

City of Laredo

REGULAR MEETING AGENDA

Thursday, January 22, 2026
6:00 PM

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

Planning & Zoning Commission

**City Of Laredo
Planning & Zoning Commission
Council Chambers
1110 Houston St.
Laredo, Texas 78040
January 22, 2026
6:00 P.M.**

- 1. Call to Order**
- 2. Roll Call**
- 3. Pledge of Allegiance**
- 4. Approval Of Minutes Of:**

4A Regular Meeting of January 8, 2026.

[**26-P&Z-389**](#)

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 An ordinance of the City of Laredo, Texas, amending section 24.65.0 of the Laredo Land Development Code, titled "General Supplemental Provisions," creating subsection (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.

[**26-P&Z-381**](#)

6B 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). [26-P&Z-379](#)

ZC-071-2025
District III

6C 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). [26-P&Z-388](#)

ZC-014-2026
District II

6D 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). [26-P&Z-386](#)

ZC-016-2026
District V

6E Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 6 and 7, Block 851, Eastern Division, located at 1504 and 1518 East Bustamante Street, from R-3 (Mixed Residential District) to B-1 (Limited Business District). [26-P&Z-387](#)

ZC-018-2026
District IV

7. Review and Consideration Of The Following Master Plan:

7A 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 1000 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. [26-P&Z-380](#)

PL-038-2026
District I - Cm. Gilbert Gonzalez

7B 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. [26-P&Z-390](#)

PL-045-2026
District VI - Dr. David Tyler King

8. Consideration Of The Following Preliminary Plats And Replats:

8A Preliminary consideration of the plat of San Isidro Northeast La Paz Subdivision, Phase 2. The intent is residential. [26-P&Z-374](#)

PL-043-2026
District VI - Cm. Dr. David Tyler King

8B Preliminary consideration of the plat of Los Cielos at Cielito Lindo Subdivision, Phase I., 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. [26-P&Z-382](#)

PL-039-2026
District I - Cm. Gilbert Gonzalez

8C Preliminary consideration of the plat of Los Cielos at Cielito Lindo Subdivision, Phase II. The intent is residential. [26-P&Z-391](#)

PL-040-2026
District I - Cm. Gilbert Gonzalez

8D 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. [26-P&Z-375](#)

PL-041-2026
District V - Cm. Ruben Gutierrez Jr.

9. Consideration Of An Extension To Following Preliminary Plats And Replats:

9A 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. [26-P&Z-376](#)

PL-046-2025

District VII - Cm. Vanessa Perez & Extra-Territorial Jurisdiction (ETJ)

10. Consideration of The Following Final Plats And Replats:

10A Final consideration of the plat of Village South Subdivision, Phase 5. The intent is residential. [26-P&Z-377](#)

PL-042-2026

District I - Cm. Gilbert Gonzalez

10B Final consideration of the replat of Lot 8, Block 4, Felix Vela Estate Subdivision, Unit 1. The intent is residential. [26-P&Z-378](#)

PL-044-2026

Extra-Territorial Jurisdiction (ETJ)

11. Discussion And Possible Action:

11A Discussion and possible action to change the time and venue of the regularly scheduled Planning and Zoning Commission Meeting of February 19, 2026. [26-P&Z-384](#)

11B Discussion and possible action regarding the possible cancellation of the second Planning and Zoning Commission Meeting of December 2026. [26-P&Z-385](#)

12. 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 Thursday, January 15, 2026 by 6:00 P.M.

City of Laredo

Planning & Zoning Commission

Meeting Date: 1/22/2026
Ordinance 4A

Public Hearing and Recommendation of an

**CITY OF LAREDO
PLANNING AND ZONING COMMISSION**

MEETING MINUTES OF JANUARY 8, 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 8, 2026, in the City Council Chambers at City Hall, 1110 Houston Street, considered the following:

COMMISSIONERS PRESENT:

Daniela Sada Paz, Chair	
Michael Barron, Vice Chair	(Arrived at 6:05 p.m.)
Rolando Cazares	
Cindy E. Cantu	
Mercurio Martinez, III	
John D. Beckelhymer	
Regina Portillo	(Arrived at 6:06 p.m.)
Hector "Tito" Garcia	
Adolfo Martinez	

COMMISSIONERS EXCUSED:

STAFF PRESENT:

Vanessa Guerra, Planning Director
Rafael Vidaurri, Planner
Luis Vazquez, Planner
Stephanie Prado
Vanessa Fresnillo, Planner
Ruben Dominguez, Fire Department

OTHERS PRESENT:

Javier Adrian Gonzalez
Aleli Elizabeth Cazares
Wayne Nance
Federico Serna

1. CALL TO ORDER

Chair Sada Paz 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.

Chair Sada Paz requested a motion to excuse Commissioners not present.

MOTION: Commissioner M. Martinez made a motion to excuse the Commissioner(s) not present.

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

Motion Carried Unanimously

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES OF:

A. Regular Meeting of December 4, 2025

B. Regular Meeting of December 18, 2025

MOTION: Commissioner A. Martinez made a motion to approve the minutes of December 4, 2025 and December 18, 2025.

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

Motion Carried Unanimously

A moment of silence was requested by Commissioner Garcia in remembrance of J.J. Gomez, Parks and Recreation Director.

5. CITIZEN COMMENTS

None.

6. PUBLIC HEARING AND RECOMMENDATION OF AN ORDINANCE.

A. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 1.3 acres, as further described by metes and bounds in attached "Exhibit A", located south of Avenida Los Presidentes and west of Lone Star Loop, from R-1 (Single Family Residential District) to B-1 (Limited Business District).

ZC-006-2026

District III

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

Staff Recommendation: Staff supports the proposed zone change.

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

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

Motion Carried Unanimously

B. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lot 2, Block 624, Western Division, located at 2416 Ventura Street, from R-2 (Multi-Family Residential District) to R-3 (Mixed Residential District).

ZC-009-2026

District VIII

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

Staff Recommendation: Staff supports the proposed zone change.

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

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

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

Motion Carried Unanimously

C. Amending the Zoning Ordinance (Map) of the City of Laredo by authorizing the issuance of a special use permit for a restaurant serving alcohol on Lots 1 and 2, Block 1, Buitron /Ramos Subdivision, located at 7101 and 7105 McPherson Road.

ZC-010-2026

District V

Commissioner Portillo arrived at 6:06 p.m.

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

Staff Recommendation: Staff supports the proposed special use permit.

1. The site meets the minimum distance requirement of 300 feet as per the Laredo Land Development Code Section 24.93.7, subsection (1). The measurement is to be made from the front door of the establishment serving alcohol to the nearest property line (by shortest route) to the front door of the church, public school, entrance to the public park, front door of the residential structure or zoning district boundary and in a direct line across intersections wherever they occur and consistent with the measurement methodology as has been adopted by the Texas Alcoholic Beverage Commission.
 - The distance to the nearest residential structure is approximately 370 feet.
2. It is not anticipated to have a negative impact in the surrounding area or neighborhood because there will be no outdoor patio.

If approved, Staff suggests the following conditions:

1. The Special Use Permit is issued to Javier Adrian Gonzalez, and may only be transferred upon application to and with the express permission of the City Council.
2. The Special Use Permit is restricted to 4,910 square feet located, with no outside patio, as per Exhibit A, which is made part hereof for all purposes.
3. The hours of operation shall be limited to, Sunday through Wednesday 9:00 a.m. to 2:00 a.m and Thursday through Saturday 9:00 a.m. to 3 a.m.
4. The building identified as a warehouse is intended solely for storage and office use associated for the restaurant.
5. Lighting of property shall be screened to avoid adverse impact on adjacent residential neighborhoods.
6. Landscaping shall be provided in accordance with the City of Laredo Land Development Code.
 - The site plan shall identify a total number of 7 trees and 28 shrubs for the surface parking:
 - *Formula: One (1) tree for every ten (10) parking spaces, as per section 24.83.3 (1)
.67 total parking spaces / 10 = 6.7 trees
.Total number of trees required: 7 Trees
 - *Formula: The length of the public street or thoroughfare measured in linear feet at the centerline of the street and adjacent to the property (152.46 Linear Feet, LF) divided by 30.
.Length of the public street 152.46 LF / 30 =5.082 trees
.Total number of trees required: 5 Trees
 - *Formula: 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).
.7 trees + 5 trees =12 trees
.12 trees X 4shrubs = 48 shrubs
.Total number of Shrubs required: 48 Shrubs
7. The owner shall provide an opaque fence or wall of not less than 7 (seven) feet in height

along any side or rear property lines in which abut or adjoin property containing a residential use or residential zoning district. Apartment complexes, residential condominiums or residential townhomes shall be similarly screened irrespective of which zoning district they occur in.

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

Notice to the owner/applicant:

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

Commissioner Portillo arrived at 6:07 p.m.

Javier Adrian Gonzalez and Aleli Casarez, informed the Commission they are requesting the special use permit in order to be able to sell alcohol at their restaurant to complement the food they will serve. Mr. Gonzalez also mentioned there hasn't been any citations or complaints at the existing restaurant in Mines Road.

Commissioner A. Martinez made sure the applicants were aware of the conditions that were listed on the special use permit.

Vanessa Guerra, Planning Director, informed the Commission that as standard procedures, applicants are made aware of all the conditions that a special use permit has listed.

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:	9
Opposed:	0
Abstained:	0

Motion Carried Unanimously

D. Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning approximately 31.64 acres, as further described by metes and bounds in attached "Exhibit A", located south of Facultad Boulevard and west of US Highway 83, from R-1MH (Single Family Manufactured Housing District) to R-1B (Single Family High Density District).

ZC-011-2026

District II

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

Staff Recommendation: Staff supports the proposed zone change.

Wayne Nance, Porras Nance Engineering, informed the Commission he was in favor of the zone change and was available to answer questions.

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

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

Abstained: 0

Motion Carried Unanimously

7. REVIEW AND CONSIDERATION OF THE FOLLOWING MASTER PLAN:

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: 9
Opposed: 0
Abstained: 0

Motion Carried Unanimously

A. Review and consideration of the Bela Vista Commercial Masterplan. The intent is commercial.

PL-035-2026

District I – Councilmember Gilbert Gonzalez

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

Wayne Nance, Porras Nance Engineering, informed the Commission that he concurred with Staff comments.

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

Second: Commissioner Garcia
In Favor: 9
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 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. Access to Cuatro Vientos is subject to the review and approval by Texas Department of Transportation (TX-DOT).

3. Coordinate with the Traffic Department for driveway placement(s).
4. All improvements as per the Subdivision Ordinance.

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.

B. Review and consideration of the Los Cielos at Cielito Lindo Masterplan. The intent is residential.

PL-038-2026

District I – Councilmember Gilbert Gonzalez

8. CONSIDERATION OF THE FOLLOWING PRELIMINARY PLATS AND REPLATS:

A. Preliminary consideration of the plat of Bela Vista Commercial, Phase 1. The intent is commercial.

PL-036-2026

District I – Councilmember Gilbert Gonzalez

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

Wayne Nance, Porras Nance Engineering, informed the Commission that he concurred with Staff comments.

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

Second:	Commissioner M. Martinez
In Favor:	9
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 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. Access to Cuatro Vientos is subject to the review and approval by Texas Department of Transportation (TX-DOT).
3. Coordinate with the Traffic Department for driveway placement.
4. Provide a corner clip at the northwest corner of the tract.
5. Identify all easements.
6. All improvements as per the Subdivision Ordinance.

Traffic: No comments submitted.

Fire: 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.

B. Preliminary consideration of the plat of Los Cielos at Cielito Lindo Subdivision, Phase 1. The intent is residential.

PL-039-2026

District I – Councilmember Gilbert Gonzalez

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

D. Preliminary consideration of the replat of Lot 7, Block 8, Aquero Subdivision, Phase I into Lot 7A, Block 8, Aquero Subdivision, Phase I. The intent is residential.

PL-029-2026

District VII – Councilmember Vanessa Perez

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

Wayne Nance, Porras Nance Engineering, informed the Commission that he concurred with Staff comments.

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

Second:	Commissioner M. Martinez
In Favor:	9
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

Planning:

1. Identify the 0.900 Acres tract of land as “Unplatted” within the As Platted sketch.
2. Identify all easements.
3. All improvements as per the Subdivision Ordinance.

Traffic: No comments submitted.

Fire: 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.

9. CONSIDERATION OF THE FOLLOWING FINAL PLATS REPLATS:

MOTION: Commissioner Cantu made a motion to hear items 9A and 9B together.

Second:	Commissioner M. Martinez
In Favor:	9
Opposed:	0
Abstained:	0

Motion Carried Unanimously

A. Final consideration of the plat of Villas at Sunset Subdivision, Phase 1. The intent is residential.

PL-032-2026

District VII – Councilmember Vanessa Perez

B. Final consideration of the replat of Lot 5, Block 1, D & J Alexander Crossing Plaza into Alexander Villas at Alexander Subdivision. The intent is residential.

PL-037-2026

District V – Councilmember Ruben Gutierrez, Jr.

Vanessa Fresnillo, Planner, read items 9A and 9B in for the record.

MOTION: Commissioner Garcia made a motion to approve items 9A and 9B.

Second:	Commissioner M. Martinez
In Favor:	9
Opposed:	0
Abstained:	0

Motion Carried Unanimously

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

A. Consideration of a six (6) month extension to the final plat approval of the replat of Lot 2A, Block 1, Amended Laredo Arena Subdivision, Unit 4 into Lots 2B & 2C, Block 1, Laredo Arena Subdivision, Unit 4. The intent is commercial. The request is to extend the scheduled expiration date from January 6, 2026 to July 6, 2026.

PL-033-2026

District V – Councilmember Ruben Gutierrez

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

MOTION: Vice Chair Barron made a motion to approve the item.

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

Abstained: 0

Motion Carried Unanimously

11. CONSIDERATION OF MODEL SUBDIVISION COMPLAINECE:

A. Consideration of Model Rule Subdivision Compliance of the plat of Aquero Subdivision, Phase V. The intent is residential.

PL-030-2026

District VII – Councilmember Vanessa Perez

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

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

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

Motion Carried Unanimously

12. ADJOURNMENT:

MOTION: Commissioner A. Martinez made a motion to adjourn the meeting at 6:21 p.m.

Second:	Commissioner Garcia
In Favor:	9
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: 1/22/2026
Ordinance 6A

Public Hearing and Recommendation of an

SUBJECT

An ordinance of the City of Laredo, Texas, amending section 24.65.0 of the Laredo Land Development Code, titled “General Supplemental Provisions,” creating subsection (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.

PREVIOUS COUNCIL ACTION

Council directed staff to develop an ordinance establishing distance requirements for gasoline stations from schools and residential districts. The initial draft of an Ordinance was presented to Planning and Zoning Commission on July 3, 2025. Planning and Zoning Commission requested a few changes which are reflected in this updated version.

BACKGROUND

Gas stations have been documented to emit certain toxic emissions and is in the best interest of the safety and wellness of the City to create a barrier between gas stations and residential districts, schools, and day cares.

COMMITTEE RECOMMENDATION

Click or tap here to enter text.

STAFF RECOMMENDATION

Staff recommends approval of the ordinance.

ORDINANCE NO. 2026-O-

AN ORDINANCE OF THE CITY OF LAREDO, TEXAS, AMENDING SECTION 24.65.0 OF THE LAREDO LAND DEVELOPMENT CODE, TITLED “GENERAL SUPPLEMENTAL PROVISIONS,” CREATING SUBSECTION (C) WHICH WILL IMPOSE DISTANCE REGULATIONS TO PREVENT GAS STATIONS FROM BEING LOCATED WITHIN 250 OR 500 FEET OF ANY RESIDENTIAL DISTRICT, SCHOOL, OR DAY CARE FACILITY, DEPENDING ON THE AMOUNT OF GALLONS OF GASOLINE TANK CAPACITY A FACILITY HAS; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, gas stations have been documented to emit certain toxic emissions and is in the best of interest of the safety and wellness of the City to create a barrier between gas stations and residential districts, schools, and day cares; and,

WHEREAS, creating distance between residential neighborhoods and gas stations helps to maintain a harmonious relationship between commercial and residential zones. It reduces conflicts and complaints between businesses and residents, fostering a more cohesive and enjoyable community environment; and,

WHEREAS, implementing regulations on abutting zones aligns with broader municipal goals of enforcing zoning laws and maintaining a balanced urban environment. It ensures that businesses operate within specified guidelines to minimize negative impacts on surrounding areas; and,

WHEREAS, limiting the existence of gas stations near residential areas, schools, and day cares is a proactive measure aimed at preserving community well-being, ensuring regulatory compliance, and promoting a peaceful coexistence between gas stations and residential zones within the city.

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

Section 1. City of Laredo Land Development Code Section 24.65.0 entitled “General Supplemental Provisions” is hereby amended to include the following section:

Section 24.65.0 GENERAL SUPPLEMENTAL PROVISIONS

(b) Gas Stations

i. Gas station facilities with 50,000 gallons of combined gasoline tank capacity or less must be at least 250 feet from residential zoning districts, schools, and day care facilities.

ii. Gas station facilities with over 50,000 gallons of combined gasoline tank capacity must be at least 500 feet from residential zoning districts, schools, and day care facilities.

iii. Gasoline: For the purposes of this section, gasoline includes any fuel used to operate a motor vehicle.

iv. The distance shall be measured in a straight line from the property line of the gasoline station to the property line of the nearest residential zoning district, school, or day care facility.

Section 2. This ordinance shall be cumulative of all provisions of ordinances of the City of Laredo Texas, except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

Section 3. It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation in this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

Section 4. This Ordinance shall become effective sixty days after the public hearing.

**DULY PASSED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR ON THIS
THE _____ DAY OF _____, 2026.**

**DR. VICTOR D. TREVINO
MAYOR**

ATTESTED:

**MARIO MALDONADO, JR
CITY SECRETARY**

APPROVED AS TO FORM:

**DOANH “ZONE” T. NGUYEN
CITY ATTORNEY**

City of Laredo

Planning & Zoning Commission

Meeting Date: 1/22/2026
Ordinance 6B

Public Hearing and Recommendation of an

SUBJECT

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

PREVIOUS COUNCIL ACTION

On May 3, 1999, the City Council approved a conditional use permit for an adult daycare.

BACKGROUND

Initiated by: Professional Clean Service, Inc., Owner; Francisco Garcia & Martha I. Cruz Garcia, Applicant/Representative

Council District: III - Cm. Melissa R. Cigarroa

Background: The applicant initially requested a B-3 zoning; however, the application was amended to a B-4 zoning request on November 17, 2025. The applicant was advised that pursuing a B-4 zoning request would be challenging; however, the applicant decided to proceed with the B-4 zoning request.

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

Site: The site is currently occupied by a car lot.

Surrounding Land Uses: To the north of the site is Guadalupe Street, Cedar Avenue, the Outlet Furniture Store, a vacant building Los Jacales restaurant, and single-family residential uses. To the east of the site is Chihuahua Street, CVS Pharmacy, Logan Avenue, Total Makeover Spa & Salon, and a vacant commercial building. To the south of the site is Chihuahua Street, Cedar Avenue, Lexington Avenue, Rosario Street, vacant lot, junk yard (inoperable vehicles), single-family residential uses, multi-family residential uses (apartments and a duplex), Stor-In-Town mini storages. To the west of the site is a bridge system located between Guadalupe and Chihuahua Street, vacant land, the Kansas City Southern Railroad, vacant commercial buildings, Chihuahua Street, and Guadalupe Street.

Comprehensive Plan: The Future Land Use Map recognizes this area as Downtown Mixed-Use.

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

Transportation Plan: The Long Range Thoroughfare Plan identifies Chihuahua Street as an Industrial Collector and identifies Cedar Avenue as a Local Street.

<https://www.cityoflaredo.com/home/showpublisheddocument/17680/63870310033370000>

Letters sent to surrounding property owners: 27 In Favor: 0 Opposed: 0

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

1. The proposed zone change is not in conformance with the Comprehensive Plan's designation as Downtown Mixed-Use (CBD, R-1, R-2, R-3, R-1B, R-1A, R-O, AE), which does not include B-4 zoning districts.
2. The proposed zone change will create an isolated zoning district.
3. The surrounding area is predominantly zoned B-3. While a nearby property is zoned B-4, it is not utilized for a B-4-specific use, as it operates as a retail store (O'Reilly Auto Parts) which is a permitted use within the B-3 zoning district.

Notice to the owner/applicant:

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

COMMITTEE RECOMMENDATION

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

STAFF RECOMMENDATION

IMPACT ANALYSIS

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

Is this change contrary to the established land use pattern?

The area surrounding the site includes a mix of residential and commercial uses; however, a significant portion of the vicinity consists of a bridge system between Guadalupe and Chihuahua Street, as well as the Kansas City Southern Railroad.

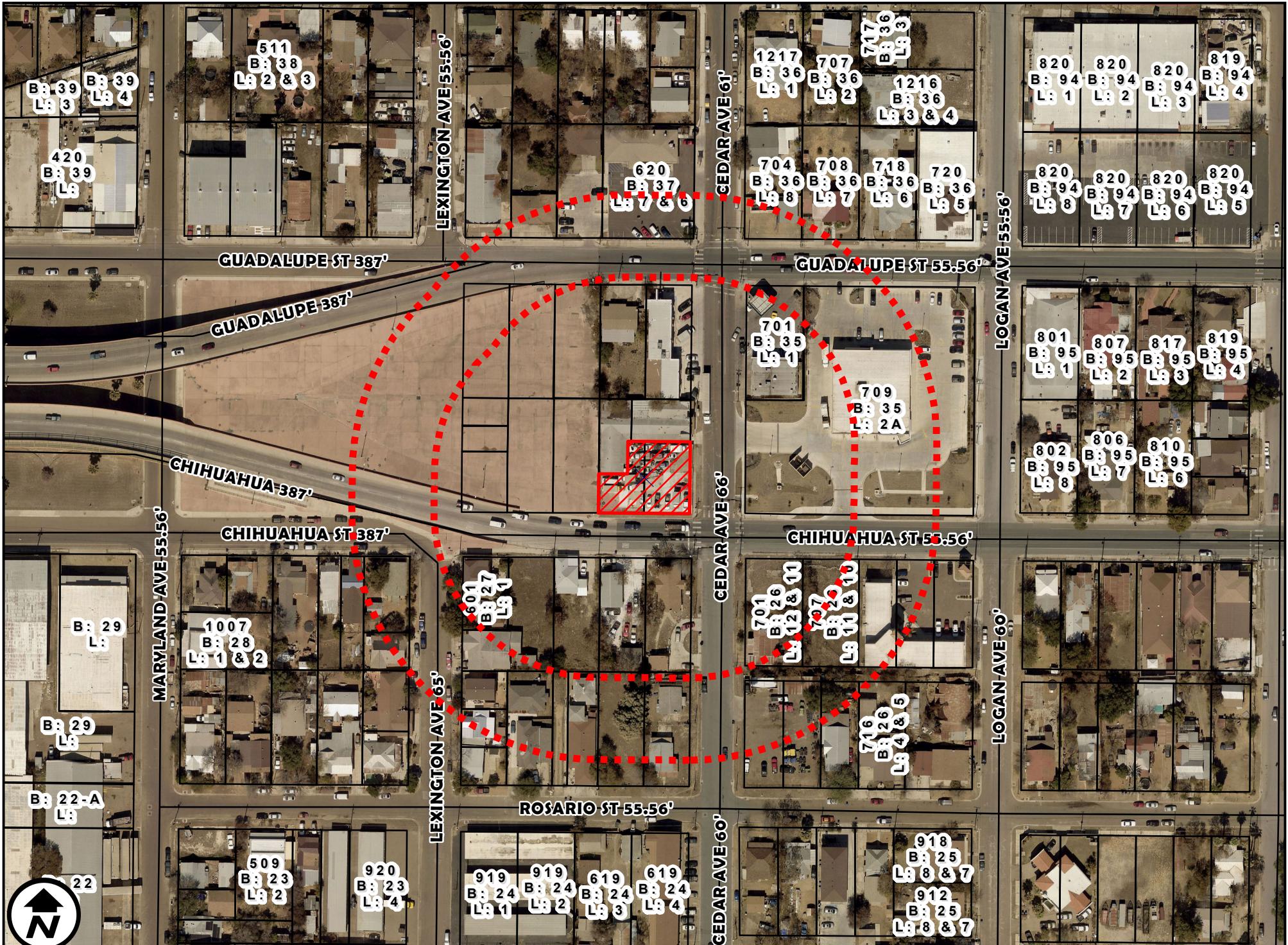
Would this change create an isolated zoning district unrelated to surrounding districts?

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 car lot as intended by the applicant.



