimously

11. DISCUSSION AND POSSIBLE ACTION:

A. Discussion and possible action to change the time and venue of the regularly scheduled Planning and Zoning Commission Meeting of February 19, 2026

Vanessa Guerra, Planning Director, informed the Commission that due to the Youth Parade and how it inhibits access to the downtown area, the 2nd Planning & Zoning Meeting in February needs to be rescheduled, and the dates and times are, Wednesday, February 18, 2026 at 12 noon at the 1st Floor Conference Room, Wednesday, February 18, 2026 at 6:00 p.m. at the 1st Floor Conference Room, or Thursday, February 19, 2026 at noon at the City Council Chambers.

MOTION: Vice Chair Barron made a motion to move the 2nd Planning and Zoning Meeting to Wednesday, February 18, 2026 at 12 noon at the 1st Floor Conference Room.

Second;	Commissioner A. Martinez
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

B. Discussion and possible action regarding the possible cancellation of the second Planning and Zoning Commission Meeting of December 2026.

Vanessa Guerra, Planning Director, requested this item be tabled time uncertain to review with the Legal Department before giving the Commission possible alternatives.

MOTION: Commissioner Portillo made a motion to table the item time uncertain.

Second:	Vice Chair Barron
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

12. ADJOURNMENT:

MOTION: Commissioner Portillo made a motion to adjourn the meeting at 7:08 p.m.

Second:	Vice Chair Barron
In Favor:	6
Opposed:	0
Abstained:	0

Motion Carried Unanimously

Vanessa Guerra, AICP, MPA
Planning Director

Daniella Sada Paz, Chair
Planning & Zoning Commission

City of Laredo

Planning & Zoning Commission

Meeting Date: 2/18/2026
Ordinance 6B

Public Hearing and Recommendation of an

**CITY OF LAREDO
PLANNING AND ZONING COMMISSION**

MEETING MINUTES OF FEBRUARY 5, 2026

The City of Laredo Planning and Zoning Commission convened in regular session open to the public at 6:00 p.m. on Thursday, February 5, 2026, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

COMMISSIONERS PRESENT:

Michael Barron, Vice Chair
Cindy E. Cantu
Mercurio Martinez, III
John D. Beckelhymer
Adolfo Martinez

COMMISSIONERS EXCUSED:

Daniela Sada Paz, Chair	(Excused)
Rolando Cazares	(Excused)
Regina Portillo	(Excused)
Hector “Tito” Garcia	(Excused)

STAFF PRESENT:

Vanessa Guerra, Planning Director
Rafael Vidaurri, Planner
Deidre Garcia, Planner
Laura Garza, Planner
Luis Vazquez, Planner
Daniel Walter, Legal
Ruben Dominguez, Fire Department

OTHERS PRESENT:

Zachry Powell
Ricardo Villarreal
Arturo Camacho
Oscar Ramirez
Rodolfo Garcia
Rado Nedleon

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 A. Martinez, made a motion to excuse Commissioner(s) not present.

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

Motion Carried Unanimously

3. PLEDGE OF ALLEGIANCE

4. CITIZEN COMMENTS

None.

5. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE.

A. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 13.74 acres, as further described by metes and bounds in attached “Exhibit A”, located south of Avenida Los Presidentes and east of Brownwood Street, from R-1 (Single Family Residential District) and R-1A (Single Family Reduced Area District) to R-1B (Single Family High Density District).

ZC-013-2026

District III

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

Staff Recommendation: Staff supports the proposed zone change.

MOTION: Commissioner A. Martinez 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

B. Amending the Zoning Ordinance (Map) of the City of Laredo by amending Ordinance 2023-O-094 which authorized a special use permit for mini storages on Lot 4B, Block 3, Amending Plat of D & J Alexander Commercial Subdivision, Phase 15, Lots 4A, 4B, 4C, Block 3, located at 7121 Bartlett Avenue, in order to amend the site plan to include

additional storage units and parking on approximately 2.15 acre tract, as further described by metes and bounds in attached “Exhibit A”, located south of North Bartlett Avenue and west of Harper Lee Drive.

ZC-017-2026

District V

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

Staff Recommendation: Staff supports the proposed special use permit.

If approved, Staff recommends the continuance of the following provisions from the existing Ordinance 2023-O-094, except the site plan amendment to add a building and add additional storage units and additional parking:

1. REMOVE: The Special Use Permit is restricted to the amended site plan, "Exhibit A" to reconfigure the storage units and parking.
ADD: The Special Use Permit is restricted to the amended site plan, "Exhibit A" to reconfigure the storage units and parking on approximately 2.15-acre tract.
2. The establishment must make provisions to keep litter to a minimum, and to keep it from blowing onto adjacent streets and properties.
3. No less than 5% of the total area of the proposed tract for development shall be reserved for landscape purposes in addition to those provisions established in Section 24-83, "Trees and Shrubs", of the Laredo Land Development Code.
ADD:
 - There shall be one tree for each thirty (30) feet of non-residential or multi-family residential property abutting a public street right-of-way shall be planted, as per section 24.83.4(b).
 - The number of shrubs required shall be equal to the total number of trees required multiplied by four (4), as per Section 24.83.3(2).
4. Fencing and/or walling shall comply with the provisions established in Section 24-79, "Fencing and Screening," of the Laredo Land Development Code. In the event additional fencing or walling is proposed, no less than 25% and no more than 70% shall be opaque. A visibility triangle as defined in Appendix 'A' of the Laredo Land Development Code shall be maintained.
5. Dumpsters, trash bins, or locations for refuse collection shall not be permitted.
6. Flammables, combustibles, corrosives, toxins, nuclear waste, hazardous waste water, or any material requiring placards for transport shall not be permitted. No permits for storage of any like materials issued by the Laredo Fire Department shall supersede this provision.
7. Signage shall be consistent with the City's Sign Ordinance.
8. Off-street parking shall be provided in accordance with the City of Laredo Land Development Code.
ADD: 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. The business shall, during all hours of operation, maintain, free from obstruction or

- impediment to full instant use in the case of fire or other emergency, all exit accesses, exits or exit discharges.
12. The business shall undergo an annual Fire Inspection.
 13. All permits, licenses, certifications and inspections required by the codes and ordinances of the City of Laredo shall be kept up to date and current including but not limited to Certificate of Occupancy with Occupant Load, Occupant Load being the approved capacity of a building or portion thereof.
 14. Specify low lighting attached to units and directed towards the ground. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
 15. Owner shall provide a 7' high opaque fence along property lines which abut or adjoin any residential zones/uses.
 16. Owner shall comply with, Building, Health, Safety, and all applicable codes and regulations as required.

Zachry Powell, Neighbor, informed the Commission he is concerned about privacy and lighting and how it will impact his property.

Vanessa Guerra, Planning Director, informed the Commission all commercial uses within the City of Laredo that abut residential uses or districts are required to build a seven (7) foot opaque fence on all abutting perimeters. She also mentioned condition number fourteen (14) indicates the use will implement “low lighting attached to units and directed towards the ground. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.”

Ricardo Villarreal, representing Top Site Civil Group, addressed the Commission and expressed support for the Special Use Permit. He stated that the proposed lighting will consist of wall-mounted fixtures directed toward the driveway exit adjacent to the residential properties, rather than pole-mounted lights that would cast illumination in a wider radius. He further explained that lighting on the storage units, which are located approximately 30 feet from the block fence, will be angled downward toward the street and will not project outward toward neighboring properties.

Mr. Villarreal also requested that Condition No. 3 be amended to allow a xeriscape landscaping option in lieu of the requirement to plant trees at 30-foot intervals.

Vanessa Guerra, Planning Director, informed the Commission that while the proposed alternative is viable and may be considered a reasonable option, the City Council has directed staff to enforce the Tree and Shrub Ordinance. She explained that the ordinance is intended to reduce the urban heat island effect, enhance corridor aesthetics, and promote overall community beautification and environmental benefits.

Ricardo Villarreal, representing Top Site Civil Group, requested that the Commission reconsider Comment No. 5, noting that dumpsters and trash bins will be necessary on-site. He explained that individuals utilizing the mini-storage facility will require appropriate disposal areas for items such as paper, cardboard, and other incidental waste.

MOTION: Commissioner A. Martinez made a motion to close the public hearing, support Staff recommendation and **approve** the item and adding an “or” to the xeriscape language on Item no. 3 in accordance with City ordinance, and add a sentence on Item no. 5, stating that a dumpster area would allowed, no less than 200 feet away from any residential property line.

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

Motion Carried Unanimously

6. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:

A. Review of the revision to the Embarcadero Southeast Quadrant Masterplan. The intent is industrial and commercial. The purpose of this revision is to update the Phase 6 lot count from six (6) lots to one (1) lot.

PL-051-2026

District VII – Councilmember Vanessa Perez

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

Camacho - Hernandez and Associates, informed the Commission he concurred with Staff comments, except for the Traffic Safety comments. The Masterplan was approved back in 2022, and it has gone through seven amendments. All public roadways have already been constructed or are under construction.

MOTION: Commissioner M. Martinez made a motion to **approve** the item subject to Staff comments deleting Traffic Safety comments.

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

Motion Carried Unanimously

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

Planning:

1. A zone change will be required for the intended uses (proposed multi-family in Phase 7 and proposed commercial in Phase 12). Please note that masterplan/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.

2. 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).
3. Access to FM 1472, Bob Bullock Loop, and Interstate Highway 35 is subject to the review and approval by Texas Department of Transportation (TX-DOT).
4. Coordinate with the Environmental Department and comply with the vegetative buffering requirements as a first and third order streams impacts a portion of this tract (Section 24-27 - Laredo Land Development Code).
5. Identify all easements.
6. All improvements as per the Subdivision Ordinance.

Traffic Safety:

- ~~1. Block lengths shall not exceed one thousand two hundred feet (1,200) or be less than three hundred (300) feet, except as may be required by the Commission in the proper projection of existing major thoroughfares, and on existing platted blocks. (As per Subdivision Ordinance Handbook Section 3-2).~~
 - ~~a. Block lengths and street lengths may be waived by the Planning and Zoning Commission provided that the waiver is requested in writing, incorporates traffic impact mitigation measures into a site plan, which is then submitted in conjunction with a preliminary plat/replat application.~~
 - ~~b. No block length waiver may be granted by the Planning and Zoning Commission unless traffic impact mitigation measures comply with standards (herein adopted as minimum standards) of the Institute of Transportation Engineers (Latest Edition) and as set out in the "Transportation and Land Development Manual (Latest Edition)".~~
 - ~~c. No block length waiver may be granted which modifies the City of Laredo Comprehensive Plan or the Thoroughfare Plan of the Comprehensive Plan addressing thoroughfares, highways, arterials, and collectors, or of the proper extension of any street.~~
 - ~~d. A block length waiver shall not compromise safety.~~

Fire: No comments submitted.

Engineering: No comments submitted.

Environmental: No comments submitted.

Water & Utilities: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

AT&T: No comments submitted.

B. Review and consideration of the Angulo SINE Residential Subdivision Masterplan. The intent is residential.

PL-058-2026

District VI – Councilmember Dr. David Tyler King

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

Oscar Ramirez, PEUA Engineering, informed the Commission he concurred with Staff comments except for Traffic Safety Comment No. 1. Mr. Ramirez stated he believes this is an outdated ordinance and block lengths are sometimes less than 300 feet. Therefore, Mr. Ramirez requested that the comment be stricken and submitted a formal waiver request to Vanessa Guerra, Planning Director, pertaining to the 300-foot requirement.

Commissioner A. Martinez, stepped out of the meeting at 6:30 p.m.

Commissioner A. Martinez stepped back into the meeting at 6:31 p.m.

Vanessa Guerra, Planning Director, informed the Commission that the request for the waiver received from the applicant, is for Block 3, Phase 2, for 262 ft. She informed the Commission that as per ordinance, the request for a variance should be submitted with the application in writing.

After calculations, it was determined they would meet the distancing.

MOTION: Commissioner A. Martinez 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. A zone change will be required for the intended use. Please note that masterplan/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.
2. Coordinate with the Traffic Department for the placements of the entrances in both phases.

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

Fire:

1. Fire hydrants required every 500ft for residential development. (Ordinance 2012-O-183, IFC 2012 Section 507.5.1, where required. Fire hydrants shall be required along public and private streets at every 500 feet for residential development).

Traffic Safety:

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

C. Review of the revision to the Southeast Commercial Masterplan at Buena Vista Ranch. The intent is commercial. The purpose of this revision is to renumber phases.

PL-053-2026

District I – Councilmember Gilbert Gonzalez

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

Ricardo Villarreal, Top Site Civil Group, informed the Commission he concurred with Staff comments.

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

Second:	Commissioner A. 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 Lot and Block number for Phase 4.
2. Access to Cuatro Vientos is subject to the review and approval by Texas Department of Transportation (TX-DOT).
3. Submit a masterplan revision to the City of Laredo Building Department 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.
4. All improvements as per the Subdivision Ordinance.

Traffic Safety:

1. Block lengths shall not exceed one thousand two hundred feet (1,200) or be less than three hundred (300) feet, except as may be required by the Commission in the proper projection of existing major thoroughfares, and on existing platted blocks. (As per Subdivision Ordinance Handbook Section 3-2).
 - a. Block lengths and street lengths may be waived by the Planning and Zoning Commission provided that the waiver is requested in writing, incorporates traffic impact mitigation measures into a site plan, which is then submitted in conjunction with a preliminary plat/replat application.
 - b. No block length waiver may be granted by the Planning and Zoning Commission unless traffic impact mitigation measures comply with standards (herein adopted as minimum standards) of the Institute of Transportation Engineers (Latest Edition) and as set out in the "Transportation and Land Development Manual (Latest Edition)".
 - c. No block length waiver may be granted which modifies the City of Laredo Comprehensive Plan or the Thoroughfare Plan of the Comprehensive Plan addressing thoroughfares, highways, arterials, and collectors, or of the proper extension of any street.
 - d. A block length waiver shall not compromise safety.

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.

7. CONSIDERATION OF THE FOLLOWING PRELIMINARY PLATS AND REPLATS:

- A. Preliminary reconsideration of the plat of Embarcadero Southeast Quadrant, Phase 6. The intent is commercial. The purpose of this reconsideration is to update the lot count from six (6) lots to one (1) lot.**

PL-052-2026

District VII – Councilmember Vanessa Perez

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

Arturo Camacho, Camacho - Hernandez and Associates, informed the Commission he concurred with Staff comments.

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

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

Motion Carried Unanimously

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

Planning:

1. Access to FM 1472 and Bob Bullock Loop is subject to the review and approval by Texas Department of Transportation (TX-DOT).
2. Coordinate with the Traffic Department for the driveway placement(s).
3. Identify all easements.
4. All improvements as per the Subdivision Ordinance.

Engineering: No comments submitted.

Fire: No comments submitted.

Environmental: No comments submitted.

Parks & Leisure: No comments submitted.

Traffic Safety: No comments submitted.

Water & Utilities: No comments submitted.

WEBB County App: No comments submitted.

AEP Engineers: No comments submitted.

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

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

AT&T: No comments submitted.

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

PL-059-2026

District VI – Councilmember Dr. David Tyler King

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

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

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

Motion Carried Unanimously

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

Planning:

1. Provide a plat note stating that the lots adjacent to Cavatina Drive will not have access to said Cavatina Drive, as double frontage lots should be avoided (Section 3.3 D. - Subdivision Ordinance).
2. Provide a plat note stating the purpose of the replat.
3. Provide the correct volume and page references for the adjacent platted tracts (San Isidro Northeast Las Palmas Subdivision Phase 2).
4. A zone change will be required for the intended 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.

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).

5. Identify all easements.
6. All improvements as per the Subdivision Ordinance.

Fire:

1. Fire hydrants required every 500ft for residential development. (Ordinance 2012-O-183, IFC 2012 Section 507.5.1, where required. Fire hydrants shall be required along public and private streets at every 500 feet for residential development).

Traffic Safety:

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

C. Preliminary consideration of the plat of Southeast Commercial Subdivision, Phase 3 at Buena Vista Ranch. The intent is commercial.

PL-054-2026

District I – Councilmember Gilbert Gonzalez

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

Ricardo Villarreal, Top Site Civil Group, informed the Commission he concurred with Staff comments.

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

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

Motion Carried Unanimously

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

Planning:

1. Provide the volume and page for the adjacent platted tract, Phase 2 @ Buena Vista Ranch (e.g., Vol. 44, Pg. 70, W.C.P.R.).
2. Identify all easements.
3. All improvements as per the Subdivision Ordinance.

Traffic Safety:

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

c. 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.

D. Preliminary consideration of the plat of Lots 1 and 2, Block 1, Baltazar Plat. The intent is Industrial.

PL-049-2026

District VII – Councilmember Vanessa Perez

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

Rodolfo Garcia, Do-Rite Engineering, informed the Commission he concurred with Staff comments.

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

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

Motion Carried Unanimously

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

Planning:

1. Provide the Base Flood Elevations (BFE's).
2. This tract is undergoing the annexation process and is subject to completion of annexation and execution of annexation agreement and service plan.
3. Access to FM 1472 is subject to the review and approval by Texas Department of Transportation (TX-DOT).
4. Identify all easements.

5. All improvements as per the Subdivision Ordinance.

Traffic Safety:

1. Block lengths shall not exceed one thousand two hundred feet (1,200) or be less than three hundred (300) feet, except as may be required by the Commission in the proper projection of existing major thoroughfares, and on existing platted blocks. (As per Subdivision Ordinance Handbook Section 3-2).
 - a. Block lengths and street lengths may be waived by the Planning and Zoning Commission provided that the waiver is requested in writing, incorporates traffic impact mitigation measures into a site plan, which is then submitted in conjunction with a preliminary plat/replat application.
 - b. No block length waiver may be granted by the Planning and Zoning Commission unless traffic impact mitigation measures comply with standards (herein adopted as minimum standards) of the Institute of Transportation Engineers (Latest Edition) and as set out in the "Transportation and Land Development Manual (Latest Edition)".
 - c. No block length waiver may be granted which modifies the City of Laredo Comprehensive Plan or the Thoroughfare Plan of the Comprehensive Plan addressing thoroughfares, highways, arterials, and collectors, or of the proper extension of any street.
 - d. A block length waiver shall not compromise safety.

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.

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

PL-057-2026

District V – Councilmember Ruben Gutierrez, Jr.

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

Ricardo Villarreal, Top Site Civil Group, informed the Commission he concurred with Staff comments.

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

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

Motion Carried Unanimously

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

Planning:

1. Provide the recorded information of the adjacent platted tracts (e.g., D&J Alexander Phase 15, Alexander Crossing Plaza, Lot 2 and Lot 3, Block 2, Volume 37, Page, 37, and Lot 5, Block 1, and Lot 5, Block 2, Volume 40, Page(s) 22-23).
2. Provide the Base Flood Elevations (BFEs), as this tract is located within the floodplain.
3. Revise street name “Ray Bradbury Drive” to “Raymond Chandler Drive” both in the sketch and Plat Note No. 8.
4. Coordinate with the Traffic Department for the placement of driveway/access.
5. Identify all easements.
6. 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.

8. CONSIDERATION OF THE FOLLOWING FINAL PLATS AND REPLATS:

A. Final consideration of the plat of El Refugio Subdivision. The intent is residential.

PL-055-2026

District VI – Councilmember Dr. David Tyler King

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

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

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

Motion Carried Unanimously

B. Final consideration of the replat of Lot 2 and Lot 3, Block 1, Amended Plat of Amistad Acres Subdivision into Lot 2R and 3R, Block 1, Amistad Acre Subdivision. The intent is commercial.

PL-048-2026

District V- Councilmember Ruben Gutierrez, Jr.

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

MOTION: Commissioner A. Martinez made a motion to approve the item.

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

Motion Carried Unanimously

9. CONSIDERATION OF MODEL SUBDIVISION COMPLIANCE:

A. Consideration of Model Rule Subdivision Compliance of the replat of Lot 26, Block 1, Cuatro Vientos Norte Subdivision, Phase III into Lots 26A, 26B, 26C, 26D, 26E, 26F, Block 1, Cuatro Vientos Norte Subdivision, Phase III. The intent is residential.

PL-060-2026

District I- Councilmember Gilbert Gonzalez

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

MOTION: Commissioner M. Martinez made a motion to approve the item.

Second:	Commissioner Cantu
In Favor:	5
Opposed:	0

Abstained: 0

Motion Carried Unanimously

**B. Consideration of Model Rule Subdivision Compliance of the plat of Las Aves Subdivision.
The intent is residential.**

PL-050-2026

District I- Councilmember Gilbert Gonzalez

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

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

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

Motion Carried Unanimously

10. ADJOURNMENT:

MOTION: Commissioner Cantu made a motion to adjourn the meeting at 6:46 p.m.

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

Motion Carried Unanimously

Vanessa Guerra, AICP, MPA
Planning Director

Daniella Sada Paz, Chair
Planning & Zoning Commission

City of Laredo

Planning & Zoning Commission

Meeting Date: 2/18/2026
Ordinance 6A

Public Hearing and Recommendation of an

SUBJECT

Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 1, Block 5, Riverhill South Subdivision, Phase I, located at 4401 Nogal Lane, from R-1MH (Single Family Manufactured Housing District) to R-2 (Multi-Family Residential District).

ZC-020-2026
District II

PREVIOUS COUNCIL ACTION

On January 21, 2020, City Council made a motion to approve a zone change from R-2 (Multi-Family Residential District) to R-1MH (Single-Family Manufactured Housing District). (Ordinance Number 2018-O-070)

BACKGROUND

Initiated by: New Santa Fe, Ltd, Owner; Porras Nance Engineering, Applicant and Representative

Council District: II - Ricardo Richie Rangel, Jr.

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

Site: The site is currently occupied with a manufactured home.

Surrounding Land Uses: To the north of the site is Riverhill Loop, vacant developed land, and manufactured homes. To the east of the site is multi-family residential uses. To the south of the site is manufactured homes and vacant developed land. To the west of the site is Nogal Lane, vacant developed land, and manufactured homes.

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 Riverhill Loop as a Local Street and Nogal Lane as a Local Street.

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

Letters sent to surrounding property owners: 20 In Favor: 0 Opposed: 0

Staff supports the proposed zone change for the following reasons:

1. The proposed zone change is in conformance with the Comprehensive Plan's designation as Neighborhood Mixed Use (ALL EXCEPT M-1, M-2, B-4, AH, AN, FH, OG, FiH), which includes R-2 zoning districts.
2. The proposed zone change is abutting R-2 zoning districts to the north and east of the site.
3. There is multi-family residential uses abutting the site to the east.
4. The proposed zone change is not anticipated to have a negative impact in the surrounding area or neighborhood.

Notice to the owner/applicant:

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

COMMITTEE RECOMMENDATION

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

STAFF RECOMMENDATION

IMPACT ANALYSIS

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 to the east of the site.

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

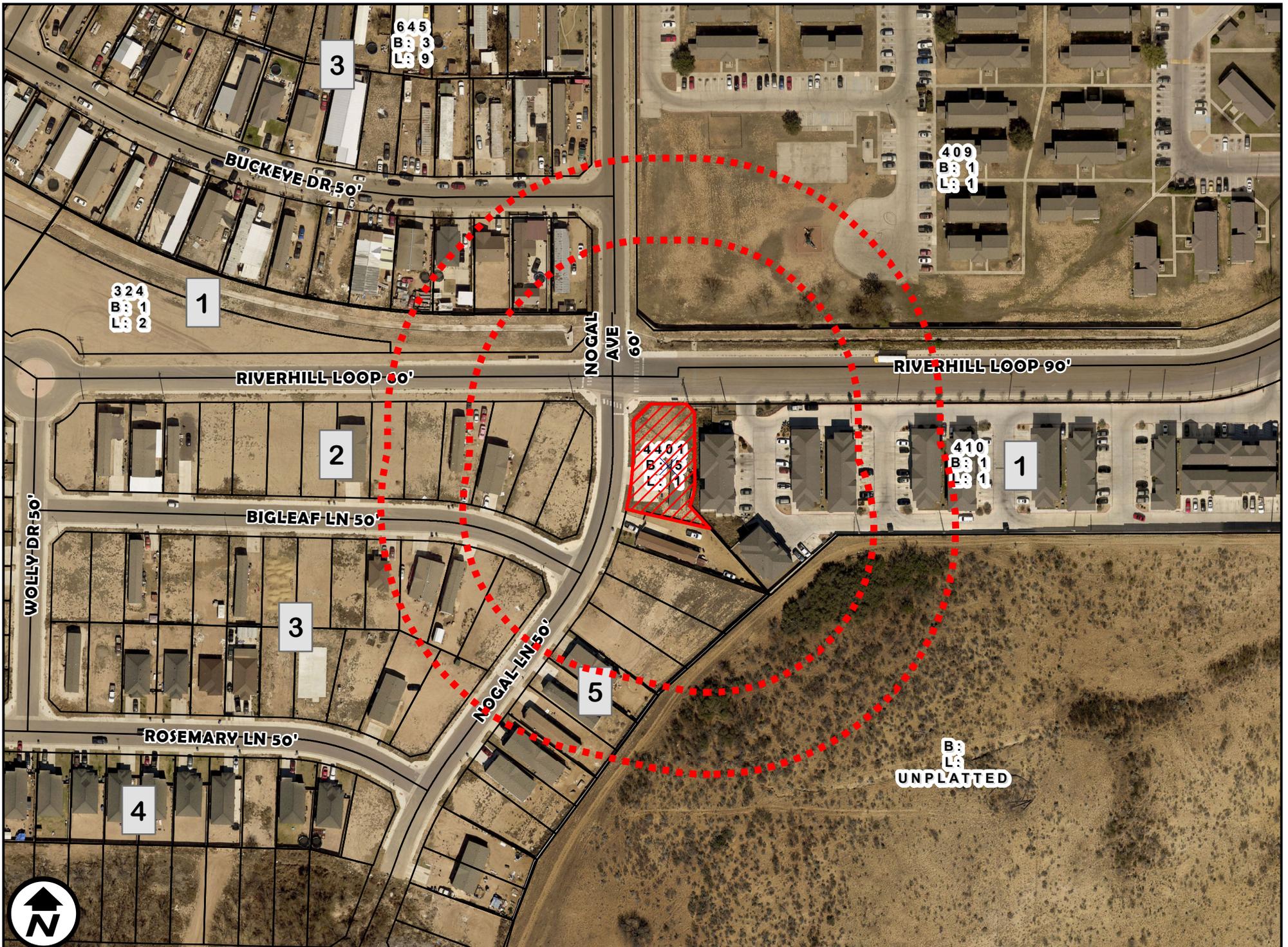
No, the proposed site is abutting R-2 zoning districts to the north and east of the site.

Will change adversely influence living conditions in the neighborhoods?

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

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

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

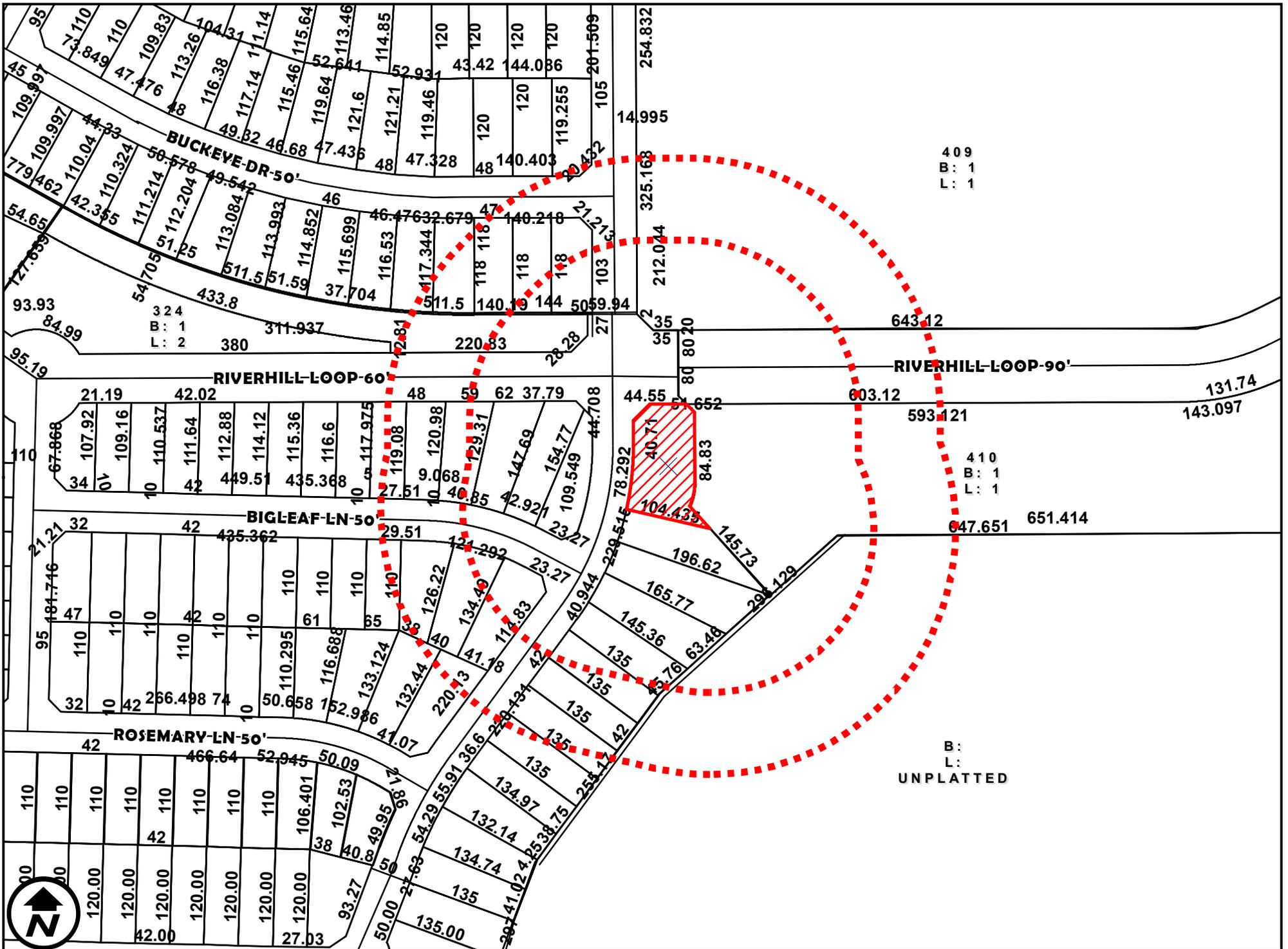


AERIAL MAP

1 inch = 150 feet

ZC-020-2026
 COUNCIL DISTRICT 2
 4401 NOGAL LANE

APPLICATION FC 48
 R-1-MH (SINGLE FAMILY MANUFACTURED HOUSING DISTRICT) T
 R-2 (MULTI-FAMILY RESIDENTIAL DISTRICT)

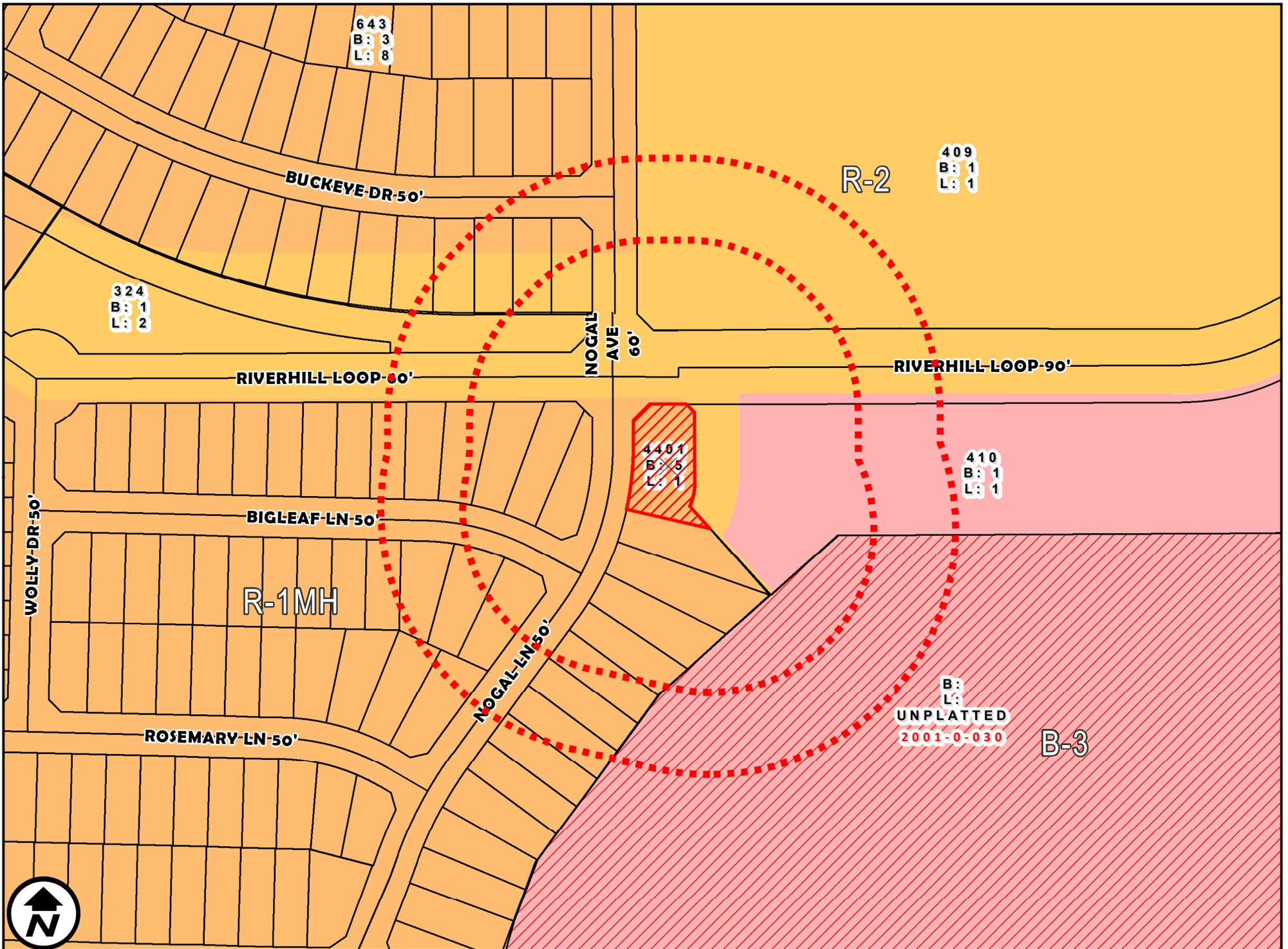


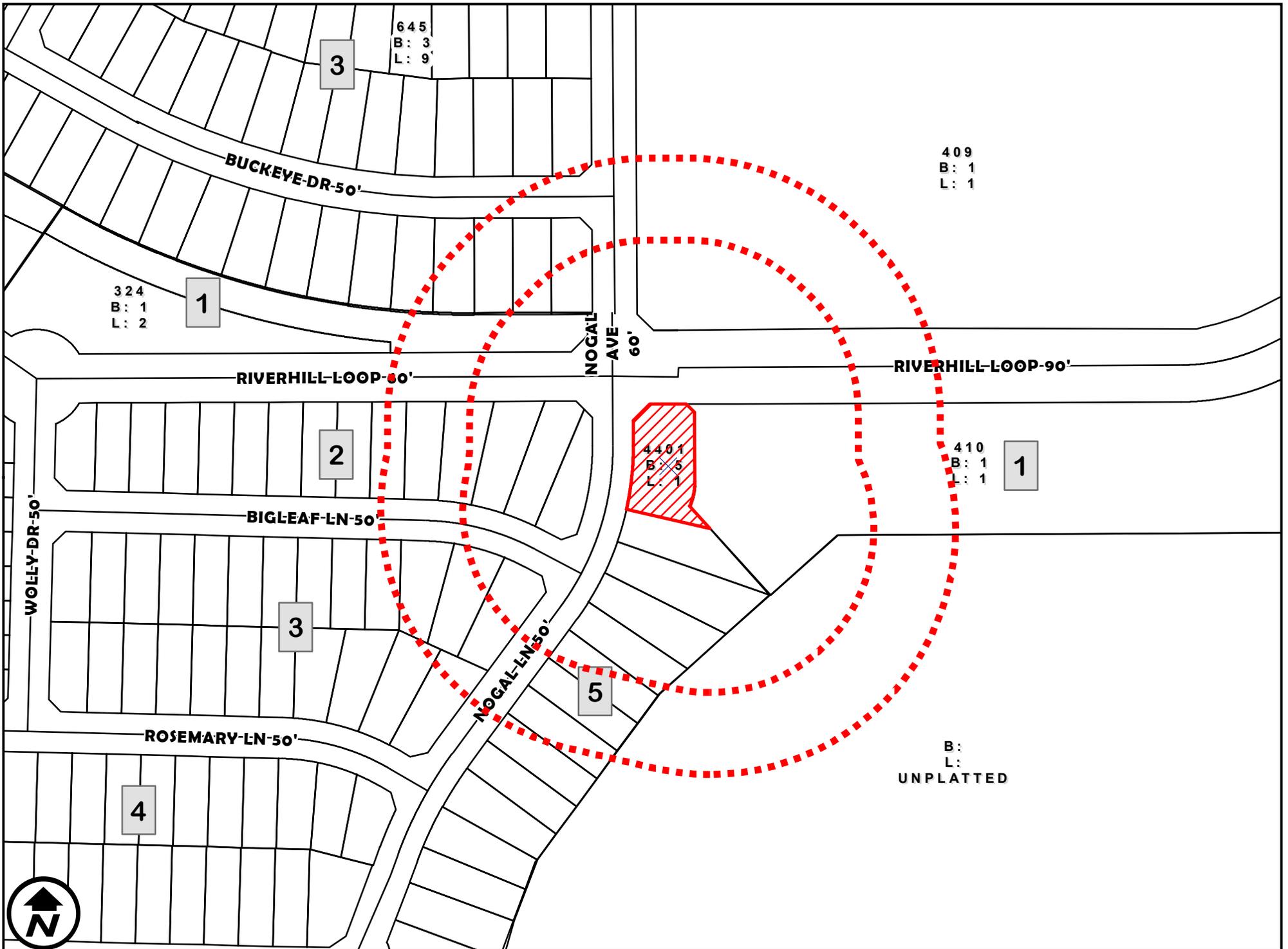
DIMENSIONS MAP

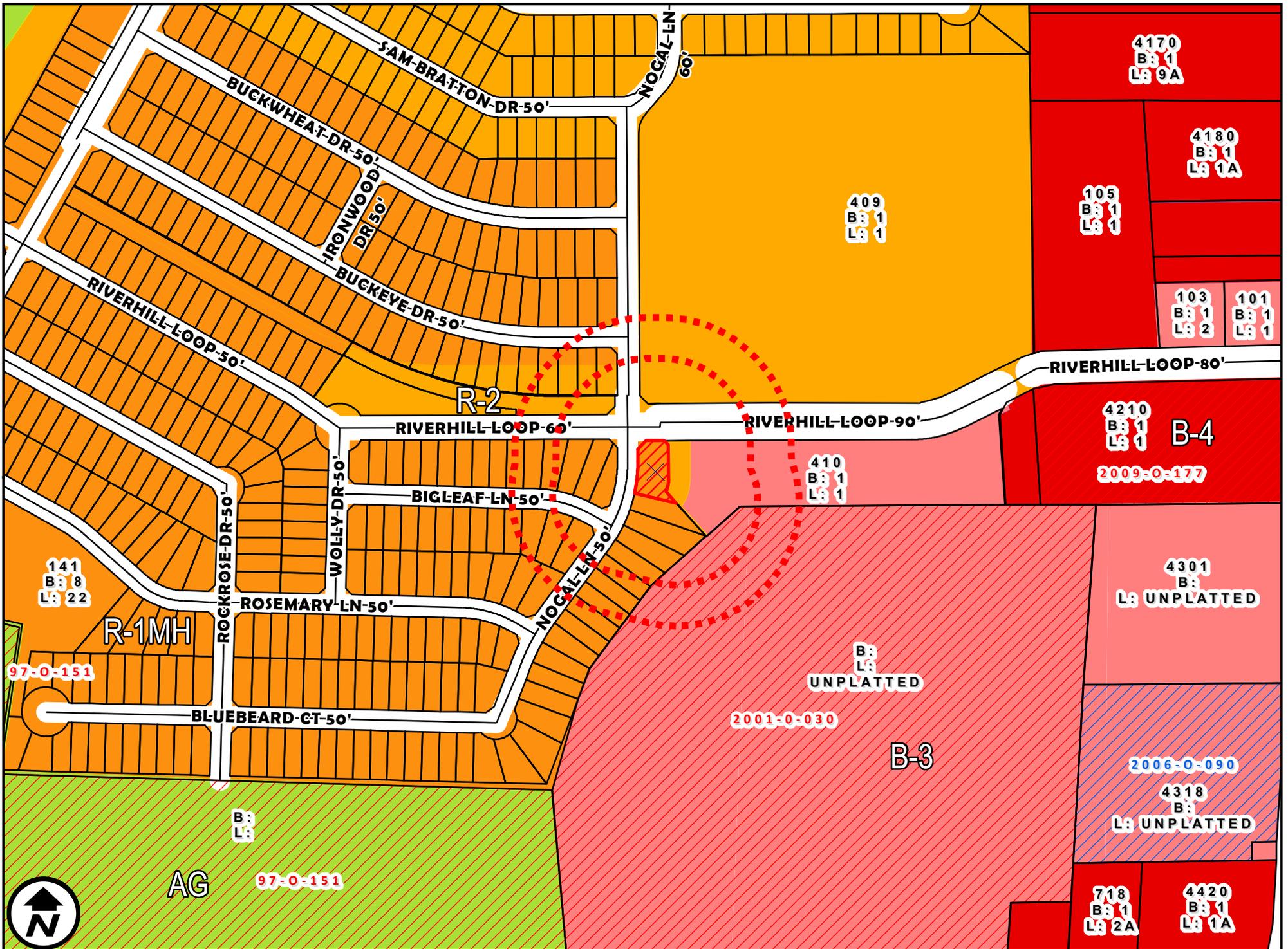
1 inch = 150 feet

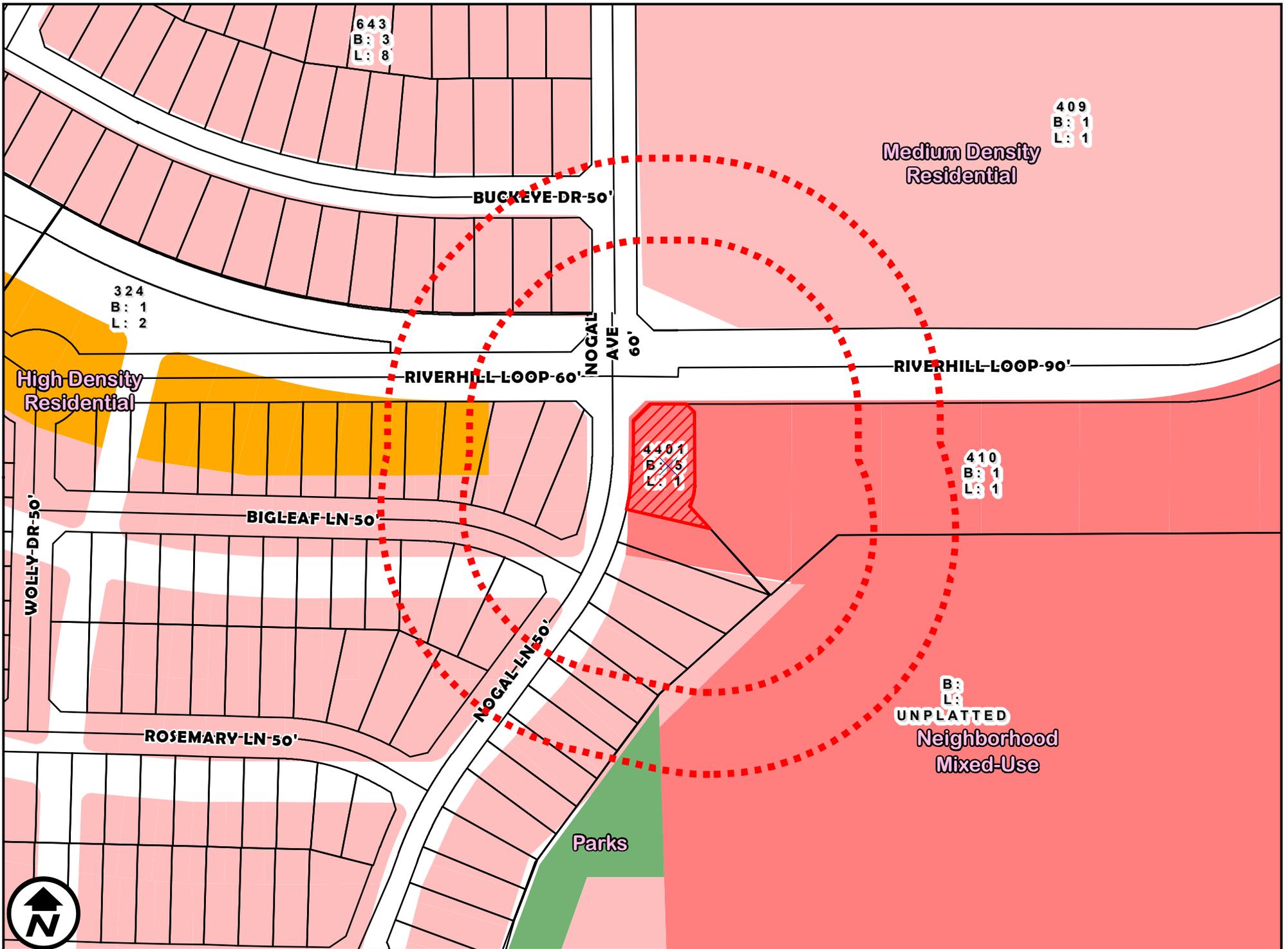
ZC-020-2026
 COUNCIL DISTRICT 2
 4401 NOGAL LANE

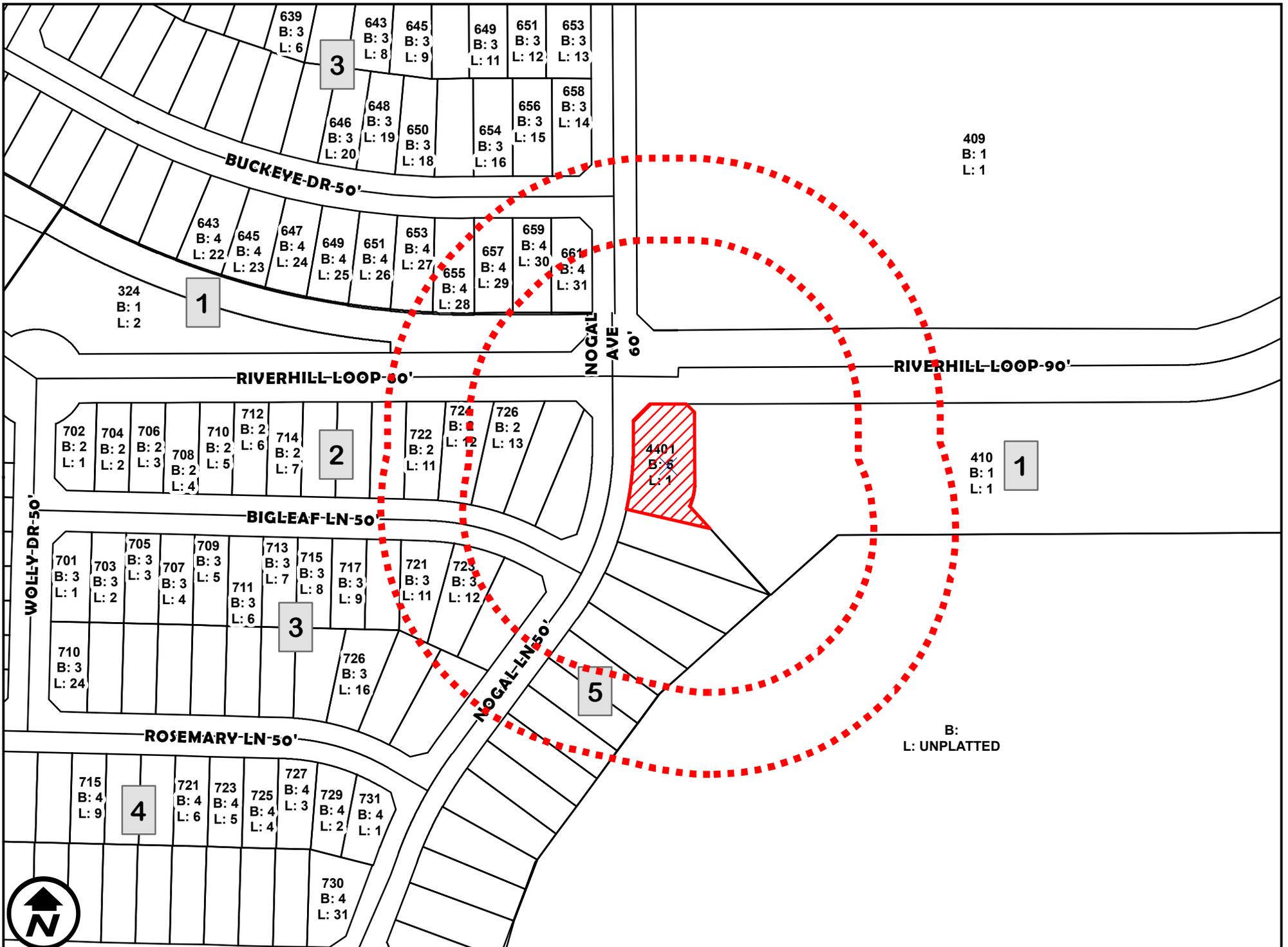
APPLICATION FC 49
 R-1-MH (SINGLE FAMILY MANUFACTURED HOUSING DISTRICT) T
 R-2 (MULTI-FAMILY RESIDENTIAL DISTRICT)











200' AND 300' NOTIFICATION

1 inch = 150 feet

ZC-020-2026

COUNCIL DISTRICT 2
4401 NOGAL LANE

APPLICATION FC 54

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



City of Laredo

Planning & Zoning Commission

Meeting Date: 2/18/2026
Ordinance 6B

Public Hearing and Recommendation of an

SUBJECT

Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning the west 83 feet of Lots 7 and 8, Block 765, Western Division, as further described by metes and bounds in attached "Exhibit A", located at 2819 Flores Avenue, from R-3 (Mixed Residential District) to B-1 (Limited Business District).