AERIAL MAP

1 inch = 150 feet

ZC-071-2025
COUNCIL DISTRICT 3
1102 CEDAR AVENUE

APPLICATION FC 25
R-O (RESIDENTIAL/OFFICE DISTRICT) T-
B-4 (HIGHWAY COMMERCIAL DISTRICT)

42.574	86.896
55.711	68.943
277.765	
420	
B: 39	
277.78	220.78

55.56	138.9
98.9	40.004
55.56	138.9
139.104	138.9
55.56	138.9

55.56	138.9
55.56	138.9
139.304	30.8
55.56	100.9
139.404	30.9

55.56	138.9
55.56	138.9
55.56	138.9
55.56	138.9
55.56	138.9

55.56	138.9
55.56	138.9
55.56	138.9
55.56	138.9
55.56	138.9

279.07	
CHIHUAHUA	276.482
279.129	

55.56	138.9
53.93	138.9
53.93	138.9
53.93	138.9
53.93	138.9

55.56	138.9
52.499	138.9
55.56	138.9
55.56	138.9
55.56	138.9

55.56	138.9
55.56	138.9
55.56	138.9
55.56	138.9
55.56	138.9

55.56	138.9
55.56	138.9
55.56	138.9
55.56	138.9
55.56	138.9

191.11	
B: 29	
92	
B: 29	
185.408	

69.48	69.44
110.749	
138.9	
138.9	
138.9	

69.441	69.44
9.19	138.9
55.56	138.9
55.56	138.9
55.56	138.9

47.22	22.5
130.264	130.786
130.112	130.786
130.159	130.786
130.106	130.786

46.66	
131.559	
46.66	
131.453	
131.375	

DIMENSIONS MAP

1 inch = 150 feet

ZC-071-2025
COUNCIL DISTRICT 3
1102 CEDAR AVENUE

APPLICATION FC

R-O (RESIDENTIAL/OFFICE DISTRICT) T-26
B-4 (HIGHWAY COMMERCIAL DISTRICT)



69.44

138.814

69.44

138.814

69.44

69.44

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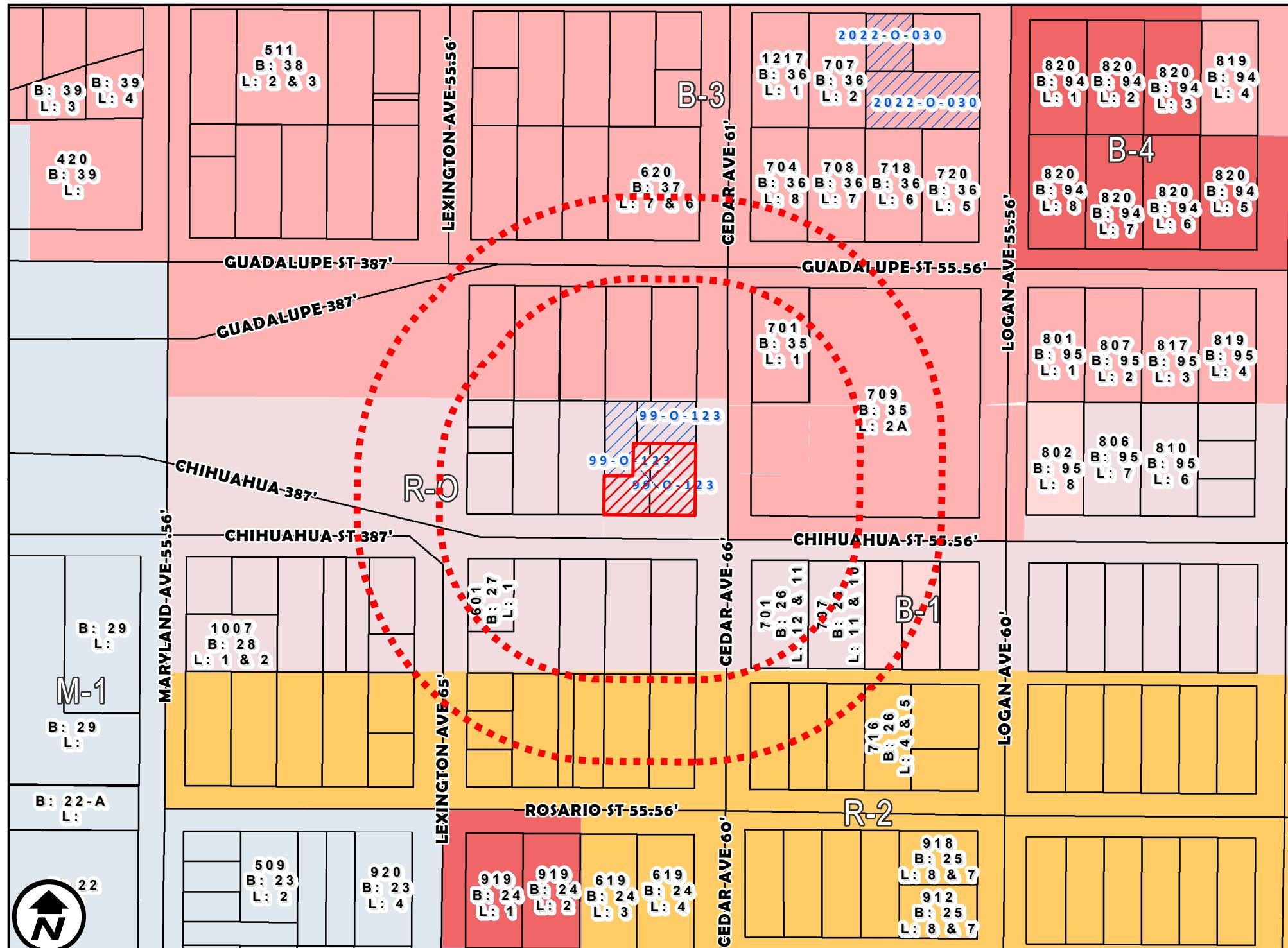
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69.44



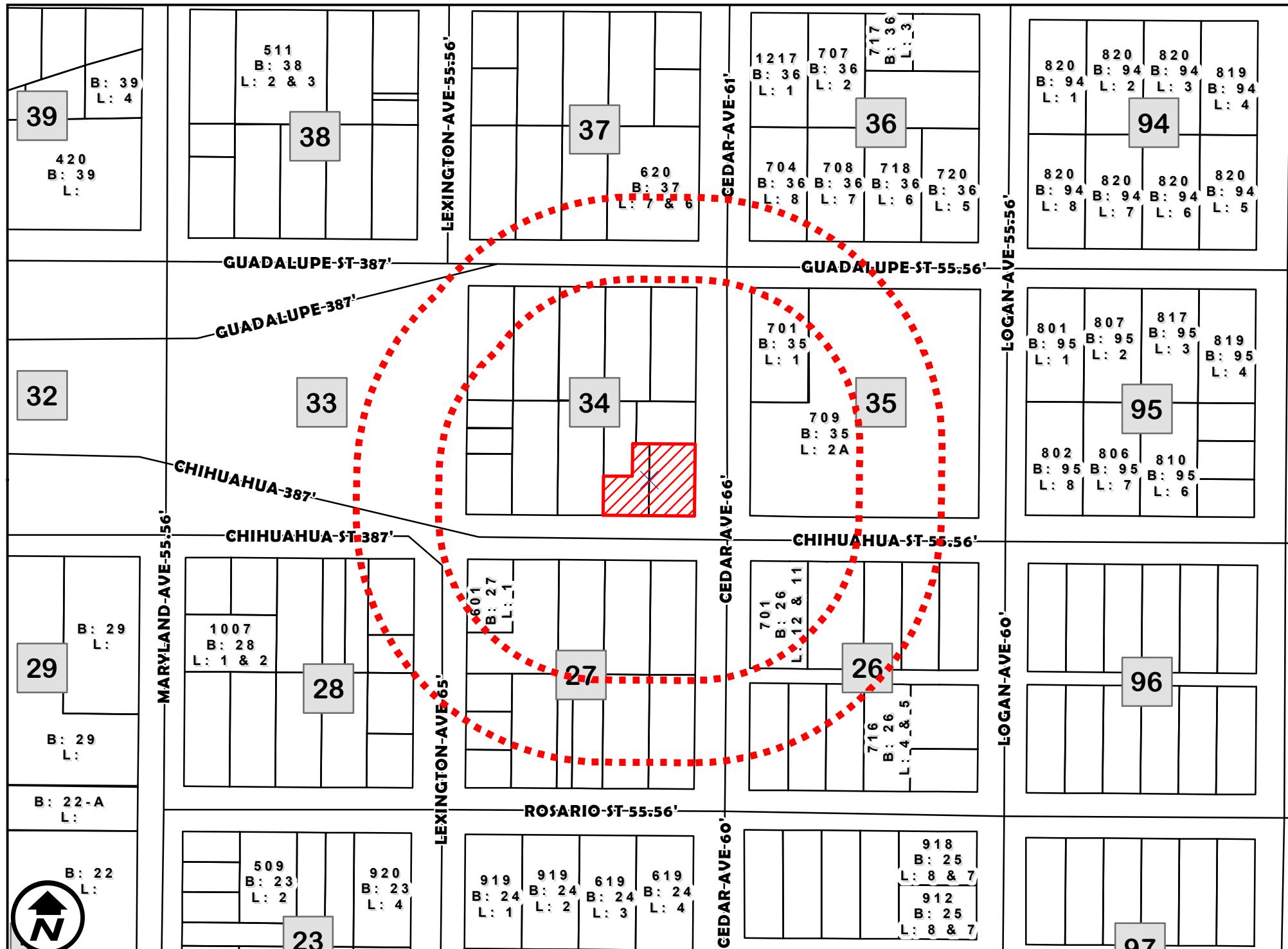
ZONING MAP

1 inch = 150 feet

ZC-071-2025
COUNCIL DISTRICT 3
1102 CEDAR AVENUE

APPLICATION FC₂₇

R-O (RESIDENTIAL/OFFICE DISTRICT) T-
B-4 (HIGHWAY COMMERCIAL DISTRICT)

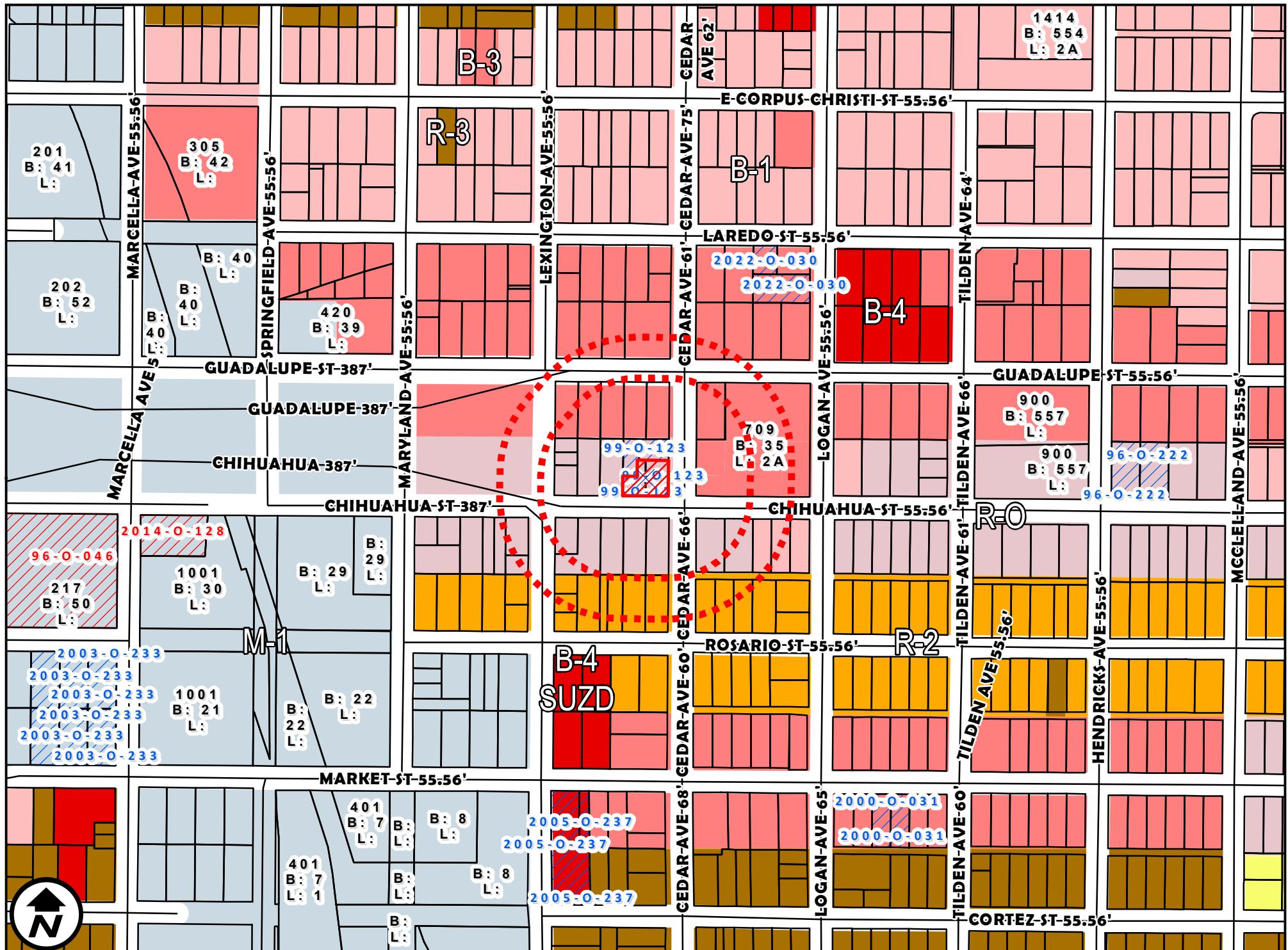


SURVEY MAP

1 inch = 150 feet

ZC-071-2025
COUNCIL DISTRICT 3
1102 CEDAR AVENUE

APPLICATION FC 28
**R-O (RESIDENTIAL/OFFICE DISTRICT) 1-
B-4 (HIGHWAY COMMERCIAL DISTRICT)**



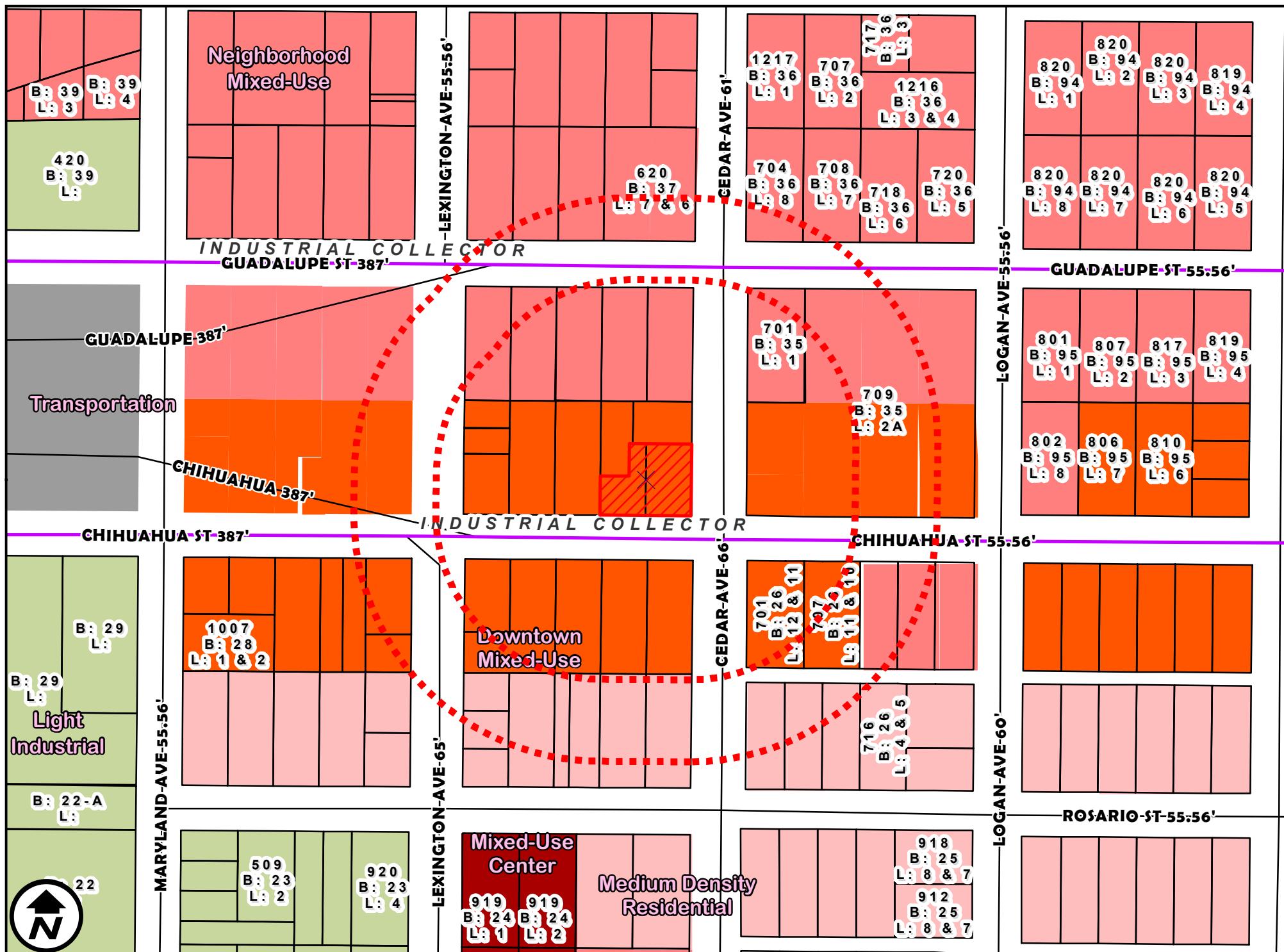
ZONING OVERVIEW

ZC-071-2025
COUNCIL DISTRICT 3
1102 CEDAR AVENUE

1 inch = 300 feet

APPLICATION FC 29

R-O (RESIDENTIAL/OFFICE DISTRICT) 29
B-4 (HIGHWAY COMMERCIAL DISTRICT)



FUTURE LANDUSE

1 inch = 150 feet

ZC-071-2025

**COUNCIL DISTRICT 3
1102 CEDAR AVENUE**

APPLICATION FC 30
R-O (RESIDENTIAL/OFFICE DISTRICT) 1
B-4 (HIGHWAY COMMERCIAL DISTRICT)

417 B: 39 L: 3A	419 B: 39 L: 4
	B: 39 L: 4
39	
420 B: 39 L:	

503 B: 38 L: 1	511 B: 38 L: 2 & 3	517 B: 38 L: 4	519 B: 38 L: 5
	38		
504 B: 38 L: 9	504 B: 38 L: 9	512 B: 38 L: 8	514 B: 38 L: 7
504 B: 38 L: 10		520 B: 38 L: 6	

601 B: 37 L: 1	605 B: 37 L: 3	611 B: 37 L: 4	615 B: 37 L: 5	619 B: 37 L: 5
1209 B: 37 L: 1				1210 B: 37 L: 5
602 B: 37 L: 10	604 B: 37 L: 9	612 B: 37 L: 8	620 B: 37 L: 7 & 6	

1217 B: 36 L: 1	707 B: 36 L: 2	717 B: 36 L: 3	1218 B: 36 L: 3 & 4
	36		1216 B: 36 L: 3 & 4
704 B: 36 L: 8	708 B: 36 L: 7	718 B: 36 L: 6	720 B: 36 L: 5

820 B: 94 L: 1	820 B: 94 L: 2	820 B: 94 L: 3	819 B: 94 L: 4
	94		
820 B: 94 L: 8	820 B: 94 L: 7	820 B: 94 L: 6	820 B: 94 L: 5

32

29
B: 29 L:
B: 29 L:
B: 22-A L:


B: 22 L:

33

601 B: 34 L: 1	607 B: 34 L: 2	611 B: 34 L: 3	615 B: 34 L: 4	619 B: 34 L: 5
604 B: 34 L: 9	606 B: 34 L: 8	1102 B: 34 L: 7	1102 B: 34 L: 6	
602 B: 34 L: 10				

701 B: 35 L: 1
709 B: 35 L: 2A
35

801 B: 95 L: 1	807 B: 95 L: 2	817 B: 95 L: 3	819 B: 95 L: 4
	95		
802 B: 95 L: 8	806 B: 95 L: 7	810 B: 95 L: 6	

CHIHUAHUA-387'

CHIHUAHUA-ST-387'

501 B: 28 L: 1	503 B: 28 L: 2
1007 B: 28 L: 1 & 2	
505 B: 28 L: 3	
	519 B: 28 L: 5
502 B: 28 L: 10	506 B: 28 L: 9
	516 B: 28 L: 7
508 B: 28 L: 8	520 B: 28 L: 6
	1004 B: 28 L: 6

28

601 B: 27 L: 1
609 B: 27 L: 3
611 B: 27 L: 4
619 B: 27 L: 5

27

604 B: 27 L: 9
618 B: 27 L: 7
620 B: 27 L: 6

919 B: 24 L: 1	919 B: 24 L: 2	619 B: 24 L: 3	619 B: 24 L: 4

LEXINGTON-AVE-65'

ROSARIO-ST-55-56'

CEDAR-AVE-60'

1217 B: 36 L: 1	707 B: 36 L: 2	717 B: 36 L: 3	1218 B: 36 L: 3 & 4
1216 B: 36 L: 3 & 4			

704 B: 36 L: 8	708 B: 36 L: 7	718 B: 36 L: 6	720 B: 36 L: 5

701 B: 35 L: 1
709 B: 35 L: 2A
35

719 B: 26 L: 7
1008 B: 26 L: 5 & 6
26

702 B: 26 L: 1

918 B: 25 L: 8 & 7
912 B: 25 L: 8 & 7
97

200' AND 300' NOTIFICATION

1 inch = 150 feet

ZC-071-2025

COUNCIL DISTRICT 3
1102 CEDAR AVENUE

R-O (RESIDENTIAL/OFFICE DISTRICT) T
B-4 (HIGHWAY COMMERCIAL DISTRICT)

SANCHEZ ENGINEERING, INC.

CIVIL ENGINEERS & LAND SURVEYORS

P.O. BOX 2654 LAREDO, TEXAS 78044

TELEPHONE: (956) 723-5578 E-Mail: sanchezengineering@att.net

Texas Land Surveying Firm No. 10111000 Texas Engineering Firm No. F-005681

8,286.4 Square Feet (0.1902 Acre)
Out of Lots 6 & 7, Block 34, Eastern Division
City of Laredo, Webb County, Texas

Field notes for a tract of land containing 8,286.4 square feet (0.1902 acre), more or less, out of Lots 6 and 7, Block 34, situated in the Eastern Division of the City of Laredo, per the J.A. Ortiz Replat recorded in Volume 2, page 18, of the Webb County, Texas, plat records; said 8,286.4 square feet tract of land, more or less, is herein more particularly described by metes and bounds as follows:

BEGINNING at "X" set in concrete slab being the southeast corner of Lot 6 and Block 34, Eastern Division, for the PLACE OF BEGINNING and southeast corner hereof;

Thence, North 00° 00' 00" West, with the west right of way line of Cedar Ave. (64.72 ft. R.O.W.) and east line of Lot 6 and Block 34, a distance of 87.44 ft. to "X" Mark set in concrete, for the northeast corner hereof;

Thence, with the northerly line of this tract and southerly line of a portion of Lots 6 and 7 conveyed to the Institute Of Psychorientology, Ltd., by deed dated Feb. 14, 1974, and recorded in volume 450, page 258, of the Webb County Deed Records and also deed recorded in volume 5260, Page 609, Webb County Official Public Records and volume 3326, page 570, Webb County Official Public Records, along the following courses and distances:

North 89° 26' 23" West, a distance of 30.36 ft. to a point, for an exterior corner;
South 00° 13' 27" West, a distance of 1.65 ft. to a point, for an interior corner;
North 89° 09' 25" West, a distance of 45.75 ft. to "X" set in concrete, for an exterior corner;
South 00° 00' 00" West, a distance of 38.95 ft. to old fence post base, for an interior corner;
North 90° 00' 00" West, a distance of 35.00 ft. to "X" set in concrete, for the most westerly northwest corner hereof;

Thence, South 00° 00' 00" East, with the west line of Lot 7 and this tract, a distance of 47.81 ft. to "X" Set in concrete, the southwest corner of Lot 7, for the southwest corner hereof;

Thence, North 90° 00' 00" East, with the north right of way line of Chihuahua St. (55.56' R.O.W.) and the south line of Lot 6 and 7, being the south line of Block 34 and this tract, at 55.55 ft. pass the common line of Lots 6 and 7, and a total distance of 111.11 ft. to the PLACE OF BEGINNING, and containing within these metes and bounds 8,286.4 square feet (0.1902 acre), of land, more or less.

Bearing basis: Chihuahua St. R.O.W. per subd. Plat N 90° 00' 00" E.

I hereby certify that these field notes are true and correct and were prepared from an actual survey of the property, made on the ground under my supervision, this 24 th day of November, 2025.

Signed: 

J. Ricardo Sanchez, R.P.L.S. No. 4232

Survey plat attached:



ZC-071-2025
ATTENTION
PROPOSED
ZONE CHANGE
FROM **R-0** TO **B-3**
FOR INFORMATION CALL
CITY PLANNING DEPARTMENT
794-1613



City of Laredo

Planning & Zoning Commission

Meeting Date: 1/22/2026
Ordinance 6C

Public Hearing and Recommendation of an

SUBJECT

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

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Initiated by: Band and M Establishment Group Inc, Owner and Laura M. Valdez De La Garza, Applicant

Council District: II - Ricardo Richie Rangel, Jr.

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

- The applicant was advised about applying for a conditional use permit (CUP), and decided to attempt the zone change instead of applying for the CUP.

Site: The site is currently occupied by No Limit Signs & Graphics

Citations, Warnings, and/or Complaints:

1. On November 2025, a resident called to express concerns that the proposed commercial use would worsen existing traffic conditions and disrupt the neighborhood's peaceful environment.
2. On July 18, 2018, a complaint was filed reporting two businesses operating in the same building and work trucks parked in the neighborhood. A warning was issued for operating without a Certificate of Occupancy.

Surrounding Land Uses: To the north of the site is Guatemozin Street, Girl Scouts of Greater South Texas, Market Street Tennis Courts, Joe Jackson Heights Funeral Chapel, Sweet Loring Frozen Yogurt, Champion Care Inc., single family residential uses, manufactured homes, and multi-family residential uses. To the east of the site is Seymour Avenue, vacant land, and single family residential

use. To the south of the site is Aldama Street, single family residential uses, vacant land, and train tracks. To the west of the site is Loring Avenue, single family residential uses, vacant building, W W Cabello Canales CO. (Customs Broker), and Splash Party Zone.

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 Guatemozin Street as a Local Street and Loring Avenue as a Local Street.

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

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

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

1. The proposed zone change will create an isolated zoning district since the site abuts a large area of R-3 zoning districts to the north, east, south, and west.
2. The proposed zone change may introduce incompatible uses in the surrounding area or neighborhood.
3. The proposed site is predominantly residential. While some commercial uses are present, they consist of less intensive uses, including the Girl Scouts of Greater South Texas, Market Street Tennis Courts, and Joe Jackson Heights Funeral Chapel.
4. The existing site configuration includes limited head-in parking, which is prohibited for commercial uses and presents a potential for commercial vehicle overflow parking on surrounding streets.

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

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

Is this change contrary to the established land use pattern?

The proposed site is abutting residential uses; however, there are some commercial uses north of the site like Joe Jackson Heights Funeral Chapels and Sweet Loring Frozen Yogurt.

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

Will change adversely influence living conditions in the neighborhoods?
Possibly, the applicant did not identify the specific commercial use.

Are there substantial reasons why the property cannot be used in accordance with existing zoning?
The applicant did not specify the specific intended use.



AERIAL MAP

1 inch = 150 feet



DIMENSIONS MAP

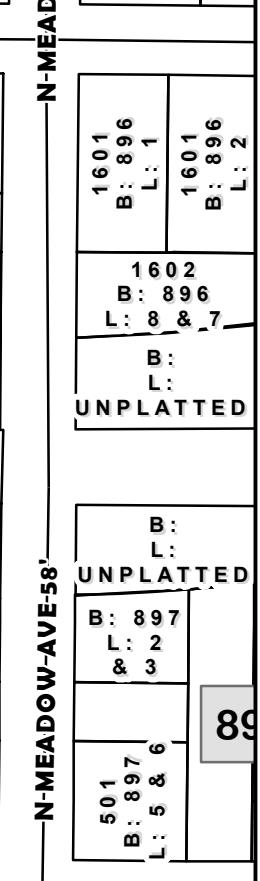
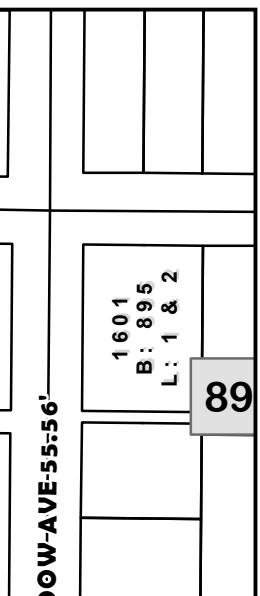
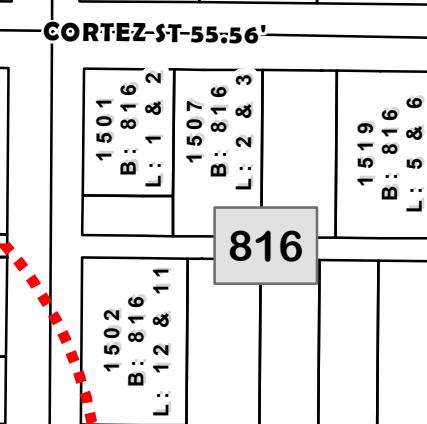
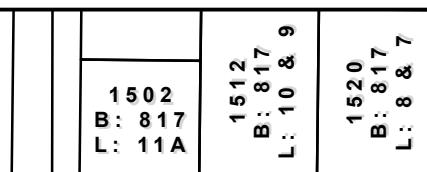
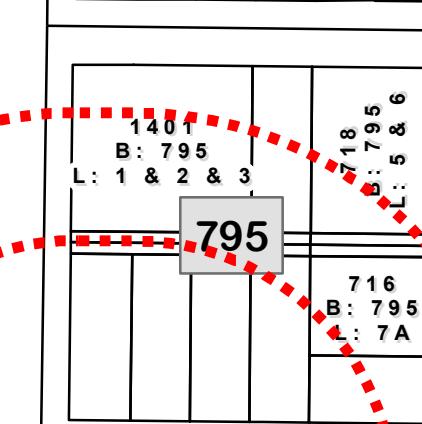
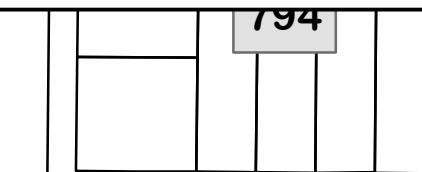
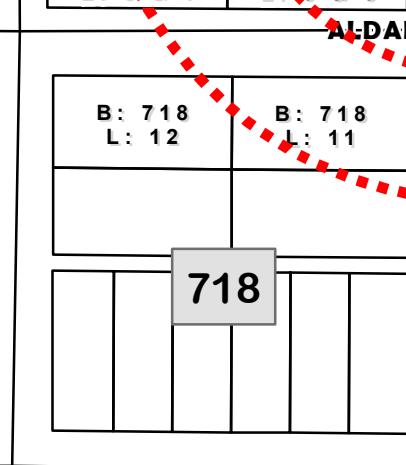
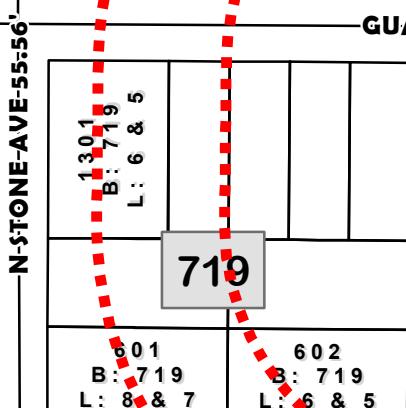
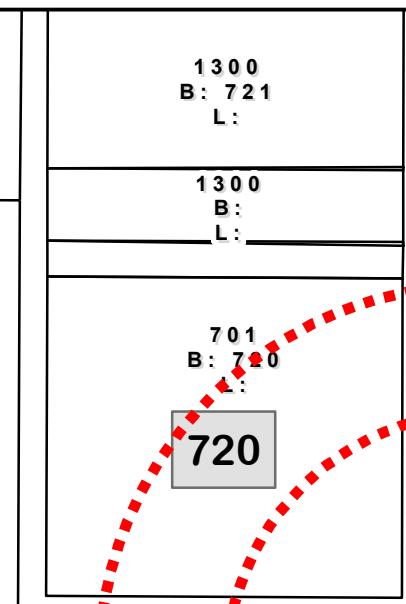
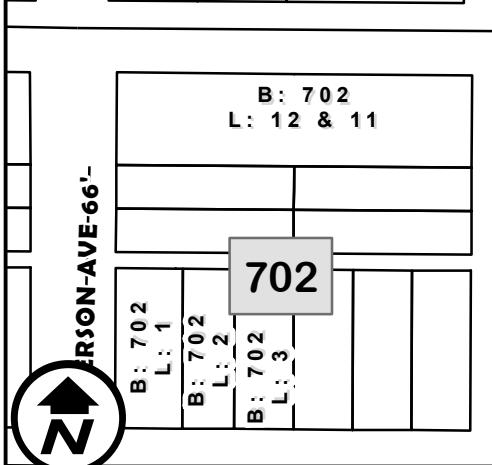
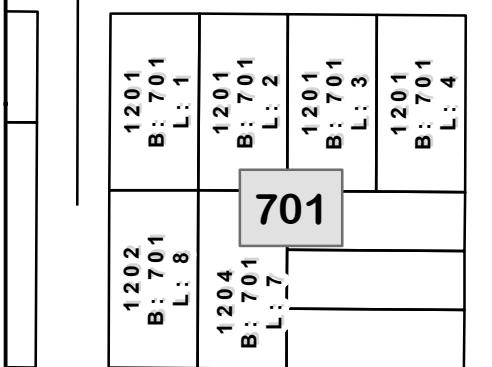
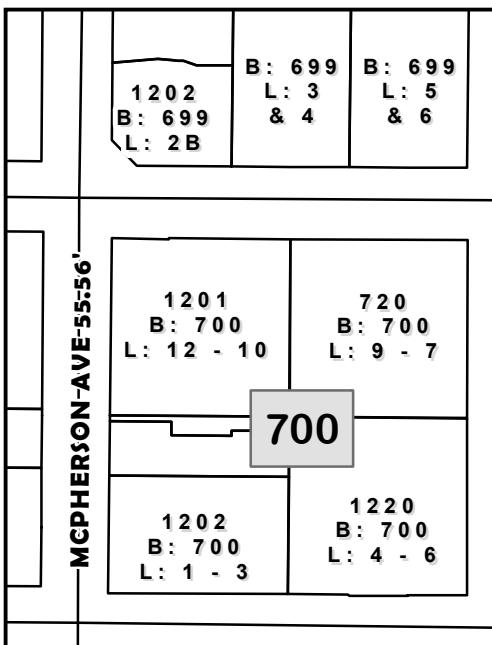
1 inch \equiv 150 feet

ZC-014-2026
COUNCIL DISTRICT 2
1401 GUATEMOZIN STREET

APPLICATION FORM

**R-3 (MIXED RESIDENTIAL DISTRICT) 1-39
B-1 (LIMITED BUSINESS DISTRICT)**

5.006	34.002	72.203	191.1	63.7	46.181	46.118	138.541	46	138.9
25.001	34	72.2	138.8	138	91.676	46.9	48.307	47.701	46.095
46.802	124.767		120.2	120.1	120.1	120.1	138.605	46.095	46
46.8	40.4	124.876	B: 70.1	B: 70.1	B: 70.1	B: 70.1	138.605	138.901	138.901
46.8	46	125.005	L: 3	8138.8	69.44	120.4	138.633	73.70	138.901
46.8	46	124.752	46.8 L: 7	46	46.8 L: 7	46.8 L: 7	138.633	12.41	12.41
46	46	124.876	138.801	138.801	138.801	138.801	138.801	118.901	118.901
46	46	125.005	138.8	138.8	138.8	138.8	138.8	138.901	138.901
46	46	124.752	138.8	138.8	138.8	138.8	138.8	138.901	138.901
46	46	124.876	138.8	138.8	138.8	138.8	138.8	138.901	138.901
46	46	125.005	138.8	138.8	138.8	138.8	138.8	138.901	138.901



SURVEY MAP

1 inch = 150 feet

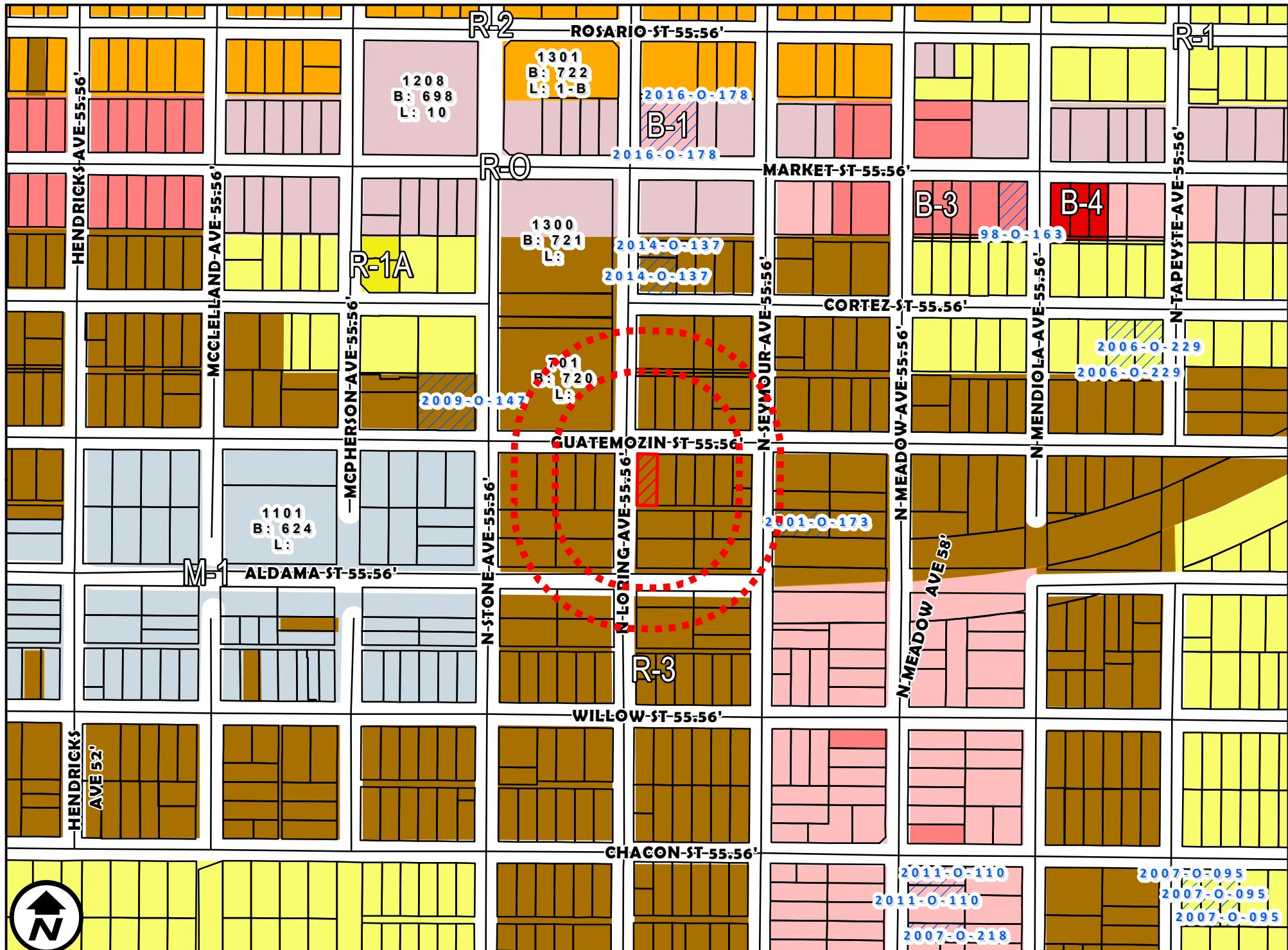
ZC-014-2026
COUNCIL DISTRICT 2
1401 GUATEMOZIN STREET

APPLICATION FC

R-3 (MIXED RESIDENTIAL DISTRICT) T-41

B-1 (LIMITED BUSINESS DISTRICT)





ZONING OVERVIEW

1 inch = 300 feet

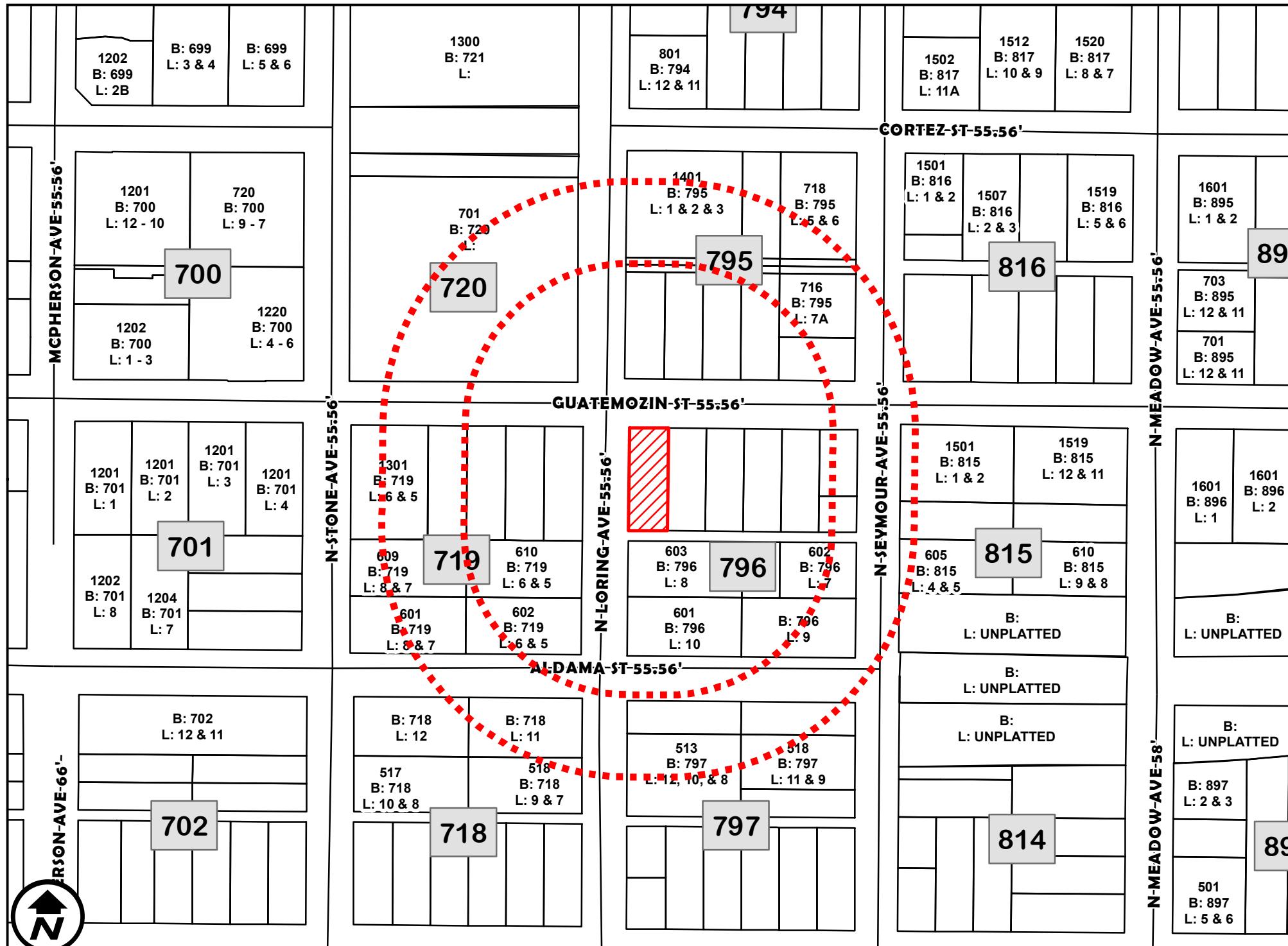
ZC-014-2026
COUNCIL DISTRICT 2
1401 GUATEMOZIN STREET

APPLICATION FC 42



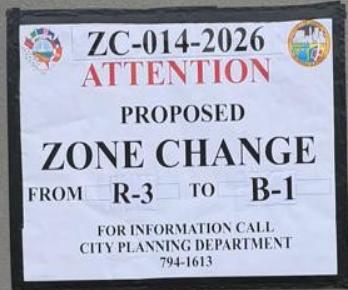
FUTURE LANDUSE

1 inch = 150 feet



200' AND 300' NOTIFICATION

1 inch = 150 feet



City of Laredo

Planning & Zoning Commission

Meeting Date: 1/22/2026
Ordinance 6D

Public Hearing and Recommendation of an

SUBJECT

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

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Initiated by: D&J Alexander Investments, LLC, Owner; Ricardo M. Villarreal, Representative

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

Proposed Use: The proposed use is for a mini-storage addition.

Site: The site is currently vacant land.

Surrounding Land Uses: To the north of the site is North Bartlett Avenue, Arthur Miller Court, and vacant land. To the east of the site is vacant land, single-family residential uses, Harper Lee Drive, O. Henry Drive, Norman Mailer Drive, and Sylvia Plath Drive. To the south of the site is vacant undeveloped land and single-family residential uses. To the west of the site is North Bartlett Storage (mini-storages) and vacant land.

Comprehensive Plan: The Future Land Use Map recognizes this area as Neighborhood Mixed-Use.
<https://www.openlaredo.com/planning/>

2017_Comprehensive_Plan-Viva_Laredo.pdf#page=39

Transportation Plan: The Long Range Thoroughfare Plan identifies North Bartlett Avenue as a Collector, but does not identify Arthur Miller Court.

<https://www.cityoflaredo.com/home/showpublisheddocument/17680/63870310033370000>

Letters sent to surrounding property owners: 18 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 use is compatible with the existing uses within the vicinity of the site.
3. The property abuts B-3 zoning districts to the west and south of the site.
4. The zone change will not adversely impact the conditions in the surrounding properties or neighborhood.

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. The purpose of the zone change is to extend the existing mini-storages to the northwest of the site.

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

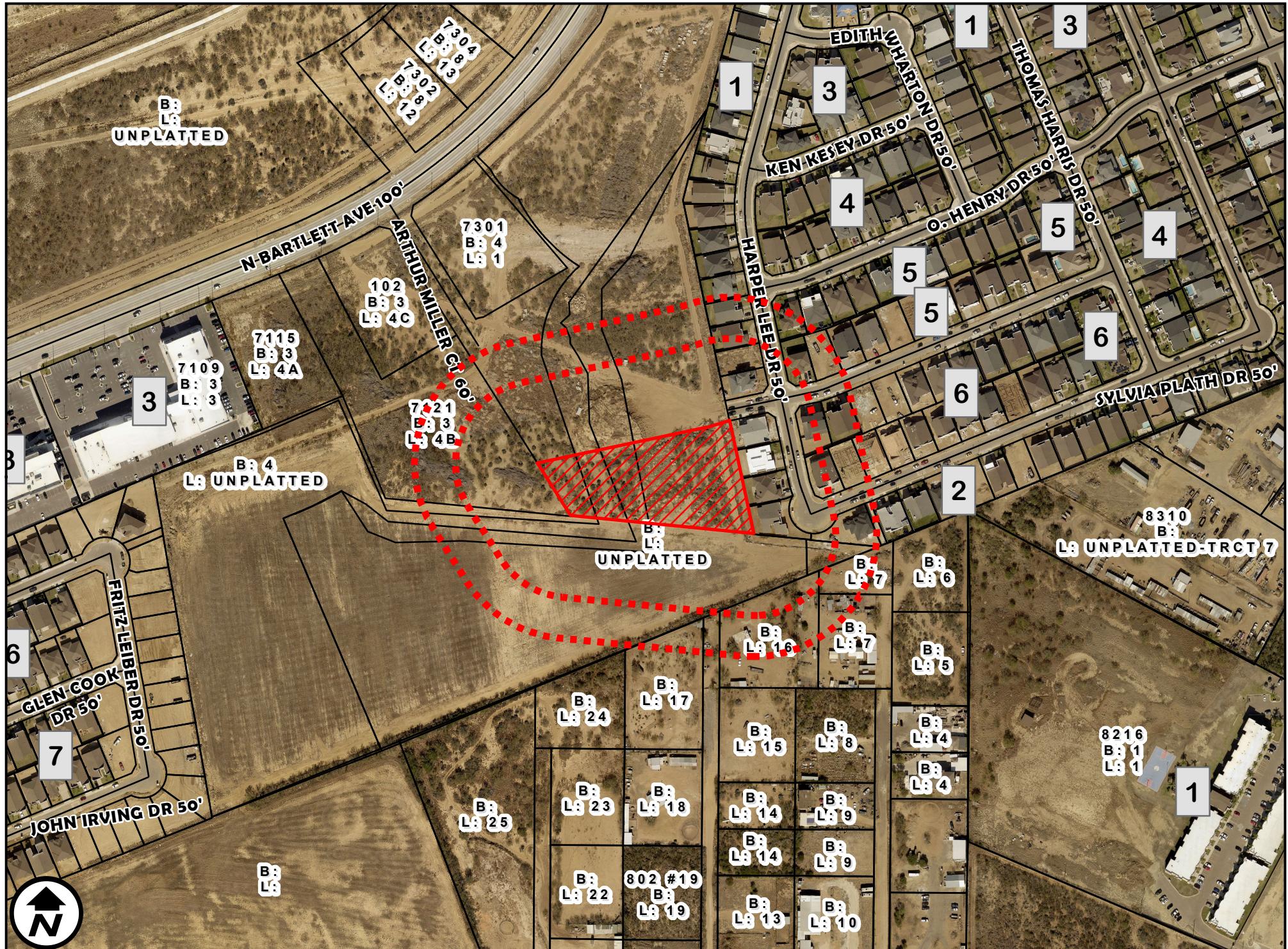
No. There are B-3 zoning districts to the north, west, and south of the site.

Will change adversely influence living conditions in the neighborhoods?

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

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

Yes. The existing zone does not allow for mini-storages as intended by the applicant.