ZC-021-2026
District VIII

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Initiated by: Presentacion Pena, Owner; Jaime Barrera, Applicant/Representative

Council District: VIII - Cm. Alyssa Cigarroa

Proposed Use: The proposed use is for a baseball bat manufacturing (ABC Bats).

Site: The site is currently occupied by a vacant commercial structure.

Surrounding Land Uses: To the north of the site are residential uses, such as apartments and single-family homes, and Frankfort Street. To the east of the site is a vacant commercial building, vehicle inspection station, single-family residential uses, San Augustine Avenue, apartments, and a commercial plaza. To the south of the site is Alamo Street, single family residential uses, and a vacant lot. To the west of the site is Flores Street, Convent Avenue, and single-family residential uses.

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

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

Letters sent to surrounding property owners: 37 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 High Density Residential (R-3, R-2, B-1R, B-1, R-O), which includes B-1 zoning districts
2. There are B-3 zoning districts to the east of the site near San Agustin Avenue.
3. The proposed use represents an infill development through the reuse of a vacant building, consistent with the goals and policies of the Comprehensive Plan.

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.

Additional Notice to the owner/applicant:

1. The property is currently unplatted; therefore, platting will be required prior to the issuance of building or development permits.
2. Furthermore, the zone change does not guarantee the property could be used for the proposed use until the parking and platting issues have been resolved.

COMMITTEE RECOMMENDATION

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

STAFF RECOMMENDATION

IMPACT ANALYSIS

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

Is this change contrary to the established land use pattern?

Yes. There site is primarily residential uses to the west and north.

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

No. There are B-3 zoning districts to the east of the site.

Will change adversely influence living conditions in the neighborhoods?

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

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

Yes. The existing zone does not allow for a baseball bat manufacturing as intended by the applicant.



AERIAL MAP

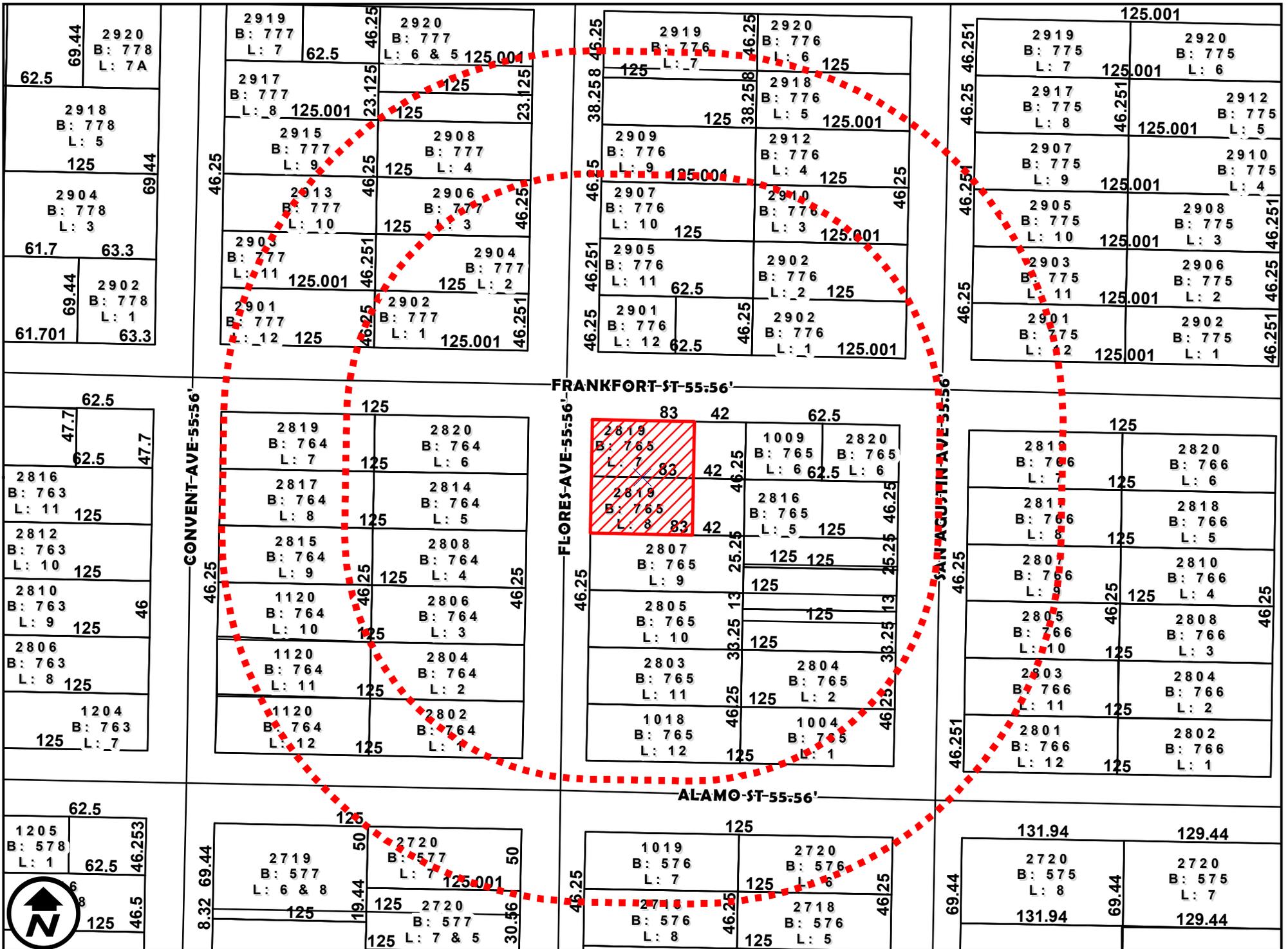
1 inch = 100 feet

ZC-021-2026

COUNCIL DISTRICT 8
2819 FLORES AVENUE

APPLICATION FC 58

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

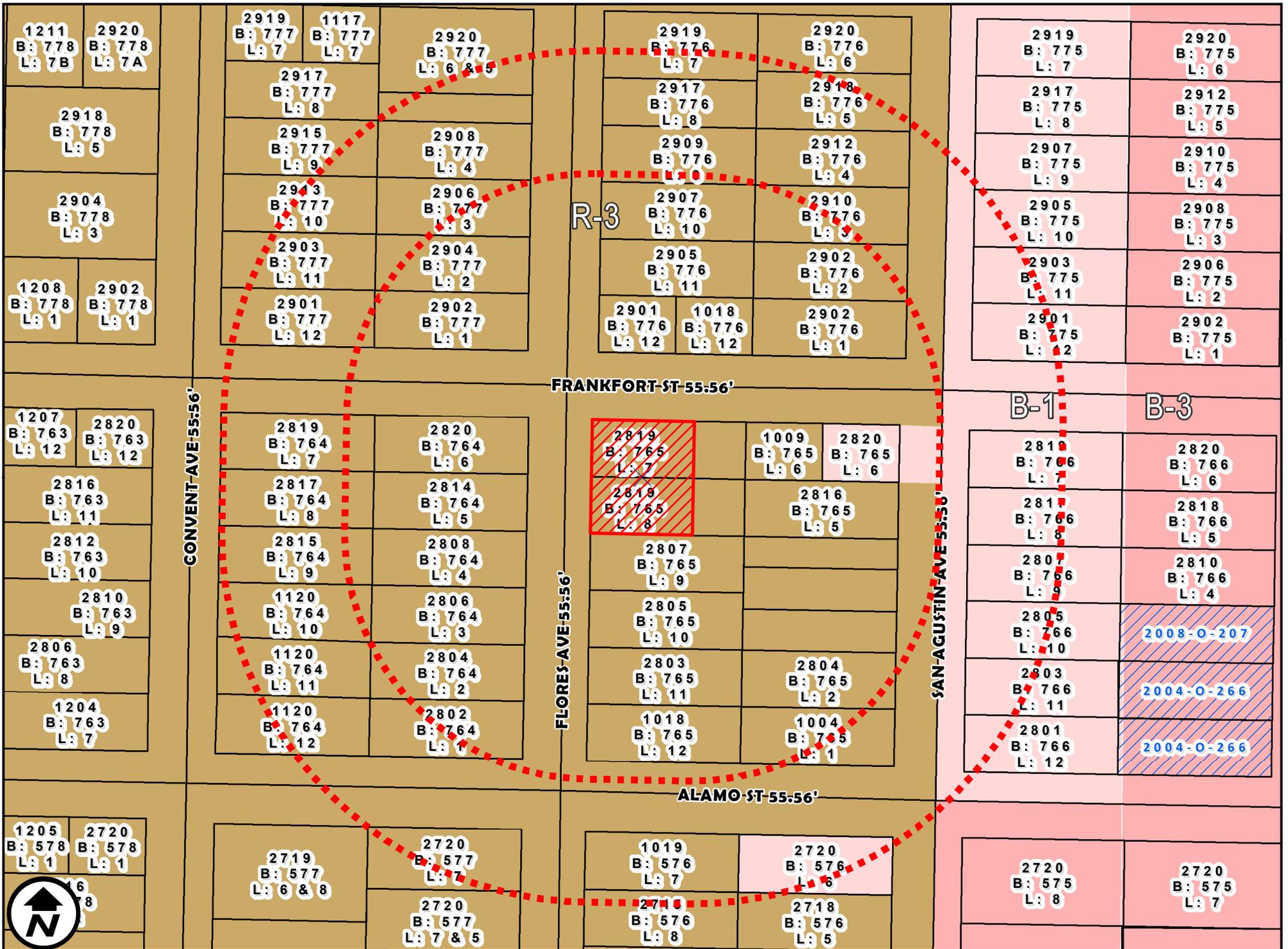


DIMENSIONS MAP

1 inch = 100 feet

ZC-021-2026
 COUNCIL DISTRICT 8
 2819 FLORES AVENUE

APPLICATION FC 59
 R-3 (MIXED RESIDENTIAL DISTRICT) T
 B-1 (LIMITED BUSINESS DISTRICT)



ZONING MAP

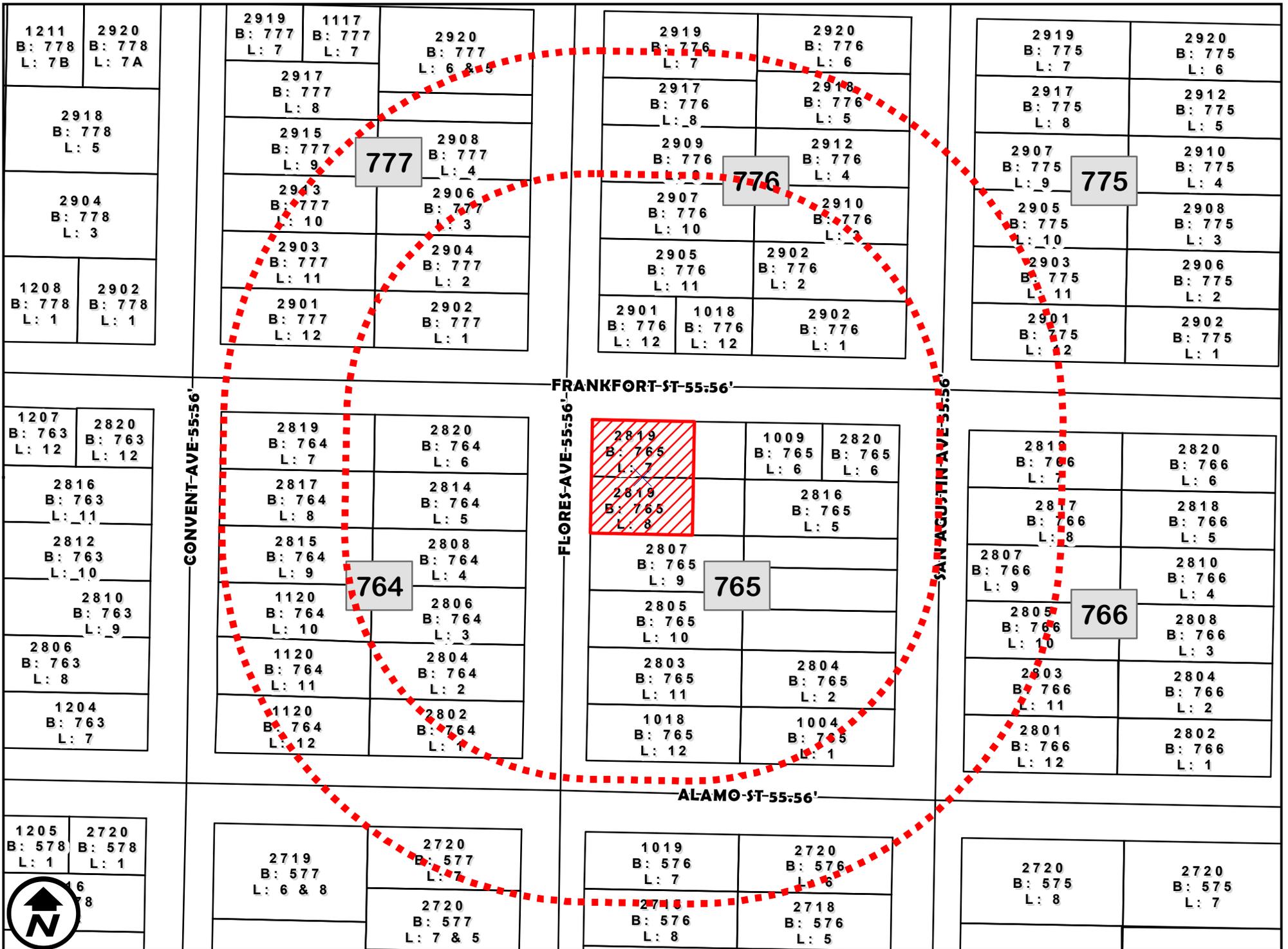
ZC-021-2026

APPLICATION FC 60

1 inch = 100 feet

COUNCIL DISTRICT 8
2819 FLORES AVENUE

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



SURVEY MAP

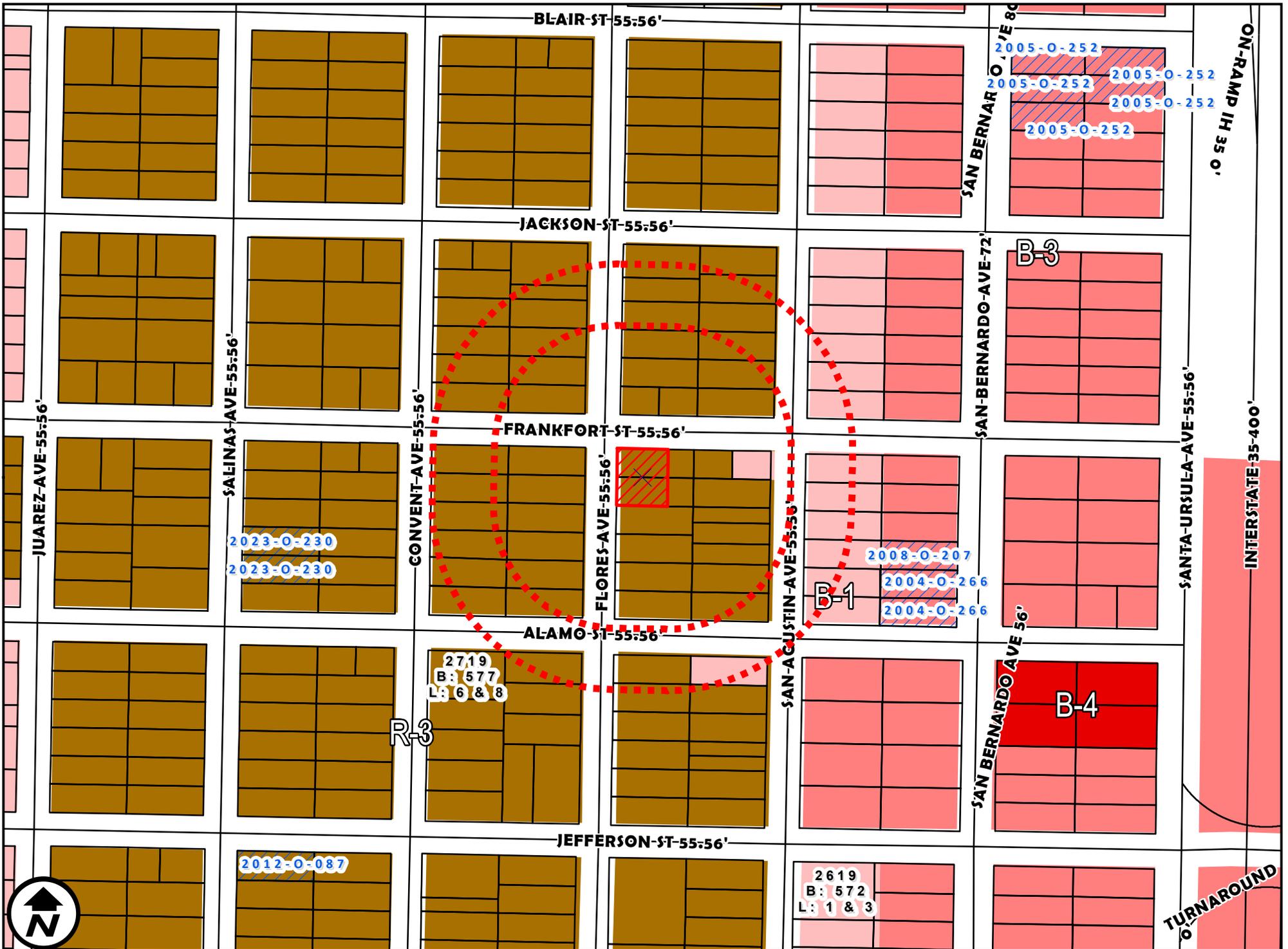
1 inch = 100 feet

ZC-021-2026

COUNCIL DISTRICT 8
2819 FLORES AVENUE

APPLICATION FC 61

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

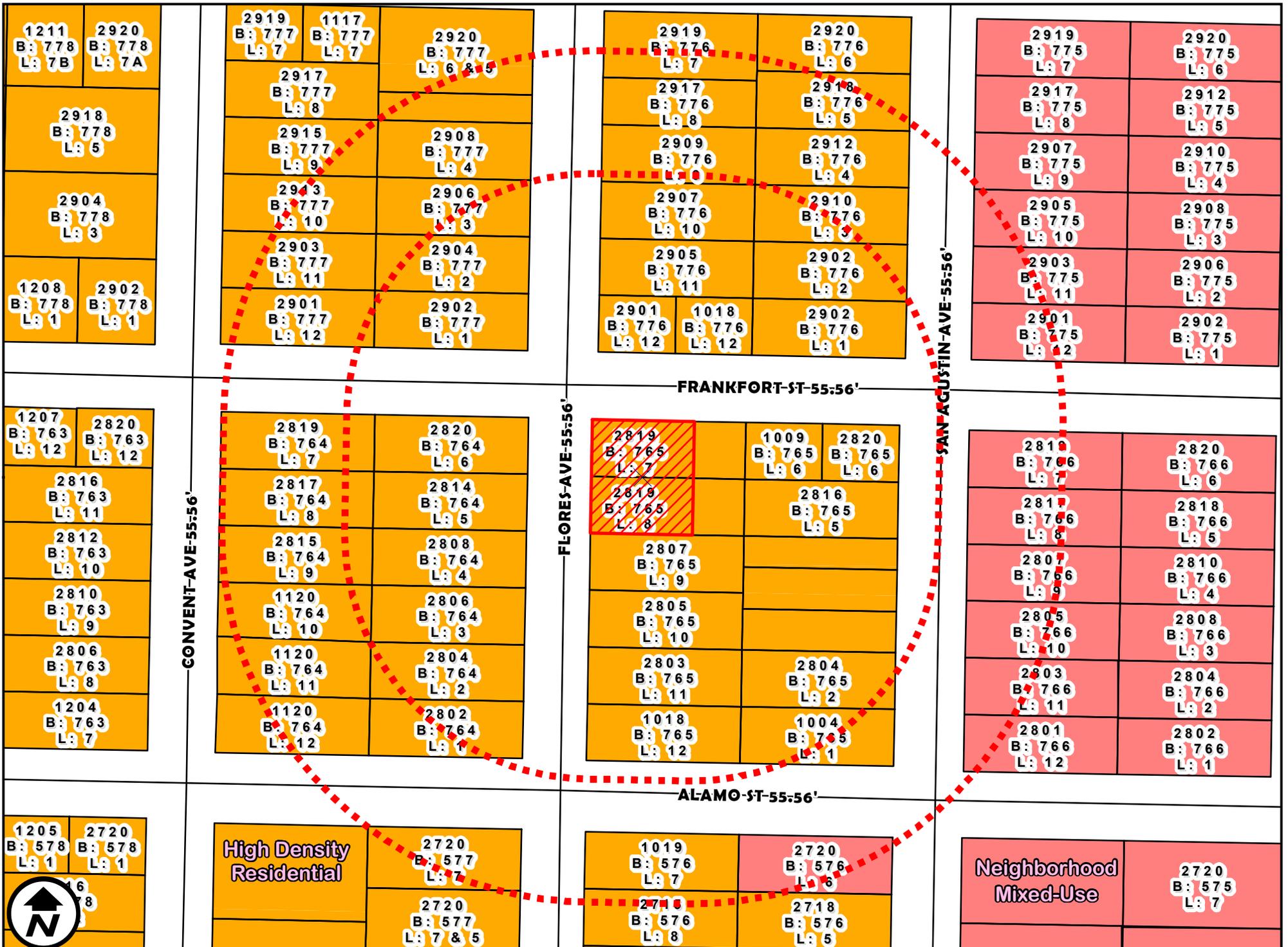


ZONING OVERVIEW

1 inch = 200 feet

ZC-021-2026
 COUNCIL DISTRICT 8
 2819 FLORES AVENUE

APPLICATION FC 62
 R-3 (MIXED RESIDENTIAL DISTRICT) T
 B-1 (LIMITED BUSINESS DISTRICT)



FUTURE LANDUSE

ZC-021-2026

APPLICATION FC 63

1 inch = 100 feet

COUNCIL DISTRICT 8
2819 FLORES AVENUE

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

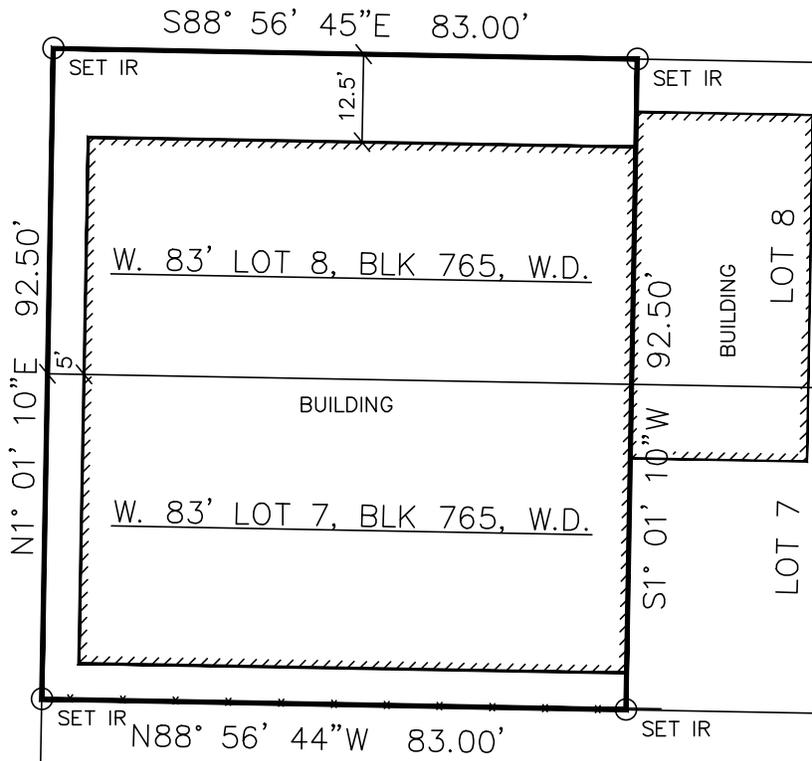
Exhibit A



FRANKFORT ST. (55.55' R.O.W.)

SCALE: 1"=20'

FLORES AVE. (55.55' R.O.W.)



1. BASIS OF BEARINGS TAKEN FROM GPS METHODS, ZONE TXS-4205, NAD 83 SPC GRID.
2. TITLE COMMITMENT GF#_____, W/ EFF. DATE OF _____, AT 8:00 AM, WAS PROVIDED.

GUERRA ENGINEERING & SURVEYING CO.
 fred_ges@sbcglobal.net

LAREDO, TX., 78041
 956-718-2600
 ENGR. FIRM NO. F-9484
 SURV. FIRM NO. 100173-00

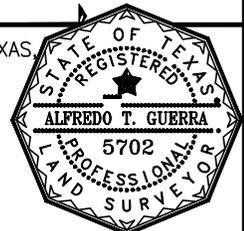
Survey of the WEST 83' OF LOTS 7 & 8 OF BLOCK 765 WESTERN DIVISION OF THE CITY OF LAREDO PLAT, AS PER Vol. 7, Pg. 15, Plat Records of Webb County, Tx.

ADDRESS: 2819 FLORES AVE., LAREDO, TX.

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

03-FEB-2026
 DATE

ATG
 ALFREDO T. GUERRA, R.P.L.S. # 5702



City of Laredo

Planning & Zoning Commission

Meeting Date: 2/18/2026
Ordinance 6C

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 baseball bat manufacturing (woodworking shop) on the west 83 feet of Lots 7 and 8, Block 765, Western Division, as further described by metes and bounds in attached Exhibit A, located at 2819 Flores Avenue.

ZC-022-2026
District VIII

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Initiated By: Presentacion Pena, Owner; Jaime Barrera, Applicant/Representative

Council District: VIII - Cm. Alyssa Cigarroa

Proposed use: The proposed use is for a baseball bat manufacturing (ABC Bats).

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

Current Zoning District: The site is currently zoned as an R-3 (Mixed Residential District) zoning district. The property is currently requesting a zone change to a B-1 (Limited Business District) zoning district. Please refer to ZC-021-2026.

Site: The site is occupied by a vacant commercial building.

Surrounding land uses: To the north of the site are residential uses, such as apartments and single-family homes, and Frankfort Street. To the east of the site is a vacant commercial building, vehicle inspection station, single-family residential uses, San Augustine Avenue, apartments, and a commercial plaza. To the south of the site is Alamo Street, single family residential uses, and a vacant lot. To the west of the site is Flores Street, Convent Avenue, and single-family residential uses.

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

Transportation Plan: The Long-Range Thoroughfare Plan identifies Frankfort Street and Flores Avenue as a Local Street.

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

Letters sent to surrounding property owners: 37 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-3 (Community Business District) zoning district.

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

1. The proposed use represents an infill development opportunity within an existing neighborhood, consistent with and encouraged by the goals and policies of the Comprehensive Plan.

2. The proposed use complies with the parking requirement as per the Laredo Land Development Code Section 27.78.3.

- Total parking spaces required for the proposed baseball bat manufacturing = 4 parking spaces.

- Total parking spaces provided on-site = 4 parking spaces

- Therefore, the proposed development satisfies the minimum off-street parking requirements of the Land Development Code.

3. The proposed use is not anticipated to have a negative impact on the surrounding area, as the limited scale of baseball bat manufacturing is not expected to generate a significant increase in traffic.

Notice to the owner/applicant:

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

Additional Notice to the owner/applicant:

1. The property is currently unplatted; therefore, platting will be required prior to the issuance of building or development permits.

2. Furthermore, the zone change does not guarantee the property could be used for the proposed use until the parking and platting issues have been resolved.

If approved, Staff suggests the following conditions

1. The hours of operation shall be limited to, Monday to Friday, from 9:00 a.m. to 6:00 p.m.
2. There shall be no outside storage or outdoor manufacturing activity on the property.
3. The parking of all vehicles and maneuvering spaces shall be kept within the property.
4. There shall be proper ventilation and filtration system for the dust and painting areas. The location of the dust and finishing rooms shall be in an enclosed room/ area.
5. No hazardous materials shall be stored in the facility. Hazardous occupancy and the storage of hazardous material shall be prohibited on the premises. The determination of a hazardous occupancy or material shall be made by the Fire Chief as per the Laredo Land Development Code, Section 24.74.3(d). Hazardous materials shall be defined as stated in the City of Laredo Code of Ordinances, Sec. 33-20.
6. All paints and solvents shall be stored in sealed containers within an enclosed designated area and/or finishing room. Materials shall be maintained, handled, and disposed of in accordance with all applicable local, state, and federal regulations, including fire and safety codes.
7. All wood waste shall be collected and disposed of properly. There shall be no outdoor dumping or burning of materials.
8. All loading and unloading of shipments or deliveries shall occur on-site and shall not occur in the public right-of-way.
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 parked or stored in any manner on the property.
10. Overnight parking and idling of tractor trailer (trucks) shall be prohibited.
11. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
12. Landscaping shall be provided and maintained for the complete duration in accordance with the City of Laredo Land Development Code.
 - There shall be approximately 7 trees and 28 shrubs on site.
 - Per the Laredo Land Development Code, Section 24.83.2 (b): "One tree for each thirty (30) feet of non-residential or multi-family residential property abutting a public street right-of-way shall be planted."

- Calculation: 204 linear feet (106 feet + 98 feet) = 6.8, approximately 7 trees
- Per the Laredo Land Development Code, Section 24.83.3(b): "The number of shrubs shall be equal to the total number of trees multiplied by four (4)."
- Calculation: 7 trees * 4 = 28 shrubs

13. 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.

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

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

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

17. 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.

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

19. 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.

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

21. 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.

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

23. 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.

IMPACT ANALYSIS

Is this change contrary to the established land use pattern?

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

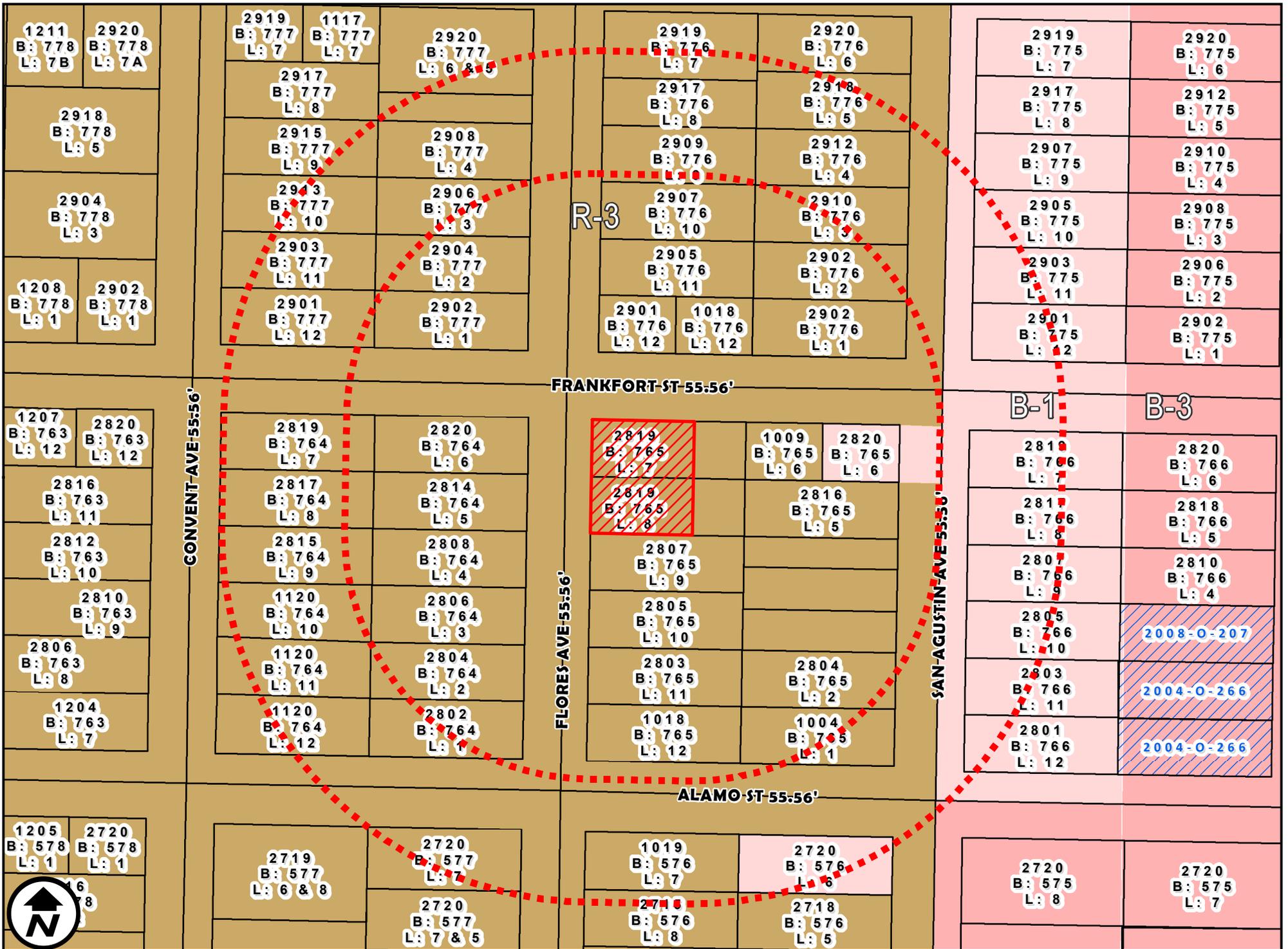
Would this change create an isolated zoning district unrelated to surrounding districts?
The zoning will not change.

Will change adversely influence living conditions in the neighborhood?

No. It is not anticipated to have a negative impact in the surrounding neighborhood since the baseball bat manufacturing is not expected to generate a significant increase in traffic.

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

Yes. The existing R-3 does not allow for a baseball bat manufacturing as intended by the applicant and requires a conditional use permit to obtain the proposed use.



ZONING MAP

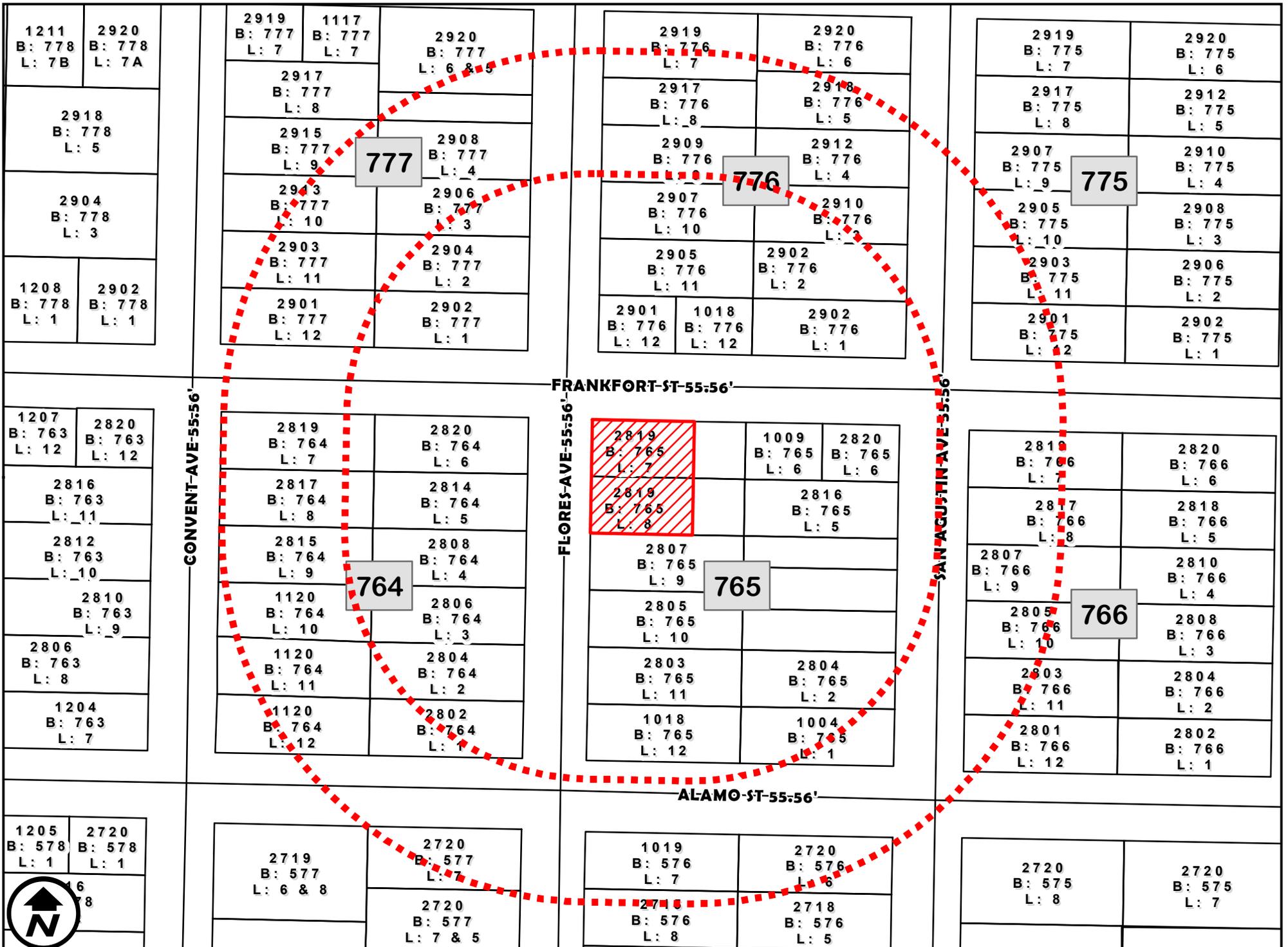
1 inch = 100 feet

ZC-022-2026

COUNCIL DISTRICT 8
2819 FLORES AVENUE

APPLICATION FC-73

R-3 (MIXED RESIDENTIAL DISTRICT) T-1
C.U.P. FOR WOODWORKING SHOP (BASEBALL BAT MANUFACTURING)

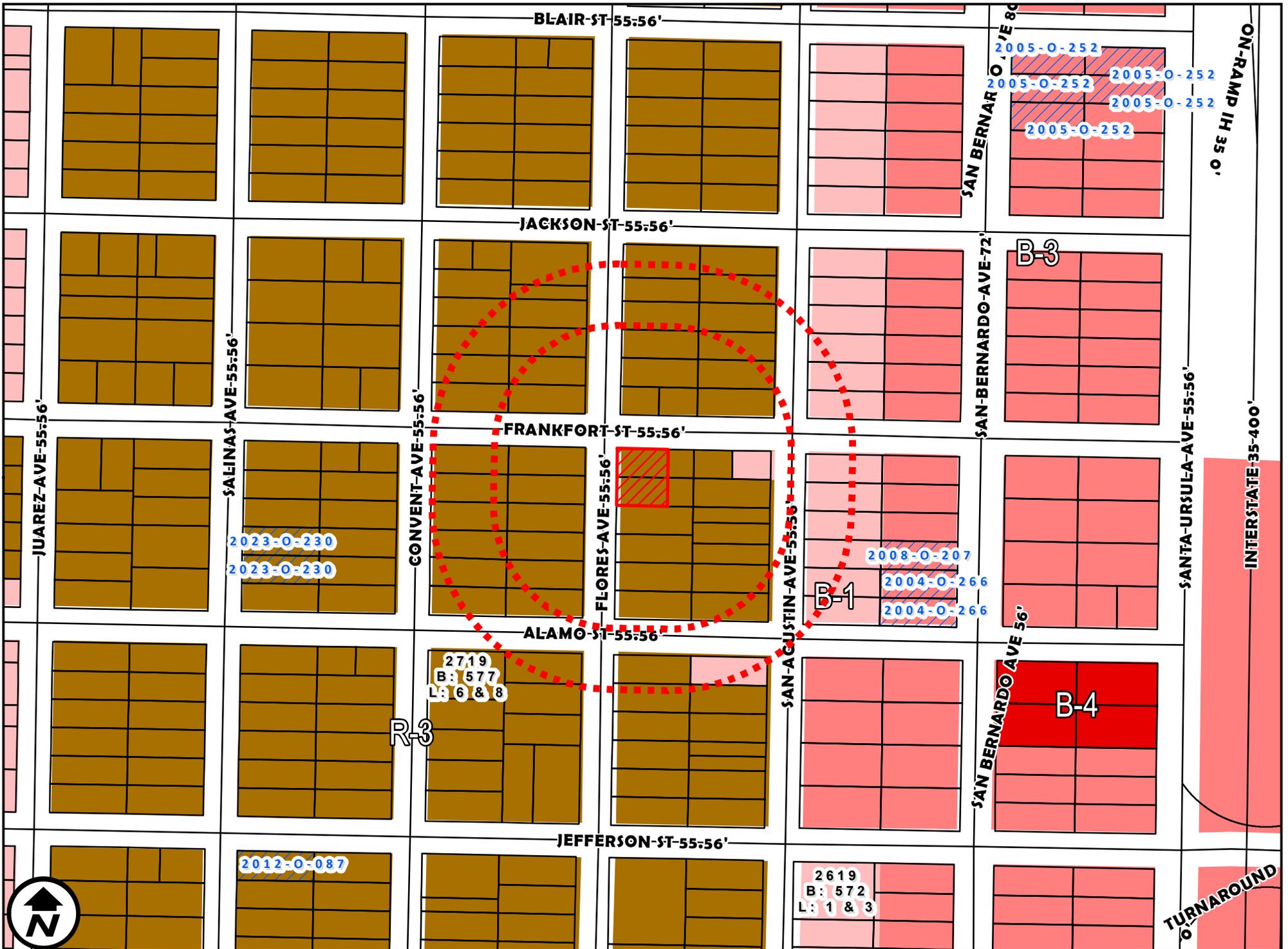


SURVEY MAP

1 inch = 100 feet

ZC-022-2026
 COUNCIL DISTRICT 8
 2819 FLORES AVENUE

APPLICATION FC-74
 R-3 (MIXED RESIDENTIAL DISTRICT) T
 C.U.P. FOR WOODWORKING SHOP (BASEBALL BAT MANUFACTURING)

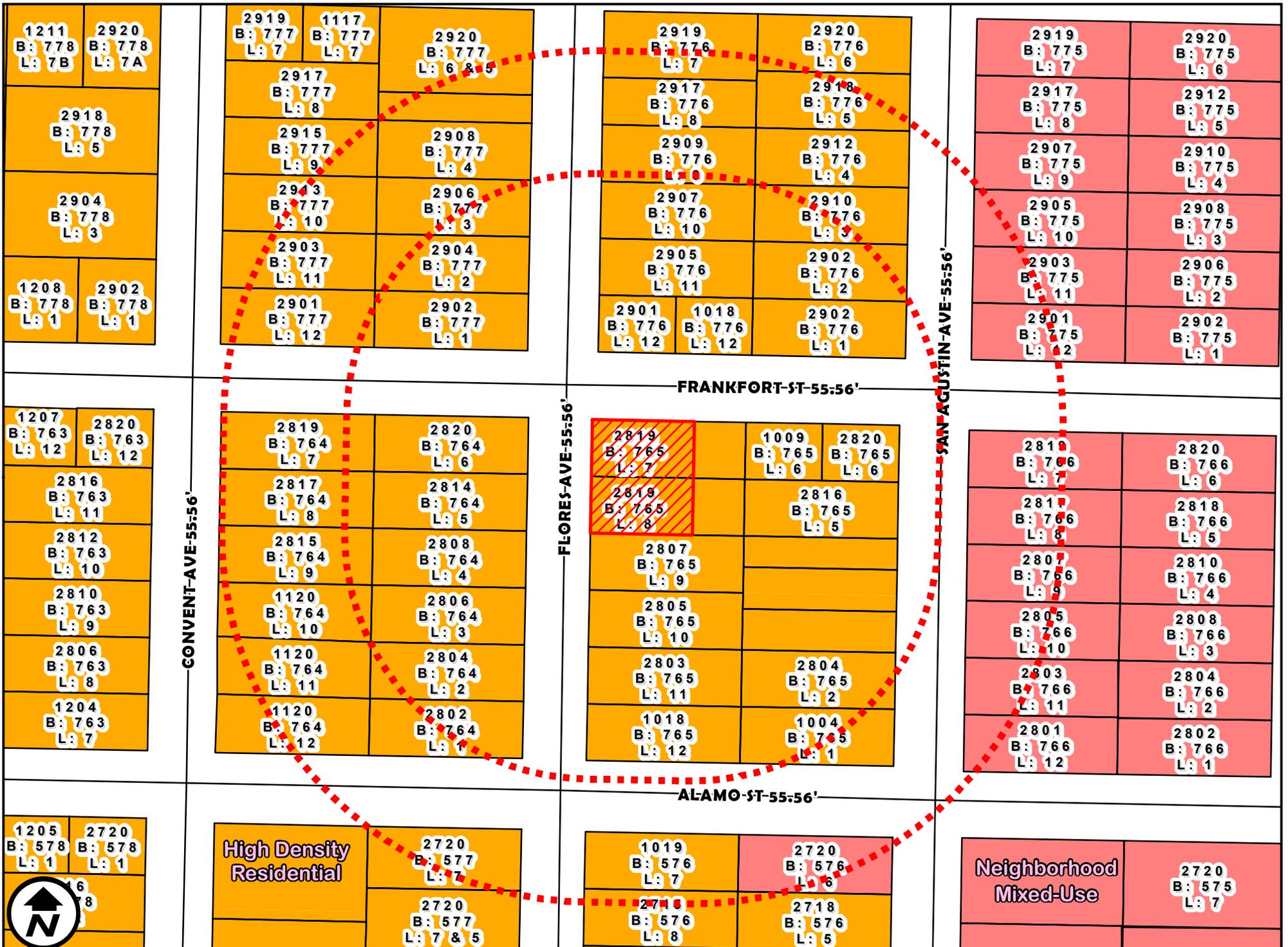


ZONING OVERVIEW

1 inch = 200 feet

ZC-022-2026
 COUNCIL DISTRICT 8
 2819 FLORES AVENUE

APPLICATION FC-75
 R-3 (MIXED RESIDENTIAL DISTRICT) T-1
 C.U.P. FOR WOODWORKING SHOP (BASEBALL BAT MANUFACTURING)



FUTURE LANDUSE

1 inch = 100 feet

ZC-022-2026

COUNCIL DISTRICT 8
2819 FLORES AVENUE

APPLICATION FC-76

R-3 (MIXED RESIDENTIAL DISTRICT) T-1

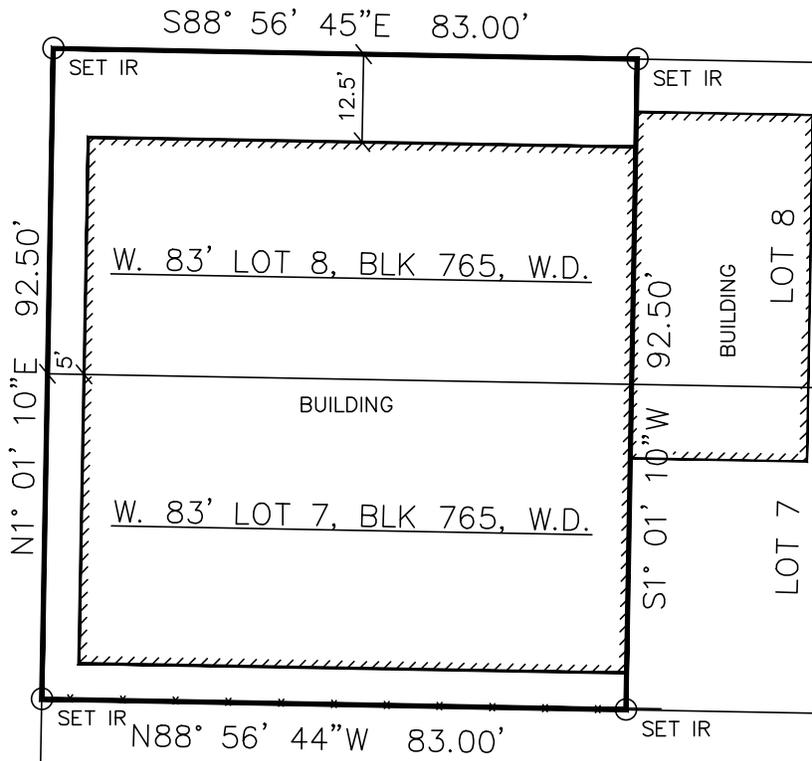
C.U.P. FOR WOODWORKING SHOP (BASEBALL BAT MANUFACTURING)

Exhibit A

FRANKFORT ST. (55.55' R.O.W.)

SCALE: 1"=20'

FLORES AVE. (55.55' R.O.W.)



1. BASIS OF BEARINGS TAKEN FROM GPS METHODS, ZONE TXS-4205, NAD 83 SPC GRID.
2. TITLE COMMITMENT GF#_____, W/ EFF. DATE OF _____, AT 8:00 AM, WAS PROVIDED.

fred_ges@sbcglobal.net
GUERRA ENGINEERING & SURVEYING CO.

LAREDO, TX., 78041
 956-718-2600
 ENGR. FIRM NO. F-9484
 SURV. FIRM NO. 100173-00

Survey of the WEST 83' OF LOTS 7 & 8 OF BLOCK 765 WESTERN DIVISION OF THE CITY OF LAREDO PLAT, AS PER Vol. 7, Pg. 15, Plat Records of Webb County, Tx.

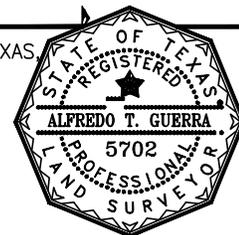
ADDRESS: 2819 FLORES AVE., LAREDO, TX.

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

03-FEB-2026

DATE

ALFREDO T. GUERRA, R.P.L.S. # 5702



NARRATIVE DESCRIPTION

At Americas' Bat Company we manufacture professional wooden baseball bats. Our customers range from major and minor league players, to little league players and anyone who loves baseball. You can expect to see our bats on small town baseball fields, as well as in major league stadiums and on T.V. Our company is approved by the MLB, and is in accordance to be used in any major league event. Our bats are purchased through our website, social media accounts, our current location in Roma TX, as well as the various sellers we have throughout. We ship our baseball bats all over the world!

Our dream has been to relocate to Laredo, not just for the ties and love we have for our community, but also for the business it would bring in to our community. Laredo's Port of Entry, the professional baseball team we have, and the culture are just a few things to mention why it is the designated city to serve the baseball needs not only to our community but as well to two countries.

Americas' Bat Company will not be only manufacturing baseball wooden bats, but additionally it would be open to our community. Our idea is to have schools to be able to visit our facility (field trips) and to learn about how we manufacture our bats and experience firsthand every step of the process. For the past years, we have been invited to several schools to be part of their career day. This consists of us taking our products, showcasing them, and give a brief presentation of our company and the process every billet goes through in order to be turned into a baseball bat. We have seen how enthusiastic the students and adults get when we demonstrate the process through our videos. We can just envision how exciting it would be for them to see it personally at our shop. We would like our customers, big and small, to be able to "build their own bat" and be part of the process when visiting and purchasing our baseball bats. Our plans are to have a batting cage for customers to be able to test out our bats before purchasing one and be able to select the bat that best suits their needs. These batting cages will as well be open to any coach wanting to train their athletes. Our goal is to have as much as community outreach and involvement. In addition to manufacturing wooden baseball bats, we will also be offering products such as alloy bats, batting gloves, and baseballs of the highest quality. A one stop shop! Our vision for Laredo is to bring in people from all over the country for tournaments, and for our facility to be the main attraction. In turn, this would not only bring in revenue to our city (restaurants, hotels, stores), but to Americas' Bat Company as well. It is well known, these events run all year long with not only players, but their families traveling with them as well.

Our facility hours of operations would be from Monday- Friday from 9:00 a.m. to 6:00 p.m. We would also keep an open schedule throughout peak seasons or when Laredo hosts tournaments, thus being able to attend our customers during some weekends. The number for employees for now would be 6 , and anticipating to expand our team as we establish ourselves in Laredo. Our company does have employees in various states in our country, and in other countries as well. They are responsible for selling and distributing our bats in their region.

We currently have been approved to sell our bats at Dicks Sporting Goods, and are consulting with Academy Sports.

To Whom it May Concern,

At Americas' Bat Co., we will manufacture between 400 to 500 bats per month. We use a CNC lathe, saw dust collector, air compressor, laser engraver, and 3 different exhaust systems. Delivery and package pick up will be done by regular Fedex or UPS vehicles, the only product delivered by a 24ft box truck will be the lumber to make the actual bats. Those deliveries occur once a month in which the drop off will be between 2 to 3 skids of lumber.

Thanks,
Jaime Barrera

Per email that was sent on February 4, 2026 - D. Garcia

City of Laredo

Planning & Zoning Commission

Meeting Date: 2/18/2026
Ordinance 6D

Public Hearing and Recommendation of an

SUBJECT

Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 55.27 acre tract, as further described by metes and bounds in attached "Exhibit A", located south of Cielito Lindo Boulevard and west of Cuatro Vientos Road, from R-1A (Single Family Reduced Area District) to R-1B (Single Family High Density District).

ZC-023-2026
District I

PREVIOUS COUNCIL ACTION

On December 07, 1998, City Council made a motion to approve an annexation and establish the initial zoning of R-1A (Reduced Area Single Family District). (Ordinance Number 98-O-346)

BACKGROUND

Initiated by: TDB Land Holdings, Ltd, Owner and Ricardo Villarreal, Representative

Council District: I - Gilbert Gonzalez

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

Site: The site is currently vacant undeveloped land.

Surrounding Land Uses: To the north of the site is Cielito Lindo Boulevard, Lamar Bruni Vergara Middle School, and vacant undeveloped land. To the east of the site is Cuatro Vientos Boulevard and vacant undeveloped land. To the south of the site is vacant undeveloped land. To the west of the site is Saint Luke Boulevard, Veterans Memorial Elementary, and vacant undeveloped land.

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

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

Transportation Plan: The Long Range Thoroughfare Plan identifies Saint Luke Boulevard as a Local Street and Cuatro Vientos Road as an Expressway.

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

Letters sent to surrounding property owners: 11 In Favor: 0 Opposed: 0

Staff supports the proposed zone change for the following reasons:

1. The proposed zone change is in conformance with the Comprehensive Plan's designation as Neighborhood Mixed Use (ALL EXCEPT M-1, M-2, B-4, AH, AN, FH, OG, FiH) and Medium Density Residential (R-1, R-O, R-2, B-1R, R-1B,) which include R-1B zoning districts.
2. The proposed zone change is abutting R-1B zoning districts to the west of the site.
4. The proposed zone change is not anticipated to have a negative impact in the surrounding area or neighborhood.

Notice to the owner/applicant:

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

COMMITTEE RECOMMENDATION

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

STAFF RECOMMENDATION

IMPACT ANALYSIS

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

Is this change contrary to the established land use pattern?

Yes, there is a middle school and vacant developed land near the proposed site.

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

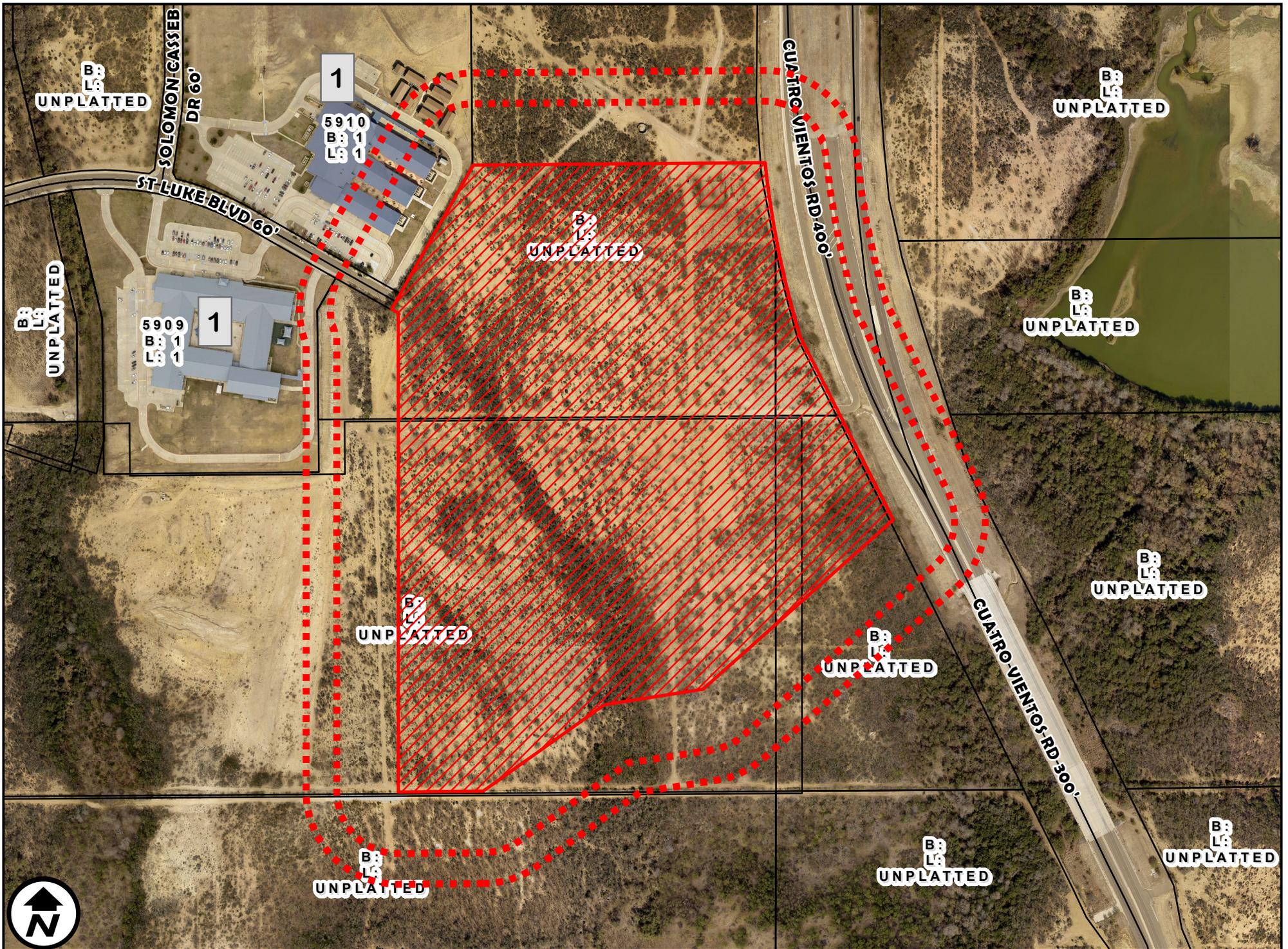
No, the proposed site is abutting R-1B zoning districts to the west of the site.

Will change adversely influence living conditions in the neighborhoods?

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

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

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



AERIAL MAP

ZC-023-2026

APPLICATION FC 83

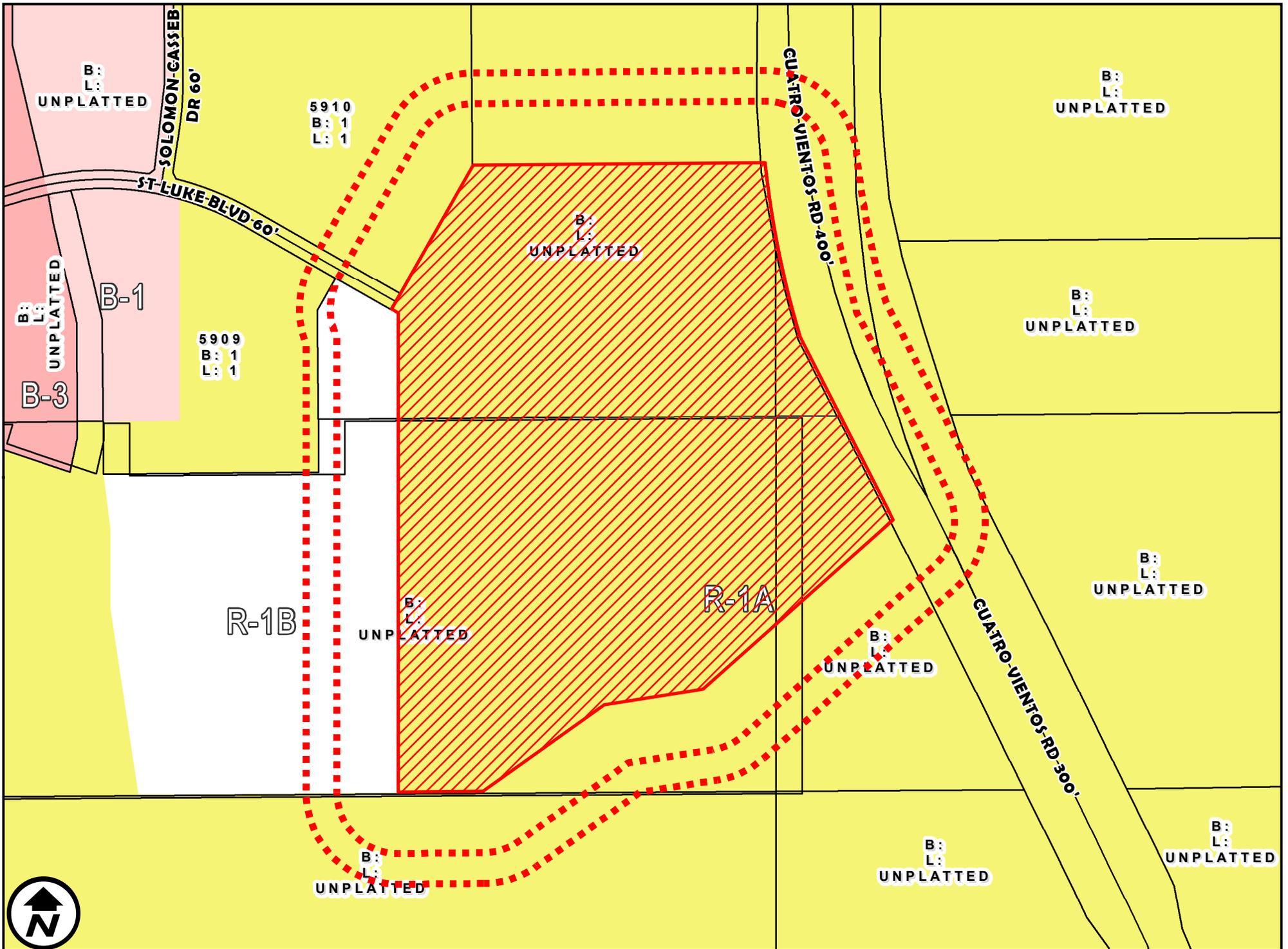
COUNCIL DISTRICT 1

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

1 inch = 400 feet

SOUTH OF CIELITO LINDO BOULEVARD AND WEST OF CUATRO VIENTOS ROAD

R-1B (SINGLE FAMILY HIGH DENSITY DISTRICT)



ZONING MAP

ZC-023-2026

APPLICATION FC 85

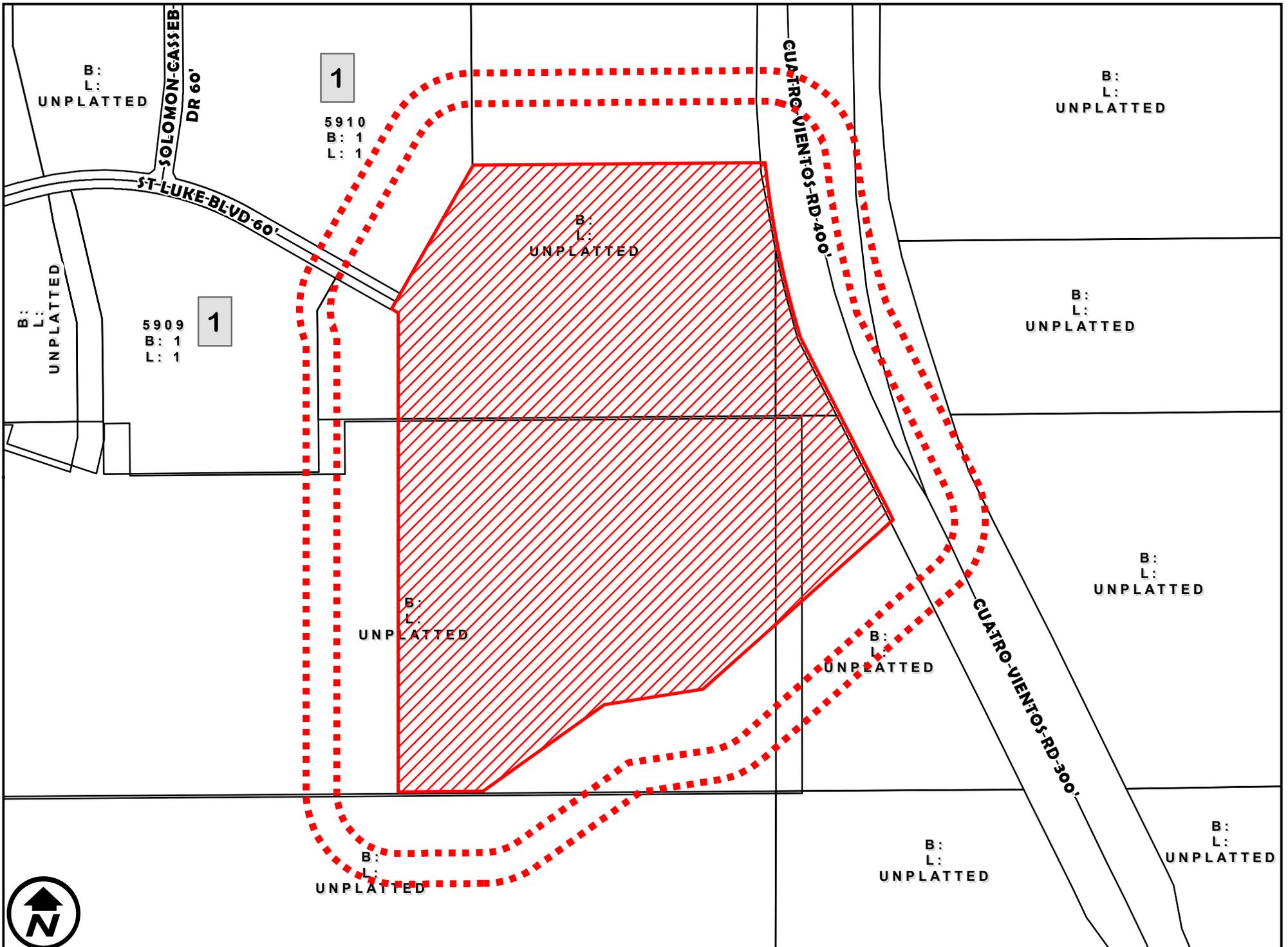
COUNCIL DISTRICT 1

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

1 inch = 400 feet

SOUTH OF CIELITO LINDO BOULEVARD AND WEST OF CUATRO VIENTOS ROAD

R-1B (SINGLE FAMILY HIGH DENSITY DISTRICT)



SURVEY MAP

ZC-023-2026

APPLICATION FC 86

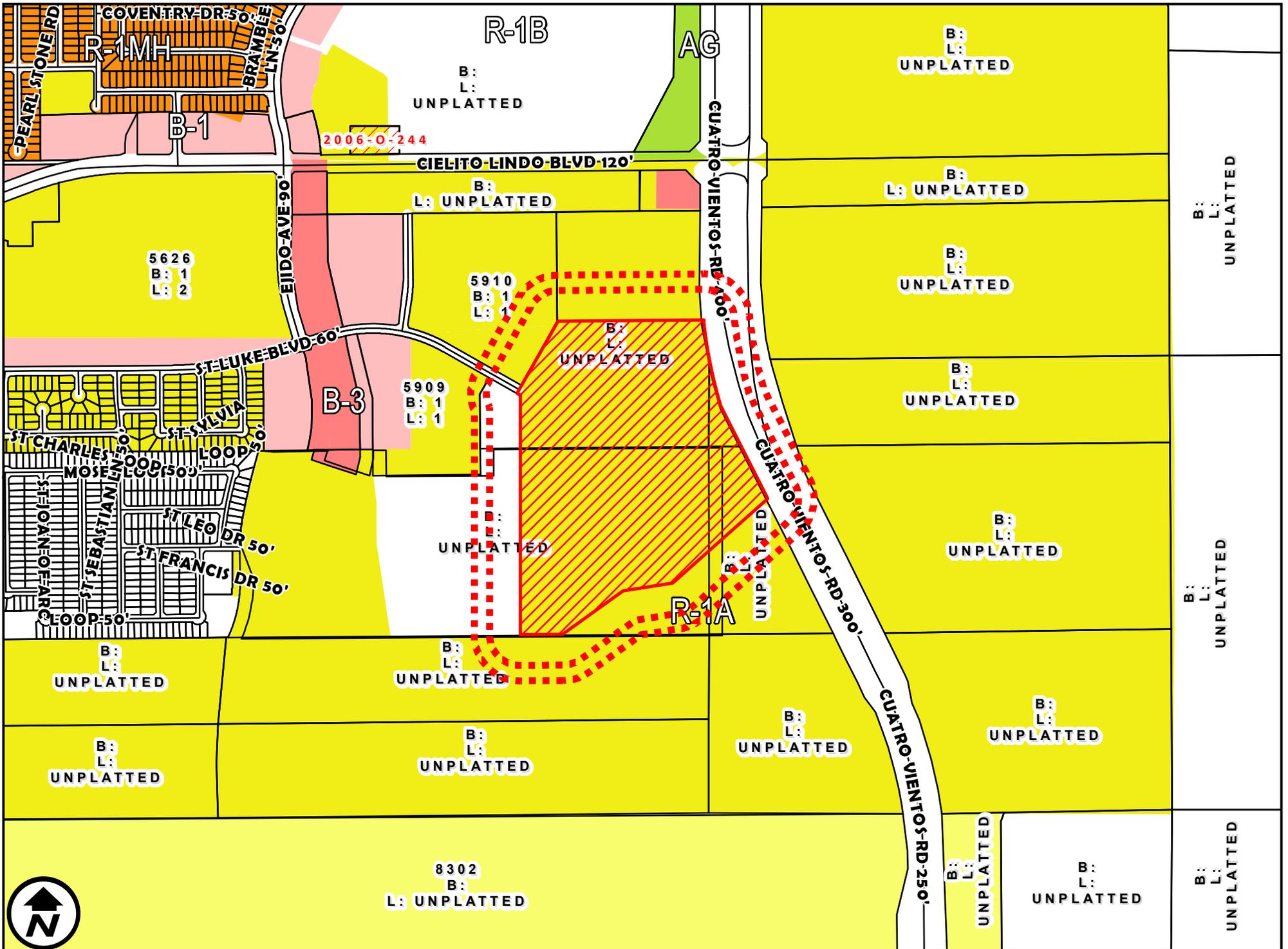
1 inch = 400 feet

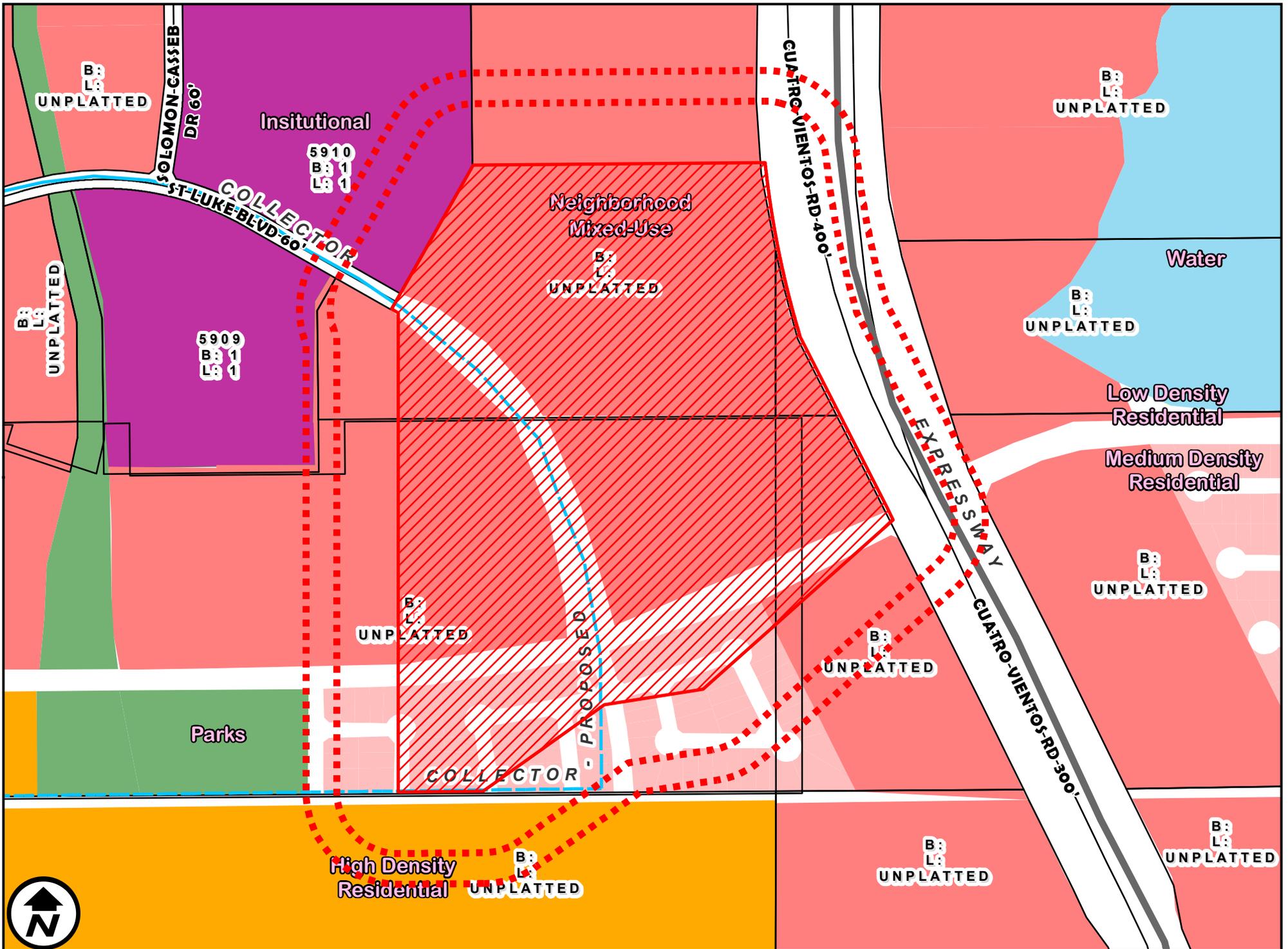
COUNCIL DISTRICT 1

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

SOUTH OF CIELITO LINDO BOULEVARD AND WEST OF CUATRO VIENTOS ROAD

R-1B (SINGLE FAMILY HIGH DENSITY DISTRICT)





FUTURE LANDUSE

ZC-023-2026

APPLICATION FC 88

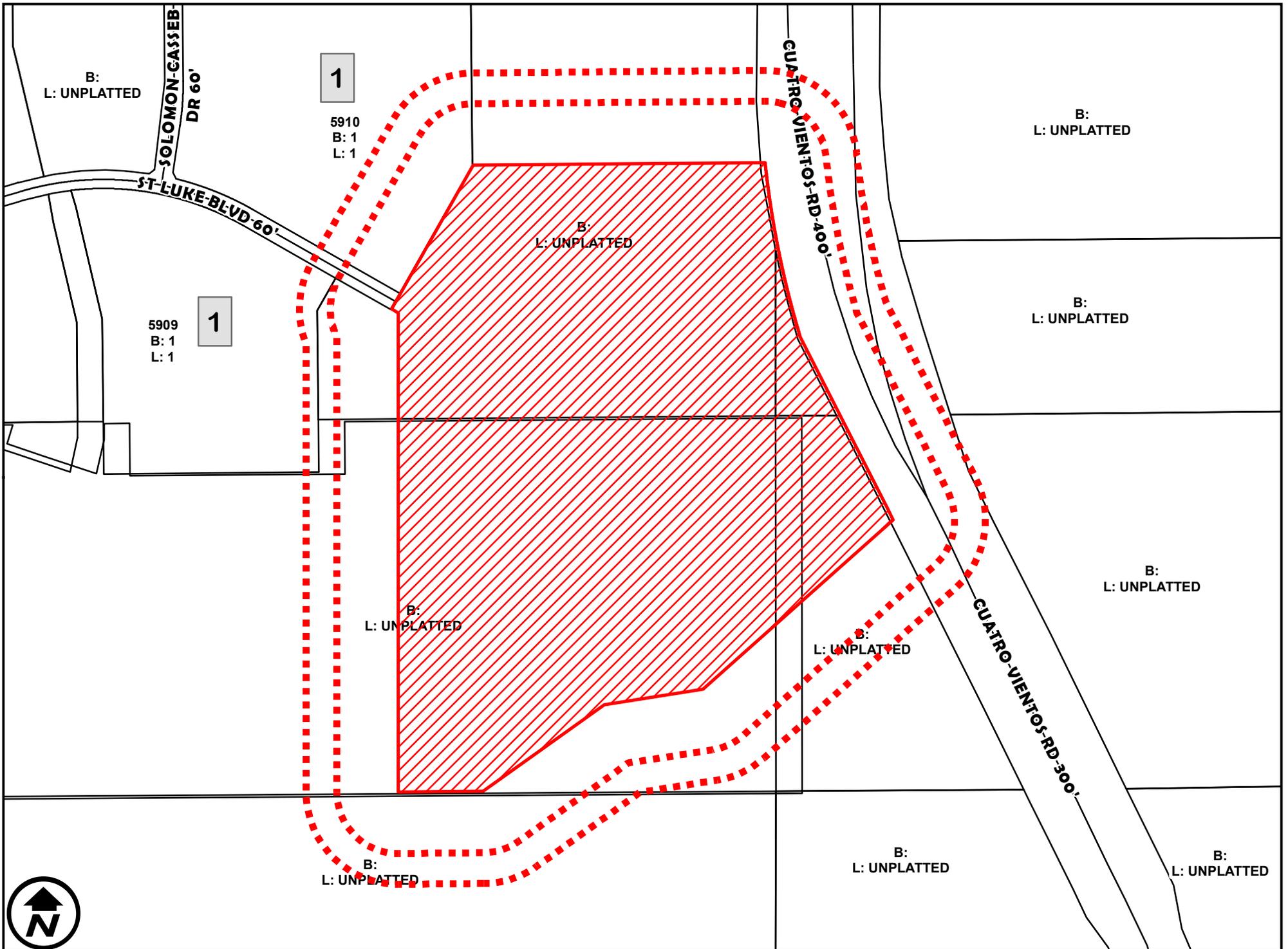
1 inch = 400 feet

COUNCIL DISTRICT 1

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

SOUTH OF CIELITO LINDO BOULEVARD AND WEST OF CUATRO VIENTOS ROAD

R-1B (SINGLE FAMILY HIGH DENSITY DISTRICT)



200' AND 300' NOTIFICATION

ZC-023-2026

APPLICATION FC 89

1 inch = 400 feet

COUNCIL DISTRICT 1

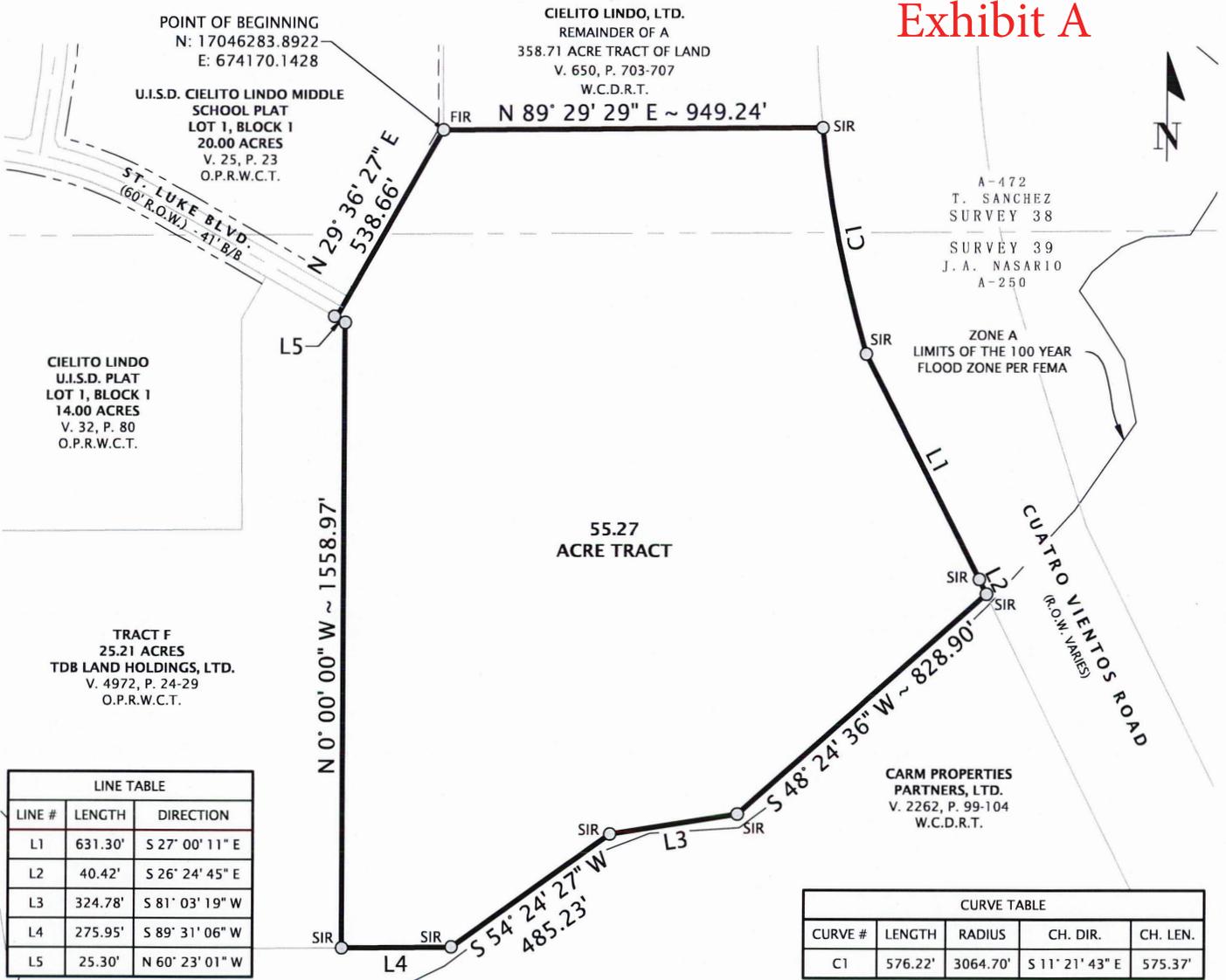
R-1A (SINGLE FAMILY REDUCED AREA DISTRICT) T

SOUTH OF CIELITO LINDO BOULEVARD AND WEST OF CUATRO VIENTOS ROAD

R-1B (SINGLE FAMILY HIGH DENSITY DISTRICT)

EXHIBIT OF
55.27 ACRE TRACT
 CIELITO LINDO, LTD.
 CARM PROPERTIES PARTNERS, LTD.
 WEBB COUNTY, TEXAS

Exhibit A



POINT OF BEGINNING
 N: 17046283.8922
 E: 674170.1428

U.I.S.D. CIELITO LINDO MIDDLE
 SCHOOL PLAT
 LOT 1, BLOCK 1
 20.00 ACRES
 V. 25, P. 23
 O.P.R.W.C.T.

CIELITO LINDO, LTD.
 REMAINDER OF A
 358.71 ACRE TRACT OF LAND
 V. 650, P. 703-707
 W.C.D.R.T.

A-472
 T. SANCHEZ
 SURVEY 38
 SURVEY 39
 J. A. NASARIO
 A-250

CIELITO LINDO
 U.I.S.D. PLAT
 LOT 1, BLOCK 1
 14.00 ACRES
 V. 32, P. 80
 O.P.R.W.C.T.

TRACT F
 25.21 ACRES
 TDB LAND HOLDINGS, LTD.
 V. 4972, P. 24-29
 O.P.R.W.C.T.

ZONE A
 LIMITS OF THE 100 YEAR
 FLOOD ZONE PER FEMA

55.27
 ACRE TRACT

CARM PROPERTIES
 PARTNERS, LTD.
 V. 2262, P. 99-104
 W.C.D.R.T.

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	631.30'	S 27° 00' 11" E
L2	40.42'	S 26° 24' 45" E
L3	324.78'	S 81° 03' 19" W
L4	275.95'	S 89° 31' 06" W
L5	25.30'	N 60° 23' 01" W

CURVE TABLE				
CURVE #	LENGTH	RADIUS	CH. DIR.	CH. LEN.
C1	576.22'	3064.70'	S 11° 21' 43" E	575.37'

NOTES:

- 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.
- THIS SURVEY WAS DERIVED FROM GPS REAL TIME KINEMATIC OBSERVATIONS REFERENCED TO THE TEXAS COORDINATE SYSTEM, SOUTH ZONE, NAD-83.
- 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	
	PROPERTY CORNER
	PROPERTY LINE
	LOT LINE
	EASEMENT LINE
	FOUND IRON ROD
	SET IRON ROD

TOPSITE
 Civil Group

10109 International Blvd., Ste. 300
 Laredo, Texas 78045
 engr.# F-22574 surv.#10194686
 P (956) 725-5057
 topsitecivil.com

PROJECT #:	CIELITO LINDO
FIELD DATE:	02/11/2025
DRAWN BY:	K.M.L.
APPROVED:	R.M.V.
DATE:	01/20/2026
SHEET:	2 of 2
FILE PATH:	55.27 AC - Exhibit.dwg
SCALE:	1"=400'
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.