AN AERIAL MAP

ZC-016-2026

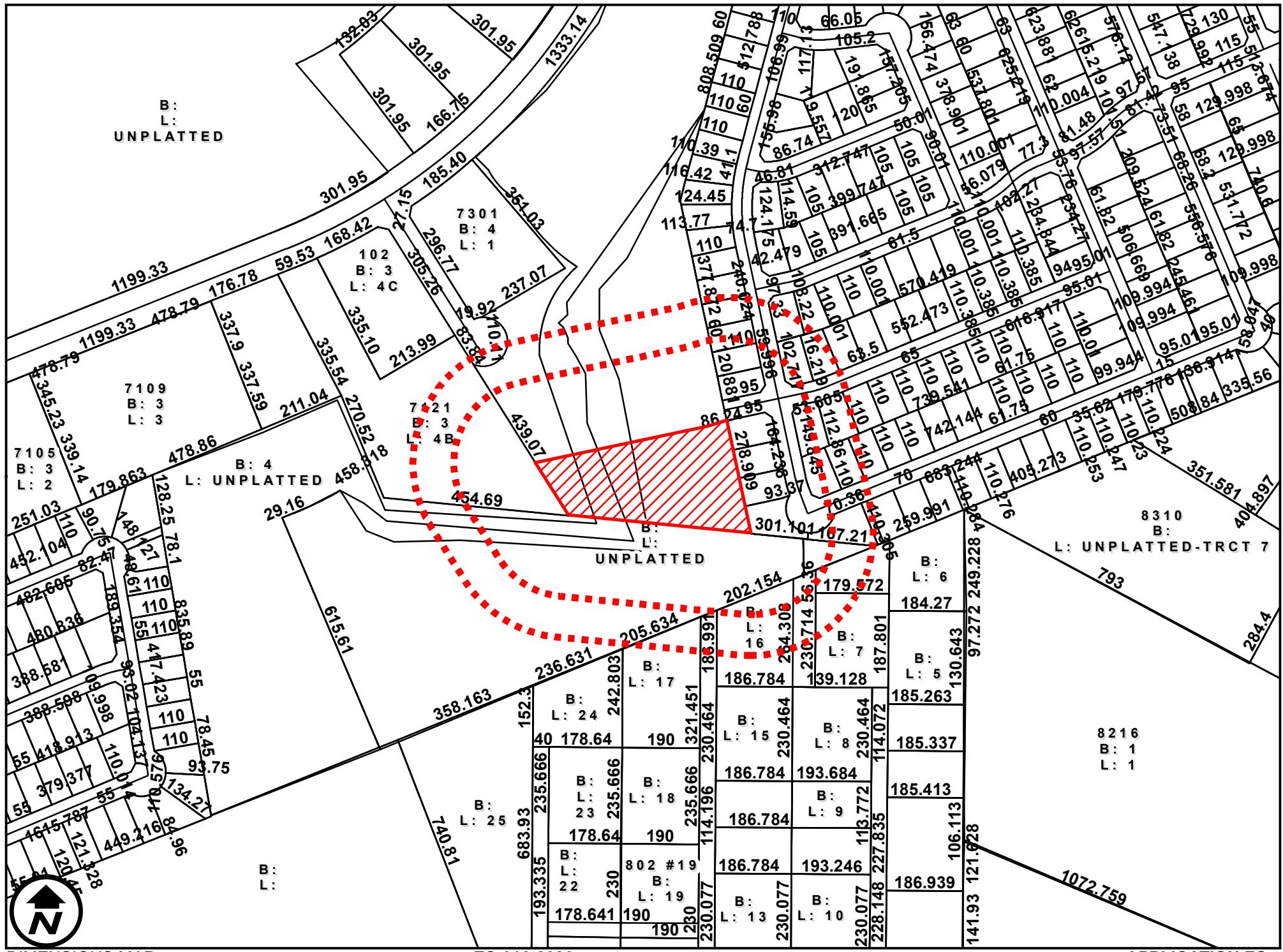
COUNCIL DISTRICT 5

1 inch = 300 feet

SOUTH OF NORTH BARTLETT AVENUE AND WEST OF HARPER LEE DRIVE

APPLICATION FC 48

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



DIMENSIONS MAP

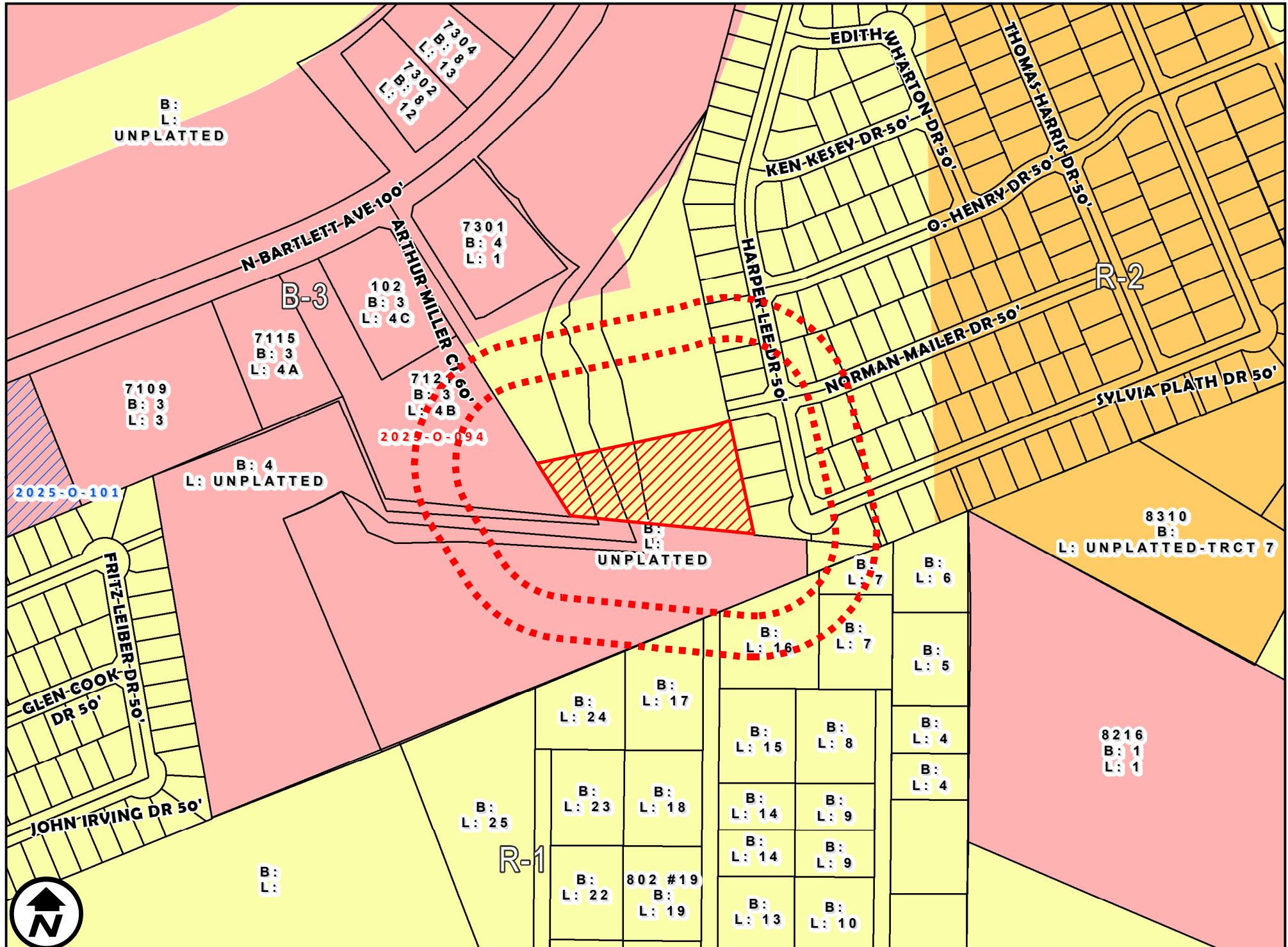
ZC-016-2026

APPLICATION FC 40

1 inch = 300 feet

COUNCIL DISTRICT 5
SOUTH OF NORTH BARTLETT AVENUE AND WEST OF HARPER LEE DRIVE

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



ZONING MAP

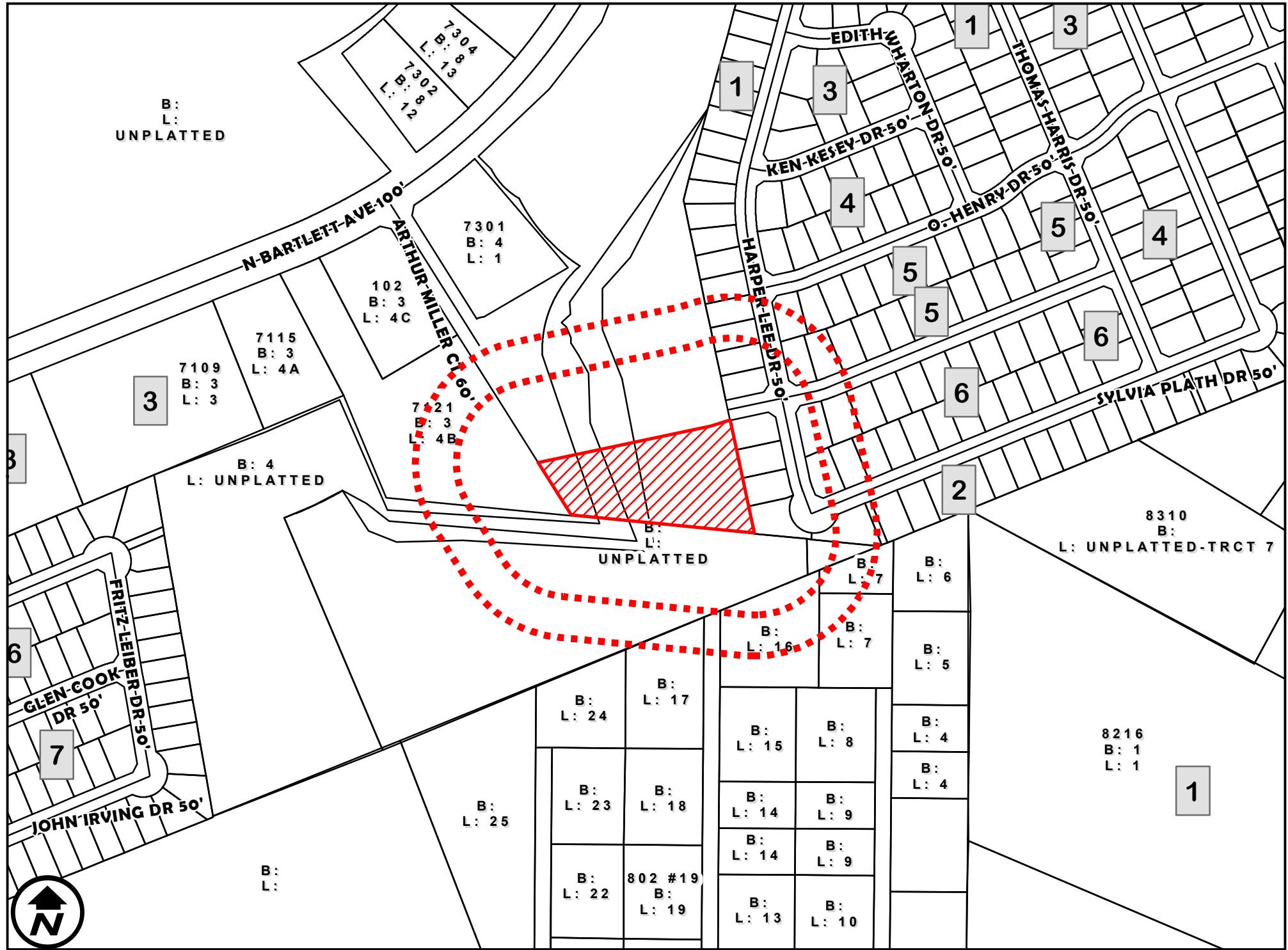
ZC-016-2026

APPLICATION FC₅₀

1 inch = 300 feet

COUNCIL DISTRICT 5
SOUTH OF NORTH BARTLETT AVENUE AND WEST OF HARPER LEE DRIVE

APPLICATION FORM 50
R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) 1
B-3 (COMMUNITY BUSINESS DISTRICT)



SURVEY MAP

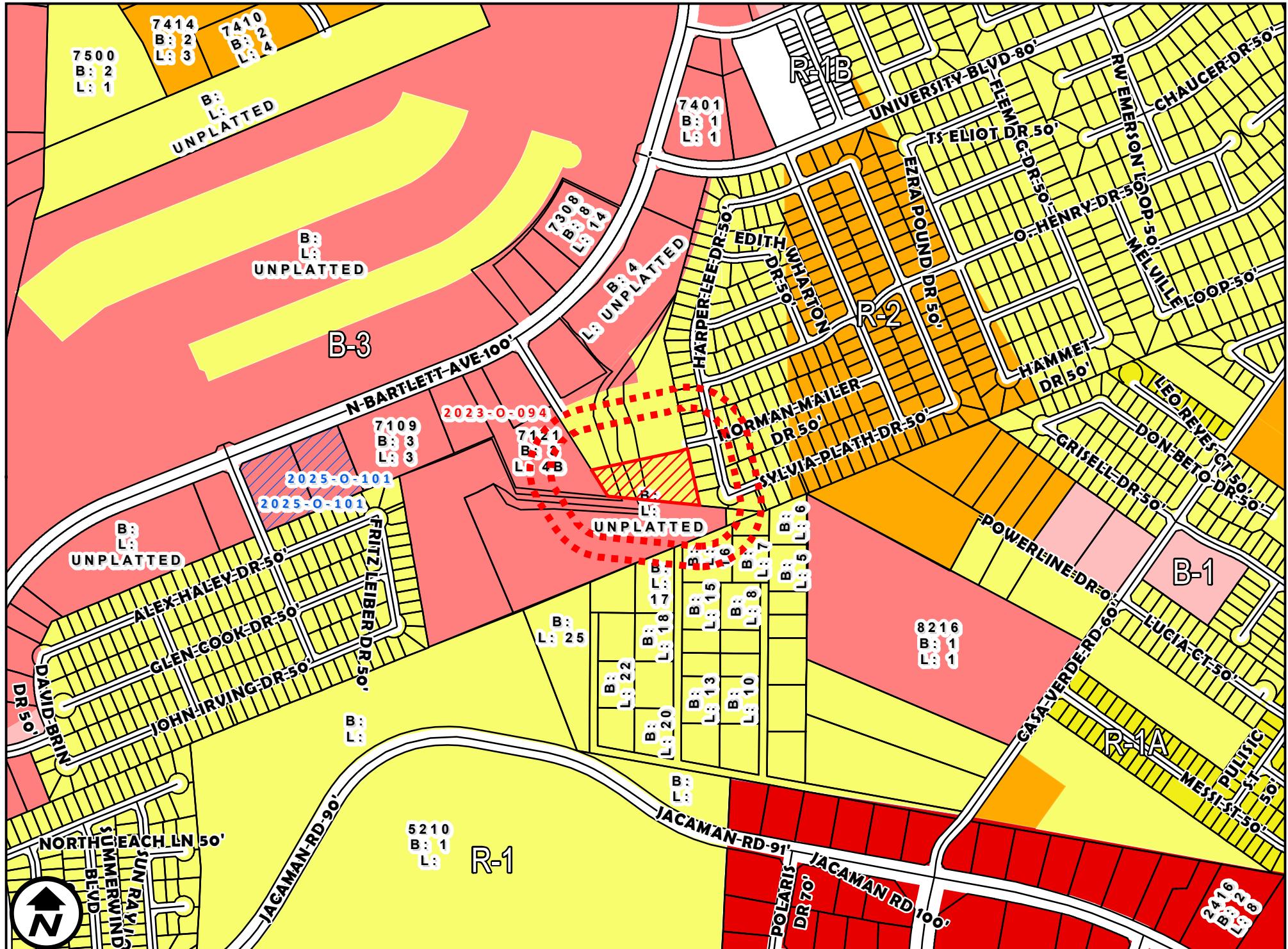
ZC-016-2026

APPLICATION FC_{E1}

1 inch = 300 feet

COUNCIL DISTRICT 5
SOUTH OF NORTH BARTLETT AVENUE AND WEST OF HARPER LEE DRIVE

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



ZONING OVERVIEW

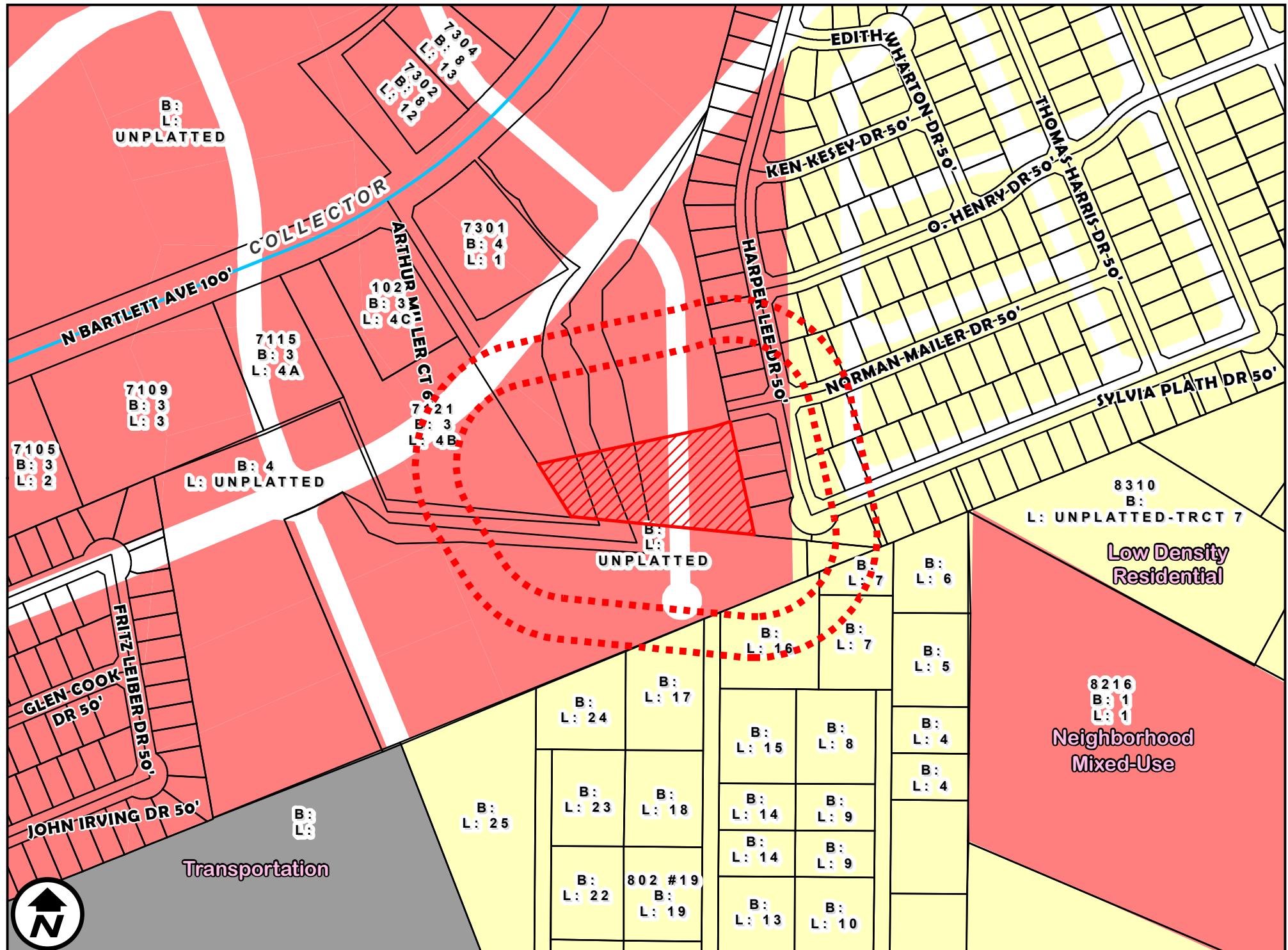
ZC-016-2026

APPLICATION FC_{E2}

1 inch = 600 feet

COUNCIL DISTRICT 3
SOUTH OF NORTH BARTLETT AVENUE AND WEST OF HARPER LEE DRIVE

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



FUTURE LANDUSE

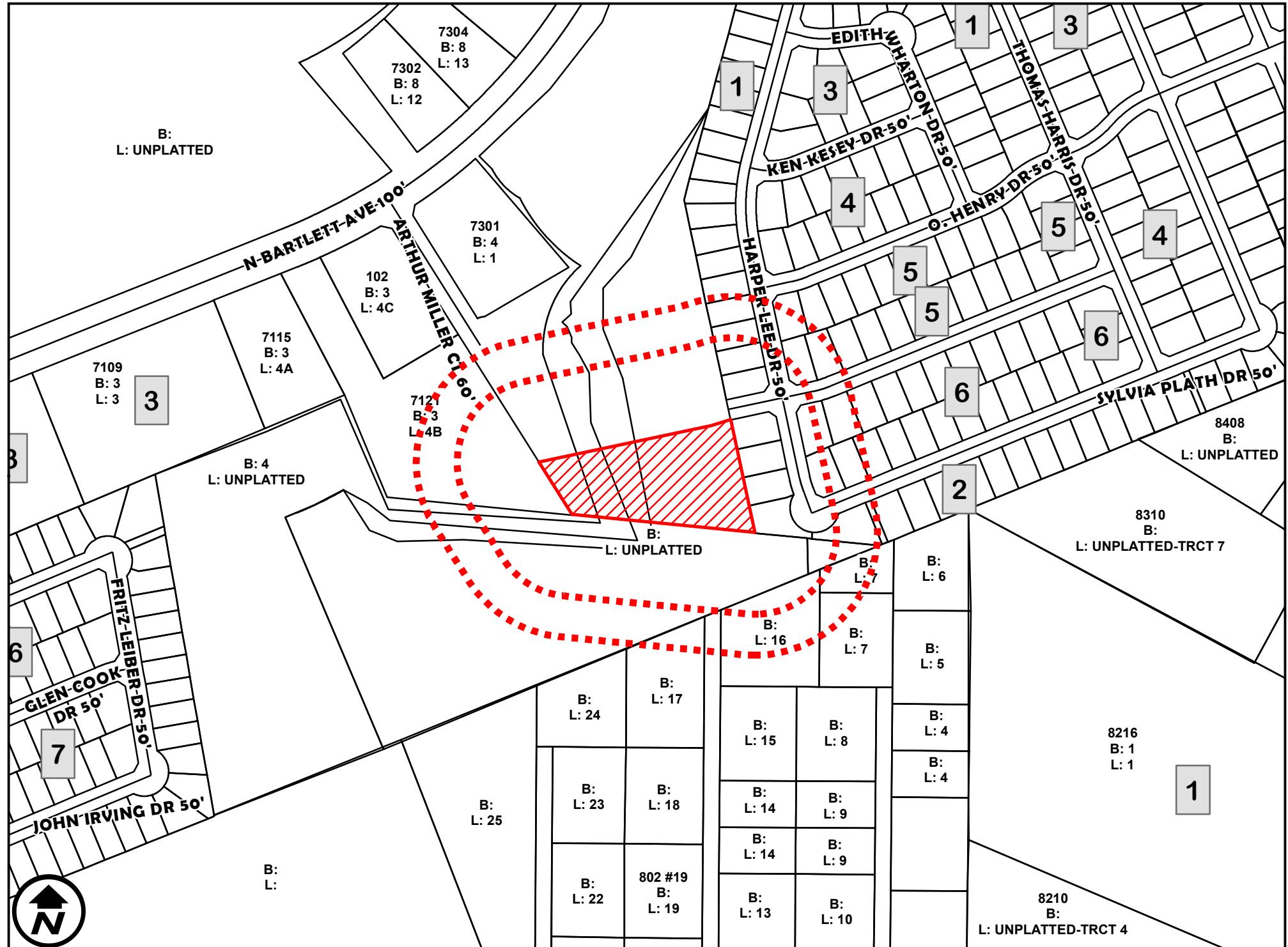
ZC-016-2026

APPLICATION FC_{E2}

1 inch = 300 feet

COUNCIL DISTRICT 3
SOUTH OF NORTH BARTLETT AVENUE AND WEST OF HARPER LEE DRIVE

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



200' AND 300' NOTIFICATION

ZC-016-2026

APPLICATION FC_{E4}

1 inch \equiv 300 feet

COUNCIL DISTRICT 5
SOUTH OF NORTH BARTLETT AVENUE AND WEST OF HARPER LEE DRIVE

**APPLICATION FOR 54
R-1 (SINGLE FAMILY RESIDENTIAL DISTRICT) 1
B-3 (COMMUNITY BUSINESS DISTRICT)**

Exhibit A

D&J ALEXANDER
INVESTMENTS LLC.

LOT 26
BLOCK 1

D&J ALEXANDER SUBDIVISION
UNIT XVIII
V. 4742, P. 765
O.P.R.W.C.T.

D & J ALEXANDER INVESTMENTS LLC
1302 CALLE DEL NORTE STE. 1
LAREDO, TEXAS 78041-6043

D&J ALEXANDER INVESTMENTS LLC.
2.15 ACRE TRACT

POINT OF BEGINNING
N: 17096421.4532
E: 673686.6500
S 63° 25' 38" E ~ 890.01'
FROM POINT OF
COMMENCEMENT

D&J ALEXANDER COMMERCIAL
SUBDIVISION, PHASE 15
LOTS 4A, 4B, & 4C,
BLOCK 3
V. 40, P. 73
O.P.R.W.C.T.

ARTHUR MILLER CT.
(UNDER CONSTRUCTION)

N 78° 00' 34" E ~ 430.11'

N 72° 17' 56" E
50.25'

LOT 31
BLOCK 2

LOT 30
BLOCK 2

LOT 29
BLOCK 2

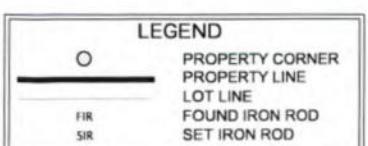
LOT 28
BLOCK 2

D&J ALEXANDER
INVESTMENTS LLC.
2.15 ACRE TRACT

A-64
A. SANCHES
SURVEY 26
SURVEY 1021
GB & CNG RR CO.
A-64

CITY OF LAREDO
18.33 ACRES
V. 4029, P. 819-82
OPRWCT

W E B B C O U N T Y , T E X A S



December 16, 2025

PROJECT #:
FIELD DATE: 08/08
DRAWN BY: K.M.L.
APPROVED: R.M.V.
DATE: 12/16/2025
FILE NAME: DLJ-Reservoir Commercial - Survey.mif
SCALE: 1"=15'

TOP[®] SITE
Civil Group

www.44-4444.com
4444-4444.com
4444-4444.com

2 OF 2

M E T E S & B O U N D S
2.15 ACRE TRACT
D&J ALEXANDER INVESTMENTS
LLC.
WEBB COUNTY, TEXAS

DATE: DECEMBER 16, 2025
SHEET: 1 OF 2

A TRACT OF LAND CONTAINING 2.15 ACRES MORE OR LESS, OUT OF A TRACT OF LAND CONVEYED TO D&J ALEXANDER INVESTMENTS LLC, RECORDED IN VOLUME 4284, PAGE 587-592, WEBB COUNTY OFFICIAL PUBLIC RECORDS, SITUATED IN SURVEY 26, ABSTRACT-282, AGUSTIN SANCHEZ, ORIGINAL GRANTEE, SURVEY 1021, ABSTRACT 64, GALVESTON, BRAZOS, AND COLORADO NARROW GAUGE RAILROAD COMPANY, ORIGINAL GRANTEE, WEBB COUNTY, TEXAS; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT A FOUND $\frac{1}{2}$ " IRON ROD ON THE NORTHEAST CORNER OF LOT 3, BLOCK 3 OF SAID D&J INVESTMENTS, ALSO BEING A POINT ON THE SOUTHERN BOUNDARY OF BARTLETT AVENUE EXTENSION PLAT SOUTH, RECORDED IN VOLUME 35, PAGE 7, PUBLIC RECORDS OF WEBB COUNTY TEXAS, THENCE S 63° 25' 38" E, AT 890.01 FEET THE POINT OF BEGINNING;

THENCE N 78° 00' 34" E AT 430.11 A SET IRON ROD AND DEFLECTION CORNER TO THE LEFT HEREOF;
N 72° 17' 56" E AT 50.25 FEET A SET IRON ROD AND NORTHEAST CORNER HEREOF;
S 11° 59' 26" W AT 282.86 FEET A SET IRON ROD AND SOUTHEAST CORNER;
N 84° 22' 47" W AT 448.96 FEET A SET IRON ROD AND SOUTHWEST CORNER HEREOF;

THENCE N 32° 10' 05" W ALONG THE EAST BOUNDARY OF D&J ALEXANDER COMMERCIAL SUBDIVISION, PHASE 15, RECORDED IN VOLUME 40, PAGE 73, OFFICIAL PUBLIC RECORDS OF WEBB COUNTY TEXAS, AT 151.31 FEET THE POINT OF BEGINNING AND CONTAINING 2.15 ACRES, MORE OR LESS.

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

TOPSITE
Civil Group

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

PROJECT #:	--
FIELD DATE:	--
DRAWN BY:	--
APPROVED:	--
DATE:	12/16/2025
SHEET:	1 of 2
FILE PATH:	D&J Alexander Commercial - Survey.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

December 16, 2025



City of Laredo

Planning & Zoning Commission

Meeting Date: 1/22/2026
Ordinance 6E

Public Hearing and Recommendation of an

SUBJECT

Amending the Zoning Ordinance (Map) of the City of Laredo by rezoning Lots 6 and 7, Block 851, Eastern Division, located at 1504 and 1518 East Bustamante Street, from R-3 (Mixed Residential District) to B-1 (Limited Business District).

ZC-018-2026

District IV

PREVIOUS COUNCIL ACTION

None.

BACKGROUND

Initiated by: Amando Garza, III, Owner; Hector A. Alaniz, Representative

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

Proposed Use: The proposed use is for a medical office.

Site: The site is currently occupied by two manufactured homes.

Surrounding Land Uses: To the north of the site are residential uses, such as apartments, single-family homes, and manufactured homes, and Eistetter Street. To the east of the site are single-family residential uses, North Meadow Avenue, Laredo Home Medical Equipment, and Bustamante Street. To the south of the site is Bustamante Street, a commercial offices which includes medical offices, apartments, MedCenter Pharmacy and Laredo Medical Center (hospital). To the west of the site is North Seymour Avenue, apartments, 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 East Bustamante Street as a Major Collector.

<https://www.cityoflaredo.com/home/showpublisheddocument/17680/63870310033370000>

Letters sent to surrounding property owners: 27 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. The proposed use is compatible with the existing uses within the vicinity of the site since there are medical offices located across Bustamante Street.
3. There are B-3 zoning districts to the south of the site across Bustamante Street.
4. The zone change will not adversely impact the conditions in the surrounding properties or neighborhood as the proposed use already exists within the vicinity of the site.

Notice to the owner/applicant:

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

COMMITTEE RECOMMENDATION

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

STAFF RECOMMENDATION

IMPACT ANALYSIS

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

Is this change contrary to the established land use pattern?

No. The proposed use of a medical office already exists in the vicinity of the site.

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

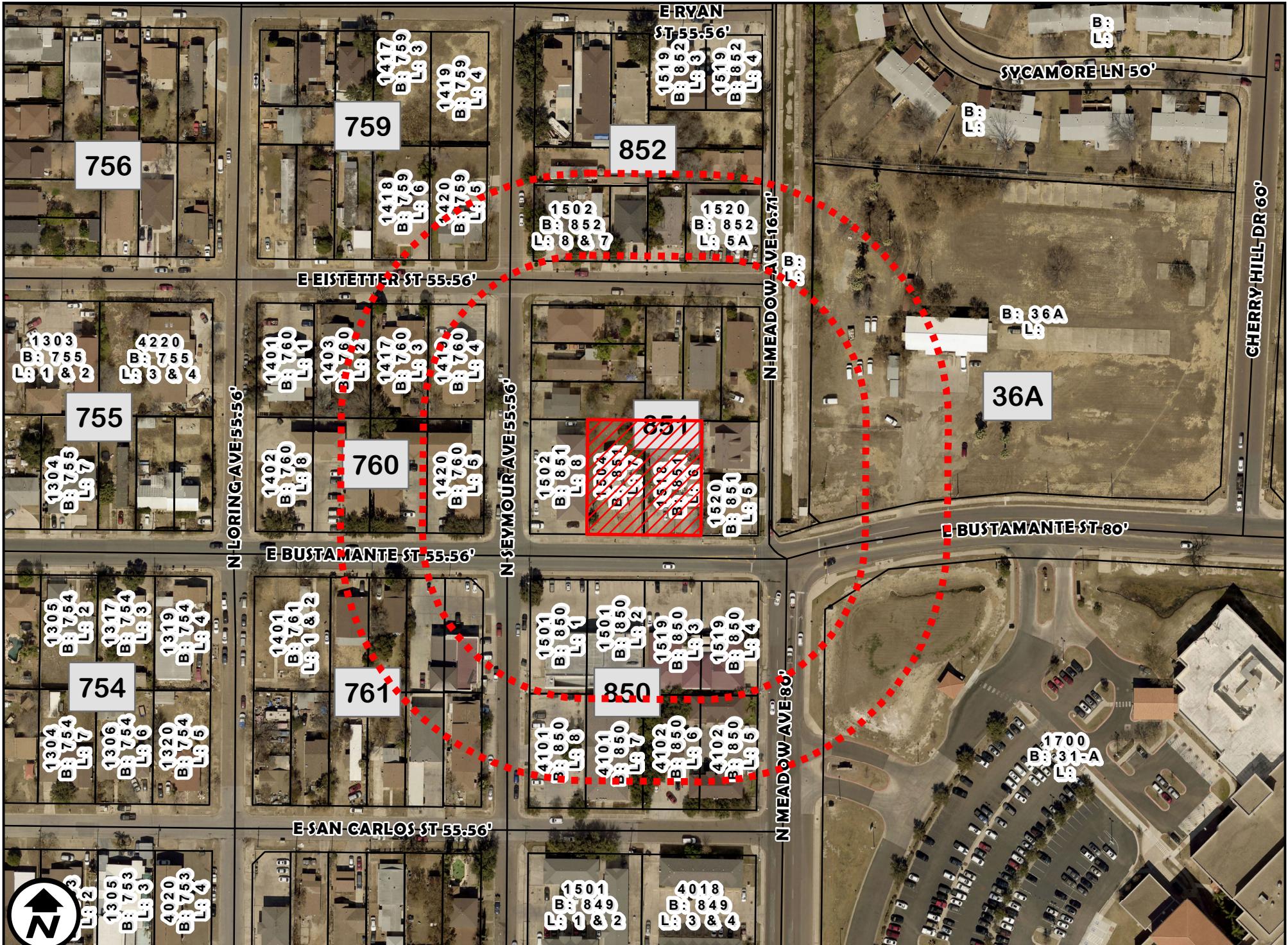
No. There are B-3 zoning districts to the south of the site.

Will change adversely influence living conditions in the neighborhoods?

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

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

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



ZC-018-2026

COUNCIL DISTRICT 4

1504 AND 1518 EAST BUSTAMANTE STREET

APPLICATION FC 59

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



DIMENSIONS MAP

1 inch \equiv 150 feet

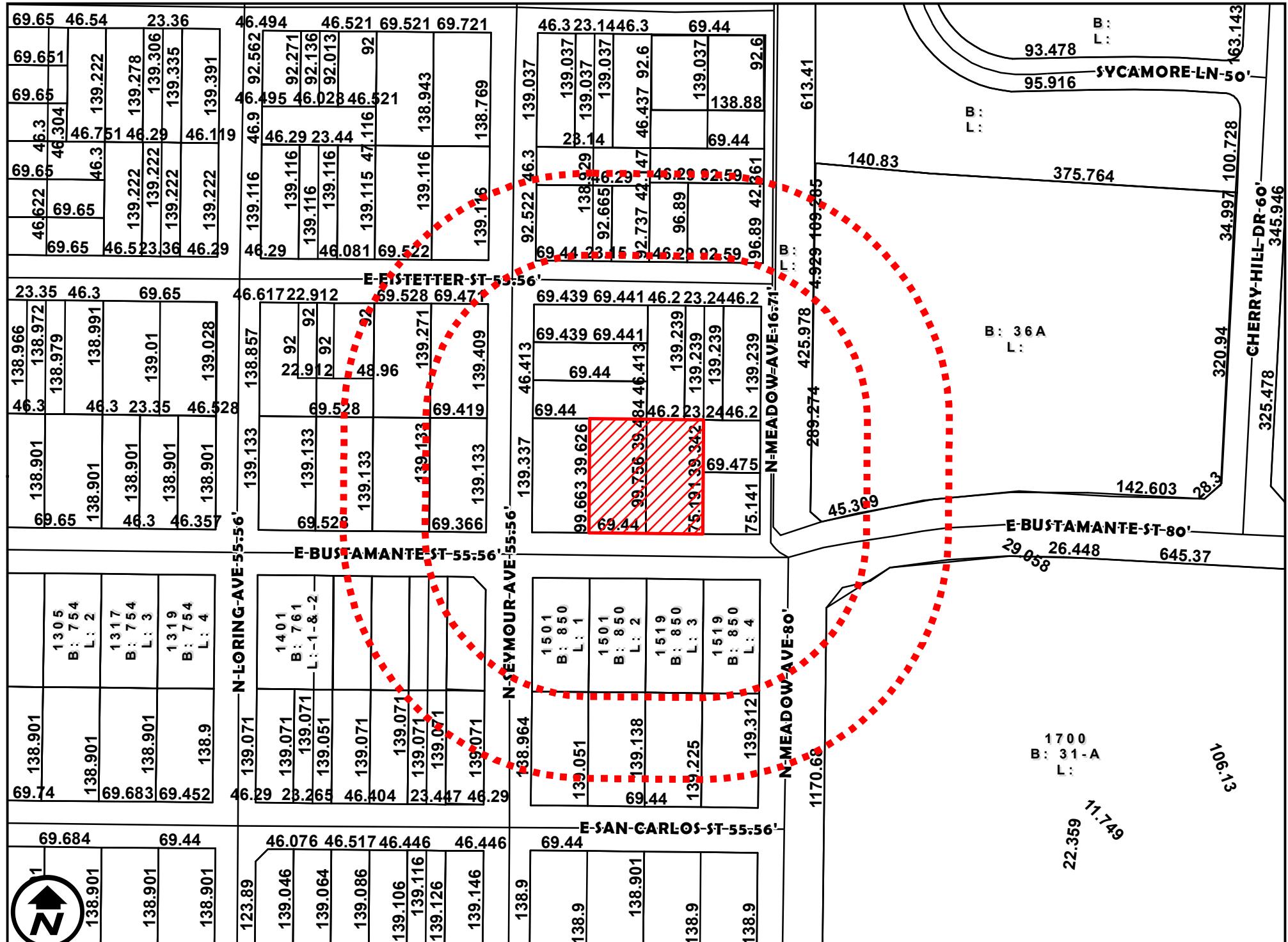
1 inch = 150 feet 1504 AND 1518 EAST BUSTAMANTE STREET COUNCIL DISTRICT 4 R-3 (MIXED RESIDENTIAL DISTRICT) R-1 (LIMITED BUSINESS DISTRICT)

ZC-018-2026

ES 313 2026
COUNCIL DISTRICT 4
1504 AND 1518 EAST BUSTAMANTE STREET

APPLICATION EC_{ss}

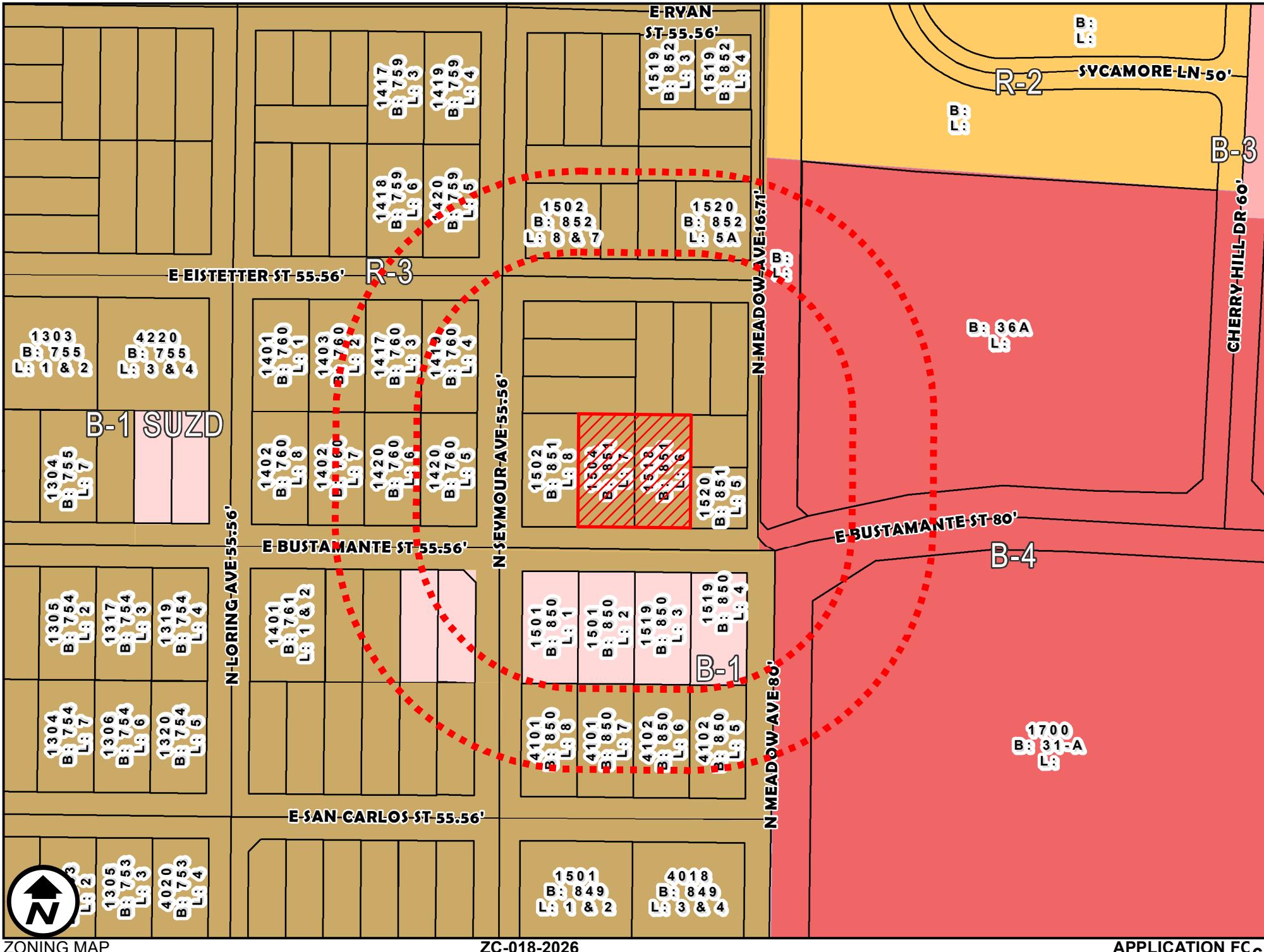
**R-3 (MIXED RESIDENTIAL DISTRICT) T-
B-1 (LIMITED BUSINESS DISTRICT)**





ZONING MAP

1 inch = 150 feet

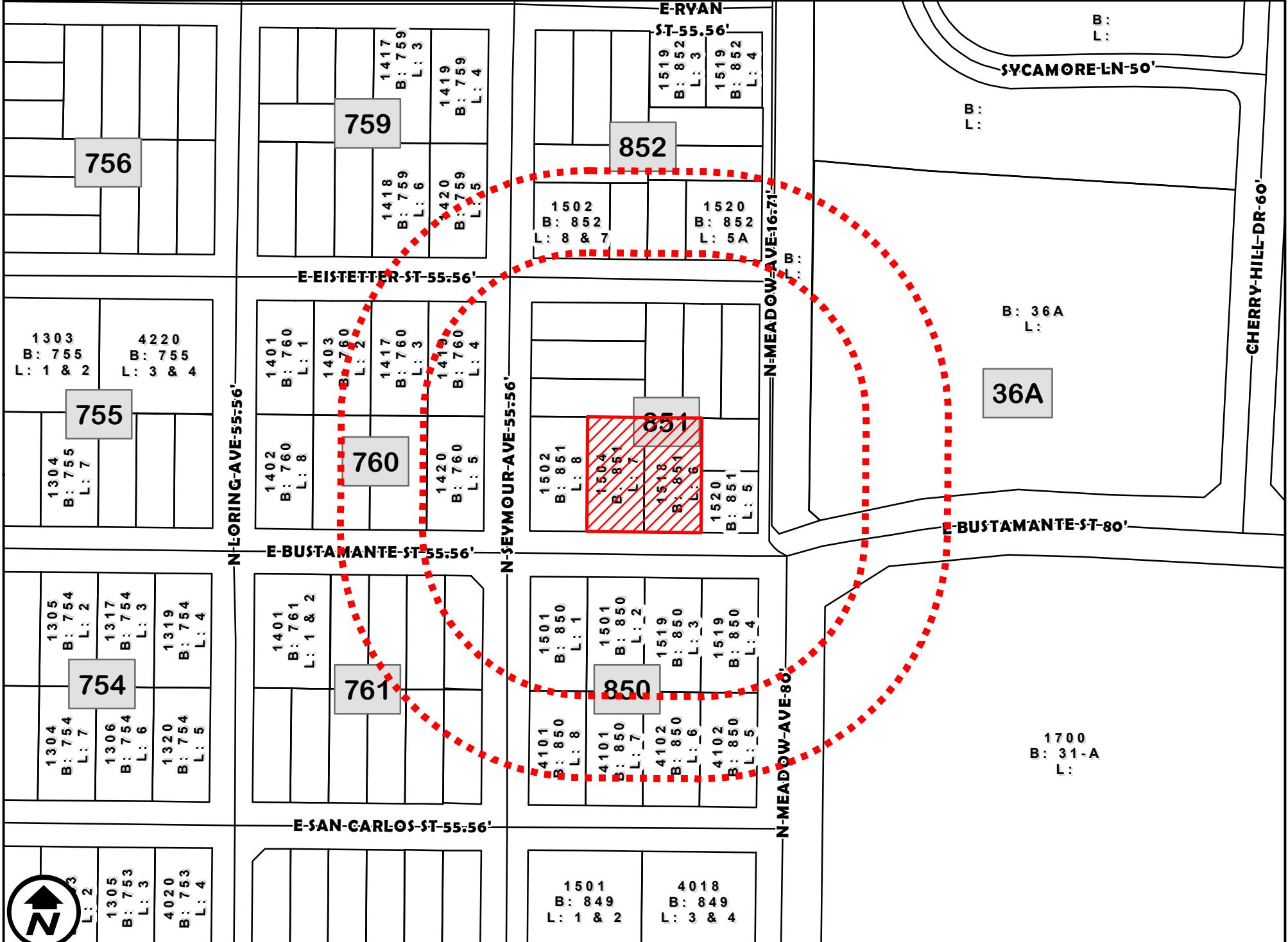


ZC-018-2026

**COUNCIL DISTRICT 4
1504 AND 1518 EAST BUSTAMANTE STREET**

APPLICATION FC_{c1}

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

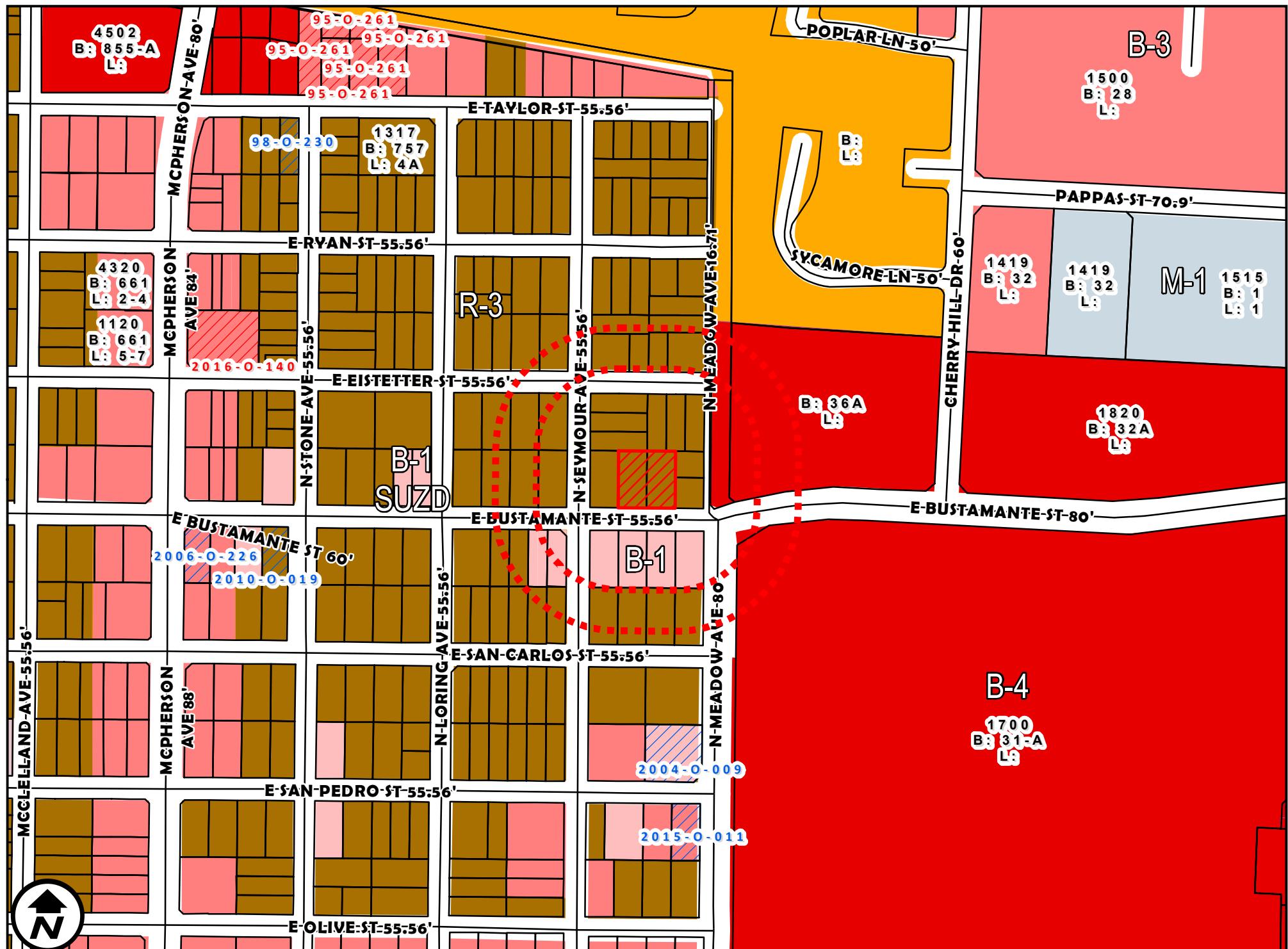


SURVEY MAP

1 inch = 150 feet

ZC-018-2026
COUNCIL DISTRICT 4
1504 AND 1518 EAST BUSTAMANTE STREET

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



ZONING OVERVIEW

1 inch = 300 feet

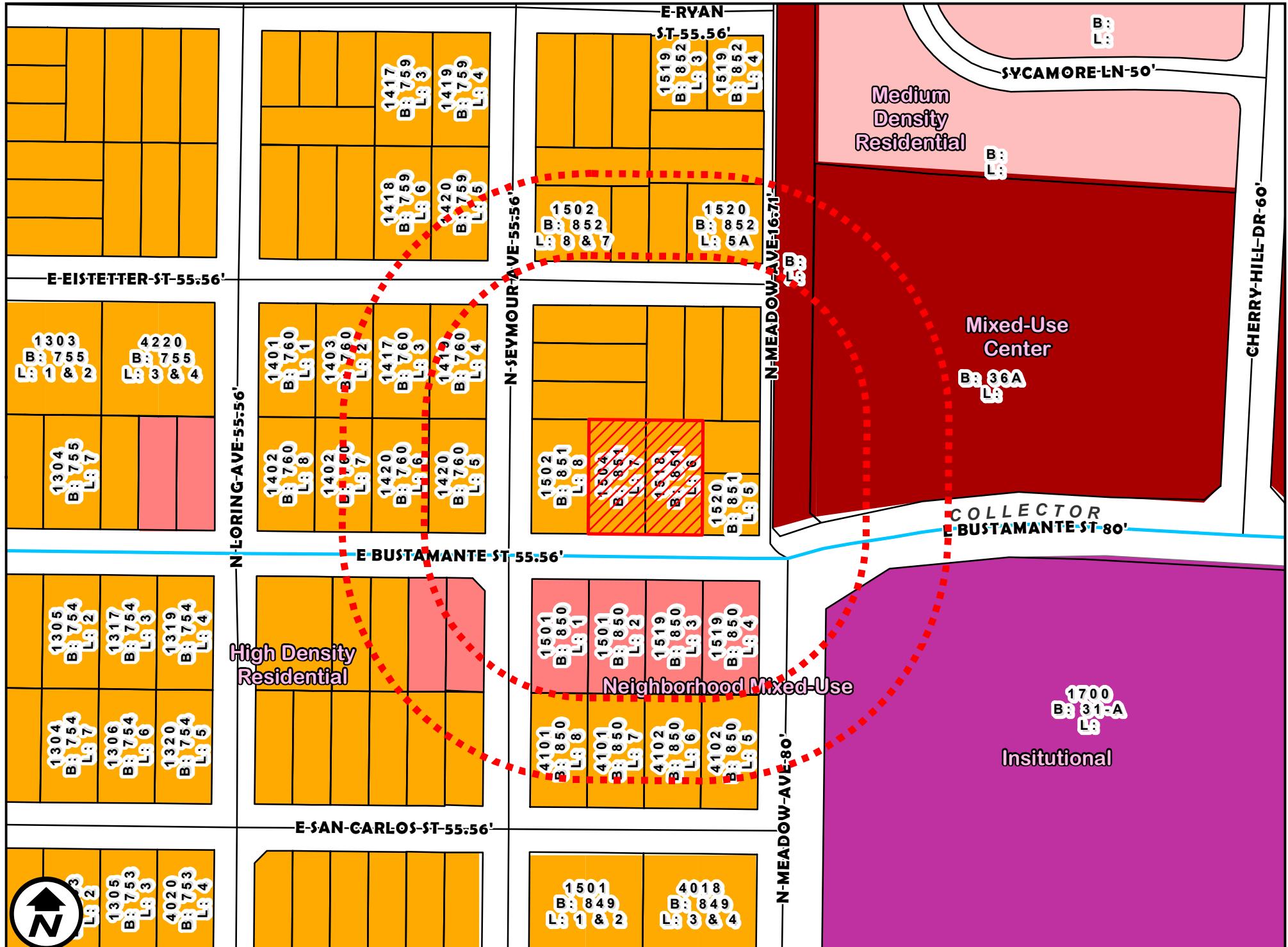
ZC-018-2026

COUNCIL DISTRICT 4

1504 AND 1518 EAST BUSTAMANTE STREET

APPLICATION FC 63

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

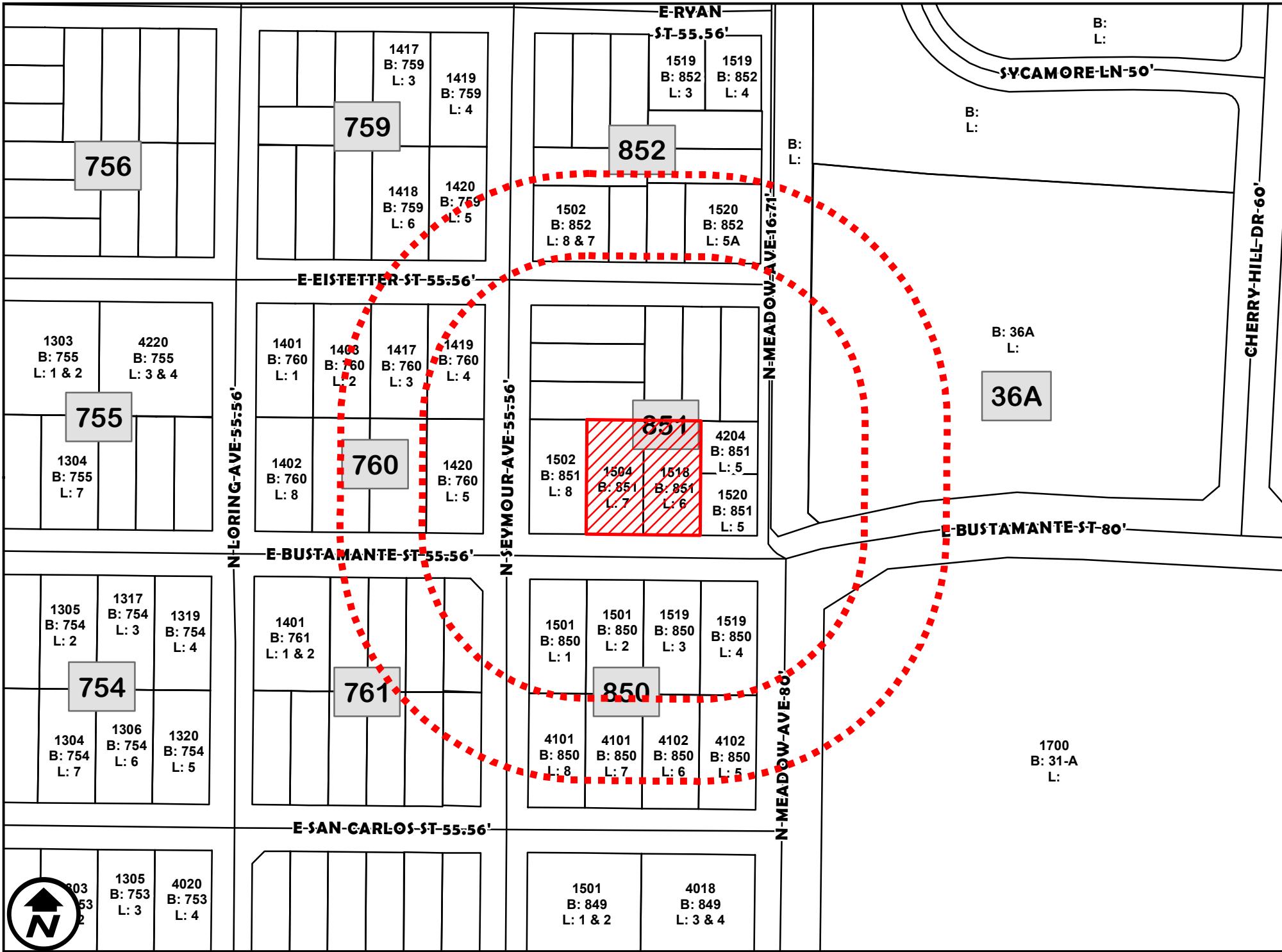


FUTURE LANDUSE

1 inch = 150 feet

ZC-018-2026
COUNCIL DISTRICT 4
1504 AND 1518 EAST BUSTAMANTE STREET

APPLICATION FC 64
R-3 (MIXED RESIDENTIAL DISTRICT) T-
B-1 (LIMITED BUSINESS DISTRICT)



1 inch = 150 feet



ZC-018-2026
ATTENTION



PROPOSED
ZONE CHANGE
FROM R-3 TO B-1

FOR INFORMATION CALL
CITY PLANNING DEPARTMENT
794-1613

City of Laredo

Planning & Zoning Commission

Meeting Date: 1/22/2026

Master Plan Consideration 7A

SUBJECT

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 1000 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 - Cm. Gilbert Gonzalez

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: TDB Land Holdings, LTD

ENGINEER: Top Site Civil Group, LLC

SITE: This 80.48-acre tract of land is located south of Cielito Lindo Blvd. and west of Cuatro Vientos Blvd. The zoning for this 576-lot development is R-1A (Single Family Reduced Area District) and R-1B (Single-Family High-Density District). This tract is located in District I - Cm. Gilbert Gonzalez.

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. 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.