Ricardo M. Villarreal

January 20, 2026



METES & BOUNDS
55.27 ACRE TRACT
 CIELITO LINDO, LTD.
 CARM PROPERTIES PARTNERS, LTD.
 WEBB COUNTY, TEXAS

Exhibit A

DATE: JANUARY 20, 2026
 SHEET: 1 OF 2

BEING A TRACT OF LAND CONTAINING 55.27 ACRES, MORE OR LESS, BEING OUT OF A REMAINING 358.71 ACRES CONVEYED TO CIELITO LINDO, LTD., RECORDED IN VOLUME 650, PAGES 703-707, WEBB COUNTY DEED RECORDS, AND OUT OF CARM PROPERTIES PARTNERS, LTD., RECORDED IN VOLUME 2262, PAGES 99-104, WEBB COUNTY DEED RECORDS, SITUATED IN SURVEY No. 38, A-472, T. SANCHEZ, ORIGINAL GRANTEE, SURVEY No. 39, A-250, J.A. NASARIO, ORIGINAL GRANTEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT AN IRON ROD FOUND, BEING THE EASTERLY LINE OF A 20 ACRE TRACT CONVEYED TO U.I.S.D. CIELITO LINDO MIDDLE SCHOOL PLAT, RECORDED IN VOLUME 25, PAGE 23, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY TEXAS, THE NORTHWEST CORNER HEREOF;

THENCE N 89° 29' 29" E OVER AND ACROSS SAID REMAINING 358.71 ACRES, AT 949.24 FEET A SET IRON ROD ALONG THE WESTERN RIGHT-OF-WAY OF CUATRO VIENTOS ROAD AND A POINT OF CURVATURE HAVING A RADIUS OF 3064.70, THE NORTHEAST CORNER HEREOF;

THENCE CONTINUING ALONG SAID CURVE TO THE RIGHT, A CHORD BEARING OF S 11° 21' 43" E AT A CHORD LENGTH OF 575.37 FEET, AT A LENGTH OF 576.22 FEET TO A POINT OF DEFLECTION HEREOF;

THENCE S 27° 00' 11" E, ALONG THE WESTERN RIGHT-OF-WAY OF CUATRO VIENTOS ROAD, AT 631.30 FEET TO A SET IRON ROD AND POINT OF DEFLECTION HEREOF;

THENCE S 26° 24' 45" E, CONTINUING ALONG THE WESTERN RIGHT-OF-WAY OF CUATRO VIENTOS ROAD, AT 40.42 FEET TO A SET IRON ROD AND POINT OF DEFLECTION HEREOF;

THENCE CONTINUING OVER AND ACROSS SAID TRACT OF LAND CONVEYED TO CARM PROPERTIES PARTNERS, LTD., THE FOLLOWING COURSES AND DISTANCES:

S 48° 24' 36" W AT 828.90 FEET A SET IRON ROD AND DEFLECTION CORNER HEREOF;

S 81° 03' 19" W AT 324.78 FEET A SET IRON ROD AND DEFLECTION CORNER HEREOF;

S 54° 24' 27" W AT 485.23 FEET A SET IRON ROD AND DEFLECTION CORNER HEREOF;

S 89° 31' 06" W AT 275.95 FEET A FOUND IRON ROD AND DEFLECTION CORNER HEREOF;

THENCE NORTH, WITH THE EASTERLY LINE OF SAID TRACT F, AT 1558.97 FEET TO A FOUND IRON ROD AND DEFLECTION CORNER HEREOF;

THENCE N 60° 23' 01" W, CONTINUING WITH THE NORTHERNMOST LINE OF SAID TRACT F, AT 25.30 FEET TO A SET IRON ROD AND DEFLECTION CORNER HEREOF;

THENCE N 29° 36' 27" E, WITH THE SOUTHEAST LINE OF SAID 20 ACRE TRACT, AT 538.66 FEET THE POINT OF BEGINNING AND CONTAINING 55.27 ACRES (2407535.66 S.F.), MORE OR LESS.



10109 International Blvd., Ste. 300
 Laredo, Texas 78045
 engr.# F-22574 surv.#10194686
 P (956) 725-5057
 topsitecivil.com

PROJECT #:	CIELITO LINDO
FIELD DATE:	02/11/2025
DRAWN BY:	K.M.L.
APPROVED:	R.M.V.
DATE:	01/20/2026
SHEET:	1 of 2
FILE PATH:	55.27 AC.- Exhibit.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.

Ricardo M. Villarreal

January 20, 2026





City of Laredo

Planning & Zoning Commission

Meeting Date: 2/18/2026
Ordinance 6E

Public Hearing and Recommendation of an

SUBJECT

Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 2 and 3, Block 7, San Isidro Northeast Las Palmas Subdivision, Phase 2, located at 11082 and 11110 Cavatina Drive from R-2 (Multi-Family Residential District) to R-1B (Single Family High Density District).

ZC-024-2026
District VI

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Initiated by: JHN Ranches, LLC, Owner; Hector Angulo, Applicant; Peua Consulting, LLC, Representative

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

Proposed Use: The proposed use is for single family high density residential uses.

Site: The site is currently vacant land.

Surrounding Land Uses: To the north of the site is Juan Escutia Boulevard, Cavatina Drive, vacant land, and single family residential uses. To the east of the site is Cavatina Drive, Ocaso Drive, Provincia Drive, primarily single-family residential uses, and vacant land. To the south of the site is Canaria Drive, Simon Bolivar Boulevard, and a vacant land. To the west of the site is San Isidro Elementary School, Bucky Houdmann Boulevard, and vacant land.

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 Cavatina Drive as a Local Street.
<https://www.cityoflaredo.com/home/showpublisheddocument/17680/638703100333370000>

Letters sent to surrounding property owners: 61 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-1MH, R-1A, R-1B, R-S, B-1R, and R-O with exceptions*), which includes R-1B zoning districts.

*RO within a Low Density Residential is allowed with the exception of restaurants.

2. The proposed use is in character with the surrounding land uses. The site is predominantly surrounded by single-family residential uses to the north and east.

3. The proposed zone change meets the Laredo Land Development Code, Section 24.65.9, R-1B Single-Family High Density District requirement, stating R-1B zoning districts shall be for new subdivision developments.

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

Is this change contrary to the established land use pattern?

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

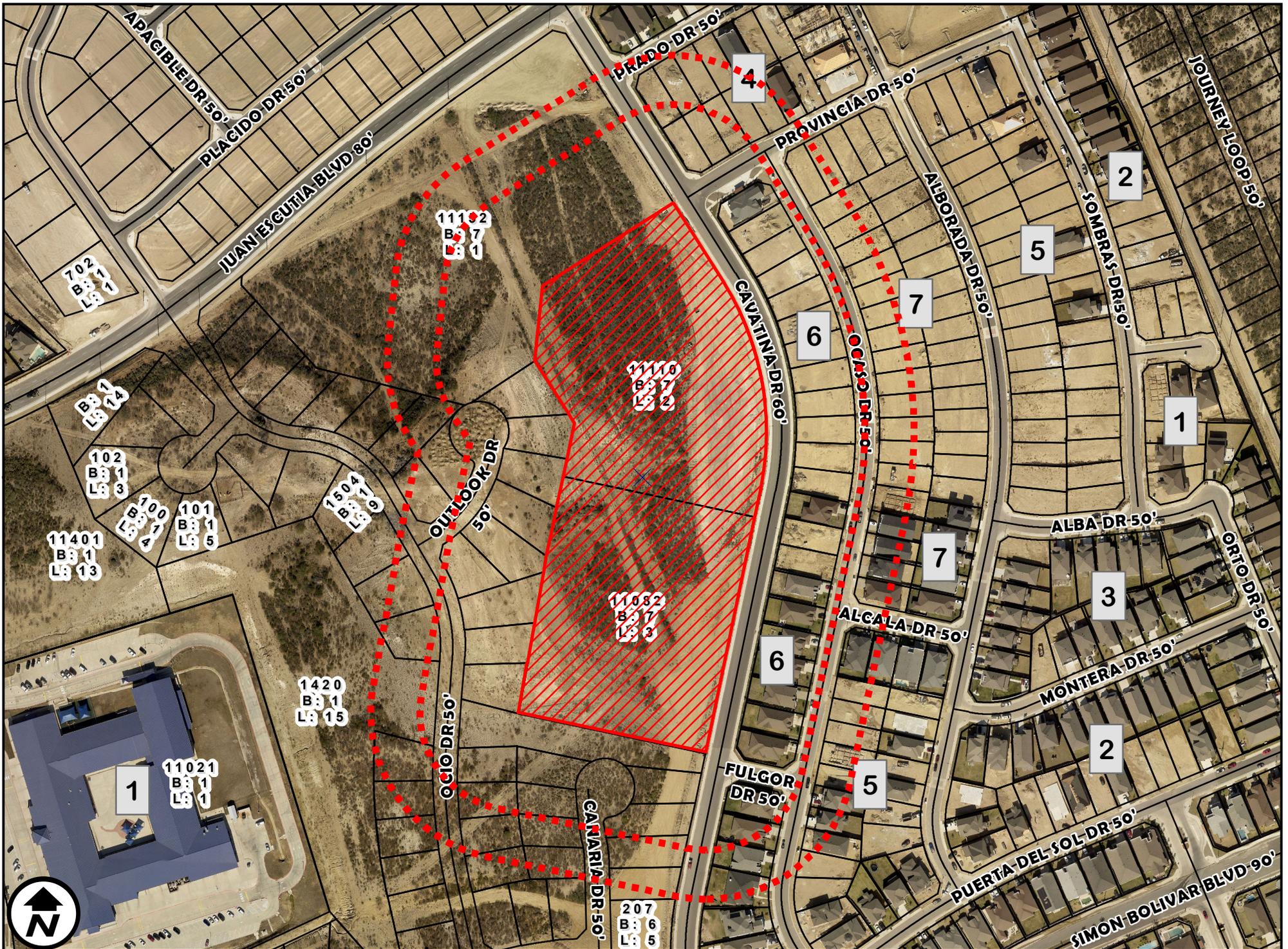
Would this change create an isolated zoning district unrelated to surrounding districts? Yes. The proposed zone will create an isolated zoning district.

Will change adversely influence living conditions in the neighborhoods?

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

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

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



AERIAL MAP

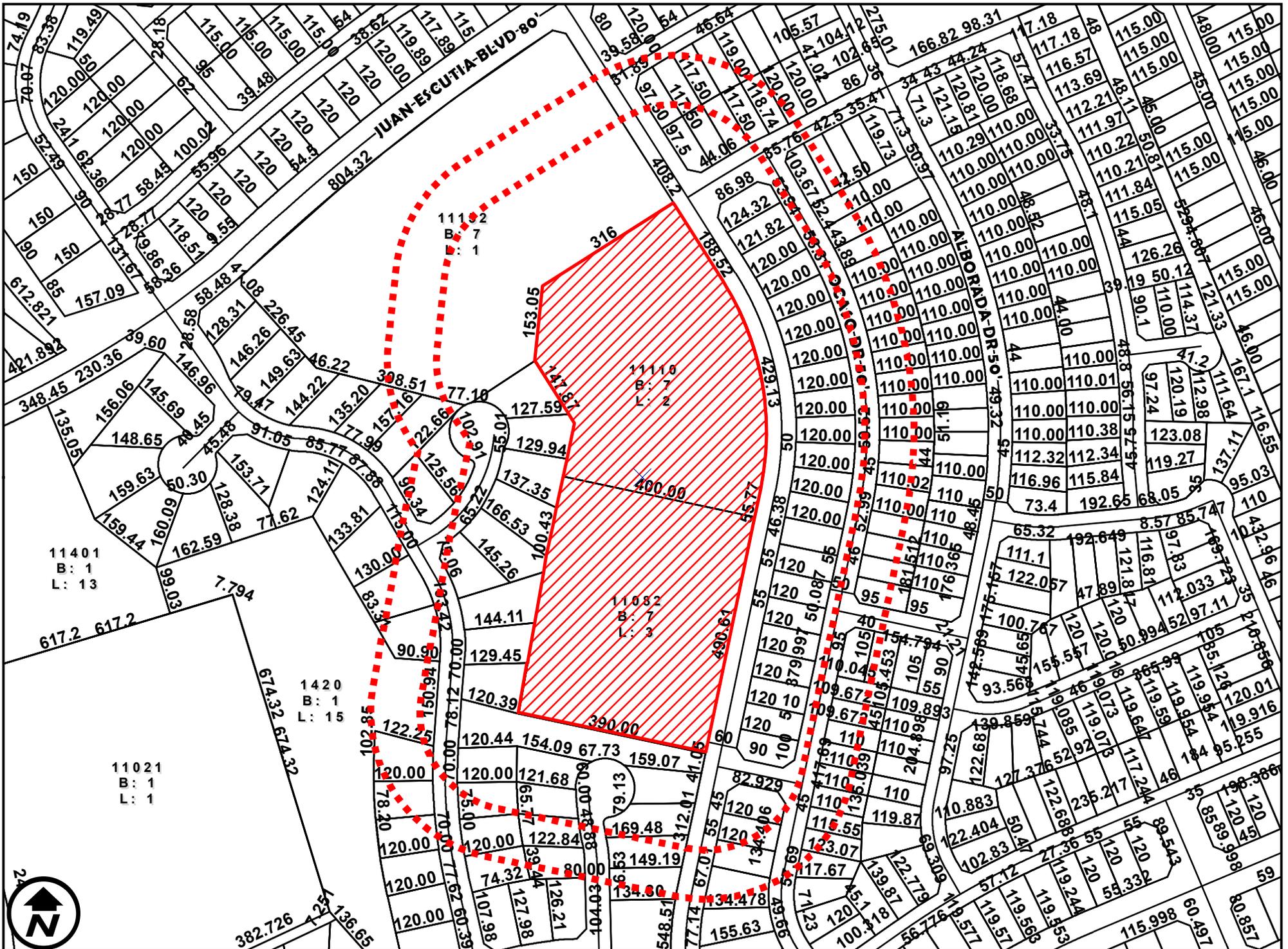
1 inch = 250 feet

ZC-024-2026

COUNCIL DISTRICT 6
11082 AND 11110 CAVATINA DRIVE

APPLICATION FC₉₅

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



DIMENSIONS MAP

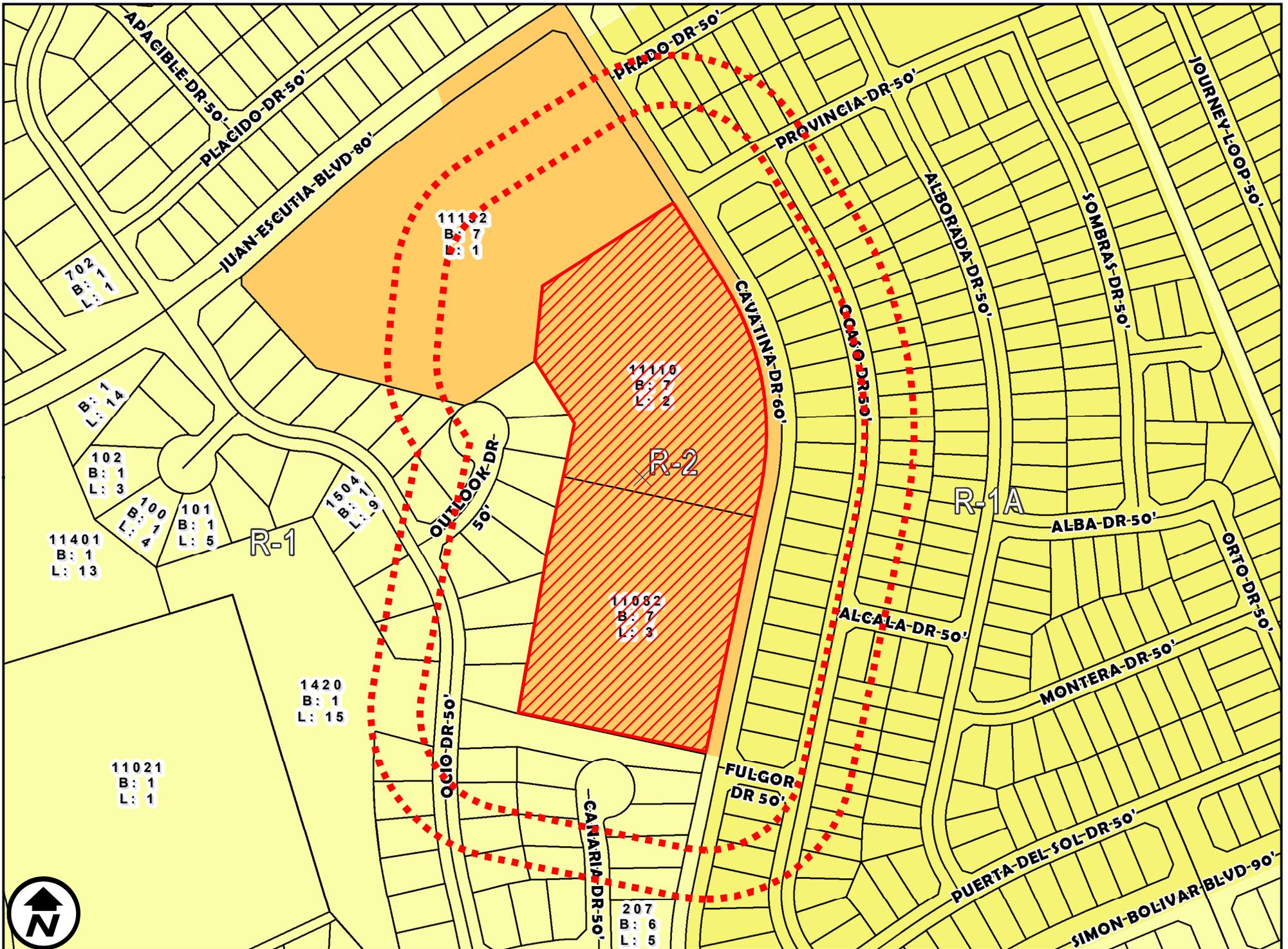
ZC-024-2026

APPLICATION FC 96

1 inch = 250 feet

COUNCIL DISTRICT 6
11082 AND 11110 CAVATINA DRIVE

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



ZONING MAP

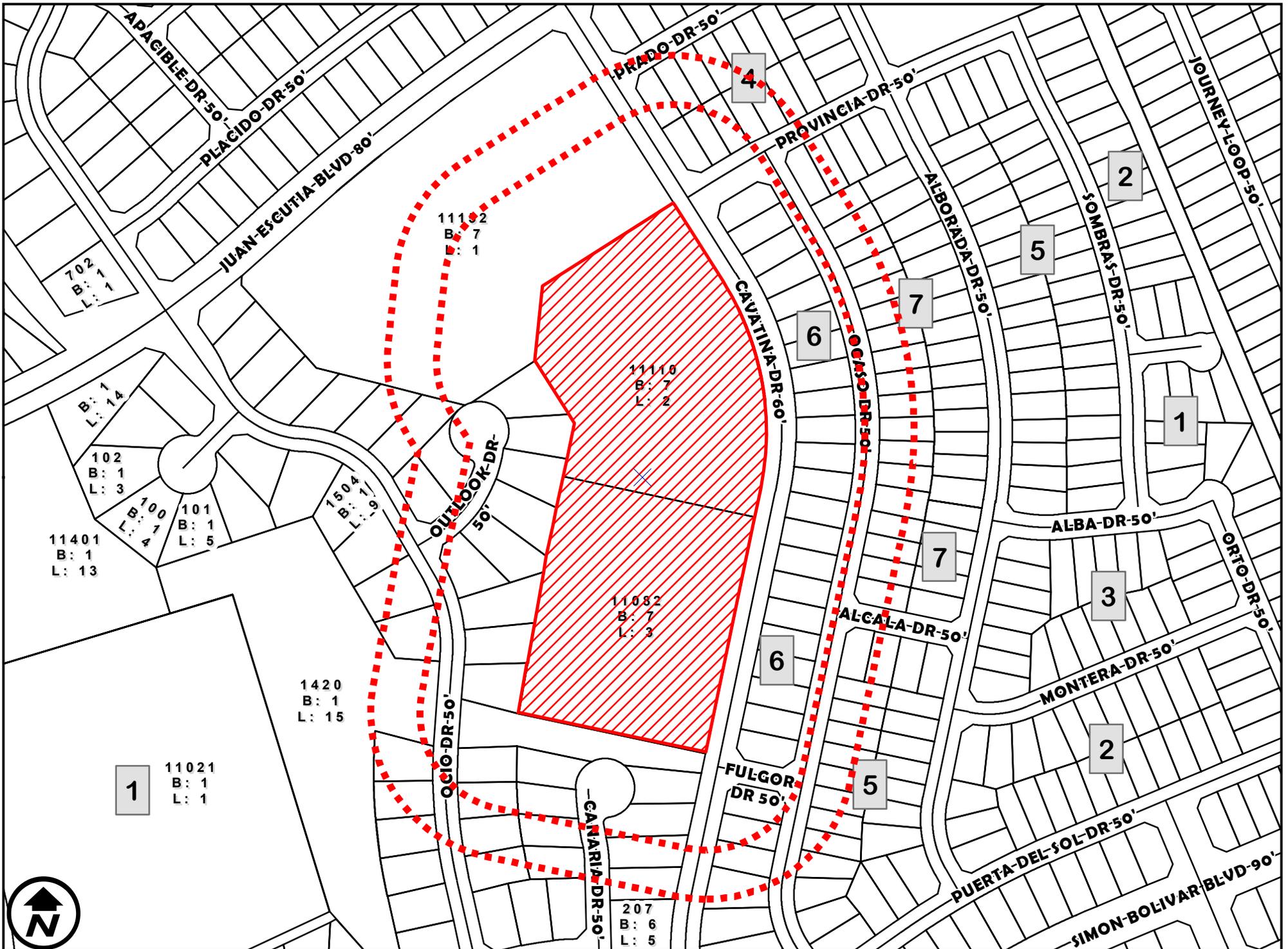
ZC-024-2026

APPLICATION FC 97

1 inch = 250 feet

COUNCIL DISTRICT 6
11082 AND 11110 CAVATINA DRIVE

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



SURVEY MAP

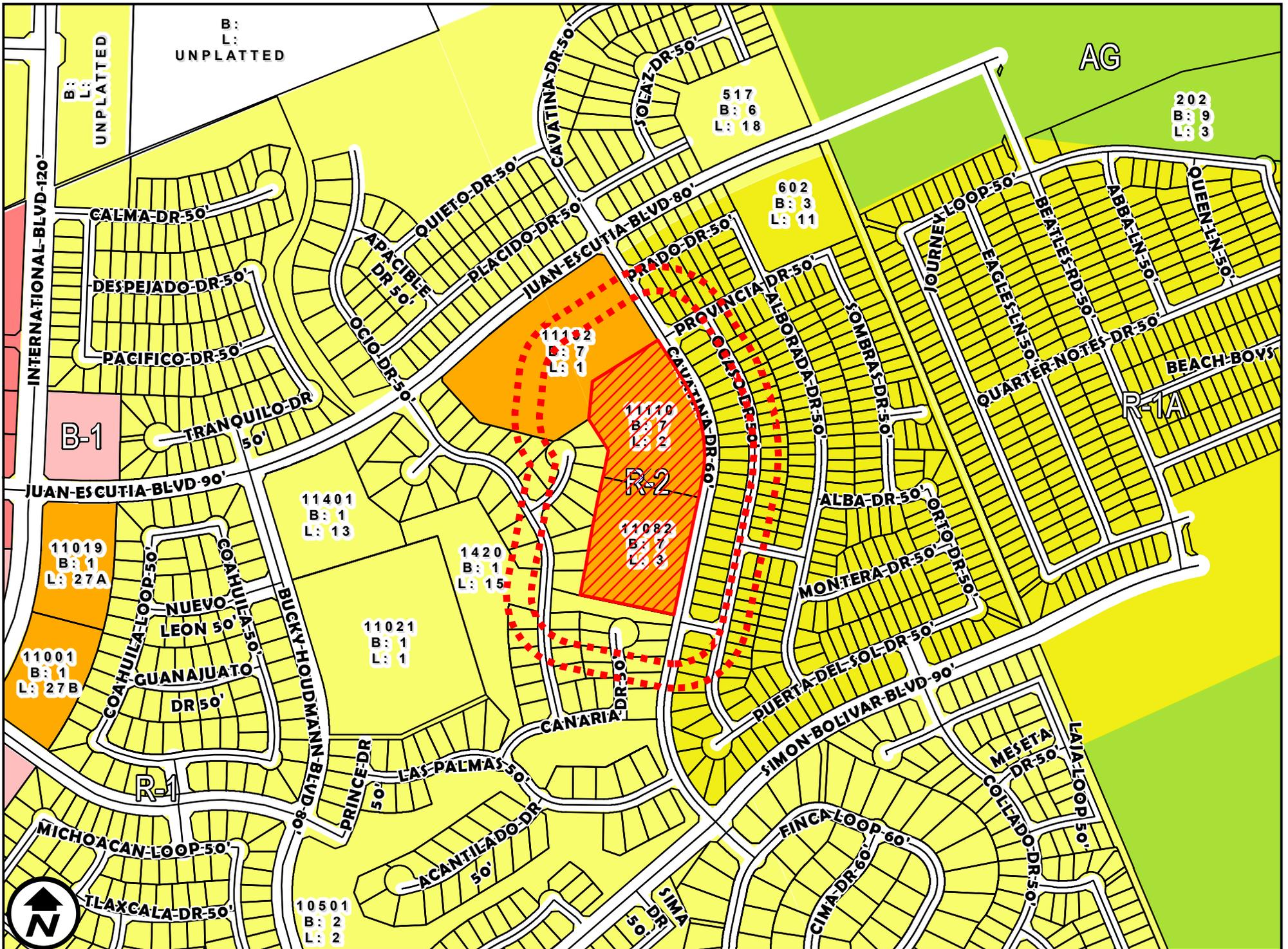
1 inch = 250 feet

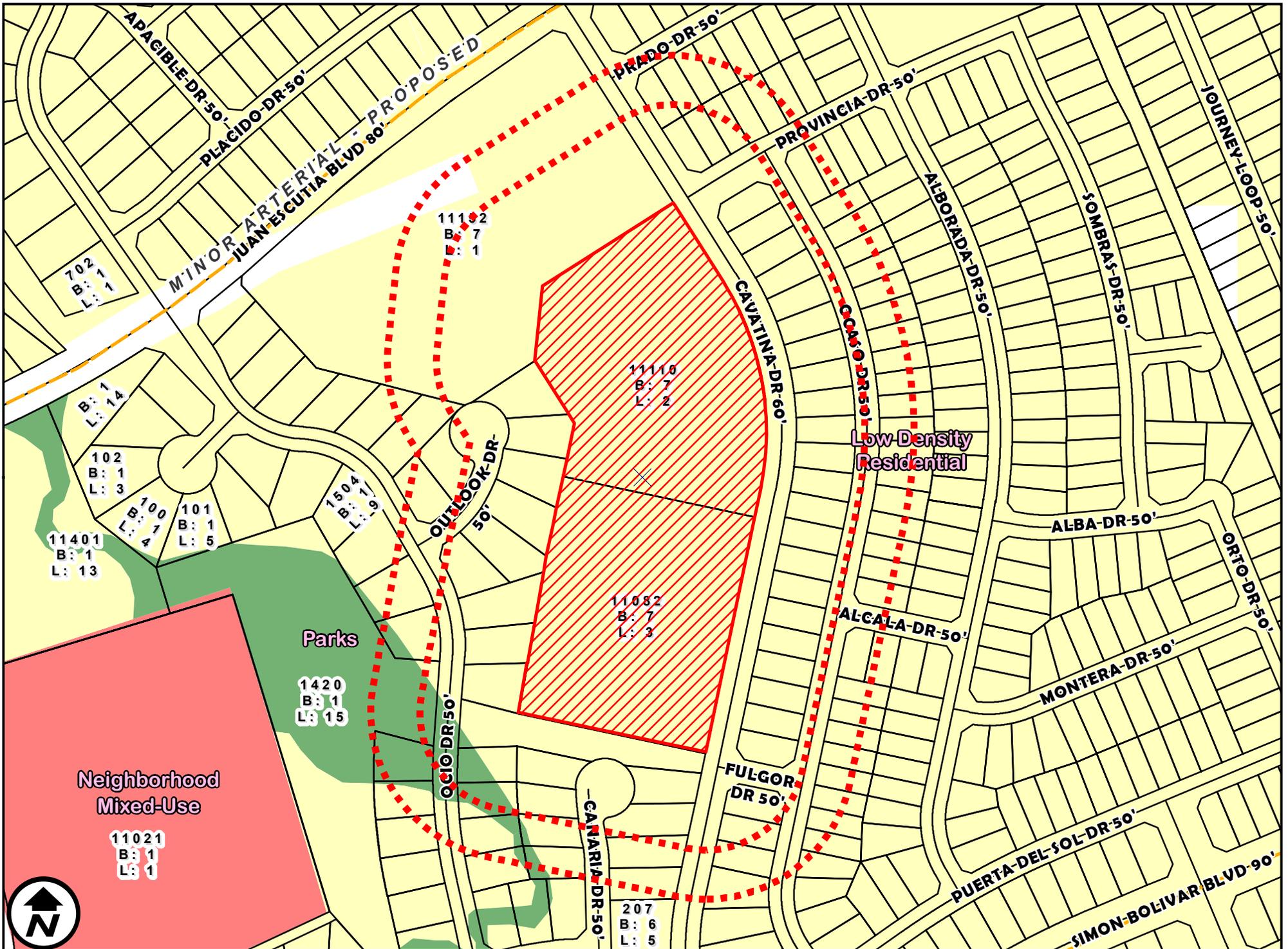
ZC-024-2026

COUNCIL DISTRICT 6
11082 AND 11110 CAVATINA DRIVE

APPLICATION FC 98

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





FUTURE LANDUSE

1 inch = 250 feet

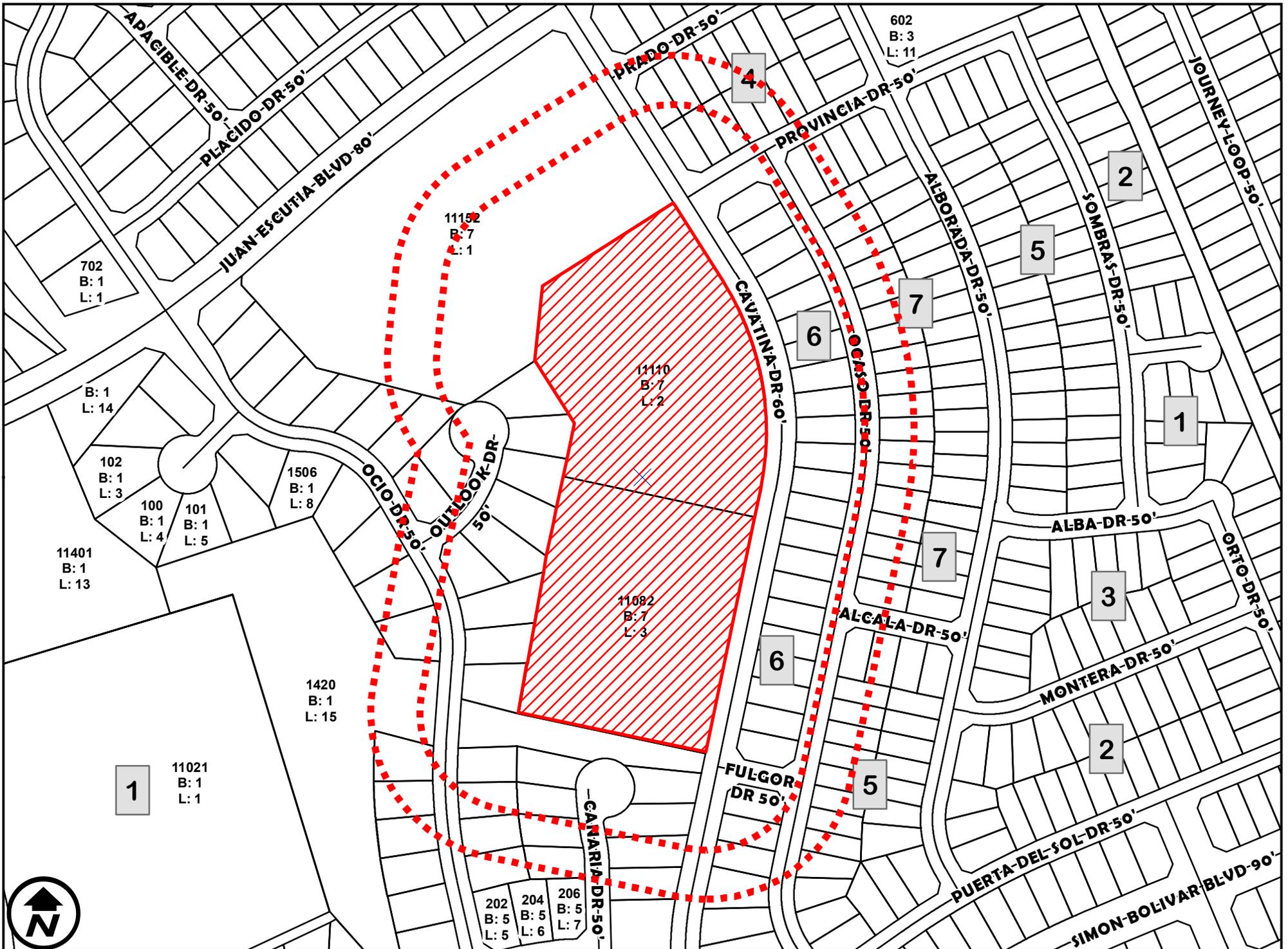
ZC-024-2026

COUNCIL DISTRICT 6
11082 AND 11110 CAVATINA DRIVE

APPLICATION F 100

R-2 (MULTI-FAMILY RESIDENTIAL DISTRICT)
R-1B (SINGLE FAMILY HIGH DENSITY DISTRICT)





200' AND 300' NOTIFICATION

ZC-024-2026

APPLICATION F 101

1 inch = 250 feet

COUNCIL DISTRICT 6
11082 AND 11110 CAVATINA DRIVE

R-2 (MULTI-FAMILY RESIDENTIAL DISTRICT) . . .
R-1B (SINGLE FAMILY HIGH DENSITY DISTRICT)



ZC-024-2026
ATTENTION
PROPOSED
ZONE CHANGE
FROM R-2 TO R-1B
FOR INFORMATION CALL
CITY PLANNING DEPARTMENT
794-1613

City of Laredo

Planning & Zoning Commission

Meeting Date: 2/18/2026
Ordinance 6F

Public Hearing and Recommendation of an

SUBJECT

Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 6 and the east half (1/2) of Lot 5, Block 92, Eastern Division, as further described by metes and bounds in attached Exhibit A, located at 720 Laredo Street from B-1 (Limited Business District) to B-3 (Community Business District).

ZC-025-2026
District III

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Initiated by: Alejandro and Elizabeth Martinez, Owner/Representative

Council District: III - Cm. Melissa R. Cigarroa

Proposed Use: The proposed use is for an auto dealer (primarily used - used car lot).

Site: The site is currently occupied by a minor repair shop.

Surrounding Land Uses: To the north of the site is Corpus Christi Street, Logan Avenue, vacant land, single family residential uses, a commercial plaza, which includes title bond company and Cristi's Party room, and a retail shop, Nueva Vida Maternity Clinic - Doctor's Hospital, Happy Day Care, and a vacant lot. To the east of the site is Logan Avenue, Tilden Avenue, Rodel (Broker Company), residential uses, such as single-family and multi-family uses, Nueva Vida Maternity Clinic - Doctor's Hospital, and a vacant lot. To the south of the site is Laredo Street, Guadalupe Street, vacant land, auto body shop, residential uses, O'Reilly Auto Parts, and a vacant commercial building. To the west of the site is Cedar Avenue, Lexington Avenue, residential uses, Carousel Learning Academy (daycare), vacant commercial building, and a vacant lot.

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 Laredo Street and Logan Avenue as a Local Street.
<https://www.cityoflaredo.com/home/showpublisheddocument>

/17680/638703100333370000

Letters sent to surrounding property owners: 26 In Favor: 0 Opposed: 0

Staff supports the proposed zone change for the following reasons:

1. The proposed zone change is in conformance with the Comprehensive Plan's designation as Neighborhood Mixed-Use (All except M-1, M-2, B-4, AH, AN, FH OG FiH), which includes B-3 zoning districts.
2. The proposed site abuts a B-3 zoning district to the north and to the south across Laredo Street.
3. There are more intense uses to the south of the site, such as an auto body shop.

Notice to the owner/applicant:

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

COMMITTEE RECOMMENDATION

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

STAFF RECOMMENDATION

IMPACT ANALYSIS

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

Is this change contrary to the established land use pattern?

No. There are more intense uses to the south of the site, such as an auto body repair shop.

Would this change create an isolated zoning district unrelated to surrounding districts? No. The site abuts a B-3 zoning district to the north and to the south across Laredo Street.

Will change adversely influence living conditions in the neighborhoods?

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

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

Yes. The existing zone does not allow for an auto dealer (primarily used - used car lot) as intended by the applicant.



AERIAL MAP

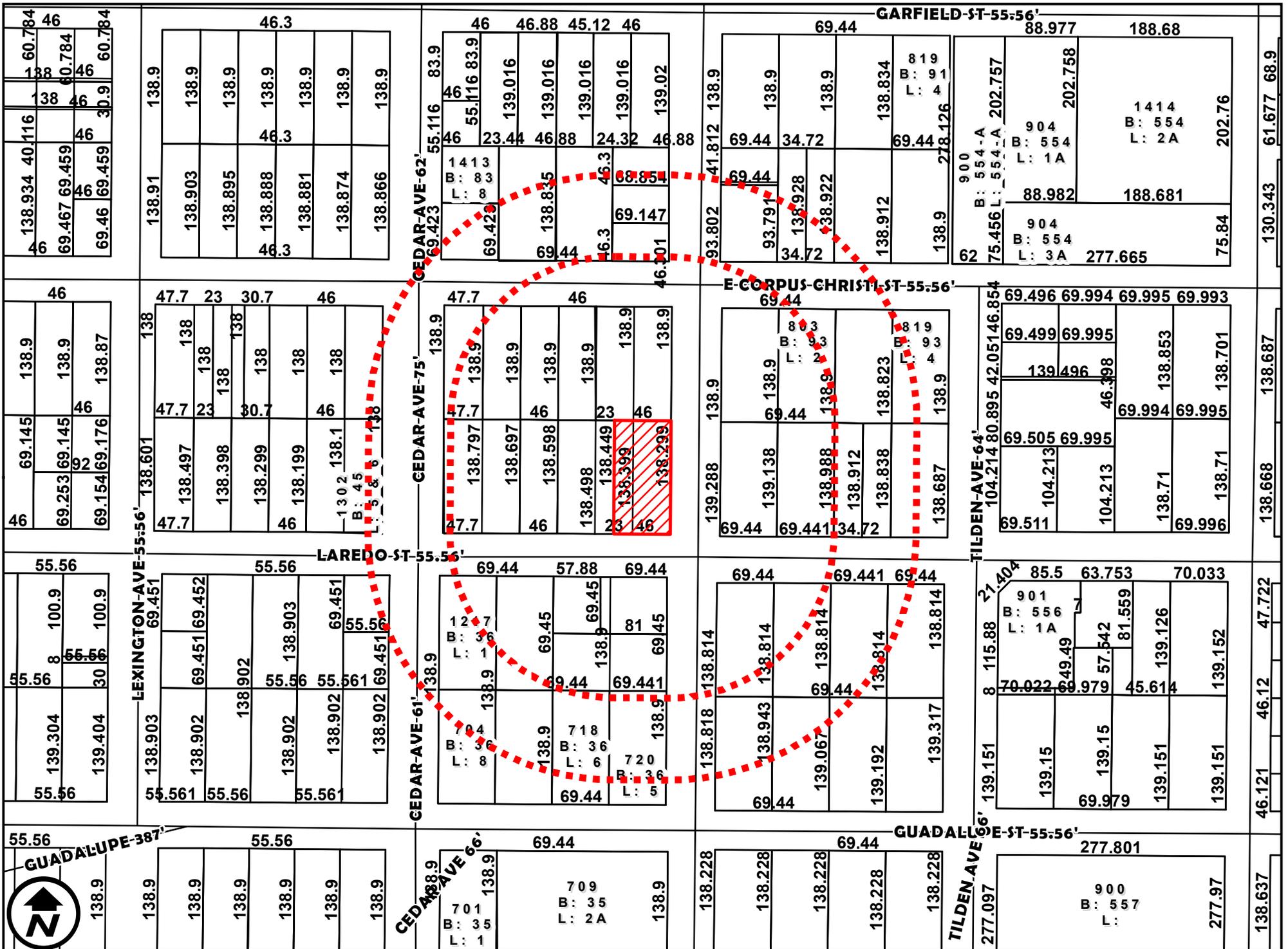
1 inch = 150 feet

ZC-025-2026

COUNCIL DISTRICT 3
720 LAREDO STREET

APPLICATION F 105

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



DIMENSIONS MAP

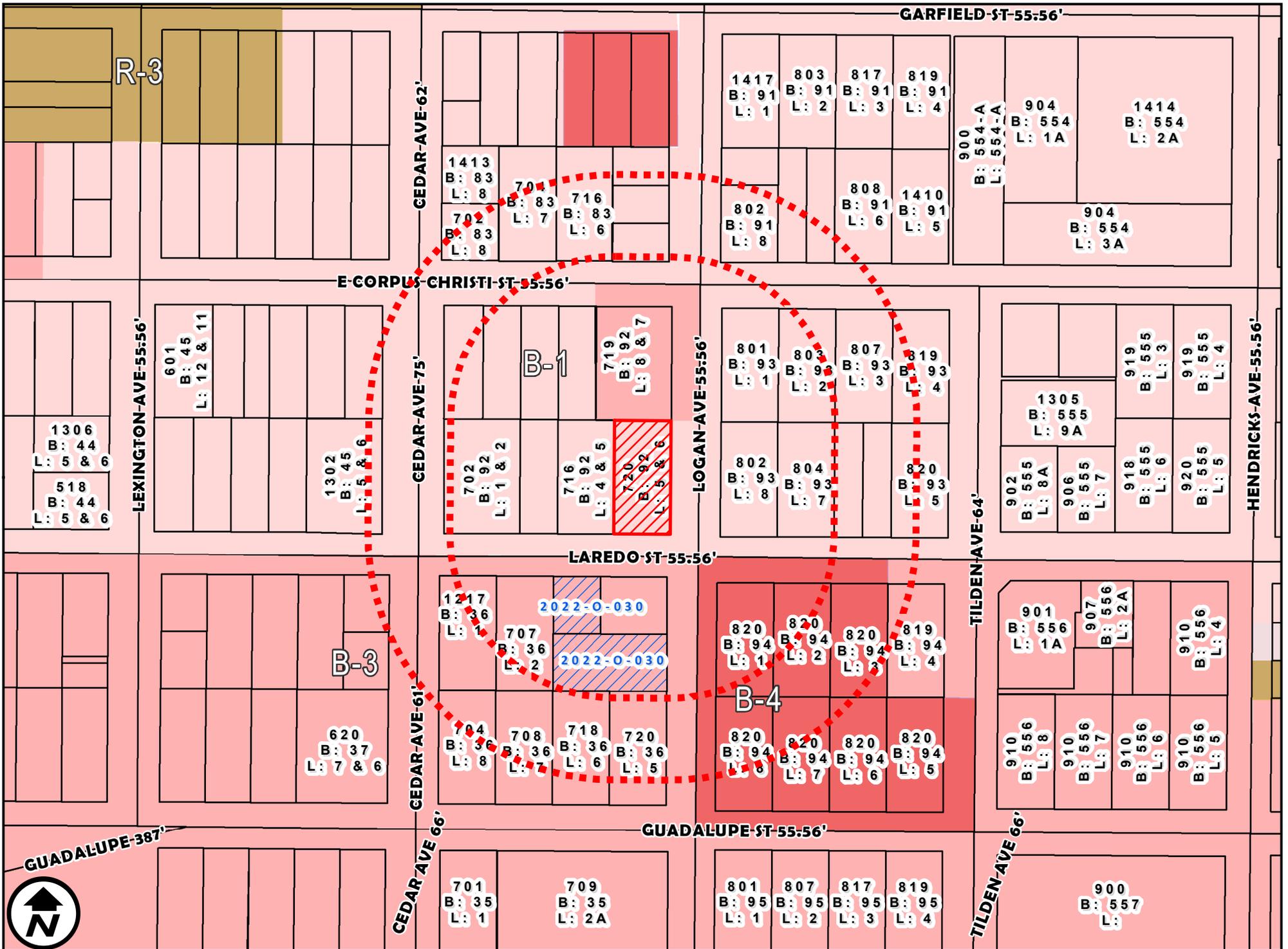
1 inch = 150 feet

ZC-025-2026

COUNCIL DISTRICT 3
720 LAREDO STREET

APPLICATION F 106

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



ZONING MAP

1 inch = 150 feet

ZC-025-2026
 COUNCIL DISTRICT 3
 720 LAREDO STREET

APPLICATION F 107
 B-1 (LIMITED BUSINESS DISTRICT) ...
 B-3 (COMMUNITY BUSINESS DISTRICT)



SURVEY MAP

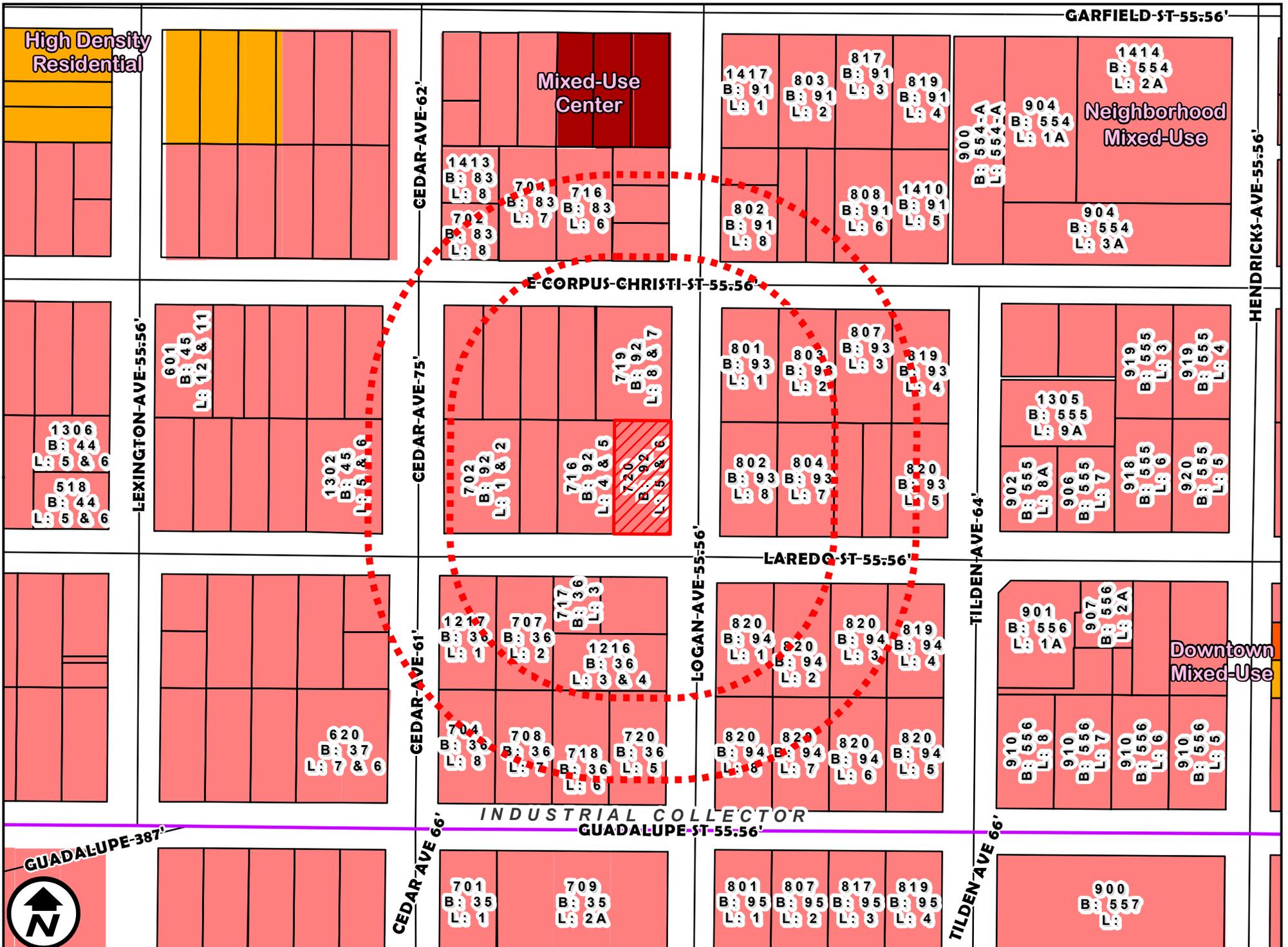
1 inch = 150 feet

ZC-025-2026

COUNCIL DISTRICT 3
720 LAREDO STREET

APPLICATION F 108

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



FUTURE LANDUSE

1 inch = 150 feet

ZC-025-2026
 COUNCIL DISTRICT 3
 720 LAREDO STREET

APPLICATION F 110
 B-1 (LIMITED BUSINESS DISTRICT) ...
 B-3 (COMMUNITY BUSINESS DISTRICT)



200' AND 300' NOTIFICATION

1 inch = 150 feet

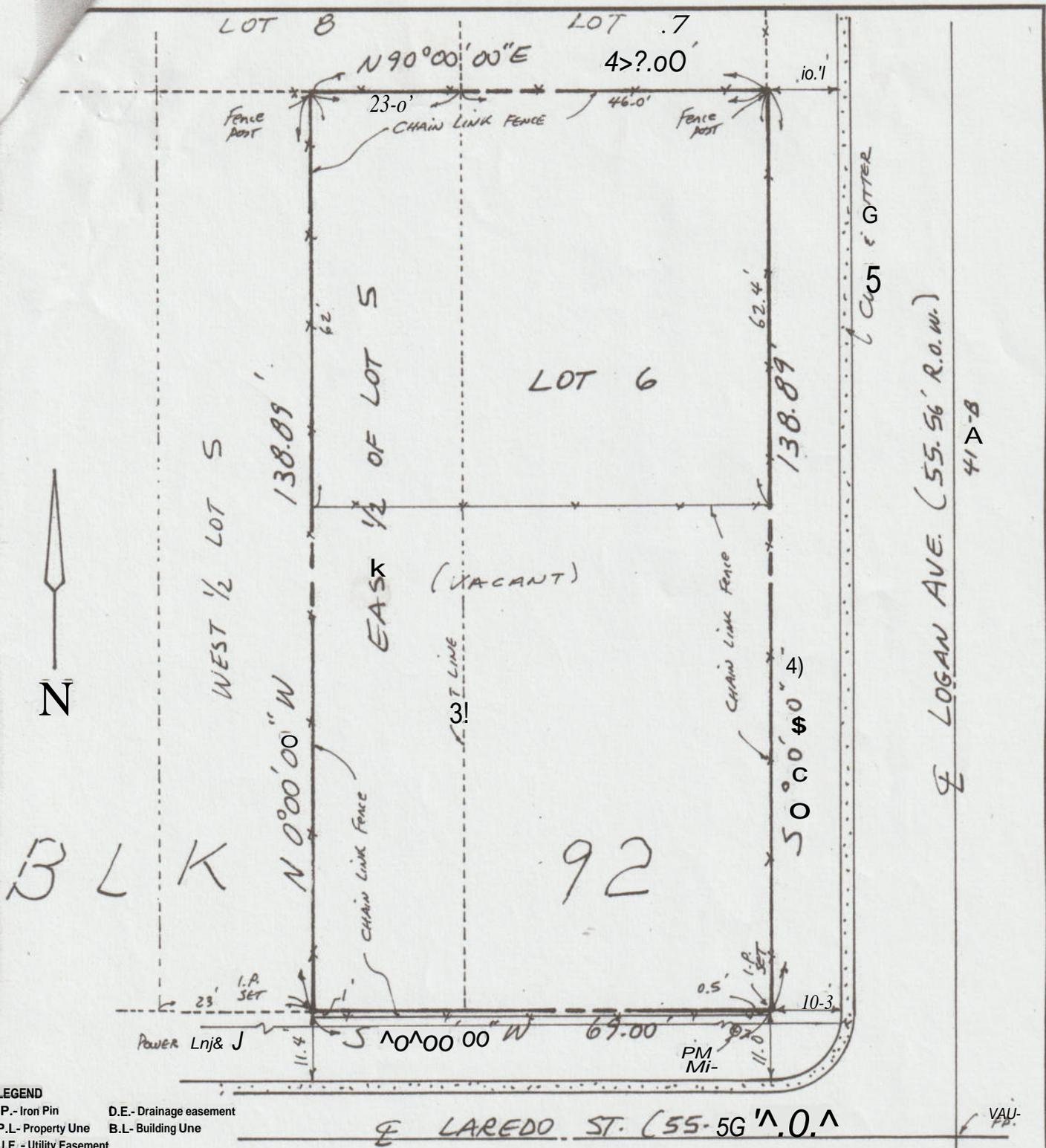
ZC-025-2026

COUNCIL DISTRICT 3
720 LAREDO STREET

APPLICATION FOR

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

Exhibit A



LEGEND
 IP.- Iron Pin D.E.- Drainage easement
 P.L- Property Une B.L- Building Une
 U.E. - Utility Easement

NOTES:
 1) Utilities In easements are not shown. 2) This survey has been prepared with the reasonable expectation that it will be paid within 30 days of date below. 3) This survey is copyrighted material and may not be reproduced without the written permission of the undersigned surveyor; except as necessary for the transaction for which it is intended. 4) This survey shall consist entirely of this document with the original "wef seal and blue ink signature. 5) Properties not described as complete lots or described by Metes & Bounds may need to be platted or replatted in order to obtain utility & building permits.

This survey was prepared exclusively for the following borrowers:

SURVEYOR

LOT 6» AND THE EAST ONE-HALF OF LOT 5, BLOCK 92, EASTERN DIVISION, CITY OF LAREDO, WEBB COUNTY, TEXAS.

ADDRESS: 720 LAREDO ST.

City of Laredo

Planning & Zoning Commission

Meeting Date: 2/18/2026
Ordinance 6G

Public Hearing and Recommendation of an

SUBJECT

Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 8.0432 acres, as further described by metes and bounds in Exhibit A, located south of Inspiration Parkway and east of Bob Bullock Loop, from R-2 (Multi-Family Residential District) to B-3 (Community Business District).

ZC-026-2026
District VI

PREVIOUS COUNCIL ACTION

On June 5, 2023, the City Council approved of the zone change request from an R-1 zoning district to an R-2 zoning district. (Ordinance No. 2023-O-096)

BACKGROUND

Initiated by: Charco Land Sales, LLC, Owner; Orlando D. Navarro, Applicant/Representative

Council District: VI - Cm. Dr. Tyler King

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

Site: The site is currently vacant undeveloped land.

Surrounding Land Uses: To the north of the site is Inspiration Parkway and vacant undeveloped land. To the east of the site is residential uses, Victory Drive, True Patriot Drive, vacant undeveloped land, and JB Alexander High School 9th Grade Campus. To the south of the site is residential uses. To the west of the site is Bob Bullock Loop and undeveloped vacant land.

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

Transportation Plan: The Long Range Thoroughfare Plan identifies Inspiration Parkway a minor arterial and Victory Drive as a local street.
<https://www.cityoflaredo.com/home/showpublisheddocument/17680/638703100333370000>

Letters sent to surrounding property owners: 27 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 (R-3, R-2, B-1R, B-1, R-O), which does not include B-3 zoning districts.
2. The proposed B-3 zoning district may introduce uses that are not compatible with the established residential character of the properties located to the east and south of the site.
3. The B-3 zoning district permits a broad range of general commercial activities, including higher-intensity uses that may generate increased noise, lighting, and higher traffic volumes. Such impacts could adversely affect the adjacent residential properties by diminishing neighborhood character, privacy, and overall quality of life.
4. The proposed zoning may also result in a significant increase in commercial traffic. Victory Drive is designated as a local street, which is intended to function primarily as a residential corridor serving neighborhood traffic rather than accommodating high volumes of commercial traffic.

While staff does not support the requested B-3 zoning, staff is supportive of a B-1 zoning district.

1. The B-1 district allows for light commercial uses that are lower in intensity and more compatible with adjacent residential development.
2. B-1 zoning would provide appropriate neighborhood-serving commercial opportunities while maintaining a more suitable transition between commercial and residential land uses and minimizing potential adverse impacts related to traffic, noise, and operational intensity.

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

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

Is this change contrary to the established land use pattern?
The surrounding land use is primarily vacant land.

Would this change create an isolated zoning district unrelated to surrounding districts?
No. There are B-3 zoning districts to the north of the site.

Will change adversely influence living conditions in the neighborhoods?

Possibly, as the applicant did not specify the specific proposed use to determine the influences surrounding neighborhoods.

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

Yes. The existing zone does not allow for commercial uses as intended by the applicant. However, the applicant did not identify the specific proposed commercial use.



AERIAL MAP

ZC-026-2026

APPLICATION F 116

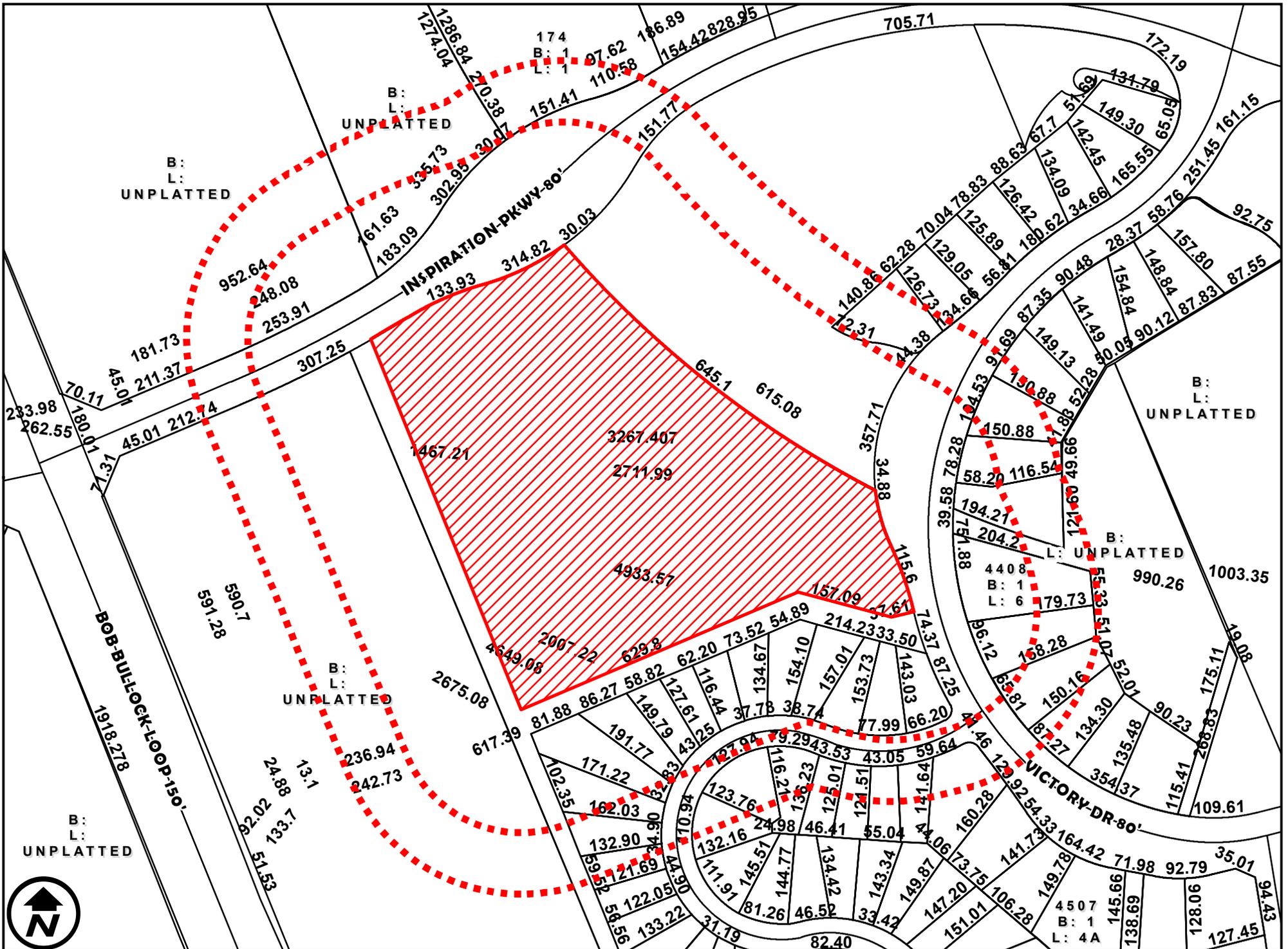
1 inch = 200 feet

COUNCIL DISTRICT 6

R-2 (MULTI-FAMILY RESIDENTIAL DISTRICT)

SOUTH OF INSPIRATION PARKWAY AND EAST OF BOB BULLOCK LOOP

B-3 (COMMUNITY BUSINESS DISTRICT)



DIMENSIONS MAP

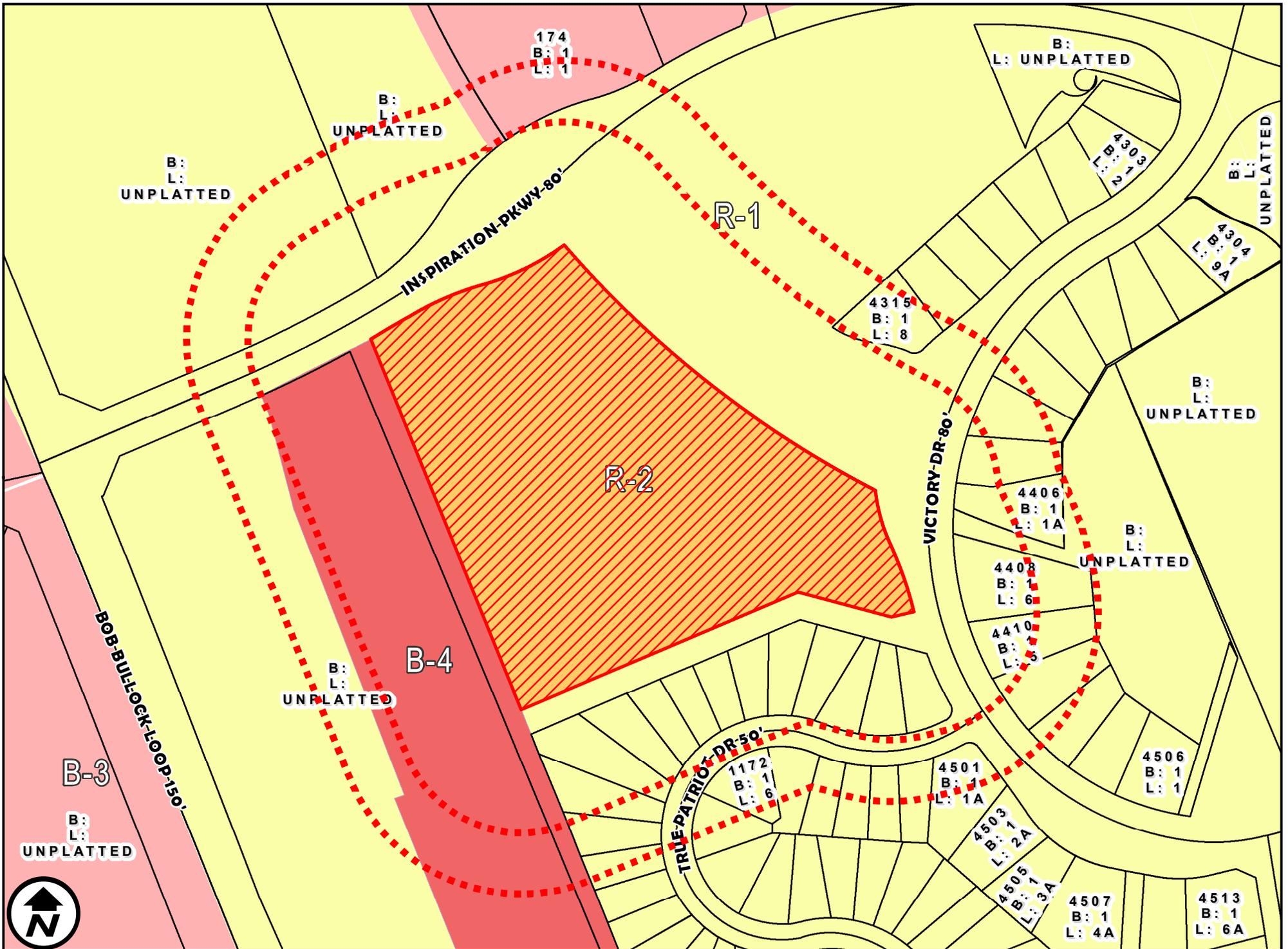
ZC-026-2026

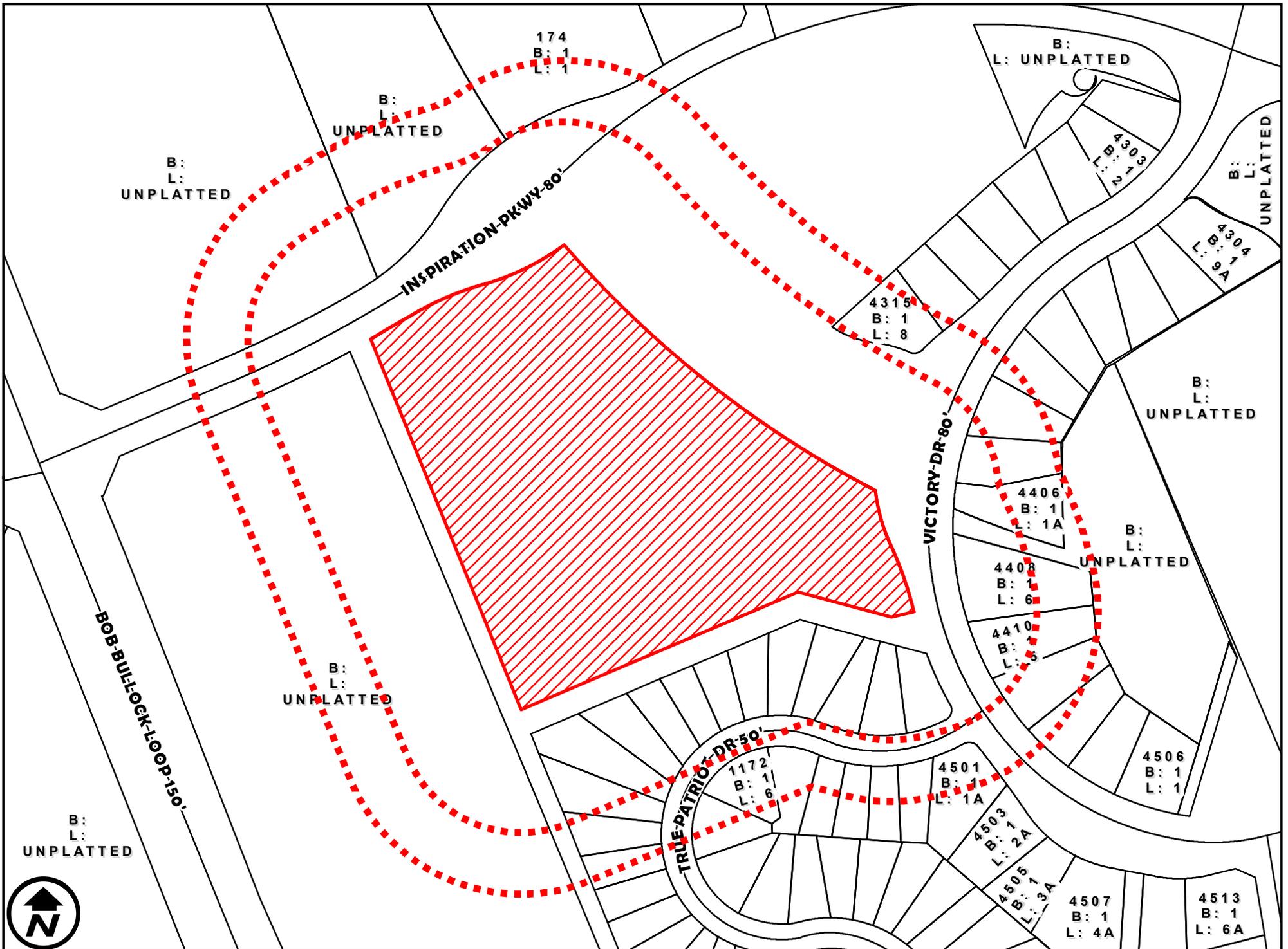
APPLICATION F 117

1 inch = 200 feet

COUNCIL DISTRICT 6
SOUTH OF INSPIRATION PARKWAY AND EAST OF BOB BULLOCK LOOP

R-2 (MULTI-FAMILY RESIDENTIAL DISTRICT) ...
B-3 (COMMUNITY BUSINESS DISTRICT)





SURVEY MAP

ZC-026-2026

APPLICATION F 119

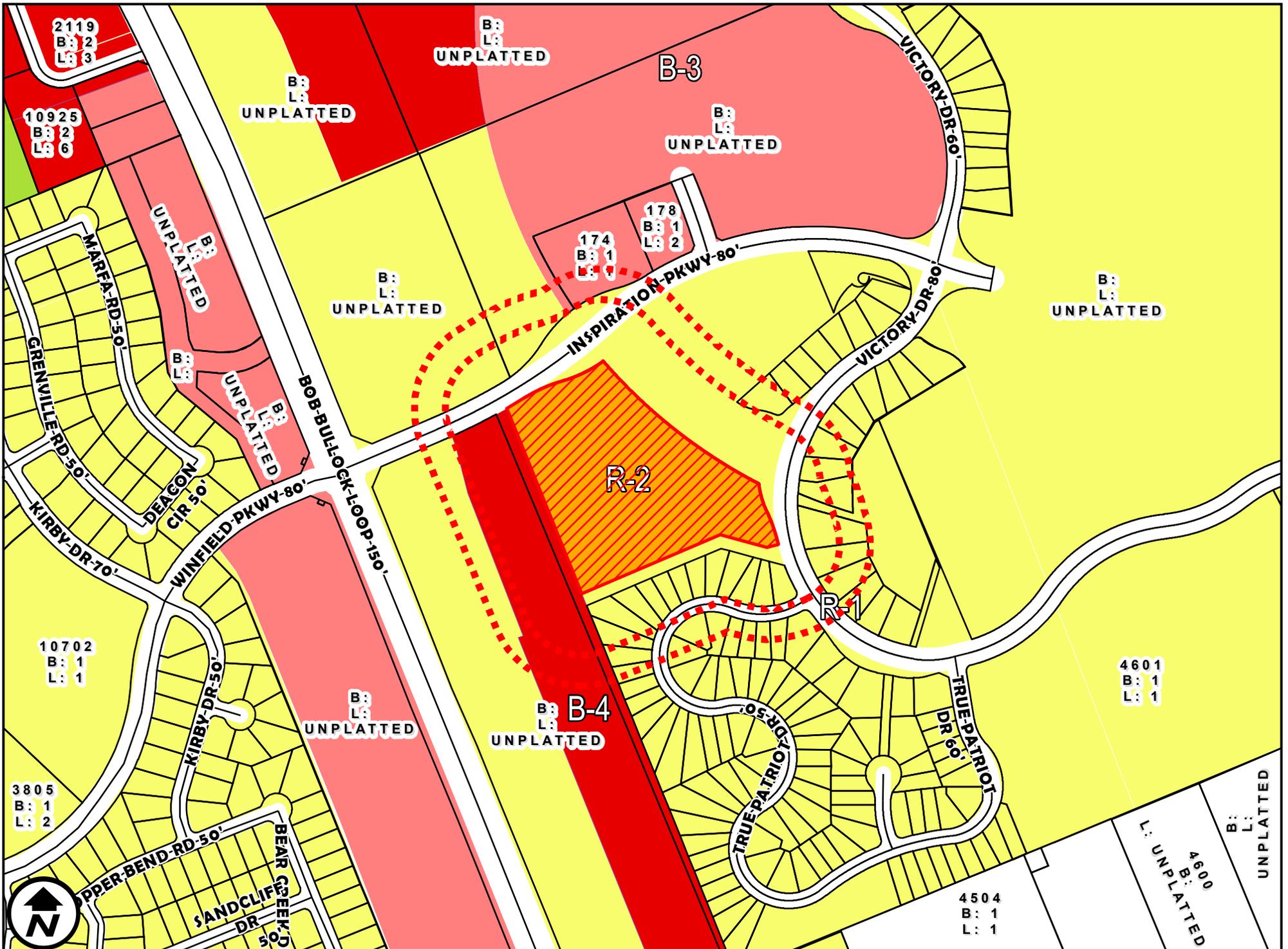
1 inch = 200 feet

SOUTH OF INSPIRATION PARKWAY AND EAST OF BOB BULLOCK LOOP

COUNCIL DISTRICT 6

R-2 (MULTI-FAMILY RESIDENTIAL DISTRICT)

B-3 (COMMUNITY BUSINESS DISTRICT)



ZONING OVERVIEW

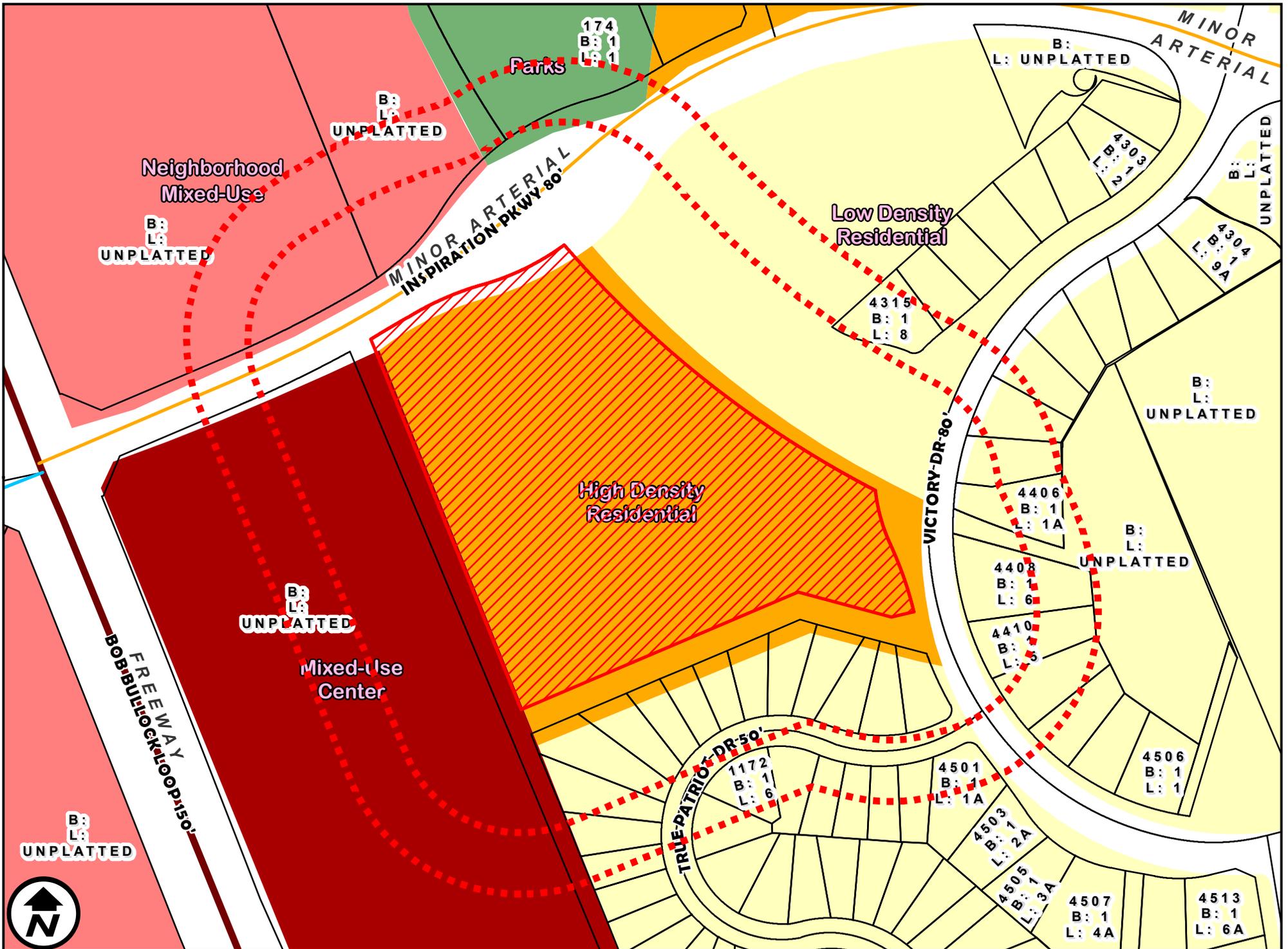
ZC-026-2026

APPLICATION F 120

1 inch = 400 feet

SOUTH OF INSPIRATION PARKWAY AND EAST OF BOB BULLOCK LOOP

R-2 (MULTI-FAMILY RESIDENTIAL DISTRICT)
B-3 (COMMUNITY BUSINESS DISTRICT)



FUTURE LAND USE

1 inch = 200 feet

ZC-026-2026

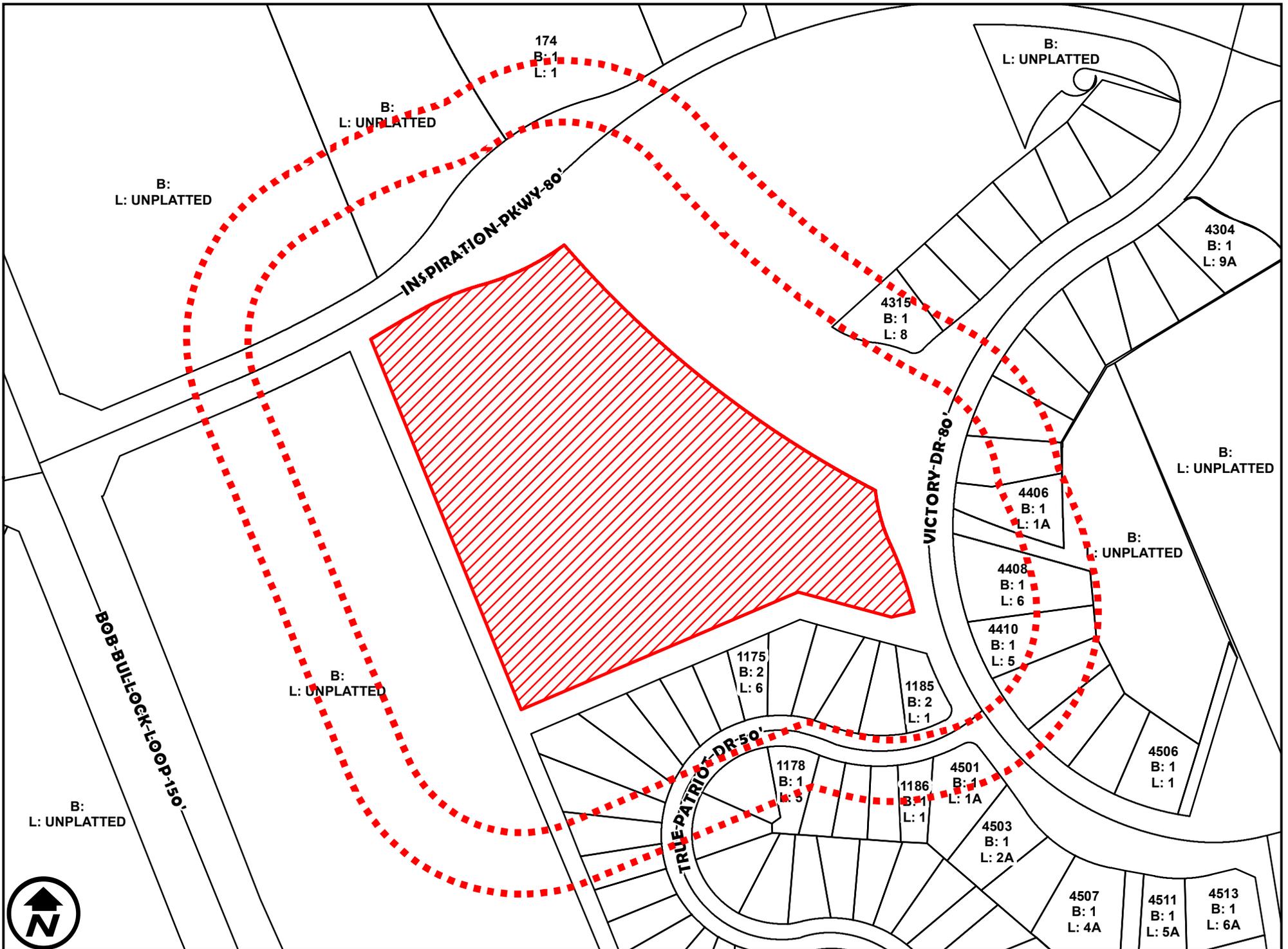
COUNCIL DISTRICT 6

SOUTH OF INSPIRATION PARKWAY AND EAST OF BOB BULLOCK LOOP

APPLICATION F 121

R-2 (MULTI-FAMILY RESIDENTIAL DISTRICT)

B-3 (COMMUNITY BUSINESS DISTRICT)



200' AND 300' NOTIFICATION

ZC-026-2026

APPLICATION F 122

1 inch = 200 feet

COUNCIL DISTRICT 6
SOUTH OF INSPIRATION PARKWAY AND EAST OF BOB BULLOCK LOOP

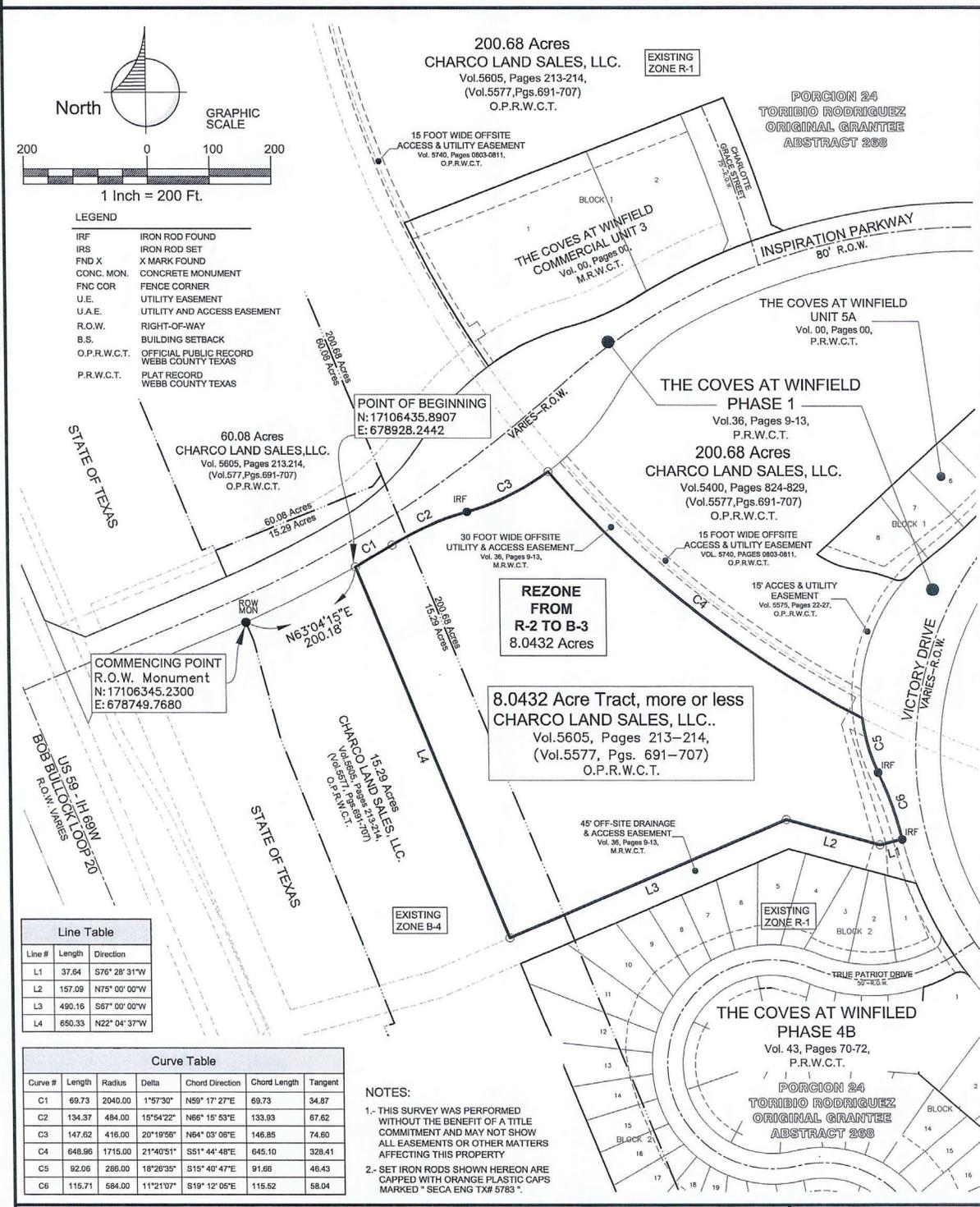
R-2 (MULTI-FAMILY RESIDENTIAL DISTRICT) . . .
B-3 (COMMUNITY BUSINESS DISTRICT)

EXHIBIT A

N89°27'41"E RECORD 65.00' INFORMATION S33°29'20"W AS MEASURED 161.24' IN FIELD 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED) CORNER POINT X MARK FOUND CHAIN LINK FENCE WOOD FENCE BLOCK FENCE UTILITY POLE WROUGHT IRON LIGHT POST

SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS AS FOLLOWS:

VOL. 5805	PAGE 213-214	O.P.R.W.C.T.	VOL. 5577	PAGE 691-707	O.P.R.W.C.T.
VOL. 43	PAGE 70-72	P.R.W.C.T.	VOL. 43	PAGE 70-72	P.R.W.C.T.
VOL. 36	PAGE 9-13	P.R.W.C.T.	VOL. 36	PAGE 9-13	P.R.W.C.T.



8.0432 Acre Tract, more or less,
situated in Porcion 24, Abstract 268,
TORIBIO RODRIGUEZ, Original Grantee,
Webb County, Texas
out of
CHARCO LAND SALES, LLC.
as recorded in Volume 5805, Pages 213-214,
(Volume 5577, Pages 691-707)
O.P.R.W.C.T.

CONTROLLING MONUMENTS:
TWO 1/2" IRON ROD FOUND ALONG INSPIRATION PARKWAY, THE COVER AT WINFIELD PHASE 1.

BASIS OF BEARING:
TEXAS COORDINATE SYSTEM OF 1983, SOUTH ZONE.
4205, NAD83.

I, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THE ABOVE DRAWING IS TRUE AND CORRECT ACCORDING TO MEASUREMENTS MADE ON THE GROUND. BOUNDARY LINES ARE, IN MY OPINION, SHOWN AT THE BEST LOCATION BEFORE BUILDING OR MOVING IMPROVEMENTS, AGREE ON LOCATION WITH NEIGHBOR. IT IS UNDERSTOOD THAT A FORMAL CERTIFICATION IS BEING MADE BY A COMPANY SPECIALIZING IN THE PROCEDURE OF PROVIDING FLOOD CERTIFICATIONS AND THIS SURVEY MAKES NO REFERENCE TO FLOOD INFORMATION, SETBACKS AND EASEMENTS TO WHICH WE HAVE BEEN INFORMED ARE SHOWN ON DRAWING OR BY REFERENCE. THIS SURVEY IS FOR THE SOLE USE OF THE CURRENT BUYER AND MAY NOT BE COPIED AND/OR REUSED BY OTHERS.



SECA ENGINEERING, L.L.C.
CIVIL ENGINEERS • LAND SURVEYORS

1701 JACAMAN RD., LAREDO, TEXAS 78041
E-mail: hseca@secaengineering.com
TXLS Firm Registration # 100138-00
CELL: (956) 235-1594

SCALE: 1" = 200'

FIELD DATE: 09-28-2022

SURVEYED BY: B.U.

DRAWN BY: J.L.B.

CHECKED BY: H.S.

SECA ENGINEERING JOB No. KILLAM - 2026- TCS02

Executed this 20th day of January 2026

Hugo Seca
HUGO SECA, R.P.L.S.