NOTICE TO THE DEVELOPER:

Planning:

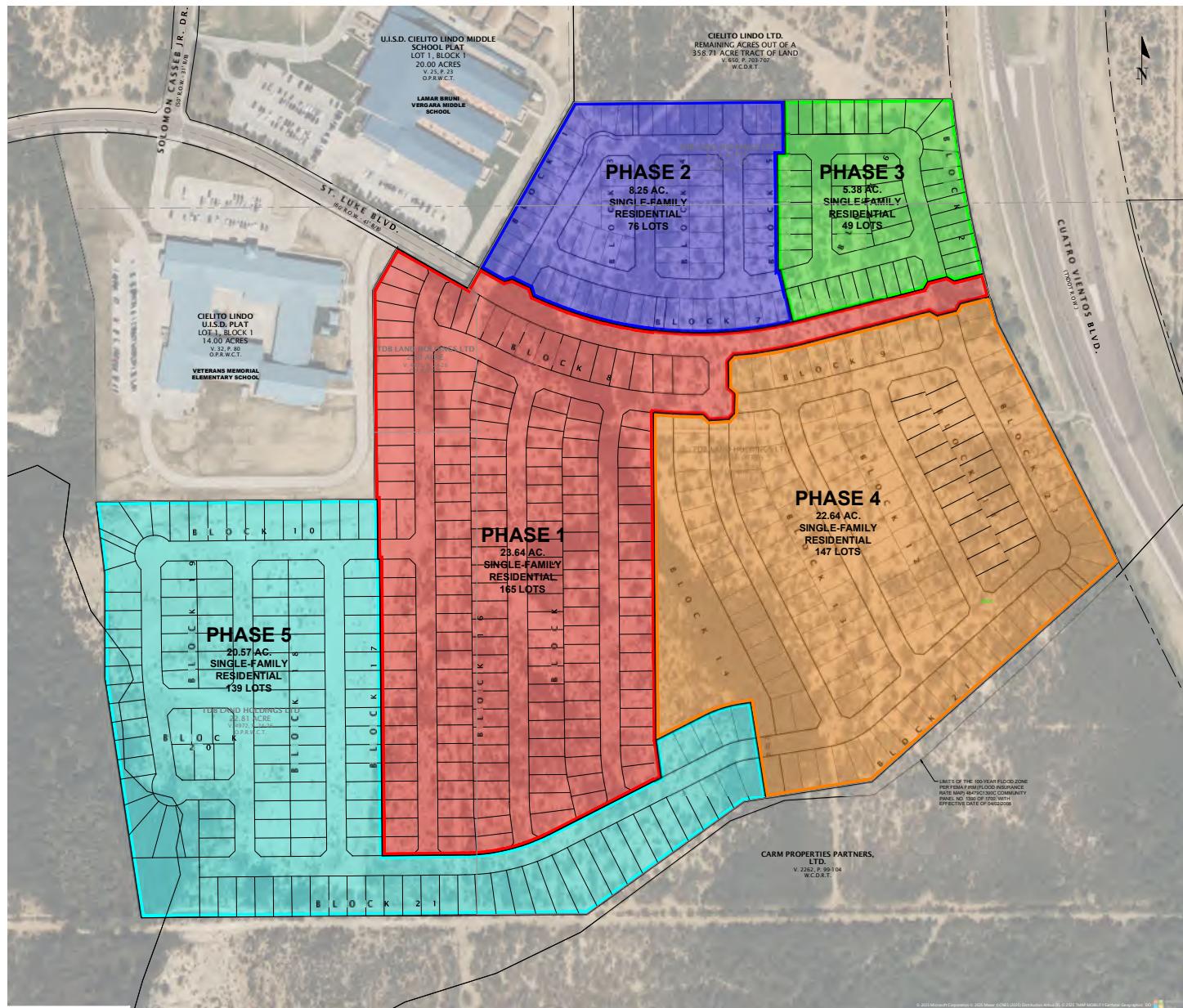
1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.
2. All comments set forth are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

AERIAL LOCATION MAP



LOS CIELOS AT CIELITO LINDO MASTERPLAN

OWNER:
TOP WORLD
INDUSTRIAL PARK, LLC
5810 SAN BENITO DRIVE
LAREDO, TEXAS 78041



1

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

January 6, 2026

Attention: Planning and Zoning Commissioners

Subject: Los Cielos at Cielito Lindo Master Plan, Phase 1 through 5

Top Site Civil Group LLC is requesting a Variance for the above-mentioned project. We ask that a variance be granted to the maximum block and street length. The Block lengths on the edge of the master plan boundary are above the 1200 feet as per ordinance, however, they do have intersecting streets that comply with the block length on 1 side of the right of way. The master plan is showing the street length of multiple streets that exceeds the 1000 foot length as per ordinance. As per ordinance, we have included a traffic calming plan as required and allowed in order for the variance to be granted.

We kindly request the approval of this variance for the block lengths and street lengths for the above mentioned projects.

Sincerely,
Top Site Civil Group LLC

Ricardo M. Villarreal, PE, RPLS
Partner



City of Laredo

Planning & Zoning Commission

Meeting Date: 1/22/2026

Master Plan Consideration 7B

SUBJECT

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 - Dr. David Tyler King

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: San Isidro Northeast, LTD

ENGINEER: Slay Engineering Company, Inc.

SITE: This 774.24-acre tract of land is located northeast of Bob Bullock Loop and east of Eastpoint Dr. The zoning for this development is B-4 (Highway Commercial District), B-3 (Community Business District), B-1 (Limited Business District), R-1 (Single Family Residential District), R-1A (Single-Family Reduced Area District), R-2 (Multi-Family District). This tract is located in District VI - Dr. David Tyler King.

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

APPROVE 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 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.
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.

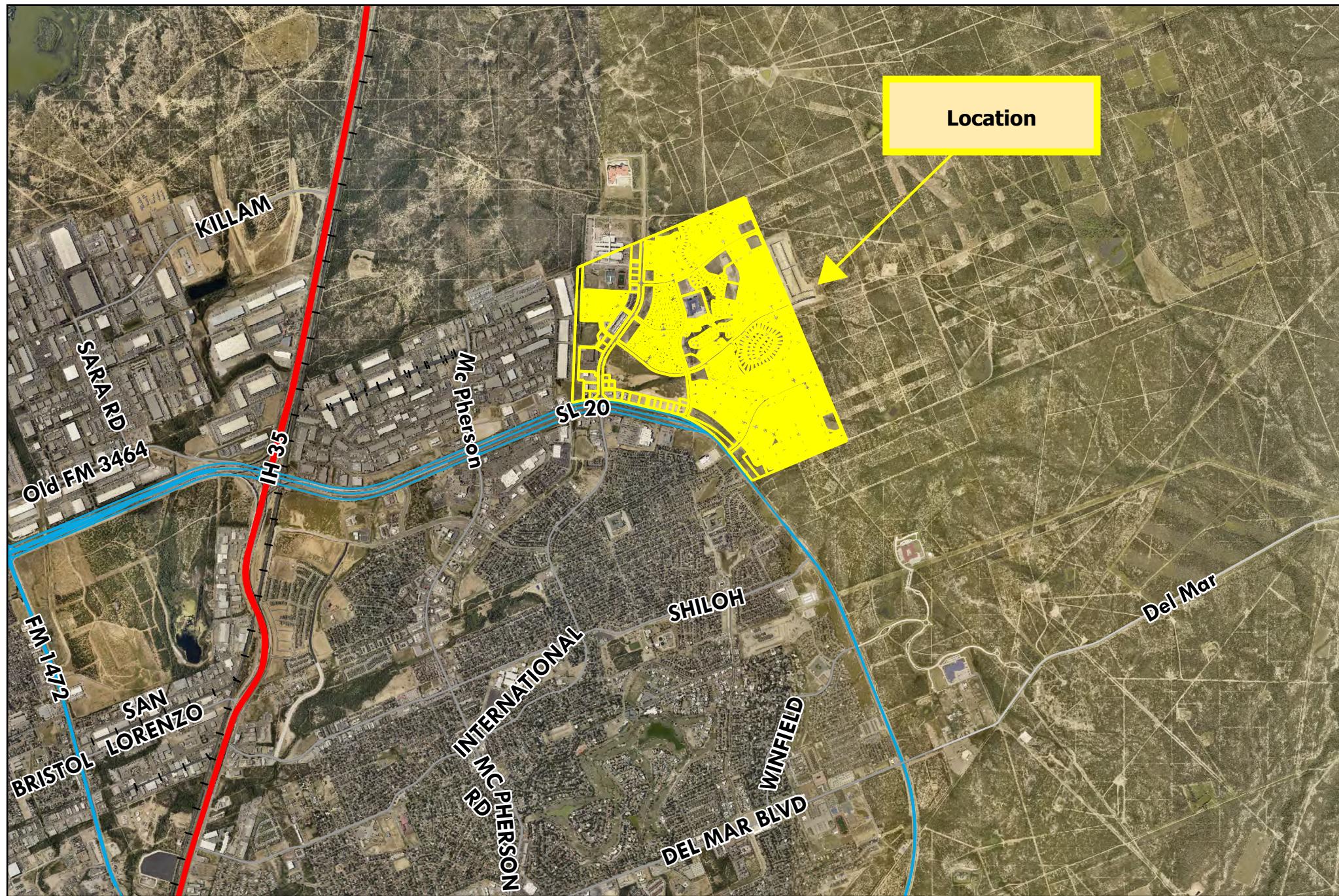
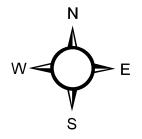
AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

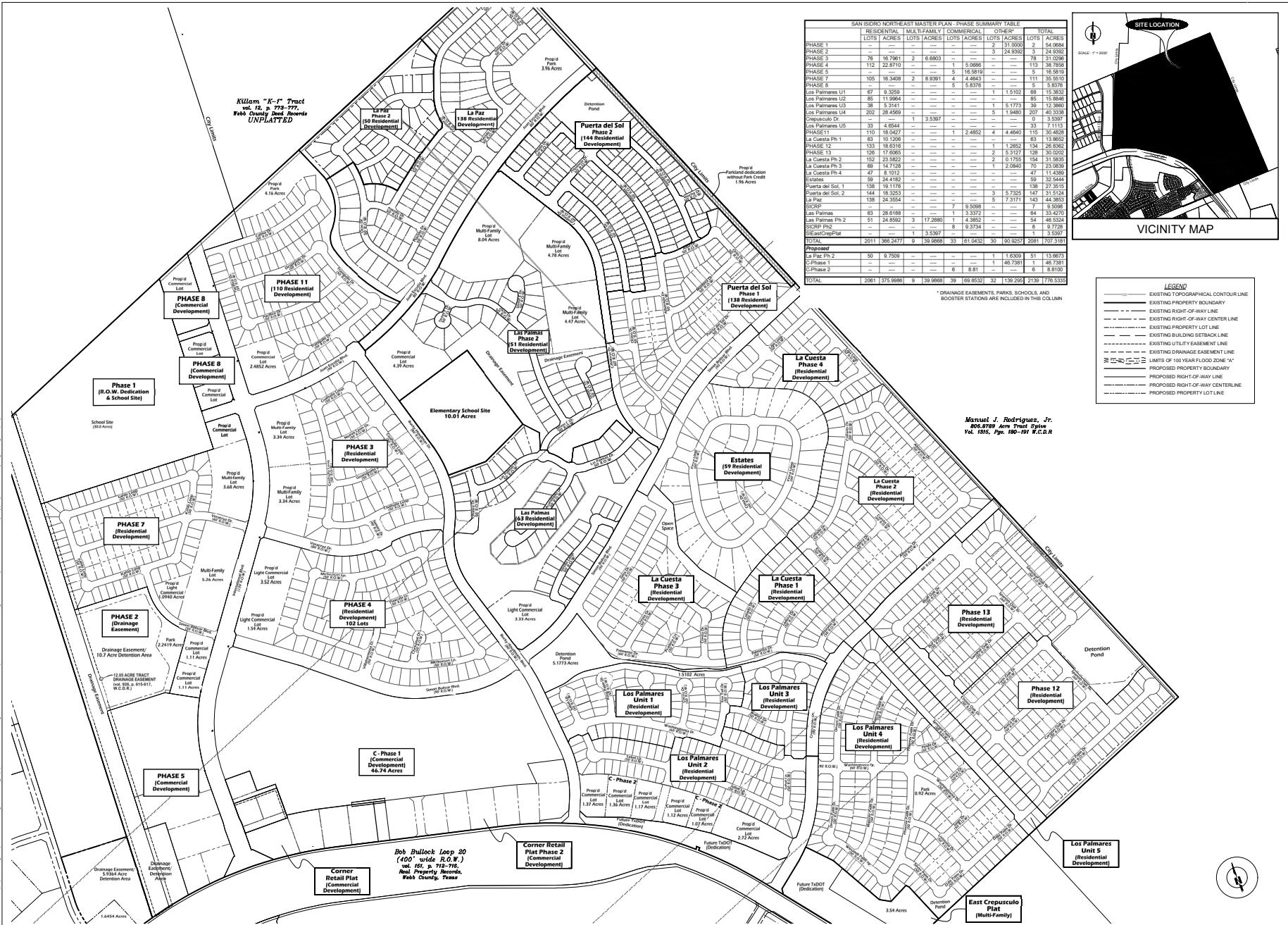
Planning:

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



Location



City of Laredo

Planning & Zoning Commission

Meeting Date: 1/22/2026

Preliminary Plats and Replats 8A

SUBJECT

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

PL-043-2026

District VI - Cm. Dr. David Tyler King

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: San Isidro Northeast, LTD

ENGINEER: Slay Engineering Company, Inc.

SITE: This 13.67-acre tract of land is located east of International Boulevard and northwest of Cavatina Dr. The zoning for this 50-lot development is R-1 (Single Family Residential District). This tract is located in District VI - Cm. Dr. David Tyler King.

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

APPROVE 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.

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.

January 7, 2026

City of Laredo
Director Planning & Zoning Department
1110 Houston St.
Laredo, Texas 78042

**Re: Notice of Developer's Intention to Place Front Lot Utilities, San Isidro Northeast
La Paz Phase 2 Subdivision**

Director Planning & Zoning Dept:

Per Section 3-4 B.2 of the City of Laredo Subdivision Ordinance, we hereby submit this written notice of our intention to place front lot utilities at the above referenced residential subdivision. Slay Engineering will submit the utility layout/schematics for these proposed front lot utilities with the construction plans for this phase.

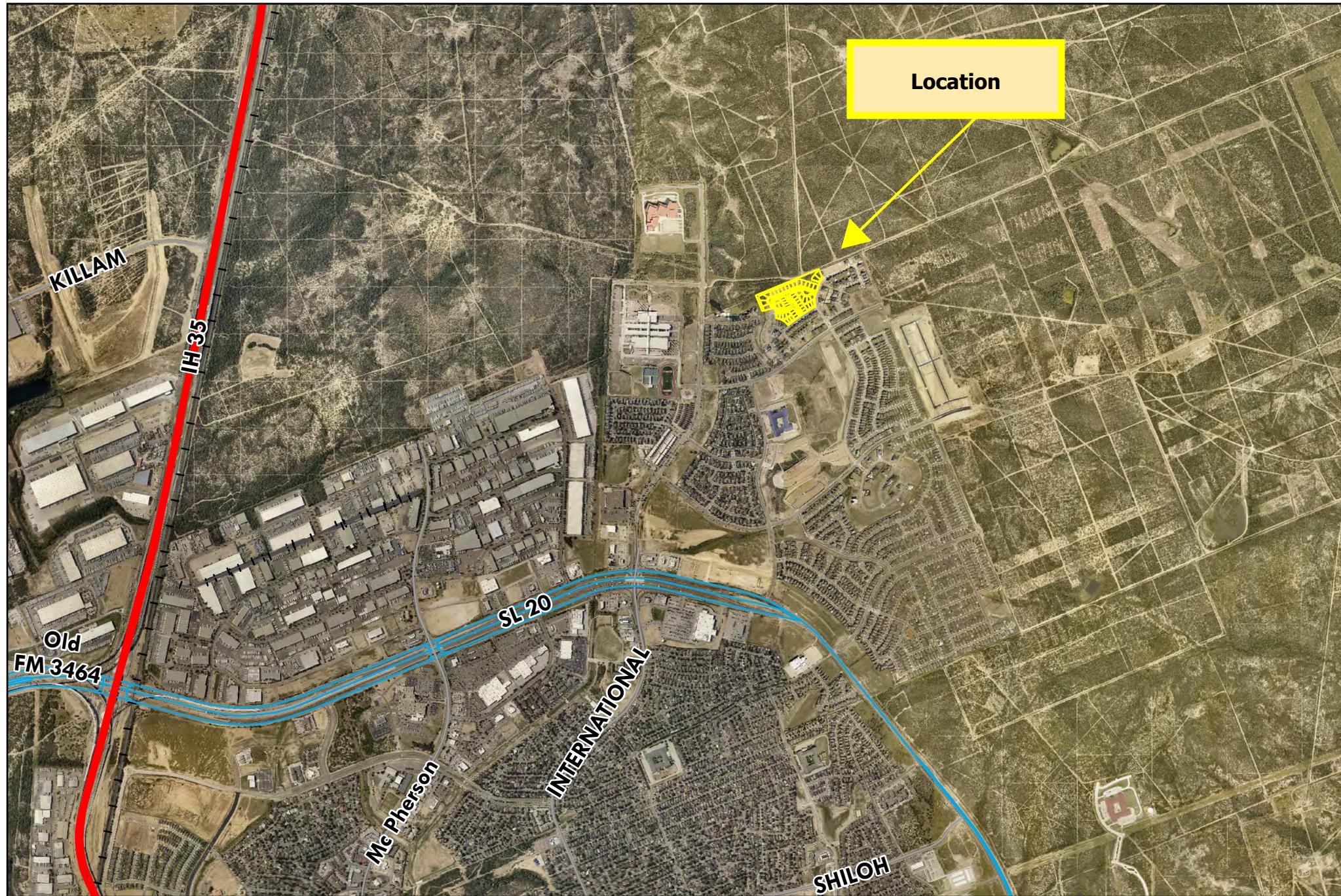
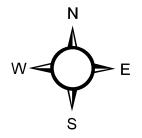
If we can provide additional information to assist you in the approval of our proposed utility plan, please let me know. We thank you for your consideration in this matter.

Sincerely,

San Isidro Northeast, LTD.


Pat Murphy
Vice President

AERIAL LOCATION MAP



NOTES:

1. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED, AS REQUIRED, AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE CITY OF LAREDO LAND DEVELOPMENT CODE.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. HOMEOWNER SHALL NOT CHANGE THE GRADES OR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW. FENCE/WALL WHICH HAS THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZE OF OPENINGS TO PERMIT SURFACE WATER RUNOFF TO CONTINUE TO FLOW.
4. THE POINT OF BEGINNING FOR THIS SUBDIVISION IS A FOUND 1/2 INCH ROD
N: 17117570.94
E: 673615.66
5. ADEQUATE OPENINGS ON FENCES FOR THE FOLLOWING LOTS SHALL BE MADE AND ALLOW FOR RUNOFF TO LEAVE AND DRAIN TO THE BACK OF EACH RESPECTIVE LOT:
BLOCK 1, LOTS 12-14
BLOCK 2, LOTS 4-7
BLOCK 3, LOT 1
BLOCK 4, LOTS 8-12

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	28.98'	405.14'	4.10'	N15° 28' 23" W	28.97'
C2	121.81'	325.00'	21.47'	S30° 05' 09" W	121.10'
C3	203.79'	325.00'	35.93'	S17° 25' 05" W	200.47'
C4	44.92'	325.00'	7.76'	S81° 31' 24" W	44.88'
C5	96.76'	1305.07'	4.29'	S80° 26' 22" W	96.74'
C6	237.65'	4044.72'	2.77'	S51° 56' 21" W	237.63'
C7	254.97'	330.00'	44.27'	N69° 53' 12" W	248.87'
C8	162.30'	640.44'	16.32'	N67° 15' 59" W	181.69'
C9	99.69'	615.14'	0.99'	N16° 02' 06" W	99.68'
C10	146.81'	200.00'	42.06'	S80° 19' 12" W	145.53'
C11	75.29'	300.00'	1.43'	S80° 25' 45" W	75.05'
C12	90.61'	200.00'	25.98'	S35° 41' 17" E	89.84'
C13	206.53'	325.00'	7.76'	S80° 36' 34" E	203.59'
C14	33.69'	250.00'	7.70'	S80° 39' 52" E	33.57'
C15	90.61'	590.14'	0.99'	N16° 02' 06" E	90.52'
C16	9.99'	10.50'	54.53'	N49° 29' 19" W	9.82'
C17	161.68'	50.00'	185.28'	S15° 50' 59" W	99.89'
C18	7.56'	10.59'	41.23'	N87° 54' 22" E	7.39'
C19	165.16'	225.00'	42.06'	S80° 19' 12" W	161.48'
C20	30.01'	325.00'	6.17'	S10° 40' 44" W	34.99'
C21	13.84'	10.59'	75.90'	N17° 30' 46" W	12.86'
C22	18.94'	70.00'	150.96'	S70° 52' 16" E	136.41'
C23	14.65'	10.52'	79.94'	N16° 02' 47" W	13.49'
C24	113.54'	175.00'	33.81'	S80° 19' 12" W	111.58'
C25	79.79'	175.00'	25.98'	S35° 41' 17" E	78.61'
C26	81.52'	325.00'	14.37'	S80° 25' 45" W	81.31'
C27	87.36'	1305.07'	3.84'	S80° 39' 52" E	87.37'
C28	221.29'	375.00'	33.81'	N17° 30' 46" W	218.09'
C29	30.24'	225.00'	7.70'	S80° 39' 52" W	30.22'
C30	93.00'	640.14'	8.00'	N87° 11' 09" W	89.94'
C31	36.96'	325.00'	7.70'	S80° 39' 52" W	36.93'
C32	19.17'	325.00'	33.81'	N72° 10' 09" W	189.01'
C33	63.43'	275.00'			

Curve Table

Curve # Length Radius Delta Chord Direction Chord Length

C61 122.19' 330.00' 21.20' N48° 21' 17" W 121.43'

C52 67.56' 330.00' 11.73' N87° 40' 20" W 67.45'

C53 65.27' 330.00' 11.33' N70° 21' 16" W 65.17'

C54 75.78' 640.14' 7.00' N7° 37' 55" W 78.73'

C55 12.84' 225.00' 3.27' S80° 26' 58" W 12.84'

C56 17.39' 225.00' 4.43' S87° 17' 59" W 17.39'

C57 32.76' 375.00' 5.00' N87° 03' 42" W 32.75'

C58 60.04' 375.00' 7.65' N80° 4' 15" W 50.00'

C59 50.04' 375.00' 7.65' N80° 03' 15" W 60.00'

C70 85.46' 315.00' 13.52' N62° 27' 42" E 88.29'

C71 9.39' 1305.00' 0.47' S82° 31' 10" W 9.39'

C72 84.17' 4944.70' 0.89' S82° 49' 42" W 84.17'

C73 52.53' 4944.70' 0.61' S82° 11' 11" W 52.53'

C74 52.04' 4944.70' 0.61' S81° 20' 50" W 52.04'

C75 45.91' 4944.70' 0.57' S80° 49' 58" W 48.91'

C76 47.97' 325.00' 8.43' S80° 31' 27" E 47.93'

C77 33.05' 325.00' 5.97' N40° 42' 37" W 33.53'

C78 27.56' 175.00' 9.03' S40° 09' 19" E 27.54'

C79 51.72' 175.00' 16.93' S31° 10' 33" E 51.53'

C80 29.71' 70.00' 24.32' N7° 02' 02" W 29.49'

C81 40.57' 70.00' 33.20' N30° 20' 42" W 40.00'

C82 40.57' 70.00' 33.20' N30° 20' 42" W 40.00'

C83 40.57' 70.00' 33.20' S77° 04' 56" W 40.00'

C84 32.54' 70.00' 26.63' S47° 09' 57" W 32.24'

C85 52.24' 325.00' 9.27' S8° 34' 19" W 52.18'

C86 11.65'

C87 6.63'

C88 36.29'

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C258 30.00'

City of Laredo

Planning & Zoning Commission

Meeting Date: 1/22/2026

Preliminary Plats and Replats 8B

SUBJECT

Preliminary consideration of the plat of Los Cielos at Cielito Lindo Subdivision, Phase I., 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 - Cm. Gilbert Gonzalez

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: TDB Land Holdings, LTD

ENGINEER: Top Site Civil Group, LLC

SITE: This 23.64-acre tract of land is located east of St. Luke and Solomon Casseb Rd. The zoning for this 165-lot development is R-1B (Single-Family High-Density District). This tract is located in District I - Cm. Gilbert Gonzalez.

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. 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.

NOTICE TO THE DEVELOPER:

Planning:

1. Only the utility easements within the plat boundaries are subject to change prior to plat recordation due to revisions by the utility companies.

2. All comments set forth are preliminary comments and not an exhaustive list. Additional comments may be added prior to final plat approval.

AERIAL LOCATION MAP



PLAT NOTES & RESTRICTIONS

1. DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. NO GARAGE OR CARPORT, WHICH RECEIVES ACCESS FROM THE SIDE YARD ON ANY CORNER LOT SHALL BE LOCATED LESS THAN 20 FEET FROM THE PROPERTY LINE.
3. ACCESS TO BE PROVIDED FOR ALL UTILITY EASEMENTS IN ORDER TO MAINTAIN AND MONITOR THE INFRASTRUCTURE.
4. CORNER LOT DRIVEWAYS SHALL BE PLACED AWAY FROM CORNER CLIP SIDE OF PROPERTY.
5. ACCESS TO LOTS 1-12 AND LOT 14, BLOCK 8, SHALL BE PROHIBITED FROM ST. LUKE BLVD.
6. THE RESPONSIBILITY FOR THE MAINTENANCE AND UPKEEP OF RETAINING WALLS IN A SAFE AND PROPER CONDITION SHALL REST SOLELY WITH THE PROPERTY OWNERS, THE HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS. THE CITY OF LAREDO SHALL BEAR NO RESPONSIBILITY OR LIABILITY FOR SAID MAINTENANCE.
7. OWNER SHALL NOT CHANGE GRADES NOR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH A MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW. FENCE/WALL WHICH HAS THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZE OF OPENINGS TO ALLOW SURFACE WATER RUNOFF TO CONTINUE.
8. THIS SUBJECT PROPERTY IS NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP No. 48479C1390C, PANEL No. 1390, WITH EFFECTIVE DATE OF 04/02/2008.
9. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
10. ALL LOT CONFIGURATIONS SHOWN, INCLUDING MINIMUM LOT AREA(S) SHALL MEET DIMENSIONAL STANDARDS OF THE LAND DEVELOPMENT CODE FOR AN R1-B ZONE.
11. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
12. LOT 13, BLOCK 8 IS UN-BUILDABLE AND DESIGNATED AS A DRAINAGE EASEMENT.
13. ALL OFF-SITE AND ON-SITE DRAINAGE EASEMENTS OF LOS CIELOS AT CIELITO LINDO - PHASE 1 IS SUBJECT TO A MAINTENANCE AND MONITORING AGREEMENT RECORDED IN VOLUME _____, PAGES _____ O.P.R.W.C.T.
14. P.O.B.: FOUND IRON ROD BEING THE EAST CORNER OF LOT 1, BLOCK 1, U.I.S.D. CIELITO LINDO MIDDLE SCHOOL, (N: 17046283.90, E: 674170.14)
15. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.

OWNER:
TDB WORLD
INDUSTRIAL PARK, LLC
5810 SAN BENITO DRIVE
LAREDO, TEXAS 78041

LOS CIELOS AT CIELITO LINDO - PHASE 1
PRELIMINARY PLAT OF
SURVEY 39
CITY OF LAREDO, WEBB COUNTY, TEXAS

CERTIFICATE OF OWNER

STATE OF TEXAS §
WEBB COUNTY §

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS: LOS CIELOS AT CIELITO LINDO - PHASE 1, IN COUNTY OF WEBB, TEXAS, AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE USE OF THE PUBLIC FOREVER DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

TDB LAND HOLDINGS LTD

DATE

CERTIFICATE OF ENGINEER

STATE OF TEXAS §
WEBB COUNTY §

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
TPBE FIRM REC. No. 22574



RICARDO M. VILLARREAL
101308
LICENSING BOARD
PACIFIC
SOUTHERN
CIVIL
ENGINEERS

PLANNING COMMISSION APPROVAL

THIS PLAT OF LOS CIELOS AT CIELITO LINDO - PHASE 1, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON _____. DAY OF _____. 2025.

DANIELLA SADA PAZ, P.AZ CHAIRMAN

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 _____ 2026.