**LEGAL DESCRIPTION for a TRACT OF LAND
containing 8.0432 acres, more or less, situated in Porcion 24, Toribio Rodriguez, Original
Grantee, Abstract 268, Webb County, Texas**

A tract of land containing 8.0432 acres, more or less, situated in Porcion 24, Toribio Rodriguez, Original Grantee, Abstract 268, Webb County, Texas, said 8.0432 acres, more or less, being partially out of a tract of land called to contain 200.68 acres conveyed to Charco Land Sales, L.L.C., as recorded in Volume 5605, Pages 213-214 and described in Volume 5577, Pages 691-707, Official Public Records of Webb County, Texas, and partially out of a tract of land called to contain 15.29 acres conveyed to Charco Land Sales, L.L.C., as recorded in Volume 5605, Pages 213-214, and described in Volume 5577, Pages 691-707, Official Public Records of Webb County, Texas, this tract of land containing 8.0432 acres, more or less, being more particularly described by metes and bounds as follows:

COMMENCING at a TXDOT right-of-way monument (GPS Coordinates: N:17106345.2300, E:678749.7680) found on the proposed east right-of-way line of Bob Bullock Loop 20 and the south right-of-way line of Inspiration Parkway, as per The Coves at Winfield Phase 1 Plat, as recorded in Volume 36, Pages 9-13, Plat Records of Webb County, Texas; **THENCE**, N 63°04'15" E, a distance of 200.18 feet to a point (GPS Coordinates: N:17106435.8907, E:678928.2442), same point being on the south right-of-way line of Inspiration Parkway, the point of curvature of a 2,040.00-foot radius curve to the left having a delta of 01°57'30", a tangent of 34.87 feet, and a chord of N 59°17'27" E – 69.73 feet, and the **POINT OF BEGINNING** of this tract of land containing 8.0432 acres, more or less, the northwest corner hereof;

THENCE, along the south right-of-way line of Inspiration Parkway, the following calls and distances:

THENCE, along the arc of said 2,040.00-foot radius curve to the right, a distance of 69.73 feet to a point, same being the point of curvature of a 484.00-foot radius curve to the right having a delta of 15°54'22", a tangent of 67.62 feet, and a chord of N 66°15'53" E - 133.93 feet;

THENCE, along the arc of said 484.00-foot radius curve to the right, at 27.53 feet along the arc of said curve to the left past the common boundary between the said tract of land called to contain 28.88 acres and the said tract of land called to contain 250.616 acres, for a total arc distance a distance of 134.37 feet to a found ½" iron rod, same being the point of curvature of a 416.00-foot radius curve to the left having a delta of 20°19'56", a tangent of 74.60 feet, and a chord of N 64°03'06" E- 146.85 feet;

THENCE, along the arc of said 416.00-foot radius curve to the left, a distance of 147.62 feet to a point, same being on the west boundary line of a 30-foot utility and access easement, as recorded in Volume 36, Pages 9-13, Plat Records of Webb County, Texas and the point of curvature of a 1,715.00-foot radius curve to the left having a delta of 21°40'51", a tangent of 328.41 feet, and a chord of S 51°44'48" E – 645.10 feet, the northeast corner hereof;

THENCE, along the west boundary line of said 30-foot utility and access easement and the arc of said 1,715.00-foot radius curve to the left, a distance of 648.96 feet to a point, same being on the west right-of-way line of Victory Drive (ROW Varies) and the point of curvature of a 286.00-foot radius curve to the left having a delta of 18°26'35", a tangent of 46.43 feet, and a chord of S 15°40'47" E – 91.66 feet, an exterior corner hereof;

THENCE, along the west right-of-way line of Victory Drive and the arc of said 286.00-foot radius curve to the left, a distance of 92.06 feet to a found ½" iron rod, same iron rod being the point of curvature of a 584.00-foot radius curve to the right having a delta of 11°21'07", a tangent of 58.04 feet, and a chord of S 19°12'05" E – 115.52 feet;

THENCE, continuing along the west right-of-way line of Victory Drive and the arc of said 584.00-foot radius curve to the right, a distance of 115.71 feet to a found ½" iron rod, same iron rod being on the north boundary line of a drainage and access easement, as recorded in Volume 36, Pages 9-13, Plat Records of Webb County, Texas, the southeast corner hereof;

THENCE, along the north boundary line of said drainage and access easement, the following calls and distances:

THENCE, S 76°28'31" W, a distance of 37.64 feet to a point, an exterior corner hereof;

THENCE, N 75°00'00" W, a distance of 157.09 feet to a point, an interior corner hereof;

THENCE, S 67°00'00" W, at 394.48 feet past the past the common boundary between the said tract of land called to contain 250.616 acres and the tract of land called to contain 28.88 acres, for a total distance of 490.16 feet to a point, the southwest corner hereof;

THENCE, N 22°04'36" W, a distance of 650.33 feet to the **POINT OF BEGINNING** of this tract of land containing 8.0432 acres, more or less.

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

STATE OF TEXAS
COUNTY OF WEBB

I, Hugo Seca, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this Legal Description and the Plat of Survey attached are true and correct and were prepared from record information and from an actual survey on the ground made under my supervision.

Executed this 20th day of January, 2026.



Hugo Seca, RPLS No. 5783 - Texas





ORDINANCE NO. 2023-O-096

AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF LAREDO BY REZONING APPROXIMATELY 8.04 ACRES, SITUATED IN PORCION 24, TORIBIO RODRIGUEZ, ORIGINAL GRANTEE, ABSTRACT 268, WEBB COUNTY, TEXAS, SAID 8.0432 ACRES, MORE OR LESS, BEING PARTIALLY OUT OF A TRACT OF LAND CALLED TO CONTAIN 200.68 ACRES CONVEYED TO CHARCO LAND SALES, LIMITED LIABILITY COMPANY, AS RECORDED IN VOLUME 5400, PAGES 824-829, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, AND PARTIALLY OUT OF A TRACT OF LAND CALLED TO CONTAIN 15.29 ACRES CONVEYED TO CHARCO LAND SALES, LIMITED LIABILITY COMPANY, AS RECORDED IN VOLUME 5400, PAGES 836-841, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, LOCATED SOUTH OF INSPIRATION PARKWAY AND EAST OF BOB BULLOCK LOOP, FROM R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO R-2 (MULTI-FAMILY RESIDENTIAL DISTRICT); PROVIDING FOR PUBLICATION AND EFFECTIVE DATE,

WHEREAS, a zone change has been requested by the owner of approximately 8.04 acres, situated in Porcion 24, Toribio Rodriguez, Original Grantee, Abstract 268, Webb County, Texas, said 8.0432 acres, more or less, being partially out of a tract of land called to contain 200.68 acres conveyed to Charco Land Sales, Limited Liability Company, as recorded in Volume 5400, Pages 824-829, Official Public Records of Webb County, Texas, and partially out of a tract of land called to contain 15.29 acres conveyed to Charco Land Sales, Limited Liability Company, as recorded in Volume 5400, Pages 836-841, Official Public Records of Webb County, Texas, located south of Inspiration Parkway and east of Bob Bullock Loop, from R-1 (Single Family Residential District) to R-2 (Multi-Family Residential District); and,

WHEREAS, the required written notices were sent to surrounding property owners at least ten (10) days before the public hearing held before the Planning and Zoning Commission on April 20, 2023; and,

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

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

WHEREAS, the City Council has held a public hearing on May 15, 2023 on the request and finds the zone change appropriate and consistent with the General Plan of the City of Laredo; and,

WHEREAS, the City Council does not consider the impact, if any, of private covenants and deed restrictions on the subject property with the adoption of this ordinance.

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

Section 1: The Zoning Map of the City of Laredo is hereby amended by rezoning approximately 8.04 acres, situated in Porcion 24, Toribio Rodriguez, Original Grantee, Abstract 268, Webb County, Texas, said 8.0432 acres, more or less, being partially out of a tract of land called to contain 200.68 acres conveyed to Charco Land Sales, Limited Liability Company, as recorded in Volume 5400, Pages 824-829, Official Public Records of Webb County, Texas, and partially out of a tract of land called to contain 15.29 acres conveyed to Charco Land Sales, Limited Liability Company, as recorded in Volume 5400, Pages 836-841, Official Public Records of Webb County, Texas, located south of Inspiration Parkway and east of Bob Bullock Loop, from R-1 (Single Family Residential District) to R-2 (Multi-Family Residential District).

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

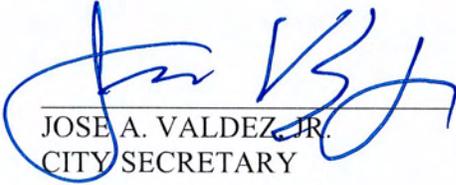
Section 3: This ordinance shall become effective as and from the date of publication specified in Section 2.

PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS THE 5th DAY OF June, 2023.

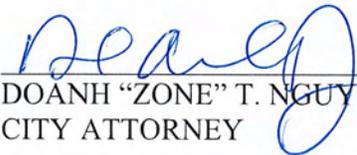


DR. VICTOR D. TREVINO
MAYOR

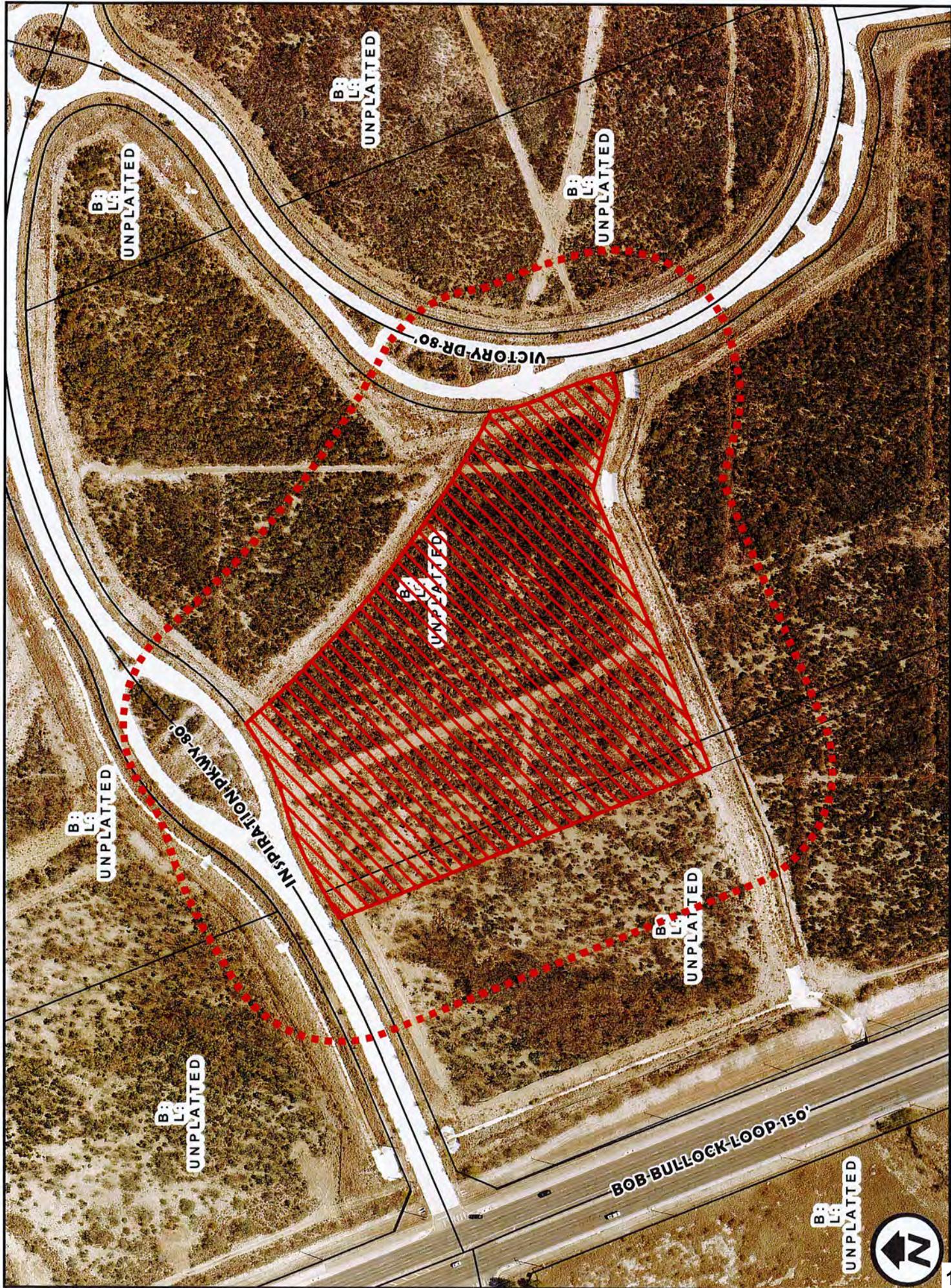
ATTEST:


JOSE A. VALDEZ, JR.
CITY SECRETARY

APPROVED AS TO FORM:

For: 
DOANH "ZONE" T. NGUYEN
CITY ATTORNEY





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

ZC-049-2023
COUNCIL DISTRICT 6

130
1 inch = 200 feet

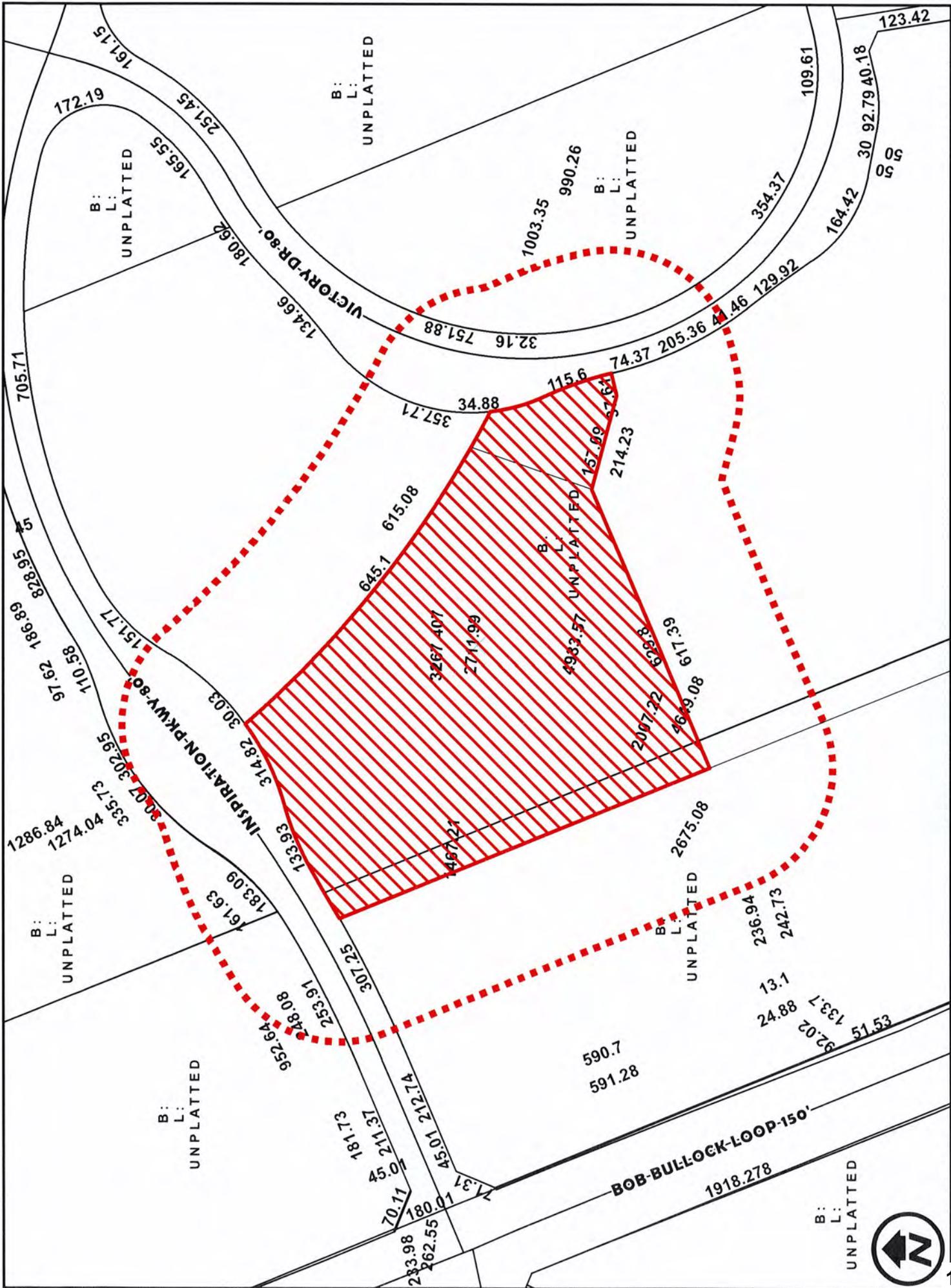


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BOB BULLOCK LOOP-150'

INSPIRATION PKWY-80'

VICTORY DR-80'



B:
L:
UNPLATTED

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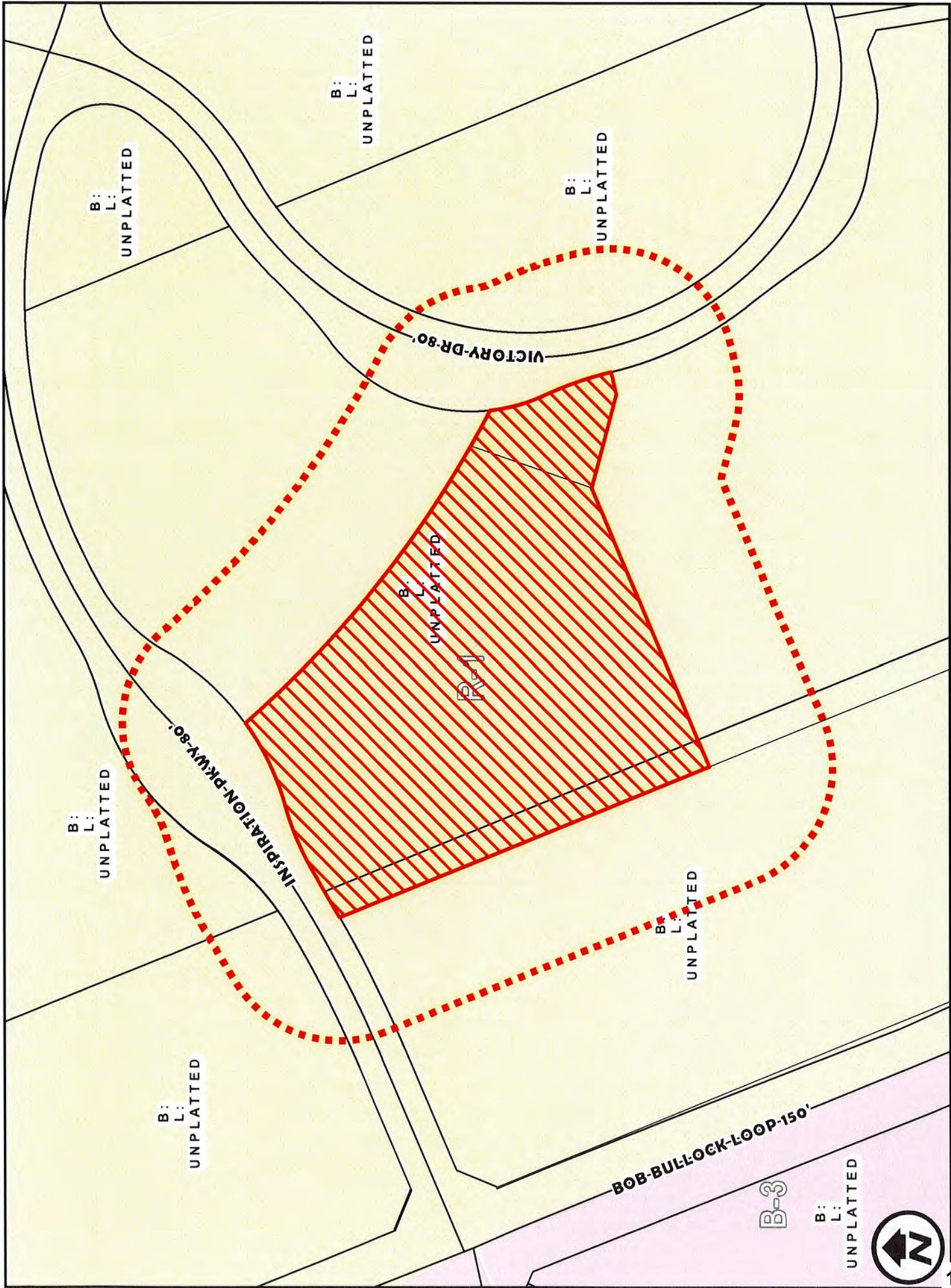
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21



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UNPLATTED

B-3

BOB-BULLOCK-LOOP-150'

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UNPLATTED

R-1

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UNPLATTED

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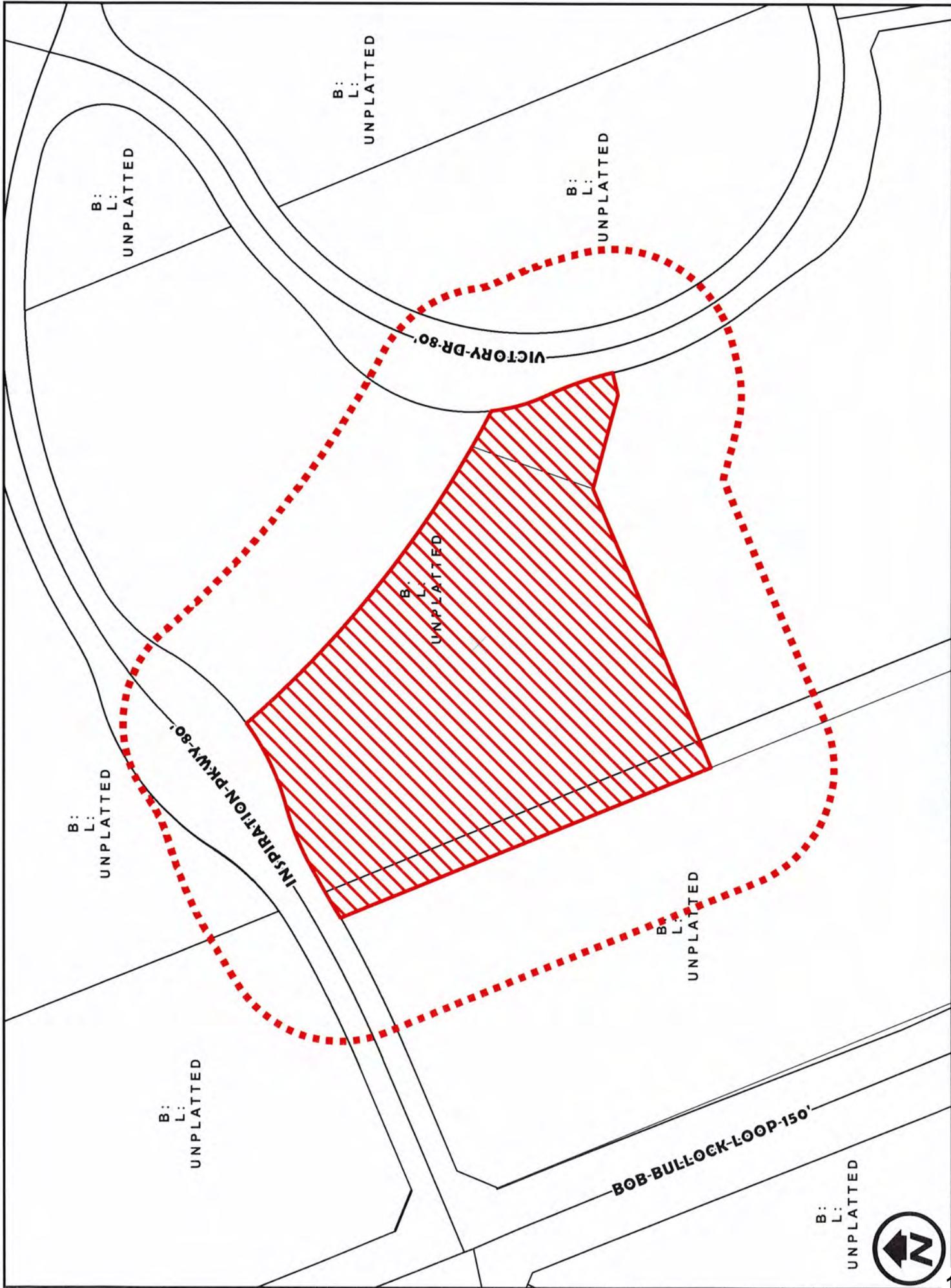
INSPIRATION-PKWY-80'

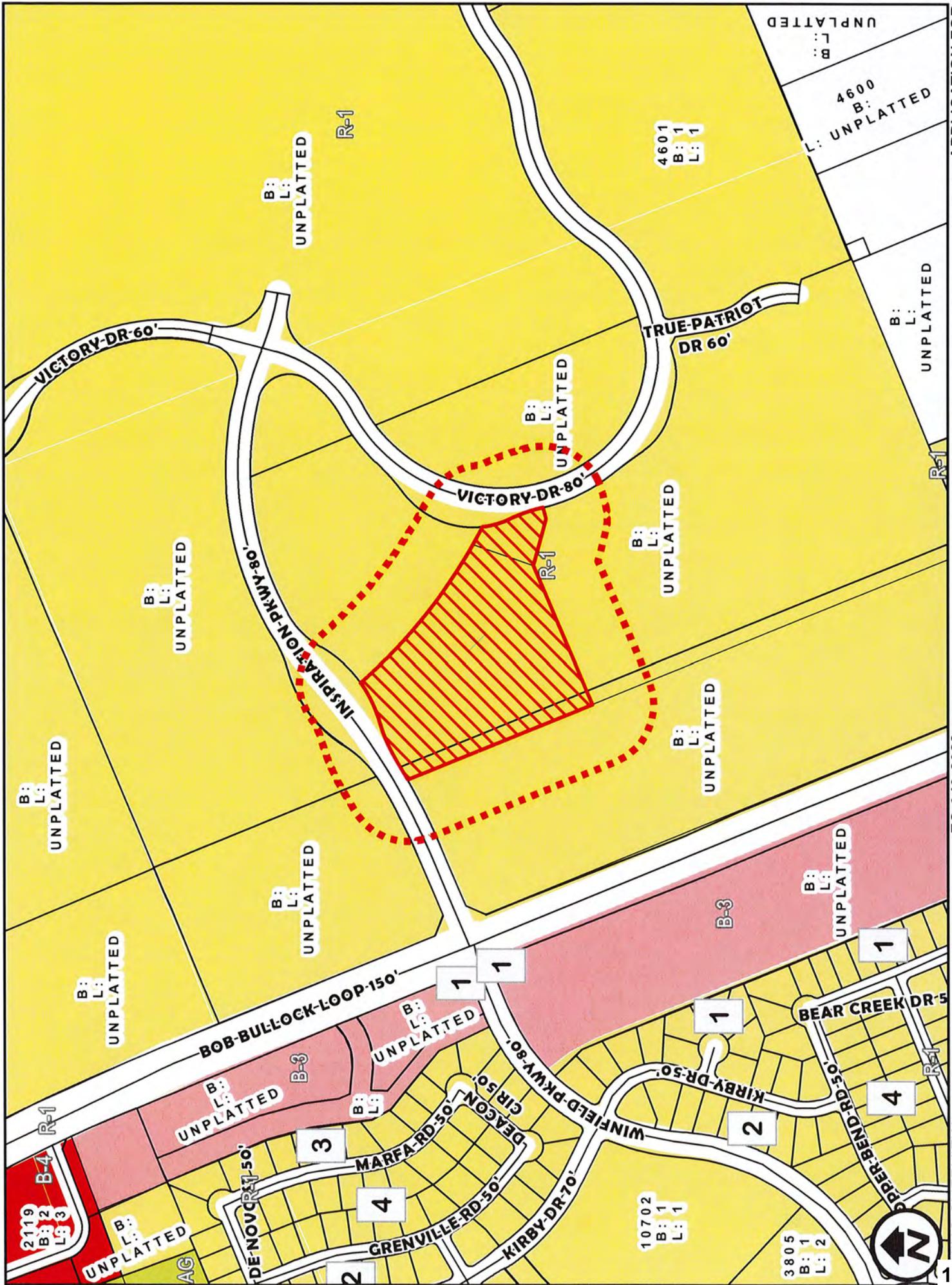
VICTORY-DR-80'

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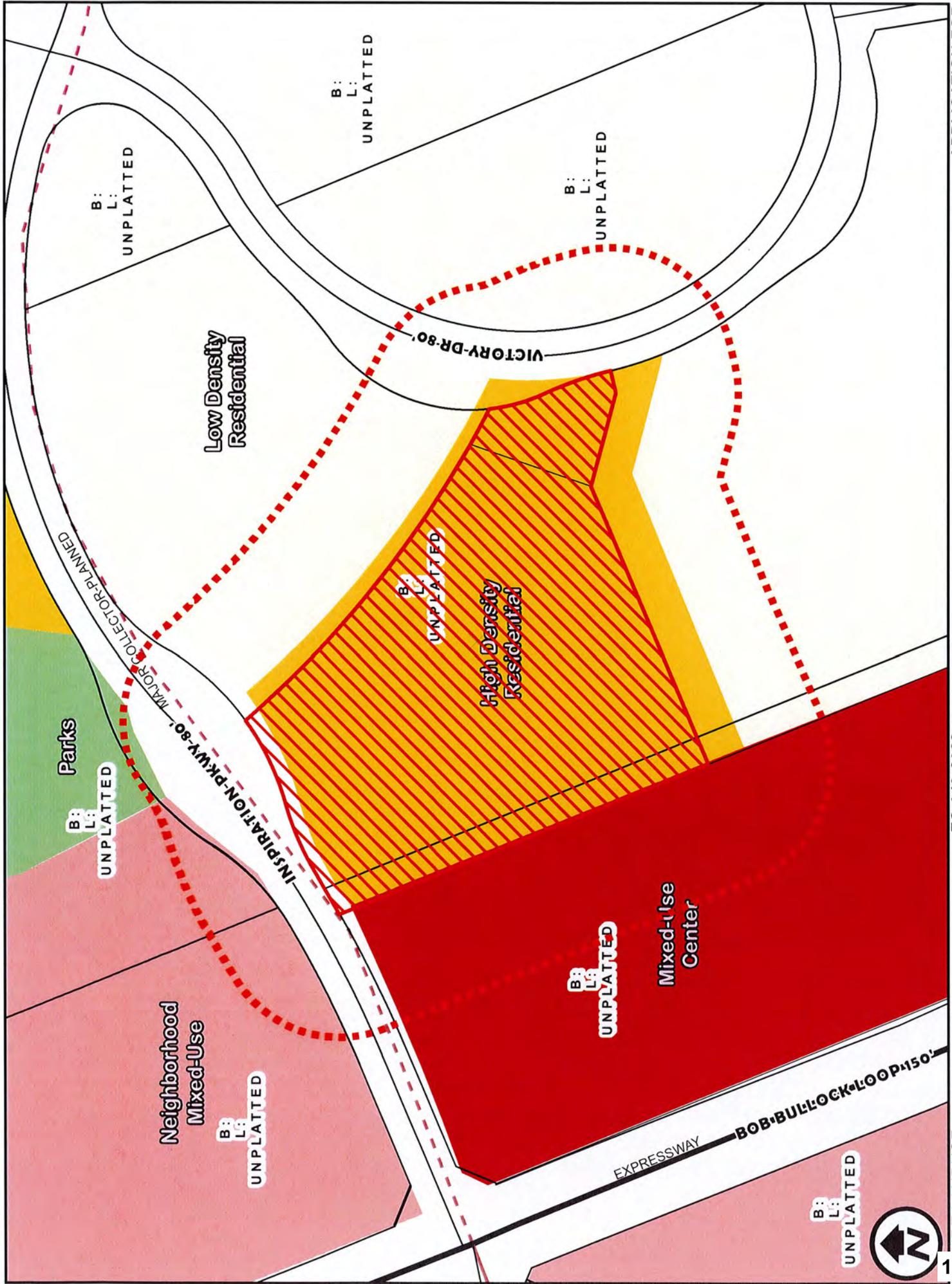


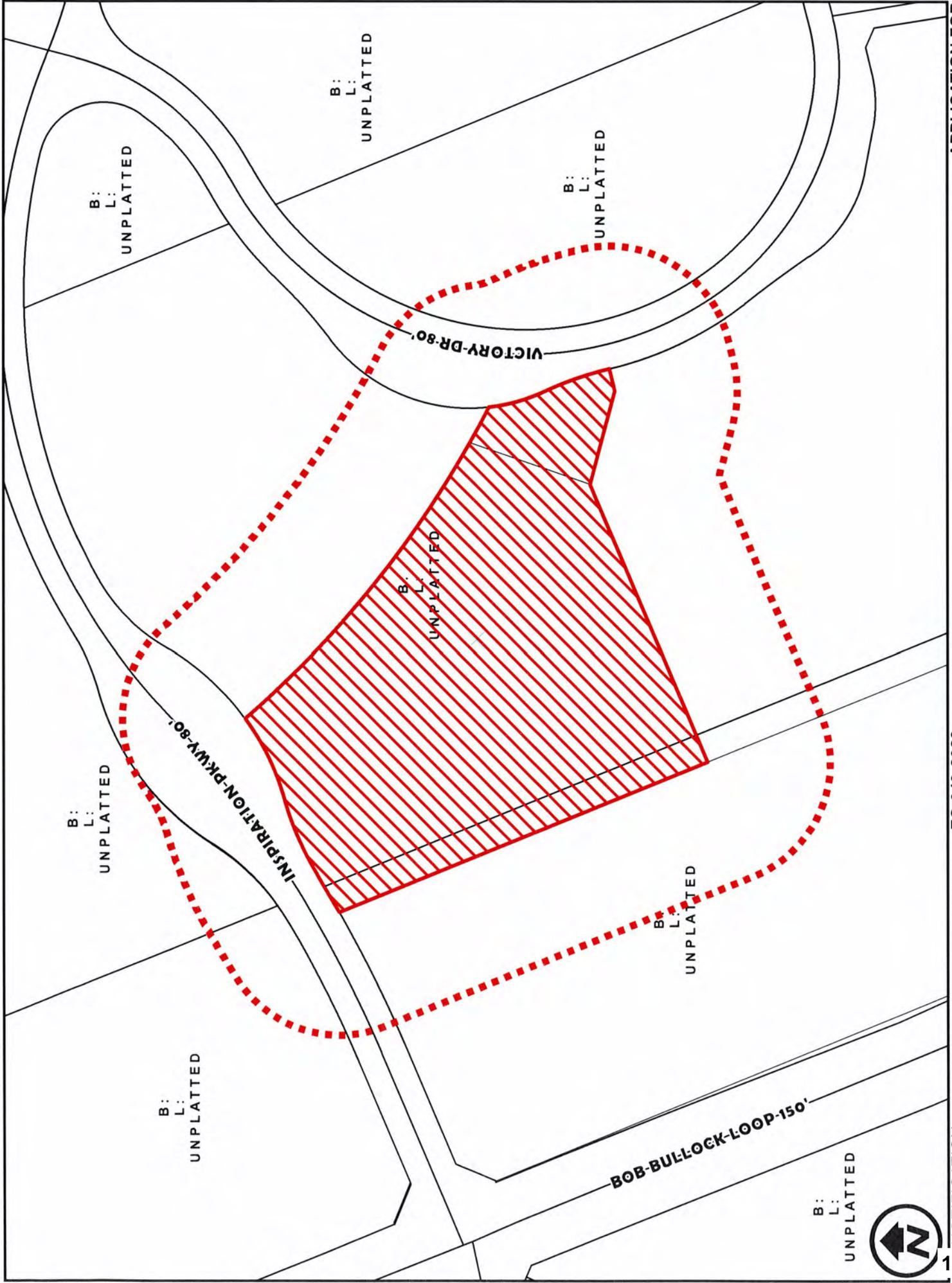
APPLICATION FOR
R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO

ZC-049-2023
COUNCIL DISTRICT 6

134
NING OVERVIEW
1 inch = 400 feet







**LEGAL DESCRIPTION for a TRACT OF LAND
containing 8.0432 acres, more or less, situated in Porcion 24, Toribio Rodrigues, Original
grantee, Abstract 268, Webb County, Texas**

A tract of land containing 8.0432 acres, more or less, situated in Porcion 24, Toribio Rodriguez, Original Grantee, Abstract 268, Webb County, Texas, said 8.0432 acres, more or less, being partially out of a tract of land called to contain 200.68 acres conveyed to Charco Land Sales, L.L.C., as recorded in Volume 5400, Pages 824-829, Official Public Records of Webb County, Texas, and partially out of a tract of land called to contain 15.29 acres conveyed to Charco Land Sales, L.L.C., as recorded in Volume 5400, Pages 836-841, Official Public Records of Webb County, Texas, this tract of land containing 8.0432 acres, more or less, being more particularly described by metes and bounds as follows:

COMMENCING at a TXDOT right-of-way monument (GPS Coordinates: N:17106345.2300, E:678749.7680) found on the proposed east right-of-way line of Bob Bullock Loop 20 and the south right-of-way line of Inspiration Parkway, as per The Coves at Winfield Phase 1 Plat, as recorded in Volume 36, Pages 9-13, Plat Records of Webb County, Texas; **THENCE**, N 63°04'15" E, a distance of 200.18 feet to a point (GPS Coordinates: N:17106435.8907, E:678928.2442), same point being on the south right-of-way line of Inspiration Parkway, the point of curvature of a 2,040.00-foot radius curve to the left having a delta of 01°57'30", a tangent of 34.87 feet, and a chord of N 59°17'27" E – 69.73 feet, and the **POINT OF BEGINNING** of this tract of land containing 8.0432 acres, more or less, the northwest corner hereof;

THENCE, along the south right-of-way line of Inspiration Parkway, the following calls and distances:

THENCE, along the arc of said 2,040.00-foot radius curve to the right, a distance of 69.73 feet to a point, same being the point of curvature of a 484.00-foot radius curve to the right having a delta of 15°54'22", a tangent of 67.62 feet, and a chord of N 66°15'53" E - 133.93 feet;

THENCE, along the arc of said 484.00-foot radius curve to the right, at 27.53 feet along the arc of said curve to the left past the common boundary between the said tract of land called to contain 28.88 acres and the said tract of land called to contain 250.616 acres, for a total arc distance of 134.37 feet to a found ½" iron rod, same being the point of curvature of a 416.00-foot radius curve to the left having a delta of 20°19'56", a tangent of 74.60 feet, and a chord of N 64°03'06" E - 146.85 feet;

THENCE, along the arc of said 416.00-foot radius curve to the left, a distance of 147.62 feet to a point, same being on the west boundary line of a 30-foot utility and access easement, as recorded in Volume 36, Pages 9-13, Plat Records of Webb County, Texas and the point of curvature of a 1,715.00-foot radius curve to the left having a delta of 21°40'51", a tangent of 328.41 feet, and a chord of S 51°44'48" E – 645.10 feet, the northeast corner hereof;

THENCE, along the west boundary line of said 30-foot utility and access easement and the arc of said 1,715.00-foot radius curve to the left, a distance of 648.96 feet to a point, same being on the west right-of-way line of Victory Drive (ROW Varies) and the point of curvature of a 286.00-foot radius curve to the left having a delta of 18°26'35", a tangent of 46.43 feet, and a chord of S 15°40'47" E – 91.66 feet, an exterior corner hereof;

THENCE, along the west right-of-way line of Victory Drive and the arc of said 286.00-foot radius curve to the left, a distance of 92.06 feet to a found ½" iron rod, same iron rod being the point of curvature of a 584.00-foot radius curve to the right having a delta of 11°21'07", a tangent of 58.04 feet, and a chord of S 19°12'05" E – 115.52 feet;

THENCE, continuing along the west right-of-way line of Victory Drive and the arc of said 584.00-foot radius curve to the right, a distance of 115.71 feet to a found ½" iron rod, same iron rod being on the north boundary line of a drainage and access easement, as recorded in Volume 36, Pages 9-13, Plat Records of Webb County, Texas, the southeast corner hereof;

THENCE, along the north boundary line of said drainage and access easement, the following calls and distances:

THENCE, S 76°28'31" W, a distance of 37.64 feet to a point, an exterior corner hereof;

THENCE, N 75°00'00" W, a distance of 157.09 feet to a point, an interior corner hereof;

THENCE, S 67°00'00" W, at 394.48 feet past the common boundary between the said tract of land called to contain 250.616 acres and the tract of land called to contain 28.88 acres, for a total distance of 490.16 feet to a point, the southwest corner hereof;

THENCE, N 22°04'36" W, a distance of 650.33 feet to the **POINT OF BEGINNING** of this tract of land containing 8.0432 acres, more or less.

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

STATE OF TEXAS
COUNTY OF WEBB

I, Hugo Seca, a Registered Professional Land Surveyor in the State of Texas, do hereby certify that this Legal Description and the Plat of Survey attached are true and correct and were prepared from record information and from an actual survey on the ground made under my supervision.

Executed this 7th day of February, 2023.



Hugo Seca, RPLS No. 5783 - Texas



ZC-049-2023
PROPOSED



ZONE CHANGE

FROM R1 TO R2

FOR INFORMATION CALL
CITY PLANNING DEPARTMENT
794-1613

City Council-Regular

Meeting Date: 06/05/2023

Initiated By: Rosario Cabello, Deputy City Manager

Initiated By: Charco Land Sales, LLC, Owner; Radcliffe Killam II, Applicant; Rolando Ortiz, Ph.D., Representative

Staff Source: Orlando D. Navarro, Planning Director

SUBJECT

2023-O-096 Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning an approximate 8.04 acres, situated in Porcion 24, Toribio Rodriguez, Original Grantee, Abstract 268, Webb County, Texas, said 8.0432 acres, more or less, being partially out of a tract of land called to contain 200.68 acres conveyed to Charco Land Sales, Limited Liability Company, as recorded in Volume 5400, Pages 824-829, Official Public Records of Webb County, Texas, and partially out of a tract of land called to contain 15.29 acres conveyed to Charco Land Sales, Limited Liability Company, as recorded in Volume 5400, Pages 836-841, Official Public Records of Webb County, Texas, located south of Inspiration Parkway and east of Bob Bullock Loop, from R-1 (Single Family Residential District) to R-2 (Multi-Family Residential District).

ZC-049-2023

District VI

PREVIOUS COUNCIL ACTION

This item was introduced at the City Council meeting of May 15, 2023.

BACKGROUND

Council District: VI - Cm. Dr. Tyler King

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

Site: The site is currently vacant undeveloped land.

Surrounding land uses: To the north of the site is Inspiration Parkway and vacant undeveloped land. To the east of the site is Victory Drive, True Patriot Drive, vacant undeveloped land, and JB Alexander High School 9th Grade Campus. To the south of the site is vacant undeveloped land. To the west of the site is Bob Bullock Loop and undeveloped vacant land.

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

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

Transportation Plan: The Long Range Thoroughfare Plan does not identify Inspiration Parkway and Victory Drive.

Letters sent to surrounding property owners: 3 In Favor: 1 Opposed: 0

COMMITTEE RECOMMENDATION

The Planning & Zoning Commission in a 7 to 0 vote recommended **approval** of the zone change.

STAFF RECOMMENDATION

Staff **supports** the proposed zone change for the following reasons:

1. The proposed zone change is in conformance with the Comprehensive Plan's designation as High Density Residential (R-3, R-2, B-1R, B-1, R-O), which allows R-2 zoning district.
2. The proposed zone change is not anticipated to have a negative impact in the surrounding area or neighborhood.

Staff **supports** the application.

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 site is surrounded by vacant undeveloped land.

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

No. The site is surrounded by vacant undeveloped land.

Will change adversely influence living conditions in the neighborhood?

No. It is not anticipated to negatively impact the surrounding area or neighborhood.

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

Yes. The existing R-1 does not allow for commercial type uses intended by the applicant. The applicant did not specify the type of commercial use.

Fiscal Impact

Fiscal Year:

Budgeted Y/N?:

Source of Funds:

Account #:

Change Order: Exceeds 25% Y/N:

FINANCIAL IMPACT:

N/A

Attachments

Maps
Survey
Zone Change Signage
Ordinance - FINAL

tract will accepted sealed proposals until 2:30 p.m. June 27, 2023 on RFP 23-012 Recycling of Electronic Equipment and Related Items at which time they will be submitted electronically via Bonfire e-bid system or via hand-delivery to the Laredo Independent School District Administration Building Procurement Department, Room #D-322, 3rd Floor, 2400 San Bernardo Avenue, Laredo, Texas 78040. Hand-delivered proposals will be stamped, with time and date received, at the time of delivery to the Procurement Department. If timely submitted, electronic submissions will be automatically time stamped at the time of submission on Bonfire. Proposals will be considered late and will not be accepted after the stated time and date. Proposals will be opened at 3:00 p.m. on June 27, 2023 at the Laredo Independent School District Procurement Department located at 2400 San Bernardo Ave. Specifications can be retrieved by registering to Bonfire at www.laredoisd.bonfirehub.com. The Board of Trustees at Laredo Independent School District, reserves the right to accept or reject any or all proposals and to waive any formalities and/or irregularities.

L-26

We are looking for mechanics in the Laredo area
Looking to join one of the nation's fastest-growing companies in the industry?
Equipment Depot is looking for you.

FIELD SERVICE MECHANIC

Repairs and maintains electric, diesel, and gasoline industrial trucks and/or construction equipment.

Our full-service facility sells forklifts, aerial lifts, port equipment, high-capacity lift trucks, and more from top brands such as Jungheinrich, CAT, Mitsubishi, Rocla, SANY, Kalmar, JLG, and Genie.

For immediate consideration recruiter Jessica Hernandez at 214-701-8085 for a phone interview today.

Full benefits, PTO, incentive programs and competitive pay!

Learn more at <https://eqdepot.com/careers/>



ORDINANCE NO. 2023-O-092

AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF LAREDO BY REZONING LOT 1119, BLOCK 69, SIGNAL HILL ADDITION TO DEL MAR HILLS, UNIT 1, LOCATED AT 101 MERLIN ROAD, FROM R-S (RESIDENTIAL SUBURBAN DISTRICT) TO R-O (RESIDENTIAL OFFICE DISTRICT); PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

L-12

ORDINANCE NO. 2023-O-106

AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF LAREDO BY REZONING APPROXIMATELY 370.56 ACRE TRACT OF LAND, OUT OF PORCION 41, EUGENIO R. RODRIGUES, ABSTRACT 269 AND PORCION 42, EUGENIO SANCHEZ, ABSTRACT 285, CITY OF LAREDO, WEBB COUNTY, TEXAS, BEING OUT OF SOUTH WEBB COUNTY, LIMITED A 1,359.81 ACRE TRACT AS PER DEED RECORDED IN VOLUME 1530, PAGES 374-386 OF THE OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, LOCATED NORTH OF MANGANA HEIN ROAD AND EAST OF CUATRO VIENTOS ROAD, FROM R-1A (SINGLE FAMILY REDUCED AREA) TO M-1 (LIGHT MANUFACTURING DISTRICT); PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

L-22

ORDINANCE NO. 2023-O-105

AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF LAREDO BY REZONING APPROXIMATELY 41.06 ACRE TRACT OF LAND, OUT OF PORCION 41, EUGENIO R. RODRIGUES, ABSTRACT 269 AND PORCION 42, EUGENIO SANCHEZ, ABSTRACT 285, CITY OF LAREDO, WEBB COUNTY, TEXAS, BEING OUT OF SOUTH WEBB COUNTY, LIMITED A 1,359.81 ACRE TRACT AS PER DEED RECORDED IN VOLUME 1530, PAGES 374-386 OF THE OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, LOCATED NORTH OF MANGANA HEIN ROAD AND EAST OF CUATRO VIENTOS ROAD, FROM R-1A (SINGLE FAMILY REDUCED AREA) TO B-3 (COMMUNITY BUSINESS DISTRICT); PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

L-21

ORDINANCE NO. 2023-O-089

AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF LAREDO BY REZONING APPROXIMATELY 35.93 ACRE TRACT OF LAND, OUT OF PORCION 41, EUGENIO SANCHEZ, ABSTRACT 285, CITY OF LAREDO, WEBB COUNTY, TEXAS, BEING OUT OF SOUTH WEBB COUNTY, LIMITED A 1,359.81 ACRE TRACT AS PER DEED RECORDED IN VOLUME 1530, PAGES 374-386 OF THE OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, LOCATED NORTH OF MANGANA HEIN ROAD AND EAST OF CUATRO VIENTOS ROAD, FROM R-1A (SINGLE FAMILY REDUCED AREA) TO B-3 (COMMUNITY BUSINESS DISTRICT); PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

L-09

ORDINANCE NO. 2023-O-100

AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF LAREDO BY REZONING APPROXIMATELY 31.12 ACRES SITUATED IN PORCION 25, LEONARDO SANCHEZ ORIGINAL GRANTEE, ABSTRACT 268 AND PORCION 22 TORIBIO RODRIGUEZ, ORIGINAL GRANTEE, ABSTRACT 268, WEBB COUNTY, TEXAS, SAID 31.1235 ACRES, MORE OR LESS, BEING OUT OF A TRACT OF LAND CALLED TO CONTAIN 200.68 ACRES CONVEYED TO CHARCO LAND SALES, LIMITED LIABILITY COMPANY, AS RECORDED IN VOLUME 5400, PAGES 824-829, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, LOCATED NORTH OF INSPIRATION PARKWAY AND EAST OF BOB BULLOCK LOOP, FROM R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO B-3 (COMMUNITY BUSINESS DISTRICT); PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

L-20

ORDINANCE NO. 2023-O-096

AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF LAREDO BY REZONING APPROXIMATELY 8.04 ACRES, SITUATED IN PORCION 24, TORIBIO RODRIGUEZ, ORIGINAL GRANTEE, ABSTRACT 268, WEBB COUNTY, TEXAS, SAID 8.0432 ACRES, MORE OR LESS, BEING PARTIALLY OUT OF A TRACT OF LAND CALLED TO CONTAIN 200.68 ACRES CONVEYED TO CHARCO LAND SALES, LIMITED LIABILITY COMPANY, AS RECORDED IN VOLUME 5400, PAGES 824-829, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, AND PARTIALLY OUT OF A TRACT OF LAND CALLED TO CONTAIN 15.29 ACRES CONVEYED TO CHARCO LAND SALES, LIMITED LIABILITY COMPANY, AS RECORDED IN VOLUME 5400, PAGES 836-841, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, LOCATED SOUTH OF INSPIRATION PARKWAY AND EAST OF BOB BULLOCK LOOP, FROM R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO R-2 (MULTI-FAMILY RESIDENTIAL DISTRICT); PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

L-16

ORDINANCE NO. 2023-O-095

AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF LAREDO BY REZONING LOT 3, BLOCK 355, WESTERN DIVISION, LOCATED AT 1714 SAN ENRIQUE AVENUE, FROM R-3 (MIXED RESIDENTIAL DISTRICT) TO R-1B (SINGLE FAMILY HIGH DENSITY DISTRICT); PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

L-15

ORDINANCE NO. 2023-O-097

AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF LAREDO BY REZONING APPROXIMATELY 10.71 ACRES, SITUATED IN PORCION 24, TORIBIO RODRIGUEZ, ORIGINAL GRANTEE, ABSTRACT 268, WEBB COUNTY, TEXAS, SAID 10.7098 ACRES, MORE OR LESS, BEING OUT OF A TRACT OF LAND CALLED TO CONTAIN 15.29 ACRE CONVEYED TO CHARCO LAND SALES, LIMITED LIABILITY COMPANY, AS RECORDED IN VOLUME 5400 PAGES 836-841, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, LOCATED SOUTH OF INSPIRATION PARKWAY AND EAST OF BOB BULLOCK LOOP, FROM R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO B-4 (HIGHWAY COMMERCIAL DISTRICT); PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

L-17

ORDINANCE NO. 2023-O-090

AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF LAREDO BY REZONING LOT 2, BLOCK 1, TRAUTMAN M & I SUBDIVISION, LOCATED AT 1308 INTERNATIONAL BOULEVARD, FROM B-1 (LIMITED BUSINESS DISTRICT) TO B-3 (COMMUNITY BUSINESS DISTRICT); PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

L-10

ORDINANCE NO. 2023-O-088

AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF LAREDO BY REZONING APPROXIMATELY 450.71 ACRE TRACT OF LAND OUT OF PORCION 41, EUGENIO R. RODRIGUES, ABSTRACT 269 AND PORCION 42, EUGENIO SANCHEZ, ABSTRACT 285, CITY OF LAREDO, WEBB COUNTY, TEXAS, BEING OUT OF SOUTH WEBB COUNTY, LIMITED A 1,359.81 ACRE TRACT AS PER DEED RECORDED IN VOLUME 1530, PAGES 374-386 OF THE OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, LOCATED EAST OF US HIGHWAY 83 AND WEST OF CUATRO VIENTOS ROAD, FROM R-1A (SINGLE FAMILY REDUCED AREA DISTRICT) AND B-1 (LIMITED BUSINESS DISTRICT) TO M-1 (LIGHT MANUFACTURING DISTRICT); PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

L-08

ORDINANCE NO. 2023-O-099

AMENDING THE ZONING ORDINANCE (MAP) OF THE CITY OF LAREDO BY REZONING APPROXIMATELY 13.00 ACRES, SITUATE IN PORCION 22, MARIA DE JESUS SANCHEZ, ORIGINAL GRANTEE, ABSTRACT 277, WEBB COUNTY, TEXAS, SAID 13.0036 ACRES, MORE OR LESS, PARTIALLY OUT OF A TRACT OF LAND CALLED TO CONTAIN 60.08 ACRES CONVEYED TO CHARCO LAND SALES, LIMITED LIABILITY COMPANY, AS RECORDED IN VOLUME 5403 PAGES 85-100, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, AND PARTIALLY OUT OF A TRACT OF LAND CALLED TO CONTAIN 20.00 ACRES CONVEYED TO CHARCO LAND SALES, LIMITED LIABILITY COMPANY, AS RECORDED IN VOLUME 5400 PAGES 830-835, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS, LOCATED SOUTH OF DATE PALM DRIVE AND EAST OF BOB BULLOCK LOOP, FROM R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) TO R-2 (MULTI-FAMILY RESIDENTIAL DISTRICT); PROVIDING FOR PUBLICATION AND EFFECTIVE DATE.

L-19

City of Laredo

Planning & Zoning Commission

Meeting Date: 2/18/2026

Preliminary Plats and Replats 7A

SUBJECT

Public hearing and preliminary consideration of the replat of Lot 1400, Block 85, Del Mar Hills into Lot 1400A, Block 85, Del Mar Hills and the granting of a variance to reduce the front yard building setback line from 30 feet to 23.5 feet pursuant to Section 24.77.2 (6) of the Laredo Land Development Code. The intent is residential.

PL-056-2026

District V - Cm. Ruben Gutierrez Jr.

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Ernest Bruni

ENGINEER: Top Site Civil Group

SITE: This 0.38-acre tract of land is located on Merlin Rd. east of Winchester Dr. The zoning for this 1-lot development is R-S (Residential Suburban District). This tract is located in District V - Cm. Ruben Gutierrez Jr.

Letters sent to surrounding property owners: 19 In Favor: 1 Opposed: 0

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Staff does not support the requested variance to reduce the front yard building setback from 30 feet to 23.5 feet for the reasons outlined below.

Staff has reviewed the variance request against each of the criteria set forth in Section 2.3.7 (a) and finds as follows:

Section 2.3.7 (a)(i) - Undue Hardship

Strict compliance must create an undue hardship that deprives the owner of the reasonable use of the land. The property currently contains an existing residence, and compliance with the required 30-foot front yard setback does not deprive the owner of reasonable use. The lot remains functional and buildable under the standards of the R-S zoning district. Therefore, an undue hardship has not been

demonstrated.

Section 2.3.7(a)(ii) - Unusual Physical Characteristics

Unusual physical characteristics must exist. No irregular lot configuration, topographical constraints, or other unique site limitations have been identified that would prevent compliance with the required setback.

Section 2.3.7(a)(iii) - Unique Design Considerations

Unique design considerations must warrant the variance. The request does not demonstrate design circumstances inherent to the property that would justify deviation from the required standard.

Section 2.3.7(a)(iv) - Planning and Land Use Considerations

Planning and land use considerations must require mitigation of excessive vehicular traffic, noise, dust, vibration, or other intrusive adjacent uses. The request is not related to mitigation of such impacts.

Because the findings outlined in Section 2.3.7(a) cannot be made, staff finds that the criteria necessary to justify approval of the variance have not been satisfied.

APPLICABLE ORDINANCE:

Under Section 2.3.7(a) of the Subdivision Ordinance, the Commission, by a two-thirds majority vote of those members present and voting may grant a variance from specific terms or standards of this chapter if:

- (i) Strict compliance would create an undue hardship by depriving the owner or applicant of the reasonable use of the land;
- (ii) Unusual physical characteristics exist;
- (iii) Unique design considerations warrant; or
- (iv) Planning and land use considerations require the mitigation of excessive vehicular traffic, noise, dust, vibration or other intrusive adjacent uses.

Pursuant to Section 2.3.7(e), the Commission shall make findings concerning the factors justifying the decision to grant a variance, and shall include these findings in the official minutes of the meeting at which the variance was granted.

2. Identify all easements.

3. 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.

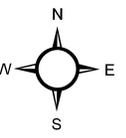
AT&T: No comments submitted.

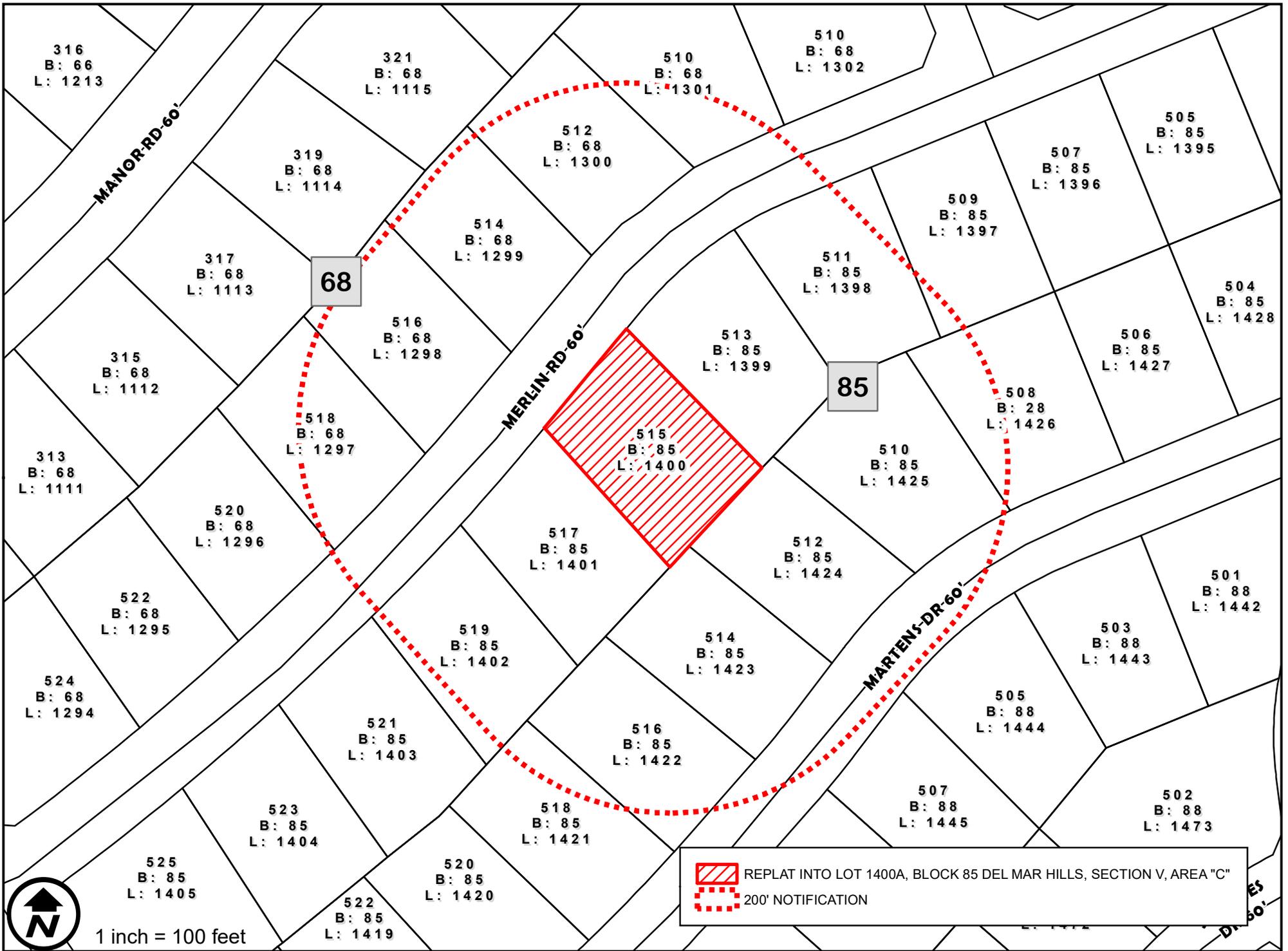
NOTICE TO THE DEVELOPER:

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







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

January 21, 2026

Attention: Planning and Zoning Commissioners

Subject: Replat of Lot 1400, Block 85 Delmar Hills, Section V, Area "C" into Lot 1400A, Block 85, Del Mar Hills, Section V, Area "C"

Top Site Civil Group LLC is requesting a Variance for the above-mentioned project. We ask that a variance be granted to reduce the building setback from 30 feet to 23.5 feet. The reason for the change is to expand an older design of the garage.

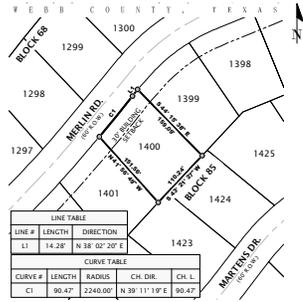
We kindly request the approval of this variance for the setback.

Sincerely,
Top Site Civil Group LLC

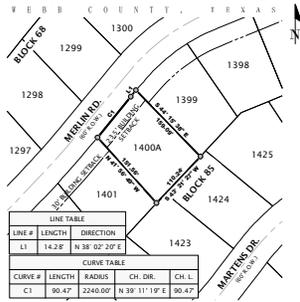
Ricardo M. Villarreal, PE, RPLS
Partner

NOTES & RESTRICTIONS

1. THIS SUBJECT PROPERTY IS NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP No. 48479C, PANEL No. 1250C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
2. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
3. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.
4. THE PURPOSE OF THIS REPLAT IS TO CHANGE THE BUILDING SETBACK FROM 30 FT INTO 23.5 FT.

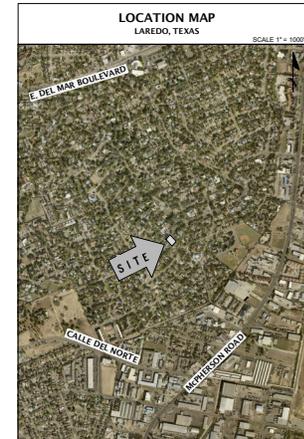


AS PLATTED
 LOT 1400, BLOCK 85
 DEL MAR HILLS, SECTION V, AREA "C"
 CITY OF LAREDO, TEXAS
 VOL. 3, PAGE 32
 WEBB COUNTY PLAT RECORDS



REPLAT INTO
 LOT 1400A, BLOCK 85
 DEL MAR HILLS, SECTION V, AREA "C"
 CITY OF LAREDO, TEXAS

LEGAL DESCRIPTION:
 LOT 1400A, BLOCK 85
 DEL MAR HILLS, SECTION V, AREA "C"
 0.38 ACRE TRACT
 SAID 0.38 ACRE TRACT, RECORDED IN VOL. 3, PAGES 32, W.C.P.R.



- NOTES & RESTRICTIONS
1. THIS SUBJECT PROPERTY IS NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP No. 48479C, PANEL No. 1250C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
 2. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
 3. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (INGS) CONTROL.
 4. THE PURPOSE OF THIS REPLAT IS TO CHANGE THE BUILDING SETBACK FROM 30 FT INTO 23.5 FT.

CERTIFICATE OF OWNER:
 STATE OF TEXAS §
 WEBB COUNTY §

I, _____, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOT 1400A, BLOCK 85, DEL MAR HILLS, SECTION V, AREA "C", 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.

ERNEST MARTIN BRUNI III _____ 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 _____, 2024.

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

CERTIFICATE OF ENGINEER
 STATE OF TEXAS:
 COUNTY OF WEBB

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

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

CERTIFICATE OF SURVEYOR
 STATE OF TEXAS:
 COUNTY OF WEBB

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

RICARDO VILLARREAL, R.P.L.S. No. 6242
 TPLS FIRM REG. NO. 10194666 _____ DATE _____



PLAT-APPROVAL CITY ENGINEER
 I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS LOT 1400A, BLOCK 85, DEL MAR HILLS, SECTION V, AREA "C", PREPARED BY RICARDO M. VILLARREAL, REGISTERED PROFESSIONAL ENGINEER NO. 101308, AND DATED THE ____ DAY OF _____, 20____, WITH THE LAST REVISED DATE ON _____, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ELIJO DE LOS SANTOS, P.E. _____ DATE _____
 CITY ENGINEER

PLANNING COMMISSION APPROVAL
 THIS PLAT OF LOT 1400A, BLOCK 85, DEL MAR HILLS, SECTION V, AREA "C" HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON ____ DAY OF _____, 20____.

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

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

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

CERTIFICATE OF COUNTY CLERK
 STATE OF TEXAS:
 COUNTY OF WEBB

I, MARCE RAMIREZ IBARRA, CLERK OF THE COUNTY COURT OF WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED ____ DAY OF _____, 2024, WITH ITS CERTIFICATE OF AUTHENTICATION, HEREIN DESIGNATED AS LOT 1400A, BLOCK 85, DEL MAR HILLS, SECTION V, AREA "C" WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF _____, 20____, AT ____ O'CLOCK ____ M. IN VOLUME ____ PAGE ____ OF THE RECORDS OF SAID COUNTY ON THIS ____ DAY OF _____, 20____.

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

ENGINEER
 RICARDO M. VILLARREAL, P.E.
 TOP SITE CIVIL GROUP, LLC
 10101 INTERNATIONAL BLVD., STE. 300
 LAREDO, TEXAS 78045
 (956) 725-5057

SURVEYOR
 RICARDO M. VILLARREAL, R.P.L.S.
 TOP SITE CIVIL GROUP, LLC
 10101 INTERNATIONAL BLVD., STE. 300
 LAREDO, TEXAS 78045
 (956) 725-5057

OWNER:
 ERNEST MARTIN BRUNI III
 P. O. BOX 451416
 LAREDO, TX 78045-0035

REPLAT OF
 LOT 1400, BLOCK 85, DEL MAR HILLS, SECTION V, AREA "C"
 INTO
 LOT 1400A, BLOCK 85, DEL MAR HILLS, SECTION V, AREA "C"
 CITY OF LAREDO, WEBB COUNTY, TEXAS

PROJECT #	_____
FILED DATE	8/8/24
BOOKED BY	_____
APPROVED	_____
DATE	08/08/24
FILED NAME	LOT 1400, BLOCK 85, DEL MAR HILLS, SECTION V, AREA "C"
SCALE	AS SHOWN

TOPSITE
 Civil Group
 10000 JARDIN DEL VALLE
 HOUSTON, TEXAS 77036
 (281) 775-7007
 (281) 775-7007
 (281) 775-7007
 (281) 775-7007

C1.0

City of Laredo

Planning & Zoning Commission

Meeting Date: 2/18/2026

Final Plats and replats 8A

SUBJECT

Final consideration of the plat of Las Manadas Industrial Park, Phase 1. The intent is industrial.

PL-062-2026

District VI - Cm. Dr. David Tyler King

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Hurd Urban Development, LLC

ENGINEER: KCI Technologies, Inc.

SITE: This 55.93-acre tract of land is located east of Interstate Highway 35 (IH-35) and north of Union Pacific Boulevard. The zoning for this 3-lot development is M-1 (Light Manufacturing District). This tract is located in District VI - Cm. Dr. David Tyler King.

COMMITTEE RECOMMENDATION

N/A

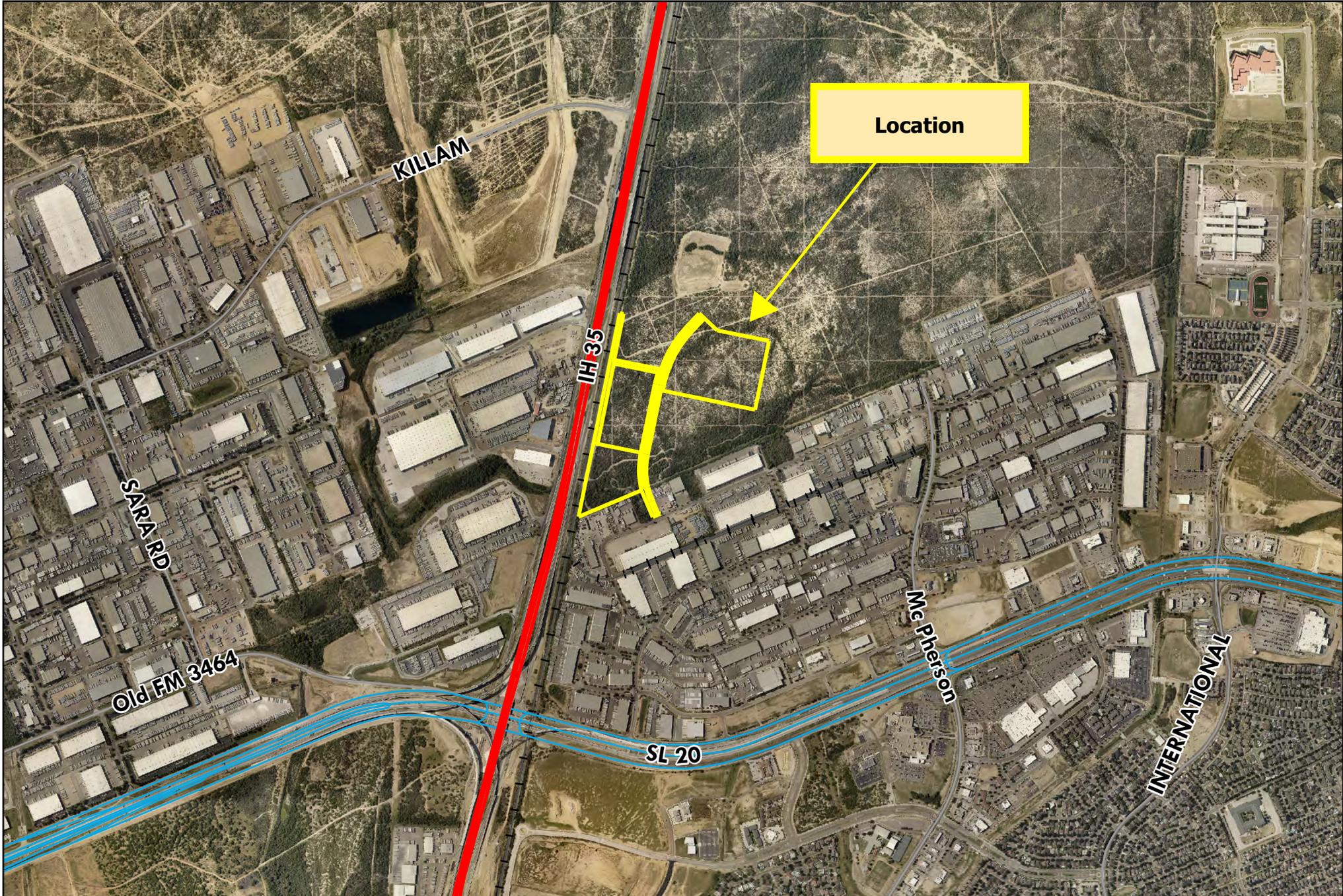
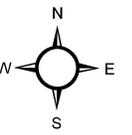
STAFF RECOMMENDATION

APPROVAL

NOTICE TO THE DEVELOPER:

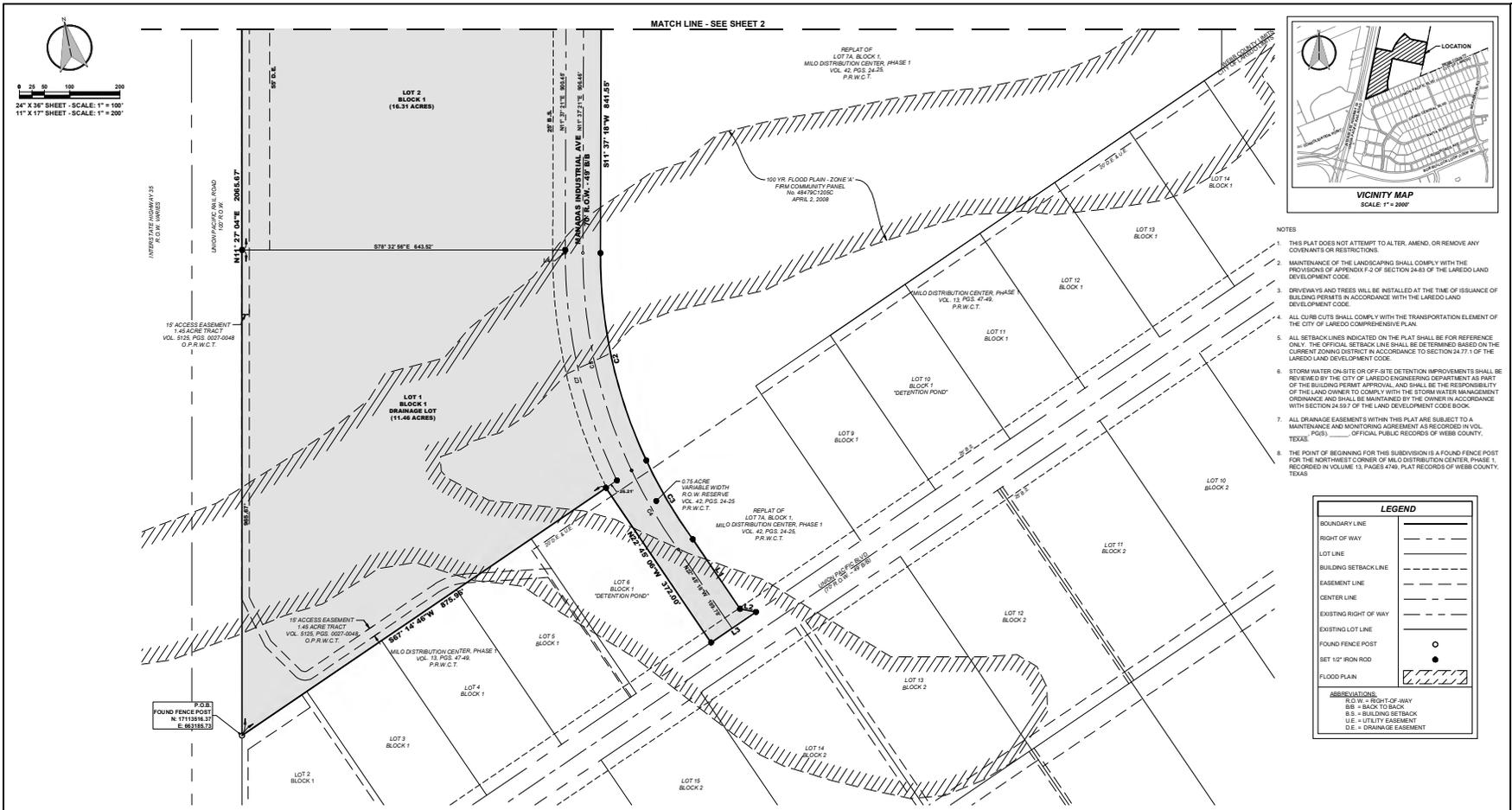
N/A

AERIAL LOCATION MAP



NOTES

1. THIS PLAT DOES NOT ATTEMPT TO ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS.
2. MAINTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF APPENDIX F-2 OF SECTION 24-83 OF THE LAREDO LAND DEVELOPMENT CODE.
3. DRIVEWAYS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
4. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
5. ALL SETBACK LINES INDICATED ON THE PLAT SHALL BE FOR REFERENCE ONLY. THE OFFICIAL SETBACK LINE SHALL BE DETERMINED BASED ON THE CURRENT ZONING DISTRICT IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
6. STORM WATER ON-SITE OR OFF-SITE DETENTION IMPROVEMENTS SHALL BE REVIEWED BY THE CITY OF LAREDO ENGINEERING DEPARTMENT AS PART OF THE BUILDING PERMIT APPROVAL, AND SHALL BE THE RESPONSIBILITY OF THE LAND OWNER TO COMPLY WITH THE STORM WATER MANAGEMENT ORDINANCE AND SHALL BE MAINTAINED BY THE OWNER IN ACCORDANCE WITH SECTION 24.59.7 OF THE LAND DEVELOPMENT CODE BOOK.
7. ALL DRAINAGE EASEMENTS WITHIN THIS PLAT ARE SUBJECT TO A MAINTENANCE AND MONITORING AGREEMENT AS RECORDED IN VOL. _____, PG(S) _____, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY, TEXAS.
8. THE POINT OF BEGINNING FOR THIS SUBDIVISION IS A FOUND FENCE POST FOR THE NORTHWEST CORNER OF MILO DISTRIBUTION CENTER, PHASE 1, RECORDED IN VOLUME 13, PAGES 4749, PLAT RECORDS OF WEBB COUNTY, TEXAS



CERTIFICATE OF OWNER
 STATE OF TEXAS
 COUNTY OF WEBB
 JOHN R. HURO, JR., AS PRESIDENT OF HUROCO, INC. BEING THE GENERAL PARTNER OF HURO URBAN DEVELOPMENT, LTD. THE UNDERSIGNED OWNERS OF THE LAND SHOWN ON THIS PLAT AND DESIGNATED HEREIN AS LAS MANADAS INDUSTRIAL PARK, PHASE 1 IN THE CITY OF LAREDO COUNTY OF WEBB, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO HEREBY DECATS TO THE USE OF THE PUBLIC FOREVER, ALL STREETS AND EASEMENTS THEREON SHOWN, FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.
 JOHN R. HURO, JR., PRESIDENT
 HUROCO, INC.
 GENERAL PARTNER OF HURO URBAN DEVELOPMENT, LTD.
 STATE OF TEXAS
 COUNTY OF WEBB
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE PERSON EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.
 WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

CERTIFICATE OF OWNER
 STATE OF TEXAS
 COUNTY OF WEBB
 TRACEY MAYNOR, THE UNDERSIGNED AUTHORIZED AGENT FOR BUCKBOARD VENTURES LLC, THE OWNER OF THE TRACTS WITHIN OR RESERVE SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS REPEAT OF LOT 1A, BLOCK 1, MILD DISTRIBUTION CENTER, PHASE 1, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO HEREBY DECATS TO THE USE OF THE PUBLIC FOREVER, ALL STREETS AND EASEMENTS THEREON SHOWN, FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.
 TRACEY MAYNOR
 MANAGER FOR BUCKBOARD VENTURES LLC.
 STATE OF TEXAS
 COUNTY OF WEBB
 BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE PERSON EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.
 WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

CERTIFICATE OF ENGINEER
 STATE OF TEXAS
 COUNTY OF WEBB
 ANDRES A. RUBIO, P.E. #141366
 I, ANDRES A. RUBIO, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, WATER, SEWER AND APPLICABLES AND UTILITY 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.
 ANDRES A. RUBIO, P.E. #141366
 DATE _____
 I HAVE REVIEWED THIS PLAT OF LAS MANADAS INDUSTRIAL PARK, PHASE 1, PREPARED BY ANDRES A. RUBIO, P.E. NO. 141366, AND DATED THE _____ DAY OF _____, 20____, WITH THE LAST REVISION DATE ON _____, AND FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.
 ELIUD DELGOS SANTOS, P.E.
 CITY ENGINEER
 DATE _____

CERTIFICATE OF SURVEYOR
 STATE OF TEXAS
 COUNTY OF WEBB
 JEFFREY G. PUGL, R.P.L.S. #0961
 I, JEFFREY G. PUGL, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED BY AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND THAT THE CORNER MONUMENTS SHOWN THEREON WERE FOUND OR WILL BE PROPERLY PLACED UNDER MY SUPERVISION.
 JEFFREY G. PUGL, R.P.L.S. #0961
 DATE _____

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

CERTIFICATE OF COUNTY CLERK
 STATE OF TEXAS
 COUNTY OF WEBB
 _____ CLERK OF THE COUNTY COURT AND FOR WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ IN THE _____ PAGE(S) _____ OF THE PLAT RECORDS OF SAID COUNTY, RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____, AT _____ O'CLOCK _____ IN VOLUME _____ OF THE PLAT RECORDS OF SAID COUNTY. WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 20____.
 COUNTY CLERK _____ DEPUTY _____
 WEBB COUNTY, TEXAS

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

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

ENGINEER/SURVEYOR
 KCI TECHNOLOGIES, INC.
 1708 S. BARTLETT AVE. SUITE 201
 LAREDO, TEXAS 78041
 (956) 829-7844

OWNER
 HUROCO, INC. GENERAL PARTNER OF HURO URBAN DEVELOPMENT, LTD.
 737 S. BARTLETT AVE. SUITE 201
 LAREDO, TEXAS 78041
 (956) 829-2265

OWNER
 BUCKBOARD VENTURES LLC
 827 WINDSORGROVE DR. SUITE 8200
 DALLAS, TEXAS 75238
 (972) 202-1252

PLAT APPROVAL - CITY ENGINEER
 ELIUD DELGOS SANTOS, P.E.
 CITY ENGINEER
 DATE _____

PLANNING COMMISSION APPROVAL
 VANESSA GUERRA, AGP
 PLANNING DIRECTOR
 DATE _____

NOTARY PUBLIC

 DATE _____

NOTARY PUBLIC

 DATE _____

PROJECT: 00042569
 LOT ID: 02/04/2026
 STATUS: FINAL PLAT
 DRAWN BY: L.J.M.
 CHECKED BY: A.A.R.

REVISIONS:
 NO. DATE REVISION DESCRIPTION
 1 11/27/04 2008.637
 2 11/27/04 2008.637
 3 11/27/04 2008.637
 4 11/27/04 2008.637
 5 11/27/04 2008.637
 6 11/27/04 2008.637
 7 11/27/04 2008.637
 8 11/27/04 2008.637
 9 11/27/04 2008.637
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 13 11/27/04 2008.637
 14 11/27/04 2008.637
 15 11/27/04 2008.637
 16 11/27/04 2008.637
 17 11/27/04 2008.637
 18 11/27/04 2008.637
 19 11/27/04 2008.637
 20 11/27/04 2008.637

APPROVED BY: _____
 DATE: _____

KCI TECHNOLOGIES

LAS MANADAS INDUSTRIAL PARK, PHASE 1

A TRACT OF LAND CONTAINING 145 ACRES, MORE OR LESS, SITUATE IN THE COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO HEREBY DECATS TO THE USE OF THE PUBLIC FOREVER, ALL STREETS AND EASEMENTS THEREON SHOWN, FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

PLAT

1

SHEET

1 OF 2

City of Laredo

Planning & Zoning Commission

Meeting Date: 2/18/2026

Final Plats and replats 8B

SUBJECT

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

PL-061-2026

District V - Cm. Ruben Gutierrez Jr.

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Claudia J. Martinez

ENGINEER: Daniel Gomez Engineering PC

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

COMMITTEE RECOMMENDATION

N/A

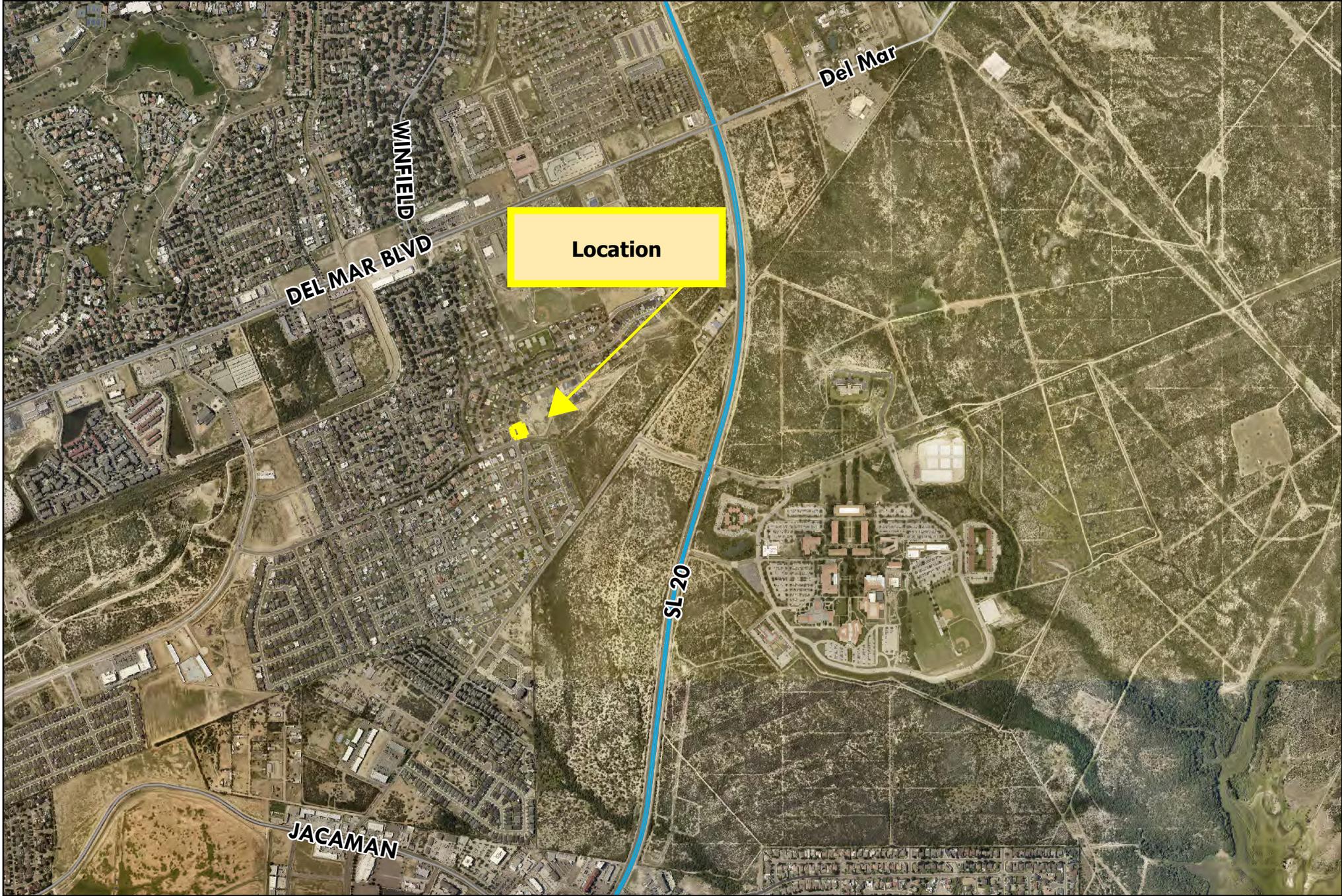
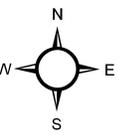
STAFF RECOMMENDATION

APPROVAL

NOTICE TO THE DEVELOPER:

N/A

AERIAL LOCATION MAP



GENERAL NOTES

1. THE PURPOSE OF THIS REPLAT IS TO INCORPORATE UNPLATTED AREA INTO LOT 1A AND CREATING TWO LOTS AS LOT 1B & LOT 2B
2. THIS PLAT DOES NOT ATTEMPT TO ALTER AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.
3. THE OFFICIAL SETBACK LINE SHALL BE DETERMINED BASED ON THE CURRENT ZONING DISTRICT IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
4. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE ISSUANCE OF THE BUILDING PERMIT IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE
5. STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE NAD 1983
6. 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), SILT FENCE, TREE PROTECTIONS, AND TEMPORARY EROSION CONTROLS AS PART OF THE BUILDING PERMIT PROCESS, PRIOR TO STARTING ANY SITE WORK. WHERE REQUIRED BY LAW, A STORM WATER POLLUTION PREVENTION PLAN (SW3P) MUST ALSO BE PREPARED AND IMPLEMENTED FOR THE BUILDING PERMIT ACTIVITIES. ALL CONTROLS MUST REMAIN IN PLACE UNTIL THE SITE IS STABILIZED AND PERMANENT VEGETATION IS ESTABLISHED.

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB

THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS PLAT OF REPLAT OF LOT 1A, BLOCK 7, D&J ALEXANDER UNIT X & 0.06 ACRES RECORDED IN VOLUME 4972, PAGE 792 O.P.R.W.C.T AND LOT 1B & LOT 2B BLOCK 7, D&J ALEXANDER UNIT X, IN THE COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER, ALL EASEMENTS THEREON SHOWN, FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

CLAUDIA J. MARTINEZ DATE

STATE OF TEXAS
COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED KNOWING TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THE PERSON EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED.

WITNESS MY HAND AND SEAL THIS DAY OF 2025.

NOTARY PUBLIC IN AND FOR WEBB COUNTY, TEXAS

MY COMMISSION EXPIRES:

CERTIFICATE OF ENGINEER

STATE OF TEXAS
COUNTY OF WEBB

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

DANIEL GOMEZ, P.E. No. 90146 DATE
7110 ROCIO DR. STE. 4
LAREDO, TX 78041
(361) 724-6836

CERTIFICATE OF SURVEYOR

STATE OF TEXAS
COUNTY OF WEBB

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

ENRIQUE A. MEJIA, II, R.P.L.S. NO. 5653 DATE
Firm Registration # 100178-00
101 W. Heriberto Suite # 10
Laredo, Texas 78041
(956) 724-8423

PLAT APPROVAL - CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS THE RE-PLAT OF REPLAT OF LOT 1A, BLOCK 7, D&J ALEXANDER UNIT X & 0.06 ACRES RECORDED IN VOLUME 4972, PAGE 792 O.P.R.W.C.T INTO LOT 1B & LOT 2B BLOCK 7 D&J ALEXANDER UNIT X, PREPARED BY DANIEL GOMEZ, REGISTERED PROFESSIONAL ENGINEER, No. 90146, AND DATED THE 2025, WITH THE LAST REVISION DATE ON AND WAS PREPARED BY AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN THEREON WERE FOUND OR WILL BE PROPERLY PLACED UNDER MY SUPERVISION.

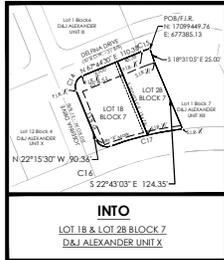
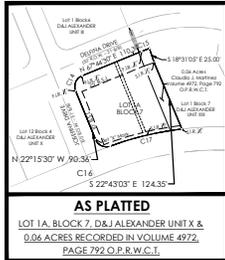
ILID DE LOS SANTOS, P.E. DATE
CITY ENGINEER

PLANNING COMMISSION APPROVAL

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

DANIELA SADA PAZ CHAIRMAN

DATE



LEGEND

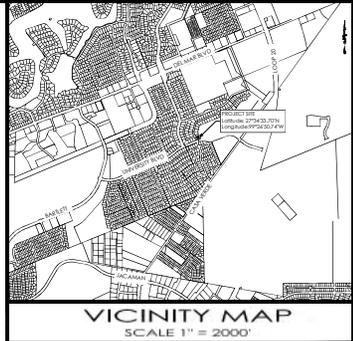
- F.I.R. FOUND IRON ROD
S.I.P. SET IRON ROD (S)
F.C. FENCE CORNER
B.S.L. BUILDING SET BACK LINE
U.A.E. UTILITY AND ACCESS EASEMENT
D.E. DRAINAGE EASEMENT
P.O.B. POINT OF BEGINNING

GRAPHIC SCALE



Table with 5 columns: CURVE, LENGTH, RADII, DELTA, CHORD DIRECTION, CHORD LENGTH. Rows C14, C15, C16, C17.

Table with 2 columns: LOT AREA, SF. Rows LOT 1B, BLOCK 7 (11,074.20 SF (0.254 AC)), LOT 2B, BLOCK 7 (8,411.12 SF (0.193 AC)).