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

LIEN HOLDER CERTIFICATE

THIS SUBDIVISION MAP IS HEREBY APPROVED AND ACCEPTED BY THE LIEN HOLDER, THIS _____. DAY OF _____ 2026. TITLE: _____
AS AN ACT AND DEED OF: _____

FINANCIAL INSTITUTION
STATE OF TEXAS §
WEBB COUNTY §

DATE

PLAT APPROVAL - CITY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS IDENTIFIED AS: LOS CIELOS AT CIELITO LINDO - PHASE 1, PREPARED BY RICARDO M. VILLARREAL REGISTERED PROFESSIONAL ENGINEER NO. 101308, AND DATED THE _____. DAY OF _____. 2026, AND HAVE FOUND THEM IN COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ELIJUD DE LOS SANTOS, P.E.
CITY ENGINEER
CITY OF LAREDO, TEXAS

DATE

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN STATED. GIVEN MY HAND AND SEAL OF OFFICE THIS _____. DAY OF _____ 2026.

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

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS:
COUNTY OF WEBB:

I, MARGIE RAMIREZ IBARRA, CLERK OF THE COUNTY COURT OF WEBB COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT, DATED THE DAY OF _____ 2025, WITH THE FOREGOING APPROVAL, BEING DESIGNATED AS: LOS CIELOS AT CIELITO LINDO - PHASE 1, W 5 FILED FOR RECORD IN MY OFFICE ON THE _____. DAY OF _____ 2026, AT _____. O'CLOCK _____. M, IN VOLUME _____. PAGE _____. OF THE PLAT RECORDS OF SAID COUNTY ON THIS THE _____. DAY OF _____ 2026.

HON. MARGIE RAMIREZ IBARRA
COUNTY CLERK, WEBB COUNTY, TEXAS
CITY OF LAREDO, TEXAS

DATE

ATTESTMENT OF PLANNING COMMISSION APPROVAL

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

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

DATE

PROJECT #: LOS CIELOS AT CIELITO LINDO - PHASE 1
DRAWN BY: J.R.G.
APPROVED: J.R.G.
DATE: 02/28/2026
FILE NAME: Base Line Drawing Plan 1.dwg
SCALE: 1"=100'
GRAPHIC SCALE IN FEET
TOPSITE
Civil Group
10991 LBJ Colony, Suite 100
Frisco, TX 75034
(866) 333-5657
(972) 265-5657
www.topsite.com

**PRELIMINARY
NOT FOR RECORDATION**

ENGINEER
RICARDO M. VILLARREAL, P.E.
TOPSITE CIVIL GROUP, LLC
6262 McPHERSON RD, STE. 206
LAREDO, TEXAS 78041
(956) 725-5057

SURVEYOR
RICARDO M. VILLARREAL, P.E.
TOPSITE CIVIL GROUP, LLC
6262 McPHERSON RD, STE. 206
LAREDO, TEXAS 78041
(956) 725-5057

City of Laredo

Planning & Zoning Commission

Meeting Date: 1/22/2026

Preliminary Plats and Replats 8C

SUBJECT

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

PL-040-2026

District I - Cm. Gilbert Gonzalez

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: TDB Land Holdings, LTD

ENGINEER: Top Site Civil Group, LLC

SITE: This 23.64-acre tract of land is located east of St. Luke and Solomon Casseb Rd. The zoning for this 76-lot development is R-1A (Single Family Reduced Area District). This tract is located in District I - Cm. Gilbert Gonzalez.

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. 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.

NOTICE TO THE DEVELOPER:

Planning:

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

AERIAL LOCATION MAP



PLAT NOTES & RESTRICTIONS

1. DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. NO GARAGE OR CARPORT, WHICH RECEIVES ACCESS FROM THE SIDE YARD ON ANY CORNER LOT SHALL BE LOCATED LESS THAN 20 FEET FROM THE PROPERTY LINE.
3. ACCESS TO BE PROVIDED FOR ALL UTILITY EASEMENTS IN ORDER TO MAINTAIN AND MONITOR THE INFRASTRUCTURE.
4. CORNER LOT DRIVEWAYS SHALL BE PLACED AWAY FROM CORNER CLIP SIDE OF PROPERTY.
5. ACCESS TO LOTS 1-19, BLOCK 7, SHALL BE PROHIBITED FROM ST. LUKE BLVD.
6. THE RESPONSIBILITY FOR THE MAINTENANCE AND UPKEEP OF RETAINING WALLS IN A SAFE AND PROPER CONDITION SHALL REST SOLELY WITH THE PROPERTY OWNERS, THE HOMEOWNERS ASSOCIATION, OR THEIR SUCCESSORS. THE CITY OF LAREDO SHALL BEAR NO RESPONSIBILITY OR LIABILITY FOR SAID MAINTENANCE.
7. OWNER SHALL NOT CHANGE GRADES NOR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH A MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW. FENCE/WALL WHICH HAS THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZE OF OPENINGS TO ALLOW SURFACE WATER RUNOFF TO CONTINUE.
8. THIS SUBJECT PROPERTY IS NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP No. 48479C1390C, PANEL No. 1390, WITH EFFECTIVE DATE OF 04/02/2008.
9. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
10. ALL LOT CONFIGURATIONS SHOWN, INCLUDING MINIMUM LOT AREA(S) SHALL MEET DIMENSIONAL STANDARDS OF THE LAND DEVELOPMENT CODE FOR AN R1-B ZONE.
11. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
12. LOT 16, BLOCK 1 AND LOT 10, BLOCK 7 ARE UN-BUILDABLE AND DESIGNATED AS DRAINAGE EASEMENTS.
13. ALL OFF-SITE AND ON-SITE DRAINAGE EASEMENTS OF LOS CIELOS AT CIELITO LINDO - PHASE 2 ARE SUBJECT TO A MAINTENANCE AND MONITORING AGREEMENT RECORDED IN VOLUME _____, PAGES _____ O.P.R.W.C.T.
14. P.O.B.: FOUND IRON ROD BEING THE EAST CORNER OF LOT 1, BLOCK 1, U.I.S.D CIELITO LINDO MIDDLE SCHOOL PLAT (N: 17046283.90, E: 647170.15)
15. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.

OWNER
TDB WORLD
INDUSTRIAL PARK, LLC
5810 SAN BENITO DR.
LAREDO, TEXAS 78041

PRELIMINARY PLAT OF LOS CIELOS AT CIELITO LINDO - PHASE 2

PRELIMINARY PLAT OF
LOS CIELOS AT CIELITO LINDO - PHASE 2
CITY OF LAREDO, WEBB COUNTY, TEXAS



VICINITY MAP

PLAT NOTES & RESTRICTIONS

- DRIVEWAYS, SIDEWALKS AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMIT IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- NO GARAGE OR CARPORT, WHICH RECEIVES ACCESS FROM THE SIDE YARD ON ANY CORNER LOT SHALL BE LOCATED LESS THAN 20 FEET FROM THE PROPERTY LINE.
- ACCESS TO BE PROVIDED FOR ALL UTILITY EASEMENTS IN ORDER TO MAINTAIN AND MOVE THE INFRASTRUCTURE.
- CORNER LOT DRIVEWAYS SHALL BE PLACED AWAY FROM CORNER CLIP SIDE OF PROPERTY.
- ACCESS TO LOTS 1-19, BLOCK 8, SHALL BE PROHIBITED FROM ST. LUKE BLVD.
- THE RESPONSIBILITY FOR THE MAINTENANCE AND UPKEEP OF RETAINING WALLS IN A SAFE AND PROPER CONDITION SHALL REST SOLELY WITH THE PROPERTY OWNER. THE PROPERTY OWNER ASSOCIATION, OR THE CITY OF LAREDO, OR THE CITY OF LAREDO SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF RETAINING WALLS.
- OWNER SHALL NOT CHANGE GRADES NOR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH A MANNER THAT IMPEDS THE FLOW OF SURFACE WATER. THE PROPERTY OWNER SHALL TAKE THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZE OF OPENINGS TO ALLOW SURFACE WATER RUNOFF TO CONTINUE.
- THE SUBJECT PROPERTY IS NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN. (See FLOODPLAIN MAP No. 48470C/03900, Page No. 138, WITH EFFECTIVE DATE OF 04/02/2008)
- SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
- ALL LOT CONFIGURATIONS SHOWN, INCLUDING MINIMUM LOT SIZE(S) SHALL MEET DIMENSIONAL STANDARDS OF THE LAND DEVELOPMENT CODE FOR AN R-8 ZONE.
- ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
- LOT 16, BLOCK 8 AND LOT 10, BLOCK 7 ARE UN-BUILDABLE AND DESIGNATED AS DRAINE EASEMENTS.
- ALL OFF-SITE AND ON-SITE DRAINAGE EASEMENTS OF LOS CIELOS AT CIELITO LINDO SHALL BE DETERMINED BASED ON THE SURFACE AND WASTE WATER AGREEMENT RECORDED IN VOLUME _____ PAGES _____ O.P.W.C.
- P.O.B. FOUND IRON ROD BEING THE EAST CORNER OF LOT 1, BLOCK 1, U.S.D. CIELITO LINDO MIDDLE SCHOOL PLAT (N: 1704283.00, E: 641770.15)
- GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4035 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NIS) CONTROL.

LEGAL DESCRIPTION LOS CIELOS AT CIELITO LINDO - PHASE 2

BEING A TRACT OF LAND CONTAINING 8.2544 ACRES, MORE OR LESS, OUT OF A 6.11-ACRE TRACT AND A 6.11-ACRE TRACT, CONVEYED TO TDB LAND HOLDINGS LTD. IN ACCORDANCE IN VOLUME 23, PAGE 23, OF THE OFFICIAL PLAT RECORDS OF WEBB COUNTY TEXAS, SITUATED IN SURVEYS 38 AND 39, WEBB COUNTY, TEXAS, AND 8.2544 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND IRON ROD BEING THE COMMON CORNER OF U.S.D. CIELITO LINDO MIDDLE SCHOOL PLAT, RECORDED IN VOL. 25, PAGE 23, OFFICIAL PLAT RECORDS OF WEBB COUNTY TEXAS, AND A 6.11-ACRE TRACT, AND A 6.11-ACRE TRACT, BEING A DISTANCE OF 52.97' E. ALONG THE COMMON BOUNDARY LINE OF SAID CIELITO LINDO LTD TRACT AND TDB LAND HOLDINGS LTD 6.11-ACRE TRACT, A DISTANCE 52.81 FEET FOR AN INTERIOR CORNER HEREOF;

THENCE 5 60' 30" E, A DISTANCE OF 136.01 FEET TO A SET IRON ROD FOR AN INTERIOR CORNER, HEREOF;

THENCE 5 89' 29" W, A DISTANCE OF 19.90 FEET TO A SET IRON ROD FOR AN EXTERIOR CORNER, HEREOF;

THENCE 5 00' 30" E, A DISTANCE OF 22.07 FEET TO A SET IRON ROD FOR AN EXTERIOR CORNER, HEREOF;

THENCE 5 13' 22" E, A DISTANCE OF 136.01 FEET TO A SET IRON ROD FOR AN INTERIOR CORNER, HEREOF;

THENCE 5 13' 22" E, A DISTANCE OF 68.83 FEET TO A SET IRON ROD FOR AN EXTERIOR CORNER, HEREOF;

THENCE, CONTINUING ALONG SAID CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A CHORD BEARING N 84° 15' 06" W, A CHORD LENGTH OF 65.54 FEET, AND AN ARC LENGTH OF 66.78 FEET TO A SET IRON ROD FOR AN INTERIOR CORNER HEREOF;

THENCE N 17' 45" W, A DISTANCE OF 22.07 FEET TO A SET IRON ROD FOR AN EXTERIOR CORNER, HEREOF;

THENCE N 64° 13' 24" W, A DISTANCE OF 50.11 FEET TO A SET IRON ROD FOR AN EXTERIOR CORNER, HEREOF;

THENCE N 64° 13' 24" W, A DISTANCE OF 68.83 FEET TO A SET IRON ROD FOR THE NORTH BOUNDARY RIGHT-OF-WAY LINE OF ST. LUKE BLVD. AND AN INTERIOR CORNER, HEREOF;

THENCE, CONTINUING ALONG SAID CURVE TURNING TO THE RIGHT, HAVING A RADIUS OF 100.00 FEET, A CHORD BEARING N 84° 15' 06" W, A CHORD LENGTH OF 65.54 FEET, AND AN ARC LENGTH OF 66.78 FEET TO A SET IRON ROD FOR AN INTERIOR CORNER HEREOF;

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THENCE N 17' 45" W, A DISTANCE OF 22.07 FEET TO A SET IRON ROD FOR AN EXTERIOR CORNER, HEREOF;

THENCE N 64° 13' 24" W, A DISTANCE OF 50.11 FEET TO A SET IRON ROD FOR AN EXTERIOR CORNER, HEREOF;

THENCE N 64° 13' 24" W, A DISTANCE OF 68.83 FEET TO A SET IRON ROD FOR AN EXTERIOR CORNER, HEREOF;

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THENCE N 64° 13' 24" W, A DISTANCE OF 50.11 FEET TO A SET IRON ROD FOR AN EXTERIOR CORNER, HEREOF;

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THENCE N 17' 45" W, A DISTANCE OF 22.07 FEET TO A SET IRON ROD FOR AN EXTERIOR CORNER, HEREOF;

THENCE N 64° 13' 24" W, A DISTANCE OF 50.11 FEET TO A SET IRON ROD FOR AN EXTERIOR CORNER, HEREOF;

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THENCE N 17' 45" W, A DISTANCE OF 22.07 FEET TO A SET IRON ROD FOR AN EXTERIOR CORNER, HEREOF;

THENCE N 64° 13' 24" W, A DISTANCE OF 50.11 FEET TO A SET IRON ROD FOR AN EXTERIOR CORNER, HEREOF;

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THENCE N 17' 45" W, A DISTANCE OF 22.07 FEET TO A SET IRON ROD FOR AN EXTERIOR CORNER, HEREOF;

THENCE N 64° 13' 24" W, A DISTANCE OF

City of Laredo

Planning & Zoning Commission

Meeting Date: 1/22/2026

Preliminary Plats and Replats 8D

SUBJECT

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 - Cm. Ruben Gutierrez Jr.

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: D&J Alexander Investments, LLC

ENGINEER: Top Site Civil Group, LLC

SITE: This 3.88-acre tract of land is located south of University Boulevard on Bartlett Avenue. The zoning for this 1-lot development is R-1A (Single Family Reduced Area District) and R-1B (Single-Family High-Density District). This tract is located in District V - Cm. Ruben Gutierrez Jr.

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

Planning:

1. Clearly delineate the unplattd tract proposed to be incorporated into Lot 4D. Label the tract as "Unplattd" and indicate the total acreage within the tract inside the As Platted section. Additionally, revise the section title to reflect the inclusion of the unplattd 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.

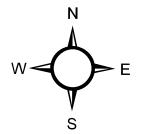
AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

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

AERIAL LOCATION MAP



PLAT NOTES & RESTRICTIONS

1. SIDEWALKS, DRIVEWAYS, AND TREES WILL BE INSTALLED AT THE TIME OF ISSUANCE OF BUILDING PERMITS, IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
2. ALL CURB CUTS SHALL COMPLY WITH THE TRANSPORTATION ELEMENT OF THE CITY OF LAREDO COMPREHENSIVE PLAN.
3. THIS SUBJECT PROPERTY IS NOT LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP No. 48479C, PANEL No. 1205C, WITH EFFECTIVE DATE OF APRIL 02, 2008.
4. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
5. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.
6. ACCESS TO BARTLETT AVE. IS LIMITED TO ONE DRIVEWAY.

City of Laredo

Planning & Zoning Commission

Meeting Date: 1/22/2026

Extension of Preliminary plats and replats 9A

SUBJECT

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-046-2025

District VII - Cm. Vanessa Perez & Extra-Territorial Jurisdiction (ETJ)

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: North Laredo Industrial Park, LTD

ENGINEER: Top Site Civil Group

SITE: This 301.66-acre tract of land is located west of Interstate Highway 35 (I-35) and northwest of Evolution Loop. The zoning for this 10-lot development is M-1 (Light Industrial). This tract is located in District VII - Cm. Vanessa Perez and a major portion is in the Extra-Territorial Jurisdiction (ETJ).

COMMITTEE RECOMMENDATION

N/A

STAFF RECOMMENDATION

APPROVE SUBJECT TO THE FOLLOWING COMMENTS:

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 portion 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.

7. 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.
8. Revise the City Engineer's name to reflect "Eliud De Los Santos, P.E." on the City Engineer's certificate block.
9. Access to State Highway 84 and Reuthinger Parkway is subject to the review and approval by the Texas Department of Transportation (TX-DOT).
10. 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.
11. 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 tract (Section 24-57, Land Development Code).
12. Identify all easements.
13. 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.

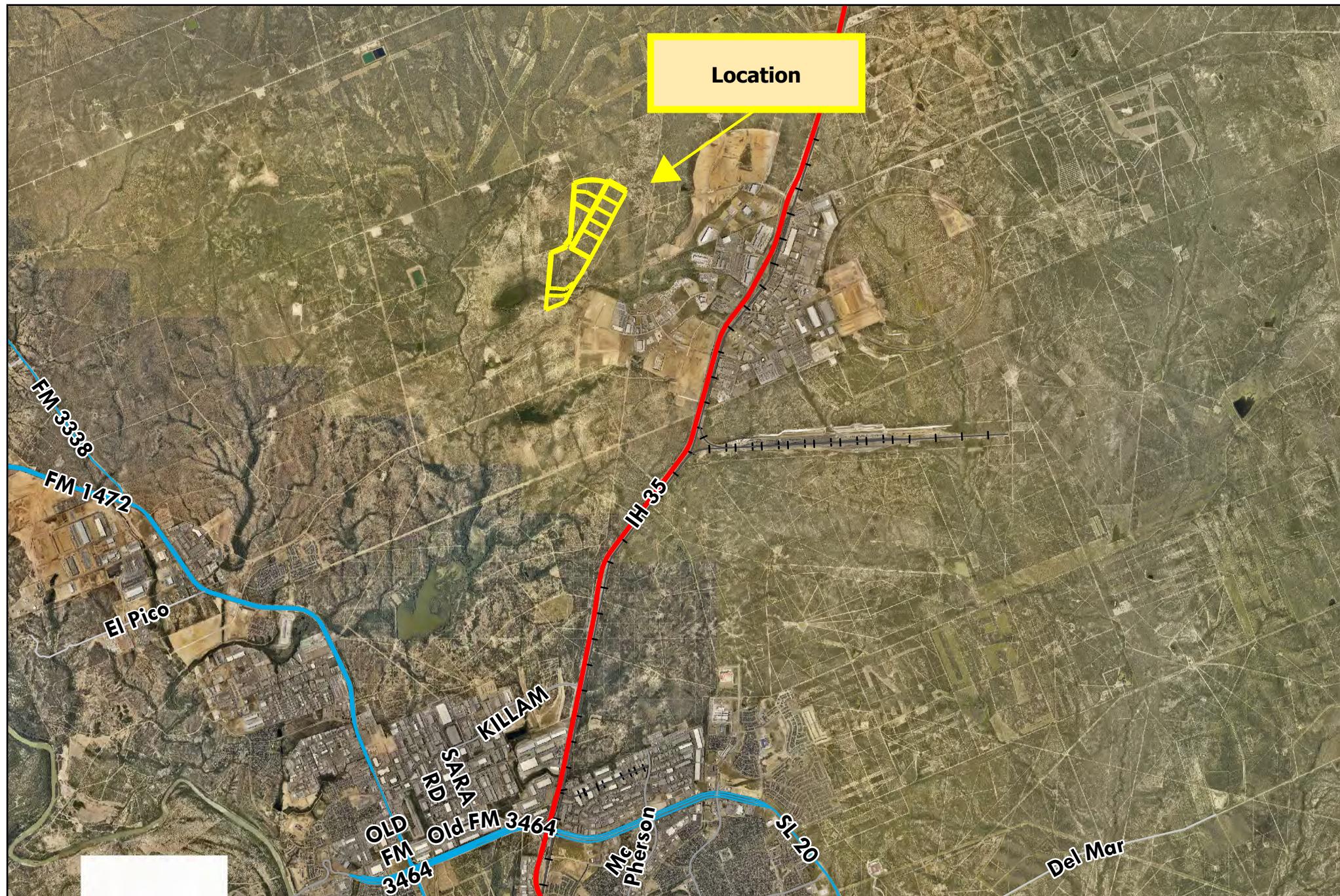
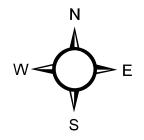
AT&T: No comments submitted.

NOTICE TO THE DEVELOPER:

Planning:

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

AERIAL LOCATION MAP



PLAT NOTES & RESTRICTIONS

1. ACCESS TO BE PROVIDED FOR ALL UTILITY EASEMENTS IN ORDER TO MAINTAIN AND MONITOR THE INFRASTRUCTURE.
2. OWNER SHALL NOT CHANGE GRADES NOR CONSTRUCT FLOW RESTRICTING FENCES, BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS IN SUCH A MANNER THAT IMPEDES THE ESTABLISHED DRAINAGE FLOW. FENCE/WALL WHICH HAS THE POTENTIAL TO BLOCK DRAINAGE RUNOFF MUST BE CONSTRUCTED WITH ADEQUATE NUMBER AND SIZE OF OPENINGS TO ALLOW SURFACE WATER RUNOFF TO CONTINUE.
3. THIS SUBJECT PROPERTY IS PARTIALLY LOCATED WITHIN THE DESIGNATED 100-YEAR FLOODPLAIN PER FEMA FIRM MAP No. #####, PANEL No. #####, WITH EFFECTIVE DATE OF #DATE#. FLOODPLAIN MAP IS SUBJECT TO REVISION BY FEMA CLOMR CASE No. ##### AS SUBMITTED BY #ENGINEER'S NAME#, P.E. (TBPE PE#: #####).
4. SETBACKS SHALL BE DETERMINED BASED ON THE CURRENT ZONING IN ACCORDANCE TO SECTION 24.77.1 OF THE LAREDO LAND DEVELOPMENT CODE.
5. ALL LOT CONFIGURATIONS SHOWN, INCLUDING MINIMUM LOT AREA(S) SHALL MEET DIMENSIONAL STANDARDS OF THE LAND DEVELOPMENT CODE FOR AN M1 ZONE.
6. ALL IMPROVEMENTS SHALL BE AS PER SUBDIVISION ORDINANCE.
7. LOT #, BLOCK # SHALL PROVIDE ON-SITE DETENTION AT THE TIME OF ISSUANCE OF BUILDING PERMITS IN ACCORDANCE WITH THE LAREDO LAND DEVELOPMENT CODE.
8. LOT 4, BLOCK 2 IS UN-BUILDABLE AND DESIGNATED AS DRAINAGE EASEMENTS.
9. ALL OFF-SITE AND ON-SITE DRAINAGE EASEMENTS OF #PLAT NAME# IS SUBJECT TO A MAINTENANCE AND MONITORING AGREEMENT RECORDED IN VOLUME _____, PAGES _____ O.P.R.W.C.T.
10. P.O.B.: FOUND IRON ROD BEING THE #DIRECTION# CORNER OF LOT ##, BLOCK #, #PLAT NAME#, #PHASE ##, (N: #####.##, E: #####.##)
11. GRID COORDINATES: NAD83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE, PROVIDED FOR GENERAL LOCATIVE PURPOSE AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.

PRELIMINARY
NOT FOR RECORDATION

MATCHLINE - SHEET 4

C2.3

PORCIONES 9, 10 AND 11
CITY OF LAREDO, WEBB COUNTY, TEXAS

NORTH LAREDO INDUSTRIAL PARK - PHASE VII

VARIABLE R.O.W.

CITY OF LAREDO
213.42 AC
STATE HIGHWAY 35846

OWNER:

Graphic scale in feet: 0, 50, 100. Logo: TOP SITE Civil Group

topsite civil group, llc
engr. # F-22574 surv. #101-94686
topsitecivil.com
9 (951) 725-5052 C (951) 269-1229

109

City of Laredo

Planning & Zoning Commission

Meeting Date: 1/22/2026

Final Plats and replats 10A

SUBJECT

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

PL-042-2026

District I - Cm. Gilbert Gonzalez

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Salinas Village Development Corporation

ENGINEER: Porras Nance Engineering

SITE: This 3.694-acre tract of land is located on the northwest intersection of Cielito Lindo Boulevard and Ejido Avenue. The zoning for this 3-lot development is B-1 (Limited Business District) and a portion of it is R-1MH (Single Family Manufactured Housing District). This tract is located in District 1 - Cm. Gilbert Gonzalez.