GENERAL NOTES

- 1. THE PURPOSE OF THIS REPLAT IS TO INCORPORATE UNPLATTED AREA INTO LOT 1A AND CREATING TWO LOTS, LOT 1B & LOT 2B.
2. THIS PLAT DOES NOT ATTEMPT TO ALTER AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.
3. THE OFFICIAL SETBACK LINE SHALL BE DETERMINED BASED ON THE CURRENT ZONING DISTRICT IN ACCORDANCE TO SECTION 24.071 OF THE LAREDO LAND DEVELOPMENT CODE.
4. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE DISCRETION OF THE BUILDING DEPARTMENT IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
5. STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH ZONE HAD 1983.
6. EROSION, SEDIMENT, AND STORMWATER CONTROLS ARE REQUIRED FOR ALL LOTS 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), SO FENCE, TREE PROTECTION, AND TEMPORARY EROSION CONTROL AS PART OF THE BUILDING PERMIT PROCESS. PRIOR TO STARTING ANY ERECTION, WHERE REQUIRED BY LAW, A STORM WATER POLLUTION PREVENTION PLAN (SWPPP) MUST ALSO BE PREPARED AND IMPLEMENTED FOR THE BUILDING PERMIT ACTIVITIES. ALL CONTROLS MUST REMAIN IN PLACE UNTIL THE SITE IS STABILIZED AND PERMANENT VEGETATION IS ESTABLISHED.

Field Notes

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

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

Beginning at a 1/2" iron rod found at the northeast corner of said 0.06 acre tract of land conveyed to Claudia J. Martinez, the southerly right of way boundary line of Delфина Drive, the northwest corner of Lot 1, Block 7, D&J Alexander Subdivision, Unit VIII, recorded in Volume 39, Page 467, Plat Records, Webb County, Texas, for the Point of Beginning and the northeast corner of the herein described tract:

Thence, along the west boundary line of said Lot 1, Block 7, S 18°31'03" E, a distance of 25.00 feet to a 1/2" iron rod set, for a point of deflection of the herein described tract:

Thence, continuing along said Lot 1, Block 7, west boundary line, S 22°43'03" E, a distance of 124.35 feet to a 1/2" iron rod set at the southwest corner of said Lot 1, Block 7, the northerly right of way boundary line of University Boulevard, for the southeast corner of the herein described tract:

Thence, along said University Boulevard northerly right of way boundary line a curve to the left, having a radius of 540.00 feet, a delta angle of 13° 28' 07", and whose long chord bears S 75°54'19" W a distance of 126.65 feet and an arc length of 126.94 feet to a "X" mark set, for a point of curvature to the right:

Thence, along a curve to the right, having a radius of 19.98 feet, a delta angle of 88° 01' 45", and whose long chord bears N 68° 51' 17" W a distance of 27.76 feet and an arc length of 30.69 feet to a "X" mark set at the easterly right of way line of Joseфина Drive, for a point of tangency of the herein described tract:

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

Thence, along a curve to the right, having a radius of 20.00 feet, a delta angle of 90° 00' 00", and whose long chord bears N 22°43'03" E a distance of 28.26 feet and an arc length of 31.42 feet to a 1/2" iron rod found at the southerly right of way boundary line of Delфина Drive, for a point of tangency of the herein described tract:

Thence, along said Delфина Drive southerly right of way boundary line, N 47°44'30" E, a distance of 110.38 feet to a 1/2" iron rod found, for a point of curvature of a curve to the right:

Thence, along a curve to the right, having a radius of 227.35 feet, a delta angle of 03° 42' 08", and whose long chord bears N 69°34'43" E a distance of 14.49 feet and an arc length of 14.49 feet to return and close at the Point of Beginning of this 0.45 acre tract, more or less.

ATTESTMENT OF PLANNING COMMISSION APPROVAL

THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THE DAY OF 2026. THE MINUTES OF SAID MEETING REFLECT SUCH APPROVAL.

VANESSA GUERRA, AICP PLANNING DIRECTOR DATE

CERTIFICATION OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF WEBB

I, MARGIE R. IBARRA, CLERK OF THE COUNTY COURT IN AND FOR WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE OF THE MAP RECORDS OF SAID COUNTY.

WITNESS MY HAND AND SEAL THIS DAY OF 2026.

COUNTY CLERK DEPUTY
WEBB COUNTY, TEXAS

PROPERTY OWNER:
CLAUDIA J. MARTINEZ
3000 OROVISTA
LAREDO, TEXAS 78041

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

SHEET NAME:

Professional Engineer Seal for Daniel Gomez, P.E. No. 90146, State of Texas, Commission Expires 08/31/2026.

Table with 2 columns: Field Name, Value. Includes Date (11.05.2025), Project # (2544), File Name (delфина), Drawn by (DG), Scale (1"=100'), SHEET (1).

City of Laredo

Planning & Zoning Commission

Meeting Date: 2/18/2026

Final Plats and replats 9A

SUBJECT

Final reconsideration of the plat of Loma Veranos Subdivision. The purpose of the reconsideration is to modify Dorado Ln. to better accommodate park access and address potential conflicts related to on-street parking near the park area. The intent is residential.

PL-063-2026

District I - Cm. Gilbert Gonzalez

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Republic Land & Development Company, LP/ HOME MART INC.

ENGINEER: Porras Nance Engineering

SITE: This 16.005-acre tract of land is located west of Cuatro Vientos Road and north of Dorado Avenue. The zoning for this 87-lot development is R-1 (Single Family Residential District). This tract is located in District I - Cm. Gilbert Gonzalez.

COMMITTEE RECOMMENDATION

N/A

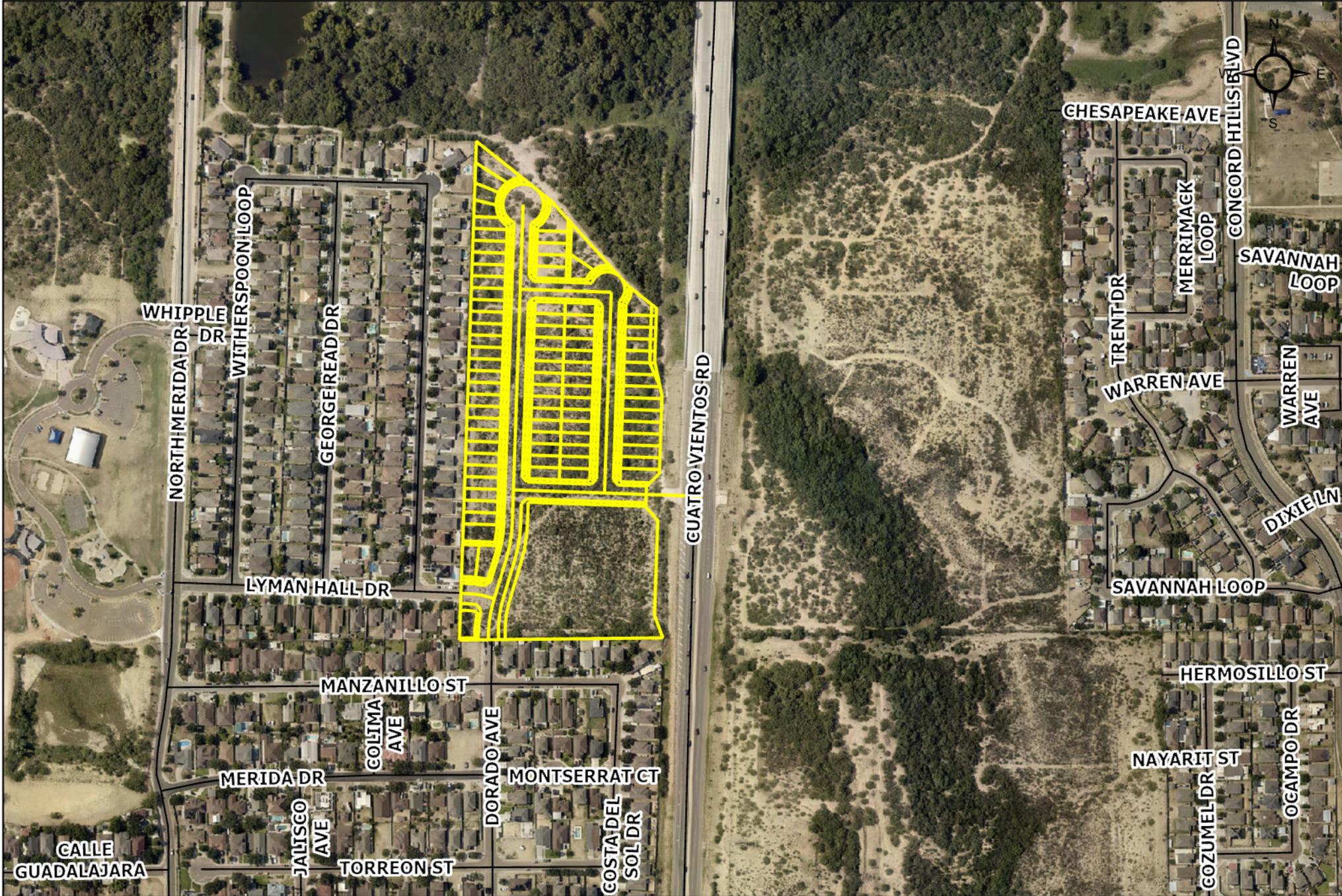
STAFF RECOMMENDATION

APPROVAL

NOTICE TO THE DEVELOPER:

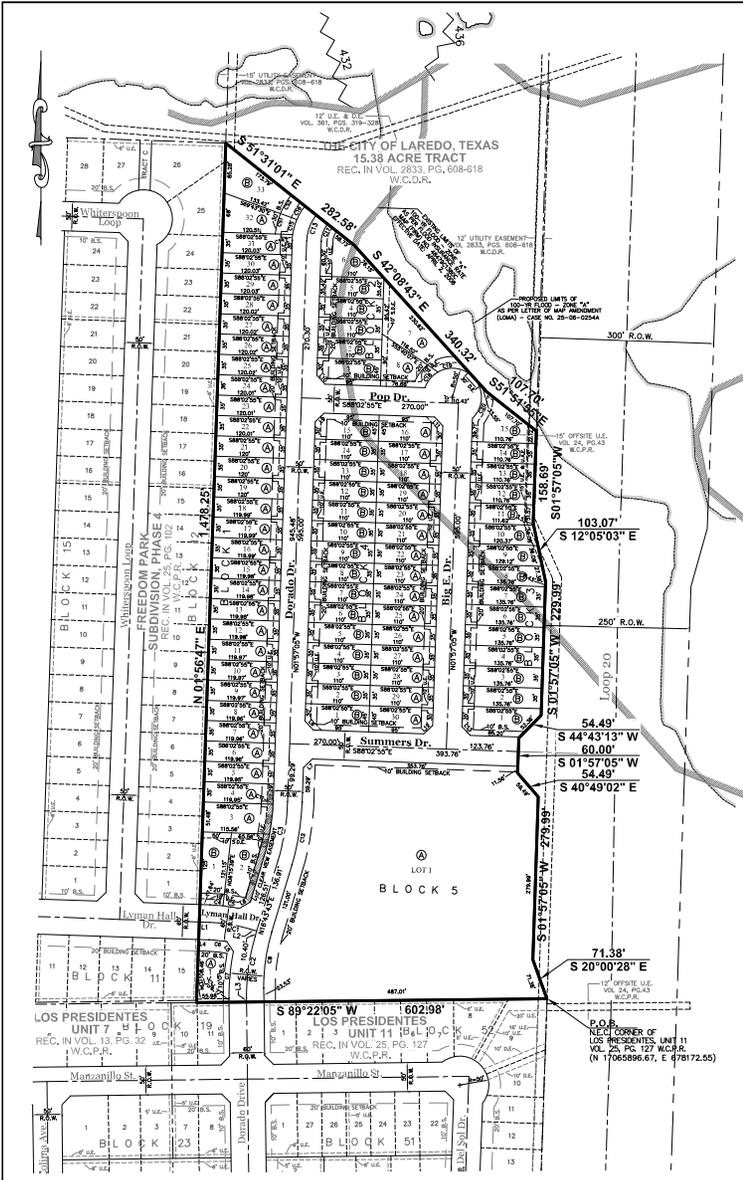
N/A

AERIAL LOCATION MAP



NOTES:

- 1.-MAINTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF APPENDIX F-2 OF SECTION 24-83 OF THE LAREDO LAND DEVELOPMENT CODE.
- 2.-THE SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
- 3.-DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- 4.-ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
- 5.-BASIS OF BEARINGS & DISTANCES:GPS NAD 83 (2011 ADJ.) TEXAS STATE PLANE, 4205 SOUTH ZONE GRID COORDINATES.
- 6.-P.O.B. COORDINATES REFERENCED TO NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE ARE PROVIDED FOR GENERAL LOCATIVE PURPOSES.
- 7.-ACCESS TO LOOP 20 IS SUBJECT TO TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) REVIEW AND APPROVAL.
- 8.-LOTS 1-15, BLOCK 3; SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH LOOP 20.
- 9.-LOTS 1, 2 & 33, BLOCK 1; LOTS 1-6, BLOCK 2; LOTS 1-15, BLOCK 3 AND LOTS 1-15, BLOCK 4 WILL HAVE SOME SURFACE WATER DRAINING TOWARDS THE BACK OF THE LOT. LOT 2, BLOCK 1; LOTS 7-8, BLOCK 2 AND LOTS 16-30, BLOCK 4 WILL RECEIVE SURFACE WATER RUNOFF FROM ADJACENT LOTS. HOME OWNER SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS, IN SUCH MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW. FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW.
- 10.-LOTS 3-32, BLOCK 1; LOTS 7-8, BLOCK 2; LOTS 16-30, BLOCK 4; LOT 1, BLOCK 5 AND LOT 1, BLOCK 6 WILL HAVE LOT GRADING TYPE "A"; LOTS 1, 2 & 33, BLOCK 1; LOTS 1-6, BLOCK 2; LOTS 1-15, BLOCK 3 AND LOTS 1-15, BLOCK 4 WILL HAVE LOT GRADING TYPE "B"; AS SHOWN ON SHEET 2 OF 2 OF THIS PLAT.
- 11.-STRUCTURES ON LOT 7, BLOCK 2 AND LOT 15, BLOCK 3 SHALL HAVE A MINIMUM FINISH FLOOR ELEVATION OF 443.00
- 12.-NO PLANTING, STRUCTURE, FENCE, WALL, BERM OR OTHER OBSTRUCTION TO VISION EXCEEDING THREE (3) FEET IN HEIGHT SHALL BE INSTALLED, CONSTRUCTED OR MAINTAINED AS TO OBSTRUCT CROSS-VISIBILITY IN THE CLEAR VIEW EASEMENT (C.V.E.), AS SHOWN ON LOTS 2-4, BLOCK 1.
- 13.-THIS PLAT IS SUBJECT TO A RUNOFF ACCEPTANCE LETTER FOR DRAINAGE RUNOFF DISCHARGE AS RECORDED IN VOLUME 2833, PAGES 608-618, OF THE OFFICIAL PUBLIC RECORDS, WEBB COUNTY TEXAS. PRE-DEVELOPMENT AND POST-DEVELOPMENT RUNOFF WILL BE CONVEYED BY THE PROPOSED STREETS AND STORM DRAINAGE SYSTEM AND ULTIMATELY DETAINED ON EXISTING AND FUTURE DETENTION POND FACILITIES



METES AND BOUNDS DESCRIPTION

16.005 ACRE TRACT
 Being out and part of
 Parcelion 32 - Abstract 286 - Antonio Treviño, Original Grantee
 Within the limits of the
 City of Laredo, Webb County, Texas

Being a 16.005 acre tract of land, more or less, situated in Parcelion 32, Abstract 286, Antonio Treviño, Original Grantee, within the limits of the City of Laredo, in Webb County, Texas, said 16.005 acre tract being out and part of Sumners Family Partnership 77.5361 Acre Tract, as recorded in Volume 2833, Page 608-618 of the Webb County Deed Records, Webb County Texas; and more particularly described by metes and bounds as follows, to-wit:

BEGNNING at a found 1/2" iron rod for the Northeast corner of Los Presidentes Unit 11 (amended), as recorded in Volume 25, Page 127 of the Webb County Deed Records, being a point on the Western right-of-way line of Loop 20 (Custro Venice Rd.), the Southeast corner of the herein described tract and the POINT OF BEGINNING;

THENCE South 89°22'05" West, 602.98 Feet, along the North Boundary line of said Los Presidentes, Unit 11, to a set 3/4" iron rod for the Southeast corner of this tract;

THENCE North 01°57'05" East, of 13.56 feet passing the Southeast corner of Freedom Park Subdivision, Phase 4, as recorded in Volume 25, Page 102 of the Webb County Deed Records, continuing along the common boundary line with said Freedom Park Subdivision, Phase 4, for a total distance of 1478.25 feet, to a set 3/4" iron rod for the Southeast corner of the City of Laredo, Texas 15.38 Acre Tract, as recorded in Volume 2833, Pages 608-618 of the Webb County Deed Records and the Northwest corner of this tract;

THENCE along the Southwesterly boundary line of said 15.38 Acre tract, being the Northerly boundary line of the herein described tract, as follows:

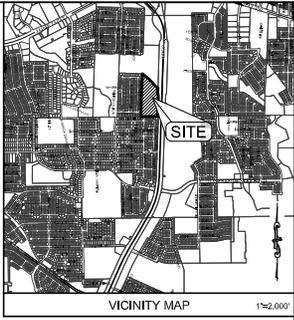
South 51°31'01" East, 282.58 Feet, to a set 3/4" iron rod for an exterior deflection corner to the right of this tract;
 South 42°08'43" East, 340.32 Feet, to a set 3/4" iron rod for an exterior deflection corner to the left of this tract;
 South 01°51'55" East, 107.70 Feet, to a set 3/4" iron rod for the Southeast corner of aforesaid 15.38 Acre tract, a point on the Western right-of-way line of Loop 20 and the Northeast corner of this tract;

THENCE along said Western right-of-way line of Loop 20, being the Eastern boundary line of the herein described tract, as follows:

South 01°57'05" West, 158.69 Feet, to a found T&O'D disc monument for and exterior deflection corner to the left of this tract;
 South 12°03'03" East, 103.07 Feet, to a found T&O'D disc monument for and exterior deflection corner to the right of this tract;
 South 01°57'05" West, 229.89 Feet, to a found T&O'D disc monument for and exterior deflection corner to the right of this tract;
 South 44°43'13" East, 54.49 Feet, to a found T&O'D disc monument for and exterior deflection corner to the left of this tract;
 South 01°57'05" West, 60.00 Feet, to a found T&O'D disc monument for and exterior deflection corner to the left of this tract;
 South 40°49'02" East, 54.49 Feet, to a found T&O'D disc monument for and exterior deflection corner to the right of this tract;
 South 01°57'05" West, 279.89 Feet, to a found T&O'D disc monument for and exterior deflection corner to the left of this tract;
 South 20°02'28" East, 71.38 Feet, to the Northeast corner of aforesaid Los Presidentes Unit 11, the Southeast corner of this tract and the POINT OF BEGINNING.

Scale of Bearings
 GPS NAD 83 (2011 ADJ.), Texas State Plane, 4205 South Zone, Grid Coord

- NOTES:**
- 1-MANTENANCE OF THE LANDSCAPING SHALL COMPLY WITH THE PROVISIONS OF APPENDIX F-2 OF SECTION 24-83 OF THE LAREDO LAND DEVELOPMENT CODE.
 - 2-THE SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
 - 3-CURBSIDE SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
 - 4-ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
 - 5-ALL UTILITIES SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
 - 6-IF O.B. COORDINATES REFERENCED TO NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE ARE PROVIDED FOR GENERAL PURPOSES.
 - 7-ACCESS TO LOOP 20 IS SUBJECT TO TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) REVIEW AND APPROVAL.
 - 8-LOTS 1-15, BLOCK 3, SHALL BE PROHIBITED FROM HAVING ACCESS THROUGH LOOP 20.
 - 9-LOTS 1, 2 & 3, BLOCK 1; LOTS 1-6, BLOCK 2; LOTS 1-15, BLOCK 3 AND LOTS 1-15, BLOCK 4 WILL HAVE SOME SURFACE WATER DRAINING TOWARDS THE BACK OF THE LOTS. THE GRADES OR CONSTRUCTION FLOW RESTRICTING FENCES, BARRIERS, STRUCTURES OR OTHER IMPROVEMENTS, IN SUCH MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW. FENCES/WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZES OF OPENINGS TO PERMIT SURFACE RUNOFF TO CONTINUE TO FLOW.
 - 10-LOTS 3-32, BLOCK 1; LOTS 7-8, BLOCK 2; LOTS 16-30, BLOCK 4; LOT 1, BLOCK 5 AND LOT 1, BLOCK 6 WILL HAVE LOT DRAINING TYPE "A"; LOTS 1, 2 & 3, BLOCK 1; LOTS 1-6, BLOCK 2; LOTS 1-15, BLOCK 3 AND LOTS 1-15, BLOCK 4 WILL HAVE LOT DRAINING TYPE "B", AS SHOWN ON SHEET 2 OF 2 OF THIS PLAN.
 - 11-NO PLANTING, STRUCTURE, FENCE, WALL, BERM OR OTHER OBSTRUCTION TO VISION EXCEEDING THREE (3) FEET IN HEIGHT SHALL BE INSTALLED, CONSTRUCTED OR MAINTAINED AS TO OBSTRUCT CROSS-VISIBILITY IN THE CLEAR VIEW EASEMENT (C.V.E.), AS SHOWN ON LOTS 2-4, BLOCK 3.
 - 13-IF IT IS DETERMINED THAT A RUNOFF ACCEPTANCE LETTER FOR DRAINAGE RUNOFF DISCHARGE AS RECORDED IN VOLUME 2833, PAGES 608-618, OF THE OFFICIAL PUBLIC RECORDS, WEBB COUNTY TEXAS, FIRE-DEVELOPMENT AND DRAINAGE RUNOFF WILL BE CONVEYED BY THE PROPOSED STREETS AND STORM DRAINAGE SYSTEM AND ULTIMATELY DETAINED ON EXISTING AND FUTURE DETENTION POND FACILITIES.



CERTIFICATE OF OWNER

STATE OF TEXAS
 COUNTY OF WEBB

I, **JESUS J. RUIZ**, PRESIDENT OF HOME MART, INC. A TEXAS CORPORATION, OWNER OF THE LAND SHOWN ON THE DESCRIBED HEREIN AS LOMA VERANOS SUBDIVISION, IN THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS AND WHOSE NAME IS SUBSCRIBED HEREIN, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOR ALL STREETS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

JESUS J. RUIZ DATE

CERTIFICATE OF NOTARY PUBLIC

STATE OF TEXAS
 COUNTY OF WEBB

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **JESUS J. RUIZ**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF ____ 20__.

NOTARY PUBLIC
 WEBB COUNTY, TEXAS
 My Commission Expires the ____ day of ____ 20__.

LINE DATA

CBP	DISTANCE	BEARING
L1	12.66'	S 75°16'17" E
L2	8.81'	S 75°16'17" E
L3	12.66'	S 75°16'17" E
L4	17.84'	S 88°03'20" E
L5	20.90'	N 25°44'18" E
L6	17.84'	S 88°03'20" E
L7	21.21'	N 48°02'00" E
L8	21.21'	N 48°02'00" E
L9	21.21'	N 48°02'00" E
L10	21.21'	N 48°02'00" E
L11	21.21'	N 48°02'00" E
L12	21.21'	N 48°02'00" E
L13	21.21'	N 43°02'58" E

CURVE DATA

CURVE	DELTA ANGLE	RADIUS	ARC	TANG	CHORD	CHORD BEARING
C1	14.47°57"	276.00'	70.96'	38.46'	70.76'	S 80°34'44" E
C2	17°26'43"	350.00'	106.97'	53.70'	108.16'	N 08°50'21" W
C3	14.48°58"	400.00'	103.18'	51.67'	102.88'	N 00°56'14" E
C4	04°11'00"	305.00'	22.27'	11.14'	22.26'	S 85°57'50" E
C5	09°20'10"	305.00'	38.44'	14.23'	38.45'	S 81°13'00" E
C6	07°11'35"	245.00'	30.78'	15.40'	30.74'	S 84°27'33" E
C7	12°07'50"	380.00'	60.47'	40.38'	60.32'	N 02°02'00" E
C8	17°26'43"	350.00'	97.41'	49.10'	97.08'	N 08°50'21" W
C9	08°03'17"	375.00'	69.30'	19.67'	69.38'	N 13°44'14" E
C10	07°53'28"	375.00'	51.70'	25.89'	51.66'	N 08°42'27" E
C11	08°52'22"	375.00'	2.86'	1.51'	2.81'	N 02°51'14" E
C12	14°46'58"	425.00'	109.61'	58.11'	109.21'	N 09°20'24" E
C13	36°11'31"	475.00'	47.82'	24.76'	47.01'	N 02°14'02" E
C14	18°34'56"	100.00'	28.25'	15.81'	28.71'	N 18°15'20" E
C15	15°34'03"	100.00'	27.10'	13.08'	27.11'	N 30°41'25" E
C16	15°34'03"	100.00'	27.10'	13.08'	27.11'	N 30°41'25" E
C17	36°31'54"	50.00'	31.86'	16.50'	31.54'	N 02°15'02" E
C18	40°58'22"	50.00'	30.00'	18.68'	30.00'	N 02°15'02" E
C19	77°28'18"	50.00'	67.61'	40.11'	62.57'	S 80°52'51" E
C20	18°08'29"	50.00'	49.12'	27.08'	49.12'	S 80°52'51" E
C21	16°03'52"	130.00'	36.45'	18.34'	36.31'	N 14°12'46" E
USE	10°11'17"	130.00'	36.73'	18.49'	36.63'	N 30°23'51" E

C&P CURVE AT SETBACK LINE

VICINITY MAP 1/2"=1000'

LOT AREAS

LOT AREA (S.F.)	LOT AREA (S.F.)	LOT AREA (S.F.)
BLOCK 1		
1	2,041	2,850
2	5,438	1,438
3	2,041	2,850
4	1,198	3,850
5	1,198	3,850
6	4,199	6,442
7	4,199	6,442
8	4,199	6,442
9	4,199	6,442
10	4,199	6,442
11	4,199	6,442
12	4,199	6,442
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213	4,199	6,442
214	4,199	6,442
215	4,199	6,442
216	4,199	6,44

City of Laredo

Planning & Zoning Commission

Meeting Date: 2/18/2026

Model Subdivision Compliance 10A

SUBJECT

Consideration of Model Rule Subdivision Compliance of the plat of Copper Creek Subdivision, Phase VI. The intent is residential.

PL-064-2026

District III - Cm. Melissa R. Cigarroa

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Cuatro Vientos South, LTD

ENGINEER: Top Site Civil Group, LLC

SITE: This 16.03-acre tract of land is located east of Cuatro Vientos and northwest of Wright Ranch. The zoning for this 98-lot development is R-1A (Single Family Reduced Area District). This tract is located in District III - Cm. Melissa R. Cigarroa.

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

APPROVAL

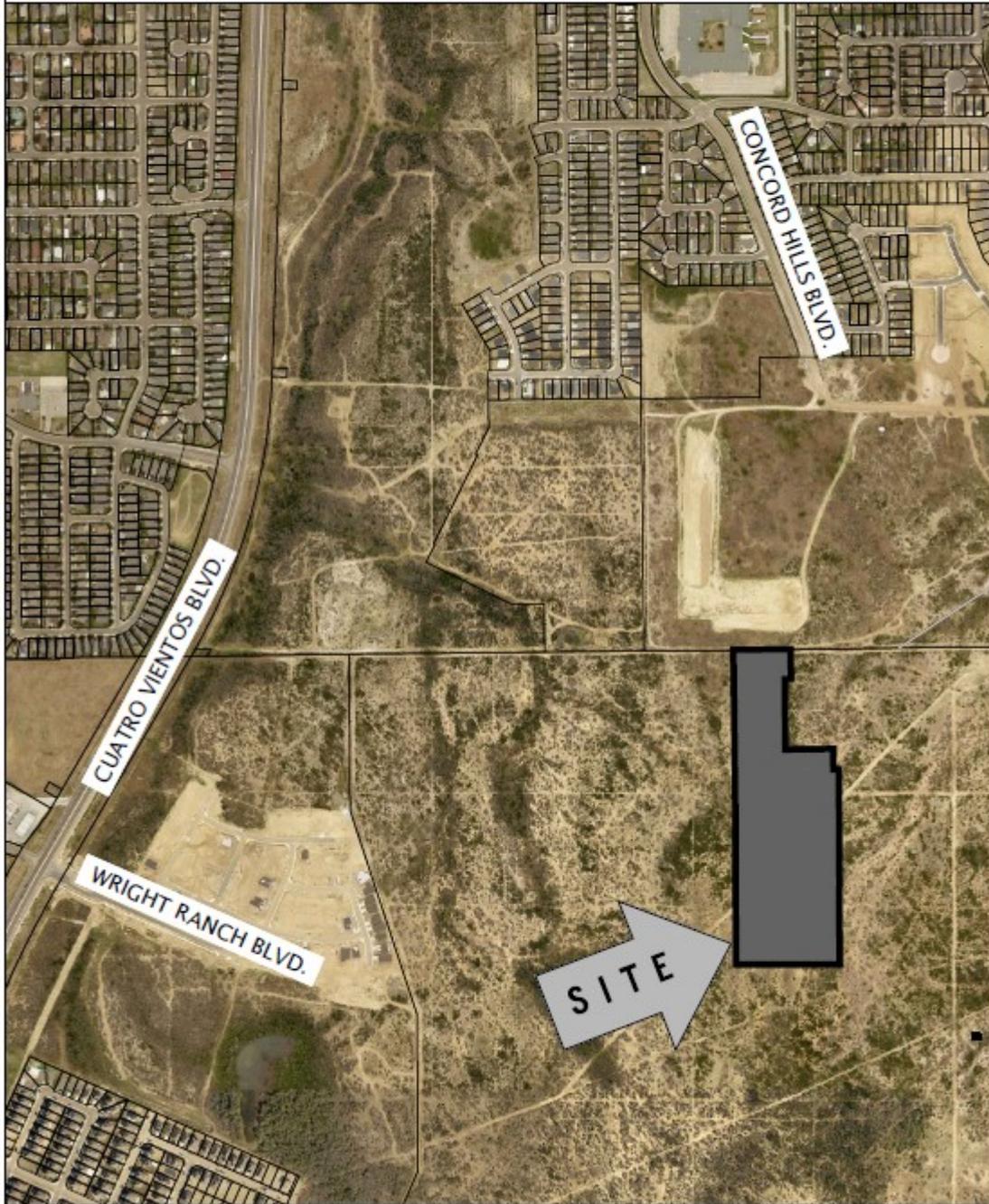
NOTICE TO THE DEVELOPER:

N/A

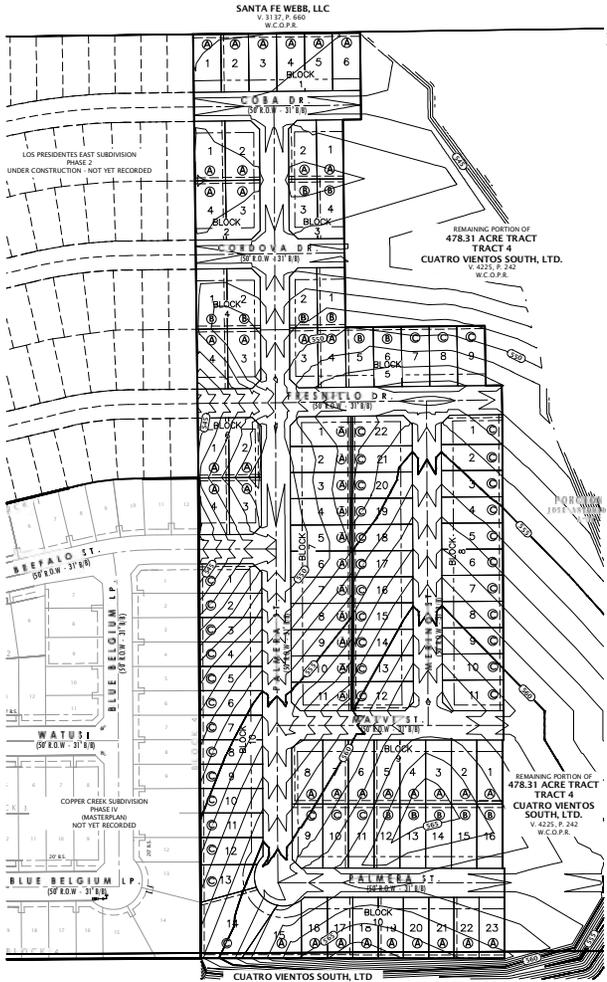
LOCATION MAP

LAREDO, TEXAS

SCALE: 1" = 1000'



POST DEVELOPMENT TOPOGRAPHY



CERTIFICATION

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE DESCRIBED ABOVE SHALL BE PROVIDED IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

UTILITIES DIRECTOR _____ DATE _____

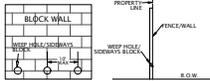
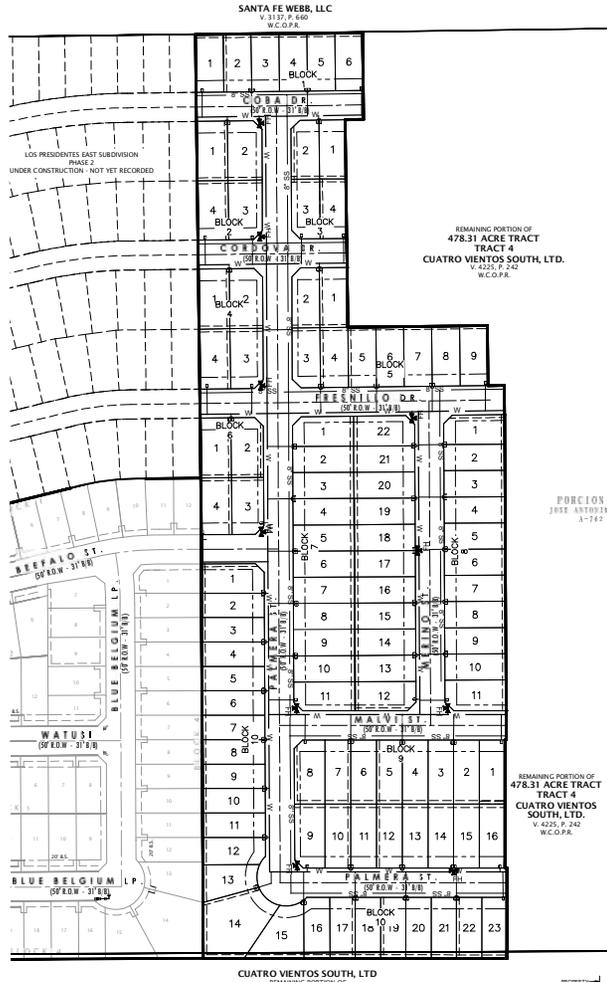
CERTIFICATE OF ENGINEER

BY MY SIGNATURE BELOW, I CERTIFY THAT THE WATER AND SEWAGE SERVICE FACILITIES AS DESCRIBED ABOVE ARE TO THE BEST OF MY KNOWLEDGE, IN COMPLIANCE WITH THE MODEL RULES ADOPTED UNDER SECTION 16.343, WATER CODE.

PRELIMINARY - NOT FOR RECORDEATION
MANUEL E. ESCAMILLA, P.E. No. 100682-TEXAS _____ DATE _____

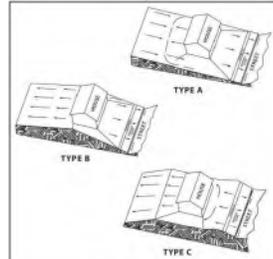


MAP OF WATER DISTRIBUTION SYSTEM AND SANITARY SEWER SYSTEM



NOTES:
1.3. FENCE WALLS WHICH HAVE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH AN IMPERVIOUS RUBBER AND SEAL OF SUFFICIENT TO FOLLOW THE LINE OF THE PROPOSED CHANGE TO CONTROL. ENGINEERING AND MATERIALS FOR THIS TYPICAL WALL SECTION MUST HAVE AND MUST BE REVIEWED AND APPROVED BY THE CITY OF LAREDO BUILDING DEPT. AT THE TIME OF SUBMITTAL OF BUILDING PERMITS.
2.1. SEE DETAIL FOR PRESSION CONTROL MEASURES AS APPROVED BY THE CITY OF LAREDO SANITARY TECHNICAL SPECIFICATIONS MANUAL, SECTION 807.

TYPICAL FENCE/BLOCK WALL DETAIL
8/15



TYPICAL LOT GRADING TYPES



FINAL ENGINEERING REPORT FOR COPPER CREEK - PHASE VI BY

WATER SUPPLY: DESCRIPTIONS, COSTS AND OPERABILITY DATE

COPPER CREEK PHASE VI WILL BE PROVIDED WITH POTABLE WATER BY THE CITY OF LAREDO, THE SUBDIVIDER AND THE CITY OF LAREDO HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF LAREDO HAS PROMISED TO PROVIDE SUFFICIENT WATER TO THE SUBDIVISION FOR AT LEAST 30 YEARS AND THE CITY OF LAREDO HAS PROVIDED DOCUMENTATION TO SUFFICIENTLY ESTABLISH THE LONG TERM QUANTITY AND THE QUALITY OF THE AVAILABLE WATER SUPPLY TO SERVE THE FULL DEVELOPMENT OF THIS SUBDIVISION, THE CITY OF LAREDO HAS EXISTING WATER LINES THAT RUN THROUGH LOS PRESIDENTES EAST PHASE 2 EAST AND COPPER CREEK PHASE 4, 8 IN WATER LINES WILL BE CONNECTED IN ORDER TO PROVIDE WATER SERVICE TO THE PROPOSED 103 LOTS IN COPPER CREEK PHASE VI

THE 8 INCH WATER LINES, 8 INCH FITTINGS, GATE VALVES, FIRE HYDRANTS, DOUBLE WATER SERVICES, SINGLE WATER SERVICES AND THE METER BOXES HAVE BEEN INSTALLED AT A TOTAL COST OF \$644,335.00, THE SUBDIVIDER HAS IN ADDITION PAID THE CITY OF LAREDO THE SUM OF \$140,385.52 WHICH COVERS THE COST OF THE FOLLOWING FEES: WATER AVAILABILITY AND ANNEXATION.

SEWAGE FACILITIES: DESCRIPTIONS, COSTS AND OPERABILITY DATE

SEWAGE FROM COPPER CREEK PHASE VI WILL BE DISPOSED OF THROUGHOUT THE SANITARY SEWER SYSTEM OF THE CITY OF LAREDO, THE SUBDIVIDER AND THE CITY OF LAREDO HAVE ENTERED INTO A CONTRACT IN WHICH THE CITY OF LAREDO HAS PROMISED TO PROVIDE SUFFICIENT SWAGE DISPOSAL FOR THE FULL DEVELOPMENT OF THIS SUBDIVISION FOR AT LEAST 30 YEARS, THE CITY OF LAREDO HAS AN EXISTING 8 INCH DIAMETER SANITARY SEWER LINES THROUGH LOS PRESIDENTES EAST PHASE 2 AND EXISTING SANITARY SEWER LINES THROUGH COPPER CREEK PHASE 4 THAT WILL PROVIDE SERVICE TO THE PROPOSED 103 LOTS IN COPPER CREEK PHASE VI.

THE 8 INCH SANITARY SEWER LINES, MANHOLES, CLEANOUTS, 6 INCH DOUBLE SANITARY SEWER SERVICES, AND 6 INCH SINGLE SINGLE SERVICES HAVE BEEN INSTALLED AT A TOTAL COST OF \$459,000.00, THE SUBDIVIDER HAS IN ADDITION PAID THE CITY OF LAREDO THE SUM OF \$182,704.44 WHICH COVERS THE COST OF THE FOLLOWING FEES: ANNEXATION.

OWNER:
MRMD PHASE VI DEVELOPMENT CO., LLC
8600 SAN LORENZO DRIVE
LAREDO, TEXAS
(956) 727-7123

SUBDIVISION PLAT - 2 OF 2
COPPER CREEK SUBDIVISION
PHASE VI

PROJECT #	---
SUBDIVISION	---
OWNER	MRMD
DATE	08/20/2024
FILE NAME	24-1100-Submittal.dwg
SCALE	1"=100'



170025 LANE DRIVE
SUITE 100
DALLAS, TEXAS 75244
PHONE: (214) 357-1111 FAX: (214) 357-1110
WWW.TOPSITECIVIL.COM

C2.2

WATER SERVICE AGREEMENT

AGREEMENT REGARDING WATER SERVICE FOR THE PLAT OF COPPER CREEK PHASE VI

PARTIES: This Agreement is by and between the Utility and the Subdivision, to wit: The Utility is the governing board or owner of a retail public utility which supplies of drinking water known as the City of Laredo Utilities Department.

The Subdivider is MRMD PHASE VI DEVELOPMENT CO., LLC, who are the owners of a tract of land in Webb County, Texas that has been proposed to be divided into a subdivision (the Subdivision) Known as COPPER CREEK SUBDIVISION PHASE VI.

TERMS: This agreement is entered into in partial satisfaction of requirements under the Texas Water Development Board's Economically Distressed Areas Program Model Subdivision Rules. The Subdivider has prepared a plat of the Subdivision for submission to the City of Laredo for its approval. The Subdivider plans to construct for the Subdivision a drinking water distribution system to be connected to the Utility's public water system. The Utility has reviewed the plans for the Subdivision under the fully built-out conditions (the anticipated water flow) to be approximately 86 gallons per minute (peak factor of 4).

The Utility covenants that it has or **will** have the ability to provide the anticipated water flow for at least thirty years, and that will provide that water flow. These covenants will be in effect until thirty years after the plat of the Subdivision has been recorded and the Subdivision's water distribution system has been connected to the Utility's water supply system.

The Subdivider covenants that the water distribution system will be constructed as shown in the Plans and as provided for through the plat-approval process so that the residents of the lots of Subdivision may receive drinking water service from the Utility. Upon completion of the water distribution system and upon its approval and acceptance by the utility, the Subdivider will convey to the Utility all rights and title to the water distribution system.

The Subdivider has paid the Utility the sum of \$140,385.52 which represents the total costs of fees for water availability, annexation, and water LUE's.

The above provisions notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by the City of Laredo or by municipality whose approval is required.

By affixing his or her signature to this Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized to sign this Agreement on behalf of the Subdivider.

This Agreement is effective on February 2, 2026

City of Laredo Utilities Department

By: Javier Medina Jr 2/2/26

Printed Name: Javier Medina, Jr.

Office or Position: Utilities Dept - Acting Engineering Manager

By: [Signature] 2/6/2026

Printed Name: Dr. Tareq G. Al-Zabet

Office or Position: Utilities Department Director

Date: _____

The Subdivider: MRMD Phase VI Development Co. LLC

By: Raul Valdez 2/2/2026

Printed Name: RAULVALDEZ

Office or Position: Manager

WASTEWATER SERVICE AGREEMENT

AGREEMENT REGARDING WASTEWATER SERVICE FOR THE PLAT OF COPPER CREEK SUBDIVISION PHASE VI

PARTIES: This agreement is by and between the Utility and the Subdivider, to wit: The Utility is the governing board or owner of a retail public utility which provides wastewater treatment and is known as the City of Laredo Water Utilities Department.

The Subdivider is MRMD PHASE VI DEVELOPMENT CO., LLC who are the owners of a tract of land in Webb County, Texas, that has been proposed to be divided into a subdivision (the Subdivision) known as: COPPER CREEK SUBDIVISION PHASE VI

TERMS: This Agreement is entered into in partial satisfaction of requirements under the Texas Water Development Board's Economically Distressed Areas Program Model Subdivision Rules. The Subdivider has prepared a plat of the Subdivision for submission to the City of Laredo for its approval. The Subdivider plans to construct for the Subdivision a wastewater collection system to be connected to the Utility's wastewater collection and treatment system. Such wastewater will consist of domestic sewage, i.e., waterborne human waste and waste from domestic activities such as bathing, washing and food preparation. The Utility has reviewed the plans for the Subdivision (the Plans) and has estimated the wastewater flow projected from the Subdivision under fully built-out conditions (the projected wastewater flow) to be approximately 66 gallons per minute (peak factor of 4).

The Utility covenants that it has or will have the capacity to treat the projected wastewater flow and that it will treat that wastewater for at least thirty years. These covenants will be in effect until thirty years after the plat of the Subdivision has been recorded and the Subdivision's wastewater collection system has been connected to the Utility's wastewater treatment plant.

The Subdivider covenants that the wastewater collection system will be constructed as shown in the Plans and as provided for through the plat approval process so that the residents of the lots of the Subdivision may receive wastewater treatment service from the Utility. Upon completion of the wastewater collection system and upon its approval and acceptance by the Utility, the Subdivider will convey to the Utility all right and title to the wastewater collection system.

The Subdivider has paid the Utility the sum of \$182,704.44 which represents the total cost of fees for annexation.

The above provisions notwithstanding, this Agreement shall no longer be in effect if the plat of the Subdivision is not approved by the City of Laredo or by municipality whose approval is required.

By affixing his or her signature to this Agreement, the person signing for the Utility warrants that he or she is authorized to sign this Agreement on behalf of the Utility. By affixing his or her signature to this Agreement, the person signing for the Subdivider warrants that he or she is authorized to sign this Agreement on behalf of the Subdivider.

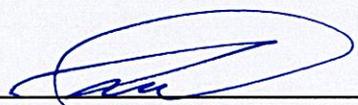
This Agreement is effective on February 2, 2026

City of Laredo Utilities Department

By: Javier Medina Jr  2/2/24

Printed Name: Javier Medina, Jr.

Office or Position: Utilities Dept - Acting Engineering Manager

By: 

Printed Name: Dr. Tareq G. Al-Zabet

Office or Position: Utilities Department Director

Date: 2/6/2026

The Subdivider: MRMD Phase VI Development Co. LLC

By: Raul Valdez

Printed Name: RAUL VALDEZ

Office or Position: Manager

Date: 2/2/2026