COMMITTEE RECOMMENDATION

N/A

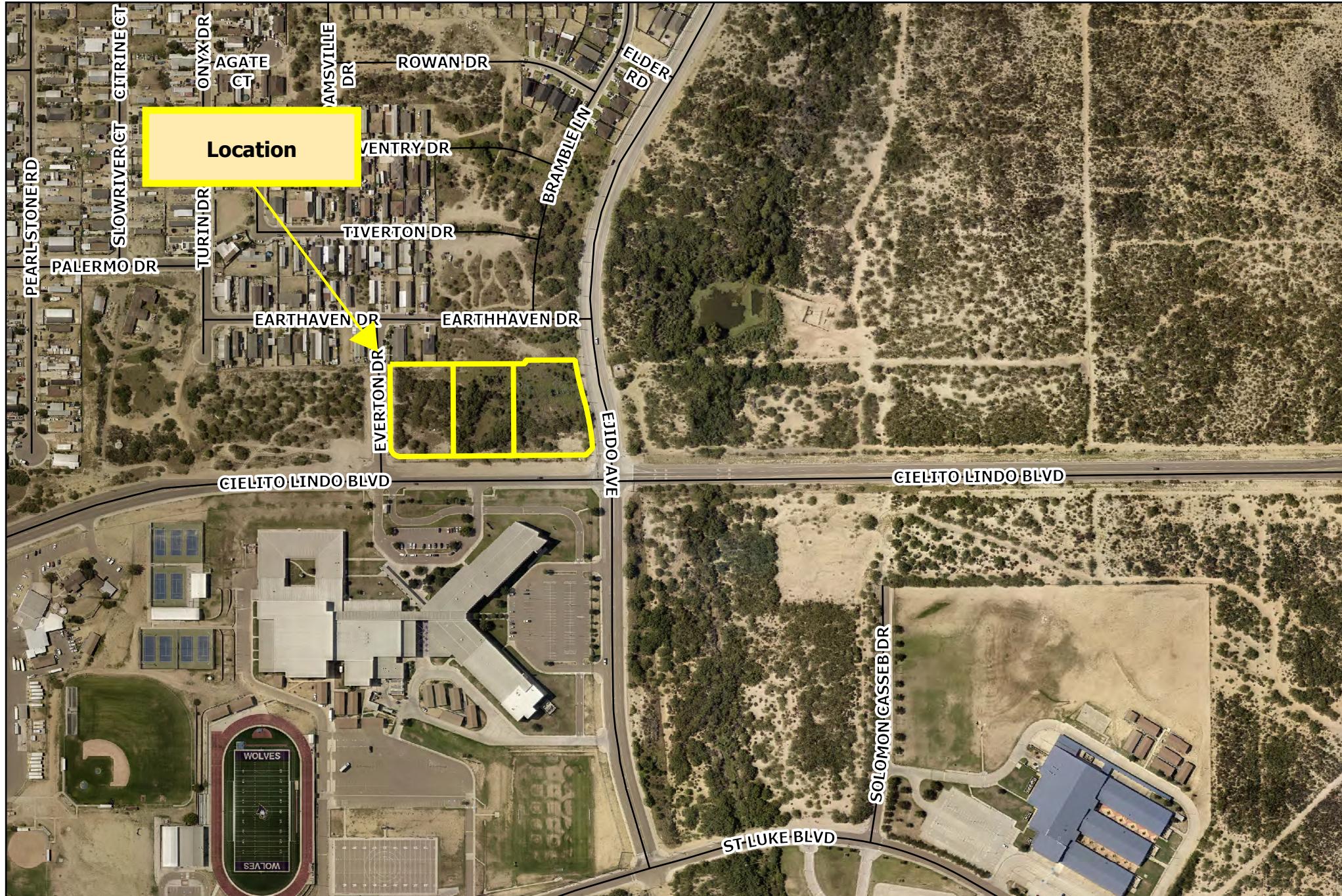
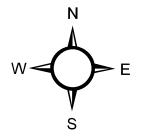
STAFF RECOMMENDATION

APPROVAL

NOTICE TO THE DEVELOPER:

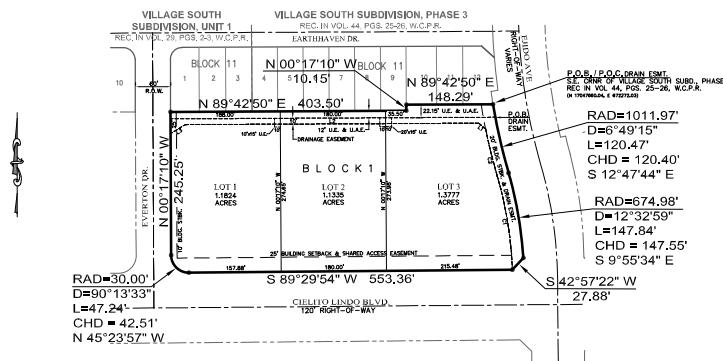
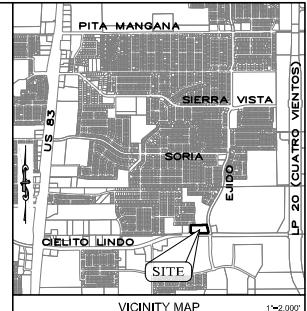
N/A

AERIAL LOCATION MAP



NOTE S:

- 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.- THIS PROPERTY IS LOCATED IN ZONE "X" AREA WHICH IS NOT WITHIN THE 100-YR FLOOD PLAIN ACCORDING TO FEMA FLOOD INSURANCE RATE MAP NO. 48479C1390C, DATED: APRIL 2, 2008.
- 6.- BASIS OF BEARING, DISTANCES AND P.O.B. GRID COORDINATES : NAD 83 (2011 ADJ.), TEXAS STATE PLANE, 4205 SOUTH ZONE. PROVIDED FOR GENERAL LOCATIVE PURPOSES AND DO NOT REPRESENT OFFICIAL (NGS) CONTROL.
- 7.- THIS PLAT IS SUBJECT TO A RUNOFF ACCEPTANCE LETTER RECORDED IN VOL ___, PGS __- ___, W.C.D.R.
- 8.- DRAINAGE EASEMENT SHALL BE MAINTAINED BY PROPERTY OWNER(S).



NOTE S:

- Maintenance of the landscaping shall comply with the provisions of Appendix F-2 of Section 24-83 of the Laredo Land Development Code.
- Landscaping shall be required based on the current zoning in accordance to Section 24.77.1 of the Laredo Land Development Code.
- Driveways, sidewalks and curbs shall be installed at the time of issuance of building permits in accordance with the Laredo Land Development Code.
- All curb cuts shall comply with the transportation department of the city of Laredo Comprehensive Plan.
- Drainage easements shall not be required for areas adjacent to TMA.
- Flood Insurance Rate Map No. 48479C1390C, dated April 2, 2008, shall be used in accordance to FEMA.
- This plat is subject to the zoning and other regulations of the city of Laredo, Texas (2011 ADA), Texas State Plane, 4205 South Zone provided for general, locative purposes and do not represent official (NGS) control.
- Drainage easement shall be maintained by property owner(s).

CURVE DATA					
CURVE	DELTA	RADIUS	ARC	TANG	CHORD
C1	141°35'0"	654.98	162.69'	81.77'	162.27'
C2	43°37'40"	103.97	83.35'	41.70'	83.33'
					N 90°52'29" W
					N 135°31'17" W

LINE DATA		
LINE	LENGTH	BEARING
L1	15.43'	N 50° 47' 28" W
L2	5.89' 42" 50" W	
L3	29.15'	S 58° 45' 00" W

CERTIFICATE OF OWNER

STATE OF TEXAS
COUNTY OF WEBB
I, GERARDO G.S. SALINAS, PRESIDENT, SALINAS VILLAGE DEVELOPMENT CORPORATION, OWNER OF THE LAND DESCRIBED IN THIS PLAT AND DESIGNATED HEREIN AS VILLAGE SOUTH SUBDIVISION, PHASE 3, OF THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATE TO THE CITY OF LAREDO, COUNTY OF WEBB, TEXAS, THE FOLLOWING PLACES, EASEMENTS AND PUBLIC PLACES THEREIN SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

SALINAS VILLAGE DEVELOPMENT CORPORATION

CERTIFICATE OF CITY ENGINEER

STATE OF TEXAS
COUNTY OF WEBB
I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION DRAWINGS DEDICATED AS VILLAGE SOUTH SUBDIVISION, PHASE 3, PREPARED BY WAYNE NANCE, LICENSED PROFESSIONAL ENGINEER NO. 7006, AND DATED THE 10 DAY OF APRIL 2020, WITH THE LAST REVISED DATE ON APRIL 2020, AND FOUND THEM IN THE COMPLIANCE WITH THE SUBDIVISION ORDINANCE OF THE CITY OF LAREDO, TEXAS.

ELIJU DE LOS SANTOS, P.E.
CITY ENGINEER

DRAFT

DATE

PLANNING COMMISSION APPROVAL

STATE OF TEXAS
COUNTY OF WEBB
THIS PLAT: VILLAGE SOUTH SUBDIVISION, PHASE 3, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION ON 10 DAY OF APRIL 2020.

DANIELLA SADA PAZ
CHAR

ATTESTMENT OF PLANNING COMMISSION APPROVAL

STATE OF TEXAS
COUNTY OF WEBB
THE CITY OF LAREDO PLANNING COMMISSION APPROVED THE FILING FOR RECORD OF THIS PLAT AT A PUBLIC MEETING HELD ON THE 10 DAY OF APRIL 2020. THE MINUTES OF SAID MEETING REFLECT SAID APPROVAL.

VANESSA GUERRA, AICP
DIRECTOR OF PLANNING

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF WEBB
CERT. MARGARET BURR, CLERK, OF THE COUNTY COURT IN AND FOR WEBB COUNTY, DO HEREBY CERTIFY, THAT THE RECORDING, PENDING DATE, THE DAY OF APRIL 2020, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 20 DAY OF APRIL 2020, IN VOLUME 20, PAGE 20, OF THE MAP RECORD OF SAID COUNTY.

DEPUTY
COUNTRY CLERK
WEBB COUNTY, TEXAS

FILED FOR RECORD AT 0' CLOCK M ON THE 20 DAY OF APRIL 2020.

DEPUTY
COUNTRY CLERK
WEBB COUNTY, TEXAS

VILLAGE SOUTH SUBDIVISION PHASE 5

3.6937 ACRE TRACT
OUT OF SALINAS VILLAGE DEVELOPMENT CORPORATION, TRACT II, 3.6589 ACRES
REC. IN VOL. 20, PAGE 20, WEBB COUNTY, TEXAS
SALINAS VILLAGE DEVELOPMENT CORPORATION, 13,2414 ACRE TRACT
REC. IN VOL. 214, PAGE 20, WEBB COUNTY, TEXAS

1 of 1

GRAPHIC SCALE IN FEET	---
25	50
100	200
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VERTICAL SCALE :	---
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VERTICAL SCALE :	---
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**PORRAS NANCE
ENGINEERING**

304 E. CALTON
LAREDO, TEXAS 78041
OWNER:
SALINAS VILLAGE DEVELOPMENT
CORPORATION
P.O. BOX 202
LAREDO, TEXAS 78041
TPBS F-1088007
(956) 724-3097
OFFICE (956) 724-8469
www.porrasnance.com

OWNER:
SALINAS VILLAGE DEVELOPMENT
CORPORATION
P.O. BOX 202
LAREDO, TEXAS 78041
TPBS F-1088007
(956) 724-3097
OFFICE (956) 724-8469
www.porrasnance.com

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

PROJECT DATA:
ACRES : 3.6937
LOTS : 3
R.F.W. : VARIES
R.B.W. : VARIES

PLAT OF:
VILLAGE SOUTH SUBDIVISION
PHASE 5

3.6937 ACRE TRACT
OUT OF SALINAS VILLAGE DEVELOPMENT CORPORATION, TRACT II, 3.6589 ACRES
REC. IN VOL. 20, PAGE 20, WEBB COUNTY, TEXAS
SALINAS VILLAGE DEVELOPMENT CORPORATION, 13,2414 ACRE TRACT
REC. IN VOL. 214, PAGE 20, WEBB COUNTY, TEXAS

City of Laredo

Planning & Zoning Commission

Meeting Date: 1/22/2026

Final Plats and replats 10B

SUBJECT

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

PL-044-2026
Extra-Territorial Jurisdiction (ETJ)

PREVIOUS COUNCIL ACTION

N/A

BACKGROUND

APPLICANT: Juanita Saucedo
ENGINEER: Alfredo T. Guerra

SITE: This 0.33-acre tract of land is located south adjacent to the City of Rio Bravo, northwest of Espejo Molina Road and Jacobita Road. The zoning for this 1-lot development is not applicable as it is located in the Extra-Territorial Jurisdiction (ETJ).

COMMITTEE RECOMMENDATION

N/A

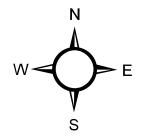
STAFF RECOMMENDATION

APPROVAL

NOTICE TO THE DEVELOPER:

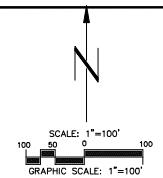
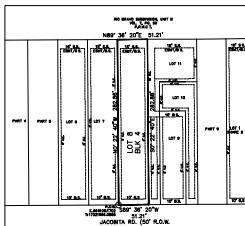
N/A

AERIAL LOCATION MAP

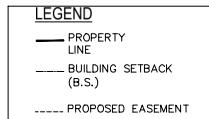


PLAT NOTES:

1. NOTICE IS FURTHER GIVEN THAT THE CITY OF LAREDO DOES NOT ASSUME ANY OBLIGATIONS TO FURNISH ANY SERVICE, MAINTENANCE OR FACILITIES TO ANY LAND SITUATED WITHIN THIS LOT IN CONNECTION WITH STREET IMPROVEMENTS, DRAINAGE IMPROVEMENTS, GARBAGE COLLECTION, STREET LIGHTS OR OTHER FACILITIES OR SERVICES, UNTIL SUCH A TIME AS THE AREA IS INCORPORATED.
2. THE EXISTING DRAINAGE PATTERNS OF THIS PLAT WILL NOT BE ALTERED TO CAUSE ANY DETRIMENTAL IMPACT ON THE ADJOINING PROPERTIES AND WILL NOT CHANGE THE DRAINAGE AS IT IS EXISTING.



LOT	BLOCK	AREA (SF)
1	1	14486.28



LEGAL DESCRIPTION

A TRACT OF LAND CONTAINING 0.33 ACRES, MORE OR LESS, SITUATED IN PORCIÓN 47, ABSTRACT 238, CITY OF LAREDO, ORIGINAL GRANTEE, WEBB COUNTY, TX, SAID 0.33 ACRES TRACT OF LAND BEING OUT OF THE PARTITION OF THE FELIX VELA ESTATE RECORDED IN VOLUME 1059, PAGES 197-223, REAL PROPERTY RECORDS OF WEBB COUNTY, TX, THIS 0.33 ACRES TRACT OF LAND IS ALSO OUT OF THE FELIX ESTATE SUBDIVISION, UNIT I AS PER VOLUME 30, PAGE 22, PUBLIC RECORDS OF WEBB COUNTY, TX.

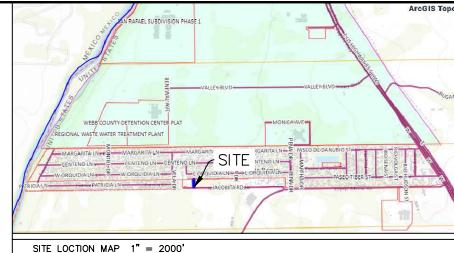
BEGINNING ON FOUND IRON ROD (X:664109.1702, Y:17021996.0685) LOCATED ON THE NORTHERN RIGHT-OF-WAY FROM JACOBITA RD AND BEING THE SOUTHEASTERN CORNER FROM LOT 7, BLOCK 4, FELIX ESTATE SUBDIVISION, UNIT I (VOL. 30, PG. 22, P.R.W.C.T.)

THENCE, N 00°22'40" W, A DISTANCE OF 282.88', ALONG THE EASTERN PROPERTY LINE FROM LOT 7, BLOCK 4, FELIX ESTATE SUBDIVISION, UNIT I, TO A SET IRON ROD WHICH IS THE NORTHWESTERN CORNER HEREOF;

THENCE, N 89°36'20" E, A DISTANCE OF 51.21', ALONG THE SOUTHERN PROPERTY LINE FROM RIO BRAVO SUBDIVISION, UNIT III (VOL. 7, PG. 59, P.R.W.C.T.), TO A SET IRON ROD WHICH IS THE NORTHEASTERN CORNER HEREOF;

THENCE S 00°22'40" E, A DISTANCE OF 282.88', ALONG THE EASTERN PROPERTY LINE FROM LOT 11, BLOCK 4, FELIX ESTATE SUBDIVISION, UNIT I, TO A FOUND IRON ROD WHICH IS THE SOUTHEASTERN CORNER HEREOF;

THENCE, S 89°36'20" W, A DISTANCE OF 51.21', ALONG THE NORTHERN RIGHT-OF-WAY FROM JACOBITA RD, TO THE POINT OF BEGINNING.



PLAT NOTES:

- NOTICE IS FURTHER GIVEN THAT THE CITY OF LAREDO DOES NOT ASSUME ANY OBLIGATIONS TO FURNISH ANY SERVICE, MAINTENANCE OR FACILITIES TO ANY LAND SITUATED WITHIN THIS LOT IN CONNECTION WITH STREET IMPROVEMENTS, DRAINAGE IMPROVEMENTS, GARBAGE COLLECTION, STREET LIGHTS OR OTHER FACILITIES OR SERVICES, UNTIL SUCH A TIME AS THE AREA IS INCORPORATED.
- THE EXISTING DRAINAGE PATTERNS OF THIS PLAT WILL NOT BE ALTERED TO CAUSE ANY DETRIMENTAL IMPACT ON THE ADJOINING PROPERTIES AND WILL NOT CHANGE THE DRAINAGE AS IT IS EXISTING.

STATE OF TEXAS
COUNTY OF WEBB

BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS PERSONALLY APPEARED JUANITA SAUCEDO, KNOWN TO BE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED ON THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSED AND CONSIDERATION THEREIN EXPRESSED AND THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE,

THIS ____ DAY OF _____, 2026 A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES _____

CERTIFICATE OF OWNER
STATE OF TEXAS
COUNTY OF WEBB

I, JUANITA SAUCEDO, THE UNDERSIGNED OWNER OF THE LAND SHOWN ON THIS PLAT, AND DESIGNATED HEREIN AS LOT 8, BLOCK 4, FELIX VELA ESTATE SUBDIVISION, UNIT I, IN WEBB COUNTY, TEXAS AND WHOSE NAME IS SUBSCRIBED HERETO, HEREBY DEDICATED TO THE USE OF THE PUBLIC FOREVER, ALL EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

THIS ____ DAY OF _____, 2026, A.D.

JUANITA SAUCEDO

DATE

CERTIFICATE OF ENGINEER
STATE OF TEXAS

I, ALFREDO T. GUERRA, THE UNDERSIGNED PROFESSIONAL ENGINEER, 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 WEBB COUNTY COMMISSIONERS COURT.

ALFREDO T. GUERRA, P.E. No. 86263-TX

DATE



PLANNING COMMISSION APPROVAL

THIS PLAT OF LOT 8, BLOCK 4, FELIX VELA ESTATE SUBDIVISION, UNIT I, HAS BEEN SUBMITTED AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF LAREDO, TX, AND IS HEREBY APPROVED BY SUCH COMMISSION ON THE _____ DAY OF _____, 2026.

DANIELLA SADA PAZ

DATE

CERTIFICATE OF SURVEYOR
STATE OF TEXAS

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

Alfredo T. Guerra, R.P.L.S. No. 5702- TEXAS

DATE



VANESSA GUERRA, A.I.C.P.
DIRECTOR, PLANNING AND ZONING DEPT.

DATE

CERTIFICATE OF COUNTY CLERK

STATE OF TEXAS
COUNTY OF WEBB

I, MARGIE RAMIREZ IBARRA, CLERK OF THE COUNTY COURT IN AND FOR WEBB COUNTY, TEXAS HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT DATED THE _____ DAY OF 2026 WITH THE CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORDED IN MY OFFICE ON THE _____ DAY OF _____, 2026, AT _____ O'CLOCK _____ IN VOLUME _____ PAGE _____ OF THE MAP RECORDS OF SAID COUNTY.

WITNESS MY HAND AND SEAL THIS ____ DAY OF _____, 2026.

DEPUTY: _____

COUNTY CLERK
WEBB COUNTY, TEXAS

FINAL PLAT

GUERRA ENGINEERING & SURVEYING CO.
LAREDO, TX 78041-718-2600 fred_ges@sbcglobal.net
ENGR FIRM # F-9484, SURV. FIRM # 100173-00

LOT 8, BLOCK 4
FELIX VELA ESTATE SUBDIVISION, UNIT 1
A TRACT OF LAND CONTAINING 0.33 ACRES, MORE OR LESS,
SITUATED IN PORCIÓN 47, ABSTRACT 238, CITY OF LAREDO - O.C.
WEBB COUNTY, TX
LOCATED WITHIN FELIX VELA ESTATE SUBD., UNIT 1

DRAWN BY: A.T.G. FILE: JUANITA SAUCEDO... DATE: 14-JAN-2026
CHECKED BY: A.T.G. SCALE: 24X36 SIZE: 1" = 100'
APPROVED BY: A.T.G. SHEET 1 OF 3

ELIUD DE LOS SANTOS, P.E.
CITY ENGINEER

DATE

OWNER / DEVELOPER : JUANITA SAUCEDO
502 RIO SENA
RIO BRAVO, TX 78046
(956)415-1341

SURVEYOR / ENGINEER : GUERRA ENGR. & SURV. CO.
507 SURREY RD.
LAREDO, TX 78041
956-718-2600
fred_ges@sbcglobal.net

WEBB COUNTY COMMISSIONERS COURT APPROVAL

WE HEREBY CERTIFY THAT THIS PLAT DESIGNATED AS THE LOT 8, BLOCK 4, FELIX VELA ESTATE SUBDIVISION, UNIT 1, WAS SUBMITTED FOR THE WEBB COUNTY COMMISSIONERS COURT'S CONSIDERATION UNDER THE PROVISIONS OF THE WEBB COUNTY MODEL SUBDIVISION RULES AND THE WEBB COUNTY SUBDIVISION REGULATIONS.

THE COUNTY OF WEBB HEREBY PARTICIPATES IN THE APPLICATION FOR THE FILING OF THIS PLAT WITH THE CITY OF LAREDO IN CONFORMANCE TO THE MODEL SUBDIVISION RULES FOR THE EXTENSION OF WATER AND WASTEWATER SERVICES TO ECONOMICALLY DISTRESSED AREAS PROGRAM (EDAP) ELIGIBLE CUSTOMERS IN CONFORMANCE WITH RESOLUTION 2009-R-105 WHEREBY THE CITY OF LAREDO FULLY SUPPORTS THE COUNTY OF WEBB IN PROVIDING FIRST-TIME WATER AND WASTEWATER SERVICES TO THE FELIX VELA TRACT.

NOTICE IS FURTHER GIVEN THAT THE COUNTY OF WEBB DOES NOT ASSUME ANY OBLIGATIONS, NOW OR IN THE FUTURE, TO FURNISH ANY SERVICE OR FACILITIES TO ANY LAND SITUATED WITHIN THIS SUBDIVISION IN CONNECTION WITH FIRE PROTECTION, GARBAGE COLLECTION, STREET LIGHTS, OR OTHER FACILITIES OR SERVICES. THE ONLY SERVICES TO BE FURNISHED BY WEBB COUNTY, WHILE SUCH AREA IS OUTSIDE THE LIMITS OF ANY INCORPORATED CITY OR NOT OTHERWISE SUBJECT TO CITY CONTROL AS AUTHORIZED BY STATE LAW, ARE WATER AND SANITARY SEWER SERVICES, STREET AND STORM DRAINAGE MAINTENANCE AND REPAIR, AND POLICE PROTECTION IN AREAS WITHIN THE JURISDICTION OF THE SHERIFF'S DEPARTMENT.

APPROVED BY MAJORITY VOTE OF THE WEBB COUNTY COMMISSIONERS COURT ON THE _____ DAY OF _____ 2026, THIS PLAT, DESIGNATED AS THE LOT 8, BLOCK 4, FELIX VELA ESTATE SUBDIVISION, UNIT 1, MAY BE FILED FOR RECORD IN THE WEBB COUNTY PLAT RECORDS.

HONORABLE TANO TIJERINA
WEBB COUNTY JUDGE

_____ DATE

HONORABLE JESEE GONZALEZ
COMMISSIONER PRECINCT 1

_____ DATE

HONORABLE ROSAURA "WAWI" TIJERINA
COMMISSIONER PRECINCT 2

_____ DATE

HONORABLE JOHN C. GALO
COMMISSIONER PRECINCT 3

_____ DATE

HONORABLE RICARDO A. JAIME
COMMISSIONER PRECINCT 4

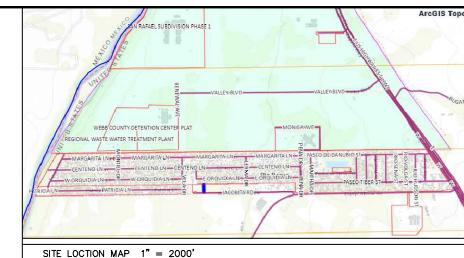
_____ DATE

PLAT APPROVAL – COUNTY PLANNING DEPARTMENT

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING DATA OF LOT 8, BLOCK 4, FELIX VELA ESTATE SUBDIVISION, UNIT 1 WITH THE LAST REVISED DATE OF _____ EXCEPT FOR ANY WAIVER SPECIFICALLY AUTHORIZED BY THE WEBB COUNTY COMMISSIONERS COURT, I HAVE FOUND THEM TO BE IN COMPLIANCE WITH THE WEBB COUNTY SUBDIVISION REGULATIONS, THE WEBB COUNTY MODEL SUBDIVISION RULES AND THE WEBB COUNTY FLOOD DAMAGE PREVENTION ORDER. THIS PLAT WAS RECOMMENDED FOR APPROVAL BY THE WEBB COUNTY PLANNING ADVISORY BOARD ON THE _____ DAY OF _____ 2026.

JORGE A. CALDERON, CFM
WEBB COUNTY PLANNING DIRECTOR

_____ DATE



PLAT APPROVAL – COUNTY ENGINEER

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION PLANS OF LOT 8, BLOCK 4, FELIX VELA ESTATE SUBDIVISION, UNIT 1 AS PREPARED BY ALFREDO T. GUERRA, REGISTERED PROFESSIONAL ENGINEER NO. 86269-TEXAS, AND SURVEYED BY ALFREDO T. GUERRA, REGISTERED PUBLIC LAND SURVEYOR NO. 5702-TEXAS, WITH THE LAST REVISED DATE OF _____ EXCEPT FOR ANY WAIVER SPECIFICALLY AUTHORIZED BY THE WEBB COUNTY COMMISSIONERS COURT, I HAVE FOUND THEM TO BE IN COMPLIANCE WITH THE WEBB COUNTY SUBDIVISION REGULATIONS AND THE WEBB COUNTY MODEL RULES. FURTHERMORE, I OR MY AUTHORIZED REPRESENTATIVE HAVE MADE AN ON-SITE INSPECTION OF THE PUBLIC IMPROVEMENTS AND HAVE THEM IN COMPLIANCE.

LUIS PEREZ GARCIA
WEBB COUNTY ENGINEER

_____ DATE

PLAT APPROVAL – ROAD AND BRIDGE SUPERINTENDENT

I HAVE REVIEWED THIS PLAT AND ACCOMPANYING CONSTRUCTION PLANS OF LOT 8, BLOCK 4, FELIX VELA ESTATE SUBDIVISION, UNIT 1 AS PREPARED BY ALFREDO T. GUERRA, REGISTERED PROFESSIONAL ENGINEER NO. 86269-TEXAS, AND SURVEYED BY ALFREDO T. GUERRA, REGISTERED PUBLIC LAND SURVEYOR NO. 5702-TEXAS, WITH THE LAST REVISED DATE OF _____ EXCEPT FOR ANY WAIVER SPECIFICALLY AUTHORIZED BY THE WEBB COUNTY COMMISSIONERS COURT, I HAVE FOUND THEM TO BE IN COMPLIANCE WITH THE WEBB COUNTY SUBDIVISION REGULATIONS AND THE WEBB COUNTY MODEL RULES. FURTHERMORE, I OR MY AUTHORIZED REPRESENTATIVE HAVE MADE AN ON-SITE INSPECTION OF THE PUBLIC IMPROVEMENTS AND HAVE THEM IN COMPLIANCE.

JOSE LUIS NEIRA
WEBB COUNTY ROAD AND BRIDGE
DIRECTOR

_____ DATE

OWNER / DEVELOPER :
JUANITA SAUCEDO
502 RIO SENA
RIO BRAVO, TX 78046
(956)415-1341

SURVEYOR / ENGINEER :
GUERRA ENGR. & SURV. CO.
507 SURREY RD.
LAREDO, TX 78041
956-718-2600
fred_ges@sbcglobal.net

FINAL PLAT
GUERRA ENGINEERING & SURVEYING CO.
LAREDO, TX 78041 956-718-2600 fred_ges@sbcglobal.net
ENGR FIRM # F-948 SURV. FIRM # 100173-00

LOT 8, BLOCK 4
FELIX VELA ESTATE SUBDIVISION, UNIT 1
A TRACT OF LAND CONTAINING 0.38 ACRES, MORE OR LESS,
SITUATED IN PARCION 47, ABST. 239, CITY OF LAREDO - 06,
WEBB COUNTY, TX
LOCATED WITHIN FELIX VELA ESTATE SUBD., UNIT 1
DRAWN BY: A.T.G. FILE: JUANITA SAUCEDO... DATE: 14-JAN-2026
CHECKED BY: A.T.G. SCALE: 24X36 SIZE: 1" = 100'
APPROVED BY: A.T.G. SHEET 3 OF 3

City of Laredo

Planning & Zoning Commission

Meeting Date: 1/22/2026

Model Subdivision Compliance 11A

City of Laredo

Planning & Zoning Commission

Meeting Date: 1/22/2026

Model Subdivision Compliance 11B
